



Sonoma County Board of Zoning Adjustments AGENDA

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

Date: **March 12, 2009**
Meeting No.: **09-003**

ROLL CALL

Commissioners

Don Bennett
Paula Cook
Dennis Murphy
Tom Lynch
Bob Williams, Chair

Staff

Jennifer Barrett, Deputy Director
Denise Peter
Francine Archer, Secretary
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 Sue Dahl at (707) 565-1947, 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 Planning Commission 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

If you wish to speak on an item under discussion by the Board of Zoning Adjustments which appears on this agenda, you may do so upon receiving recognition from the Chairperson. State your name and address for the record before making your presentation. All hearings are taped. Time limitations on public testimony may be imposed at the discretion of the Chairperson.

Item No. 1	Time: 1:05 p.m.	File: UPE05-0016
	Applicant: Viansa Winery	Staff: Denise Peter
	Env. Doc.: Mitigated Negative Declaration	
	Proposal: New Use Permit and Design Review for an 18,000 square foot, 40,000 case per year winery with 450 square foot caretaker apartment; a separate 2,300 square foot, 5,000 case per year winery integrated with a 5,100 square foot additional tasting room/hospitality area; a 1,365 square foot package sewer treatment plant; continuation of previously approved 150 annual special events (including dinners, banquets, weddings, corporate gatherings, and music concerts) per year with a maximum of 220 people; and allow for on-site cooking and sales of foods and retail items to promote local agricultural products.	
	Location: 25200 Arnold Dr., Sonoma	
	APN: 128-491-059	Supervisorial District: 1
	Zoning: LEA (Land Extensive Agriculture), B6 100 acre density, Z (Second Dwelling Unit Exclusion), F2 (Secondary Flood Plain), SR (Scenic Resource), BR (Biotic Resource), HD (Historic District)	
