



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 09, 2023
Meeting No.: 23-04

Roll Call

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

Staff Members

Scott Orr
Derik Michaelson
Alexandria Sullivan, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Correspondence

Planning Commission/Board of Supervisors Actions

Commissioner Announcements

Public Appearances for Non-Agenda Items

Board of Zoning Adjustments Regular Calendar

[View documents for all items listed digitally>>](https://share.sonoma-county.org/link/_Zj0LJkWYyA/)

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Item No.: 1
Time: 1:05 PM
File: UPE19-0002 Bees N Blooms
Applicant: Susan Kegley
Owner: Susan Kegley and Geoffrey Marcy
Cont. from: Not Applicable
Staff: Derik Michaelson
Env. Doc: Categorical Exemption

Proposal: Use Permit for hosting seven (7) annual outdoor weekend events to promote the agricultural use and marketing of an existing flower and lavender production farm (Bees N Blooms), including four (4) private weddings and one (1) industry dinner event for up to 120 guests between 5pm and 10pm, and two (2) industry picnic events for up to 150 guests between 11am and 5pm, on a 11.3-acre parcel.

Recommended

Action: Recommend Board of Zoning Adjustments finds the project exempt from CEQA and to approve subject to conditions of approval.

Location: 3883 Petaluma Hill Rd, Santa Rosa

APN: 044-190-023

District: Third

Zoning: DA B6 10 (Diverse Agriculture with 10-acre density) Z (Accessory Dwelling Exclusion), SR (Scenic Resource; Community Separator, Corridor) VOH (Valley Oak Habitat)

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

Appeal Deadline: 10 days

Resolution No.: 23-02

Vote:

Commissioner Cornwall	Aye
Commissioner Gilardi	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Item No.: 2

Time: 1:20 PM

File: UPE21-0021; Kazemini Resort

Applicant: Hassan Kazemini

Owner: Same

Cont. from: February 9, 2023

Staff: Derik Michaelson

Env. Doc: Categorically Exempt (§15270)

Proposal: Use Permit request for a 50-room lodging and recreation resort consisting of 25 two-room cabin structures with four-person occupancy (2 per room), a 9,600-square-foot recreation building with commercial kitchen and restaurant, two pool facilities, well and septic improvements, 100,000-gallon water storage tank, a 2.3-acre parking area, and a 1.0-mile long private access road of 12 to 20 feet in width along the property ridgeline, with up to 25 employees and 100 overnight lodging guests, plus an additional 50 guests and catering staff during monthly evening events, on a 26-acre portion of ridgetop property comprised of three parcels totaling 275.3 acres.

Recommended

Action: Summary Denial

Location: 1820 Los Alamos Rd., Santa Rosa
APN: 030-130-005, 030-100-053 and 030-100-054
District: One
Zoning: Resource and Rural Development, 200-acre density (RRD B6 200); Riparian Corridor, 50ft setback (RC50/50); Biotic Habitat (BH)

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

Appeal Deadline: 10 days
Resolution No.: 23-03

Vote:

Commissioner Cornwall	Aye
Commissioner Gilardi	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

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

Permit Sonoma Hearing Waiver Calendar

This calendar serves only to notify the public of hearing waiver projects. The projects listed below are not on the current agenda.

None
