



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

Tyra Harrington
Code Enforcement

Genevieve Bertone
Communications

Steve Mosiurchak
Fire Marshal

John Mack
Natural Resources

Brian Keefer
Ombudsperson

Sonoma County Board of Zoning Adjustments Actions

Permit Sonoma Hearing Room
2550 Ventura Ave.
Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

May 29, 2025
Meeting No.: 25-10

Roll Call

Commissioner Kapolchok, District 1
Commissioner Reed, District 2
Commissioner Striplen, District 3
Commissioner Marquez, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, Permit Sonoma Division Manager
Adam Sharron, Project Planner
Haleigh Frye, Project Planner
Tasha Levitt, Administrative Assistant
Sita Kuteira, Deputy County Counsel
Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM
File: UPE19-0072
Applicant: Kamal Azari
Owner: Kamal Azari
Cont. from: March 28, 2024



Staff: Adam Sharron

Env. Doc: Permit Sonoma has determined that the project is not subject to the California Environmental Quality Act and is statutorily exempt under Section 15270 of the CEQA Guidelines as a project which a public agency rejects or disapproves. An Initial Study was also prepared pursuant to the California Environmental Quality Act (CEQA), which finds that potential environmental impacts can be fully mitigated to less-than-significant levels.

Proposal: A Use Permit to construct a new 2,809-square-foot tasting room on a 16.6-acre parcel. A total of 4,973 square feet of patio/walkways and a 2,000-square-foot viewing terrace are also proposed. Tasting room hours of operation would be 11:00am to 5:00pm, Thursday-Sunday; no more than 20 wine tasting guests allowed per day. Seven winery events per year are proposed for a total of seven event days, all on Saturdays from 11:00am to 5:00pm, with a maximum of 125 guests per event. A new 30-space parking lot is proposed adjacent to the new tasting room and an overflow parking area is proposed to the east. Two new driveways onto Spring Hill Road are proposed.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments deny the Use Permit.

Location: 1321 Spring Hill Road, Petaluma

APN: 020-050-026

District: Second

Zoning: LEA (Land Extensive Agriculture) B6 100, RC50/50 (Riparian Corridor Combining District)

Action: **Commissioner Kaplochok** motioned to continue to a date certain of July 31st, 2025 at 1:05 PM with direction that staff review the project for general plan consistency and work with the applicant to determine if there is a potentially consistent project alternative within the scope of the current CEQA document (MND). Seconded by **Commissioner Marquez** and approved with a 4-1-0-0 vote.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner Kaplochok	Aye
Commissioner Reed	Aye
Commissioner Striplen	Nay
Commissioner Marquez	Aye
Commissioner McCaffery	Aye

Ayes: 4
Noes: 1
Absent: 0

Abstain: 0

Item No.: 2

Time: 1:10 PM

File: UPC21-0005

Applicant: Burnside Farms LLC., Jessica Hwang

Owner: Burnside Road Investments Holding LLC

Cont. from: N/A

Staff: Haleigh Frye

Env. Doc: An Initial Study was prepared pursuant to the California Environmental Quality Act, and the project's potential environmental impacts have been analyzed. A Mitigated Negative Declaration is proposed which finds that potential environmental impacts have been fully mitigated to less-than-significant levels. All mitigation measures have been incorporated into the project conditions of approval.

Proposal: Request for a 5-year limited term Use Permit for a seasonal commercial cannabis operation consisting of 34,225 square feet of outdoor cannabis cultivation. The operation would hire one year-round employee and up to 4 seasonal employees. Hours of operations would generally occur during daylight hours from 7:00am to 5:00pm, but may begin at 4:00am during harvest periods. Deliveries would be limited to 8:00am to 5:00pm Monday through Friday. No public access or retail sales are permitted.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments adopt the Mitigated Negative Declaration and approve the request, with conditions, for a five-year limited term Conditional Use Permit for 34,225 square feet of outdoor cannabis cultivation.

Location: 2750 Burnside Road, Sebastopol

APN: 073-061-018

District: Fifth

Zoning: Diverse Agriculture with a 10-acre density and a Riparian Corridor Combining District

Action: **Commissioner Striplen** motioned to approve the project as recommended with modifications to condition 29 to add a requirement to submit an Agricultural Plan, and addition of the standard odor condition both as read into the record by Staff. Seconded by **Commissioner Reed** and approved with a 5-0-0 vote.

Appeal Deadline: 10 days

Resolution No.: 25-08

Vote:

Commissioner Kapolchok

Aye

Commissioner Ree	Aye
Commissioner Striplen	Aye
Commissioner Marquez	Aye
Commissioner McCaffery	Aye

Ayes:	5
Noes:	0
Absent:	0
Abstain:	0