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## ***Sonoma County Planning Commission***

### **Actions**

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

[PlanningAgency@sonoma-county.org](mailto: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