



City of Sonoma Planning Commission **AGENDA**

Regular Meeting of October 13, 2016 -- 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, Robert Felder

Commissioners: Michael Coleman
James Cribb
Mary Sek
Chip Roberson
Ron Wellander
Bill Willers
Robert McDonald (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 meetings of August 11, 2016 and September 8, 2016.

CORRESPONDENCE

ITEM #1 – DISCUSSION

RECOMMENDED ACTION:

ISSUE:

Report by City Engineer on the updated Urban Water Management Plan.

Receive

CEQA Status:

Not applicable.

Staff: Dan Takasugi

ITEM #2 – PUBLIC HEARING

Project Location:

412 First Street East

RECOMMENDED ACTION:

REQUEST:

Consideration of a Use Permit to operate a restaurant in conjunction with a wine retail establishment.

General Plan Designation:

Commercial (C)

Approve with conditions.

CEQA Status:

Categorically Exempt.

Applicant/Property Owner:

Sonoma Wine Shop/Redbird Investment Group LLC

Zoning:

Planning Area: Downtown District

Base: Commercial (C)

Overlay: Historic (/H)

Staff: Wendy Atkins

ITEM #3 – PUBLIC HEARING**REQUEST:**

Consideration of a Use Permit to operate a mobile food truck on a commercial property.

Applicant/Property Owner:

Picazo Food Truck/Bruce Needleman

Staff: Wendy Atkins

Project Location:

20490 Broadway

General Plan Designation:

Gateway Commercial (GC)

Zoning:

Planning Area: Broadway Corridor

Base: Commercial-Gateway (C-G)

Overlay: None

RECOMMENDED ACTION:

Commission discretion.

CEQA Status:

Categorically Exempt.

ITEM #4 – PUBLIC HEARING**REQUEST:**

Consideration of a Use Permit to develop a seven-unit hotel.

Applicant/Property Owner:

Michael Marino

Staff: David Goodison

Project Location:

158-172 West Napa Street

General Plan Designation:

Commercial (C)

Zoning:

Planning Area: Downtown District

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt.

ITEM #5 – STUDY SESSION**REQUEST:**

Study session on a proposal to construct 30 apartments on a ±1.5-acre site.

Applicant/Property Owner:

DeNova Homes, Inc./Paul Norrbom

Staff: Rob Gjestland

Project Location:

Northern/vacant portion of 590 West Napa Street

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area: Northwest Area

Base: Mixed Use (MX)

Overlay: None

RECOMMENDED ACTION:

Provide direction to applicant.

ITEM #6 – PUBLIC HEARING**REQUEST:**

Consideration of a Tentative map to subdivide a ±2-acre parcel into two lots.

Applicant/Property Owner:

DeNova Homes, Inc./Paul Norrbom

Staff: Rob Gjestland

Project Location:

590 West Napa Street

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area: West Napa/Sonoma Corridor & Northwest Area

Base: Mixed Use (MX)

Overlay: None

RECOMMENDED ACTION:

Approve with conditions.

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 October 7, 2016.

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.