



City of Sonoma Planning Commission **AGENDA**

Regular Meeting of November 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, Matthew 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 meetings of September 11, 2014 and October 9, 2014.

CORRESPONDENCE

ITEM #1 – CONSENT CALENDAR

Request:

RECOMMENDED ACTION:

These items will be acted upon in one motion unless removed from the Consent Calendar for discussion by Commissioners or any interested party.

Request for a one-year extension to an approved Planned Development Permit for a four-unit project (881-887 First Street West Applicant: Clyde Ikeda).

Grant one-year extension.

Staff: **Wendy Atkins**

ITEM #2 – PUBLIC HEARING

Project Location:

RECOMMENDED ACTION:

REQUEST:

Review of a previously approved Music Venue License allowing regularly-scheduled live music performances at Burgers & Vine.

400 First Street East

Extend license.

General Plan Designation:

Commercial (C)

CEQA Status:

Categorically Exempt

Zoning:

Planning Area: Downtown District

Applicant/Property Owner:

Codi Binkley/Richard Cuneo

Base: Commercial (C)

Overlay: Historic (/H)

Staff: Rob Gjestland

ITEM #3 – PUBLIC HEARING

REQUEST:

Year-end review of a seasonal outdoor food truck event (Food Truck Fridays) and an application for the 2015 outdoor food truck event for the Sebastiani Winery.

Applicant/Property Owner:

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.

CEQA Status:

Categorically Exempt

ITEM #4 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit to reconfigure the interior space of the Sonoma Cheese Factory to allow for a multitenant marketplace use.

Applicant/Property Owner:

Viviani Trust

Staff: Rob Gjestland

Project Location:

2 West Spain 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 #5 – DISCUSSION

ISSUE:

Consideration of an amendment to the Development Code establishing a review and licensing process for limited short-term rentals within owner-occupied single-family residences.

Staff: David Goodison

RECOMMENDED ACTION:

Forward recommendation for adoption to City Council.

CEQA Status:

Not applicable

ITEM #6 – STUDY SESSION

REQUEST:

Study session on a revised proposal to develop a mixed-use project (Sonoma Gateway Commons).

Applicant/Property Owner:

Bull Stockwell Allen Architects/
Sonoma Gateway Commons LP and
Stu Lambert Inc.

Staff: David Goodison

Project Location:

870 and 899 Broadway

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area: Broadway Corridor

Base: Mixed Use (MX)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Provide direction to applicant.

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 November 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.