



City of Sonoma Planning Commission **AGENDA**

Regular Meeting of August 14, 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, Mathew Tippell

Commissioners: Gary Edwards
Robert Felder
Mark Heneveld
Matt Howarth
Chip Roberson
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 July 10, 2014.

CORRESPONDENCE

ITEM #1 – PUBLIC HEARING

REQUEST:

Continued review of a Use Permit allowing conversion of a mixed-use building into two vacation rentals as an adaptive reuse of an historic structure.

Applicant/Property Owner:

Leonard Tillem/Leonard Tillem & Laura Olsen

Staff: Rob Gjestland

Project Location:

162-166 West Spain Street

General Plan Designation:

Medium Density Residential (MR)

Zoning:

Planning Area: Downtown District

Base:

Medium Density Residential (R-M)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

CEQA Status:

Categorically Exempt

ITEM #2 – PUBLIC HEARING

REQUEST:

Consideration of an Exception to the side yard setback requirements associated with additions to a single-family home.

Applicant/Property Owner:

Richard Konecky

Staff: Rob Gjestland

Project Location:

753 Third Street East

General Plan Designation:

Low Density Residential (LR)

Zoning:

Planning Area: Central-East Area

Base: Low Density Residential (R-L)

Overlay: None

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt

ITEM #3 – STUDY SESSION

REQUEST:

Study session on an application to redevelop a group of parcels with a 59-unit hotel/spa and a restaurant.

Applicant/Property Owner:

Kenwood Investors, LLC/Napa Street Associates, LLC; LLL Properties; Lynch Real Estate Limited PTP.

Staff: David Goodison

Project Location:

117, 123, 135 and 153 West Napa Street and 541 First Street West

General Plan Designation:

Commercial (C)

Zoning:

Planning Area: Downtown District

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Provide direction to applicant.

ITEM #4 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit amendment to allow the conversion of retail space and offices to fitness areas and meeting rooms associated with The Lodge at Sonoma.

Applicant/Property Owner:

The Lodge at Sonoma/Diamondrock Sonoma Owner LLC

Staff: David Goodison

Project Location:

1325-1395 Broadway

General Plan Designation:

Gateway Commercial (GC)

Zoning:

Planning Area: Gateway District

Base: Commercial-Gateway (C-G)

Overlay: None

RECOMMENDED ACTION:

Continued to the meeting of September 11, 2014.

CEQA Status:

Categorically Exempt

ITEM #5 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit to operate a special event venue within a portion of an existing commercial building.

Applicant/Property Owner:

Sonoma Cheese Factory, LLC

Staff: David Goodison

Project Location:

2 West Spain Street

General Plan Designation:

Commercial (C)

Zoning:

Planning Area: Downtown District

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Application withdrawn.

ISSUES UPDATE

COMMENTS FROM THE COMMISSION

COMMENTS FROM THE AUDIENCE

ADJOURNMENT: Adjourn to Planning Commission/City Council study session on the Housing Element, 5:00 p.m. Wednesday, September 3, 2014.

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on August 8, 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.