

SONOMA VALLEY CITIZENS ADVISORY COMMISSION
Notice of Meeting and Agenda
August 24, 2016
Sonoma Police Department, Community Room
177 First Street West, Sonoma
6:30 p.m.

Contact: Pat Gilardi, District Director to Supervisor Gorin at pat.gilardi@sonoma-county.org

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| 1. Call to Order, Roll Call | |
| 2. Approval of Minutes of the meeting of June 22, 2016 | Resolution |
| 3. Public Comment
(Limited to items not appearing on the agenda) | Receive |
| 4. Presentation – Sonoma County General Plan | Receive |
| 5. Consideration of items for future agenda | Receive |
| 6. Adjourn | Resolution |

Materials related to an item on this Agenda submitted to the Sonoma Valley Citizens Advisory Commission after distribution of the agenda packet are available for public inspection in the Board of Supervisors' Office located at 575 Administration Drive, Room 100-AI, Santa Rosa, CA, during normal business hours.

Note: Consideration of proposed development projects will proceed as follows:

1. Presentation by project applicant
2. Questions by Commissioners
3. Questions and comments from the public
4. Response by applicant, if required
5. Comments by Commissioners
6. Resoluiton, if indicated

Web Links:

County of Sonoma: www.sonoma-county.org select Boards and Commissions

City of Sonoma: City of Sonoma: <http://www.sonomacity.org/Agenda-Minutes/Sonoma-Valley-Citizens-Advisory-Commission.aspx>

**SONOMA VALLEY CITIZENS ADVISORY COMMISSION
MINUTES OF MEETING JUNE 22, 2016
SONOMA POLICE DEPARTMENT, COMMUNITY ROOM
175 FIRST STREET WEST, SONOMA
6:30 pm**

COMMISSIONERS PRESENT: Mark Bramfitt, Cynthia Wood, Ryan Lely, Angela White, Gini Dunlap, Pat Pulvirenti, Margaret Spaulding, Jack Ding, Dick Fogg, Greg Carr, Gay Johann, Tom Martin, Rachel Hundley, Pat Stevens

EXCUSED: Ditty Vella

ABSENT: Bruce Green, Sean Bellach

1. Call to Order: 6:30 pm

2. Minutes of March 23, 2016 Meeting: Mr. Ding pointed out the date error on the minutes. It should have read March 23, 2016 and not February 24, 2016. Approved

3. Public Comment (Limited to items not appearing on the agenda):

Teri Shore, Regional Director for Greenbelt Alliance: Update on Community Separators: most important greenbelt protection policies in Sonoma County in 20 years being voted on tomorrow by Planning Commission, then Board of Supervisors then will go on ballot. Not only will 8 community separators in County be renewed and policies strengthened, County proposes to add acreage including area around Sonoma Developmental Center where natural lands are, the wildlife corridor, lands along southwest of town along Arnold Drive and hills above Sonoma. I urge you to support (maps distributed)

4. File Number: ADR15-0107

Applicant Name: Karen Ann Waikiki

Owner Name: Mercado Central

Site Address: 15 Boyes Boulevard, Sonoma

APN: 056-401-019

Request for Administrative Design Review for replacement of a restaurant and bar on a 0.30 acre parcel.

Applicant presentation:

Adrian Martinez, project architect: Right now, it's a false front wood frame building. Original intent was to restore but nothing to save: no foundation or siding, therefore, will recreate feeling of what was there before. Existing building is 4700 sq ft with seating for 135. Proposal is for less than 2000 sq ft with additional outdoor seating and on-site parking. (Drawings/renderings shown to Commissioners).

Joseph Waikiki, owner's son and primary chef: Building was purchased 8 or 9 years ago and idea was to turn it into a pizzeria. We went to Naples to study how to make authentic Neapolitan pizza. She currently owns El Molino Central across the street.

Commissioner questions:

Ms. Pulvirenti: What street are patio and entrance facing?

Morgan Grimm pointed out specifics on the model.

Ms. Dunlap: There is currently parking up that street? Your 10 spaces are next to the building?

Morgan Grimm: They're in behind the building.

Ms. Spaulding: 10 spaces and seating how many in restaurant? What about overflow parking?

Morgan Grimm: I believe 75 but have not figured out overflow yet.

Adrian Martinez: This is conceptual plan – doesn't have anything to do with proposal. Development and improvements on Highway 12 and creation of plaza are also conceptual. We have nothing to do with that. Our project is on 1/3 acre site with the building reconstructed basically on same footprint where it was. We'll be saving all oaks and native trees along the west property line. You have our landscape plan. As for additional on street parking, unknown at this point.

Ms. Wood: Contact with neighbors?

Adrian Martinez: There's been publicity over the last couple of years. Feedback's been positive and benefits the public.

Mr. Lely: On your drawings, you have 9 spaces out front. Sidewalks will be improved in front of building? Is color I see actual color? What about landscaping in front of building?

Adrian Martinez: 9 spaces are what's existing now. Yes, sidewalks to be improved. Not sure about color. No landscaping proposed but possibly with development of area.

Chair White: Is there public parking lot across 12?

Adrian Martinez: No, belongs to Sonoma Mission Inn for employees.

Mr. Ding: Parking issue – need to be compliant. Two formulas – in restaurant, every 4 seats should have 1 parking space so for 75 capacity, should be 19, unless you have exception.

Adrian Martinez: Yes, we do.

Chair White: Commissioner Ding, I would like just clarifying questions at this time.

Mr. Ding: Another formula is dining area, each 60 ft sq should have 1 parking place. Just to remind you....

Adrian Martinez: Previous building was 5000 sq ft, now 2000 sq ft with 10 on-site parking spaces which is maximum we can accommodate. Otherwise, no restaurant and all parking so yes, exceptional case.

Mr. Lely: Business in Springs with parking is remarkable.

Ms. Hundley: Assumption is this restaurant will depend heavily on street parking to fill seats, lots of pedestrians?

Adrian Martinez: It's a neighborhood restaurant and Sonoma Mission Inn right next door. Local people will be coming...

Ms. Hundley: Pedestrians or driving? Numbers discussed what percentage driving – street parking? So no reliance on cars not parking in the parking lot.

Adrian Martinez: Yes, the 10 spaces and spaces in front.

Mr. Martin: I'm one of neighbors who might be walking in. Please explain conceptual plans.

Adrian Martinez: It's a visual representation of the plaza concept.

Chair White: Picture is causing confusion so it would be best not to show it right now. So we have applicant with 10 spaces behind the restaurant and people driving by can see spaces in front of restaurant as well.

Mr. Martin: At what point will you have real and correct parking numbers and locations?

Adrian Martinez: Right now, 10 on-site is extent of it.

Mr. Martin: Plaza area becoming community center for various activities. Will builders or developers be happy with Farmer's Market, a Fiesta, gathering in front of the restaurant?

Chair White: That's not what we're discussing. It's not happening – only a concept, an idea.

Ms. Johann: Here's my confusion about the parking. When someone comes to the City with a development proposal, they're told upfront what the parking requirements will be. If they can't meet those, they ask for an exception to that rule. Has that happened with you?

Adrian Martinez: Presented at pre-application meeting and not an issue with Planning Commission – happy we were able to accommodate some parking.

Mr. Bramfitt: Building could be reopened as restaurant today without any parking in back. This is in existing use so you're getting 9 extra spaces. Parking issue should be taken off the table. This is Administrative Design Review – you should be commenting on looks and how masked, not parking issue. As for plaza, Susan Gorin has prevailed on repaving project on highway and repave this area to leave as parking at least short term. So there'll be all this parking for the foreseeable future.

Public Comments:

Kathy Wade Shepherd, Springs resident and former chair of SVCAC: I've been involved in Springs issues for last 30 years. I'm in favor of this project – uplifting for Springs and will walk to restaurant. Happy to see sidewalks and lights.

Ellen Conlan, Springs resident: I'm also on Committee for Springs Community Alliance. Karen Waikiki's El Molino is gold standard for what people are looking for in the Springs - not only charming but also colorful. The business is well managed, popular with responsive employees. This would be wonderful addition to Springs.

Teri Shore, Boyes Hot Springs: I'm also in support – fantastic idea, also because of Springs development project.

Mary Emmons: I currently walk to El Molino and will be walking to new restaurant. Good to have seen family's track record with El Molino – I'm hoping this project goes through.

Commissioner discussions:

Mr. Lely: Front windows will be tinted or transparent?

Adrian Martinez: They would be clear – awning on south side to mitigate it. Also due to such a large expanse of glass, would be double pane, the only exception to keeping authentic feeling of single pane wood windows.

Mr. Lely: Wood around doors painted black or contrasting color?

Adrian Martinez: Dark color possibly, more of a wood look. Details along with name of restaurant not yet worked out.

Mr. Lely: Excited about this project.

Chair White: Design compatible with area. Exciting to turn dilapidated building into something people will walk or bike to. Great project.

Motion: Ms. Spaulding. Move to recommend approval of project. Ms. Johann seconded. Motion passed. All in favor, none opposed

5. Consideration of items for future agenda

Ms. Dunlap: Status of houses at Moon Mountain we were asked to look at – agenda item?

Chair White: We might. Susan Gorin may have it come here.

Ms. Spaulding: Got email from Planner who expressed interest in our thoughts.

Chair White: Email Karin with questions. Hot topic. If you haven't gone out there yet, please do.

Mr. Bramfitt: Story poles are up now, may not be for too much longer.

6. Adjourned: 7:16 pm