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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