

**CITY OF SONOMA
PLANNING COMMISSION
REGULAR MEETING
May 12, 2016**

Community Meeting Room, 177 First Street West, Sonoma, CA

MINUTES

Chair Felder called the meeting to order at 6:30 p.m.

Roll Call:

Present: Chair Felder, Comms. Wellander, Cribb, McDonald, Willers, Sek

Absent: Comms. Roberson

Others

Present: Planning Director Goodison, Senior Planner Gjestland, Administrative Assistant Morris

Chair Felder stated that no new items would be heard after 10:30 p.m. unless the Planning Commission so decides. Any decisions made by the Planning Commission can be appealed within 15 days to the City Council. He reminded everyone to turn off cell phones and pagers. Comm. Wellander led the Pledge of Allegiance.

COMMENTS FROM THE PUBLIC: Roda Lee Myers, resident, said three story development is inappropriate for the affordable housing development at Broadway and Clay Street. Scott Parker, resident, supported having more affordable housing units but opposed the project proposed for this site. Sandra Tovey, resident, opposed the project as in her view it is too dense and would not address the need for senior housing.

Chair Felder clarified that the Planning Commission has not received an application for the anticipated affordable housing project at the corner of Broadway and Clay Street.

APPROVAL OF MINUTES: Comm. Willers made a motion to approve the minutes of February 11, 2016. Comm. Cribb seconded. The motion was unanimously approved (6-0). Comm. Willers made a motion to approve the minutes of March 10, 2016 with changes noted. Comm. Wellander seconded. The motion was unanimously approved (5-0) (Comm. Heneveld abstained).

CHANGES TO AGENDA ORDER: None

CORRESPONDENCE: Ellen Fetty and Bob Mosher submitted letters opposing the affordable housing project. Staff distributed an Issues update report and the staff report for the joint study session on Housing with the City Council.

Item #1 – Public Hearing – Consideration of a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery on Friday, July 29, 2016 at 389 Fourth Street East.

Applicant/Property Owner: Sonoma Valley Certified Farmers Market/Foley Family Wines, Inc.

Senior Planner Gjestland presented staff's report.

Chair Felder opened the item for public comment.

Gary Peter, President/Sonoma Valley Certified Farmer's Market, supported staff's presentation and agreed with the proposed conditions of approval.

Chair Felder closed the item for public comment.

All the Commissioners supported the event because of a history of no negative impact on the neighborhood.

Comm. Cribb made a motion to approve the Temporary Use Permit as requested. Comm. Willers seconded. The motion was unanimously approved (7-0).

Item 2 – Public Hearing – Consideration of an Exception in order to allow the installation of a second driveway on a residential property at 228-232 Patten Street.

Applicant/Property Owner: Bill and Helen Fernandez

Planning Director Goodison presented staff's report.

Chair Felder opened the item for public comment.

Bill Fernandez, applicant, explained the necessity for building a new driveway.

Chair Felder closed the item for public comment.

The Commission discussed whether the second driveway would raise sight-line issues, but ultimately agreed that it would not be appropriate to require the removal of vegetation on another party's property as a condition of approval.

Comm. Willers made a motion to approve the exception as submitted. Comm. Coleman seconded. The motion was unanimously approved (7-0).

Item 3 – Public Hearing – Consideration of a Use Permit to relocate a sparkling wine bar (SIGH) to an existing commercial tenant space at 120 West Napa Street.

Applicant/Property Owner: Jayme Powers/David and Linda Detert

Comm. Willers recused due to a financial conflict of interest and left the room.

Senior Planner Gjestland presented staff's report.

Chair Felder confirmed with staff that the Building Official was not concerned with the distance between the proposed ADA parking space and the entrance to the tenant space, as long as the path of travel meets accessibility requirements.

Chair Felder opened the item for public comment.

Bennett Martin, Strata Architects, noted that SIGH is a successful local business that needs room to expand and confirmed there is no limit on the distance from an ADA parking space to the tenant space.

Jayne Powers, business owner/SIGH, is pleased to expand the business and said there would be no change in how the business operated.

Chair Felder closed the item for public comment.

Comm. Cribb disclosed that he met with the applicant. He supported the request noting that the use is compatible with surrounding conditions.

Comm. Coleman concurred with Comm. Cribb and is satisfied since there is no intensification in use.

Comm. Sek supports the use, which differs from a typical wine tasting room and provides variety.

Comm. McDonald made a motion to approve the Use Permit as requested. Comm. Cribb seconded. The motion was unanimously approved (7-0).

Item 4 – Public Hearing – Consideration of a Use Permit and Tentative Map to construct a 6-unit condominium development at 1181 Broadway.

Applicant: Scott and Claudia Murray/Gola Properties, LLC

Senior Planner Gjestland presented staff's report.

Comms. Wellander and Cribb recused due to proximity and left the room.

Comm. McDonald asked staff if landscape improvements and storm water BMPs had been identified.

Staff responded that specifics had not been identified yet, however the conditions of approval address the requirements for storm water, grading and drainage, and landscape improvements.

Chair Felder opened the item for public comment.

Bill Dimick, the project architect, noted that the proposed development is exactly what the type of housing that the City desires. He responded to landscape and onsite water issues raised by the commissioners.

Scott Murray, applicant, emphasized that a similar project was previously approved and at the building permit stage but was abandoned due to market conditions. He stated that the existing

structure is not characteristic of historic Sonoma and the new project will improve the Broadway streetscape.

Robert Burkhart, owner of the property to the south, supported the project and requested the removal of condition of approval #26 (penalty fee for unauthorized tree removal).

Comm. McDonald asked the architect about tree plantings on the south side of the parking lot and whether the planter strip was wide enough to support tree plantings.

Senior Planner Gjestland emphasized that the Planning Commission is responsible for taking action on the proposed site plan, while the landscape plan will be subject to review by the DRHPC.

Planning Director Goodison stated that the Planning Commission has the discretion to increase the planter width if deemed necessary but noted that the parking area is constrained by the narrow parcel width.

Chair Felder closed the item for public comment.

Comm. Willers expressed support for the project and commended the applicant for proposing much needed housing. He favors increasing the landscape strip on the south to a width of six feet.

Comm. Coleman expressed concern about further reducing the back-up distance behind the parking spaces.

Comm. McDonald supported the proposal, noting that it is an infill project that meets all the objectives. His only concern was about creating inadequate landscaping areas within infill projects.

Comm. Willers suggested amending condition #26 to require either a 36"-box size replacement tree along Broadway or payment of the penalty fee.

Comm. McDonald suggested a condition that would allow for the south landscape strip to be increased, subject to the DRHPC's discretion.

Chair Felder supported the project and requested a motion.

Comm. Coleman opposed requiring any penalty fee for tree removal.

Comm. Willers made a motion to approve the Use Permit and Tentative Map as submitted with amendments to the conditions of approval to: 1) allow a six foot wide planter strip along the south side of the parking court; and, 2) to provide the option of either a 36"-box size replacement tree along Broadway or payment of the \$1,000 penalty fee (condition #26) Comm. McDonald seconded. The motion was approved (4-1), Comm. Coleman opposed.

Comm. Wellander and Cribb returned to the dais.

Issues Update:

Planning Director Goodison reviewed the issues update.

Comments from Commissioners: Comm. Wellander viewed the intersection at First Street West and West Napa Street as problematic. He dislikes the plastic bollards and suggested improved signage. Planning Director Goodison noted that the improvement of this intersection has been added as a project to the City's Capital Improvement Program.

Comments from the Audience:

None.

Adjournment: Chair Willers made a motion to adjourn. Comm. Cribb seconded. The motion was unanimously adopted. The meeting adjourned at 8 p.m. to the next regular meeting scheduled for 6:30 p.m. on Thursday, June 9 , 2016.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Sonoma Planning Commission on the day of, 2016.

Approved:

Cristina Morris, Administrative Assistant