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Sonoma County Planning Agency and Planning Commission Actions

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

May 7, 2026
Meeting No.: 26-06

Roll Call

Commissioner Kapolchok, District 1
Commissioner Reed, District 2
Commissioner Striplen, District 3
Commissioner Marquez, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, Deputy Director – Planning
Scott Orr, Director of Permit Sonoma
Katrina Braehmer, Supervising Planner
Stacie Groll, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

Santa Rosa City Staff

Conor McKay, Project Planner
Amy Nicholson, Supervising Planner

Planning Commission Regular Calendar

Item No.: 1
Time: 1:00 PM
File: South Santa Rosa Specific Plan (SSRSP) Workshop
Applicant: County of Sonoma
Owner: Various
Cont. from: N/A
Staff: Katrina Braehmer, Scott Orr
Env. Doc: N/A

Proposal: The South Santa Rosa Specific Plan (SSRSP) is an effort led by the City of Santa Rosa in partnership with the County of Sonoma to prepare a plan to guide land use, development, and improvements in a 1,900-acre area of southern Santa Rosa. The SSRSP will develop a vision for the Plan Area, addressing land use, circulation and infrastructure, including development and public realm standards, community health and equity policies, capital improvements, and parks, coupled with necessary implementation actions and investment priorities.

Recommended

Action: This item is for informational purposes only and no formal action or decision is requested. Permit Sonoma recommends that the Planning Commission hold a public workshop and provide input on the land use and circulation alternatives for the South Santa Rosa Specific Plan.

Location: 1,900 acres of land located in south Santa Rosa, including 500 acres within city limits of Santa Rosa and 1,400 acres in unincorporated Sonoma County. The Specific Plan Area covers parts of the community around Santa Rosa Avenue within the City of Santa Rosa and the unincorporated county, as well as unincorporated areas on the east and west sides of Highway 101, including the Moorland and industrial neighborhoods. The unincorporated areas of the Plan Area are within the boundary of the South Santa Rosa Area Plan.

APN: Various

District: Three & Five

Zoning: Various

Item No.: 2

Time: 1:00 PM

File: UPE22-0039

Applicant: Sher Bell Boatman

Owner: Stevan Bell & Sher Bell Boatman

Cont. from: N/A

Staff: Jen Chard

Env. Doc: Addendum to a Negative Declaration

Proposal: Modifying an existing Use Permit approved under UPE11-0084 to incorporate tasting by appointment only and 8 annual agricultural promotional events with a maximum of 82 guests for 3 events and a maximum of 30 people for 5 events. An outdoor courtyard will serve as the tasting area by appointment only with a maximum of 30 guest Wednesday-Thursday and 60 guests Friday-Sunday persons per day between 10:00 m and 5:00pm by appt only, max guests per appt is 20. Agricultural promotional events would be scheduled any day of the week, between 10:00am and 9:30pm on a 5.7-acre site

Recommended

Action: Staff recommends that the Planning Commission adopt the addendum to the Negative Declaration and approve the request for a Use Permit Modification adding tasting and events.

Location: 3631 Mark West Station Rd., Windsor

APN: 066-230-033

District: Five

Zoning: Diverse Agriculture, 60-acre density with combining districts for Scenic Landscape Unit and Oak Woodland

Action: **Commissioner Marquez** motioned to adopt the mitigated declaration with the modification to the use permit with the modified conditions of approval. Seconded by **Commissioner Striplen** and moved with a 5-0-0-0 vote.

Appeal Deadline: 10 day

Resolution No.: 26-006

Vote:

Commissioner Kapolchok	Aye
Commissioner Reed	Aye
Commissioner Striplen	Aye
Commissioner Marquez	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0