



County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments

Actions

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

March 23, 2023
Meeting No.: 23-05

Roll Call for Item 1 & 2

Caitlin Cornwall, District 1
Larry Reed, District 2
Evan Wiig, District 3
Eric Koenigshofer, District 5
Shaun McCaffery, Chair, District 4

Roll Call for Item 3

Gregg Carr, District 1
Larry Reed, District 2
Absent, District 3
Eric Koenigshofer, District 5
Kevin Deas, Chair, District 4

Staff Members

Scott Orr
Cecily Condon
Jennifer Faso
Peter Kaljian
Georgia McDaniel
Alexandria Sullivan, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

1:05PM Call to order, Roll Call and Pledge of Allegiance.

Board of Supervisors Actions

3/14 Approved PC recommendation to remove New Gas Stations from land use.
3/14 Approved PC recommendation on Tiny Homes on Wheels.
3/14 Approved PC recommendation on the Winery Events Ordinance.

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM

Sonoma County Board of Zoning Adjustments Actions (BZA)

March 23, 2023

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File: VAR20-0001
Applicant: Ashleigh Vecchiarelli and Blake Harrison
Owner: Ashleigh Vecchiarelli
Cont. from: Not Applicable
Staff: Jennifer Faso
Env. Doc: Categorical Exemption
Proposal: Request for a Variance to allow reduced front setback from centerline of the road to allow for a new single- family residence and parking deck.

Recommended

Action: Recommends the Board of Zoning Adjustments find project exempt from California Environmental Quality Act (CEQA) and approval request for Variance, subject to conditions of approval.

Location: 17955 Old Monte Rio Road, Guerneville

APN: 072-220-023

District: Fifth

Zoning: R1(Low Density Residential), B6 4 Dwelling Units Per Acre, SR (Scenic Resources Combining)

Action: **Commissioner Koenigshofer** motioned to approve the project as recommended by staff. Seconded by **Commissioner Cornwall** and approved with a 5-0-0 vote.

Appeal Deadline: 10 days

Resolution No.: 23-04

Vote:

Commissioner Cornwall	Aye
Commissioner Reed	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery, Chair	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Item No.: 2

Time: 1:20 PM

File: UPE22-0051- Freestanding Monopine Telecom Facility

Applicant: Melissa C. Keith obo Vertical Bridge, Assurance Reality Inc., T-Mobile

Owner: Dena and Garth Harding Trust

Cont. from: Not Applicable

Staff: Peter Kaljian

Env. Doc: Categorical Exemption

Proposal: Intermediate freestanding commercial telecommunications Facility, including a 80-foot tall faux tree monopine, associated ground equipment cabinet and a 48KW generator with 240-gallon diesel fuel tank for the purpose of backup emergency power, located within a 2,500 square foot lease area, enclosed by an 8 foot high fence with slats on a 14.35-acre parcel.

Recommended

Action: Recommends 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 telecommunications 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 continue the item to a date uncertain with direction to the applicant to address BZA concerns. Seconded by **Commissioner Reed** with a 5-0-0 vote.

Appeal Deadline: Not Applicable

Resolution No.: Not Applicable

Vote:

Commissioner Cornwall	Aye
Commissioner Reed	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery, Chair	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Item No.: 3

Time: 1:40 PM

File: PLP18-0012 The Lodge on Russian River (formerly Guernewood Park Resort)

Applicant: Lok Guernewood Park Development Co

Owner: Same

Cont. from: Not Applicable

Staff: Georgia McDaniel

Env. Doc: Mitigated Negative Declaration

Proposal: Use Permit and Design Review to construct a 108-room resort, implement a Streamside Conservation Plan to allow for Riparian Corridor encroachment of 4,490 square feet, habitat restoration of 1.26 acres, and to construct improved public river access, parking lot and trail on a 9.61-acre property. The project includes two main hotel buildings with 80 rooms, 28 suites located in four detached buildings, and a maximum building height of 35 feet. A resort lobby and hotel services, guest spa and gym with an outdoor pool, two meeting rooms for special events, and a public restaurant and bar are included, as well as 175 total parking spaces (with 25 spaces dedicated for public use), public restroom facility, and an ADA-compliant public trail to the Russian River. Proposed hours of operation for the resort are 24 hours per day, 7 days per week with up to 37 employees.

Recommended

Action: Recommends that the Board of Zoning Adjustments adopt the Mitigated Negative Declaration and approve the Use Permit and Design Review request subject to Conditions of Approval.

Location: 17155 Highway 116, Guerneville

APN: 072-130-005, -007 and -009
District: Fifth
Zoning: Recreation and Visitor Serving Commercial and Combining Zones for Local Area Development Guidelines for Russian River Corridor and Highway 116 Scenic Corridor, Floodway, Floodplain, Scenic Resources, Riparian Corridor with 50-foot and 25-foot setbacks, and Valley Oak Habitat.

Action: **Commissioner Koenigshofer** motioned to approve the project as recommended by staff with modified conditions. Seconded by **Commissioner Carr** and approved with a 5-0-0 vote.

Appeal Deadline: 10 days
Resolution No.: 23-05

Vote:	
Commissioner Carr	Aye
Commissioner Reed	Aye
Absent, District 3	Absent
Commissioner Koenigshofer	Aye
Commissioner Deas, Chair	Aye

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