

Resolution Number 26-001

County of Sonoma
Santa Rosa, California

January 15, 2026

ZCE24-0013

Levan King Cranston

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, FINDING THE PROJECT EXEMPT FROM CEQA, RECOMMENDING APPROVAL OF THE ZONE CHANGE TO THE BOARD OF SUPERVISORS AS REQUESTED BY JONATHAN FROMMER AND JESSICA NALL, FOR PROPERTY LOCATED AT 711 LYTTON STATION ROAD, GEYSERVILLE CA 95441; APN 091-081-065

WHEREAS, the applicant, Jonathan Frommer and Jessica Nall, filed an application with Permit Sonoma to rezone 5.09 acres from the RR B6 5 Z F2 zoning district to the RR B6 5 F2 zoning district; on property located at 711 Lytton Station Road, Geyserville, CA; APN 091-081-065; Supervisorial District No. 4; and

WHEREAS, the Permit and Resource Management Department (PRMD) determined that the Project was exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the state CEQA Guidelines; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on January 15th, 2026, at which time all interested persons were given an opportunity to be heard; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. General Plan Housing Element Policy HE-3a intends to eliminate unnecessary regulatory constraints to the production of affordable housing. The removal of the Z combining district on the subject property aligns with this General Plan policy by allowing housing opportunities, including the construction of an accessory dwelling unit. Removal of the Z (Accessory Dwelling Unit Exclusion) Combining District is consistent with the RR (Rural Residential) land use designation and would not significantly alter any of the potential uses that are currently allowed on this site.
2. General Plan Housing Element Policy HE-6e intends to provide opportunities throughout the county for all household income cohorts while avoiding or mitigating displacement of existing residents. The removal of the Z combining district on the subject property aligns with this General Plan policy by allowing the use of an Accessory Dwelling Unit, a housing option, small in size (maximum 1,200 square feet), which can support a range of household income cohorts.
3. The removal of the Z (Accessory Dwelling Unit Exclusion Zone) Combining District is consistent with the Zoning Ordinance:

- a. Removal of the Z combining district would allow for an accessory dwelling unit on the parcel. Accessory dwelling units are allowed in the RR Zoning District (Sec. 26-08-030, Allowed land uses). The parcel meets the Zoning Ordinance requirements for an accessory dwelling unit. Section 26-88-060 of the Zoning Ordinance allows an accessory dwelling unit in zoning districts that allow single-family dwellings. The subject parcel meets this standard.
 - b. The parcel has sufficient water supply. The parcel is located in a Class 1 groundwater Availability Area, which indicates a major natural recharge area.
 - c. Adequate wastewater disposal will be available. The parcel has an existing onsite septic system and sufficient space for septic expansion if needed.
 - d. The parcel is not located in an area with existing traffic hazards, and the addition of an accessory dwelling unit to this site would not increase the burden on streets, roads, or highways in the area as they are all operating acceptably, and are not projected to become impacted in the foreseeable future.
 - e. The parcel is not located within a Fire Hazard Severity Zone. The addition of an ADU is not anticipated to substantially increase fire risk as much of the property consists of flat topography, with approximately 3.4 acres planted in agriculture, with an existing 1,340-square-foot single-family dwelling located near the front of the property. A future ADU building permit will be required to comply with Fire Safe Standards for new development and defensible space.
4. The project is exempt from CEQA pursuant to:
- a. CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations, because 1) the project does not change the underlying land use of rural residential or the density of primary dwelling units permitted, 2) the site has an average slope of less than 20%, and 3) no exceptions to the exemption under CEQA guidelines Section 15300.2 apply.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors find the Project to be exempt from CEQA and approve the requested Zone Change.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner Reed, who moved its adoption, seconded by Commissioner Bahning, and adopted on roll call by the following vote:

Commissioner Kapolchok	Absent
Commissioner Reed	Aye
Commissioner Bahning	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 4 Noes: 0 Absent: 1 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and
SO ORDERED.