



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission

Actions

Board of Supervisors Chambers
575 Administration Drive, Room 102A
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

August 17, 2023
Meeting No.: 23-14

Roll Call

Commissioner Cornwall, District 1
Commissioner Gilardi, District 2
Commissioner Ocaña, District 3
Commissioner Koenigshofer, District 5
Commissioner Deas, Chair, District 4

Staff Members

Scott Orr, Deputy Director
Joshua Miranda, Project Planner
Jacob Sedgley, Project Planner
Tasha Levitt, Administrative Assistant
Aldo Mercado, Deputy County Counsel III
Jennifer Klein, Chief Deputy County Counsel

Planning Commission Regular Calendar

Item No.: 1
Time: 1:05 PM
File: ZPE22-0080
Applicant: Margie Cramer
Owner: Navarro Ranch Homeowner Association
Cont. from: N/A
Staff: Joshua Miranda
Env. Doc: Categorical Exemption Section 15061 (b)(3) of the California Environmental Quality Act (CEQA) Title 14 of the California Code of Regulations (CEQA Guidelines) the general rule that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA
Proposal: Zoning Permit to modify language for the Navarro Ranch Subdivision Conditions, Covenants & Restrictions (CC&Rs), limiting Sonoma County Planning Commission review to issues

related to the subdivision conditions of approval and retain the County as a limited third party beneficiary, involving 47 parcels created by the Navarro Ranch Subdivision.

Recommended

Action: The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission conduct a Public Hearing to adopt a resolution approving changes to the Conditions, Covenants & Restrictions requested by the Navarro Ranch Subdivision Homeowners Association to a) modify language for review of future modifications to the Conditions, Covenants & Restrictions, providing review to issues related to the conditions of approval by the Planning Commission, and (b) similarly retaining the County as a limited third party beneficiary involving 47 parcels created by the Navarro Ranch Subdivision Assessors book 107, page 32, Hazels Road, Cazadero.

Location: 220 Hazels Road, Cazadero

APN: 107-320-013 (Common Area – Primary Parcel), all Navarro Ranch Subdivision APNs listed on Assessor Parcel Map Book 107, Page 32

District: Fifth

Zoning: Resources and Rural Development (RRD) 160 Acres per Dwelling Unit (B6 160), Riparian Corridor (RC50/50)

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

Appeal Deadline: 10 days

Resolution No.: 23-38

Vote:

Commissioner Cornwall	Aye
Commissioner Gilardi	Aye
Commissioner Ocaña	Aye
Commissioner Koenigshofer	Aye
Commissioner Deas	Aye

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

Item No.: 2

Time: 1:20 PM

File: LLA22-0041

Applicant: Eugene, John, & David Calvi

Appellants: William K. Vogeler for John A. Calvi and Darlyn M.

Owner: Eugene E. Calvi and Patricia Joyce Wong-Calvi, John A. Calvi and Darlyn M. Calvi, & David L. Calvi

Cont. from: N/A

Staff: Jacob Sedgley

Env. Doc: Class 5 Categorical Exemption (14 CCR § 15305).

Proposal: Appeal of Administrative Determination (9/21/2022) approving a Lot Line Adjustment between two parcels.

Recommended

Action: The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission deny the appeal and uphold Permit Sonoma’s administrative approval

of a Lot Line Adjustment between two parcels located at 17071 and 17171 Fitzpatrick Lane, Occidental (“the Property”), with Conditions of Approval as outlined in the September 21, 2022, approval letter (Attachment 2).

Location: 17071 Fitzpatrick Lane, Occidental

APN: 073-280-064 and 073-290-056

District: Fifth

Zoning: Resources and Rural Development (RRD), B6 160 (one dwelling unit per 160 acres), Riparian Corridor (50-foot structural setbacks, 25-foot agricultural setbacks)

Action: **Commissioner Koenigshofer** motioned to continue the item to a date uncertain. Seconded by **Commissioner Cornwall** and approved with a 5-0-0 vote.

Appeal Deadline: Not applicable

Resolution No.: Not applicable

Vote:

Commissioner Cornwall	Aye
Commissioner Gilardi	Aye
Commissioner Ocaña	Aye
Commissioner Koenigshofer	Aye
Commissioner Deas	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0