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Sonoma County Board of Zoning Adjustments and Planning Commission Combined Agenda

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

April 11, 2024
Meeting No.: 24-05

Roll Call

Commissioner Carr, District 1
Commissioner Gilardi, District 2
Commissioner Ocaña, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, PRMD Division Manager
Jen Chard, Project Planner
Jacob Sedgley, 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: PLP22-0023 Marietta Farms
Applicant: Scot Bilbro
Owner: Etta Farm, LLC
Cont. from: N/A
Staff: Jen Chard
Env. Doc: Mitigated Negative Declaration

Proposal: Use Permit and Design Review for a new winery (Marietta Farms) including a tasting room within the existing single family dwelling, a new agricultural workshop building used for small scale storage and processing and a space for seminars related to agricultural production and winemaking, a new winery building used for production, storage, and administration with an annual production of 75,000 cases and up to 22 events per year with a maximum of 300 attendees and one (2-day) industry wide event with a maximum of 750 people over the two days on the 16.3 +/- acre parcel.

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 with agricultural promotion events.

Location: 11971 Old Redwood Hwy, Healdsburg

APN: 086-120-047

District: Four

Zoning: Land Intensive Agriculture (allowed density: 60 acres per dwelling unit) with combining districts for Scenic Resources and Valley Oak Habitat.

Action: **Commissioner Koenigshofer** motioned to approve the project as recommended by staff with conditions modified so that periodic special events allowed and the two-day industry events will end at 5pm. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: 10 days

Resolution No.: 24-04

Vote:

Commissioner Carr	Aye
Commissioner Gilardi	Aye
Commissioner Ocaña	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Planning Commission Regular Calendar

Item No.: 2
Time: 1:20 PM
File: LLA22-0041 Appeal
Applicant: Eugene, John, & David Calvi

Appellants: William K. Vogeler for John A. Calvi and Darlyn M. Calvi
Owner: Eugene E. Calvi and Patricia Joyce Wong-Calvi, John A. Calvi and Darlyn M. Calvi, & David L. Calvi
Cont. from: August 17, 2023
Staff: Jacob Sedgley
Env. Doc: Class 5 Categorical Exemption (14 CCR § 15305).
Proposal: Appeal of Administrative Determination (9/21/2022) approving a Lot Line Adjustment between two parcels.

Recommended

Action: The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission deny the appeal and uphold Permit Sonoma’s administrative approval of a Lot Line Adjustment between two parcels located at 17071 and 17171 Fitzpatrick Lane, Occidental (“the Property”), with Conditions of Approval as outlined in the September 21, 2022, approval letter (Attachment 2).

Location: 17071 Fitzpatrick Lane, Occidental

APN: 073-280-064 and 073-290-056

District: Five

Zoning: Resources and Rural Development (RRD), B6 160 (one dwelling unit per 160 acres), Riparian Corridor (50-foot structural setbacks, 25-foot agricultural setbacks).

Action: **Commissioner Koenigshofer** motioned to adopt staff’s recommendation to deny the appeal. Seconded by **Commissioner Carr** and approved with a 5-0-0 vote.

Appeal Deadline: 10 days

Resolution No.: 24-06

Vote:

Commissioner Carr	Aye
Commissioner Gilardi	Aye
Commissioner Ocaña	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5
 Noes: 0
 Absent: 0
 Abstain: 0