



J. Kapolchok
+ Associates

Land Use Planning
Urban Design

Appeal of the Board of Zoning Adjustments Action
Hop Kiln Winery

On April 2, 2015, the Board of Zoning Adjustment (BZA) approved the Use Permit request for the expansion of Hop Kiln Winery (PLP13-0011) with conditions. Although we realize the appeal hearing before the Board of Supervisors is a de novo hearing, we wish to thank the Board of Zoning Adjustments for their approval of:

- The requested 9,200 case increase in production,
- The general site layout, and
- Storage of case goods in the existing barn, which has been part of the bonded winery since 1981.

However, we must appeal the following:

- Restricting the number of agricultural promotional events to 4 (four) per year with a size limit of 100 persons.
- Prohibiting the use of all outdoor areas after 5pm.
- Requiring that the wine production building be fully enclosed.

Events:

1. The Hop Kiln Winery is an existing 20,800 case winery, with a history of events since opening day in 1976. Documentation of these events was presented to the BZA. The types of historic events ranged from participation in industry-wide events to weddings. Members of the public stated that they have attended many events at the Hop Kiln under the former owner, Marty Griffin. Mr. Griffin represented to the current owners that events were allowed.
2. Restricting the number of events to four (4) was not based on any evidence of potential environmental impact.
3. In response to the Westside Advisory Group, the applicant reduced the number and intensity of events and offered a scheduling system, which prevents the occurrence of an over-concentration of events at the Hop Kiln winery.
4. Staff had recommended 16 events based on their analysis of potential impact and what has been permitted in the area. Although less than applied for, the applicant accepted staff's recommendation.
5. Agricultural promotional events are consistent with and supported by numerous policies in the Land Use and Agricultural Resources elements of the General Plan.
6. Agricultural promotional events are critical to the industry. As stated by Commissioner Bennett: "The purpose of the wine industry is business. . . The wine industry events and wine clubs are keeping the wine industry going and keeping them prosperous."

843 Second Street
Santa Rosa, CA 95404
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FAX: 707.526.8985

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Outdoor Areas - Events:

A very detailed and comprehensive noise analysis was performed. The analysis concluded that with the installation of a 6 ft. sound fence along a portion of the southern property line, the noise criteria of Table NE-2 of the General Plan would be met. The applicant offered to restrict the use of the two front lawn areas during the evening hours out of respect for the adjoining neighbor, Rochioli Winery. Restricting the use of all outdoor areas did not appear to be based on policy, precedent or in order to reduce a potential impact.

Building Design

A portion of the Hop Kiln Winery is within a Historic District. Building within a Historic District is subject to approval of the Landmarks Commission. The winery building is also subject to review by the county's Design Review Board. Appropriately, the BZA does have jurisdiction over site layout. The BZA did not have an issue with the site layout. Enclosing of the building was partially in response to a potential noise issue. However, alternative noise mitigations are available. The Landmarks Commission supported the openness of the building. The design of the building should be the purview of the county Design Review Board and the Landmarks Commission.

Planning Commission/Board of Zoning Adjustments Appeal Form

PJR-021

To: Board of Supervisors
County of Sonoma, State of California

File # PLP13-0011

Appeal is hereby made by: Jean Kapolchok, for Westside Grapes, LLC

Please Print

Mailing Address: 843 Second Street, Santa Rosa, CA

Phone: (707)526-8939

Email: jkapolchok@sbcglobal.net

The Sonoma County Planning Commission (Board of Zoning Adjustments) (circle one) on

April 2, 20 15, (approved) denied (circle one) a request by

Westside Grapes, LLC

for Winery Expansion

located at 6050 Westside Road, Healdsburg, CA

APN 110-160-016, 011 and 006 Zoned LIA B6 60 BR F1 & F2 Supervisorial District 4

This appeal is made pursuant to Sonoma County Code Chapter 26 Section 26-92-160 for the following specific reasons:

See Attached

Date: 4/9/2015

Appellant: *Jean Kapolchok*

Signature

Appeal Fee: See current PRMD Project Review Fee Schedule

☒ DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

This appeal was filed with the Permit and Resource Management Department on the 9th day
of April, 20 15, receipt of which is hereby acknowledged.

Scott J. Hunsperger
PRMD Staff

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

Application Fees / Invoice for: PLP13-0011

Project Address: 6050 WESTSIDE RD HEA

Cross Street: SWEETWATER SPRINGS RD

APN: 110-160-016

Description: USE PERMIT

Printed: Thursday, April 09, 2015

Initialized by: SHUNSPER

Activity Type: C-CPP 1201

PCAS #: JP130011

Owner: WESTSIDE GRAPES LLC
6050 WESTSIDE RD
HEALDSBURG CA
95448
707 433 6491

Applicant: WESTSIDE GRAPES LLC
6050 WESTSIDE RD
HEALDSBURG CA
95448
707 433 6491

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
121	FIRE RESD'L REVIEW	20020200-45301	346.00	346.00	.00
140	TECH ENHANCEMENT FEE	26010104-46040	48.00	48.00	.00
337	EH REV 335/36 ALL OTHR	26010113-45181	1,597.00	1,597.00	.00
710	DRN REV - REF FROM PLNG	26010111-45061	505.00	505.00	.00
730	NPDES PLANNING REF	26010112-45061	786.00	786.00	.00
1011	APPEAL (ALL OTHERS)	26010121-45061	1,079.00	.00	.00
1032	DR ADMIN RES >4000 SQ FT	26010121-45061	1,787.00	1,787.00	.00
1055	ENV REV NO SPEC STUDIES	26010122-45068	2,889.00	2,889.00	.00
1131	USE PERMIT LEVEL II	26010121-45063	7,026.00	7,026.00	.00
3805	DTPW - PROJ REF AT CST	26010111-45061	650.00	650.00	.00

\$16,713.00 \$15,634.00

Total Fees: \$16,713.00

Total Paid: \$15,634.00

Balance Due: \$1,079.00

Refunds will not be authorized unless circumstances
comply with established PRMD refund policy provisions.

When validated below, this is your receipt.

