

Board of Supervisors

April 4, 2023

Zone Change & Use Permit

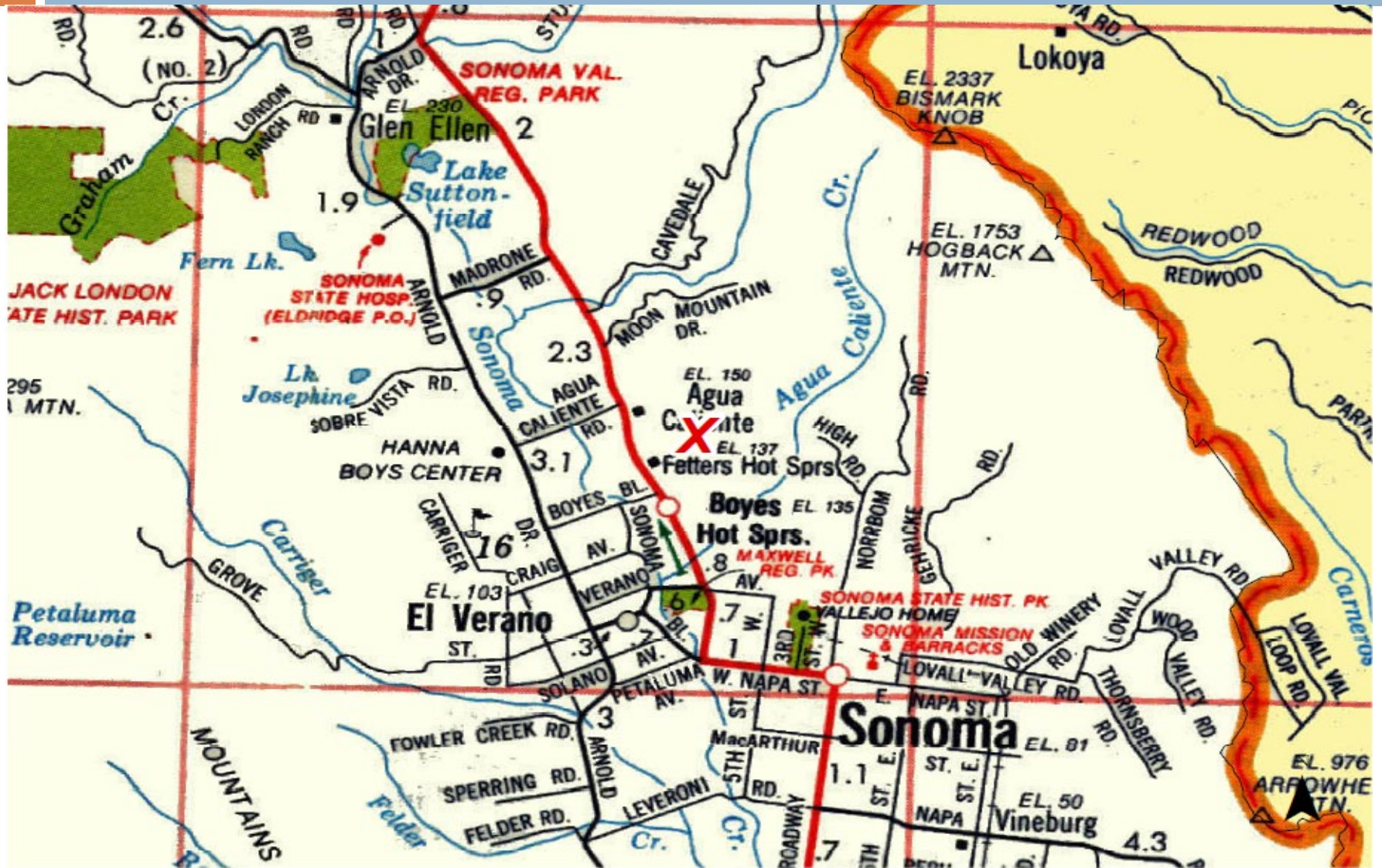
565 Mountain Avenue, Sonoma

PLP17-0031

Marina Herrera



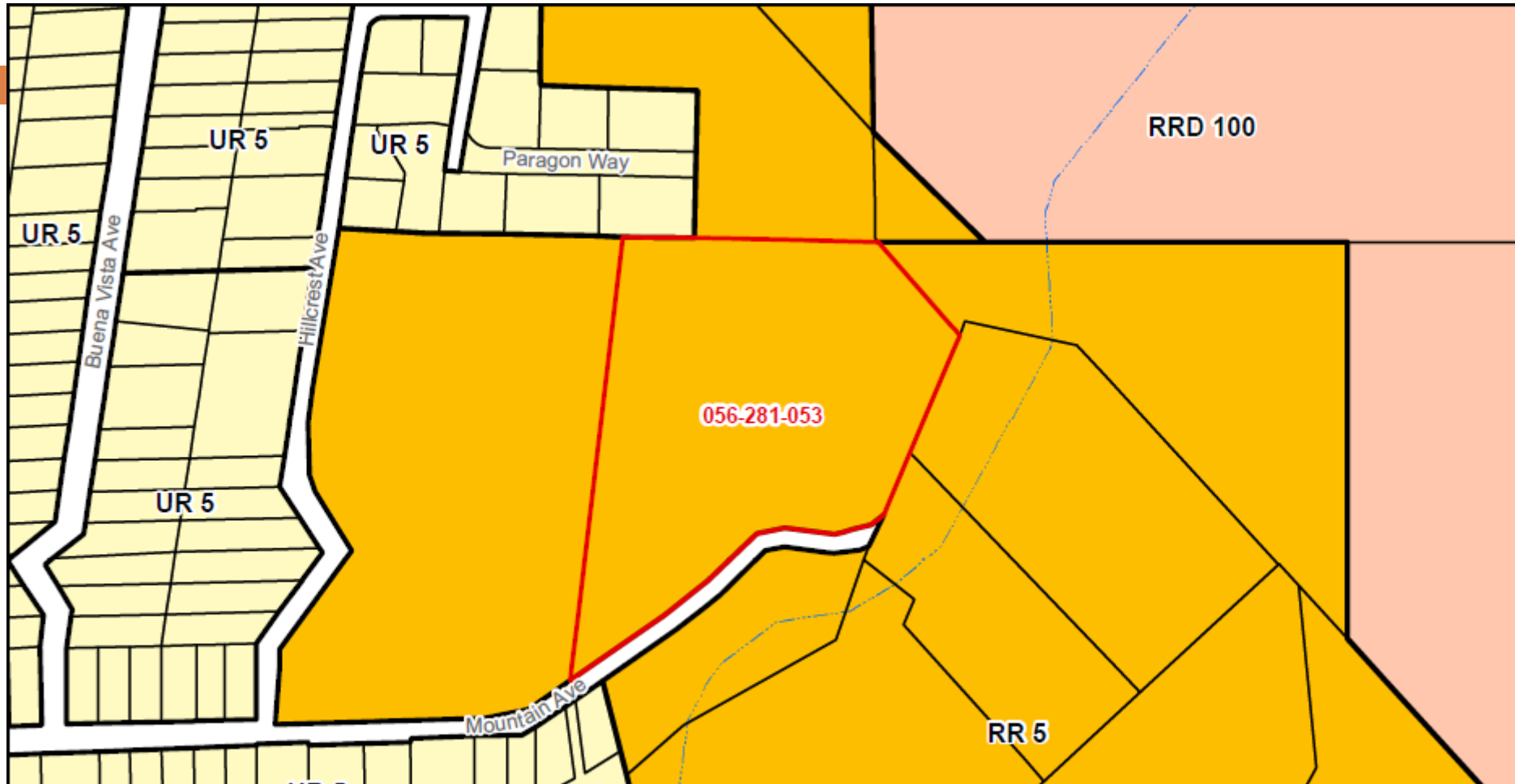
Vicinity Map



Aerial Map



Land Use Map



General Plan Land Use

- Diverse Agriculture
- Land Extensive Agriculture
- Land Intensive Agriculture
- Resources & Rural Development
- Rural Residential
- Urban Residential

- General Commercial
- Limited Commercial
- Limited Commercial Traffic Sensitive
- General Industrial
- Limited Industrial
- Public / Quasi-Public

- Planning Area Policy
- Affordable Housing
- City

Base Map Data

- Parcel
- Intermittent Stream



1 inch equals 300 feet

Numbers on map indicate maximum density in Acres/Unit, except Urban Residential

Project Description

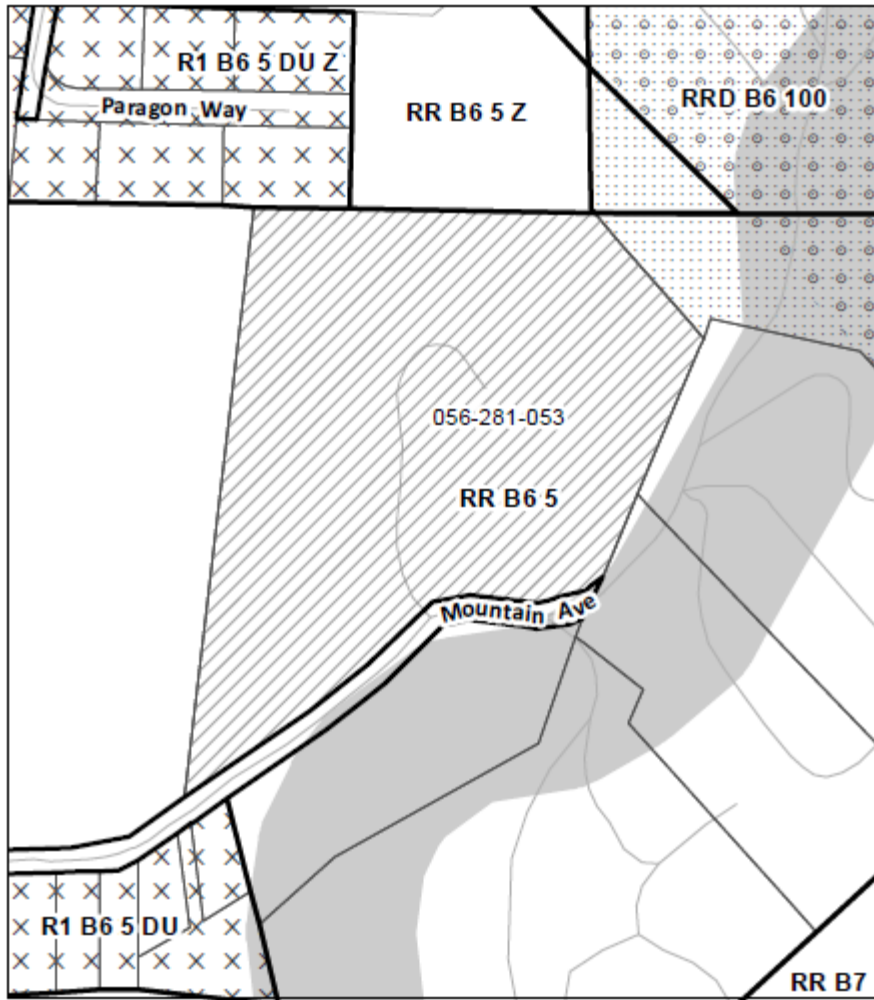
Current Operation

- 2.5 acres of vineyards
- exportation of grapes offsite
- 500 case offsite production at custom crush facility
- 1 ft employee

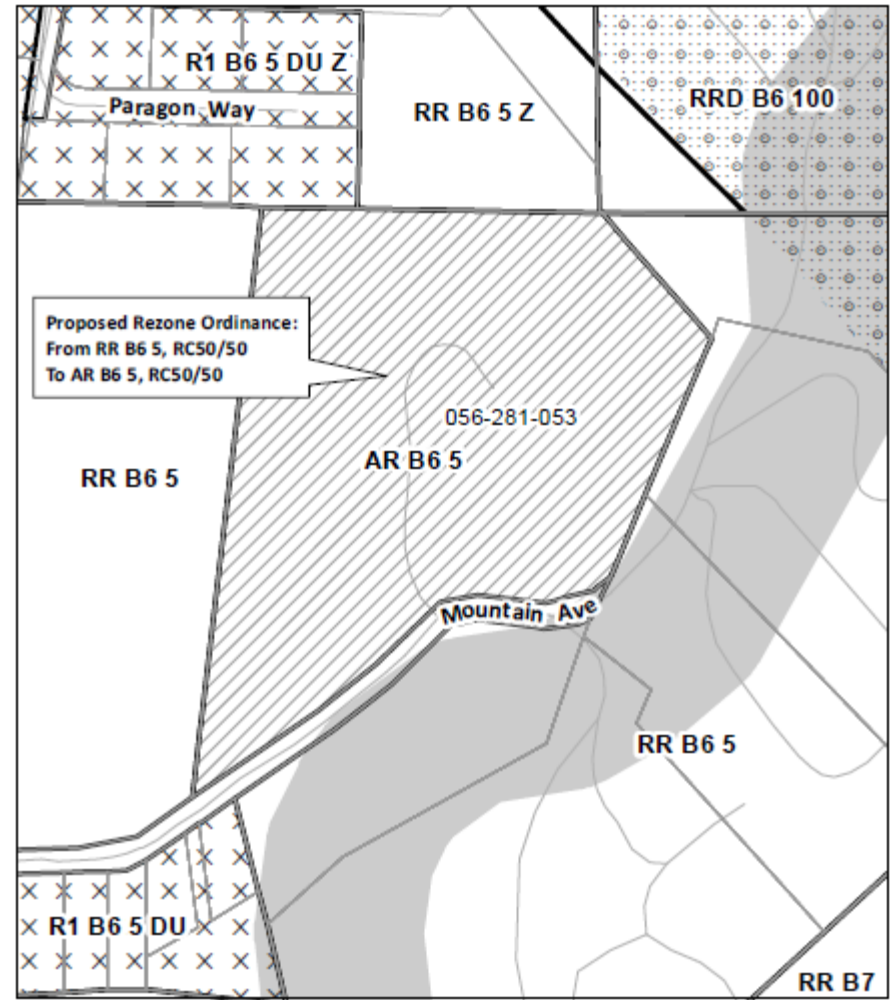
Proposed Project

- Zone Change
 - ▣ Rural Residential (RR) to Agriculture and Residential (AR)
- Use Permit
 - ▣ 1,000 case max annual onsite production
 - ▣ Conversion of 1,775 sq ft of primary SFR, 1,500 sq ft crush pad
 - ▣ No increase in employees
 - ▣ No visitor serving uses

Existing Zoning



Proposed Zoning



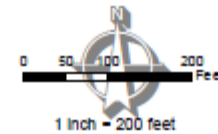
Proposed Rezone Ordinance:
 From RR B6 5, RC50/50
 To AR B6 5, RC50/50

Base Map Data

- Subject Parcel
- Basezoning by Area
- Parcel
- Street

Zoning Combining Districts

- LG Local Guidelines
- RC Riparian Corridor
- SR Scenic Resource
- X Vacation Rental Exclusion



FILE: PLP17-0031
 APN: 056-281-053
 Ordinance No. TBA
 Sectional District Map No. TBA

Permit and Resource Management Department
 Project Review Section
 2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

RR v. AR ZONING

General Plan - Land Use *Rural Residential*

RR – Rural Residential

Preserves the rural character in areas best utilized for low-density residential development

EXAMPLES:

- Agricultural Crop Production
- Farm Stands
- Day-care centers
- Studios for art crafts, dance, music
- Specialized Education and Training
- Parks and Playgrounds

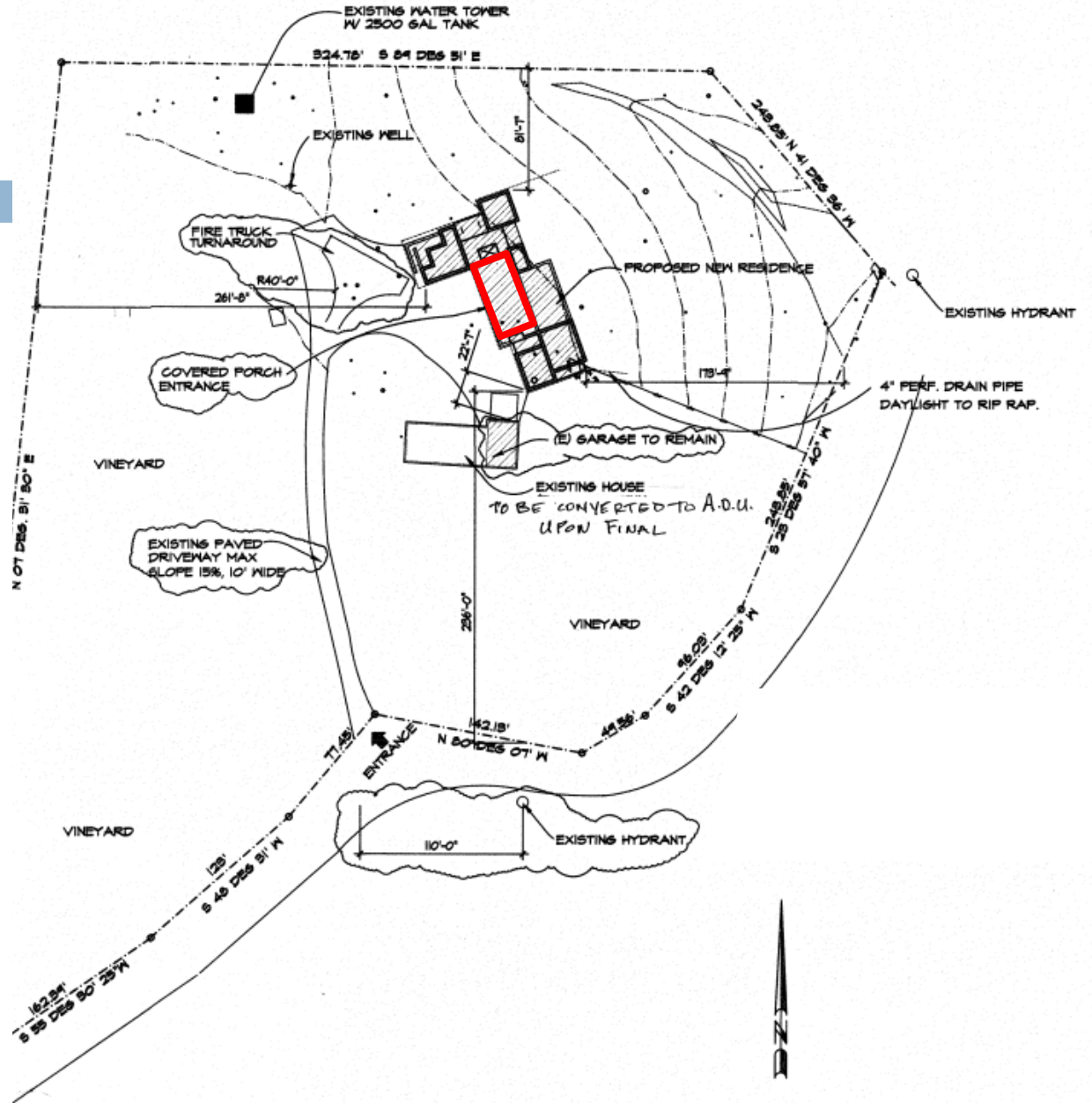
AR – Agriculture and Residential

Provides lands for raising crops and farm animals in areas designated for rural residential use

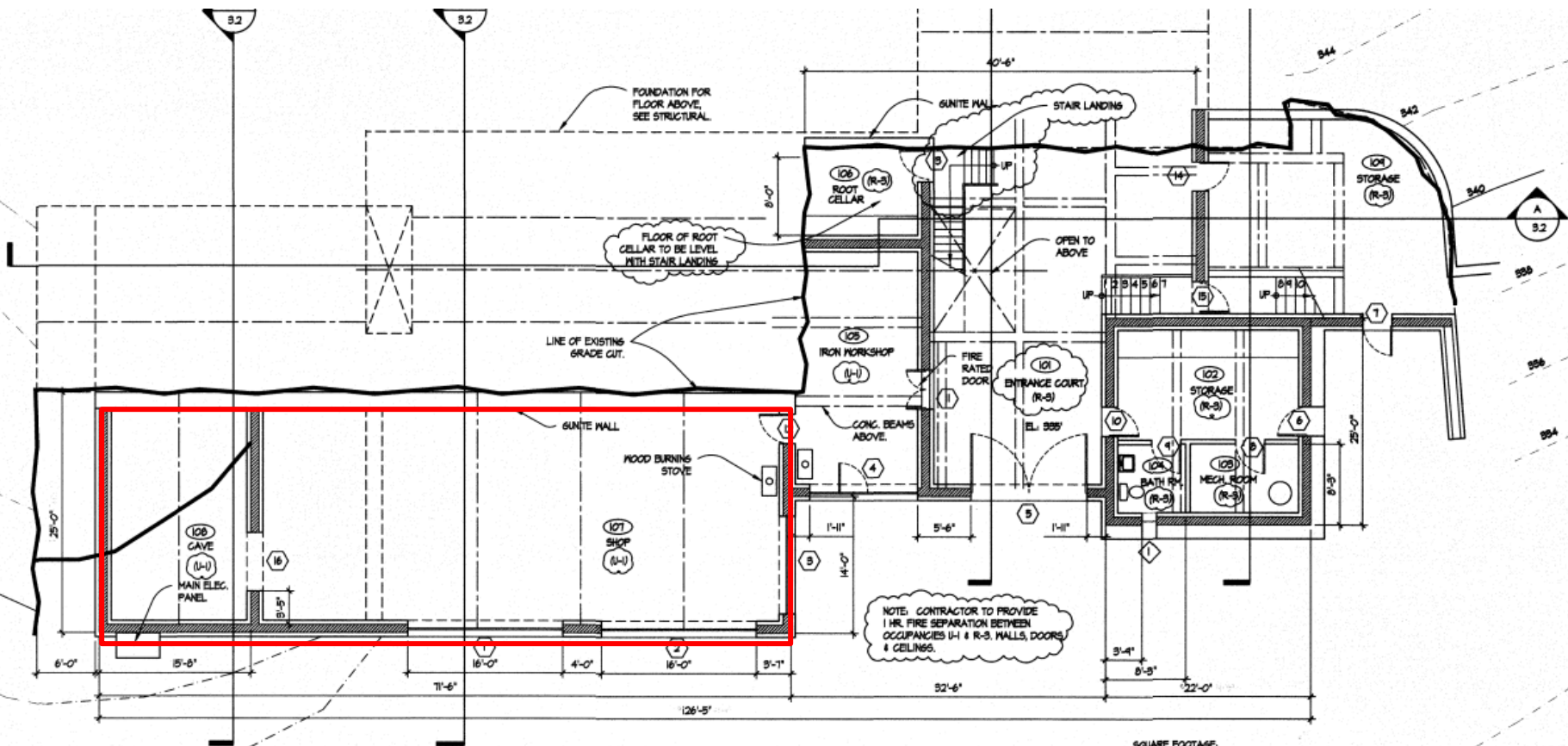
EXAMPLES:

- Agricultural Crop Production
- Farm Stands
- Agricultural Processing
- Non-commercial composting
- Mushroom Farming
- Farm Retail Sales

Site Plan



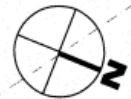
Floor Plan



LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"

SQUARE FOOTAGE:
 GROUP U-I = 2,824 SQ. FT.
 GROUP R-S = 1,902 SQ. FT.
 TOTAL = 4,726 SQ. FT.



General Plan Consistency – Use Permit

✓ Rural Residential Land Use

Allowed use within the AR Zone with a UPE

✓ Consistent with General Plan Policy AR-5c

Winery is sized appropriately to accommodate needs of onsite production

✓ Consistent with General Plan Policy AR-5g

No wineries located on Mountain Ave

Negligible expansion in water use of .05 acre-feet per year

10 or less average daily trips

✓ Consistent with General Plan Noise Element

Parcel size, no visitor serving uses or amplified sound

Zoning Consistency – Use Permit

- ✓ Winery allowed with UPE in AR
- ✓ Consistent with standards for Agricultural Processing
 - Up to 5,000 sq ft processing buildings on parcels \pm 5 acres*
 - Import up to 30% of the average onsite production*
- ✓ Visitor serving uses not allowed in the AR zone district
- ✓ Existing development consistent with development standards

Environmental Determination

- Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15301 Existing Facilities, Section 15303 New Construction Conversion of Small Structures and Section 15061(b)(3) Common Sense Exemption
- The project:
 - The project provides for minor alterations of 1,775 square feet of a single-family residence & construction of a 1,500 sq ft crush pad, no new structural development to support use;
 - No impact on local traffic conditions;
 - Zone change will not result in any changes in the site's land use designation or density.

Staff Recommendation

- Recommend that the Planning Commission recommend the Board of Supervisors find the project categorically exempt from the California Environmental Quality Act and approve the requested Zone Change and Use Permit subject to Conditions of Approval

End of Presentation: Extra Reference Slides





Agricultural Uses allowed by Zone

Land Use	AR Zone	RR Zone
Agricultural & Resource-Based Land Use Category		
Agricultural Crop Production and Cultivation	P	P
Agricultural Processing	C	-
Animal Keeping: Beekeeping	P	P
Animal Keeping: Confined Farm Animals	C	-
Animal Keeping: Farm Animals	P	P
Animal Keeping: Pet Fancier	P	P
Composting, Non-commercial	P	-
Farm Retail Sales	C	-
Farm Stands	P	C
Indoor Crop Cultivation	P/C	P
Mushroom Farming	C	-
Nursery, Wholesale	P	p
Timberland Conversions, Minor	P	P