City of Sonoma Planning Commission
AGENDA

Regular Meeting of June 13, 2013 -- 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, Chip Roberson

Commissioners: Gary Edwards
Robert Felder
Mark Heneveld
Matt Howarth
Mathew Tippell
Bill Willers (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 9, 2013.

CORRESPONDENCE

ITEM #1 – PUBLIC HEARING

REQUEST:
Review and consideration of possible sanctions for the Infineon Vintage Car event at the Sebastiani Winery, including consideration of amendments to the temporary use permit for the 2013 Food Truck Friday series.

Applicant/Property Owner:
Sebastiani Winery/Foley Family Wines Inc.

Staff: David Goodison

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:

Commission discretion.

ITEM #2 – 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 2, 2013.

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

Staff: Wendy Atkins

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.

ITEM #3 – PUBLIC HEARING **REQUEST:** Consideration of a Use Permit to install a wireless telecommunications facility on the Sebastiani Winery site, including a 97-foot tall redwood monopine tower and fenced equipment shelter. **Applicant/Property Owner:** AT&T/Foley Family Wines Inc. **Staff:** Wendy Atkins	**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.
ITEM #4 – PUBLIC HEARING **REQUEST:** Consideration of an Exception from the front yard setback requirement for a carport. **Applicant/Property Owner:** Shawn and Rachel Buckley **Staff:** Wendy Atkins	**Project Location:** 726 Eda Court **General Plan Designation:** Low Density Residential (LR) **Zoning:** **Planning Area:** Northwest Area **Base:** Low Density Residential (R-L) **Overlay:** None	**RECOMMENDED ACTION:** Commission discretion.
ITEM #5 – PUBLIC HEARING **REQUEST:** Consideration of a Variance from the requirement to construct public improvements (i.e. curb, gutter, sidewalk, and drainage infrastructure) along the frontage of a property. **Applicant/Property Owner:** William Dimick AIA/Anton Hoffman **Staff:** Rob Gjestland	**Project Location:** 20419 Fifth Street East **General Plan Designation:** Sonoma Residential (SR) **Zoning:** **Planning Area:** Southeast Area **Base:** Sonoma Residential (R-S) **Overlay:** None	**RECOMMENDED ACTION:** Approve with conditions.
ITEM #6 – PUBLIC HEARING **REQUEST:** Consideration of a Use Permit modification and Parking Exception to allow outdoor seating in conjunction with a by-appointment wine tasting facility. **Applicant/Property Owner:** Laura and Kenneth Juhasz **Staff:** Rob Gjestland	**Project Location:** 373 First Street West **General Plan Designation:** Medium Density Residential (MR) **Zoning:** **Planning Area:** Downtown District **Base:** Medium Density Residential (R-M) **Overlay:** Historic (/H)	**RECOMMENDED ACTION:** Approve with conditions.

ITEM #7 – PUBLIC HEARING	Project Location:	RECOMMENDED ACTION:
REQUEST: Consideration of a Use Permit to occupy a commercial building as a medical clinic/office, in conjunction with an Exception from the parking standards. **Applicant/Property Owner:** Sonoma Valley Community Health Center/Larry Wasserman **Staff:** David Goodison	19270 Sonoma Highway **General Plan Designation:** Commercial (C) **Zoning:** **Planning Area:** West Napa/Sonoma Corridor **Base:** Commercial (C) **Overlay:** None	Continued to the July 11, 2013 Planning Commission meeting, at the request of the 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 7, 2013.

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.