



# City of Sonoma Planning Commission AGENDA

Special Meeting of December 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  
Chip Roberson  
Mary Sek  
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

### ITEM #1 – PUBLIC HEARING

#### **REQUEST:**

Review of a proposed 62-room hotel/spa, 80-seat restaurant, and associated parking and site improvements, including: 1) consideration and possible certification of a Final Environmental Impact Report; and 2) consideration and possible approval of a Use Permit and Site Design and Architectural Review, subject to conditions of approval and a mitigation monitoring program.

#### **Applicant/Property Owner:**

Kenwood Investments, LLC

**Staff:** David Goodison

#### **Project Location:**

117, 135, 153 West Napa Street;  
541 First Street West

#### **General Plan Designation:**

Commercial (C)

#### **Zoning:**

**Planning Area:** Downtown District

**Base:** Commercial (C)

**Overlay:** Historic (H)

#### **RECOMMENDED ACTIONS:**

1. Hold a public hearing on the Final EIR.
2. Adopt the attached Resolution certifying the Final EIR, including the associated findings.
3. Hold a public hearing on the requested project entitlements.
4. Adopt the attached Resolution granting Use Permit and Site Design and Architectural Review approval for the project, including associated findings and the conditions of approval/mitigation monitoring program.

#### **CEQA Status:**

The preparation of an Environmental Impact Report has been required.

## 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 December 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) 933-2216. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*