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Sonoma County Planning Commission Actions

Permit Sonoma Hearing Room
2550 Ventura Avenue
Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

May 15, 2025
Meeting No.: 25-02

Roll Call Item 1

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

Roll Call Item 2

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

Staff Members

Scott Orr, Permit Sonoma Assistant Director
Levan King Cranston, Planner II
Azine Spalding, Planner II
Stacie Groll, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

Planning Commission Regular Calendar

Item: 1
Time: 1:05 PM
File: PLP23-0019
Applicant: Matt Moore on behalf of AT&T

Owner: Josephine Franceschi Trust et al.
Cont. from: March 27, 2025
Staff: Levan King Cranston
Env. Doc: Under Review
Proposal: Coastal Permit (with Hearing), Use Permit and Design Review to construct a new 70-foot tall intermediate freestanding telecommunications commercial facility designed as a Faux Water Tower, with 6 antennas with associated ground equipment, and a 30kw generator for backup emergency power located within a 900 square foot leased area on a 337.7-acre parcel located west of Highway 1.

Recommended

Action: This notice is for a project that was continued from a Board of Zoning Adjustments public hearing on March 27, 2025.

<https://permitsonoma.org/boardofzoningadjustmentsmeetingmarch272025>

Location: 17400 Hwy 1 B, Valley Ford

APN: 103-030-001

District: Fifth

Zoning: Land Extensive Agriculture CC (allowed density: B6 standard lot) and combining zone for Accessory Dwelling Unit Exclusion, Riparian Corridor (100/50 setback) and Scenic Resource.

Action: **Commissioner Koenigshofer** motioned to continue the project to a time and date certain as recommended by staff. Seconded by **Commissioner Kapolchok** and continued to 1:00pm on July 24, 2025 with a 5-0-0-0 vote.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

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

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Item No.: 2

Time: 1:20 PM

File: MJS23-0002

Applicant: JetFuel Capital LLC

Owner: JetFuel Capital LLC
Cont. from: November 12, 2024
Staff: Azine Spalding
Env. Doc: N/A
Proposal: Modify Conditions of Approval for a major subdivision and eight unit housing development under Builder's Remedy, to remove Condition 72 and amend Condition 73 which relate to affordability requirements defined by the Housing Accountability Act. The project is no longer required to meet affordability requirements under Assembly Bill 1893, as the project proposes eight units on a site smaller than one acre, with a density of at least 10 units per acre.

Recommended

Action: Staff recommends that the Sonoma County Planning Commission approve the proposed amendments to the project Conditions of Approval which include removing Condition 72 and amending Condition 73.

Location: 201 Wikiup Drive, Santa Rosa, CA 95403

APN: 039-040-040

District: Four

Zoning: Administrative and Professional Office (CO), Valley Oak Habitat Combining District (VOH)

Action: **Commissioner Marquez** motioned to approve the proposed amendments to the project Conditions of Approval as recommended by staff which includes removing Condition 72 and amending Condition 73. Seconded by **Commissioner Striplen** and approved with a 5-0-0-0 vote.

Appeal Deadline: 10 days

Resolution No.: 25-02

Vote:

Commissioner Freeman	Yes
Commissioner Reed	Yes
Commissioner Striplen	Yes
Commissioner Marquez	Yes
Commissioner McCaffery, Chair	Yes

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