



# City of Sonoma Planning Commission **AGENDA**

Regular Meeting of September 8, 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  
Mary Sek  
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.

## CORRESPONDENCE

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### 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 the Planning approvals allowing an 11-unit apartment development at 840 West Napa Street (Rabbitt Apartments) (Applicant: Victor Conforti, Architect).

Grant one-year extension.

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### ITEM #2 – STUDY SESSION

#### Project Location:

#### RECOMMENDED ACTION:

#### REQUEST:

Study session on a proposal to develop a 49-unit affordable rental housing project.

20269 Broadway

Provide direction to applicant.

#### General Plan Designation:

Mixed Use (MU)

#### Applicant/Property Owner:

Satellite Affordable Housing Associates/Sonoma County Community Development Commission

#### Zoning:

**Planning Area:** Broadway Corridor

**Base:** Mixed Use (MX)

**Overlay:** Historic (/H)

Staff: David Goodison

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### ITEM #3 – DISCUSSION

#### RECOMMENDED ACTION:

#### ISSUE:

Discussion of Junior Second Unit concept, including presentation by Lilypad Homes.

Receive and provide direction.

#### CEQA Status:

Not applicable

Staff: David Goodison

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**ITEM #4 – PUBLIC HEARING****REQUEST:**

Consideration of a Use Permit to construct a detached garage with second floor guest suite.

**Applicant/Property Owner:**

Sutton Suzuki Architects

**Staff: Wendy Atkins**

**Project Location:**

277 Fourth Street East

**General Plan Designation:**

Agriculture (A)

**Zoning:**

**Planning Area:** Northeast Area

**Base:** Agriculture (A)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Approve with conditions.

**CEQA Status:**

Categorically Exempt.

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**ITEM #5 – PUBLIC HEARING****REQUEST:**

Consideration of an Exception to the combined side yard setback requirement for an addition to a residence.

**Applicant/Property Owner:**

Vince Dito

**Staff: Wendy Atkins**

**Project Location:**

423 Rosalie Drive

**General Plan Designation:**

Low Density Residential (LR)

**Zoning:**

**Planning Area:** Northwest Area

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

**Overlay:** N.A.

**RECOMMENDED ACTION:**

Approve with conditions.

**CEQA Status:**

Categorically Exempt.

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**ITEM #6 – PUBLIC HEARING****REQUEST:**

Consideration of a Use Permit to develop a nine-unit hotel.

**Applicant/Property Owner:**

Michael Marino

**Staff: David Goodison**

**Project Location:**

158-172 West Napa Street

**General Plan Designation:**

Commercial (C)

**Zoning:**

**Planning Area:** Downtown District

**Base:** Commercial (C)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Continue to the meeting of October 13, 2016.

**CEQA Status:**

Categorically Exempt.

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**ITEM #7 – STUDY SESSION****REQUEST:**

Study Session on proposals to develop two hillside properties off Fourth Street East and Brazil Street (APNs 18-091-018 and 018-051-007) each with a single-family home and related accessory structures.

**Applicant/Property Owner:**

Nick Lee Architecture/William Jasper

**Staff: Rob Gjestland**

**Project Location:**

149 Fourth Street East and 0 Brazil Street

**General Plan Designation:**

Hillside (H)

**Zoning:**

**Planning Area:** Northeast Area

**Base:** Hillside Residential (R-HS)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Provide direction to applicant.

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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 September 2, 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) 933-2215. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*