



## City of Sonoma Planning Commission **AGENDA**

*Regular Meeting of August 13, 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.

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**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**

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**ITEM #1 – PUBLIC HEARING**

**REQUEST:**

Consideration of a request to allow a metal roof on a second-story residential as a revision to the conditions of approval for an Exception.

**Applicant/Property Owner:**

Darrel and Catherine Jones

**Staff:** David Goodison

**Project Location:**

348 Patten Street

**General Plan Designation:**

Low Density Residential (LR)

**Zoning:**

**Planning Area:** Central-East Area

**Base:** Low Density Residential (R-L)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Commission discretion.

**CEQA Status:**

Categorically Exempt

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**ITEM #2 – PUBLIC HEARING**

**REQUEST:**

Consideration of a Use Permit to allow an auto body repair shop within an existing auto repair building.

**Applicant/Property Owner:**

G&C Auto Body/Gary and Terrie Heon

**Staff:** Rob Gjestland

**Project Location:**

19285 Sonoma Highway

**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 #3 – PUBLIC HEARING**

**REQUEST:**

Consideration of a Use Permit to allow vocational specialty businesses within a mixed-use building.

**Applicant/Property Owner:**

Extraordinary Ventures of California/Peak Napa Street Associates LLC

**Staff:** Wendy Atkins

**Project Location:**

430 West Napa Street

**General Plan Designation:**

Mixed Use (MU)

**Zoning:**

**Planning Area:**

West Napa/Sonoma Corridor

**Base:** Mixed Use (MX)

**Overlay:** None

**RECOMMENDED ACTION:**

Approve with conditions.

**CEQA Status:**

Categorically Exempt

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**ITEM #4 – PUBLIC HEARING**

**REQUEST:**

Consideration of an Exception to the garage setback requirements to enclose a carport.

**Applicant/Property Owner:**

Richard Konecky

**Staff:** David Goodison

**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 #5 – STUDY SESSION**

**REQUEST:**

Study session on a proposal to construct a mixed-use building with ground floor commercial use and three upstairs condominiums.

**Applicant/Property Owner:**

Kibby Road, LLC

**Staff:** David Goodison

**Project Location:**

19366-19370 Sonoma Highway

**General Plan Designation:**

Mixed Use (MU)

**Zoning:**

**Planning Area:**

West Napa/Sonoma Corridor

**Base:** Mixed Use (MX)

**Overlay:** None

**RECOMMENDED ACTION:**

Provide direction to applicant.

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**ITEM #6 – DISCUSSION**

**REQUEST:**

Consideration of an amendment to the Development Code that would identify “grazing” as a conditionally-allowed use in the “Park” zoning district.

**Staff:** David Goodison

**RECOMMENDED ACTION:**

Forward to City Council, with recommendation for adoption.

**CEQA Status:**

Not Applicable

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**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 August 7, 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.*