



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

Sonoma County Planning Commission

Actions

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

January 15, 2026
Meeting No.: 26-01

Roll Call

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

Staff Members

Cecily Condon, Deputy Director, Planning
Stacie Groll, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

Planning Commission Regular Calendar

Item No.: 1
Time: 1:00 PM
File: ZCE24-0013
Applicant: Jonathan Frommer
Owner: Jonathan Frommer and Jessica Nall
Cont. from: N/A
Staff: Levan King Cranston
Env. Doc: Categorical Exemption
Proposal: Zone Change to remove the Z (Accessory Dwelling Unit Exclusion) zoning designation on a 5-acre parcel zoned RR B6 5 Z, F2.

Recommended

Action: Recommend the Planning Commission recommend the Board of Supervisors 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: 711 Lytton Station Rd., Geyserville

APN: 091-081-065

District: Four

Zoning: RR (Rural Residential) B6 5 (5-acres per dwelling unit density) Z (Accessory Dwelling Unit Exclusion), F2 (Floodplain)

Action: **Commissioner Reed** moved to recommend to the Board of Supervisors they 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 Bahning** and approved with a 4-0-1-0 vote.

Appeal Deadline: Not Appealable

Resolution No.: 26-001

Vote:

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

Ayes: 4

Noes: 0

Absent: 1

Abstain: 0

Item No.: 2

Time: 1:05 PM

File: UPE22-0074

Applicant: Woodhawk, LLC

Owner: Michael and Kara Busselen

Cont. from: N/A

Staff: Jen Chard

Env. Doc: Mitigated Negative Declaration (MND)

Proposal: Request for a Use Permit for a new 5,000 case Winery on a 30.68-acre parcel including the conversion of an existing horse barn to the processing facilities with an expansion for a tasting room, crush pad and two detached new barrel storage buildings. The winery production facility will operate Monday-Friday 8:00am-5:00pm with expanded hours during harvest; production will include

grapes grown on the 37.92-acre adjacent parcel. The tasting room will be open Monday-Sunday, 10:00am-5:00pm serving up to 14 visitors/day or 70 visitors/week, all visitors are by appointment only up to 5 of 7 days per week on a combined 68.60-acre site.

Recommended

Action: Staff recommends that the Planning Commission adopt the Mitigated Negative Declaration and approve the request for a Use Permit for a winery and tasting room.

Location: 2045 Woodhawk Lane, Cloverdale

APN: 117-270-016 and 117-270-017

District: Four

Zoning: Resource and Rural Development (RRD), 20 acre density (B6 20), Oak Woodland (OAK) and Riparian Corridor 50 ft setback (RC 50)

Action: **Commissioner Reed** motioned to adopt the Mitigated Negative Declaration and approve the request for a Use Permit for a winery and tasting room with the modified conditions of approval. Seconded by **Commissioner Bahning** and approved with a 4-0-1-0 vote.

Appeal Deadline: 10 days

Resolution No.: 26-002

Vote:

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

Ayes: 4

Noes: 0

Absent: 1

Abstain: 0