

CITY OF SONOMA CURRENT PLANNING PROJECTS  
 UNDER REVIEW & RECENTLY APPROVED  
 Last Updated: September 28, 2020

RESIDENTIAL PROJECTS - UNDER REVIEW							
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	STAFF	NOTES	BUILDING PERMIT STATUS
Gateway 870 Broadway APN: 018-412-025 FN: PL0870 PN:	35 residences and a 4,100-square foot commercial space, accommodating up to three tenant spaces.	Broadway-MacArthur LLC	Use Permit, a Tentative Map, and Design Review	UP/TM	Walter	Litigation	Not submitted
Parkview 216/230/254 First Street East APN 018-131-012-000, 013 & 018 FN:PL0216 PN:18004	80-bed senior residential care facility and 27 multifamily (apartment) residential units.	Jason Reyes, Chronograph Properties LLC	Use Permit, LLA	PC	Pease/Tierney	CEQA review; on hold	Not submitted
1211 Broadway APN: 018-271-002 FN:PL1211 PN:18008	6 Unit Planned Development	Shahram Bijan	Planned Development, Use Permit,	PC	Tierney	Approved by PC on 12/12/19; Appealed to City Council	Not submitted
Doyle 20455 Fifth Street East APN: 128-281-013 FN: 140015 PN: 20003	Pre-zoning/Annexation	Civic Property Group	Pre-zoning/Annexation	PC	Tierney/Storer	CEQA review	Not submitted
Gawiler Bed & Breakfast 216 Malet Street APN: 128-071-055 FN: 140040 PN: 20045	User Permit for a Bed & Breakfast	Cathleen Gawiler	Use Permit	PC	Atkins	Incomplete letter mailed 22-Jun-2020	
Wilso Live/Work Unit 588 First Street West APN: 018-213-001 FN: 140044 PN: 20047	Use Permit for a Live-work facility	Robert Wilson	Design Review/Use Permit	DRHPC/PC	Atkins	Application submitted 23-Jun-20. Design Review September 15, 2020. Tentative review by PC 12-Nov-20	
Bear Flag Engineering 135 Malet Street APN: 128-131-043 FN: 140042 PN: 20050	Certificate of Compliance	Bear Flag Engineering	Certificate of Compliance	City Engineer	Ferguson	Sent to Public Works 22-Jun-20	

Young Variance 20029 First Street West APN: 128 131 016 FN: PN: 20073	Variance to side setback requirements	Nathan Simpson New Construction	Variance	PC	Atkins	Application submitted 31-Aug-20--deemed incomplete	
<b>NON-RESIDENTIAL PROJECTS - UNDER REVIEW</b>							
<b>PROJECT</b>	<b>DESCRIPTION</b>	<b>APPLICANT</b>	<b>PERMITS REQUIRED</b>	<b>REVIEW BODY</b>	<b>STAFF</b>	<b>STATUS/NOTES</b>	
Hotel Project Sonoma 117, 135, 153 West Napa Street; 541 First Street West APN: 018-251-017, 018-251-051, 018-251-067 and 018-251-068 FN: PL153 PN:	62 rooms and an 80-seat restaurant	Kenwood Investments, LLC	Use Permit, Demolition Permit, Design Review	PC	Pease/Tierney	CEQA review; on hold	Not submitted
284 First Street West APN: 018-131-025 FN: 140004 PN: 190069	Telecommunication Permit	Epic Wireless	Telecommunication Permit	AR	Atkins	Deemed Incomplete 11/19/19	In-process
Sonoma Brands WTUP 117 West Napa Street APN: 018-251-067 FN: 140031 PN: 20005	Wine Tasting Use Permit	Viansa Winery	Wine Tasting Use Permit for Viansa Wines	PC	Tierney	Deemed incomplete 1/17/20.	N/A
369 West Napa Street APN: 018-241-011 FN: 140035 PN: 20020	Sign application for an office	George Bevan, Vevan & Associates	Sign Review	DRHPC	Atkins	30 day review began 3/30/20	N/A
El Paseo West 865, 867, 875 West Napa Street APN: 018-443-020 FN: 140034 PN: 20021	Sign, design, Use Permit, Variance review for a commercial building	Estados Nuevos	Design, Sign review, Use Permit, and Variance	DRHPC/PC	Atkins	Application submitted 8-Apr-20. DRHPC review 15-Sep-20. Tentative PC Review 12-Nov-20	Expired
Bevan TPM 369 West Napa Street APN: 018 241 011 FN: 140046 PN: 20057	Tentative Parcel Map 2 Lots	George Bevan, Vevan & Associates	Tentative Parcel Map	PC	Tierney	Application submitted 7-Jul-2020-deemed incomplete.	

The Lodge at Sonoma 1325 Broadway APN: 128 261 009 FN: PN: 20066	Use Permit for a generator	Diamond Rock Sonoma/Marriott	Use Permit	PC	Tierney	Application submitted 31-Jul-2020-Tentatively scheduled for PC review on 12-Nov-20.	
Bungalows 313 313 First Street East APN: 018 162 025 FN: PN: 20074	Design Review of external building modifications	Bungalow 313	Design Review	DRHPC	Atkins	Application submitted 10-Sept.-2020-30 day completes review due 10-Oct-20.	
<b>Recent Planning Commission Study Sessions</b>							
3 Badge 32 Patten Street APN: 018-212-032 PN:	Study Session for Use Permit for Restaurant, Brewery, Tasting room	3 Badge Beverage Corp	Use Permit	PC	Tierney	Study Session on 9/12/19 PC; no Planning applications submitted	N/A
210 Perkins APN: 018-293-010, 018-293-009 PN: 180012	Study Session for Use Permit for a 9-unit condominium	CDK Enterprises, Inc.	UP	PC	Atkins	Study Session 12/12/19; no Planning applications submitted	N/A
<b>RECENTLY APPROVED PROJECTS</b>							
<b>PROJECT</b>	<b>DESCRIPTION</b>	<b>APPLICANT</b>	<b>PERMITS REQUIRED</b>	<b>REVIEW BODY</b>	<b>STAFF</b>	<b>STATUS/NOTES</b>	
The Cooperage 301 First Street West APN: 018-161-017 FN: PN:	Design Review associated with exterior modifications to a commercial building (The Cooperage) 301 First Street West	Leslie McQuown	Design Review	DRHPC	Atkins	Approved 1/15/19	Issued
Diggins SFR 249 First Street West FN: 180001 PN: 18-001	Design review of a new single-family residence	Allegra Diggins	Design Review	DRHPC	Tierney	Approved 7/16/19	Issued
Sonoma Garden Park 19996 Seventh Street East APN: 128-041-002 PN: 180002	Use Permit for Sonoma Garden Park Master Plan	Sonoma Ecology Center	Use Permit	PC	Tierney	Approved 9/12/19	Active
Mockingbird Lane 853/851 Fourth St West APN: 018-392-001 and 018-392-045 FN: PL0853 PN: 180003	16 residences, 4 duplexes and 12 ADUs	De Nova Homes	Vesting Tentative Subdivision Map	PC	Tierney	Approved 1/31/19	Issued

Igra Tentative Parcel Map 700 West Spain APN: 127-204-011 FN: PL0700/180005 PN: 180005	2 Lot Tentative Parcel Map	Jerry Igra	TPM	PC	Tierney	Approved 11/14/19	Not submitted.
Ovello 248 West Napa Street APN: 018-201-008 FN: PN: 190010	New paint colors and a new wall sign for a commercial building	Aromi DBA Ovello	Design Review	DRHPC	Atkins	Approved 3/19/19	Finald
Sonoma Burrito 921 Broadway APN: 018-082-011 FN: PN: 190012	Design Review of building elevation details, exterior color and materials, and outdoor lighting for a restaurant located at 921 Broadway (Sonoma Burrito)	Anne and Jeff McKibben	Design Review	DRHPC	Tierney	Approved 3/19/19	In-process
250 West Napa Street APN: 018-201-008 FN: PN: 20017	Sign Application for a Circuit Training business	Liccet/Braschler	Sign Review	DRHPC	Atkins	Deemed complete 4/10/20 Administratively approved 4/15/20.	N/A
Thompson Demo 528 Third Street East APN: 018-271-002 FN: PL0010 PN :190018	Demolition of existing residence	Peter Thompson	Demolition Permit	DRHPC	Atkins	Approved 12/18/19.	Issued
Jacks Filling Station 899 Broadway APN: 018-411-012 FN: 190027 PN: 190020	Consideration of exterior colors, outdoor lighting, and a sign permit and sign variance for a service station	Erika Harris	Design Review Sign Review	DRHPC	Tierney	Approved 5/21/19	In-process
Design Review for building alterations for a hotel (MacArthur Place) 29 East MacArthur Street APN: 128-091-008 FN: 190058 PN: 190021	Exterior modifications to a restaurant and hotel	Michael B. Ross, AIA	Design Review	DRHPC	Atkins	Approved 5/21/19	Finald
Hospice by the Bay 355 West Napa Street APN: 018-241-061 FN: 190022 PN: 190022	Sign review for an office and removal of the existing two-sided 23 square foot sign	Hospice by the Bay	Sign Review	DRHPC	Atkins	Approved 5/21/19	Finald

Sausage Emporium 31 East Napa Street APN: 128-261-009 FN: 190023 PN: 190023	Use Permit, Design Review, and sign review for a new restaurant	Hare and Hatter LLC	Use Permit, Design Review, Sign Review	DRHPC/PC	Atkins	Approved 7/25/19	Issued
Sonoma Bungalow Boutique Hotel 158 West Napa Street APN: 018-202-084 FN: PN: 190024	Sign for a hotel	Michael Marino	Sign Review	DRHPC	Tierney	Approved 5/21/19	Finalized
Panda Express 19191 Sonoma Highway APN: 127-141-021 PN: 190026	New 2,928 square-foot restaurant and	Ruben Rodela	Use Permit and Design Review	PC	Atkins	Approved 1/9/20	Submitted
The Lodge at Sonoma 1325 Broadway APN: 128-261-009 FN: 190030 PN: 190030	Use Permit Amendment and Design Review application for exterior modifications to a restaurant and landscaping	Steve Allen, Stanton Architecture	Design Review Landscape Review	DRHPC/PC	Tierney	Approved 7/16/19	Submitted
19181 Sonoma Highway APN: 127-141-019 PN: 190037	Sign for a supermarket	Sign Designs	Sign Review	DRHPC	Atkins	Approved 9/17/19	Finalized
Rabbit Apartments 840 West Napa Street APN: 127-211-009 FN: 190040 PN: 190040	Sign for an apartment complex	Blue Mountain Construction Services	Sign Review	DRHPC	Tierney	Approved 7/16/19	Finalized
Carneros Village Lofts 649-651 First Street West APN: FN: 190047 PN: 190047	Design Review of exterior modifications to a Mixed Use building	Joyce Miller	Design Review	DRHPC	Tierney	Approved 08/20/19	N/A
Sonoma Village Lane Apartments 840 West Napa Street APN: 127-211-009 FN: 190053 PN: 190055	Use Permit Amendment for revised fence design	JJ Abodeely	Design Review (fence details)		Atkins	Approved 09/11/19	N/A
Hopmonk TUP 691 Broadway APN: 018-303-022 PN: 190061	Temporary Use Permit for Outdoor Tent	Dean Biersch	Temporary Use Permit	Staff	Tierney	Approved 12/12/19	Issued

Sonoma Valley Museum of Art Sign and Exterior Modifications 539 Broadway APN: 018-211-005 PN: 190062	Sign for a museum	Sonoma Valley Museum of Art	Sign Review	DRHPC	Tierney	Approved 11/19/19	Not submitted.
Sign Program 414 West Napa Street APN: 018-193-047 FN: 140002 PN: 190065	Sign program for an office building	REMIF	Sign Permit	DRHPC	Atkins	Approved 11/19/19	Not submitted.
Music Venue License for MacArthur Place 29 East MacArthur Street APN: 128-091-008 PN: 190065a	Music venue license for indoor and outdoor music at MacArthur Place	Joe Walsh	MVL	PC	Tierney	Approved 2/13/20	N/A
Clerou Variance 473 Fourth Street East APN: 018-231-050 FN: 140006 PN: 190073	Variance for second story ADU	Elizabeth Clerou	Variance	PC	Atkins	Approved 2/13/20	Not issued
Wit and Wisdom (The Lodge) 1325 Broadway APN: 128-261-009 FN: 140007 PN: 190074	Design review of new entry trellis, entry fountain improvements, hotel pool upgrades, exterior improvements to 27 of the 102 cottages, and a new sign	Steve Allen, Stanton Architectu	Design Review	DRHPC	Tierney	Approved 12/18/19	In-process
Picazo 19101 Sonoma Highway APN: 127-141-023 FN: 14009 PN: 190078	Sign for a restaurant	Robert Sanders	Sign Review	DRHPC	Atkins	Approved 12/18/20	Not submitted.
Compass Realty 552 Broadway APN: 018-810-023 FN: 140013 PN: 190085	Sign for a realty company	Architectural Signs and Associates	Sign Review	DRHPC	Tierney	Approved 1/21/20	Not submitted.
SVCHC Parking Exception 19312 Sonoma Highway APN: 127-202-031 FN: 140012 PN: 190086	Parking Exception for SVCHC Optometry Clinic	SVCHC	Parking Exception	PC	Atkins	Approved 3/12/20.	Not submitted.
389 Fourth Street East APN:018-182-014 PN: 190089	Food Truck Friday	Foley Family Wines	TUP	PC	Atkins	Approved 3/12/20.	N/A

Friedman's Use Permit Amendment 1360 Broadway APN: 128-271-010 PN: 20001	Emergency Generators	Friedmans	UP	PC	Tierney	Approved 3/12/20.	In-process
226 Newcomb Street APN: 128-131-054 FN: PN: 20019	Landscape Plan	McKinley Partners dev. Capital Fund	Landscape Plan	DRHPC	Tierney	Deemed complete April 10, 2020. Administratively approved 4/17/20.	Not submitted
132 West Spain Street APN: 018-161-006 FN: 190043 PN: 190043	Use Permit for a fence height exception	CDK Enterprises, Inc.	Use Permit/Exception	PC	Atkins	Approved May 14, 2020.	N/A
Bevilacqua Demolition 819 Virginia Court APN: 018-381-040 FN: PN: 20002	Demolition Permit	Ian Bevilacqua	Demolition Permit	DRHPC	Atkins	Approved May 19, 2020	Not submitted
19240 Sonoma Highway APN: 127-202-038 PN: 190048	Outdoor Lighting for a storage facility	Boldt Electric	Design Review	DRHPC	Atkins	Approved 5/19/20	In-process
Verizon Sign 294 West Napa Street APN: 018-201-007 PN:190087	Sign Review for a retail store	Verizon Wireless	Sign Review	DRHPC	Tierney	Approved 5/19/20	In-process
Zina Lounge Sign Review 480 First Street East APN: 018-221-029 PN: 20004	Sign Application	Ledson Hotel	Sign Permit	DRHPC	Tierney	Approved 5/19/20	N/A
Sonoma Bungalows Outdoor Fire Pits 158 West Napa Street APN: 018-202-084 PN: 20011	Design Review of new outdoor firepits	Sonoma Bungalows	Design Review	DRHPC	Tireney	Approved 5/19/20	In-process
Sonoma Burrito Extension 921 Broadway APN: 128-082-011 PN: 20012	Design Review Extension	Ken Mattson	Design Review Extension	DRHPC	Tierney	Approved 5/19/20	In-process

MacArthur Place 29 East MacArthur Street APN: 128-091-008 PN:20013	Pool Spa Fitness Remodel	Michael Ross	Use Permit, Design Review	PC	Tierney	Approved 5/19/20	Not submitted
The Lodge at Sonoma 1325 Broadway APN: 128-261-009 PN: 20014	Design Review and Sign Review for a hotel	Stanton Archt.	Design Review/Sign Review	DRHPC	Tierney	Approved 5/19/20	Not submitted
Elev8 Studie Use Permit 446 West Napa Street APN: 018-193-041 FN: 140033 PN:20018	Use Permit for Fitness Facility	Sandy Young	Use Permit	PC	Atkins	Approved 5/14/20	Not submitted
Shurstad VR/UP 1040 Berryessa Court APN: 128-520-004 FN: 140010 PN:190079	Use Permit for overheight fence and retaining wall	Tom and Renee Shurstad	Use Permit/ Variance	PC	Atkins	Approved 11-Jun-20	N/A
19295 Sonoma Highway APN: 127-141-025 FN: 140019 PN: 20009	Sign Permit for a commercial business	Signworks of American, Inc.	Sign Review	DRHPC	Atkins	Approved 16-Jun-20	N/A
006-Verizon 500 5th Street West APN: PN:	Commercial Small Cell Tower	CBR Group/Verizon	Use Permit	PC	Storer	Approved 1/23/20; Appealed to City Council scheduled 5/18/20	Not submitted
007- Verizon 453 Third Street West APN: PN:	Commercial Small Cell Tower	CBR Group/Verizon	Use Permit	PC	Storer	Approved 1/23/20; Appealed to City Council scheduled 5/18/20	Not submitted
012- Verizon 574 McDonell APN: PN:	Commercial Small Cell Tower	CBR Group/Verizon	Use Permit	PC	Storer	Approved 1/23/20; Appealed to City Council scheduled 5/18/20	Not submitted
Owings ADU 392 Arroyo Way APN: 018-393-001 FN: 140038 PN: 20023	Use Permit for a second story ADU	Cynthia Owings	Use Permit/Variance	PC	Atkins	Approved 9-Jul-20	



Baumann ADU 839 Cordilleras Drive APN: 023-010-066 FN: 140039 PN: 20024	Use Permit and Exception for an attached ADU	Robert Baumann	Use Permit/Variance	PC	Atkins	Approved 13-Aug-20	Not submitted
347 Andrieux Street APN: 018-334-002 FN: 140045 PN: 190088	Telecommunication Permit	AT&T Wireless New Cingular Wireless PCS	Telecommunication Permit	AR	Tierney	Approved 31-Jul-20	Not submitted
3 Badge 32 Patten Street APN: 018-212-032 FN: 140037 PN: 20026	Use Permit for the adaptive reuse of the property for a restaurant, brewer, and tasting room	Michael Ross, AIA	Use Permit	PC	Tierney	Approved 9-Jul-20	Not submitted
Sunrise Villa Generators 91 Napa Road APN: 128-321-030 FN: 140036 PN: 20028	Use Permit for a generator	PN: 20028 CUP/ Generator, fuel, tank-Senior Assisted Living Facility/91 Napa Road, Sunrise Villa Sonoma/ Sunrise Senior Living(5-22-20)	Design Reivew/Use Permit	DRHPC/PC	Tierney	Approved 13-Aug-20	
MacArthur Place L'Auberge de Sonoma Generators 29 East MacArthur Street APN: FN: 190058 PN: 20046	Use Permit for Parking/Generator	Joe Walsh/Michael Ross	Use Permit	DRHPC/PC	Tierney	Approved 9-Jan-20	
Ledson Hotel 480 First Street East APN: 018-221-029 FN: 140043 PN: 20055	Emergency generator	Scott Eddinger/Steve Ledson	Use Permit	PC	Tierney	Approved 13-Aug-20	
Doyle Design Review 325 Patten Street APN: 018-670-023	Design Review of SFD Remodel, New Windows & Porch	Patrick Doyle	Design Review	DRHPC	Atkins	Approved 18-Aug-20	

**Review Authority Legend:**

AR = Administrative Review

CDD = Community Development Director

PWD = Public Works Director

DRHPC = Design Review and Historic Preservation Commission

PC = Planning Commission

CC = City Council

FN = Finance Number

**Planning Department Contact Information:**

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PN = Planning Number							