

**CITY OF SONOMA
PLANNING COMMISSION
REGULAR MEETING OF
Community Meeting Room, 177 First Street West
June 13, 2013
MINUTES**

I hereby declare under penalty of perjury that the agenda for this meeting was posted on Friday, June 7, 2013, on the bulletin board outside the front of Sonoma City Hall, No. 1 the Plaza, Sonoma, California. Chair Roberson called the meeting to order at 6:30 p.m. in the Community Meeting Room, 177 First Street West.

Roll Call:

Present:	Chair Roberson, Comms. Edwards, Henevald, Felder, Tippell, Howarth
Absent:	Comm. Willers
Others	Planning Director Goodison, Associate Planner Atkins, Administrative
Present:	Assistant Morris

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

COMMENTS FROM THE PUBLIC: No Public Comments

APPROVAL OF MINUTES: Comm. Howarth made a motion to approve the minutes of May 9, 2013. Comm. Tippell seconded. The motion was unanimously approved 4-0. (Comm. Edwards abstained and Comm. Henevald not present.)

CORRESPONDENCE: Late mail regarding Items #1 & #3.

Item #1 – Public Hearing – Public Hearing – Review and consideration of possible sanctions for the Infineon Vintage Car event at the Sebastiani Winery, including consideration of amendments to the temporary use permit for the 2013 Food Truck Friday series at 389 Fourth Street East.

Applicant/Property Owner: Sebastiani Winery/Foley Family Wines Inc.

Planning Director Goodison presented staff's report.

Joseph Faust, Foley Wines representative, questioned why sanctions are being considered in conjunction with the Infineon event.

Jerry Wheeler, Infineon representative, worked with Staff to resolve permitting issues so the event could take place as scheduled. This long standing event was moved to the Sebastiani/Foley Winery in 2010.

Chair Roberson opened the public hearing.

No Public Comments

Chair Roberson closed the public hearing.

Comms. Howarth and Edwards would not support a sanction in this case.

Planning Director Goodison says that no motion is necessary and staff has direction.

Comm. Henevald arrives at 6:55 p.m. and joins commissioners at dais.

Item #2 – Public Hearing – Consideration of a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery on Friday, August 2, 2013 at 389 Fourth Street East.

Applicant/Property Owner: Sonoma Valley Certified Farmers Market/Foley Wines Inc.

Associate Planner Atkins presented staff's report.

Chair Roberson opened the public hearing.

No Public Comments

Chair Roberson closed the public hearing.

Comm. Edwards made a motion to approve the use permit subject to the conditions of approval. Comm. Henevald seconded. The motion was unanimously approved 6-0.

Item #3- Public Hearing- Consideration of a Use Permit to install a wireless telecommunications facility on the Sebastiani Winery site including a 97-foot tall redwood monopole tower and fenced equipment shelter at 389 Fourth Street East.

Applicant/Property Owner: AT&T/Foley Family Wines Inc.

Associate Planner Atkins presented staff's report.

Rhuenette Alums, AT&T representative applicant, says that the telecommunications facility will comply with all FCC rules, regulations, and standards. A lease contract is negotiated between the property owner and AT&T.

Chair Roberson opened the public hearing.

Rebekah Anderson, SAC Wireless, explains that the cell phone tower is intended to improve AT&T's network coverage for wireless customers. The design consists of a new stealth redwood monopine tree tower. The analysis did not include consideration of the other towers in Sonoma.

Jody Arens, resident, does not support the proposal for the neighborhood, expressing a view that it would be out-of-place and unnecessary.

Cameron Stuckey, resident, stated that the tower does not belong in this location.

Mike Kalyk, resident, opposes the "fake" tree and believes there is an alternative solution to

providing better coverage for AT&T customers.

Aaron Palmer, resident, considers the tower an intrusion. He thinks it will be visible for miles and that a more suitable location should be found.

Linda McGarr, neighbor, agreed that the tower is not appropriate for the neighborhood.

Ronnie Kalyk, resident, asked about the setback of the tower from the northeast corner of the site.

Associate Planner Atkins confirmed that the tower would be located approximately 360 feet from the southern property line.

Patricia McTaggart, resident, questioned the relationship between a cell tower and a winery. She stated that it was not a suitable proposal for the property and should be denied.

Chair Roberson closed the public hearing.

Comm. Henevald would like information on the EMF study that was prepared for the application.

Chair Roberson stated that given his knowledge about issues of this magnitude and experience in the telecommunication sector, he is knowledgeable about appropriate procedures for evaluating a proposal of this magnitude and is disappointed with the presentation and quality of the information provided. He is interested in seeing further analysis of the capabilities of the existing cell towers in Sonoma and alternative siting options.

Comm. Howarth agreed that more information was needed with respect to alternative sites and alternative heights.

Comm. Edwards discussed other examples of towers in the Sonoma area. He asked whether a microwave transmission dish was proposed in conjunction with the tower. The applicants stated that this would not be needed at the proposed location.

By consensus, the Planning Commission agreed to table the item, with direction to the applicants to develop a more complete proposal if they wanted to pursue the application further.

Item #4 – Public Hearing – Consideration of an Exception from the front yard setback requirement for a carport at 726 Eda Court.

Applicant/Property Owner: Shawn and Rachael Buckley

Associate Planner Atkins presented staff's report.

Rachel and Shawn Buckley, applicants, provided signatures of neighbors that support the continued day care use. They apologized for not contacting the City sooner as they were under the impression that no permits were required. They need a dedicated space to operate the day care business and no additional parking is necessary.

Comm. Tippell confirms that a small day care center is defined as serving six children or fewer.

Comm. Edwards asked about fire safety measures including walkway clearance.

Comm. Tippell concurred that ingress/egress is important for public safety.

Chair Roberson opened the public hearing.

John Corsi, neighbor, is satisfied with the scale of the garage conversion for the business use in the neighborhood. He would prefer not to see a carport.

Nancy Campisi, resident, was unaware of the day care business in the garage. She supports the conversion and does not feel that there will be any impact to the neighborhood.

Amy Bei, neighbor, spoke about her positive personal experiences with the day care operation and supports the continued use.

Edwin Viel, resident, agreed with the other neighbors and does not see any intensification of use or associated negative impacts.

Jennifer Jenkins, resident, supports the use of the garage space.

Laura Juhasz, neighbor, confirmed with staff that covered off street parking is normally required for single-family residences.

Chair Roberson closed the public hearing.

Comm. Henevald is perplexed that Mr. Buckley did not comply sooner with the building requirements since he is a contractor by trade.

In response to a question from Chair Roberson, staff notes that the garage conversion could be reverted back to its original use in the future, upon the cessation of the day care use.

Comm. Tippell made a motion to approve the use permit, subject to the conditions of approval. Comm. Edwards seconded. The motion was approved 5-1, Comm. Henevald dissenting.

Item #5 – Public Hearing – Consideration of a Variance from the requirement to construct public improvements (curb, gutter, sidewalk, and drainage infrastructure) along the frontage of a property at 20419 Fifth Street East.

Applicant/Property Owner: William Dimick AIA/Anton Hoffman

Comm. Tippell recused due to proximity and left the room.

Planning Director Goodison presented staff's report.

Chair Roberson opened the public hearing.

No public comments.

Chair Roberson closed the public hearing.

Commissioners discussed the circumstances in which curb, gutter and sidewalk improvements might be required in the future and expressed support for the concept of a deferral agreement with the property owner.

Comm. Henevald made a motion to approve the variance subject to the condition that the property owner enters into a Deferred Improvement Agreement with the City. Comm. Edwards seconded. The motion was approved 4-1. Comm. Henevald dissenting and Comm. Tippell recused.

Comm. Tippell returned to the dais.

Item #6 – Public Hearing – Consideration of a Use Permit modification and Parking Exception to allow outdoor seating in conjunction with a by-appointment wine tasting facility at 373 First Street West.

Applicant/Property Owner: Laura and Kenneth Juhasz

Planning Director Goodison presented staff's report.

Chair Roberson opened the public hearing.

Laura and Kenneth Juhasz, applicants, described the small-scale project and their intention not to expand in the future.

Chair Roberson closed the public hearing.

Comm. Felder confirmed with the applicants that they are in the early stages of designing a landscape plan for the back yard.

Comm. Henevald made a motion to approve the use permit, subject to the conditions of approval. Comm. Howarth seconded. The motion was passed 6-0.

Item #7- Public Hearing- Consideration of a Use Permit to occupy a commercial building as a medical clinic/office, in conjunction with an Exception from the parking standards at 19270 Sonoma Highway.

Applicant/Property Owner: Sonoma Valley Community Health Center/Larry Wasserman

Continued to the meeting of July 11, 2013.

Issues Update:

1. Joint Planning Commission/City Council meeting on 6/17/13.
2. Special Planning Commission meeting on 7/18/13 to discuss the Mission Square project.
3. Comm. Henevald notes County-wide water concerns.

Comments from the Audience: No public comments.

Comm. Edward made a motion to adjourn. Comm. Roberson seconded. The motion was unanimously approved, 6-0.

Adjournment: The meeting adjourned at 9:30 p.m. to the next regular meeting scheduled for 6:30 p.m. on Thursday, July 11, 2013.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Planning Commission on the 11th day of July, 2013.

Approved:

Cristina Morris, Administrative Assistant