



City of Sonoma Planning Commission **AGENDA**

Regular Meeting of November 14, 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 September 12, 2013, September 26, 2013, and October 10, 2013.

CORRESPONDENCE

ITEM #1 – PUBLIC HEARING

RECOMMENDED ACTION:

ISSUE:

Consideration of amendments to the Development Code establishing definitions and zoning regulations for wine tasting facilities.

Forward recommendations to City Council.

Staff: David Goodison

ITEM #2 – PUBLIC HEARING

Project Location:

165 East Spain Street

RECOMMENDED ACTION:

REQUEST:

Consideration and possible action on an application for a Use Permit, Site Design and Architectural Review, and Parking Exception for the Mission Square project, a mixed-use development that includes 3,514 sq. ft. of office space, 14 apartments, and associated parking improvements.

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area: Downtown District

Base: Mixed Use (MX)

Overlay: Historic (/H)

Adopt Resolution approving a Use Permit, Parking Exception, and Site Design & Architectural Review for the project, based on specified findings and subject to conditions of approval, including implementation of the Mitigation Monitoring and Reporting Program.

Applicant/Property Owner:

Marcus & Willers Architects/Marcus and David Detert

Staff: David Goodison &
Rob Gjestland

ITEM #3 – PUBLIC HEARING

RECOMMENDED ACTION:

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; 3) establish a definition for “Agricultural Employee Housing”; and, 4) allow for residential care facilities in the Mixed Use zone.

Discuss and provide direction to staff.

Staff: David Goodison

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 November 8, 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.