



City of Sonoma Planning Commission **AGENDA**

Regular Meeting of August 8, 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 July 11, 2013.

CORRESPONDENCE

ITEM #1 – CONSENT CALENDAR

Request:

RECOMMENDED ACTION:

These items will be acted upon in one motion unless removed from the Consent Calendar for discussion by Commissioners or any interested party.

Request for a one-year extension to an approved Planned Development Permit for a four-unit project (881-887 First Street West Applicant: Clyde Ikeda).

Grant one-year extension.

Staff: Wendy Atkins

ITEM #2 – PUBLIC HEARING

Project Location:

RECOMMENDED ACTION:

REQUEST:

Re-evaluation of a previously approved Music Venue License allowing live music to be performed in association with special events.

405 First Street West

Renew with conditions.

General Plan Designation:

Commercial (C)

Zoning:

Planning Area: Downtown District

Applicant/Property Owner:

Treg Finney/EDI Associates

Base: Commercial (C)

Overlay: Historic (/H)

Staff: Wendy Atkins

ITEM #3 – PUBLIC HEARING

Project Location:

RECOMMENDED ACTION:

REQUEST:

Re-evaluation of a previously approved Music License allowing regularly-scheduled live music to be performed at Hopmonk Tavern.

691 Broadway

Renew with conditions.

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area: Broadway Corridor

Applicant/Property Owner:

Dean Biersch/Hopmonk Tavern

Base: Mixed Use (MX)

Overlay: Historic (/H)

Staff: Rob Gjestland

ITEM #4 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit to convert a single-family residence into a two-bedroom vacation rental.

Applicant/Property Owner:

Donna Dambach and Christine Argenziano/Lisa Ellis

Staff: Rob Gjestland

Project Location:

780 Broadway

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area: Broadway Corridor

Base: Mixed Use (MX)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

ITEM 5 – STUDY SESSION

REQUEST:

Study session on a proposal to construct 12 apartments on a 1-acre site.

Applicant/Property Owner:

Victor Conforti, Architect/ Michael Rabbitt

Staff: Wendy Atkins

Project Location:

840 West Napa Street

General Plan Designation:

Commercial (C)/
Medium Density Residential (MR)

Zoning:

Planning Area:

West Napa/Sonoma Corridor &
Northeast Area

Base: Commercial (C)/

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 August 2, 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.