



2550 Ventura Avenue
Santa Rosa, CA 95403

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

Scott Orr
Interim Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

Sonoma County Planning Commission

Actions

Board of Supervisors Chambers
575 Administration Dr. Room 102a
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

October 2, 2025
Meeting No.: 25-11

Roll Call

Commissioner Freeman, District 1
Commissioner Reed, District 2
Commissioner Bahning, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, PRMD Division Manager
Isabella Wotring, Planner I
Katrina Braehmer, Supervising Planner
Stacie Groll, Administrative Assistant
Ethan Pawson, Deputy County Counsel III
Jennifer Klein, Chief Deputy County Counsel

Planning Commission Regular Calendar

Item No.: 1
Time: 1:00 PM
File: ORD25-0004
Applicant: County of Sonoma
Owner: N/A
Cont. from: N/A
Staff: Isabella Wotring
Env. Doc: Categorical Exemption
Proposal: ADU Ordinance Update
Recommended



Action: Adopt a resolution recommending that the Board of Supervisors adopt an ordinance amending Sonoma County Code Chapter 26 (Zoning Code) pertaining to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) for compliance with state law.

Location: Sonoma County

APN: Various

District: All

Zoning: Various

Action: **Commissioner Koenigshofer** motioned to adopt a resolution recommending that the Board of Supervisors adopt an ordinance amending Sonoma County Code Chapter 26 (Zoning Code) pertaining to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) for compliance with state law as recommended by staff including revisions for front yard setback provisions and direction to staff to carry forward the following considerations in discussion with the Board 1. maximum consideration toward the application of building envelopes in permitting, 2. consideration for future board direction to consider changes limiting the use of a primary residential unit as a vacation rental on a lot with ADU(s) and revisiting the 30 day limit of occupancy, 3. opportunities to confirm service provider capacity in development permit processing 4. opportunities to review existing development on site at the time of new ADU permitting related to the use of existing structures . Seconded by **Commissioner Freeman** and approved with a 5-0-0-0 vote.

Appeal Deadline: Not Applicable
Resolution No.: 25-11

Vote:

Commissioner Freeman	Yes
Commissioner Reed	Yes
Commissioner Bahning	Yes
Commissioner Koenigshofer	Yes
Commissioner McCaffery, Chair	Yes

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