



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

Date: February 14, 2019
Meeting No.: 19-02

ROLL CALL

Greg Carr
Todd Tamura
Paula Cook - absent
Cameron Mauritson
John Lowry, Chair

STAFF MEMBERS

Traci Tesconi
Brian Millar
Georgia McDaniel
Arielle Kohn, Secretary
Christa Shaw, Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance

Minutes Approved – Planning Commission – Item 2 – September 6, 2018

Correspondence

Planning Commission/Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances .

Items scheduled on the agenda

BOARD OF ZONING ADJUSTMENTS REGULAR CALENDAR

Item No.: 1
Time: 1:05 PM
File: UPE17-0053
Applicant: Starr Holdings, LLC
Owner: Same as Applicant
Cont. from: N/A
Staff: Brian Millar
Env. Doc: Mitigated Negative Declaration

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Proposal: The proposed project is to operate a winery with an annual production of 40,000 cases, new winery building of 29,000 sq ft, with public hours and tasting, and 26 agricultural promotional and industry wide events days annually, on a 18.9 acre parcel

Location: 7390 Starr Road, Windsor

APN: 066-220-019

District: 4

Zoning: Diverse Agriculture (DA) B6 40; Floodway Combining District (F1); Floodplain Combining District (F2); Riparian Corridor Combining District (RC) 50/50; Riparian Corridor Combining District (RC) 100/50; Valley Oak Habitat (VOH)

Action: Commissioner Mauritsen motioned, to continue the item to a date uncertain. Seconded by Commissioner Carr and passed with a 4-0-1 vote.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner Carr	Aye
Commissioner Tamura	Aye
Commissioner Cook	Absent
Commissioner Mauritsen	Aye
Commissioner Lowry	Aye

Ayes: 4

Noes: 0

Absent: 1

Abstain: 0

Item No.: 2

Time: 1:45 PM

File: UPE16-0075

Applicant: Cindy Kozlowski-Hayworth/Carol Kozlowski-Every

Owner: Carmen Kozlowski Trust

Cont. from: N/A

Staff: Georgia McDaniel

Env. Doc: Mitigated Negative Declaration

Proposal: Request for a Use Permit modification (PLP07-0097) to convert a portion of an existing retail store, food production and storage facility (known as Kozlowski Farms) to add a winery with 35,000-case maximum annual production capacity, a public tasting room, and to include participation in industry-wide events and hold agricultural promotional events. The processing and sale of food will continue in the remaining portion of the retail store, food production and storage facility. The existing bakery and specialty food production will remain. The project proposes to a) convert 5,050 SF of an existing 10,000± SF structure into a 35,000 case winery production facility with a small tasting room b) convert 1,400 SF of the existing 2,700 SF of retail space to a public tasting room with limited food and wine pairings including 600 SF of case good storage; c) convert 3,650 SF of the existing food processing area to wine barrel storage/production; d) add 360± SF concrete slab and two retaining walls to the south side of the existing (workshop) barrel storage building; e) convert the existing workshop to wine barrel storage; and f) convert the existing patio to outdoor seating/wine patio; g) add a 1,101 SF outdoor concrete slab east of the food and wine processing area for wine storage; h) increase the number of industry-wide events from 4 permitted events (8 event days) to 8 events (16 total event days) to be held during normal business hours, 11:00 am to 5:00 pm daily, consisting of 75-100 guests per event; and i) add 19 one-day agricultural promotional events (15 events with a maximum of 55 guests, two events with a maximum of 100 guests, and two events with a maximum of 200 guests) held inside the tasting room only, Rental of the facility for private events is not requested or permitted. No

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amplified music is proposed or permitted. There will be no increase in employees from that approved in 2007 (PLP07-0097).

Location: 5566 Highway 116 N, Forestville
APN: 084-170-001
District: 5
Zoning: DA (Diverse Agriculture) B6 10 acre density LG/116 SR (Local Guidelines, Highway 116 scenic corridor)

Action: Commissioner Mauritsen motioned to change the Mitigated Negative Declaration as modified by discussion of the Greenhouse Gas Reduction Plan and to eliminate the Aesthetics requirement for exterior lighting. Seconded by Commissioner Tamura and passed with a 4-0-1 vote.

Commissioner Mauritsen motioned to approve the changes to the Conditions of Approval and Resolution. Seconded by Commissioner Carr and passed with a 4-0-1 vote.

Commissioner Mauritsen motioned to adopt the Mitigated Negative Declaration and to approve the project as requested by the applicants with changes to the Conditions of Approval and findings in the Resolution as recommended by staff, the commission, and the applicants. Seconded by Commissioner Carr and passed with a 4-0-1 vote.

Appeal Deadline: ten days

Resolution No.: 19-003

Vote:

Commissioner Carr	Aye
Commissioner Tamura	Aye
Commissioner Cook	Absent
Commissioner Mauritsen	Aye
Commissioner Lowry	Aye

Ayes: 4

Noes: 0

Absent: 1

Abstain: 0