

**CITY OF SONOMA  
PLANNING COMMISSION  
REGULAR MEETING  
September 11, 2014**

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

**MINUTES**

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

**Roll Call:**

Present: Chair Tippell, Comms. Felder, Howarth, Edwards, Heneveld, Roberson, Willers, Comm. Cribb (Alternate)

Absent: None

Others

Present: Planning Director Goodison, Administrative Assistant Morris

Chair Tippell 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. Comm. Edwards led the Pledge of Allegiance.

**COMMENTS FROM THE PUBLIC: No Public Comments**

**APPROVAL OF MINUTES:** None.

**CHANGES TO AGENDA ORDER:** None.

**CORRESPONDENCE:** None.

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**Item #1 – Public Hearing – Consideration of a Use Permit amendment to allow the conversion of retail space and offices to fitness areas and meeting rooms associated with the Lodge at Sonoma at 1325-1395 Broadway.**

**Applicant/Property Owner: The Lodge at Sonoma/ Diamondrock Sonoma Owner LLC**

Item # 1 was withdrawn and removed from the Agenda at the request of the applicant.

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**Item #2 – Public Hearing – Consideration of a Use Permit to utilize the Old Sonoma Firehouse for offices and storage for “The Other Guys, Inc.” at 32 Patten Street.**

**Applicant/Property Owner: August Sebastiani/The Other Guys Inc. (Sale pending from the Successor Agency to the Sonoma Community Development Agency)**

Comm. Edwards recused and left the room. Comm. Cribb (Alternate) went to the dais.

Planning Director Goodison presented staff's report.

Comm. Roberson asked about the definition of dry goods.

Comm. Howarth confirmed with Staff that the Mixed Use zone calls for a residential component in new development, but that is not applicable in this instance as the application is for the re-use of an existing building.

**Chair Tippell opened the item to public comment.**

Michael Ross, project architect/resident on Patten Street, is pleased with the plan. The change in use proposed at this time is minimal. The owners have a broader vision for the ultimate end use for the building, but this will require further study and neighbor outreach. He felt the project will be well received by the community.

Comm. Howarth inquired about the time frame for the rehabilitation of the building. Mr. Ross said that minor repairs and upgrades would be done soon after the property transfer, with the goal of occupying the building as quickly as possible.

Comm. Cribb questioned the extent of public interface as part of the proposed office use. The applicant confirmed that it is minimal.

August Sebastiani, The Other Guys, Inc., requested flexibility in the conditions of approval with respect to storage.

**Chair Tippell closed the item to public comment.**

Comm. Howarth noted that he had met with the applicant and is impressed by the growing business.

Comm. Roberson suggested a change in the conditions of approval with respect to on-site storage. Planning Director Goodison suggested a revision to condition #1 addressing the limitations on storage.

Comm. Cribb recognized the Sebastiani family's contributions to the community, but noted that the Use permit runs with the property not the business owner. He felt the proposal does not fulfill the Mixed Use General Plan designation since there is no residential component and only limited public engagement in the office use.

Comm. Willers addressed the concerns of Comm. Cribb by stating that the site has undergone a lot of consideration and he viewed the change in use as compatible with the neighborhood.

Comm. Tippell expressed the view that the proposed use is allowed for in the Mixed Zone and that it will be compatible with the neighborhood.

Comm. Willers made a motion to approve the application subject to the conditions of approval, including an amendment to condition #1 and Comm. Roberson seconded. The motion was approved 6-1, Comm. Cribb dissenting.

**Item #3 – Public Hearing – Consideration of an amendment to Title 19 of the Sonoma Municipal Code to establish procedures for reasonable accommodation pursuant to fair housing laws.**

Planning Director Goodison presented staff's report.

Comm. Roberson asked about the provision allowing for approvals through a restricted covenant.

**Chair Tippell opened the item to public comment.**

No public comments.

**Chair Tippell closed the item to public comment.**

Comm. Willers made a motion to forward the proposed ordinance to the City Council with a recommendation for adoption. Comm. Roberson seconded. The motion was unanimously adopted.

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**Issues Update:** Planning Director Goodison reported the following:

1. The decision regarding Len Tillem's vacation rental application for 162-164 West Spain Street was appealed to the City Council.
2. The Housing Element update will be revisited in December.
3. A Special Meeting will be held with the Traffic Safety Committee and the Planning Commission on the Circulation Element update.
4. The City Council suggested an exception to the vacation rental ordinance to allow a property owner to rent out a bedroom on an occasional basis.

**Comments from the Audience:**

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

**Adjournment:** The meeting adjourned at 7:25 p.m. to the next regular meeting scheduled for 6:30 p.m. on Thursday, October 9, 2014.

I HEREBY CERTIFY that the foregoing minutes of September 9, 2014 were duly and regularly adopted at a regular meeting of the Sonoma Planning Commission on the 13<sup>th</sup> day of November 2014.

Approved:

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Cristina Morris, Administrative Assistant