

Conditions of Approval

File PLP22-0009
Address 19675 7th St E, Sonoma
APN 127-291-036

Project Description: Request for 1) Zone Change to remove the Accessory Dwelling Exclusion Combining District "Z" and 2) a Certificate of Modification (CMO) to extend an existing building envelope as depicted on Parcel 1 of Parcel Map PLP05-0102 (Book 736 of Maps, Pages 33 to 35) by 25 feet to the west and revise Note 15 on the parcel map to allow for a second dwelling (accessory dwelling unit) on Parcel 1.

SURVEYOR:

1. In accordance with Section 66472.1 of the Subdivision Map Act, the following findings are made:
 - a) that there are changes in circumstances which make any and all of the conditions of such map no longer appropriate or necessary, and
 - b) that the modifications do not impose any additional burden on the present fee owner of the property, and
 - c) that the modifications do not alter any right, title or interest in the real property reflected on the recorded map, and
 - d) that the map as modified conforms to all the provisions of the Subdivision Map Act and local implementing ordinances.
2. An Amended Map or Certificate of Modification prepared by a Licensed Land Surveyor or someone authorized to practice land surveying, shall be submitted to the County Surveyor within 24 months after date of approval. It shall be accompanied by a CURRENT Title Report showing proof of ownership and documentation listing those with a record title interest in the property. Upon recording the Amended Map or Certificate of Modification the original map will be deemed to have been modified.
3. NOTICE: Anyone with a record title interest in the property shall sign a statement on the map or certificate consenting to the preparation and recording of said map or certificate. *

"I (We) have an interest in the property reflected on this certificate of correction (modification) and hereby consent to the preparation and recordation of this document."

Signatures need to be acknowledged by a Notary Public.

PLANNING:

4. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of

the Sonoma County Code and all other applicable local, state and federal regulations.

5. These conditions must be met and the application validated within 24 months from the date of the Board of Supervisor's final action unless a request for an extension of time is received before the expiration date.
6. An accessory dwelling unit on this parcel will be subject to Permit Sonoma Policy 8-2-2 and must demonstrate that such unit will yield no net increase in water use.