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Sonoma County Board of Zoning Adjustments Actions

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

PlanningAgency@sonoma-county.org

June 26, 2025
Meeting No.: 25-11

Roll Call

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

Staff Members

Cecily Condon, PRMD Division Manager
Claudette Diaz, Project Planner
Tasha Levitt, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1 – *ITEM CANCELED*
Time: 1:05 PM
File: UPE22-0030
Applicant: Bob Biederman
Owner: Mark Schichtel and Shawn Burnsworth
Cont. from: N/A
Staff: Adam Sharron
Env. Doc: Permit Sonoma has determined that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15303 (New Construction or Conversion of Small Structures), which provided for the



construction of small accessory structures such as fences. No exceptions under Section 15300.2 apply.

Proposal: A request for Use Permit to legalize an 8-foot high open-wire fence with landscape screening located within the Front and Street Side Property Line and Front and Side Street Centerline setbacks on a 5.02-acre residentially-zoned parcel.

Recommended

Action: Staff recommends that the BZA approve Use Permit UPE22-0030.

Location: 1480 Lawndale Road, Kenwood

APN: 050-080-021

District: First

Zoning: RR (Rural Residential) B6 4, OAK (Oak Woodland Combining District) SR (Scenic Resources Combining District)

Action: N/A

Appeal Deadline: N/A

Resolution No.: N/A

Item No.: 2

Time: 1:10 PM

File: UPE22-0025

Applicant: Ektimo Vineyards and Wines

Owner: Ektimo Wines LLC

Cont. from: N/A

Staff: Claudette Diaz

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: Use Permit to recognize an existing 650 square foot tasting room, associated with UP85-11380. The tasting room proposes to include one full time tasting room staff and one part time staff during events. Hours of operation will be from Tuesday through Sunday from 10:00 a.m. to 4:00 p.m. by appointment only, with a maximum of 10 people per day on Tuesdays through Fridays, and a maximum of 25 people per day on Saturday and Sunday. The project proposes 4 agricultural promotional events per year, held on Saturdays and Sundays from 10:00 a.m. to 10:00 p.m. with a maximum of 40 people on site at any one time. The project also proposes participation in up to 7 industry-wide events per year, on Saturdays and Sundays, from 10:00 a.m. to 5:00 p.m., with a maximum of 20 guests on site at one time. No amplified music is proposed. All parking will be on site.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments adopt a Mitigated Negative Declaration and Mitigating Monitoring Program and approve the request for a Use Permit modification subject to the conditions of approval.

Location: 4950 Ross Road, Sebastopol

APN: 084-160-002

District: Fifth

Zoning: Diverse Agriculture (DA), 10 acre density (B6 10) with combining districts for Local Guidelines Highway 116 Scenic Corridor (LG/116) and Scenic Resource (SR).

Action: **Commissioner Marquez** motioned to adopt the mitigated negative declaration and approve the project subject to the revised conditions of approval. Seconded by **Commissioner Kapolchok** and approved with a 5-0-0-0 vote.

Appeal Deadline: 10 days

Resolution No.: 25-09

Vote:

Commissioner Kapolchok	Aye
Commissioner Reed	Aye
Commissioner Bahning	Aye
Commissioner Marquez	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0