

**CITY OF SONOMA
PLANNING COMMISSION
REGULAR MEETING
December 10, 2015**

Community Meeting Room, 177 First Street West, Sonoma, CA

MINUTES

Chair Willers called the meeting to order at 6:30 p.m.

Roll Call:

Present: Chair Willers, Comms. Felder, Wellander, Heneveld, Roberson, Coleman, Roberson, McDonald (Alternate)

Absent:

Others

Present: Planning Director Goodison, Administrative Assistant Morris

Chair Willers stated that no new items would be heard after 10:30 p.m. unless the Planning Commission so decides. Any decisions made by the Planning Commission can be appealed within 15 days to the City Council. He reminded everyone to turn off cell phones and pagers. Chair Willers led the Pledge of Allegiance.

Comm. Coleman requested a moment of silence for the passing of Father Michael Kelly, St. Francis Church.

COMMENTS FROM THE PUBLIC: Patricia Cullinan, resident, discussed a bi-national committee that paid tribute to the Historical El Camino Real originating in Mexico and ending in Sonoma.

Pat Pulvarenti, resident, urged the Planning Commission and staff to carefully review development projects under consideration with regard to cumulative effects upon the historic character of the City.

APPROVAL OF MINUTES: Comm. Cribb made a motion to approve the minutes of May 14, 2015. Comm. Heneveld seconded. The motion was unanimously adopted. Comm. Roberson made a motion to approve the minutes of September 10, 2015, with the changes noted. Comm. Heneveld seconded. The motion was unanimously adopted. Comm. Roberson made a motion to approve the minutes of November 12, 2015. Comm. Cribb seconded. The motion was unanimously adopted.

CHANGES TO AGENDA ORDER: None.

CORRESPONDENCE: None.

Item #1 – Public Hearing – Consideration of a request to voluntarily revoke the Conditional Use Permit allowing a B&B Inn at 316 East Napa Street.

Applicant/Property Owner: Christopher Murray and Steve Evans

Planning Director Goodison presented staff's report.

Chair Willers opened the item to public comment.

The applicant stated that they were present if the Commission had any questions of them.

Chair Willers closed the item to public comment.

Comm. Roberson made a motion to approve the application as submitted. Comm. Cribb seconded. The motion was unanimously adopted. (7-0)

Item #2 – Public Hearing – Consideration of a Use Permit to operate a take-out food establishment at 14 West Spain Street in conjunction with the adjoining Mary's Pizza Shack restaurant at 8 West Spain Street.

Applicant/Property Owner: Mary's Pizza Shack/Spain Street Partners

Planning Director Goodison presented staff's report.

Chair Willers opened the item to public comment.

Michael Ross, Project Architect/ Ross Drulis Cusenbery Architecture, introduced Vince Albano, CEO of Mary's Pizza Shack. He said the restaurant expansion will add a new feature to the Plaza and promoted economic vitality in the Downtown District. It will cater to younger patrons that want a quick slice of pizza. He noted that they would like to have six counter seats.

Comm. Cribb confirmed with the project architect that the counter will be ADA accessible.

Chair Willers closed the item to public comment.

Comm. Heneveld is satisfied with the take out service addition to this longstanding successful local business on the Plaza.

Staff asked how trash would be addressed.

Michael Ross responded that the extra refuse generated will be placed in the recycling and trash bins inside the store and outside in the side courtyard.

Comm. Heneveld made a motion to approve the application subject to the conditions of approval including ADA accessibility, and an allowance for six seats at the counter, and trash/recycling bins in the rear of the building. Comm. Cribb seconded. The motion was unanimously adopted. (7-0)

Item #3 – Study Session – Study Session on a proposal to develop a mixed-use project on a 3.4-acre site, including a hotel, with restaurant and spa, commercial space, and 35 residential units with an allowance for use as vacation rentals at 216-254 First Street East and 273-299 Second Street East.

Comm. Felder made a motion to continue Item #3 at the request of the applicant to the next Planning Commission meeting on January 14, 2016. Comm. Heneveld seconded. The motion was unanimously adopted. (7-0)

Election of Officers:

Comm. Roberson nominated Vice Chair Felder for Chairman. The nomination was unanimously adopted.

Chair Willers nominated Comm. Cribb for Vice Chairman. Comm. Roberson seconded. The nomination was unanimously adopted.

Planning Director Goodison congratulated the new officers and thanked Bill Willers for his dedicated service.

Issues Update: Planning Director Goodison reported the following:

The City is aware of Court cases regarding the inclusionary ordinance within the Housing Element. A consultant will be hired to update the inclusionary provision along with the housing impact Fees. The Planning Commission will be involved in future discussions.

Comments from the Commission:

Comm. Felder appreciated Chair Willer's excellent job conducting the meetings.

Comm. Heneveld reported the State Attorney General /Governor Brown approved the sale of all State Hospital facilities on December 5, 2015.

Comments from the Audience: None

Comm. Heneveld made a motion to adjourn. Comm. Cribb seconded. The motion was unanimously adopted.

Adjournment: The meeting adjourned at 6:56 p.m. to the next regular meeting scheduled for 6:30 p.m. on Thursday, January 14, 2016

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Sonoma Planning Commission on the 14th day of January , 2016.

Approved:

Cristina Morris, Administrative Assistant