



City of Sonoma Planning Commission AGENDA

Regular Meeting of June 12, 2014 -- 6:30 PM
Community Meeting Room, 177 First Street West
Sonoma, CA 95476

Meeting Length: No new items will be heard by the Planning Commission after 10:30 PM, unless the Commission, by majority vote, specifically decides to continue reviewing items. If an item is not heard due to the length of the meeting, the Commission will attempt to schedule a special meeting for the following week. If a special meeting is necessary, potential dates will be established at the close of this meeting, and a date set as soon as possible thereafter.

CALL TO ORDER – Chair, Mathew Tippell

Commissioners: Gary Edwards
Robert Felder
Mark Heneveld
Matt Howarth
Chip Roberson
Bill Willers
James Cribb (Alternate)

*Be Courteous - **TURN OFF** your cell phones and pagers while the meeting is in session.*

PLEDGE OF ALLEGIANCE

COMMENTS FROM THE PUBLIC: Presentations by audience members on items not appearing on the agenda.

MINUTES: Minutes from the meeting of May 8, 2014.

CORRESPONDENCE

ITEM #1 – PUBLIC HEARING

REQUEST:

Consideration of a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery on Friday, August 1, 2014.

Applicant/Property Owner:

Sonoma Valley Certified Farmers Market/Foley Family Wines, Inc.

Staff: Rob Gjestland

Project Location:

389 Fourth Street East

General Plan Designation:

Wine Production (WP)

Zoning:

Planning Area: Northeast Area

Base: Wine Production (W)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt

ITEM #2 – PUBLIC HEARING

REQUEST:

Consideration of an Exception from the fence height standards to construct a section of 10-foot tall replacement fencing along the side (west) boundary of a residential property.

Applicant/Property Owner:

Michael Larbre/Michael & Rita Larbre

Staff: Rob Gjestland

Project Location:

222 West Spain Street

General Plan Designation:

Low Density Residential (LR)

Zoning:

Planning Area: Vallejo District

Base: Low Density Residential (R-L)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt

ITEM #3 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit allowing conversion of a mixed-use building into two vacation rentals as an adaptive reuse of an historic structure.

Applicant/Property Owner:

Leonard Tillem/Leonard Tillem & Laura Olsen

Staff: Rob Gjestland

Project Location:

162-166 West Spain Street

General Plan Designation:

Medium Density Residential (MR)

Zoning:

Planning Area: Downtown District

Base:

Medium Density Residential (R-M)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

CEQA Status:

Categorically Exempt

ITEM 4 – STUDY SESSION

REQUEST:

Study session on a proposal to construct a 7-unit Planned Development on a 0.86-acre site.

Applicant/Property Owner:

Caymus Capital

Staff: David Goodison

Project Location:

800 West Spain Street

General Plan Designation:

Medium Density Residential (MR)

Zoning:

Planning Area: Northwest Area

Base:

Medium Density Residential (R-M)

Overlay: None

RECOMMENDED ACTION:

Provide direction to applicant.

ISSUES UPDATE

COMMENTS FROM THE COMMISSION

COMMENTS FROM THE AUDIENCE

ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on June 6, 2014.

CRISTINA MORRIS, ADMINISTRATIVE ASSISTANT

Rights of Appeal: Any decision of the Planning Commission may be appealed to the City Council. Appeals must be filed with the City Clerk within fifteen (15) calendar days following the Planning Commission's decision, unless the fifteenth day falls on a weekend or a holiday, in which case the appeal period ends at the close of the next working day at City Hall. Appeals must be made in writing and must clearly state the reason for the appeal. Appeals will be set for hearing before the City Council on the earliest available agenda. A fee is charged for appeals.

Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Monday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA, (707) 938-3681. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Planning Commission regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the Administrative Assistant office, No. 1 The Plaza, Sonoma CA during regular business hours.

If you challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on the agenda, or in written correspondence delivered to the Administrative Assistant, at or prior to the public hearing.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 933-2216. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.