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Sonoma County Planning Commission Agenda

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

July 16, 2026
Meeting No.: 26-09

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/81246158939?pwd=AaeFl7KOqZWc2GamfqI1zla8VzG3c2.1
- **Telephone:** 1 (669)444-9171
- **Webinar ID**: 812 4615 8939
- **Passcode**: 247170

Roll Call
Commissioner Kapolchok, District 1
Commissioner Reed, District 2
Commissioner Bahning, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members
Cecily Condon, Permit Sonoma Deputy Director, Planning
Alisa Rossetti, Planner I
Wil Lyons, Planner III
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 (the "Levine Act"), members of the Planning Agency or Planning Commission (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 $500 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 within the preceding 12 months. Members of the Planning Agency who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than $500 to a member of the Planning Agency within the 12 months prior to the Planning Agency taking action, 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 in writing to the Clerk for the Planning Agency on the date of application or, for contributions made during any stage while the application/hearing is pending, within 30 days of making the contribution or the date the party first appears before the Planning Agency, whichever is earliest.

Materials
Available digitally through the link in the Agenda and on the Planning Commission website. You can also email PlanningAgency@sonomacounty.gov or the project planner to request materials.

1:00 PM Call to order and Roll Call

Correspondence

Zoning Administrator/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/H6EcpteE1aE/

Item No.: 1
Time: 1:00 PM
File: DRH23-0002
Applicant: Two Crows Graton LLC (Simon and Noah Zimmerman)
Owner: Two Crows Graton LLC
Cont. from: N/A
Staff: Alisa Rossetti
Env. Doc: Exemption under Public Resources Code Section 21080.66
Proposal: Design Review for a new 33-space mobilehome park with 20 percent of the spaces affordable to low-income households, on a 1.92-acre parcel. The project would receive sewer service from the Graton Community Service District and require the construction of two new wells and formation of a public water system to provide onsite water supply. One parking space is proposed for each unit site and primary ingress/egress is proposed from Graton Road, with a secondary entrance off Highway 116 reserved for emergency services.

Recommended Action: Permit Sonoma recommends that the Planning Commission adopt the resolution finding the project statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66 and approving Design Review for the proposed 33-space mobilehome park subject to the conditions of approval in Exhibit A.
Location: 8525 Graton Rd, Sebastopol
APN: 130-176-013
District: Five
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)
Action:
Appeal Deadline:
Resolution No.: 26-0_

Vote:
Commissioner Kapolchok
Commissioner Reed
Commissioner Bahning
Commissioner Koenigshofer
Commissioner McCaffery

Ayes:
Noes:
Absent:
Abstain:

Item No.: 2
Time: 1:00 PM
File: GPA25-0005 – County of Sonoma Active Transportation Plan (ATP)
Applicant: Sonoma County
Owner: Sonoma County
Cont. from: N/A
Staff: Wil Lyons
Env. Doc: Categorical Exemption
Proposal: The project consists of the proposed ATP – which contains background information, new and updated policies and programs from the 2010 Bicycle and Pedestrian Plan to promote active transportation and reflect current industry standards, and updates to the existing list of potential infrastructure improvements the County could prioritize in applications for grant funding (generally referred to in the ATP as the "Project List") – and related minor and technical General Plan and Local Coastal Plan amendments for consistency with the ATP.

Recommended Action: The Sonoma County Planning Commission will hold a public hearing to consider a recommendation to the Board of Supervisors to adopt the proposed County of Sonoma Active Transportation Plan (ATP) and minor and technical amendments to the Sonoma County General Plan and Local Coastal Plan in support of the proposed ATP. The ATP will replace the County's 2010 Bicycle and Pedestrian Plan that established policies, programs, and standards for human powered transportation in the unincorporated county and identified locations for potential active transportation infrastructure improvements.

Location: Countywide
APN: Various
District: All
Zoning: Various
Action:
Appeal Deadline:
Resolution No.: 26-0_

Vote:
Commissioner Kapolchok
Commissioner Reed
Commissioner Bahning
Commissioner Koenigshofer

Commissioner McCaffery

Ayes:
Noes:
Absent:
Abstain:

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 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.

Public Comments Using Zoom
Comments are not accepted through Zoom at this time. If you wish to provide comments, please follow the instructions provided on this page for mail, email, or in-person comment.

Mail Public Comments: Address letters to: Permit Sonoma, 2550 Ventura Avenue, Attn: Planning Agency Secretary, Santa Rosa, CA 95403 and include the project number**.**

Email Public Comments: Email comments to: PlanningAgency@sonomacounty.gov. 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 que at the direction of the Chair. 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.

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.