



# Sonoma County Board of Zoning Adjustments ACTIONS

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

Date: **February 26, 2009**  
Meeting No.: **09-002**

## ROLL CALL

### Commissioners

Don Bennett  
Komron Shahhosseini  
Dennis Murphy  
Tom Lynch  
Bob Williams, Chair

### Staff

Jennifer Barrett  
Denise Peter  
Sigrid Swedenborg  
Jim Maertz  
David Hurst, Chief Deputy County Counsel  
Francine Archer, Secretary

**1:00 PM** Call the meeting to order

**Minutes Approved** - None

## REGULAR CALENDAR

<b>Item No. 1</b>	<b>Time:</b> 1:05 p.m.	<b>File:</b> PLP07-0096
<b>Applicant:</b> Roger Roessler		<b>Staff:</b> Denise Peter
<b>Env. Doc.:</b> Mitigated Negative Declaration		
<b>Proposal:</b> Request for a Use Permit and Design Review for new winery with a maximum annual production capacity of 50,000 cases (to be constructed in two phases) to include public tasting, tours, and retail sales.		
<b>Location:</b> 22097 Bonness Road, Sonoma		
<b>APN:</b> 142-071-015	<b>Supervisorial District:</b> 1	
<b>Zoning:</b> DA (Diverse Agriculture), B6 10 acre density, SR (Scenic Resources), VOH (Valley Oak Habitat)		
<b>Action:</b> <b>Approved as recommended with modified conditions and revised findings.</b>		
<b>Appeal Deadline:</b> 10 days		
<b>Resolution No:</b> 09-002		
<b>Vote:</b> 5 Ayes, 0 Noes, 0 Absent, 0 Abstain		
<b>Bennett:</b> S/Aye		
<b>Shahhosseini:</b> Aye		
<b>Murphy:</b> M/Aye		
<b>Lynch:</b> Aye		
<b>Williams:</b> Aye		

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**Item No. 2**    **Time:**    **1:20 p.m.**    **File:**    **PLP08-0087**  
**Applicant:**    **Pech Merle Winery**    **Staff:**    Sigrid Swedenborg  
Env. Doc.: Mitigated Negative Declaration  
Proposal: Request for a Use Permit for a winery with a maximum annual production capacity of 40,000 cases to include public tasting and 30 special events per year.  
Location: 4543 Dry Creek Road, Geyserville,  
APN: 090-210-024                      Supervisorial District: 4  
Zoning: LIA (Land Intensive Agriculture), B6-20 acre density, Z (Second Dwelling Unit Exclusion), SR (Scenic Resource), VOH (Valley Oak Habitat)

**Action:**    **Approved as recommended with modified conditions.**  
Appeal Deadline: 10 days  
Resolution No: 09-003

**Vote:**    5 Ayes, 0 Noes, 0 Absent, 0 Abstain

Bennett: S/Aye  
Shahhosseini: Aye  
Murphy: M/Aye  
Lynch: Aye  
Williams: Aye

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**Item No. 3**    **Time:**    **1:30 p.m.**    **File:**    **UPE08-0059**  
**Applicant:**    **AT&T**    **Staff:**    Jim Maertz  
Env. Doc.: Categorical Exemption  
Proposal: Request for a Use Permit for a new 30-foot high intermediate telecommunications facility consisting of a monopole with six panel antennas and four equipment cabinets.  
Location: 555 Crest Way, Agua Caliente,  
APN: 056-341-010                      Supervisorial District: 1  
Zoning: RR (Rural Residential), B6 5 acre density

**Action:**    **Approved as recommended with modified conditions.**  
Appeal Deadline: 10 days  
Resolution No: 09-004

**Vote:**    5 Ayes, 0 Noes, 0 Absent, 0 Abstain

Bennett: Aye  
Shahhosseini: Aye  
Murphy: S/Aye  
Lynch: Aye  
Williams: M/Aye

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