



City of Sonoma Planning Commission AGENDA

Regular Meeting of October 10, 2013 -- 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.

CALL TO ORDER – Chair, Chip Roberson

Commissioners: Gary Edwards
Robert Felder
Mark Heneveld
Matt Howarth
Mathew Tippell
Bill Willers
James Cribb (Alternate)

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 meetings of July 18, 2013 and August 8, 2013

CORRESPONDENCE

ITEM #1 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit to install a wireless telecommunications facility on the Sebastiani Winery site, including an 80-foot tall redwood monopine tower and fenced equipment shelter.

Applicant/Property Owner:

AT&T/Foley Family Wines Inc.

Staff: Wendy Atkins

Project Location:

389 Fourth Street East

General Plan Designation:

Wine Production (WP)

Zoning:

Planning Area: Northeast Area

Base: Wine Production (W)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

ITEM #2 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit to allow use of a commercial building as a vacation rental.

Applicant/Property Owner:

Terence and Melissa Redmond

Staff: Rob Gjestland

Project Location:

567 First Street East

General Plan Designation:

Commercial (C)

Zoning:

Planning Area: Downtown District

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

ITEM #3 – PUBLIC HEARING

REQUEST:

Consideration of an Exception to the fence height standards to allow over-height fencing within the front and street-side yard setbacks of a residential property.

Applicant/Property Owner:

Step One Residential Design and Construction/Diann Sorenson

Staff: David Goodison

Project Location:

639 Third Street West

General Plan Designation:

Low Density Residential (LR)

Zoning:

Planning Area: Central-West Area

Base: Low Density Residential (R-L)

Overlay: N.A.

RECOMMENDED ACTION:

TBD

ITEM #4 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit and Parking Exception to establish a cooking school and café with a retail component and industry accommodation residential unit within an existing building.

Applicant/Property Owner:

Williams-Sonoma, Inc.

Staff: Rob Gjestland

Project Location:

599 Broadway

General Plan Designation:

Commercial (C)

Zoning:

Planning Area: Downtown District

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

ITEM 5 – STUDY SESSION

REQUEST:

Study session on a proposal to develop 11 apartments on a 1-acre site.

Applicant/Property Owner:

Victor Conforti, Architect/Michael Rabbitt

Staff: Wendy Atkins

Project Location:

840 West Napa Street

General Plan Designation:

Commercial (C)/

Medium Density Residential (MR)

Zoning:

Planning Area:

West Napa/Sonoma Corridor & Northeast Area

Base: Commercial (C)/

Medium Density Residential (R-M)

Overlay: None

RECOMMENDED ACTION:

Provide direction to applicant.

ITEM #6 – PUBLIC HEARING

ISSUE:

Consideration of amendments to Title 19 of the Sonoma Municipal Code to: 1) clarify provisions related to density bonuses and inclusionary housing; 2) modify provisions pertaining to use permit requirements for emergency shelters in the “P” zoning district; and, 3) establish a definition for “Agricultural Employee Housing.”

Staff: David Goodison

RECOMMENDED ACTION:

Recommend adoption to City Council.

**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 October 4, 2013.

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.