



City of Sonoma Planning Commission **AGENDA**

Regular Meeting of March 13, 2014 -- 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 meeting of February 13, 2014.

CORRESPONDENCE

ITEM #1 – PUBLIC HEARING

REQUEST:

Continued review of a Use Permit to operate a mobile food trolley on a commercial property.

Applicant/Property Owner:

TIPS Tri-Tip/Innovative Properties & Development LLC

Staff: Rob Gjestland

Project Location:

455 West Napa Street

General Plan Designation:

Commercial (C)

Zoning:

Planning Area:

West Napa/Sonoma Corridor

Base: Commercial (C)

Overlay: N.A.

RECOMMENDED ACTION:

Approve Temporary Use Permit, with conditions.

CEQA Status:

Categorically Exempt

ITEM #2 – PUBLIC HEARING

REQUEST:

Consideration of an Exception to the side yard setback requirements to construct a residential addition.

Applicant/Property Owner:

Daniel Strening, Architect/Steve Zocchi

Staff: Rob Gjestland

Project Location:

264 Wilking Way

General Plan Designation:

Low Density Residential (LR)

Zoning:

Planning Area: Northeast Area

Base: Low Density Residential (R-L)

Overlay: N.A.

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt

ITEM #3 – PUBLIC HEARING

REQUEST:

Consideration of an Exception to the accessory structure height standards to construct a second floor residential accessory room over an existing detached garage.

Applicant/Property Owner:
James and Larissa McCalla

Staff: Rob Gjestland

Project Location:
725 East Napa Street

General Plan Designation:
Sonoma Residential (SR)

Zoning:
Planning Area: Central-East Area

Base: Sonoma Residential (R-S)
Overlay: N.A.

RECOMMENDED ACTION:

Commission discretion.

CEQA Status:
Categorically Exempt

ITEM #4 – PUBLIC HEARING

REQUEST:

Consideration of an Exception to the fence height standards for overheight fencing on a residential property.

Applicant/Property Owner:
John MacConaghy

Staff: David Goodison

Project Location:
620 Este Madera Court

General Plan Designation:
Low Density Residential (LR)

Zoning:
Planning Area: Southeast Area

Base: Low Density Residential (R-L)
Overlay: N.A.

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:
Categorically Exempt

ITEM #5 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit to operate three former residences on two commercial properties as vacation rental units.

Applicant/Property Owner:
Michael Marino/Marino Enterprises LLC

Staff: Rob Gjestland

Project Location:
158, 164 and 172 West Napa Street

General Plan Designation:
Commercial (C)

Zoning:
Planning Area: Downtown District

Base: Commercial (C)
Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:
Categorically Exempt

ITEM #6 – PUBLIC HEARING

ISSUE:

Update of the City of Sonoma Bicycle and Pedestrian Master Plan.

Staff: Wendy Atkins

RECOMMENDED ACTION:

Review and provide recommendation to City Council.

CEQA Status:
Not applicable.

**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 March 7, 2014.

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.