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Sonoma County Planning Commission Actions

Permit Sonoma Hearing Room 2550 Ventura Avenue Santa Rosa, CA 95403 PlanningAgency@sonoma-county.org

August 21, 2025 Meeting No.: 25-07

Roll Call

Commissioner Freeman, District 1
Commissioner Gilardi, District 2
Commissioner Striplen, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Levan King Cranston, Planner III
Joshua Miranda, Supervising Planner
Cecily Condon, Deputy Director
Stacie Groll, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

Planning Commission Regular Calendar

Item No.: 1

Time: 1:05 PM
File: ZCE23-0008
Applicant: Jorge Torres

Owner: Sandra Velasco Jordan

Cont. from: N/A

Staff: Levan King Cranston **Env. Doc**: Categorical Exemption

Proposal: Zone Change to remove the Z Accessory Dwelling Unit Exclusion Combining

District on an 2.63 acre parcel bisected to allow for development of a future

Accessory Dwelling Unit.





Recommended

Action: Recommend the Planning Commission recommend the Board of Supervisors

adopt an ordinance to approve the zone change request to remove the Z (Accessory Dwelling Unit Exclusion) Combining District from the subject

property, and find the project exempt from CEQA.

Location: 9887 Eastside Rd., Healdsburg

APN: 066-300-063

District: Four

Zoning: LIA (Land Intensive Agriculture) B6 60 Z(Accessory Dwelling Unit Exclusion),

VOH (Valley Oak Habitat)

Action: Commissioner Striplen motioned to recommend the Board of Supervisors

adopt an ordinance to approve the zone change request to remove the Z (Accessory Dwelling Unit Exclusion) Combining District from the subject

property, and find the project exempt from CEQA. Seconded by **Commissioner Freeman** and approved with a 5-0-0-0 vote.

Appeal Deadline: Not Appealable

Resolution No.: 25-06

Vote:

Commissioner Freeman Yes
Commissioner Gilardi Yes
Commissioner Striplen Yes
Commissioner Koenigshofer Yes
Commissioner McCaffery Yes

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

Item No.: 2

Time: 1:21 PM **File**: ZCE23-0012

Applicant: Giavanna Gianfermi (Hogan Land Services)

Owner: Gerardo Fragoso

Cont. from: N/A

Staff: Levan King Cranston
Env. Doc: Categorical Exemption

Proposal: Zone Change to remove the Z Accessory Dwelling Unit Exclusion Combining

District on an 0.5 acre parcel to allow for future Accessory Dwelling Unit.

Recommended





Action: Recommend the Planning Commission recommend the Board of Supervisors

adopt an ordinance to approve the zone change request to remove the Z (Accessory Dwelling Unit Exclusion) Combining District from the subject

property, and find the project exempt from CEQA.

Location: 4008 Jobe Ln., Santa Rosa

APN: 035-072-026

District: Five

Zoning: RR(Rural Residential) B6 3 Z(Accessory Dwelling Unit Exclusion), VOH (Valley

Oak Habitat)

Action: Commissioner Koenigshofer motioned to recommend the Board of

Supervisors adopt an ordinance to approve the zone change request to remove the Z (Accessory Dwelling Unit Exclusion) Combining District from the subject property, and find the project exempt from CEQA. Seconded by

Commissioner Freeman and approved with a 5-0-0-0 vote.

Appeal Deadline: Not Appealable

Resolution No.: 25-07

Vote:

Commissioner Freeman Yes
Commissioner Gilardi Yes
Commissioner Striplen Yes
Commissioner Koenigshofer Yes
Commissioner McCaffery Yes

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

Item No.: 3

Time: 1:15 PM
File: CMO24-0003
Applicant: Rebekah Skopp

Owner: Gregory and Rebekah Skopp

Cont. from: N/A

Staff: Joshua Miranda

Env. Doc: Categorical Exemption

Proposal: Certificate of Modification to remove the building setback lines on Lot 42

(APN 058-331-042) as shown on "Noonan-Ranch - Phase II" in Book 415 of Maps, Pages 1-5, Sonoma County Records. on a 0.23-acre parcel located at

5063 Deerwood Drive, Santa Rosa 95403





Recommended

Action: Recommend that the Sonoma County Planning Commission find the project

exempt from the California Environmental Quality Act and approve the project subject to the revised Conditions of Approval as recommend by the

Project Review and Advisory Agency.

Location: 5063 Deerwood Drive, Santa Rosa

APN: 058-331-042

District: Four

Zoning: R1 156 DU MAX (Low Density Residential with 156 dwelling unit maximum),

and combining zones for VOH (Valley Oak Habitat)

Action: **Commissioner Koenigshofer** motioned to approve the project as

recommended by staff. Seconded by Commissioner Striplen and

approved with a 5-0-0-0 vote.

Appeal Deadline: 10 days Resolution No.: 25-08

Vote:

Commissioner Freeman Yes
Commissioner Gilardi Yes
Commissioner Striplen Yes
Commissioner Koenigshofer Yes
Commissioner McCaffery Yes

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0



