



County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments Actions

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

May 26, 2022
Meeting No.: 22-07

Roll Call

Absent, District 1
Absent, District 3
Kevin Deas, District 4
Eric Koenigshofer, District 5
Larry Reed, Chair, District 2

Staff Members

Scott Orr
Blake Hillegas
Liz Goebel, Secretary
Christa Shaw, Deputy County Counsel

1:00 PM Call to order, and Roll Call

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM
File: PLP05-0009
Applicant: Henry Belmonte
Owner: Henry and Vittorio Belmonte
Cont. from: 3/12/2020
Staff: Blake Hillegas
Env. Doc: Subsequent Mitigated Negative Declaration
Proposal: Use permit and design review for retail/B&B request for a use permit and administrative design review to remodel an existing residence into a 1286 sq. ft. bed and breakfast inn, construct a 3342 sq. ft. market place, tasting room, offices construct an 1800 sq. ft. wine case storage on 1.68 acres. Appealed 3/16/2007, revision to file 6/26/2014, request to modify previously approved use permit to change hours of operation for the marketplace to allow it to be open 10:00 a.m. to 5:00 p.m. Saturday through Thursday and 10:00 a.m. to 7:00 p.m. on Fridays and expand food service to allow restaurant during business hours. Revision to file 1/7/2016, modify existing use permit to acknowledge the outdoor seating area and outdoor kitchen for food and wine service, request to eliminate right turn lane on Shaw Ave., use of the driveway on maple for ingress and egress, the reduction of parking on the Shaw Ave. frontage, the increase in on-site parking, the securing of off-site parking for staff and customer valet through parking license agreement at a nearby dentist, no agreement for church -offer van/bus and valet parking on weekends, including wellington property, the deletion of the request for expanded hours and special events except for industry wide events and wine maker dinners, and the modifications to project conditions to reflect proposed changes in the project. Revision to file May 30, 2016 - use dentist property for employees during weekends and holidays. No

church property parking - replace weekend van/bus and valet parking, has been replaced by a new parking lot proposal on residential property 250 feet away on Shaw Ave. Wellington property used for van/bus parking, expanded hours from 10 a.m. - 4 p.m. to 10 a.m. - 6 p.m., except 10 a.m. – 9 p.m. on Saturday and Sunday, May - October.

Location: 9125 Hwy. 12, Kenwood

APN: 050-275-028

District: One

Zoning: LC (Limited Commercial District)

Action: **Commissioner Koenigshofer** motioned to continue item to June 2, 2022. Seconded by **Commissioner Deas** and approved with a 3-0-2 vote.

Appeal Deadline: Not Applicable

Resolution No.: Not Applicable

Vote:

Commissioner Deas	Aye
Commissioner Koenigshofer	Aye
Commissioner Reed	Aye
Commissioner Carr	Absent
Commissioner Belforte	Absent

Ayes: 3

Noes: 0

Absent: 2

Abstain: 0