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Sonoma County Board of Zoning Adjustments Actions

Permit Sonoma Hearing Room
2550 Ventura Ave.
Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

January 9, 2025
Meeting No.: 25-01

Roll Call

Commissioner Carr, District 1
Commissioner Reed, District 2
Commissioner Wiig, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Hannah Spencer, Supervising Planner
Crystal Acker, Supervising Planner
Jacob Sedgley, Project Planner
Tasha Levitt, Administrative Assistant
Ivan Jimenez, Deputy County Counsel III
Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM
File: UPE22-0067
Applicant: Public Safety Towers LLC
Owner: Sonoma County Water Agency
Cont. from: N/A
Staff: Jacob Sedgley
Env. Doc: Class 3 Categorical Exemption (14 CCR § 15303)

Proposal: Use Permit for a new Intermediate Freestanding Commercial Telecommunications Facility, including a 110-foot monotree, a generator for backup emergency power, and associated ground equipment all located within a 1,125-square foot lease area enclosed by a 6-foot fence on a 78.11-acre parcel zoned RRD (Resources and Rural Development).

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find the project exempt from CEQA and approve use permit request.

Location: 10290 Westside Road, Healdsburg, CA

APN: 110-280-007

District: Fifth

Zoning: Resource and Rural Development (RRD B6 160), with the Floodway and Floodplain Combining Districts (F1 F2), Oak Woodland and Valley Oak Habitat Combining Districts (OAK VOH), Riparian Corridor Combining District (RC50/25 RC200/100), and Scenic Resources Combining District (SR – Scenic Corridor)

Action: **Commissioner Koenigshofer** motioned to continue the item to a date certain of January 23, 2025 at 1:05 PM and that the public hearing is to remain open. Seconded by **Commissioner Carr** and approved with a 5-0-0-0 vote.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Item No.: 2

Time: 1:15 PM

File: PLP23-0019

Applicant: Matt Moore on behalf of AT&T

Owner: Josephine Franceschi Trust et al.

Cont. from: N/A

Staff: Levan King Cranston

Env. Doc: Categorical Exemption, Section 15303, New Construction of a Small Structure

Proposal: Request for a Coastal Permit and Use Permit for new 70-foot tall intermediate freestanding commercial telecommunications facility to include a stealth monopine design, with associated ground equipment, and a 30kw diesel 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: Permit Sonoma recommends that the Board of Zoning Adjustments approve the requested Coastal Permit and Use Permit to allow for a new 70-foot high intermediate freestanding telecommunications facility, subject to the attached conditions for approval, and find the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15303.

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 item to January 23, 2025 at 1:10 PM. Seconded by **Commissioner Reed** and approved with a 4-0-1-0 vote.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Wiig	Absent
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 4

Noes: 0

Absent: 1

Abstain: 0