



Sonoma County Board of Zoning Adjustments A G E N D A

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: **July 23, 2009**
Meeting No.: **09-008**

ROLL CALL

Commissioners

Don Bennett
Paula Cook
Dennis Murphy (Item #2)
Lisa Schaffner (Items #1 and #3)
Pamela Davis
Bob Williams, Chair

Staff Members

Jennifer Barrett
Jim Maertz
Traci Tesconi
Dave Hardy
Francine Archer
David Hurst, Chief Deputy County Counsel

Disabled Accommodation: If you have a disability which requires an accommodation, an alternate format, or requires another person to assist you while attending this meeting, please contact Francine Archer at (707) 565-1930 as soon as possible to ensure arrangements for accommodation.

1:00 PM Be Courteous - Please turn off cell phones and pagers while the meeting is in session.

Call to order and Pledge of Allegiance

Approval of Minutes - N/A

Correspondence

Planning Agency Report

Public Appearances - The Board of Zoning Adjustments invites public participation regarding the affairs of the County. Any person desiring to speak on any matter which is not scheduled on this agenda may do so. Time limitations are at the discretion of the chair. It is recommended that you keep your comments under 5 minutes. Under State Law, matters presented during public appearances cannot be discussed or acted upon by the Board of Zoning Adjustments members.

Items scheduled on the agenda In order to expedite the meeting, it is requested that you fill out a speaker card before speaking.

The Commission also invites interested persons to submit written comments and presentation which will be entered into the permanent record. Written comments and presentations may be submitted prior to the meeting by mail addressed to: Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403. You may also hand-deliver comments and presentations to the above address. Materials related to an item on this Agenda submitted to the Board of Zoning Adjustments after distribution of the Agenda packet are available for public inspection at the above address. Office hours are Monday, Tuesday, Thursday and Friday 7:30 a.m. - 4:00 p.m. and Wednesday from 10:00 a.m. - 4:00 p.m.

REGULAR CALENDAR

Item No. 1 Time: 1:05 p.m. File: UPE08-0082
Applicant: Gloria Ferrer Champagne Caves Staff: Jim Maertz
Env. Doc.: Mitigated Negative Declaration
Proposal: Request for a Use Permit to increase the production capacity at an existing winery from 150,000 cases to 250,000 cases, increase the number of employees from 50 to 70, remodel the existing hospitality center and reduce the maximum number of event visitors from 150 to 120 at 8 of the permitted 64 special events.
Location: 23555 Highway 121, Sonoma
APN: 128-451-028 Sup. Dist: 1
Zoning: DA (Diverse Agriculture) B6 20 (acre density), SR (Scenic Resources), VOH (Valley Oak Habitat)
Action:
Appeal Deadline:
Resolution #:
Bennett: Cook: Schaffner: Davis: Williams:
Ayes: Noes: Absent: Abstain:

Item No. 2 Time: 1:20 p.m. File: UPE06-0073
Applicant: Steve Ledson Staff: Traci Tesconi
Env. Doc.: Mitigated Negative Declaration
Proposal: Request for a Use Permit and Design Review to replace an existing residence with a new 2,210 square foot tasting room open to the public seven days a week from 10:00 a.m. to 5:00 p.m to include retail sales. No special events, weddings, concerts, or agricultural processing are proposed.
Location: 1575 River Road, Santa Rosa
APN: 059-180-019 Sup. Dist: 4
Zoning: LIA (Land Intensive Agriculture), B6 40, SR (Scenic Resource)
(Continued from June 11, 2009)
Action:
Appeal Deadline:
Resolution #:
Bennett: Cook: Murphy: Davis: Williams:
Ayes: Noes: Absent: Abstain:

Item No. 3 Time: 1:35 p.m. File: PLP08-0011
Applicant: Olmsted and Associates Staff: Dave Hardy
Env. Doc.: Mitigated Negative Declaration
Proposal: Request for a Use Permit, Coastal Permit, and a Variance to exceed height limits for several buildings for the proposed expansion at the Sea Ranch Lodge to include 60 lodging units, reuse of original Post Office building (8,504 square feet) with retail and commercial uses, and a new 23,882 square foot administration building, restaurant and lounge, on a 52 acre parcel.
Location: 60 Sea Walk Drive, Sea Ranch
APN: 122-200-009 Sup. Dist: 5
Zoning: CT (Commercial Tourist), CC (Coastal Combining)
Action:
Appeal Deadline:
Resolution #:
Bennett: Cook: Schaffner: Davis: Williams:
Ayes: Noes: Absent: Abstain:
