

# **UPE15-0115 Freestone Artisan Cheese**

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



# Requested Board Actions

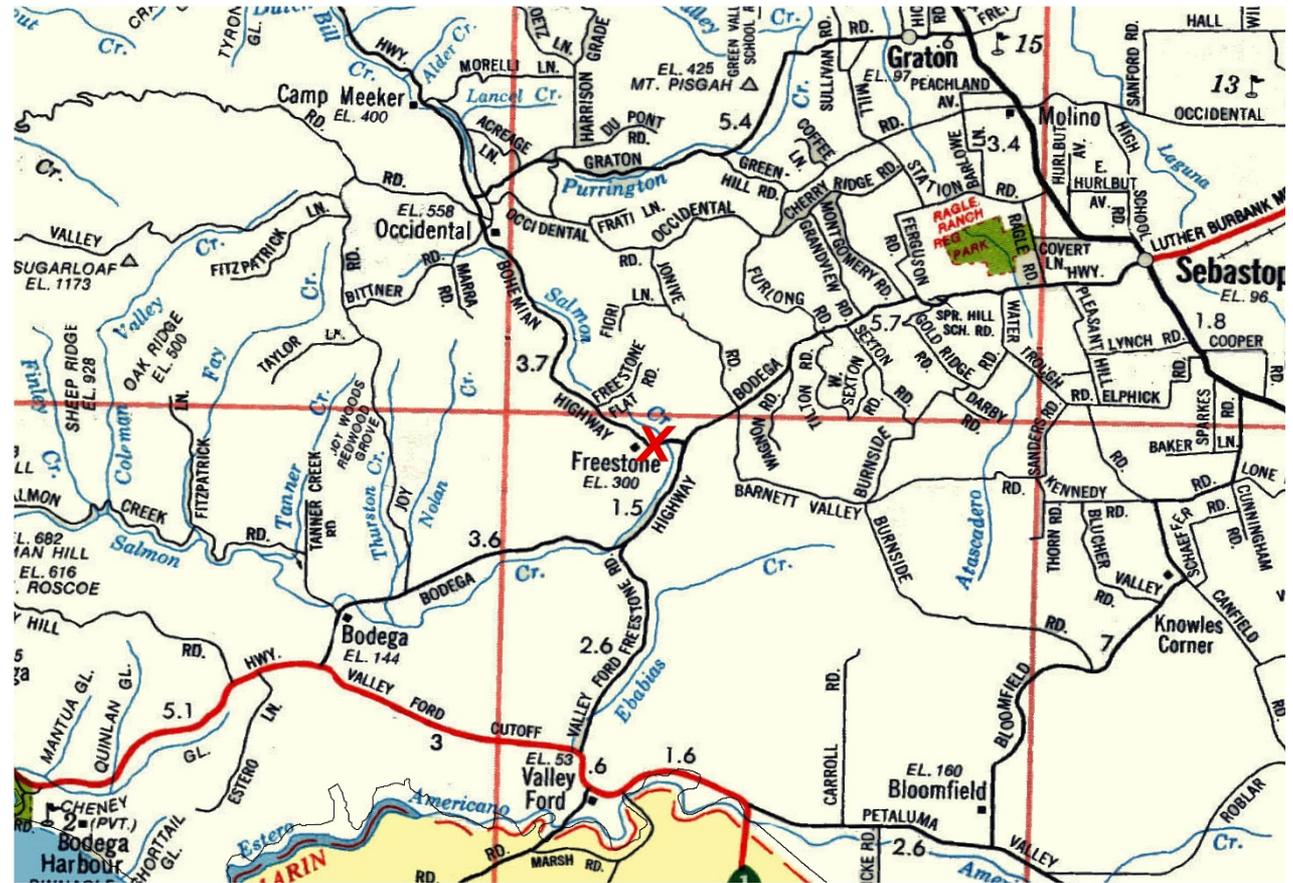
- **Consider Appeal**
- **Conduct a Public Hearing**
- **Consider Written and Oral Comments**
- **Consider Board of Zoning Adjustments approval of the Project**
- **Adopt a Resolution denying the appeal**

# Vicinity Map

## Project Site

380 Bohemian Hwy.  
Freestone

12,600 square foot  
lot



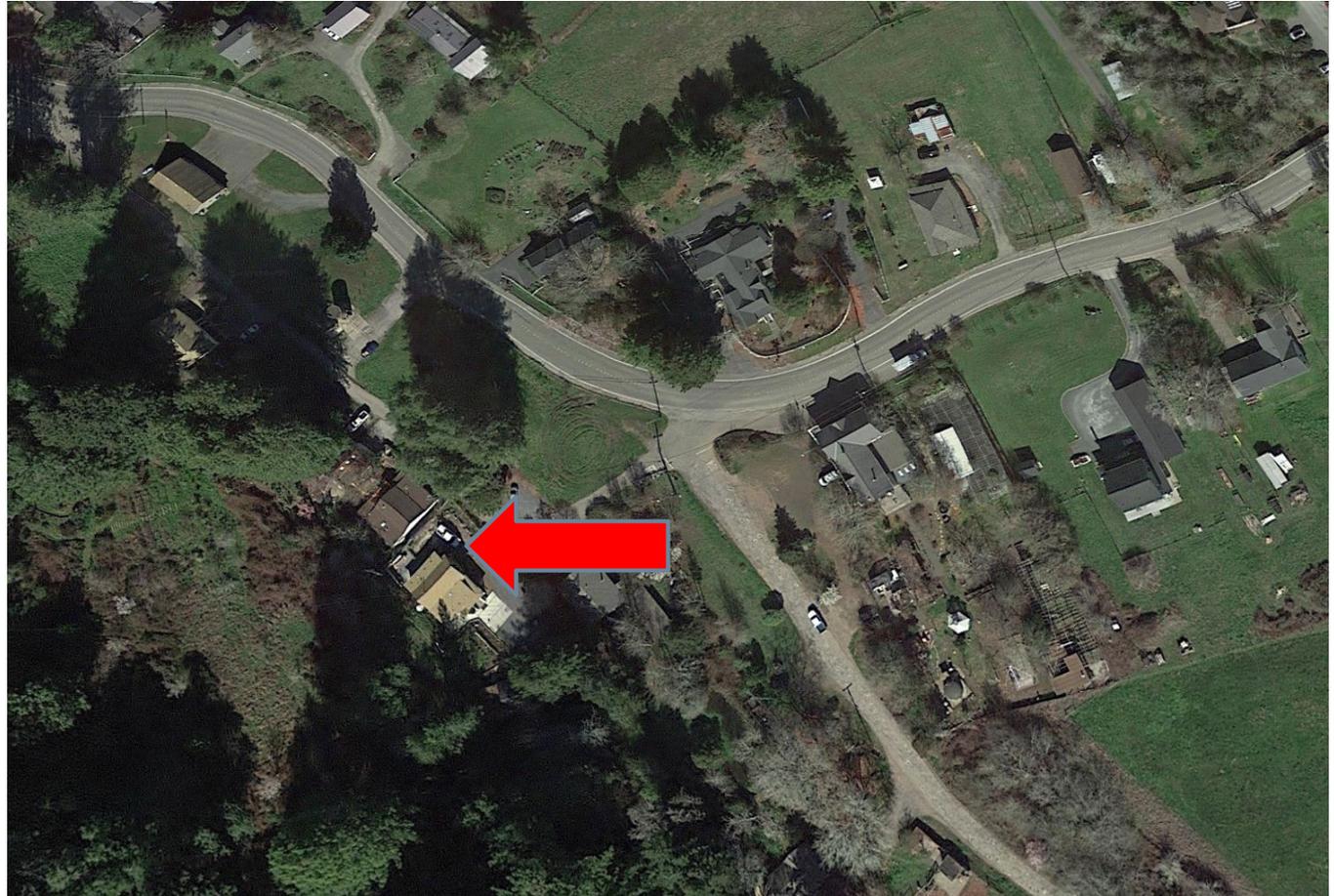
# Ariel View of Project Site

**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.**

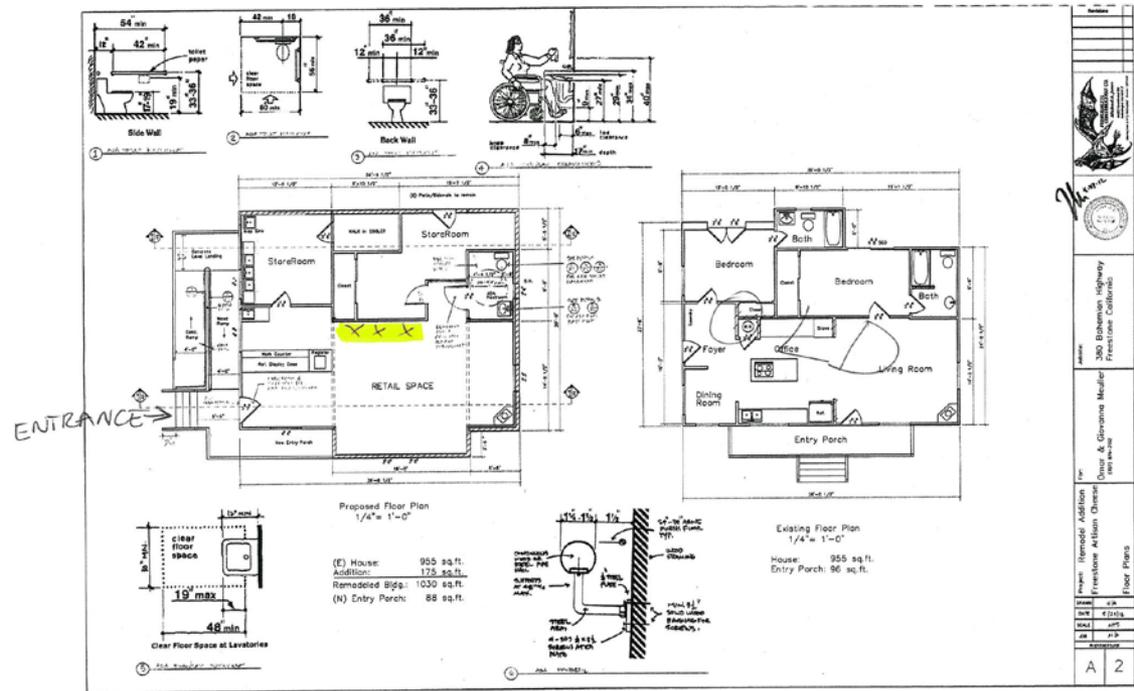
- No tasting**
- No on-site consumption of alcohol**
- No events**
- No change to existing structure**

# Floor Plan

Existing Retail  
Cheese shop

600 sq. foot  
retail sales area

Display area for  
alcohol  
approximately  
10 square feet



EXISTING =  
COOLERS  
LOCATION

SEE PHOTO

Project: Remodel Addition Location: 380 Bakersway Highway City: Fontana, California
Designer: David & Giovanna Mueller License No. 10000
Title: Floor Plans
Date: 10/1/10
Scale: 1/4" = 1'-0"
Sheet: 2 of 2
Project No.: 10000
Drawing No.: 10000
Revision: A
Page: 2

# 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**

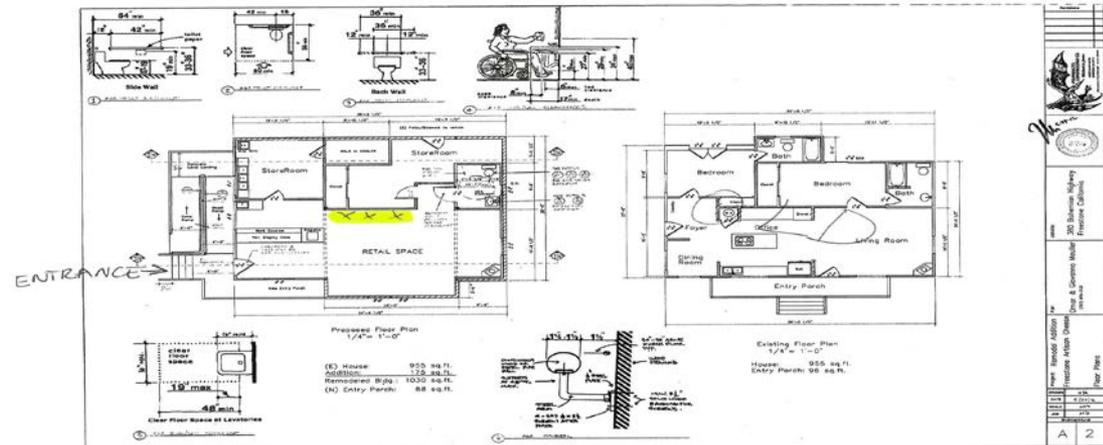
# Summary

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

No tasting

No events

## Deny appeal and uphold the Board of Zoning Adjustment's Decision



# Questions?

