

# **UPE15-0115 Freestone Artisan Cheese**

**Sonoma County Board of Supervisors  
Public Hearing  
Freestone Artisan Cheese Appeal  
April 30, 2019**



# Requested Board Actions

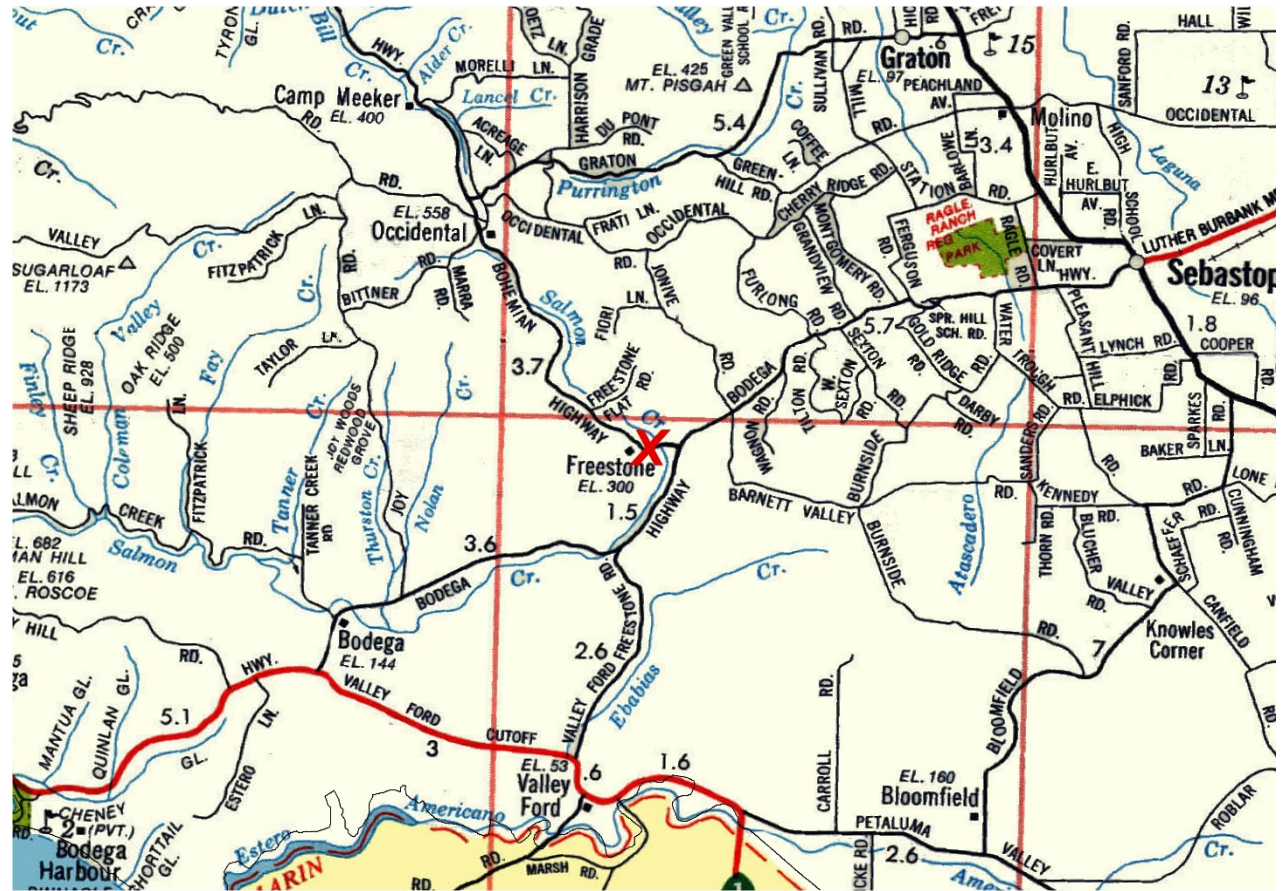
- ☐ **Consider Appeal**
- ☐ **Conduct a Public Hearing**
- ☐ **Consider Written and Oral Comments**
- ☐ **Consider Board of Zoning Adjustments approval of the Project**
- ☐ **Adopt a Resolution denying the appeal**

# Vicinity Map

## Project Site

380 Bohemian Hwy.  
Freestone

12,600 square foot  
lot





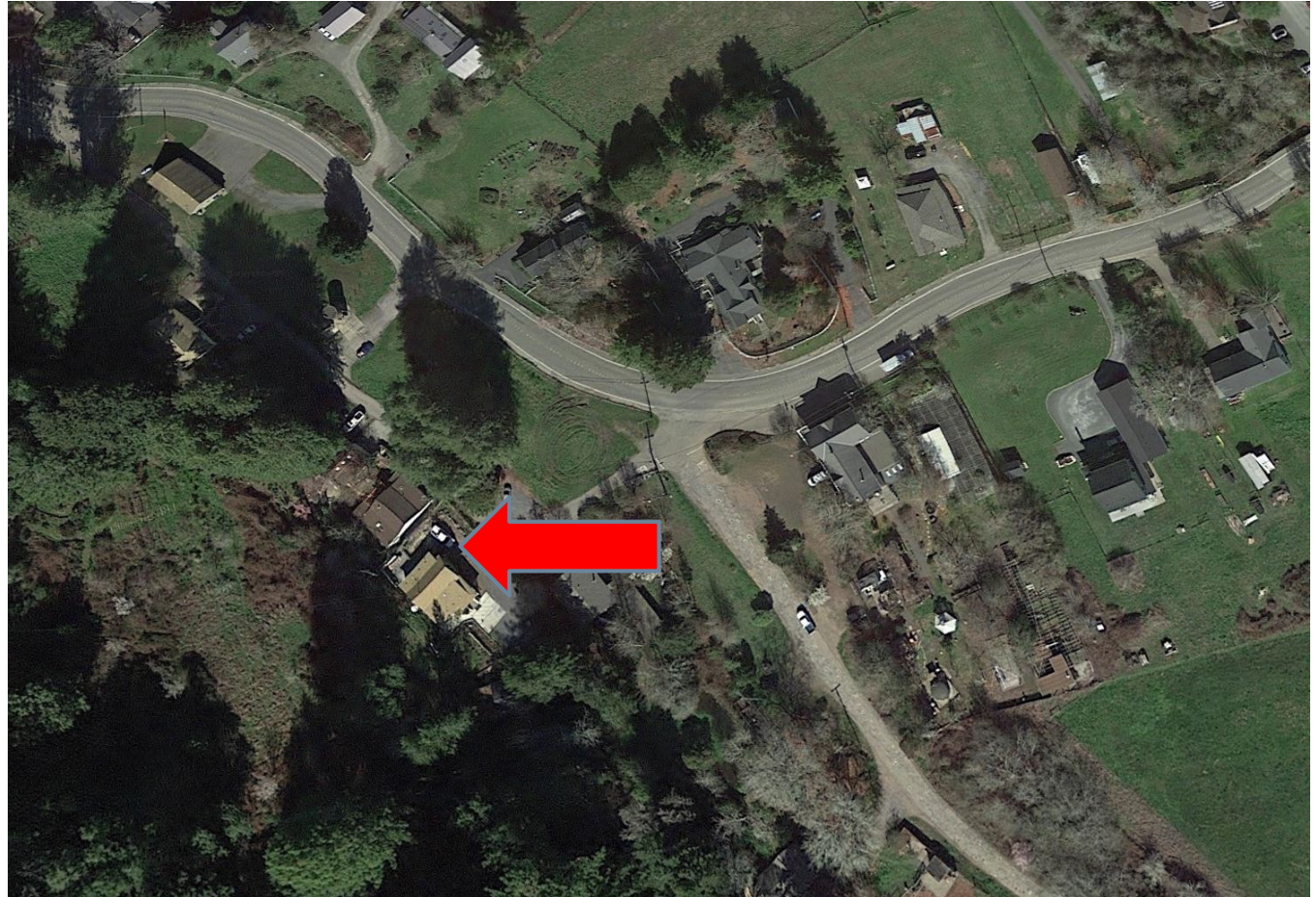
# Ariel View of Project Site

**February 29, 2012  
UPE11-0073**

## **Existing Uses**

**1,100 square foot  
retail structure  
with 600 square  
feet of retail space**

**Conversion of  
detached garage  
to single family  
dwelling.**



# **Board of Zoning Adjustments**

**April 27, 2017 UPE15-0115**

- ❑ Approval for Off-Site retail sales of Alcohol**
- ❑ Concerns regarding existing Land Use designations in Freestone and potential conflict with General Plan**

# **Freestone General Plan Amendment and Zone Change**

- ❑ April 24, 2018 the Board of Supervisors approved the Freestone General Plan land use designation change and zone change**
- ❑ Allowed for a pipeline provision for properties subject to change under the approved Resolution**
- ❑ Freestone cheese shop is subject to this pipeline provision**

# Proposed Project

**Use Permit to allow off-premise alcohol sales at existing retail shop.**

- ☐ **No tasting**
- ☐ **No on-site consumption of alcohol**
- ☐ **No events**
- ☐ **No change to existing structure**

**Display area for alcohol approximately 10 square feet**



SEE PHOTO



# Existing Refrigerated Coolers

**Existing  
Cooler will  
display the  
alcohol**

**10 square  
feet of  
existing retail  
space**



COOLERS IN  
FREESTONE ARTISAN CHEESE  
380 Bohemian Hwy

# Consistency with Zoning and General Plan

## Issue #1

**Consistency with projects site's zoning and General Plan**

- ❑ **Current Rural Residential General Plan Land Use designation and Rural Residential zoning designation**
- ❑ **Project is subject to Limited Commercial General Plan land use designation and Limited Commercial zoning designation because that was the designation at time of Board of Zoning Adjustment approval**
- ❑ **Freestone Artisan Cheese is legal non-conforming use**

# General Plan Planning Area

## Issue #2

### General Plan Planning Area

- ❑ **Sonoma Coastal/ Gualala Basin Planning Area**
- ❑ **Previous Limited Commercial land use designation**
- ❑ **Future uses on the site must comply with the current land use designation**

# Food Cooked to Order

## **Issue #3**

**Crepes and  
coffee to go**

- ☐ **Crepes and coffee to go**
- ☐ **Existing wastewater disposal system approved 2012**
- ☐ **Participation in Septic System Operational Permit and Monitoring program**
- ☐ **Post sign on project site regarding community area across street (COA #19)**

# Adjacent Community Parcel



# ABC Licenses/Neighborhood Compatibility

## Issue #4

### ABC Licenses

- ❑ **Freestone Country Store within 1,000 feet of project site – Store is closed and ABC License has been surrendered**
- ❑ **Project site located in rural area**
  - ❑ **Crime incidents in the project area lower than County average**
  - ❑ **Adequate separation between developed lots**
- ❑ **Use permit conditioned to prohibit on-site alcohol consumption**



# Parking

## **Issue # 5**

### **On site parking**

- ☐ **600 sq. feet of retail sales floor area**
- ☐ **Zoning Code requires 1 parking space per 200 sq. feet of retail sales area**
- ☐ **Three on-site parking spaces required**
- ☐ **Four dedicated parking spaces on site for retail shop**

# Septic System Capacity

**Issue # 6**

**Septic System  
Capacity**

- ☐ **New Septic System 2012 ( Sep11-0634)**
- ☐ **Septic System sized for retail shop and single family residence**
- ☐ **Annual Operating Permit and Monitoring program**
- ☐ **Biannual monitoring information submitted to Permit Sonoma**
- ☐ **Approval of this Use Permit will not increase need for additional capacity**

# Substandard Parcel Size

**Issue # 7**

**Substandard  
Parcel Size**

- ☐ **12,600 sq. foot Project site**
- ☐ **Legal Lot**
- ☐ **Allowed to develop legal substandard lots if project is consistent with all development standards**
- ☐ **All existing structures and improvements were built with building and septic permits**

# Community Area

## **Issue # 8**

**Community  
Area across  
street**

- ☐ **Owned by Gold Ridge Fire Protection District**
- ☐ **Fire District received project referral and hearing notice**
- ☐ **Condition of approval included that requires sign on project site to discourage use of the community area for alcohol use**
- ☐ **Condition of approval for one year review period of alcohol sales**

## Use Permit for retail sales of alcohol (off-premise)

## No events

Architectural drawings for a proposed and existing floor plan of a building.

**Proposed Floor Plan**  
 1/4" = 1'-0"  
 (E) House: 955 sq. ft.  
 Addition: 150 sq. ft.  
 Remodeled Rpts: 1030 sq. ft.  
 (H) Entry Porch: 88 sq. ft.

**Existing Floor Plan**  
 1/4" = 1'-0"  
 House: 955 sq. ft.  
 Entry Porch: 98 sq. ft.

**Detail Drawing**  
 1/4" = 1'-0"  
 Shows a cross-section of a wall with a door and a window.

**Notes**  
 1. EXISTING COOLERS LOCATION SEE PHOTO

# Questions?

