



26010101
SONOMA COUNTY
PERMIT AND RESOURCE MANAGEMENT
2550 Ventura Avenue, Santa Rosa, CA 95403-2829

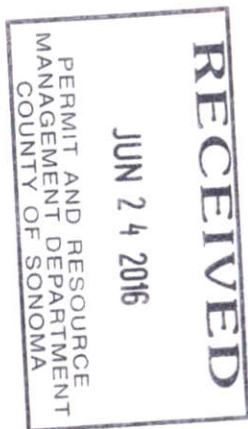


U.S. POSTAGE **PITNEY BOWES**



ZIP 95401 **\$ 000.37³**
02 1W
0001389866 JUN 14 2016

RETURN SERVICE REQUESTED



050-172-012
LOCHNER ELLEN TR
110 GREENE ST
KENWOOD CA 95452-

NMR

NIXIE 957 SE 1 0206/21/16

RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD

BC: 95403282999 *0240-02753-14-43

95403282999

NOTICE OF WAIVER OF A PUBLIC HEARING FOR A USE PERMIT

WHO: Elizabeth Spann has applied for a Use Permit to allow modification to conditions of a previously-approved use permit for a tasting room located in the Kenwood Market Place. **PRMD File No. UPE16-0031.**

WHAT: The proposed project is a request for a Use Permit to allow modification to conditions of a previously-approved use permit (UPE08-0086) for a tasting room located in the Kenwood Market Place to allow 1) charge for wine tasting, 2) extend hours of operation to 7 days per week, 11 a.m. to 6 p.m., and 3) permit outdoor seating in an existing courtyard area, on a 2.32-acre parcel located at 8910 Highway 12, Kenwood, APN 050-162-031. Supervisorial District 1.

Zoning on the parcel is LC (Limited Commercial), SR (Scenic Resource) Combining Zone.

**WHERE &
WHEN:**

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-92-040(d) of the Sonoma County Zoning Ordinance. The Use Permit is being granted because the department has determined the project will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

It is the determination of the department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301, involving use of existing facilities and no or negligible expansion of use.

The Use Permit will be issued without a public hearing on June 24, 2016, unless a written objection is received by the Director prior to that date. If a written objection is received, a public hearing will be scheduled and a notice of the hearing will be issued.

ADDITIONAL

INFORMATION: Details of the project are available at the Permit and Resource Management Department. Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

HOW TO

GET INVOLVED: If you have any questions or concerns regarding the proposed project please contact Brian Millar, Contract Planner, at (530) 902-9218 or via email at brian@landlogistics.com. In addition, you may contact the project applicant (Elizabeth Spann / 707-849-8896 / BetsySpann@spannvineyards.com).

DATE: June 13, 2016

**First Class Mail
ComBasPrice**



U.S. POSTAGE
PITNEY BOWES
ZIP 95401 \$000.092
02 1W
0001389748 JUN 14 2016

FILE: UPE160031
Elizabeth Spann
Applicant
8910 Highway 12
Kenwood
Address

AFFIDAVIT OF NOTICING

I, _____, posted three copies of the attached poster at the following
(Name of responsible person)
locations on or near the subject property: (description of location)

_____ on _____
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Date) (Signature)

I, McCall Miller, mailed the attached notice to:

- the County Clerk's Office on 6/13/16
- the newspaper on —
- to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on 6/13/16

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

6/13/16 _____
(Date) (Signature) McCall Miller

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DATE: June 13, 2016

<http://sc-gis/SoCoMap/PRMD/>
 PRMD Intranet Sonoma County - SoCoMa...

File Edit View Favorites Tools Help
 SoCo Cloud - PRMD SoCo Cloud - Public GovDelivery SoCo Maps BOS Internet BOS Intranet Intranet Sonoma - Internet TimeSaver Web Slice Gallery Suggested Sites

SoCo Map *Sonoma County Geographic Information Systems*
 Mapping our future

Permit and Resource Management
 Welcome SoCoMap PRMD User

Searches Print Map Resources

Results
 Records returned (46)
Parcels
 Select all Unselect all Zoom to all Clear
 Selected Parcel Number Adj

<input type="checkbox"/>	050-161-018	N
<input type="checkbox"/>	050-162-027	N

Map Contents
 Property
 Special Addresses (SPAD)
 Place Names
 Parcel Centroids
 PRMD Permits
 Parcels
 Buildings
 Public Lands
 Special Assessment District
 Reference
 Hospitals
 Schools
 Airport Runways
 Transportation

Report
Buffer
 Buffer Distance: Select Parcels Buffer Clear Buffer

Export Template:

[Click Here for the Buffer Map](#)
[Click Here for the CSV File](#)

6406945.216, 1913155.187

100%
 10:47 AM
 06/13/2016

050-174-001
ALTOS SONOMA CORPORATION
26000 NEW BRIDGE DR
LOS ALTOS HILLS CA 94022-2631

050-273-018
BELLA MANUEL C ET AL
PO BOX 831
KENWOOD CA 95452-0831

050-275-051
BELMONTE VITTORIO TR & BELMONTE MARIA G T
PO BOX 155
KENWOOD CA 95452-0155

050-162-030
BOXERMAN KEITH & MARSHA TR
PO BOX 717
KENWOOD CA 95452-0717

051-160-017
CABRILLO GREEN ACRES PROPERTIES LLC
PO BOX 6291
SAN DIEGO CA 92166-

050-174-009
CLAWSON MATTHEW T TR & CLAWSON LISA A TR
PO BOX 115
KENWOOD CA 95452-

050-174-011
CUPPLES DIANE M & KENNETH B
PO BOX 1358
KENWOOD CA 95452-1358

050-174-002
DAVIS BARBARA L TR
PO BOX 335
KENWOOD CA 95452-0335

050-162-031
DELORENZI ALFRED TR & DELORENZI BETTY LEE
2826 ARGUELLO DR
BURLINGAME CA 94010-

050-273-015
DELORENZI ALFRED TR & DELORENZI BETTY LEE
2826 ARGUELLO DR
BURLINGAME CA 94010-

050-161-019
EUBANK BRADLEY E TR & EUBANK JANETTE B TR
PO BOX 622
KENWOOD CA 95452-

050-174-004
FOX-PASCOE MEL J
4710 BENNETT VALLEY RD
SANTA ROSA CA 95404-

050-161-017
FRANKE WILLIAM R & BARBARA J TR
PO BOX 722
KENWOOD CA 95452-0722

050-174-007
GULSON BENJAMIN ET AL
PO BOX 37
KENWOOD CA 95452-

050-275-015
HALL KARLENE TR
PO BOX 817
KENWOOD CA 95452-0817

050-161-033
HILL RALPH A C II TR
1163 ADOBE CANYON RD
KENWOOD CA 95452-

050-175-016
HUTCHINSON SHANNON WOODS TR & HUTCHINSON
PO BOX 147
KENWOOD CA 95452-

050-162-027
KAZEMINI ALI TR & MOLLAI FERDOUS TR
1080 GRAVENSTEIN AVE
SEBASTOPOL CA 95472-4529

050-275-049
KENWOOD FIRE PROTECTION DIST
PO BOX 249
KENWOOD CA 95452-0249

050-175-015
KOMAS DAVID M & KOMAR OLGA
PO BOX 1129
KENWOOD CA 95452-

050-172-012
LOCHNER ELLEN TR
110 GREENE ST
KENWOOD CA 95452-

050-175-013
MCCARTHY ROBERT G TR
PO BOX 513
KENWOOD CA 95452-0513

050-172-013
MILLER ZACK S
PO BOX 522
KENWOOD CA 95452-

050-174-005
POWERS HELEN TR
6216 LOCKWOOD DR
WINDSOR CA 95492-9104

050-273-012
SIMPSON PAUL COOPER JR TR
1000 PACHECO ST
SAN FRANCISCO CA 94116-

051-160-018
ST PATRICKS EPISCOPAL CHURCH
PO BOX 247
KENWOOD CA 95452-0247

050-174-003
STRICKLAND WILLIAM M TR & ANNETTE TR
PO BOX 148
KENWOOD CA 95452-0148

050-174-006
THOMAS KRISTIN T TR
775 ISTVAN RD
SONOMA CA 95476-

051-160-016
UHL MICHAEL E & ASANTE ERIKA M
2871 BRISTOL RD
KENWOOD CA 95452-

050-275-014
WESTERN CALIF TELEPHONE CO
PO BOX 152206
IRVING TX 75015-2206

050-161-009
MANDIGO VINEYARDS LLC
1600 BOB WHITE DR
LAWRENCE KS 66047-9304

050-275-052
MCHENRY SAMUEL K TR & MCHENRY MARION L TR
PO BOX 193
KENWOOD CA 95452-0193

050-174-010
POLA SARAH M TR ET AL
PO BOX 282
KENWOOD CA 95452-0282

050-161-020
SENVARDARLI OKTAY
8960 SONOMA HWY
KENWOOD CA 95452-9000

050-273-013
SIMPSON PAUL COOPER JR TR
1000 PACHECO ST
SAN FRANCISCO CA 94116-

050-161-018
STATE OF CALIFORNIA
CAPITOL BLDG
SACRAMENTO CA 95814-

050-172-014
THERRIEN SERGE A & SANDRA M ABRANTES
PO BOX 1098
KENWOOD CA 95452-1098

050-175-014
TIPTON JOHN FLOYD & ARCHIE ALINE TR
PO BOX 118
KENWOOD CA 95452-0118

051-160-026
VAN LOBEN SELS CONSTANCE LIFE EST
PO BOX 398
KENWOOD CA 95452-0398

050-174-008
WHITE SUSAN W TR
6670 LOWER RIDGE RD
SANTA ROSA CA 95404-

050-273-019
WILLIAMS MARIAN
PO BOX 808
KENWOOD CA 95452-0808

ELIZABETH SPANN
PO BOX 1760
BODEGA BAY, CA 94923

050-162-045
WINTER MORDECHAI TR & BARBARA FISCHER TR
49 PENINSULA RD
BELVEDERE CA 94920-

DELORENZI TRUST
ATTN: DEBBIE MCKEEVER
PO BOX 1461
BURLINGAME CA 94010-

UPE16-0031

PCAS JR614100

APPLICANT

ELIZABETH SPANN

PO BOX 1760

BODEGA BAY, CA 94923

BETSYSPANN@SPANNVINEYARDS.COM



OWNER

DELORENZI TRUST

ATTN: DEBBIE MCKEEVER

PO BOX 1461

BURLINGAME, CA 94010

DEBBIEMCKEEVER@ROCKETMAIL.COM



INTERESTED PARTIES

SONOMA MOAG ✓

KENWOOD COMMUNITY CLUB *bademail*

KENWOOD/PENNGROVE WATER DISTRICT ✓

OAKMONT VILLAGE ASSOCIATION ✓

TRIBAL CONSULTATION

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DATE: June 13, 2016

This notice was posted on 6-14-16
and will remain posted for a period of thirty days
through 7-15-16

WILLIAM F. ROUSSEAU, Co. Clerk

BY: 
DEPUTY CLERK *DS*

FILE: UPE160031
Elizabeth Spann
Applicant
8910 Highway 12
Kenwood
Address

AFFIDAVIT OF NOTICING

I, Brian Miller, posted three copies of the attached poster at the following
(Name of responsible person)

locations on or near the subject property: (description of location)

1) @ project site (store window); 2) in
Kenwood Press window & 3) on
bulletin board in Kenwood Mkt Place - 01/13/16.
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

01/13/16
(Date)

Miller
(Signature)

I, McCall Miller, mailed the attached notice to:

- _____ the County Clerk's Office on _____.
- _____ the newspaper on _____.
- _____ to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on _____.

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(Date)

(Signature)

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