



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Tennis Wick
Director

Scott Orr
Assistant Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Genevieve Bertone
Communications

Steve Mosiurchak
Fire Marshal

John Mack
Natural Resources

Brian Keefer
Ombudsperson

Sonoma County Project Review and Advisory Committee

Agenda

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

August 7, 2025

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/82314684166?pwd=wb3Limk641pNlZqMu22RK2bl6ScDO.1>
- **Telephone:** +1 669 444 9171 US
- **Webinar ID:** 823 1468 4166
- **Password:** 995003

Committee Members

Ben Wishnoff, Agricultural Commissioner's Office - Chair
Steve Snow, Grading and Storm Water - Vice Chair
Joni de la Torre, Survey
Tuan Huynh, Health Specialist
Thomas Haugg, Sanitation
Nader Dahu, Department of Transportation and Public Works
Joshua Miranda, Planning

Staff Members

Kylie Martin, Administrative Assistant
Levan King Cranston, Planner II
Jacob Sedgley, Planner III
Katerina Mahdavi, Planner I

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) 565-2164 or email PRAC@sonoma-county.org at least 72 hours in advance of the meeting to make arrangements.

Materials

Available digitally through the link in the Agenda and on the [Project Review and Advisory Committee website](#). You can also email PRAC@sonoma-county.org or the project planner to request materials.

9:00 AM, Chair Introduction Call to order and Roll Call.

Regular Calendar

View documents for all items listed digitally>>

<https://share.sonoma-county.org/link/P6sARd2q4M4/>

Item No.: 1
Time: 9:00 AM
File: MNS23-0013
Applicant: Giavanna Gianfermi for Hogan Land Services
Owner: T & P Pine Ave, LLC
Cont. from: N/A
Staff: Levan King Cranston
Env. Doc: Categorical Exemption
Proposal: Minor Subdivision to subdivide a 0.31-acre parcel into 2 parcels resulting in a 0.15-acre, and a 0.16-acre parcel. The resulting parcels will be served by public water and sewer.

Recommended

Action: Staff recommends the Project Review and Advisory Committee approve the project as designed.
Location: 158 Northside Ave., Sonoma
APN: 056-371-001
District: One
Zoning: R2

Item No.: 2
Time: 9:05 AM
File: CMO24-0001
Applicant: Rodney Grebe
Owner: Rodney Grebe & Hui Zhong

Cont. from: N/A
Staff: Jacob Sedgley
Env. Doc: Categorical Exemption
Proposal: Certificate of Modification to modify a Building Envelope

Recommended

Action: Staff recommends that the Project Review and Advisory Committee find the project exempt from the California Environmental Quality Act and approve the project subject to the proposed conditions of approval.

Location: 6606 Faught Rd., Santa Rosa

APN: 079-190-024

District: Four

Zoning: RR B6 10, G OAK SR

Item No.: 3

Time: 9:10 AM

File: MNS21-0002

Applicant: Joshua Melcon

Owner: David Hamilton & Erin Melcon, Joshua Melcon & Elizabeth Theusch, and Noah Melcon

Cont. from: N/A

Staff: Katerina Mahdavi

Env. Doc: Mitigated Negative Declaration

Proposal: Request for a Minor Subdivision of 41.55 acres creating four lots of 10.73 acres, 10.32 acres, 10.24 acres, and 10.26 acres in size.

Recommended

Action: Staff recommends the Project Review and Advisory Committee adopt the Mitigated Negative Declaration and approve the requested subdivision, subject to conditions of approval.

Location: 2485 Middle Two Rock Rd., Petaluma

APN: 021-160-041

District: Two

Zoning: DA B6 10 Z, OAK RC50/25

Public Comments

Please follow the instructions below to submit a Public Comment in writing, email or in-person via the hearing room. PRAC 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, Attn: Project Review and Advisory Committee Secretary, 2550 Ventura Avenue, Santa Rosa, CA 95403 and include the project number.

Email Public Comments: Email comments to: PRAC@sonoma-county.org. Please provide your name and the project number associated with the item you wish to comment on. It is advised to email comments 24-hours 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 attend the meeting in-person, we are not accepting public comment over Zoom at this time. The meetings are recorded and all in-person testimony will be available as public record. Please state your name for the record before beginning your comment. 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.

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.