



City of Sonoma Planning Commission **AGENDA**

Regular Meeting of February 11, 2016 -- 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, Robert Felder

Commissioners: Michael Coleman
James Cribb
Mark Heneveld
Chip Roberson
Ron Wellander
Bill Willers
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 January 14, 2016.

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 a mixed-use development (Mission Square) at 165 East Spain Street (Applicant: Marcus & Willers Architects).	Grant one-year extension.
ITEM #2 – PUBLIC HEARING	<u>Project Location:</u> 78 Chase Street	<u>RECOMMENDED ACTION:</u>
<u>REQUEST:</u> Consideration of a Use Permit to allow a vacation rental use.	<u>General Plan Designation:</u> Mixed Use (MU)	Deny.
<u>Applicant/Property Owner:</u> Patrick and Barbara Collins	<u>Zoning:</u> Planning Area: Broadway Corridor	<u>CEQA Status:</u> Categorically Exempt
Staff: David Goodison	Base: Mixed Use (MX) Overlay: Historic (/H)	
ITEM #3 – PUBLIC HEARING	<u>Project Location:</u> 440 Lovall Valley Road	<u>RECOMMENDED ACTION:</u>
<u>REQUEST:</u> Consideration of an Exception to the fence height standards for perimeter fencing on a residential property.	<u>General Plan Designation:</u> Low Density Residential (LR)	Approve with conditions.
<u>Applicant/Property Owner:</u> Ted Wittig	<u>Zoning:</u> Planning Area: Northeast Area	<u>CEQA Status:</u> Categorically Exempt
Staff: Wendy Atkins	Base: Low Density Residential (R-L) Overlay: None	

ITEM #4 – DISCUSSION

RECOMMENDED ACTION:

ISSUE:

Consideration of Development Code amendments updating provisions related to affordable housing and clarifying provisions related to the Mixed Use zone and Planned Developments.

Forward to City Council, with recommendations.

CEQA Status:

Not applicable

Staff: David Goodison

ITEM #5 – DISCUSSION

RECOMMENDED ACTION:

ISSUE:

Parameters and conduct of study sessions.

Discuss.

CEQA Status:

Not applicable

Staff: David Goodison

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 5, 2016.

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.