



City of Sonoma Planning Commission **AGENDA**

Regular Meeting of September 10, 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: Michael Coleman
James Cribb
Robert Felder
Mark Heneveld
Chip Roberson
Ron Wellander
Robert McDonald (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 9, 2015.

CORRESPONDENCE

ITEM #1 – CONSENT CALENDAR	<u>REQUEST:</u>	<u>RECOMMENDED ACTION:</u>
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 the Planning approvals allowing an 11-unit apartment development at 840 West Napa (Applicant: Mike Rabbitt).	Grant one-year extension.
ITEM #2 – PUBLIC HEARING	<u>Project Location:</u> 720 West Napa Street	<u>RECOMMENDED ACTION:</u> Approve with conditions.
<u>REQUEST:</u> Consideration of a Use Permit to allow café seating for Crisp Bake Shop.	<u>General Plan Designation:</u> Commercial (C)	<u>CEQA Status:</u> Categorically Exempt
<u>Applicant/Property Owner:</u> Moaya Scheiman/Maria Lounibos	<u>Zoning:</u> <u>Planning Area:</u> West Napa/Sonoma Corridor	
Staff: Rob Gjestland	<u>Base:</u> Commercial (C) <u>Overlay:</u> None	
ITEM #3 – PUBLIC HEARING	<u>Project Location:</u> 826 Lasuen Street	<u>RECOMMENDED ACTION:</u> Approve with conditions.
<u>REQUEST:</u> Consideration of an Exception to the fence height standards for an overheight fence within the street side yard setback of a residential property.	<u>General Plan Designation:</u> Low Density Residential (LR)	<u>CEQA Status:</u> Categorically Exempt
<u>Applicant/Property Owner:</u> Josef Cuneo	<u>Zoning:</u> <u>Planning Area:</u> Northwest Area	
Staff: Wendy Atkins	<u>Base:</u> Low Density Residential (R-L) <u>Overlay:</u> None	

ITEM #4 – PUBLIC HEARING

REQUEST:

Consideration of an Exception to the fence height standards for an entry arbor and an Exception to the setback standards for a shed.

Applicant/Property Owner:

Tommy DeHennis/Diann Sorenson

Staff: David Goodison

Project Location:

639 Third Street West

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 #5 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit to convert an office building into a 2-bedroom vacation rental.

Applicant/Property Owner:

835 Broadway LLC

Staff: David Goodison

Project Location:

835 Broadway

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area: Broadway Corridor

Base: Mixed Use (MX)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt

ITEM #6 – PUBLIC HEARING

REQUEST:

Consideration of a Tentative Map to subdivide the two parcels into three parcels.

Applicant/Property Owner:

Newcomb Holdings LLC

Staff: Rob Gjestland

Project Location:

226 and 230 Newcomb Street

General Plan Designation:

Rural Residential (RR)

Zoning:

Planning Area: Southwest Area

Base: Rural Residential (R-R)

Overlay: None

RECOMMENDED ACTION:

Approve with conditions.

ITEM #7 – DISCUSSION

ISSUE:

Review of procedures and conditions of approval related to tree protection.

Staff: David Goodison

RECOMMENDED ACTION:

Discuss and provide direction.

CEQA Status:

Not Applicable

ISSUES UPDATE

COMMENTS FROM THE COMMISSION

ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on September 4, 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.