

**Dry Creek Valley Citizens Advisory Council**  
**Zoom Meeting Minutes**  
**June 15, 2023**  
**Meeting held in person and online**

**Call to Order**

The meeting of the Dry Creek Valley Citizens Advisory Council was called to order at 6:18 pm.

**Introduction of Councilmembers and**

**Roll Call**

Present Councilmembers: Steve Sommers, Alex Harris, David Majerus, and David Ramey. Nancy Bevill was not present.

**Introduction of Councilmembers**

Each of the Councilmembers present introduced themselves and gave some background information.

**Swearing in of Councilmembers**

Jen Mendoza, from Supervisory Gore's office, handled the swearing in of councilmembers.

**Approval of Minutes**

On a motion by Councilmember Steve Sommers and a second by Alex Harris, the motion to approve the Minutes from the 11-18-2021 Meeting were approved on a voice vote (4-0).

**Public Comments on Non-Agenda Items –**

Christian Kallen, from the newspaper, commented online that he was unable to attend in person.

**Correspondence:** None

**Councilmember Announcements and Disclosures:**

David Majerus commented that he has driven by both properties numerous times.

**Referrals from Sonoma County PRMD**

**File Number:** LLA23-0010

**Applicant Name:** ST Hospitality Group LLC, c/o John Schafer

**Owner Name:** 2836 Dry Creek Road LLC

**Site Address:** 2836 Dry Creek Rd., Healdsburg

**APN:** 091-160-022

Project Description: Lot Line Adjustment between three ACC parcels (see ENP21-0005) of 7.20 acres 1.27 acres, and 16.28 acres in size, resulting in two parcels of 20.01 acres and 4.74 acres in size.

John Schaffer and Doug Hillerman, Axia Architecture presented this referral. Doug discussed the map that showed former railroad property. They are seeking one 20+ acre parcel to meet the minimum conforming size, and the remaining 7 acres as a separate property. Total acreage is 24 and a bit. Prescribed easement for the back parcel. Zoning is not changing for these parcels. The farming parcel will become the conforming 20 acre parcel. Plans for house 2 or 3 bedrooms (former owner had this approved).

David Majerus made a motion to approve David Ramey 2nd. Approved 4-0 on a voice vote.

**File Number:** ZCE22-0014

**Applicant Name:** Peter Vitalin

**Owner Name:** Thomas R. Morse III and Kristin Moore

**Site Address:** 1524 Dry Creek Rd., Healdsburg

**APN:** 089-040-001

**Project Description:** Zone Change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District on a 6.22-acre parcel to allow for a future Accessory Dwelling Unit. The subject property is developed with residence, barn, and vineyard.

Ken Munson presented this referral. This parcel is owned by a family that would like to build an ADU, as the parents and kids are all living together in one house currently. David Majerus asked about the Z overlay. It was explained that Dry Creek Valley was placed under a blanket zoning that allowed no ADUs. The zone overlay started to get dropped off about 5 years ago. A few properties did not have the designation. Flood plain and setbacks may have had some bearing on this. The current owners of this property have been here for 15 years.

On a motion by Steve Sommers and a second by Alex Harris, the council voted to approve the referral for removal of the Z overlay on this parcel on a voice vote (4-0).

#### **Election of Chair and Vice Chair**

After some discussion among councilmembers, it was decided to nominate David Majerus to serve as Chair, and Alex Harris to be Vice Chair. On a motion by David Ramey and a 2<sup>nd</sup> from Steve Sommers, the Chair and Vice Chair were approved as proposed. Voice vote (4-0).

#### **Council Discussion**

Secretary Sharon Pillsbury explained that some of the items that the Council normally discusses are items of significant interest on the County calendar, i.e.: discussion of the General Plan Update; Blue Book Update Approval by the Board of Supervisors; discussion of the Guidelines document, etc. Jen Mendoza added that many of the significant items have already been passed: the well ordinance, the Picasso ownership issue, and updated rules on ADUs. The General Plan Update is still in process.

Councilperson David Majerus proposed a discussion of large barns with non-ag use. Jen Mendoza suggested having a representative of Permit Sonoma address the entertainment and other permitting and enforcement issues at a future meeting.

#### **Agenda Items for Future Meetings**

Presentation from Permit Sonoma

#### **Adjournment**

There being no other Council business to discuss, the meeting was adjourned at 6:54 pm; on a motion by Councilmember David Ramey, seconded by Councilmember Alex Harris. The motion carried on a voice vote, (4-0).

Approved Date: \_\_\_\_\_

David Majerus, Council Chair:

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