



County of Sonoma  
Permit & Resource Management Department

## **Sonoma County Planning Commission and Board of Zoning Adjustments Actions**

Permit Sonoma  
2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

January 26, 2023  
Meeting No.: 23-02

### **Roll Call – Item #1**

Larry Reed, District 2  
Evan Wiig, District 3  
Kevin Deas, District 4  
Eric Koenigshofer, District 5  
Greg Carr, Chair, District 1

### **Staff Members**

Scott Orr, Deputy Director  
Blake Hillegas, Project Planner  
Georgia McDaniel, Project Planner  
Hannah Spencer, Supervising Planner  
Cecily Condon, Division Manager  
Liz Goebel, Secretary  
Christa Shaw, Deputy County Counsel

## **Planning Commission / Board of Zoning Adjustments Regular Calendar**

**Item No.:** 1 – Planning Commission  
**Time:** 1:05 PM  
**File:** DRH22-0008  
**Applicant:** Steve Petcavich  
**Owner:** West County Transportation Agency  
**Cont. from:** December 1, 2022  
**Staff:** Blake Hillegas  
**Env. Doc:** Mitigated Negative Declaration (Previously Adopted)  
**Proposal:** The project is an appeal of the Design Review Committee's approval of Final Design Review for phase II of the West County Transportation Agency's bus storage and employee (bus driver) parking lot. The site improvements under appeal include the DRC's conditional approval of the site plan, parking design, landscaping/irrigation, lighting, and fencing on the 5.27-acre phase II site.

**Recommended Action:** The Permit Resource and Management Department recommends that the Planning Commission Deny the appeal and uphold the Design Review Committee's Final Design Review Approval of Phase II of the West County Transportation Agency's bus storage yard as conditioned.

**Location:** 3300 Juniper Ave., Santa Rosa  
**APN:** 134-074-022  
**District:** Three  
**Zoning:** Public Facilities District, Valley Oak Habitat

**Action:** **Commissioner Carr** motioned to deny the appeal and uphold the Design Review Committee's Final Design Review Approval of Phase II of the West County Transportation Agency's bus storage yard as recommended with modified conditions. Seconded by **Commissioner Deas** and approved with a 5-0-0 vote.

**Appeal Deadline:** 11 calendar days

**Resolution No.:** 23-03

**Vote:**

Commissioner Reed	Aye
Commissioner Wiig	Aye
Commissioner Deas	Aye
Commissioner Koenigshofer	Aye
Chair Carr	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

**Roll Call – Item #2**

Pat Gilardi, District 2

Evan Wiig, District 3

Absent, District 4

Eric Koenigshofer, District 5

Caitlin Cornwall, Chair, District 1

**Item No.:** 2 – Board of Zoning Adjustments

**Time:** At or after 1:20 PM

**File:** UPE21-0001; Bricoleur Winery

**Applicant:** Demae Rubins, Summit Engineering, Inc.

**Owner:** Starr Holding LLC

**Cont. from:** Not Applicable

**Staff:** Georgia McDaniel

**Env. Doc:** Categorically Exempt

**Proposal:** Use Permit modification to previously approved winery use permit (File No. UPE17-0053) to increase the total number of permitted annual event days from 16 to 25, and to expand the food and wine pairing capacity from 15 to 45 people and expand the tasting room hours of operation from five days a week, 10 a.m. – 5 p.m. to seven days a week, 10 a.m. – 5 p.m., on an 18.93-acre parcel. No new structures or changes to the number of employees are proposed.

**Location:** 7493 Starr Rd., Windsor

**APN:** 066-220-019

**District:** Four

**Zoning:** Diverse Agriculture (allowed density 40 acres per dwelling) and combining zones for Floodway, Floodplain, Riparian Corridor 50/25, Riparian Corridor 100/50, Scenic Resources, Valley Oak Habitat

**Action:** **Commissioner Koenigshofer** motioned to continue the item to a time certain of February 23, 2023. Seconded by **Commissioner Gilardi** and approved with a 4-0-1 vote.

**Appeal Deadline:** Not Applicable

**Resolution No.:** Not Applicable

**Vote:**

Commissioner Gilardi	Aye
Commissioner Wiig	Aye
District Four	Absent

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Commissioner Koenigshofer  
Chair Cornwall

Aye  
Aye

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