



## City of Sonoma Planning Commission AGENDA

Regular Meeting of February 12, 2015 -- 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, Bill Willers

Commissioners: Robert Felder  
Mark Heneveld  
Matt Howarth  
Chip Roberson  
James Cribb

*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 December 11, 2014 and January 8, 2015.

### CORRESPONDENCE

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#### ITEM #1 – PUBLIC HEARING

**REQUEST:**

Consideration of a revision to the conditions of approval for a four-lot subdivision to allow the removal of 9 additional trees on the property.

**Applicant/Property Owner:**

Chris Dluzak/1028 & 1036 Fifth ST E LLC

**Staff:** Wendy Atkins

**Project Location:**

1028 Fifth 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:**

Continue to the meeting of March 12, 2015.

**CEQA Status:**

Categorically Exempt

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#### ITEM #2 – PUBLIC HEARING

**REQUEST:**

Consideration of a Use Permit to allow use of a residential unit as a vacation rental.

**Applicant/Property Owner:**

Christine Souci/Virgil Rittenhouse and Sheryl Holloway

**Staff:** Wendy Atkins

**Project Location:**

963 Broadway

**General Plan Designation:**

Mixed Use (MU)

**Zoning:**

**Planning Area:** Broadway Corridor

**Base:** Mixed Use (MX)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Withdrawn by applicant.

**CEQA Status:**

Categorically Exempt

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**ITEM #3 – PUBLIC HEARING**

**REQUEST:**

Continued review of a Use Permit, Planned Development Permit and Tentative Map to construct a 7-unit Planned Development on a ±0.50 acre site.

**Applicant/Property Owner:**

Forrest Jinks/Altus Equity Group, LP

**Staff:** Rob Gjestland

**Project Location:**

405 Fifth Street West

**General Plan Designation:**

Commercial (C)

**Zoning:**

**Planning Area:** Northwest Area

**Base:** Commercial (C)

**Overlay:** None

**RECOMMENDED ACTION:**

Commission discretion.

**CEQA Status:**

Categorically Exempt

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**ITEM #4 – PUBLIC HEARING**

**REQUEST:**

Consideration of a Temporary Use Permit to allow a 5-kilometer run/walk event from the Sebastiani Winery on Saturday, March 7, 2015.

**Applicant/Property Owner:**

Shelley Marmaduke/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

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**ITEM #5 – PUBLIC HEARING**

**REQUEST:**

Consideration of a Use Permit to convert an existing wine tasting room to a beer and wine bar, in conjunction with amendments to the current Music Venue License.

**Applicant/Property Owner:**

Robert Ryan  
/Lea Rubin

**Staff:** Rob Gjestland

**Project Location:**

452 First Street East, Suite G

**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

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**ITEM #6 – PUBLIC HEARING**

**REQUEST:**

Consideration of an Exception from the garage setback requirements to enclose a carport currently under construction on a residential property.

**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:**

Commission discretion.

**CEQA Status:**

Categorically Exempt

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**ITEM #7 – PUBLIC HEARING**

**REQUEST:**

Consideration of a Use Permit to relocate the Boys & Girls Club teen program to a commercial building within Maxwell Village Shopping Center.

**Applicant/Property Owner:**

Boys & Girls Club of Sonoma Valley/  
S & N II Ltd.

**Staff:** David Goodison

**Project Location:**

19245 Sonoma Highway(former Citibank location)

**General Plan Designation:**

Commercial (C)

**Zoning:**

**Planning Area:**

West Napa/Sonoma Corridor

**Base:** Commercial (C)

**Overlay:** None

**RECOMMENDED ACTION:**

Approve with conditions.

**CEQA Status:**

Categorically Exempt

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**ITEM #8 – PUBLIC HEARING**

**REQUEST:**

Consideration of a Use Permit to operate a micro-brewery in conjunction with an established restaurant use.

**Applicant/Property Owner:**

Sherpa Hospitality, LLC/Anne Thornton

**Staff:** Rob Gjestland

**Project Location:**

165 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

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**ITEM #9 – PUBLIC HEARING**

**REQUEST:**

Consideration of a Use Permit and Parking Exception to allow the outdoor retail display of Tiny House models.

**Applicant/Property Owner:**

Tumbleweed Tiny House Co. /Tilmar Properties LLC

**Staff:** David Goodison

**Project Location:**

15 West MacArthur Street

**General Plan Designation:**

Mixed Use (MU)

**Zoning:**

**Planning Area:** Broadway Corridor

**Base:** Mixed Use (MX)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Commission discretion.

**CEQA Status:**

Categorically Exempt

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**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 February 6, 2015.

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.***