



J. Kapolchok
+ Associates

Land Use Planning
Urban Design

PROPOSAL STATEMENT
Zoning Permit – Farm Family Dwelling
WKM Properties LLC, et al
June, 2020

Applicant: WKM Properties LLC, et al
P.O. Box 363
Healdsburg, CA 95448

Agent: J. Kapolchok & Associates
843 Second Street
Santa Rosa, CA 95404

Engineer: Kelder Engineering, Inc.
Consulting Civil Engineers
132 S. Cloverdale Blvd.

Property Location: 18875 Hassett Lane
Geyserville, CA 95441

APN: 091-010-001

Zoning: LIA B6 20Z/F2 RC 50/25 SRVOH

Proposal: Request for a Zoning Permit to designate an existing ±800 sf dwelling a farm family dwelling.

I. PROJECT DESCRIPTION

On April 28, 2020, the Board of Supervisors adopted a resolution approving a Lot Line Adjustment between two parcels subject to conditions of approval. Per conditions of approval for LLA 19-0003, the Board required the contracting parties to designate the existing ± 800 sf dwelling a farm family dwelling unit to remain in compliance with uniform rules.

II. ZONING PERMIT

Approved Lot Line Adjustment (LLA19-0003) reconfigured a 77.69-acre parcel located at 18875 Hassett Lane into two separate parcels Lot A 13.11 acres and Lot B 64.58 acres. The requested Zoning Permit is to designate the existing ± 800 ft. dwelling unit on Lot A as a farm family dwelling. The newly created Parcel, Lot A is zoned LIA (Land Intensive Agriculture) B6 20Z/F2 RC 50/25 SRVOH. In order to maintain compliance with the LIA zoning density which allows one (1) primary residence and one (1) farm family dwelling unit per lot provided a Williamson Act Contract is in effect, the ±800 sf dwelling unit must be designated as a farm family dwelling unit.

Located on newly configured Lot A is a primary residence, a ±800 sf residential dwelling, 3 barns and 8.87 acres of vineyard. The parcel is currently under Land Conservation Act Contract (1-307-72). A new Prime (Type 1) Land Conservation Contract for Lot A was applied for on June 4, 2020. The farm family dwelling unit is incidental to the existing ± 3,810 sf primary residence and will be occupied by member(s) of the farm operator's family.