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Sonoma County Board of Zoning Adjustments Actions

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

September 25, 2025
Meeting No.: 25-15

Roll Call

Commissioner Kapolchok, District 1
Commissioner Reed, District 2
Absent, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, Deputy Director of Planning
Adam Sharron, Project Planner
Katerina Mahdavi, Project Planner
Jacob Sedgley, Project Planner
Tasha Levitt, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:00 PM
File: UPE22-0015
Applicant: Teri Swallow
Owner: Swallow Charles Sanford & Terry Irene Tr
Cont. from: October 26, 2023
Staff: Adam Sharron
Env. Doc: Permit Sonoma has determined that the project is categorically exempt from the provisions of the California Environmental Quality Act under pursuant to



the Provisions of Title 14 of the California Administrative Code, Section 15303 (New Construction or Conversion of Small Structures), which provides for the construction of small accessory structures such as fences. No exceptions under Section 15300.2 apply.

Proposal: A request for a Use Permit to legalize a 6-foot tall solid-wood fence constructed within setbacks, including the Street Side Property Line (20'), Side Street Centerline (45'), and Front Street Centerline (45') setbacks on a 1.24-acre parcel located at 1300 Gail Lane, Sebastopol.

Recommended

Action: Staff recommends that the BZA approve Use Permit UPE22-0015.

Location: 1300 Gail Lane, Sebastopol

APN: 060-390-042

District: Fifth

Zoning: RR (Rural Residential District) B6 2, LG/116 (Local Guidelines Combining District – Highway 116 Scenic Corridor)

Action: **Commissioner Koenigshofer** motioned to approve the project as recommended by staff. Seconded by **Commissioner Reed** and approved with a 4-0-1-0 vote.

Appeal Deadline: 10 days

Resolution No.: 25-12

Vote:

Commissioner Kapolchok

Aye

Commissioner Reed

Aye

District 3

Absent

Commissioner Koenigshofer

Aye

Commissioner McCaffery

Aye

Ayes: 4

Noes: 0

Absent: 1

Abstain: 0

Item No.: 2

Time: 1:05 PM

File: UPE25-0021

Applicant: Stephen Holman

Owner: Holman-Droubi Family Trust

Cont. from: N/A

Staff: Katerina Mahdavi

Env. Doc: Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section 15301, Existing

Facilities, of the CEQA Guidelines which provides for the permitting of existing private structures in which no expansion of the structure or use are proposed.

Proposal: Use Permit to legalize an existing redwood fence approximately 7 feet, 3 inches in height constructed within the side yard setback on a 9.50-acre parcel located at 14379 Occidental Road, Sebastopol.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find the project exempt from the California Environmental Quality Act and approve the project subject to the attached conditions.

Location: 14379 Occidental Road, Sebastopol

APN: 074-080-036

District: Fifth

Zoning: Agriculture and Residential with 10-acres per dwelling unit density (AR B6 10), with no combining districts (NONE).

Action: **Commissioner Koenigshofer** motioned to deny the request for a Use Permit to legalize the existing 7'3" solid wood fence in the side yard setback. Seconded by **Commissioner Kapolchok** and approved with a 3-1-1-0 vote.

Appeal Deadline: 10 days

Resolution No.: 25-13

Vote:

Commissioner Kapolchok	Aye
Commissioner Reed	Nay
District 3	Absent
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 3

Noes: 1

Absent: 1

Abstain: 0

Item No.: 3

Time: 1:10 PM

File: UPE24-0060

Applicant: VB BTS II, LLC ("Vertical Bridge"),
T-Mobile West LLC ("T-Mobile"),
Assurance Development Inc.

Owner: Eric Armitage

Cont. from: N/A

Staff: Jacob Sedgley

Env. Doc: Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section 15301, Existing Facilities, of the CEQA Guidelines which provides for the permitting of existing private structures in which no expansion of the structure or use are proposed.

Proposal: Use permit application for a new intermediate freestanding telecommunication facility for T-Mobile Wireless consisting of installing a new 90' faux tree pole (75' antenna tip height, plus 5' of stealth branches and a 10' lightning rod), installing (12) new antennas, (6) new radio units on tower, installing (2) new ground equipment cabinets, installing (1) new GPS antenna at ground equipment, and installing power and telco to ground equipment lease area on a 4.52-acre parcel zoned DA (Diverse Agricultural), located at 2783 Guerneville Road, Santa Rosa, CA.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find the project exempt from CEQA and approve the requested Use Permit to allow for an intermediate freestanding telecommunications facility, in the alternative form of an 80' tall (75' antenna tip height, plus a 5' lightning rod) co-locatable monopole painted green.

Location: 2783 Guerneville Road, Santa Rosa

APN: 034-101-071

District: Fifth

Zoning: Diverse Agricultural (DA B6 10), Floodplain, Oak Woodland, Riparian Corridor, Valley Oak Habitat Combining Districts, and Scenic Resources – Scenic Corridor Combining Districts (OAK RC100/25 SR VOH)

Action: **Commissioner Koenigshofer** motioned to continue the item to a date uncertain anticipating that the shot clock be extended or tolled for the duration between the scheduled hearing, 9/25 and future hearing date. Seconded by **Commissioner Kapolchok** and approved with a 4-0-1-0 vote.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner Kapolchok	Aye
Commissioner Reed	Aye
District 3	Absent
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 4

Noes: 0

Absent: 1

Abstain: 0