



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

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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

April 24, 2025
Meeting No.: 25-08

Roll Call

Commissioner Kapolchok, District 1
Commissioner Reed, District 2
Absent, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Scott Orr, Assistant Director of Permit Sonoma
Joshua Miranda, Project Planner
Tasha Levitt, Administrative Assistant

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM
File: PLP24-0012
Applicant: Mario and Katherine Ghilotti
Owner: Mario Ghilotti
Cont. from: February 27, 2025
Staff: Joshua Miranda
Env. Doc: Revised Mitigated Negative Declaration (State Clearinghouse # 2024-070225)
Proposal: PROJECT DESCRIPTION REVISION 3/21/2025: Request to allow agricultural support and visitor serving uses in an existing 5,020 square foot barn, including: 1) a Zoning Permit to allow a 215 square foot farm retail sales facility, operating with 2 employees, open to the public by appointment only

from 10:00 AM to 6:00 PM, seven days a week; 2) a Zoning Permit to allow a 3,575 square foot small-scale agricultural processing facility to process lavender grown onsite into various products including essential oils, and hydrosol, and perfumes, operating daily with up to 4 employees from 8:00 AM to 4:00 PM; and, 3) a Use Permit to allow 22 annual agricultural promotional events ranging in size from 40 – 200 attendees, between the hours of 11:00 AM and 10:00 PM, with amplified music limited to indoors only. Construction includes legalizing grading and building modifications and developing a new access road, bridge, and 10 parking spaces near the barn. Onsite event parking for up to 90 vehicles will be provided in a graded and mowed pasture. Located on a 56.76 acre parcel subject to a Land Conservation (Williamson Act) Contract at 4485 D Street, Petaluma; APN 020-130-037. Supervisorial District 2.

Recommended

Action: Permit Sonoma recommends that the Sonoma County Board of Zoning Adjustments adopt the revised Mitigated Negative Declaration and Mitigation Monitoring Program and approve the revised project subject to the attached revised Conditions of Approval.

Location: 4485 D Street, Petaluma

APN: 020-130-037

District: Second

Zoning: Land Extensive Agriculture with 60 acre per dwelling unit (LEA B6 60) with Combining Districts for Accessory Dwelling Unit Exclusion (Z), Scenic Resources (SR), Oak Woodland (OAK), and Valley Oak Habitat (VOH)

Action: **Commissioner Reed** motioned to adopt the revised mitigated negative declaration, mitigation monitoring program, and approve the revised project subject to the revised conditions of approval. Seconded by **Commissioner Koenigshofer** and approved with a 4-0-1-0 vote.

Appeal Deadline: 10 days

Resolution No.: 25-06

Vote:

Commissioner Kapolchok	Aye
Commissioner Reed	Aye
District 3	Absent
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

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