



City of Sonoma Planning Commission **AGENDA**

Special Meeting of July 18, 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.

CORRESPONDENCE

ITEM #1 – PUBLIC HEARING

REQUEST:

Consideration and possible certification of the Revised Final Environmental Impact Report (RFEIR) for the Mission Square project; Consideration and possible action on planning approvals for the Mission Square project, including a Use Permit, an Exception to the parking standards, and Site Design and Architectural Review.

Applicant/Property Owner:

Marcus & Willers Architects/Marcus and David Detert

Staff: David Goodison, Planning Director and Rob Gjestland, Senior Planner

Project Location:

165 East Spain Street

Project Summary:

Application to develop a mixed-use project (Mission Square) consisting of 3,514 sq. ft. of office space, 16 apartment units, and associated parking and improvements.

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area: Downtown District

Base: Mixed Use (MX)

Overlay: Historic (/H)

RECOMMENDED ACTION:

1) Adopt Resolution certifying the Final Environmental Impact Report for the Mission Square project as an adequate document, prepared in accordance with the provisions of the California Environmental Quality Act, and making findings relating to significant impacts, and adopt a Mitigation Monitoring and Reporting Program.

2) Adopt Resolution approving a Use Permit, Parking Exception, and Site Design & Architectural Review for the project, based on specified findings and subject to conditions of approval, including implementation of the Mitigation Monitoring and Reporting Program.

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 July 12, 2013.

JUDY MORGAN, 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.