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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

February 27, 2025
Meeting No.: 25-05

Roll Call

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

Staff Members

Scott Orr, Assistant Deputy Director
Joshua Miranda, Project Planner
Isabella Wotring, Project Planner
Levan King Cranston, Project Planner
Peter Kaljian, Project Planner
Tasha Levitt, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

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: N/A

Staff: Joshua Miranda
Env. Doc: Revised Mitigated Negative Declaration (State Clearinghouse # 2024-070225)
Proposal: 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 28 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 150 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 project subject to the attached 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 continue to a date the project to a date uncertain. Seconded by **Commissioner Koenigshofer** and approved with a 4-0-1 vote.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

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

Ayes: 4

Noes: 0
Absent: 1
Abstain: 0

Item No.: 2
Time: 1:10 PM
File: PLP19-0048
Applicant: Stephen Pasquan
Owner: Stephen Pasquan and Pamela Pasquan
Cont. from: N/A
Staff: Isabella Wotring
Env. Doc: The project is categorically exempt from the California Environmental Quality Act under Section 15303(b) of the CEQA Guidelines which provides that apartments, duplexes and similar structures designed for not more than six dwelling units located in urbanized areas may be categorically exempt. Permit Sonoma has determined that no exceptions under CEQA Guidelines Section 15300.2 apply.
Proposal: Use Permit and Design Review for a Cottage Housing project on a vacant 0.32-acre parcel, served by public sewer and water and accessed by a driveway off Walnut Avenue. The project will include five 2-bedroom cottage housing units, one- to two-stories in height, ranging from 895 square feet to 900 square feet, each with 106 to 124 square feet of private outdoor space. Total building area including cottages and a 4-car garage is 5,444 square feet. The project includes fencing within front, side, and rear setbacks to surround the development, including a vehicle gate, pedestrian security gates, screened trash enclosure, and pergolas. The project is located at 654 Walnut Avenue, Sonoma, CA 95476.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find the project categorically exempt pursuant to CEQA Guidelines Section 15303(b) (New Construction or Conversion of Small Structures) and approve the project subject to conditions of approval.

Location: 654 Walnut Avenue, Sonoma
APN: 052-413-015
District: First
Zoning: R1 B6 5 (Low Density Residential with 5 dwelling units per acre allowed density), X (Vacation Rental Exclusion and Cap Combining District)

Action: **Commissioner Carr** motioned to approve the project as recommended by staff. Seconded by **Commissioner Reed** and approved with a 4-0-1 vote.

Appeal Deadline: 10 days
Resolution No.: 25-03

Vote:

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

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

Item No.: 3

Time: 1:15 PM

File: PLP22-0003

Applicant: Jamie Kutch and Kristen Green

Owner: Kutch Vineyards LLC

Cont. from: N/A

Staff: Levan King Cranston

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 Use Permit and Design Review for a new winery (Kutch Winery). Phase 1 of the proposed development includes a new 10,531 square-foot winery building used for production, storage, and other related uses necessary to produce a maximum annual production of 500 gallons of distilled spirits from fruit grown on site, and a maximum annual production of 12,000 cases of wine, with 100% of grapes being sourced locally from the estate and other local vineyards within Sonoma County. Phase 2 of the proposed development includes construction of a new 1,954 square-foot tasting room, with a patio, storage, and office space. No agricultural promotional events or industry-wide events, or amplified noise are proposed. The project will be entirely located on the 12.15 +/- acre property located at 190 Wilson Road, Sebastopol.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments adopt the Mitigated Negative Declaration and approve the request for a new Use Permit for a winery and tasting room.

Location: 190 Wilson Road, Sebastopol

APN: 077-140-018

District: Fifth

Zoning: Diverse Agriculture (allowed density: 20 acres per dwelling unit) with a combining district for Scenic Resources – Scenic Landscape Unit.

Action: **Commissioner Koenigshofer** motioned to approve staff’s recommendation with modifications to conditions 58, 78, 81, 84, 116, and 117, and the removal of condition 62. Modifications to the project description’s hours of operation and proposed employees were made to reflect the proposal statement. Seconded by **Commissioner Carr** and approved with a 4-0-1 vote.

Appeal Deadline: 10 days

Resolution No.: 25-04

Vote:

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

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

Item No.: 4

Time: 1:20 PM

File: UPE23-0045

Applicant: Jordan Randuch obo Centerline Communications

Owner: Anikka L. Goodman

Cont. from: N/A

Staff: Peter Kaljian

Env. Doc: Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section 15303 of the CEQA Guidelines which provides that new construction of small structures be exempt from the CEQA process.

Proposal: Use Permit to allow a new intermediate freestanding telecommunication facility for Verizon. The project consists of the construction of a 70-foot-tall faux water tower and associated on-ground infrastructure within a 900 square foot lease area. Tower equipment consists of twelve panel-antennas, eight radios, two surge suppressors, one 30kW diesel generator for backup power, two utility cabinets, power and fiber appurtenances, pad-mounted transformer, and two surge protectors, enclosed by a 6-foot-tall fence with

slats on a 64.01-acre parcel at 300 Vally Ford Freestone Rd., Bodega, CA 94922.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find this project exempt from CEQA and approve the use permit request subject to conditions of approval.

Location: 300 Vally Ford Freestone Rd., Bodega

APN: 026-100-013

District: Fifth

Zoning: Land Extensive Agriculture (allowed density: 60 acres per dwelling unit) with combining zones for Riparian Corridor with 100-foot development setbacks and 25-foot agricultural setbacks, Scenic Resources (Scenic Corridor), and Valley Oak Habitat.

Action: **Commissioner Koenigshofer** motioned to approve the project as recommended by staff. Seconded by **Commissioner Carr** and approved with a 4-0-1 vote.

Appeal Deadline: 10 days

Resolution No.: 25-05

Vote:

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

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