



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: April 11, 2019
Meeting No.: 19-05

ROLL CALL

Greg Carr
Larry Reed
Paula Cook
Cameron Mauritson
Pam Davis, Chair

STAFF MEMBERS

Milan Nevajda
Brian Millar
Crystal Acker
Arielle Kohn, Secretary
Jennifer Klein, Deputy County Counsel

BOARD OF ZONING ADJUSTMENTS REGULAR CALENDAR

Item No.: 1
Time: 1:20 PM
File: UPE17-0053
Applicant: Starr Holdings, LLC
Owner: Same as Applicant
Cont. from: February 14, 2019
Staff: Brian Millar
Env. Doc: Mitigated Negative Declaration

Proposal: Request for a (1) four-year phased Use Permit for a winery with a maximum annual production of 40,000 cases, public tours and four tasting rooms, and includes a total of 20 event days, and (2) the use of an existing vacation rental in association with on-site event activities. Phase I (1-2 years) includes conversion of an existing 10,836 square foot barn to a barrel storage building with two tasting rooms (one containing a 640 square foot reserve tasting room, and an 1,140 square foot public tasting room located in the barrel storage area); barrel storage room, offices, conference room, commercial kitchen and related areas, along with construction of a 2,500 square foot agricultural storage building. The 20 event days per year would consist of 8 agricultural promotional events, 4 industry wide events, and 8 private events featuring Bricoleur Vineyards' wine and other agricultural products, with event days varying in size from 100 to 200 guests. Phase I also includes use of an existing vacation rental unit with events. Phase II (1-4 years) includes demolition of an existing riding arena to allow the construction of a new 22,880 square foot two-story winery production

building containing two tasting rooms (a 715 square foot public tasting room and a 378 square foot private tasting room for wine club members), offices, restrooms, wine production areas and storage, wine education and tour area (related to proposed tours of the production facilities, vineyards and olive orchards to project site visitors). The 1,140 square foot wine tasting room in Phase I would close and be used for barrel storage once the new winery building at Phase II is completed. Total building area devoted to winery use would be approximately 33,716 square feet.

Location: 7390 Starr Road, Windsor

APN: 066-220-019

District: 4

Zoning: Diverse Agriculture (DA) B6 40 acre density, with combining zones of Floodway District (F1); Floodplain District (F2); Riparian Corridor District (RC) 50/50; Riparian Corridor District (RC) 100/50; Valley Oak Habitat (VOH); Scenic Resource (SR)

Action: **Commissioner Mauritson** motioned to approve the project as recommended with modified conditions. Seconded by **Commissioner Reed** and passed with a 3-2-0 vote.

Appeal Deadline: 10 calendar days

Resolution No.: 19-008

Vote:

Commissioner Carr No

Commissioner Reed Aye

Commissioner Cook Aye

Commissioner Mauritson Aye

Commissioner Davis No

Ayes: 3

Noes: 2

Absent: 0

Abstain: 0

Item No.: 2

Time: 2:20 PM

File: UPC17-0020

Applicant: Petaluma Hills Farm, LLC, Samuel Magruder

Owner: Sonoma Hills Farm

Cont. from: N/A

Staff: Crystal Acker

Env. Doc: Proposed Mitigated Negative Declaration

Proposal: Request for a Use Permit for a commercial cannabis operation, including 8,096 square feet of mixed light cultivation, 2,880 square feet of indoor cultivation, and 28,560 square feet of outdoor cultivation, for a total proposed cultivation canopy area of 39, 536 square feet (less than 1 acre/43,560 square feet). Accessory operations requested include 4,080 square feet of indoor propagation (less than 25% of cultivation canopy area), and processing of site-grown cannabis, consisting of trimming, drying, curing, weighing, and packaging. Project operations are proposed in new and repurposed structures in the same portion of the 37.02-acre parcel where farm development currently exists.

Location: 334 Purvine Road, Petaluma

APN: 022-230-020

District: 2

Zoning: Land Extensive Agriculture 100-acre density (LEA B6 100), Accessory Dwelling Unit Exclusion (Z)

Action: **Commissioner Reed** motioned to approve the project as recommended with modified conditions. Seconded by **Commissioner Cook** and passed with a 5-0-0 vote.

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Appeal Deadline: 10 calendar days

Resolution No.: 19-009

Vote:

Commissioner Carr	Aye
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Commissioner Reed	Aye
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Commissioner Cook	Aye
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Commissioner Mauritson	Aye
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Commissioner Davis	Aye
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Ayes:	5
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Noes:	0
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Absent:	0
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Abstain:	0
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