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Sonoma County Planning Commission Actions

Permit Sonoma Hearing Room
2550 Ventura Avenue
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

August 21, 2025
Meeting No.: 25-07

Roll Call
Commissioner Freeman, District 1
Commissioner Gilardi, District 2
Commissioner Striplen, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members
Levan King Cranston, Planner III
Joshua Miranda, Supervising Planner
Cecily Condon, Deputy Director
Stacie Groll, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

Planning Commission Regular Calendar

Item No.: 1
Time: 1:05 PM
File: ZCE23-0008
Applicant: Jorge Torres
Owner: Sandra Velasco Jordan
Cont. from: N/A
Staff: Levan King Cranston
Env. Doc: Categorical Exemption
Proposal: Zone Change to remove the Z Accessory Dwelling Unit Exclusion Combining District on an 2.63 acre parcel bisected to allow for development of a future Accessory Dwelling Unit.

Recommended

Action: Recommend the Planning Commission recommend the Board of Supervisors adopt an ordinance to 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: 9887 Eastside Rd., Healdsburg

APN: 066-300-063

District: Four

Zoning: LIA (Land Intensive Agriculture) B6 60 Z(Accessory Dwelling Unit Exclusion), VOH (Valley Oak Habitat)

Action: **Commissioner Striplen** motioned to recommend the Board of Supervisors adopt an ordinance to 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 Freeman** and approved with a 5-0-0-0 vote.

Appeal Deadline: Not Appealable
Resolution No.: 25-06

Vote:

Commissioner Freeman	Yes
Commissioner Gilardi	Yes
Commissioner Striplen	Yes
Commissioner Koenigshofer	Yes
Commissioner McCaffery	Yes

Ayes:	5
Noes:	0
Absent:	0
Abstain:	0

Item No.: 2

Time: 1:21 PM

File: ZCE23-0012

Applicant: Giavanna Gianfermi (Hogan Land Services)

Owner: Gerardo Fragoso

Cont. from: N/A

Staff: Levan King Cranston

Env. Doc: Categorical Exemption

Proposal: Zone Change to remove the Z Accessory Dwelling Unit Exclusion Combining District on an 0.5 acre parcel to allow for future Accessory Dwelling Unit.

Recommended

Action: Recommend the Planning Commission recommend the Board of Supervisors adopt an ordinance to 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: 4008 Jobe Ln., Santa Rosa
APN: 035-072-026
District: Five
Zoning: RR(Rural Residential) B6 3 Z(Accessory Dwelling Unit Exclusion), VOH (Valley Oak Habitat)
Action: **Commissioner Koenigshofer** motioned to recommend the Board of Supervisors adopt an ordinance to 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 Freeman** and approved with a 5-0-0-0 vote.

Appeal Deadline: Not Appealable
Resolution No.: 25-07

Vote:

Commissioner Freeman	Yes
Commissioner Gilardi	Yes
Commissioner Striplen	Yes
Commissioner Koenigshofer	Yes
Commissioner McCaffery	Yes

Ayes:	5
Noes:	0
Absent:	0
Abstain:	0

Item No.: 3
Time: 1:15 PM
File: CMO24-0003
Applicant: Rebekah Skopp
Owner: Gregory and Rebekah Skopp
Cont. from: N/A
Staff: Joshua Miranda
Env. Doc: Categorical Exemption
Proposal: Certificate of Modification to remove the building setback lines on Lot 42 (APN 058-331-042) as shown on "Noonan-Ranch - Phase II" in Book 415 of Maps, Pages 1-5, Sonoma County Records. on a 0.23-acre parcel located at 5063 Deerwood Drive, Santa Rosa 95403

Recommended

Action: Recommend that the Sonoma County Planning Commission find the project exempt from the California Environmental Quality Act and approve the project subject to the revised Conditions of Approval as recommend by the Project Review and Advisory Agency.

Location: 5063 Deerwood Drive, Santa Rosa

APN: 058-331-042

District: Four

Zoning: R1 156 DU MAX (Low Density Residential with 156 dwelling unit maximum), and combining zones for VOH (Valley Oak Habitat)

Action: **Commissioner Koenigshofer** motioned to approve the project as recommended by staff. Seconded by **Commissioner Striplen** and approved with a 5-0-0-0 vote.

Appeal Deadline: 10 days
Resolution No.: 25-08

Vote:

Commissioner Freeman	Yes
Commissioner Gilardi	Yes
Commissioner Striplen	Yes
Commissioner Koenigshofer	Yes
Commissioner McCaffery	Yes

Ayes:	5
Noes:	0
Absent:	0
Abstain:	0