



County of Sonoma  
Permit & Resource Management Department

## ***Sonoma County Planning Commission Agenda***

Board of Supervisors Chambers  
575 Administration Drive, Room 102A  
Santa Rosa, CA 95403  
[PlanningAgency@sonoma-county.org](mailto:PlanningAgency@sonoma-county.org)

August 17, 2023  
Meeting No.: 23-14

### **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/93716307355?pwd=dkVqUUUBYUVOOVRJajUrTVBzbE94QT09)  
<https://sonomacounty.zoom.us/j/93716307355?pwd=dkVqUUUBYUVOOVRJajUrTVBzbE94QT09>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 937 1630 7355
- **Passcode:** 041729

### **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

### **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](mailto:PlanningAgency@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 Planning Commission website. You can also email [PlanningAgency@sonoma-county.org](mailto:PlanningAgency@sonoma-county.org) or the project planner to request materials.

**1:00 PM** Call to order, Roll Call and Pledge of Allegiance.

**Approval of Minutes** None

**Correspondence**

**Board of Zoning Adjustments/Board of Supervisors Actions**

**Commissioner Announcements**

**Public Appearances for Non-Agenda Items**

**Items scheduled on the Agenda** in order to expedite the meeting, please fill out a speaker card located on the back table before speaking.

## Planning Commission Regular Calendar

[View documents for all items listed digitally>>](https://share.sonoma-county.org/link/cUD3IZOotSo/)  
<https://share.sonoma-county.org/link/cUD3IZOotSo/>

- 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:  
Appeal Deadline:  
Resolution No.: 23-0\_

**Vote:**  
Commissioner Cornwall  
Commissioner Gilardi  
Commissioner Ocaña  
Commissioner Koenigshofer  
Commissioner Deas

Ayes:  
Noes:  
Absent:  
Abstain:

**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:  
Appeal Deadline:  
Resolution No.: 23-0\_

**Vote:**  
Commissioner Cornwall

Commissioner Gilardi  
Commissioner Ocaña  
Commissioner Koenigshofer  
Commissioner Deas

Ayes:  
Noes:  
Absent:  
Abstain:

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## 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

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**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.

**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](mailto: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.