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Board of Zoning Adjustments and Sonoma County Planning Commission Combined Meeting Agenda

Permit Sonoma Hearing Room

2550 Ventura Ave.

Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

May 15, 2025

Meeting No.: 25-02

In-Person Meeting Information

Members of the public can attend the meeting in person at:

[Permit Sonoma Hearing Room](#)

[2550 Ventura Ave.](#)

[Santa Rosa, CA 95403](#)

Webinar Information

Members of the public can watch or listen to the meeting by calling in or by using the Zoom application:

- **Zoom Webinar:** [Join Meeting >>](#)
<https://sonomacounty.zoom.us/j/96906781680?pwd=caJMu4Y29v7alx1CN3edaNsiC4qUW0.1>
- **Telephone:** 1 (669) 444-9171
- **Webinar ID:** 969 0678 1680
- **Passcode:** 468820

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

Cecily Condon, PRMD Division Manager

Azine Spalding, Planner II

Levan King Cranston, Planner II

Stacie Groll, Administrative Assistant

Ivan Jimenez, Deputy County Counsel III

Jennifer Klein, Chief Deputy County Counsel

Disability Accommodation

If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please call (707) 565-6186 or email PlanningAgency@sonoma-county.org at least 72 hours in advance of the meeting to make arrangements.

Contributions

Pursuant to Government Code section 84308, members of the Planning Agency, Planning Commission, or Board of Zoning Adjustments (collectively “Planning Agency”) are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the member of the Planning Agency received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County’s decision on the agenda item since January 1, 2023. Members of the Planning Agency who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$250 to a member of the Planning Agency since January 1, 2023, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Planning Agency member and may be made either in writing to the Clerk for the Planning Agency, Planning Commission, or Board of Zoning Adjustments, as the case may be, prior to the subject hearing or by verbal disclosure at the time of the hearing.

Materials

Available digitally through the link in the Agenda and on the Planning Commission website. You can also email PlanningAgency@sonoma-county.org or the project planner to request materials.

1:00 PM Call to order and Roll Call

Correspondence

Approval of Minutes

- May 23, 2024 – Reed, Koenigshofer, McCaffery
- June 13, 2024 – Reed, Koenigshofer, McCaffery
- July 11, 2024 – Reed, Marquez, McCaffery
- September 12, 2024 – Freeman, Gilardi, Koenigshofer, McCaffery
- September 26, 2024 – Freeman, Gilardi, Koenigshofer, McCaffery
- October 10, 2024 – Freeman, Gilardi, Koenigshofer, McCaffery
- October 24, 2024 – Freeman, Gilardi, Koenigshofer, McCaffery
- December 12, 2024 – Freeman, Reed, Koenigshofer, McCaffery
- January 9, 2025 – Reed, Koenigshofer, McCaffery
- January 23, 2025 – Reed, Koenigshofer, McCaffery
- February 6, 2025 – Freeman, Reed, Marquez, McCaffery

Board of Zoning Adjustments/Board of Supervisors Actions

Commissioner Announcements

Public Appearances for Non-Agenda Items

Items scheduled on the Agenda

Board of Zoning Adjustments Regular Calendar

[View documents for all items listed digitally>>](#)

<https://share.sonoma-county.org/link/oT4ZISzuKeY/>

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:
Appeal Deadline:
Resolution No.: 24-0_

Vote:
Commissioner Kapolchock
Commissioner Reed
Commissioner Bahning
Commissioner Koenigshofer
Commissioner McCaffery

Ayes:
Noes:
Absent:
Abstain:

Planning Commission Regular Calendar

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:
Appeal Deadline:
Resolution No.: 24-0_

Vote:
Commissioner Freeman
Commissioner Reed
Commissioner Striplen
Commissioner Marquez
Commissioner McCaffery

Ayes:
Noes:
Absent:
Abstain

Permit Sonoma Hearing Waiver Calendar

This calendar serves only to notify the public of hearing waiver projects. The projects listed below are not on the current agenda.

File: CPH24-0012

Project Name: Coastal Permit with Hearing

Applicant: Adobe Associates Inc., Attn: Tim Schram

Staff: Jacob Sedgley

Location: 22284 Ruoff Rd., Jenner

APN: 109-390-007

Project Description: Coastal Permit with hearing for a new 1,800 sq ft single-family dwelling with attached garage including associated grading and septic system improvements on a 2.11-acre parcel.

Last Day for Public Comment: May 19, 2025

Public Appearances for Non-Agenda Items: Shortly after the hearing begins, the PC invites public participation regarding the affairs of the County. Any person desiring to speak on any matter which is not scheduled on this agenda may do so. Comments may be limited to three minutes, or as imposed at the discretion of the Chair. Under State Law, matters presented during public appearances cannot be discussed or acted upon by the PC commissioners.

Public Appearances for Agenda Items: PC hearings begin at 1:00 PM and are recorded. Agenda items begin on or after the time stated on the agenda. After a county staff project presentation

and commission questions, the public hearing is then opened. The applicant may then give a 10-minute project presentation followed by public comments. The time limit for public comments is at the Chair's discretion and is typically three minutes per speaker. Please state your name for the record when you are called upon. Questions raised by the public may be answered after all public comments are given. The Commission may request staff or the applicant to answer questions, and the applicant is given the opportunity to respond to any public comments. The public hearing is then closed, and no further public comments are received. The commissioners discuss the project and make a decision by motion and roll call vote.

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Hearing Waiver Calendar: The hearing waiver calendar lists projects proposed for public hearing waivers for informational purposes only. The listed items are not scheduled on the current or uncontested calendars. For more information on the hearing waiver item, contact the planner assigned to the project or fill out a 'Request for Information' card.

Uncontested Calendar: All items listed on the uncontested calendar are considered to be routine. The Chair will open the public hearing on all items simultaneously. If no one from the public addresses the PC, the hearing will be closed, and the items may be acted upon with a single majority vote.

Public Comments

Please follow the instructions below to submit a Public Comment in writing, email or in person via the hearing room. The PC invites interested persons to submit comments which are entered into the permanent record. Written comments received prior to and during the hearing are distributed to the commissioners, staff, and are available to the public via the public copies link in the calendar section of this agenda. Written comments received after the package is made public may be read into the record.

Mail Public Comments: Address letters to: Permit Sonoma, 2550 Ventura Avenue, Attn: Planning Agency Secretary, Santa Rosa, CA 95403 and include the project number. **This is not the location of the hearing.**

Email Public Comments: Email comments to: PlanningAgency@sonoma-county.org. Please provide your name and the project number. It is advised to email comments (no later than the day before) prior to the hearing date to give commissioners and staff review time.

If you wish to speak on an item which appears on this agenda, please fill out a speaker card and drop it in the box near the staff table. You will be called by the Chair in the order received. Your name, will be announced when it's your turn to speak (1 public comment is allowed per person). The meetings are recorded and all in person testimony must be given through the microphone. Please state your name upon approaching the microphone. Each person may speak only once and is usually granted 3 minutes. Time limits are at the discretion of the Chair. Questions raised by the public are to be directed to the Commission. At the end of the hearing, the Commission may ask staff or the applicant to respond to any questions raised during the hearing.

If you wish to comment on a hearing waiver item, submit your comment directly to the assigned planner prior to the "last day for public comment" date listed for each item.

Please Be Respectful of others and the varying points of view. No clapping, booing, or speaking out of turn.

Please Be Courteous turn off cell phones and pagers while the meeting is in session.