2550 Ventura Avenue
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Steve Mosiurchak
Fire Marshal

John Mack
Natural Resources

Brian Keefer
Ombudsperson

Sonoma County Planning Commission Agenda

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

August 21, 2025
Meeting No.: 25-07

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/82438156227?pwd=6yBE47xHiofrManb31AQAIubjUukav.1
- **Telephone:** 1 (669) 444-9171
- **Webinar ID**: 824 3815 6227
- **Passcode**: 115499

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
Cecily Condon, PRMD Division Manager
Levan King Cranston, Planner III

Joshua Miranda, Supervising Planner
Stacie Groll, Administrative Assistant
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, Roll Call

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions

Commissioner Announcements

Public Appearances for Non-Agenda Items

Items scheduled on the Agenda

Planning Commission Regular Calendar

View documents for all items listed digitally>>
https://share.sonoma-county.org/link/atRGbO5krSY/

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:
Appeal Deadline:
Resolution No.: 25-0_

Vote:
Commissioner Freeman
Commissioner Gilardi
Commissioner Striplen
Commissioner Koenigshofer
Commissioner McCaffery

Ayes:
Noes:
Absent:
Abstain:

Item No.: 2
Time: 1:10 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:
Appeal Deadline:
Resolution No.: 25-0_

Vote:
Commissioner Freeman
Commissioner Gilardi
Commissioner Striplen
Commissioner Koenigshofer
Commissioner McCaffery

Ayes:
Noes:
Absent:
Abstain:

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:
Appeal Deadline:
Resolution No.: 25-0_

Vote:
Commissioner Freeman
Commissioner Gilardi
Commissioner Striplen
Commissioner Koenigshofer
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.

NONE

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.

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.

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.