



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Tennis Wick
Director

Scott Orr
Assistant Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Emi Thériault
Planning

Tyra Harrington
Code Enforcement

Genevieve Bertone
Communications

Steve Mosiurcak
Fire Marshal

John Mack
Natural Resources

Brian Keefer
Ombudsperson

Sonoma County Board of Zoning Adjustments Actions

Board of Supervisors Chambers
575 Administration Drive, Room 102A
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

June 13, 2024
Meeting No.: 24-08

Roll Call

Commissioner Carr, District 1
Commissioner Reed, District 2
Commissioner Ocana, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Emi Thériault, Deputy Director of Planning
Peter Kaljian, Project Planner
Haleigh Frye, Project Planner
Jen Chard, Project Planner
Tasha Levitt, Administrative Assistant
Ivan Jimenez, Deputy County Counsel III
Sita Kuteira, Deputy County Counsel IV
Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:30 PM
File: UPE22-0051 Freestanding Faux Tree Telecom Facility
Applicant: Melissa C. Keith obo Vertical Bridge, Assurance Reality Inc., T-Mobile
Owner: Dena and Garth Harding Trust
Cont. from: May 23, 2024

Staff: Peter Kaljian
Env. Doc: Categorical Exemption
Proposal: Request for a Use Permit to allow construction of an Intermediate Freestanding Commercial Telecommunication Facility including a 70-foot tall faux tree, associated ground equipment cabinet, located within a 2,500 square lease are on a 14.35-acre parcel zoned DA B6 20, RC100/25

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find this project exempt from the requirements of the California Environmental Quality Act (CEQA) and approve the request for an intermediate freestanding commercial telecommunication facility, subject to the conditions of approval.

Location: 9300 Mill Station Rd., Sebastopol

APN: 061-141-001

District: Fifth

Zoning: Diverse Agriculture 20-acre density, Riparian Corridor 100-foot development setback/25-foot agricultural setback

Action: **Commissioner Koenigshofer** motioned to adopt staff’s recommended resolution of denial for the project with language to be modified per direction of the Board of Zoning Adjustments. Motion seconded by **Commissioner Carr**. Action to deny approved with a 4-0-1 vote.

Appeal Deadline: 11 days

Resolution No.: 24-05

Vote:

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Ocaña	Absent
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 4
Noes: 0
Absent: 1
Abstain: 0

Item No.: 2
Time: At or after 1:30 PM
File: UPC23-0003
Applicant: Luma California LLC.; Alexa Wall
Owner: John Scully
Cont. from: N/A
Staff: Haleigh Frye

Env. Doc: Mitigated Negative Declaration Adopted June 13, 2019; CEQA Addendum Prepared 6/6/2024 (no new impacts)

Proposal: Use Permit Modification (UPC17-0090) for a revision to an existing commercial cannabis cultivation operation to expand outdoor cultivation canopy from the currently authorized 10,000 square feet to up to 43,560 square feet (one acre) in addition to allowing self-distribution (to another licensed premises) indoor and mixed light accessory propagation (for onsite use only). The revision eliminates a combined total of 15,000 square feet of mixed light and indoor cultivation and the originally proposed 33,500 square feet of associated new structural development. Cultivation will remain within the original 2-acre fenced premises. Staffing will be reduced to a maximum of three (3) full-time employees, four (4) part-time employees, and contracted seasonal staff for harvest. All other components of the operation will continue as currently permitted under UPC17-0090. Presently, the applicant has received Phase 1 approval, allowing for 10,000 square feet of outdoor cultivation, outdoor accessory propagation, and onsite ancillary processing.

Recommended

Action: Permit Sonoma recommends that the Sonoma County Board of Zoning Adjustments adopt Addendum to the 2019 MND and approve the Use Permit request, subject to the attached Conditions of Approval.

Location: 2275 Roberts Rd, Penngrove

APN: 047-122-025

District: First

Zoning: Diverse Agriculture 20-acre density/3-acre minimum, Riparian Corridor 50-foot development setback/25-foot agricultural setback, Scenic Resource/Community Separator, Valley Oak Habitat (DA B6 20/3 (Ac/DU)/Ac MIN, RC50/25 SR VOH).

Action: **Commissioner Carr** motioned to approve staff's recommendation to approve the project with modifications to condition 11. Motion seconded by **Commissioner Ocaña**. Item approved with a 4-0-1 vote.

Appeal Deadline: 10 days

Resolution No.: 24-06

Vote:

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Ocaña	Aye
Commissioner Koenigshofer	Absent
Commissioner McCaffery	Aye

Ayes: 4

Noes: 0

Absent: 1
Abstain: 0

Item No.: 3
Time: 2:00 PM
File: PLP22-0023
Applicant: Scot Bilbro, Marietta Farms
Owner: Etta Farm, LLC
Cont. from: N/A
Staff: Jen Chard
Env. Doc: Mitigated Negative Declaration
Proposal: Request for modification to a Condition of Approval of Marietta Farms' previously approved Use Permit, specifically Condition No. 121 which requires wine processing to use grapes grown in Sonoma County. No other changes are proposed to the approved winery project description which includes a new winery with an annual production capacity of 75,000 cases, construction of a 29,370 square foot wine production building, construction of a 1,260 square foot agricultural workshop that will be used to hold educational activities related to winemaking, conversion of an existing 2,100+/- square foot farmhouse to a public tasting room, and 22 annual winery events with a maximum of 300 attendees and 1 (2-day) industry wide events with a maximum of 750 people over the two days. Hours of operation are: 7:00 AM – 6:00 PM for the Winery; 10:00 AM – 5:00 PM for the Tasting Room and Agricultural Workshop; and afternoons and evenings for the Winery Events, with all events concluding by 9:30 PM and clean-up ending by 10:00 PM. The winery facility is approved for an average of 14 full time employees, up to 16 employees during harvest, and up to 28 employees during events on a 16.3-acre parcel located at 11971 Old Redwood Hwy., Healdsburg;

Recommended

Action: Staff recommends that the Board of Zoning Adjustments review the proposed modification to the Conditions of Approval.
Location: 11971 Old Redwood Hwy., Healdsburg
APN: 086-120-047
District: Fourth
Zoning: Land Intensive Agriculture (allowed density: 60 acres per dwelling unit) with combining districts for Scenic Resources and Valley Oak Habitat.

Action: **Commissioner Carr** motioned to approve the request for a modified condition of approval, condition 121, to read “the winery shall process grapes grown on-site, and Sonoma County and Southern Mendocino County, subject to a 75 percent minimum from Sonoma County. The Tasting Room shall serve wines made from grapes grown or processed in Sonoma County. No storage of off-

site produced wines is permitted.” Motion seconded by **Commissioner Koenigshofer**. Item approved with a 4-0-1 vote.

Appeal Deadline: 10 days

Resolution No.: 24-07

Vote:

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Ocaña	Absent
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 4

Noes: 0

Absent: 1

Abstain: 0