Sonoma County Board of Zoning Adjustments Actions

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

June 2, 2022
Meeting No.: 22-08

Roll Call
Commissioner Carr, District 1
Commissioner Reed, District 2
Commissioner Deas, District 4
Absent, District 5
Commissioner Ocaña, Chair, District 3

Staff Members
Scott Orr, Deputy Director
Blake Hillegas, Supervising Planner
Liz Goebel, Secretary
Christa Shaw, Deputy County Counsel

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:	5/26/2022
Staff:	Blake Hillegas
Env. Doc:	Subsequent Mitigated Negative Declaration
Proposal:	Request by VJB Vineyard and Cellars to modify an existing use permit and conditions of approval/mitigation measures for the existing market, food service and wine tasting room to permit a commercial kitchen, expanded patio food service, new septic system, and 53 space off-site parking lot; delete an option to host special events and expand hours of operation; change the requirement to install a left turn lane on Highway 12 from a mitigation measure/condition of approval to a condition of approval; add mitigation to remove parking on Shaw Avenue; and modify a mitigation measure to accommodate a right turn lane on Shaw Avenue within the existing right of way.
Location:	9125 Hwy. 12, Kenwood
APN:	050-275-028
District:	One
Zoning:	LC (Limited Commercial District)

Action: Commission took a straw vote to approve the project as recommended by staff with several modifications to the resolution. Commission then directed staff to return to BZA with the modified resolution, time uncertain, with a 4-0-1 vote.

Appeal Deadline: Not Applicable
Resolution No.:   Not Applicable

Vote:
Commissioner Carr   Aye
Commissioner Reed   Aye
Commissioner Deas   Aye
Commissioner Koenigshofer   Absent
Commissioner Ocaña   Aye

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