



## City of Sonoma Planning Commission **AGENDA**

*Regular Meeting of January 8, 2015 -- 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.

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**CALL TO ORDER** – Chair, Bill Willers

Commissioners: Robert Felder  
Mark Heneveld  
Matt Howarth  
Chip Roberson  
James Cribb

*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 December 11, 2014.

### CORRESPONDENCE

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#### ITEM #1 – PUBLIC HEARING

**REQUEST:**

Consideration of an Exception from the fence height standards to allow an over-height fence within the street-side yard setback of a residential property.

**Applicant/Property Owner:**

Pete Shone/Shone Living Trust

**Staff:** Wendy Atkins

**Project Location:**

910 Arguello Court

**General Plan Designation:**

Low Density Residential (LR)

**Zoning:**

**Planning Area:** Northwest Area

**Base:** Low Density Residential (R-L)

**Overlay:** None

**RECOMMENDED ACTION:**

Approve with conditions.

**CEQA Status:**

Categorically Exempt

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#### ITEM #2 – PUBLIC HEARING

**REQUEST:**

Consideration of a Use Permit to convert an office into a one-bedroom vacation rental.

**Applicant/Property Owner:**

Jeff Montague/Ingrid and George Martinez

**Staff:** Wendy Atkins

**Project Location:**

515 First Street West

**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

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**ITEM #3 – PUBLIC HEARING**

**REQUEST:**

Consideration of Tentative Map to subdivide a developed 0.42-acre property into two residential lots.

**Applicant/Property Owner:**

Linda Moore

**Staff:** Rob Gjestland

**Project Location:**

500 West Spain Street

**General Plan Designation:**

Low Density Residential (LR)

**Zoning:**

**Planning Area:** Northwest Area

**Base:** Low Density Residential (R-L)

**Overlay:** None

**RECOMMENDED ACTION:**

Approve with conditions.

**CEQA Status:**

Categorically Exempt

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**ITEM #4 – PUBLIC HEARING**

**REQUEST:**

Consideration of Use Permit, Planned Development Permit and Tentative Map to construct a 7-unit Planned Development on a ±0.50 acre site.

**Applicant/Property Owner:**

Forrest Jinks/Altus Equity Group, LP

**Staff:** Rob Gjestland

**Project Location:**

405 Fifth Street West

**General Plan Designation:**

Commercial (C)

**Zoning:**

**Planning Area:** Northwest Area

**Base:** Commercial (C)

**Overlay:** None

**RECOMMENDED ACTION:**

Commission discretion.

**CEQA Status:**

Categorically Exempt

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**ITEM #5 – PUBLIC HEARING**

**REQUEST:**

Consideration to revise the conditions of approval for a four-lot subdivision to allow for the removal of 9 additional trees on the property.

**Applicant/Property Owner:**

Chris Dluzak/ 1028 & 1036 Fifth ST E LLC

**Staff:** Wendy Atkins

**Project Location:**

1028 Fifth Street West

**General Plan Designation:**

Low Density Residential (LR)

**Zoning:**

**Planning Area:** Central-East Area

**Base:** Low Density Residential (R-L)

**Overlay:** None

**RECOMMENDED ACTION:**

Continued to the meeting of February 12, 2015.

**CEQA Status:**

Categorically Exempt

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**ITEM #6 – PUBLIC HEARING**

**ISSUE:**

Consideration of the draft 2015-2023 Housing Element of the General Plan, including review of draft Initial Study.

**Staff:** David Goodison

**RECOMMENDED ACTION:**

Forward recommendation for adoption to City Council.

**CEQA Status:**

Negative Declaration (recommended)

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**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 January 2, 2015.

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.*