



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

Steve Mosiurchak
Fire Marshal

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

January 23, 2025
Meeting No.: 25-02

Roll Call

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

Staff Members

Cecily Condon, Permit Sonoma Division Manager
Jacob Sedgley, Project Planner
Levan King Cranston, Project Planner
Joshua Miranda, Project Planner
Tasha Levitt, Administrative Assistant
Ivan Jimenez, Deputy County Counsel III
Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM
File: UPE22-0067
Applicant: Public Safety Towers LLC
Owner: Sonoma County Water Agency
Cont. from: September 12, 2024



Staff: Jacob Sedgley
Env. Doc: Class 3 Categorical Exemption (14 CCR § 15303)
Proposal: Use Permit for a new Intermediate Freestanding Commercial Telecommunications Facility, including a 110-foot monotree, a generator for backup emergency power, and associated ground equipment all located within a 1,125-square foot lease area enclosed by a 6-foot fence on a 78.11-acre parcel zoned RRD (Resources and Rural Development).

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find the project exempt from CEQA and approve use permit request.
Location: 10290 Westside Road, Healdsburg, CA
APN: 110-280-007
District: Fifth
Zoning: Resource and Rural Development (RRD B6 160), with the Floodway and Floodplain Combing Districts (F1 F2), Oak Woodland and Valley Oak Habitat Combing Districts (OAK VOH), Riparian Corridor Combining District (RC50/25 RC200/100), and Scenic Resources Combining District (SR – Scenic Corridor)

Action: **Commissioner Carr** motioned to approve the project with the proposed 110-foot-tall monopole design painted in a neutral matte color which blends with the sky at the proposed new site location south of the original location, with the addition of enhancement plant screening, as feasible, between the tower and Westside Road. Seconded by **Commissioner Koenigshofer** and approved with a 4-0-1-0 vote.

Appeal Deadline: 10 days
Resolution No.: 25-01

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: At or after 1:10 PM
File: PLP23-0019
Applicant: Matt Moore on behalf of AT&T

Owner: Josephine Franceschi Trust et al.
Cont. from: September 26, 2024
Staff: Levan King Cranston
Env. Doc: Categorical Exemption, Section 15303, New Construction of a Small Structure
Proposal: Request for a Coastal Permit and Use Permit for new 70-foot tall intermediate freestanding commercial telecommunications facility to include a stealth monopine design, with associated ground equipment, and a 30kw diesel generator for backup emergency power located within a 900 square foot leased area on a 337.7-acre parcel located west of Highway 1.

Recommended

Action: Permit Sonoma recommends that the Board of Zoning Adjustments approve the requested Coastal Permit and Use Permit to allow for a new 70-foot high intermediate freestanding telecommunications facility, subject to the attached conditions for approval, and find the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15303.

Location: 17400 Hwy 1 B, Valley Ford
APN: 103-030-001
District: Fifth
Zoning: Land Extensive Agriculture CC (allowed density: B6 standard lot) and combining zone for Accessory Dwelling Unit Exclusion, Riparian Corridor (100/50 setback) and Scenic Resource.

Action: **Commissioner Koenigshofer** motioned to continue the item to a date and time certain of February 13th, 2025 at 1:05 PM and made a request for the applicant to extend the shot clock by three weeks. Seconded by **Commissioner Carr** and approved with a 4-0-1-0 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.: 3

Time: At or after 1:15 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 the item to a date and time uncertain after February 13th, 2025 and. Seconded by **Commissioner Koenigshofer** and approved with a 4-0-1-0 vote.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner Carr

Aye

Commissioner Reed
District 3
Commissioner Koenigshofer
Commissioner McCaffery

Aye
Absent
Aye
Aye

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