



2550 Ventura Avenue Santa Rosa, CA 95403

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

Tennis Wick Director

Scott Orr Assistant Director

Michelle Arellano Administration

Nathan Quarles Engineering and Construction

Tyra Harrington Code Enforcement

> Genevieve Bertone Communications

Steve Mosiurchak Fire Marshal

John Mack Natural Resources

> Brian Keefer Ombudsperson

# 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 KapolchokYesCommissioner ReedYesCommissioner BahningYesCommissioner KoenigshoferYesCommissioner McCaffery, ChairYes

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 FreemanYesCommissioner ReedYesCommissioner StriplenYesCommissioner MarquezYesCommissioner McCaffery, ChairYes

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



