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Sonoma County Design Review Committee Agenda

Permit Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403
DesignReview@sonomacounty.gov

February 4, 2026
Meeting No.: 26-02

Committee Members

Wil Lyons, Chair
Gary Helfrich, Staff
Derik Michaelson, Staff

Staff Members

Liz Goebel, Secretary
Alisa Rossetti, Staff
Derik Michaelson, Staff

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 >>](#)
- **Telephone:** 1 (669) 444-9171
- **Webinar ID:** 840 1454 3545
- **Password:** 956746

In-Person Meeting Information

Members of the public can attend in person at the following location:

[Permit Sonoma Hearing Room](#)

2550 Ventura Avenue
Santa Rosa, CA 95403

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

<https://share.sonoma-county.org/link/4Z1d9H9Y0Qg/>

1:30 p.m. Chair Introduction

County Regular Item

Item No: 1
Time: 1:30 PM
File No.: DRH23-0002
Staff: Alisa Rossetti
Subject: Design Review
Proposal: Design Review for a new 33-space Mobile Home Park with 20 percent of the spaces affordable to low-income households, on a 1.92-acre parcel within the R3 (High Density Residential) Zoning District. The project would receive sewer service from the Graton Community Service District and require the construction of two new wells to provide onsite water. One parking space is proposed for each unit site and primary ingress/egress is proposed from Graton Road, with a secondary entrance off of Highway 116 reserved for emergency services.

Applicant: Simon Farmer and Noah Zimmerman
Location: 8525 Graton Road, Sebastopol
APN: 130-176-013
District: 5
Zoning: R3 B6 20 DU (High Density Residential with a 20 dwelling units per acre density), LG/116 (Hwy 116 Scenic Corridor), OAK (Oak Woodland), SR (Scenic Resource)

DRC Level: Preliminary
Public Hearing: Yes
Last Review: No prior DRC meeting
Recommendation: Staff recommends that the Design Review Committee provide preliminary recommendations on the design of the project, if any, then vote to refer final design review of and action on the project to the Planning Commission as authorized by Zoning Code Section 26-82-050(f). Any appeal of the Committee's action or recommendations filed with the Department pursuant to Section 26-82-050(e) would be heard simultaneously by the Planning Commission during the final design review hearing.
CEQA Review: Environmental Impact Report (EIR)

Item No: 2
Time: At or after 1:35 PM
File No.: PLP24-0009
Staff: Derik Michaelson
Subject: Concept Review
Proposal: Concept review of the proposed site plan and conceptual building elevations for the Sonoma Botanical Garden to establish a new visitor center facility, including a 17,000-square-foot two-story visitor building, new restroom facilities, expansion of the existing parking lot from 35 to 70 spaces, 14 additional overflow, a new service yard and materials storage building, and a new interior roadway access and circulation design on five parcels totaling 66.69 acres.

Applicant: Jeannie Perales
Location: 12841 Highway 12, Glen Ellen
APN: 053-120-078, 053-090-006, -007, -014, and -015
District: 1
Zoning: LIA B6 20 (Land Intensive Agriculture, 20-acre density), LG/MTN (Local Area Guidelines: Taylor, Sonoma, Mayacamas), OAK (Oak Woodland), RC (Riparian Corridor, 50ft setback), and SR (Scenic Resource: Corridor, Landscape Unit)

DRC Level: Conceptual
Public Hearing: No
Last Review: No prior DRC meeting
Recommendation: Review the current submittal and forward initial feedback addressing project design compatibility with the existing site characteristics and the preparation of additional architectural details, site sections, and other materials as needed to return for formal preliminary review.
CEQA Review: Not Applicable

Public Comments

Please follow the instructions below to submit a public comment in writing, email, or in person via the hearing room. The DRC 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.

Email Public Comment

You may email DesignReview@sonomacounty.gov to submit public comment. Provide your name, the project number, and your comment. It is advised that you mail or email public comments in advance of the hearing date to give the commissioners and staff time to review. Emailed comments received during the hearing are distributed to the commissioners and staff but are not read out loud onto the record. All public comments received prior to, during, and after the hearing are saved to the project file.

Written Public Comments

Submit letters prior to the hearing by mail addressed to:

Permit Sonoma
ATTN: Design Review Committee Secretary
2550 Ventura Avenue
Santa Rosa, CA 95403

Please make sure to reference the project number in your written comment.

Public Appearances for Agenda Items

DRC hearings begin at 1:30 p.m. and will be recorded. Agenda items begin on or after their designated time. After a county staff project presentation and committee questions, the public hearing is then opened. At that time, the applicant may 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 Committee 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 Committee will discuss the project and make a decision by motion and roll call vote.

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

Please Be Courteous by switching cell phones to silent while the meeting is in session.