



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

**Regular Meeting of October 13, 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.

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**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.

**MINUTES:** Minutes from the meetings of August 11, 2016 and September 8, 2016.

**CORRESPONDENCE**

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**ITEM #1 – DISCUSSION**

**RECOMMENDED ACTION:**

**ISSUE:**

Report by City Engineer on the updated Urban Water Management Plan.

Receive

**CEQA Status:**

Not applicable.

**Staff:** Dan Takasugi

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**ITEM #2 – PUBLIC HEARING**

**Project Location:**

412 First Street East

**RECOMMENDED ACTION:**

**REQUEST:**

Consideration of a Use Permit to operate a restaurant in conjunction with a wine retail establishment.

Approve with conditions.

**General Plan Designation:**

Commercial (C)

**CEQA Status:**

Categorically Exempt.

**Applicant/Property Owner:**

Sonoma Wine Shop/Redbird Investment Group LLC

**Zoning:**

**Planning Area:** Downtown District

**Base:** Commercial (C)

**Overlay:** Historic (/H)

**Staff:** Wendy Atkins

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**ITEM #3 – PUBLIC HEARING****REQUEST:**

Consideration of a Use Permit to operate a mobile food truck on a commercial property.

**Applicant/Property Owner:**

Picazo Food Truck/Bruce Needleman

**Staff:** Wendy Atkins

**Project Location:**

20490 Broadway

**General Plan Designation:**

Gateway Commercial (GC)

**Zoning:**

**Planning Area:** Broadway Corridor

**Base:** Commercial-Gateway (C-G)

**Overlay:** None

**RECOMMENDED ACTION:**

Commission discretion.

**CEQA Status:**

Categorically Exempt.

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

Consideration of a Use Permit to develop a seven-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:**

Approve with conditions.

**CEQA Status:**

Categorically Exempt.

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**ITEM #5 – STUDY SESSION****REQUEST:**

Study session on a proposal to construct 30 apartments on a ±1.5-acre site.

**Applicant/Property Owner:**

DeNova Homes, Inc./Paul Norrbom

**Staff:** Rob Gjestland

**Project Location:**

Northern/vacant portion of 590 West Napa Street

**General Plan Designation:**

Mixed Use (MU)

**Zoning:**

**Planning Area:** Northwest Area

**Base:** Mixed Use (MX)

**Overlay:** None

**RECOMMENDED ACTION:**

Provide direction to applicant.

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

Consideration of a Tentative map to subdivide a ±2-acre parcel into two lots.

**Applicant/Property Owner:**

DeNova Homes, Inc./Paul Norrbom

**Staff:** Rob Gjestland

**Project Location:**

590 West Napa Street

**General Plan Designation:**

Mixed Use (MU)

**Zoning:**

**Planning Area:** West Napa/Sonoma Corridor & Northwest Area

**Base:** Mixed Use (MX)

**Overlay:** None

**RECOMMENDED ACTION:**

Approve with conditions.

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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 October 7, 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.*

**CITY OF SONOMA  
PLANNING COMMISSION  
REGULAR MEETING  
August 11, 2016**

**Community Meeting Room, 177 First Street West, Sonoma, CA**

**Draft Minutes**

Chair Felder called the meeting to order at 6:30 p.m.

**Roll Call:**

Present: Chair Felder, Comms. Wellander, Willers, Sek, McDonald

Absent: Comms. Roberson, Coleman

Others

Present: Planning Director Goodison, Administrative Assistant Morris

Chair Felder stated that no new items would be heard after 10:30 p.m. unless the Planning Commission so decides. Any decisions made by the Planning Commission can be appealed within 15 days to the City Council. He reminded everyone to turn off cell phones and pagers. Comm. Willers led the Pledge of Allegiance.

**COMMENTS FROM THE PUBLIC:** None.

**APPROVAL OF MINUTES:** Comm. Cribb made a motion to approve the minutes of July 14, 2016, Comm. Willers seconded. The motion was unanimously approved.

**CHANGES TO AGENDA ORDER:** None

**CORRESPONDENCE:** Planning Director Goodison reviewed the late correspondence received after the distribution of the packet.

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**Item #1 – Study Session – Study Session on a proposal to construct a Safeway gas station and expand the Safeway, in conjunction with associated circulation and parking lot upgrades at 477 West Napa Street.**

**Applicant/Property Owner: Safeway, Inc.**

Chair Felder stated that Study Sessions are an opportunity for early feedback from the commissioners and the public prior to a formal application submittal and are intended for overall site planning review rather than commentary on the specific merits of the project details.

Planning Director Goodison presented staff's report.

**Chair Felder opened the item for public comment.**

Paul O'Sullivan, Energy Consultants, discussed Safeway's intentions for the site and awareness of the challenges and constraints. He met with the City Engineer and Police Chief in regards to traffic safety issues as well as neighboring property owners and residents. Safeway is committed to hiring W-Trans to conduct a traffic impact study. The Army Corp of Engineers has jurisdiction over the wetlands and an updated report as to their status will be presented.

Comm. McDonald questioned if there is an access agreement between Safeway and the adjoining Scooteria parcel.

Natalie Matey, Safeway real estate, will report back if there is an access agreement with adjoining property owners after review of the title reports.

Comm. Cribb, inquired about the rationale for the retail expansion.

Safeway responded that the back room delivery area is outdated, volume of goods purchased increased and the corporate office determined the redevelopment of the site is a sound investment. She offered to take any interested person on a store tour and welcomed input from consumers to help design the store.

**Chair Felder opened the item for public comment.**

Nancy Lloyd, resident/landlord (9 rental units), appreciated Paul O'Sullivan meeting with her and her husband. She adamantly opposed a gas station and felt it was incompatible with the neighborhood.

Isabelle Wyatt, resident, (Gregory Circle), is of the opinion that the 55 plus demographic that dominates the neighborhood was not considered in the analysis. She opposes a gas station.

Gundi Gelatos, resident, agreed with her neighbors' comments and opposed the gas station since the intersection caused problems for pedestrians and cars. In her view, the expansion is inconsistent with the neighborhood and compromised the Sonoma character.

David Eichar, Sonoma Valley resident, is disappointed with the plan since it will generate more traffic at the intersection. He requested that Safeway consider building housing units above the store as was done at Safeway's Richmond store.

Marilyn Burning, 26-year resident, (401 West Napa Street) viewed ingress and egress into the parking lot as problematic. She confirmed with staff that no plan is in place to redirect delivery trucks.

Fred Allebach, sonoma valley resident/CSEC member, requested that in lieu fees be considered to pay for affordable housing before any new developments are approved. He felt housing should be a priority over fueling stations although he believed lower gas prices would result.

Lynn Clary, 40 year resident, said the intersection is already problematic and that a new gas station will only make it worse. He opposed the magnitude of a store expansion and granting a housing waiver.

Tom Conlan, business owner, Fourth Street West/West Napa Street, requested no action or recommendations be made until a traffic study is thoroughly reviewed. He suggested a housing element that would be consistent with the 2020 Climate Action Plan that recommended work

force housing in Sonoma to reduce the necessity for cars and greenhouse gas (GHG) emissions.

Nick Grimm, Scooteria business owner, opposed corporate expansion in on the site since it negatively impacts historic character.

Jerry Marino, resident, said a traffic study is critical. He agreed with a new gas station since it would offer more competitive fuel prices for residents and result in additional City revenue.

Jean Marsh, resident, is primarily concerned with the negative impacts on limited residential parking in the area. She recommended shuttles to bring employees into the neighboring shopping centers to reduce traffic congestion.

**Chair Felder closed the item for public comment.**

Comm. McDonald confirmed with staff that no standards for commercial loading docks are in the Development Code.

Comm. Cribb thanked Safeway and the public for attending the meeting. He expressed serious reservations about the traffic circulation patterns with the intensification of use. He questioned whether a gas station was needed. He supported a store expansion as a component of a mixed use development. He understood the Army Corp. of Engineer's Federal guidelines required that identified wetlands must be protected by a 404 permit before any development occurs.

Comm. Willers viewed the preliminary discussions for the site as a precursor for a significant redevelopment rather than an expansion of the existing uses. He opposed a gas station and waiver of a housing component. He suggested a reconfiguration of the site design to improve street presence and pedestrian amenities and safety.

Comm. Sek agreed with her fellow commissioners that a comprehensive traffic study must be analyzed before moving forward with any site changes. She preferred an option for directing cars away from downtown to help mitigate traffic congestion and was disappointed that a housing component was dismissed so quickly.

Comm. McDonald is of the opinion that the plan attempts at maximizing the site potential. He preferred a pedestrian-friendly concept, including a housing component, that might reduce gas consumption.

Comm. Wellander appreciated Safeway's presentation and concurred with his fellow commissioner's comments.

Comm. Willers agreed with Comm. Cribb that this is a great redevelopment opportunity. He is a strong proponent of infill projects instead of extending the urban growth boundary to expand services. He envisioned a traffic study and a housing plan.

Chair Felder emphasized the importance of a detailed traffic study, to help mitigate the inherent problems, before a site plan could be evaluated. He recognized the challenges facing the property owner and emphasized the prominent location required careful attention.

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**Item 2 – Discussion Housing issues – Second units and junior second units, including presentation by Lilypad Homes.**

Postponed to the September 2016 Planning Commission meeting.

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**Item 3 – Public Hearing – Continued review of the Circulation Element Update, including consideration of adopting a Negative Declaration.**

Planning Director Goodison presented staff's report and addressed the points raised in the Caltrans comment letter on the proposed negative declaration.

**Chair Felder opened the item for public comment.**

Fred Allebach, resident/CSEC member, agreed with a "road diet" proposed for Broadway and how it encourages residents to use alternative transportation methods such as bicycling. However, in his view, more affordable shopping opportunities are needed in Sonoma, although he recognizes that this issue is more related to zoning.

**Chair Felder closed the item for public comment.**

Comm. Wellander discussed the letter received from Caltrans on the proposed negative declaration. In his view, no changes to the Circulation Element are necessary.

Comm. McDonald, thanked staff for proposing significant changes to the Circulation Element. He felt that it is a solid document that greatly improves City policy, especially in terms of promoting alternatives to automobile use. He asked about the description of potential changes to the segment of West Napa Street between Fifth Street West and Second Street West, as it does not include any discussion of bike lanes. He suggested that language be added in the implementation section to encourage the removal of un-needed driveways as part of the review of development applications, as a means of improving pedestrian safety.

Planning Director Goodison stated that the discussion of the road segment would be expanded to include a discussion on bike lanes and he suggested a revision to Implementation Measure 19 to include a reference to the removal or consolidation of redundant curb-cuts.

Comm. Willers is pleased with the Circulation Element update as it improves support for maintaining the historic character of Sonoma while promoting alternatives to automobile use. While he recognizes that there is language in the Circulation Element to the effect that road widenings would not be implemented until proven necessary, he would like to make sure that options to reduce traffic in Sonoma are fully explored. He suggested changing policy language to make explicit reference to exploring the relinquishment of Highway 12 through Sonoma.

Planning Director Goodison suggested some revisions to the discussion of road widenings and would address the potential re-routing of Highway 12. He reviewed the final amendments recommended by the Planning Commission.

Comm. Willers made a motion to approve the adoption of the Negative Declaration and to recommend to the adoption of the Circulation Element by the City Council, subject to the final amendments as discussed. Comm. Cribb seconded. The motion was unanimously approved (Comms. Roberson and Coleman absent).

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**Item 4 – Discussion – Noticing procedure for public hearings**

Planning Director Goodison presented staff's report.

**Chair Felder opened the item for public comment.**

No public comment.

**Chair Felder closed the item for public comment.**

After discussing the matter, the Planning Commission expressed the consensus that the City's public noticing for hearings is appropriate.

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**Issues Update:**

Planning Director Goodison reviewed the issues update report distributed to the Planning Commission.

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**Comments from Commissioners:** None

**Comments from the Audience:** None

**Adjournment:** Chair Felder adjourned the meeting at 9 p.m. to the next regular meeting. Comm. Cribb seconded. The meeting is scheduled for 6:30 p.m. on Thursday, September 8, 2016.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Sonoma Planning Commission on the day of, 2016.

Approved:

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Cristina Morris, Administrative Assistant

**CITY OF SONOMA  
PLANNING COMMISSION  
REGULAR MEETING  
September 8, 2016**

**Community Meeting Room, 177 First Street West, Sonoma, CA**

**Draft MINUTES**

Chair Felder called the meeting to order at 6:30 p.m.

**Roll Call:**

Present: Chair Felder, Comms. Wellander, Willers, Sek, Roberson, Coleman, Cribb

Absent: Comm. McDonald

Others Present: Planning Director Goodison, Associate Planner Atkins, Administrative Assistant Morris

Chair Felder stated that no new items would be heard after 10:30 p.m. unless the Planning Commission so decides. Any decisions made by the Planning Commission can be appealed within 15 days to the City Council. He reminded everyone to turn off cell phones and pagers. Comm. Roberson led the Pledge of Allegiance.

**COMMENTS FROM THE PUBLIC:** Jack Wagner, resident/City Council candidate, envisioned giving the Planning Commissioners a clearer direction to promote City's goals for the future of the community. He suggested a moratorium on vacation rentals should be considered in light of the current housing crisis.

Chair Felder noted that items #6 and #7 were postponed to the meeting on October 13<sup>th</sup>.

**APPROVAL OF MINUTES:**

**CHANGES TO AGENDA ORDER:** None

**CORRESPONDENCE:** Planning Director Goodison reviewed the correspondence received following the distribution of the agenda packet.

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**Item #1 – Consent Calendar – Request for a one-year extension to the Planning approvals allowing an 11-unit apartment development at 840 West Napa Street (Rabbitt Apartments)**

**Applicant/Property Owner: Victor Conforti, Architect/Michael Rabbitt**

Comm. Roberson made a motion to approve the Consent Calendar. Comm. Willers seconded. The motion was approved 6-0, with Comm. Wellander abstaining.

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**Item 2 – Study Session – Study Session on a proposal to develop a 49-unit affordable rental housing project at 20269 Broadway.**

**Applicant/Property Owner: Satellite Affordable Housing Associates/Sonoma County Community Development Commission**

Planning Director Goodison presented staff's report.

Comm. Roberson asked about State law limiting the circumstances in which a jurisdiction may require a density reduction. Planning Director Goodison noted that a reduction in residential density may only be required when necessary to avoid a specific environmental impact and then only if there is no other alternative method of avoiding the impact.

**Chair Felder opened the item for public comment.**

Eve Stewart, Satellite Affordable Housing Associates (SAHA), is a Berkeley based non-profit that builds and manages affordable housing projects (including Valley Oaks). She described the project in detail and as well as the results from community outreach and the changes made to the site plan in response to that effort.

Bob Mosher, resident on Clay Street since 2004, is concerned with flooding at the corner of Clay Street and Broadway and with the PGE pressure release valves on the site. The engineering needs to account for potential flooding.

Fred Allebach, SAHA committee member, is pleased that 60% AMI is used to qualify tenants since it encompassed a large cross section of our population. He noted that the provision of work force housing supports the Climate 2020 action plan as fewer commuters will help reduce GHG emissions.

Gerrilee Fisher, resident, is concerned with traffic impacts. She disagreed with the notion that nurse practitioners would qualify for the project since current salaries exceed the maximum income allowed.

Lynn Fiske Watts, neighbor, opposes the density and massing of the buildings.

Kathy King, Executive Director/Sonoma Overnight Shelter, supported the affordable housing project.

Salvador Picazo Chavez, La Luz Executive Director, partnered with SAHA on their Valley Oaks project. He said housing is the biggest issue facing Sonoma Valley. He supports the project but is concerned with parking and traffic safety issues.

Frank Wines, resident, recommended a sound wall for a noise buffer between the project and existing residential housing. He suggested alternative parking in the Sonoma Valley High School parking lot.

Cindy Vrooman, resident since 1989, disagreed with the affordable housing demographic projections presented by SAHA.

Jack Wagner, resident, is pleased with the proposal and fully supported this type of affordable housing units in Sonoma. He requested exploring a local preference so the project is valued as a community resource and meets local housing needs.

Lynda Corrado, resident, supported the project. She used a music analogy to make the point that a variety of residents will be afforded an opportunity to live and work in Sonoma, which in her view is desirable.

Kevin Carruth, Michael Drive, supported La Luz's comments and recommended using the Hospital District boundary to delineate the local preference area.

Eric Pooler, 209 Clay Street, is concerned with traffic safety at the corner of Broadway and Clay Street, especially with respect to children and pedestrian crossings related to Train Town.

Terri Shore, Sonoma Valley resident/Greenbelt alliance representative, supported affordable housing projects as consistent with maintaining the rural landscape but had no specific comments on the project.

Larry Adams, neighbor, felt while the site plan was improved, many of the neighbors' concerns were glossed over or ignored. He projected a maximum of 205 residents instead of 110, as indicated by the developer, and is of the opinion that parking needs are grossly underestimated, which will result in parking on the street. He too was concerned about pedestrian safety issues, as well as parking and traffic. In his view, the density should be reduced.

Raj Iyer, 1230 Pickett Street, commended the Planning Commission for careful planning over the years. He stated that while he supported the changes made by SAHA to the site plan, more needs to be done. He strongly recommended the eligibility preferences be directed toward workers in the Sonoma and suggested that a senior component be included. He suggested that rigid tenant screening criteria be used to minimize recidivism and public safety issues. In his view a lower density would be more appropriate for the site.

Laura De Clerk, resident on Cooper Street, supported affordable housing units on the site, but has series concerns about traffic and pedestrian safety. She recommended the preparation of a full traffic study, including consideration of crosswalk improvements at Clay Street and Broadway.

**Chair Felder closed the item for public comment.**

Comm. Roberson questioned if an island for a pedestrian refuge was considered.

Planning Director Goodison responded that this concept was reviewed many years ago and could be revisited in the review of this project.

Comm. Willers asked about a parking needs analysis for car spaces. SAHA responded that it was willing to undertake a parking demand study of its various projects, but noted that those in downtown settings would not be representative of conditions at the subject site.

Comm. Roberson said he received complaints about parking from neighbors in the Valley Oaks neighborhood over the years.

Comm. Coleman questioned if there is accountability for the resident parking.

Eve Stewart, SAHA, noted that tenants must register their cars and parking spaces are assigned.

Comm. Cribb respects the concerns expressed by neighbors and notes that environmental review will be required to address issues such as traffic. He supports moving the ingress/egress to Broadway. He felt the project would represent a significant step in meeting Sonoma's regional housing goals.

Comm. Sek supported the overall concept of the revised proposal and sympathized with the neighbor's concerns. She thanked the applicant for efforts made to mitigate negative impacts. She strongly recommended a parking needs analysis and asked about sewer capacity in the areas. She agreed with Fred Allebach that a local preference would reduce the carbon footprint.

Comm. Roberson is primarily concerned with mitigating issues, not where future tenants reside. He is pleased that affordable units for low income tenants are proposed and recognizes the need to provide a balance of housing types in the community. He recommended continued dialogue with the neighbors.

Comm. Willers appreciates the site plan improvements made in response to community input as the revised design is greatly improved. He suggested placing the community building on the Broadway frontage in order to reduce resident exposure to traffic noise and allow for an improved visual presence on Broadway. He hoped to maximize the number of parking spaces with the minimal amount of land. He is of the opinion that this project should not be burdened with solving the loading dock issue at The Lodge of Sonoma.

Comm. Wellander agreed with Comm. Willer's comments and supported the overall site plan. He supports smaller units to align with current trends. He applauded SAHA for incorporating the neighbor's comments and concurred with the request that they provide parking data from their other projects.

Comm. Coleman stressed the importance of solving the loading dock concerns expressed by the neighbors.

Comm. Roberson recommended that the corner building be architecturally interesting.

Chair Felder applauded the outreach efforts made with the neighbors. He felt there must be enough parking to support the density. He assured the public that there will be ongoing public forums to address parking, traffic safety, and the environment.

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**Item 3 – Discussion – Discussion of Junior Second Unit concept, including presentation by Lilypad Homes.**

Planning Director Goodison presented staff's report and thanked Commissioner Coleman for providing the contact with Lilypad Homes

Rachel F. Ginis, owner/Lilypad Homes, provided a comprehensive overview on the concept of junior second units.

**Chair Felder opened the item for public comment.**

No public comment.

**Chair Felder closed the item for public comment.**

After discussing the matter, the Planning Commission expressed support for the concept and directed staff to proceed with the preparation of a draft ordinance.

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**Item 4 – Public Hearing – Consideration of a Use Permit to construct a detached garage with second floor guest room at 277 Fourth Street East.**

Applicant: Sutton Suzuki Architects

Associate Planner Atkins presented staff's report.

**Chair Felder opened the item for public comment.**

Elizabeth Suzuki, Sutton Suzuki Architects, reviewed the proposal, noting that the new two-story structure is low profile and complied with the FAR standards.

**Chair Felder closed the item for public comment.**

Comm. Willers made a motion to approve the Use Permit with conditions of approval for the construction of a new detached garage with second floor guest suite at 277 Fourth Street East. Comm. Roberson seconded. The motion was approved 7-0.

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**Item 5 – Public Hearing – Consideration of an Exception to the combined yard setback requirement for an addition to the residence at 423 Rosalie Drive.**

Associate Planner presented staff's report.

**Chair Felder opened the item for public comment.**

Vince Dito, homeowner/applicant, was available to answer questions.

**Chair Felder closed the item for public comment.**

Comm. Cribb made a motion to approve the exception to the combined side yard setback requirements for an addition to the residence at 423 Rosalie Drive. Comm. Willers seconded. The motion was approved 7-0.

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**Issues Update:** Planning Director Goodison reviewed the issues update report.

**Comments from Commissioners:** Chair Felder welcomed Comm. Roberson back.

Comm. Cribb questioned the number of items on the agenda since the meeting could have been too lengthy if Item #6 and #7 were not postponed.

**Comments from the Audience:** None.

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**Adjournment:** Chair Felder adjourned the meeting at 9:41 p.m. to the next regular meeting. Comm. Roberson seconded. The meeting is scheduled for 6:30 p.m. on Thursday, October 13, 2016.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Sonoma Planning Commission on the day of, 2016.

Approved:

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Cristina Morris, Administrative Assistant

October 13, 2016  
Agenda Item 1

## **M E M O**

**To:** Planning Commission

**From:** Public Works Director/City Engineer Takasugi

**Subject:** Report by City Engineer on the updated Urban Water Management Plan.

**Description:**

Receive Presentation from Public Works Director on an Overview of City Water Issues.

**Agenda Item Title:** Application for a Use Permit to establish a restaurant use in conjunction with a wine retail establishment.

**Applicant/Owner:** Sonoma Wine Shop/Redbird Investment Group

**Site Address/Location:** 412 First Street East

**Staff Contact:** Wendy Atkins, Associate Planner  
Staff Report Prepared: 10/05/16

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**PROJECT SUMMARY**

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**Description:** Application of Sonoma Wine Shop for a Use Permit to establish a restaurant use at 412 First Street East in conjunction with a wine retail establishment.

**General Plan Designation:** Commercial (C)

**Zoning:** **Base:** Commercial (C) **Overlay:** Historic/Plaza Retail

**Site Characteristics:** The subject property is part of the El Paseo de Sonoma complex. The tenant space has an area of approximately 848 square feet and is located in a building that was constructed in 1890 fronting on First Street East.

**Surrounding Land Use/Zoning:** **North:** La Bodega Deli/Commercial  
**South:** Sweet Scoops/Commercial  
**East:** Himalayan Bazar/Commercial  
**West:** Plaza Park/Park

**Environmental Review:**

<input checked="" type="checkbox"/> Categorical Exemption	<input type="checkbox"/> Approved/Certified
<input type="checkbox"/> Negative Declaration	<input checked="" type="checkbox"/> No Action Required
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> Action Required
<input type="checkbox"/> Not Applicable	

**Staff Recommendation:** Approve subject to conditions.

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## **PROJECT ANALYSIS**

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### **BACKGROUND**

In 2010 a Type 41 ABC license (On-Sale Beer and Wine for Bona Fide Public Eating Place) was administratively approved for the Sonoma Wine Shop. As approved, food items are prepared at 414 First Street East (located across the El Paseo Patio) and served to customers at the Sonoma Wine Shop (412 First Street East). This approval was granted because the tenant space at 414 First Street East previously operated as a deli. Prior to 2010 an ABC Type 42 license (On-Sale Beer and Wine for Public Premises) was in operation at the Sonoma Wine Shop but the applicant wanted to offer a more family-friendly environment and serve food; therefore, the ABC license was changed to a Type 41.

### **DETAILED PROJECT DESCRIPTION**

The applicant is proposing to prepare food items in the same tenant space where the food is served (412 First Street East). Therefore, the applicant is requesting approval of a Use Permit to allow for on-site food preparation and service (i.e., a restaurant use) as part of a wine retail establishment (Sonoma Wine Shop). Specifically, the applicant is proposing to prepare food items in the same tenant space as the Sonoma Wine Shop and reduce the number of indoor and outdoor seats. The business occupies a tenant space of approximately 846 square feet and employs three full-time employees. Proposed seating would consist of fourteen inside seats and six outside seats. Hours of operation for the business are 11 a.m. to 6 p.m. Thursday through Monday. The business would offer wine tasting in conjunction with a limited menu. Menu examples include salads, soups, pastas, desserts, and cheese trays. It is staff's understanding that many of the menu items require some level of preparation/heating in the limited kitchen facilities on-site (these facilities include a three compartment sink, dishwasher, grease trap, work surfaces, small panini machine, and a flash oven). Cooking with an open flame is not proposed. Further details can be found in the attached project narrative.

### **GENERAL PLAN CONSISTENCY** ( **Not Applicable to this Project**)

The property is designated Commercial by the General Plan. The Commercial land use designation is intended to provide areas for retail, hotel, service, medical, and office development, in association with apartments and mixed-use developments and necessary public improvements. Restaurants are allowed in the corresponding Commercial zone with a Use Permit. The project does not raise any significant issues in terms of consistency with the General Plan.

### **DEVELOPMENT CODE CONSISTENCY** ( **Not Applicable to this Project**)

*Use:* The property is zoned Commercial (C). Restaurants are allowed in the Commercial zone subject to approval of a Use Permit by the Planning Commission.

*Development Standards:* Because the business would occupy part of an existing commercial building, the proposal does not raise any issues in terms of compliance with building setback, FAR, lot coverage, and building height standards.

*Parking:* For restaurants, the Development Code requires one parking space for every four indoor seats. Based on the number of inside seats proposed (fourteen), four on-site parking spaces are required for the use. While a parking lot is located on the east portion of the El Paseo de Sonoma property, only one on-site parking space is allocated for Sonoma Wine Shop, which is intended for loading and unloading of wine. Because the tenant space is located within a historic building, it is grandfathered in with respect to parking at the retail ratio (one space for each 300 square feet of building area), resulting in a parking credit of three spaces. However, applying the restaurant parking ratio to the fourteen proposed seats results in a shortfall of one parking space. For outdoor seating, the Development Code requires no off-street parking provided the outdoor seats not exceed 25% of the approved number of indoor seats. In

conjunction with the Use Permit application, the applicant is proposing to reduce the amount of outdoor seats from ten to six. While the Development Code would allow four outdoor seats with no additional parking required, the proposal for six seats triggers a requirement for an additional parking space. As a result, an Exception from the parking standards is required in the amount of two spaces (one for the restaurant use and one for the outdoor seating). Alternatively, the Planning Commission could limit the outdoor seating to four spaces, which would limit the Exception to one space.

*Parking Exception Approval:* Pursuant to Development Code Section 19.48.050.A.1, the Planning Commission may grant exceptions from parking standards, provided that the following findings can be made:

1. *The adjustment authorized by the Exception is consistent with the General Plan, any applicable Specific Plan, and the overall objectives of this Development Code;*

The restaurant use associated with the parking exception request is consistent with the property's Commercial land use designation and zoning.

2. *An exception to the normal standards of the Development Code is justified by environmental features or site conditions; historic development patterns of the property or neighborhood; or the interest in promoting creativity and personal expression in site planning and development;*

The Exception request relates to site conditions and the historic development pattern of the property and neighborhood. Similar to many properties on First Street East and in the Plaza area, the business is located within an historic building that was constructed prior to the advent of the automobile. As a result, the building is not provided with on-site vehicle parking. These conditions provide a basis for allowing an Exception from the parking requirements.

3. *Granting the Exception will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.*

Considering the small size of the tenant space, limited amount of seating and employee levels, it seems unlikely that the Exception would create significant parking impacts. In addition, the property is located close to the Plaza where there is a substantial amount of public parking. Staff would also note that the applicant is proposing a reduction of inside seating in the amount of nine spaces and outdoor spaces in the amount of four spaces.

In summary, it appears to staff that all of the findings can be made to approve the Parking Exception; however, staff recommends that the number of outdoor seats be limited to four in order to limit the Exception to one parking space.

*Design Review:* As normally required, any signage or exterior building alterations proposed for the business would be subject to review and approval by Planning Department Staff or the Design Review Commission.

**CONSISTENCY WITH OTHER CITY ORDINANCES/POLICIES** (Not Applicable to this Project)

**ENVIRONMENTAL REVIEW** (Not Applicable to this Project)

Pursuant to Section of 15301 of the State CEQA Guidelines, the leasing or minor alteration of existing private structures and facilities is Categorical Exempt from the provisions of CEQA (Class 1 – Existing Facilities).

### **DISCUSSION OF PROJECT ISSUES**

In staff's view, the proposed use would not raise any significant compatibility issues and the parking Exception can be supported. The primary issue identified by staff relates to obtaining the appropriate clearances from County agencies that also have authority over this type of use (see below).

*County Requirements:* If a Use Permit is approved by the Planning Commission, the applicant will need to finalize the upgrade of The Sonoma Wine Shop permit with the County Environmental Health Division to allow for food preparation and service. In addition, the applicant would be subject to any applicable requirements of the County Sanitation Division with respect to wastewater discharge and grease interceptors. These requirements have been included in the draft conditions of approval.

### **RECOMMENDATION**

Staff recommends approval of the Use Permit and parking Exception, subject to the attached conditions.

#### Attachments

1. *Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Location Map*
4. *Project Narrative*
5. *California Department of Alcoholic Beverage Control License Query System Summaries*
6. *Phot of Building*
7. *Menu*
8. *Proposed Site Plan*
9. *Existing Site Plan*
10. *Prior Site Plan*
11. *Vicinity Map*

cc: Sonoma Wine Shop  
Attn: Brian Cooper  
412 First Street East  
Sonoma, CA 95476

Redbird Investment Group LLC  
Attn: Bruce Cardinal  
1 Gate 5 Road #C  
Sausalito, CA 94965-1578

Sonoma County Water Agency  
Attn: Susan Keach  
P.O. Box 11628  
Santa Rosa, CA 95406

Sonoma County Environmental Health Division  
Attn: Peggy Carr  
475 Aviation Blvd., Ste. 220  
Santa Rosa, CA 95403

City of Sonoma Planning Commission  
**FINDINGS OF PROJECT APPROVAL**  
Sonoma Wine Shop Restaurant – 412 First Street East

October 13, 2016

Based on substantial evidence in the record and upon consideration of all testimony received in the course of the public review, including the public review, the City of Sonoma Planning Commission finds and declares as follows:

**Use Permit Approval**

1. That the proposed use is consistent with the General Plan and any Specific Plan;
2. That the proposed use is allowed with a conditional Use Permit within the applicable zoning district and complies with all applicable standards and regulations of the Development Code (except for approved Variances and Exceptions).
3. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and
4. The proposed use will not impair the architectural integrity and character of the zoning district in which it is to be located.

**Parking Exception Approval**

1. That the adjustment authorized by the Exception is consistent with the General Plan, any applicable Specific Plan and the overall objectives of this Development Code.
2. That the Exception to the normal standards of the Development Code is justified by environmental features or site conditions; historic development patterns of the property or neighborhood; or the interest in promoting creativity and personal expression in site planning and development.
3. That the granting of the Exception will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.

City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL**  
Sonoma Wine Shop Restaurant – 412 First Street East

October 13, 2016

1. The restaurant use shall operate in conformance with the project narrative, except as modified by these conditions and the following:
  - a. A maximum of fourteen (14) seats inside and four (4) seats outside shall be permitted for the restaurant.
  - b. The business shall close no later than 6 p.m. Thursday through Sunday.
  - c. The sale and serving of alcohol shall be limited to wine only.

*Enforcement Responsibility:*            *Planning Division*  
*Timing:*                                    *Ongoing*

2. The applicant shall obtain the necessary permit upgrade and clearances from the Sonoma County Health Department for the restaurant use. Food preparation and service shall conform to the limitations of the permit.

*Enforcement Responsibility:*            *Planning Division; Sonoma County Health Dept.*  
*Timing:*                                    *Prior to food preparation and service; Ongoing*

3. The applicant shall comply with the requirements of the Sanitation Division of Sonoma County Permit & Resource Management Department (PRMD) and the Sonoma County Water Agency (SCWA). The applicant shall submit a Wastewater Discharge Survey to PRMD.

*Enforcement Responsibility:*            *Sanitation Division of Sonoma County Planning & Management Resource Department; Sonoma County Water Agency*  
*Timing:*                                    *Prior to food preparation and service*

4. All Fire Department and applicable Building Code requirements shall be met. A building permit may be required for any necessary tenant improvements and/or installation of fixtures and appliances associated with the restaurant use. The applicant shall contact the Building Department regarding permit requirements.

*Enforcement Responsibility:*            *Fire Department; Building Division*  
*Timing:*                                    *Prior to food preparation and service*

5. As normally required, any signage or exterior building alterations proposed for the business shall be subject to review and approval by City Staff or the Design Review and Historic Preservation Commission (DRHPC) as appropriate.

*Enforcement Responsibility:*            *Planning Division; DRC*  
*Timing:*                                    *Prior to installation of signage or exterior alterations to the building*

6. The applicant shall comply with the following requirements of the Sanitation Division of Sonoma County Permit & Resource Management Department (PRMD) and the Sonoma County Water Agency (SCWA):

- a. Applicant shall obtain a Sonoma County Water Agency **Survey for Commercial/Industrial Wastewater Discharge Requirements (WWDS)** from the Sonoma county Permit and Resource Management Department (PRMD), and shall submit the completed Survey, along with two (2) copies of the project site plan, floor plan and plumbing plan to the Engineering Division of PRMD.

If additional sewer pre-treatment, separate process and domestic wastewater lines, and/or monitoring facilities are required by the Sonoma County Water Agency per this Survey, the Applicant shall comply with the requirements of the Survey prior to building permit issuance for tenant improvements of the wine shop and restaurant. The issuance of building permits is contingent upon completion of the Survey.

- b. If exterior sewer construction or changes to the existing sewer system, the Applicant shall obtain a permit to

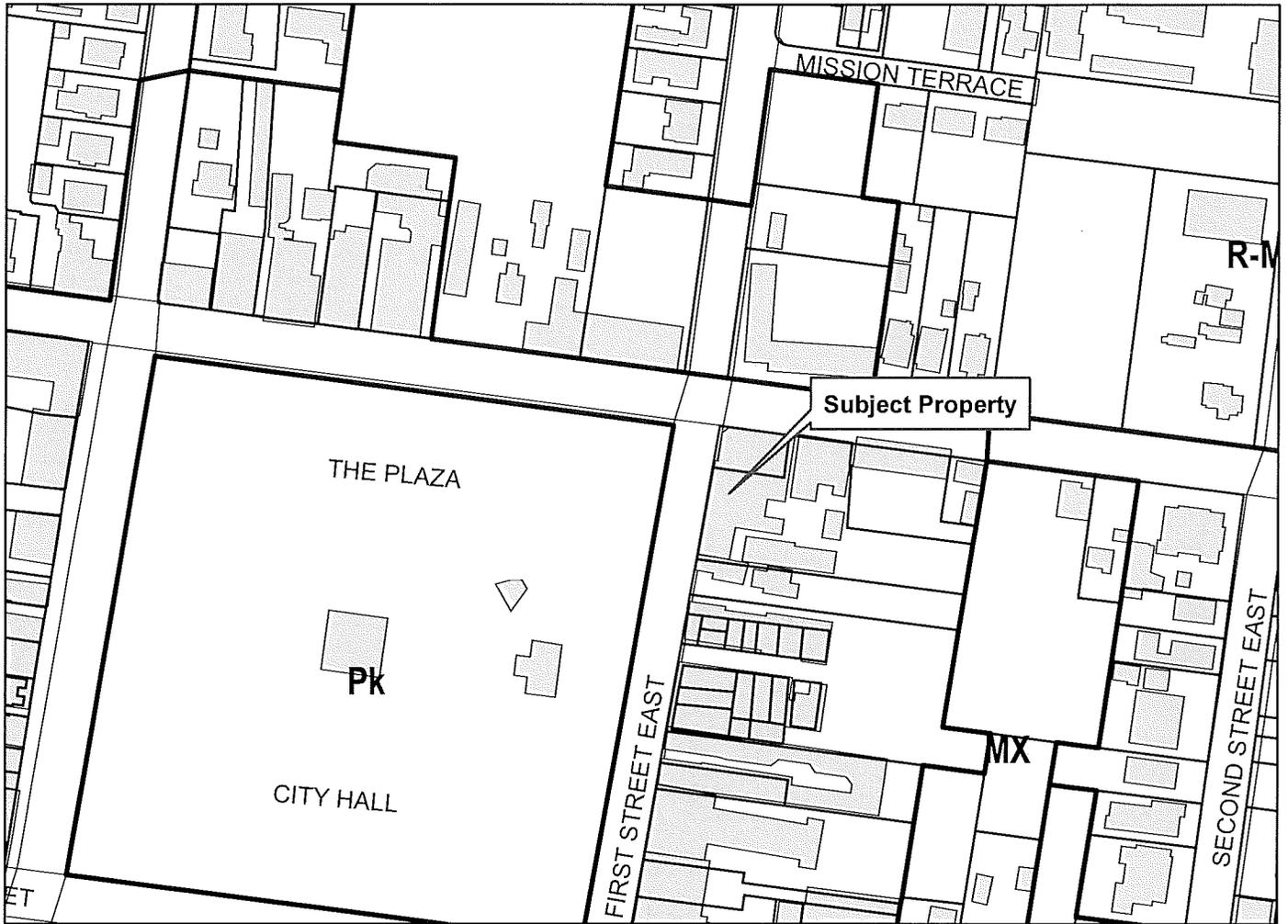
construct sanitary sewer facilities prior to occupancy of the proposed wine shop and restaurant. The sewer design, and construction, shall comply with the Sonoma County Water Agency Design and Construction Standards for Sanitation Facilities and Sonoma Valley County Sanitation District Sanitations Code Ordinance. All sewer work shall be inspected and accepted by the Engineering Division of PRMD, and a Sewer Completion Notice shall be issued by the Inspector before occupancy or temporary occupancy is approved for this project.

- c. At the time of sewer permit issuance, the Applicant shall provide the sanitation Section of the Permit and Resource Management Department (PRMD) with data related to the floor area of the building, differentiating wine tasting space, restaurant seating, retail space, etc. for the purpose of correctly calculating sewer use fees, as defined by Sonoma County Water Agency Sanitation codes. Sewer use fees (including Connection and Annual Service fees) shall be paid upon completion of the construction of the building foundation. No connection to sewer or occupancy shall be allowed until the sewer use fees are paid.
- d. Sewer Use Fees for sewer service shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of sewer permit issuance.
- e. All Sewer Fees per Sonoma Valley County Sanitation District Ordinance (latest version) shall be paid to the Sanitation Section of the Sonoma County Permit and Resource Management Department (PRMD) prior to occupancy of the proposed wine shop and restaurant.
- f. The Applicant shall pay to the Sonoma County Permit and Resource Management Department (PRMD) for *Planning Referral to Sanitation Section* at the current rates in effect at the time of sewer permit application, review of WWDS, or evaluation of sewer service fees.

*Enforcement Responsibility:* Sanitation Division of Sonoma County Planning & Management Resource Department; Sonoma County Water Agency: City of Sonoma Building Department

*Timing:* Prior to issuance of a building permit

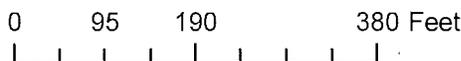
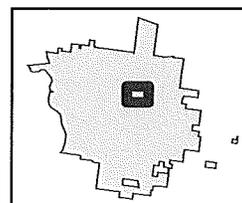
# Vicinity Map



## Zoning Designations

<b>Project Summary</b>	
<i>Project Name:</i>	Sonoma Wine Shop Restaurant
<i>Property Addresses:</i>	412 First Street East
<i>Applicant:</i>	Sonoma Wine Shop
<i>Property Owner:</i>	Redbird Investment Group
<i>General Plan Land Use:</i>	Commercial
<i>Zoning - Base:</i>	Commercial
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	Application for a Use Permit to establish a restaurant use in conjunction with a wine retail establishment.

- R-HS Hillside Residential (1 D.U./10 acres, maximum)
- R-R Rural Residential (2 D.U./acre, maximum)
- R-L Low Density Residential (2-5 D.U./acre)
- R-S Sonoma Residential (3-8 D.U./acre)
- R-M Medium Density Residential (6-10 D.U./acre)
- R-H High Density (9-12 D.U./acre)
- R-O Housing Opportunity (15-20 D.U./acre)
- R-P Mobile Home Park (7 D.U./acre, maximum)
- MX Mixed Use (12 D.U./acre, maximum)
- C Commercial (15 D.U./acre, maximum)
- C-G Commercial-Gateway (15 D.U./acre, maximum)
- W Wine Production
- P Public Facility
- Pk Park
- A Agriculture



1 inch = 200 feet

Date: Sept 15, 2016

To: City of Sonoma Planning Commission

Subject: Reduced footprint for 41 license at Sonoma Wine Shop & La Bodega

Address: 412 First Street East, Sonoma, CA 95476

414B First Street East, Sonoma, CA 95476

Sonoma Wine Shop has been a fixture on Sonoma Plaza for over 40 years. Onsite wine tasting (type 42) was first licensed (probably circa 1976) to Hal Coggins and Carolyn Czaplesk (Abc 42-183684), then to Peter and Joan Robichaud May 12, 1988 (ABC 42-215910), then to me Jan 31, 2000 (Abc 42-360942). This license was converted to Eating Place Oct 2010 (type 41-360942), incorporating 414B as our licensed kitchen. This change allowed more family friendly environment, with a full menu during business hours, and better wheelchair access .

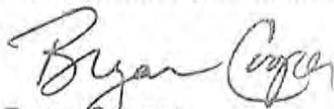
So, wine has been poured to the public under Type 41 or Type 42 license at Sonoma Wine Shop for at least 40 years. No disciplinary actions have ever been recorded at this location by the ABC. In my 17 years of ownership, we have a stellar record on Sonoma Plaza.

Due to the economic changes and legislative changes around the Plaza, we are about to lose the portion hosting our commercial kitchen at 414B First Street East.

Given its long established history for wine tasting, we hereby request to reduce the size of our 41 license and continuation of our parking exemption. We will remodel the back portion of 412 First Street East into a small commercial kitchen. This will include 3 compartment sink, dishwasher, grease trap, work surfaces, no hood, small panini machine, flash oven. This is similar to the configuration from at least 1988 to 2010, where we had a 2 compartment sink, a commercial dishwasher, water heater in this same exact spot. The oven and panini machine are currently in use at 414B First Street East, and will move to 412 First Street East.

This change will reduce the number of seats we currently provide and make a smaller footprint for the business. Current seating is 23 inside, 10 outside. (We are currently approved for 29 inside, but did not add all approved seats) Proposed reduced seating is 14 inside, 6 outside. As such, and with our existing use of a 41, and the pre-existing use as a 42, we believe we are maintaining the use of the facility. The changes are shown on the attached diagrams.

Thank you for your consideration.



Bryan Cooper  
President, CEO

Sonoma Wine Shop, a California Corporation

exhibit A - Type 42 and Type 41 ABC licenses , undated , 1988, 2000, 2010

exhibit B - Pre 2010 remodel

exhibit C - Current Design

exhibit D - Proposed Design

exhibit E - Current menu as required by Type 41 license

exhibit F - Outside of 412 First Street East.



**California Department of Alcoholic Beverage  
Control**  
**License Query System Summary**  
**as of 9/14/2016**

<i>License Information</i>	
<b>License Number:</b> 360942	
<b>Primary Owner:</b> SONOMA WINE SHOP	
<b>ABC Office of Application:</b> 27 - SANTA ROSA	
<i>Business Name</i>	
<b>Doing Business As:</b> SONOMA WINE SHOP	
<i>Business Address</i>	
<b>Address:</b> 412 1ST ST E <b>Census Tract:</b> 1502.02	
<b>City:</b> SONOMA <b>County:</b> SONOMA	
<b>State:</b> CA <b>Zip Code:</b> 95476	
<i>Licensee Information</i>	
<b>Licensee:</b> SONOMA WINE SHOP	
<i>Company Information</i>	
OFFICER: COOPER, FREDRICK BRYAN (PRESIDENT)	
OFFICER: SHELEF, METZADA (SECRETARY TREASURER)	
STOCKHOLDER: COOPER, FREDRICK BRYAN	
<i>License Types</i>	
<b>1) License Type:</b> 20 - OFF-SALE BEER AND WINE	
<b>License Type Status:</b> CANCELED	
<b>Status Date:</b> 02-MAY-2013	<b>Term:</b> 12 Month(s)
<b>Original Issue Date:</b> 31-JAN-2000	<b>Expiration Date:</b> 31-DEC-2013
<b>Master:</b> Y	<b>Duplicate:</b> 0 <b>Fee Code:</b> P0
<b>License Type was Transferred On:</b> 31-JAN-2000 <b>FROM:</b> <u>20-215910</u>	
<b>License Type was Transferred On:</b> <b>TO:</b> <u>20-530595</u>	
<b>2) License Type:</b> 42 - ON-SALE BEER AND WINE - PUBLIC PREMISES	
<b>License Type Status:</b> CANCELED	
<b>Status Date:</b> 04-OCT-2010	<b>Term:</b> 12 Month(s)
<b>Original Issue Date:</b> 31-JAN-2000	<b>Expiration Date:</b> 31-DEC-2010
<b>Master:</b> Y	<b>Duplicate:</b> 0 <b>Fee Code:</b> P0
<b>License Type was Transferred On:</b> 31-JAN-2000 <b>FROM:</b> <u>42-215910</u>	
<b>3) License Type:</b> 41 - ON-SALE BEER AND WINE - EATING PLACE	
<b>License Type Status:</b> ACTIVE	
<b>Status Date:</b> 05-OCT-2010	<b>Term:</b> 12 Month(s)

<b>Status Date:</b> 31-JAN-2000	<b>Term:</b> 4 Month(s)
<b>Original Issue Date:</b> 31-JAN-2000	<b>Expiration Date:</b> 29-MAY-2000
<b>Master:</b>	<b>Duplicate:</b>
<b>Fee Code:</b>	
<i>... No Active Disciplinary Action found ...</i>	
<i>... No Disciplinary History found ...</i>	
<b>Hold Date:</b> 31-JAN-2000	
<b>Type:</b> FORM 220	
<i>... No Escrow found ...</i>	

--- End of Report ---

For a definition of codes, view our [glossary](#).



California Department of Alcoholic Beverage  
Control  
*License Query System Summary*  
*as of 9/14/2016*

<i>License Information</i>		
<b>License Number:</b> 215910		
<b>Primary Owner:</b> ROBICHAUD, JOAN D		
<b>ABC Office of Application:</b> 27 - SANTA ROSA		
<i>Business Name</i>		
<b>Doing Business As:</b> SONOMA WINE SHOP		
<i>Business Address</i>		
<b>Address:</b> 412 1ST ST E <b>Census Tract:</b> 1502.02		
<b>City:</b> SONOMA <b>County:</b> SONOMA		
<b>State:</b> CA <b>Zip Code:</b> 95476		
<i>Licensee Information</i>		
<b>Licensee:</b> ROBICHAUD, JOAN D		
<b>Licensee:</b> ROBICHAUD, PETER V		
<i>License Types</i>		
<b>1) License Type:</b> 20 - OFF-SALE BEER AND WINE		
<b>License Type Status:</b> CANCELED		
<b>Status Date:</b> 31-JAN-2000 <b>Term:</b> 12 Month(s)		
<b>Original Issue Date:</b> 12-MAY-1988 <b>Expiration Date:</b> 31-OCT-2000		
<b>Master:</b> Y <b>Duplicate:</b> 0 <b>Fee Code:</b> P0		
<b>2) License Type:</b> 42 - ON-SALE BEER AND WINE - PUBLIC PREMISES		
<b>License Type Status:</b> CANCELED		
<b>Status Date:</b> 31-JAN-2000 <b>Term:</b> 12 Month(s)		
<b>Original Issue Date:</b> 12-MAY-1988 <b>Expiration Date:</b> 31-OCT-2000		
<b>Master:</b> Y <b>Duplicate:</b> 0 <b>Fee Code:</b> P0		
<i>Current Disciplinary Action</i>		
... No Active Disciplinary Action found ...		
<i>Disciplinary History</i>		
... No Disciplinary History found ...		
<i>Hold Information</i>		
... No Active Holds found ...		
<i>Escrow</i>		
... No Escrow found ...		



California Department of Alcoholic Beverage  
Control

License Query System Summary  
as of 9/14/2016

License Information		
<b>License Number:</b> 183684		
<b>Primary Owner:</b> COGGINS, HAL		
<b>ABC Office of Application:</b> 27 - SANTA ROSA		
Business Name		
... No Active DBA found ...		
Business Address		
<b>Address:</b> 412 1ST ST E <b>Census Tract:</b> 1502.02		
<b>City:</b> SONOMA <b>County:</b> SONOMA		
<b>State:</b> CA <b>Zip Code:</b> 95476		
Licensee Information		
<b>Licensee:</b> COGGINS, HAL		
<b>Licensee:</b> CZAPLESKI, CAROLYN		
License Types		
<b>1) License Type:</b> 42 - ON-SALE BEER AND WINE - PUBLIC PREMISES		
<b>License Type Status:</b> WITHDRAWN		
<b>Status Date:</b> <b>Term:</b> 12 Month(s)		
<b>Original Issue Date:</b> <b>Expiration Date:</b>		
<b>Master:</b> Y <b>Duplicate:</b> 0 <b>Fee Code:</b> P0		
<b>License Type was Transferred On:</b> <b>FROM:</b>		
<b>2) License Type:</b> 20 - OFF-SALE BEER AND WINE		
<b>License Type Status:</b> WITHDRAWN		
<b>Status Date:</b> <b>Term:</b> 12 Month(s)		
<b>Original Issue Date:</b> <b>Expiration Date:</b>		
<b>Master:</b> Y <b>Duplicate:</b> 0 <b>Fee Code:</b> P0		
<b>License Type was Transferred On:</b> <b>FROM:</b>		
Current Disciplinary Action		
... No Active Disciplinary Action found ...		
Disciplinary History		
... No Disciplinary History found ...		
Hold Information		
... No Active Holds found ...		
Escrow		
... No Escrow found ...		

# SONOMA WINE SHOP

TASTING

WINE SHOP

WINE CLUB

TASTINGS

Wine Country  
CHOCOLATE  
TASTING

Ch  
J  
18



SEP 16 2016



September 2016

**Cheese Plate** **Plate**

All Local California cheeses - mostly Sonoma.	GF	V	12	21
Housemade Organic French country bread	opt		for 4	for 8

Many Cheeses To Go - Please Take Some Local Cheese Home!

**Appetizer / Small Plate**

<b>Crispy artichoke hearts</b> - herbed bread crumbs, Fiscalini cheddar, sundried tomato marinara, Portobello mushroom, olive oil, basil	GF	VG*	12
	opt	opt	
Mixed marinated Olives, olive oil, Italian oregano	GF*	VG	5
Homemade Mac n' Cheese		V	7
<b>Mediterranean Plate</b> - House made hummus, caramelized Eggplant w/ pomegranate molasses, fresh labne, stuffed boureka, Nava's matbucha (Israeli spicy salsa), olives, house made Pita bread with milk & honey	GF*	VG*	17
	opt	opt	

**Soup & Salad**

<b>Rogue River Blue Cheese Buttermilk Salad</b> - romaine lettuce, true Italian truffle oil, French sauterne, topped with La Bodega's aged Pt. Reyes Blue cheese	GF	V	10
<b>House Green Salad</b> - Mixed organic greens, carrots, house vinaigrette	GF	VG	7.5
<b>Yukon Gold potato salad</b> -carragon mustard & mayonnaise	GF	V	7
<b>Peruano Bean Soup</b> - aji amarillo, mint, garden leeks, celery, carrots, yellow squash, tomato, onion, garlic, vegetable broth	GF	VG	8

**Housemade Pasta & Specialities**

<b>Chanterelle Lasagna</b> - Eastern European chanterelles, Blue Leg Farm organic swiss chard, Organic whole egg pasta, blended Fiscalini cheddars, mushroom velouté		V	25
<b>Harvest Lasagna</b> - 7 vegetables, 3 cheeses, 2 mushrooms - braising greens, caramelized eggplant, organic summer squash, porcini & crimini mushrooms, melted peppers, mixed Fiscalini cheddar, Roma tomato marinara, basil		V	24
<b>Red, White &amp; Green Lasagna</b> - traditional Italian blend of homegrown swiss chard, spinach, layer of California cheese béchamel, homemade Italian pear tomato marinara, black pepper organic egg pasta		V	19
<b>White Cannelloni</b> - with organic cauliflower, swiss chard, spinach, and ricotta, cheddar, San Joaquin béchamel, black pepper organic egg pasta		V	22
<b>Artisan cheese panini</b> - housemade organic bread, local organic green salad		V	14

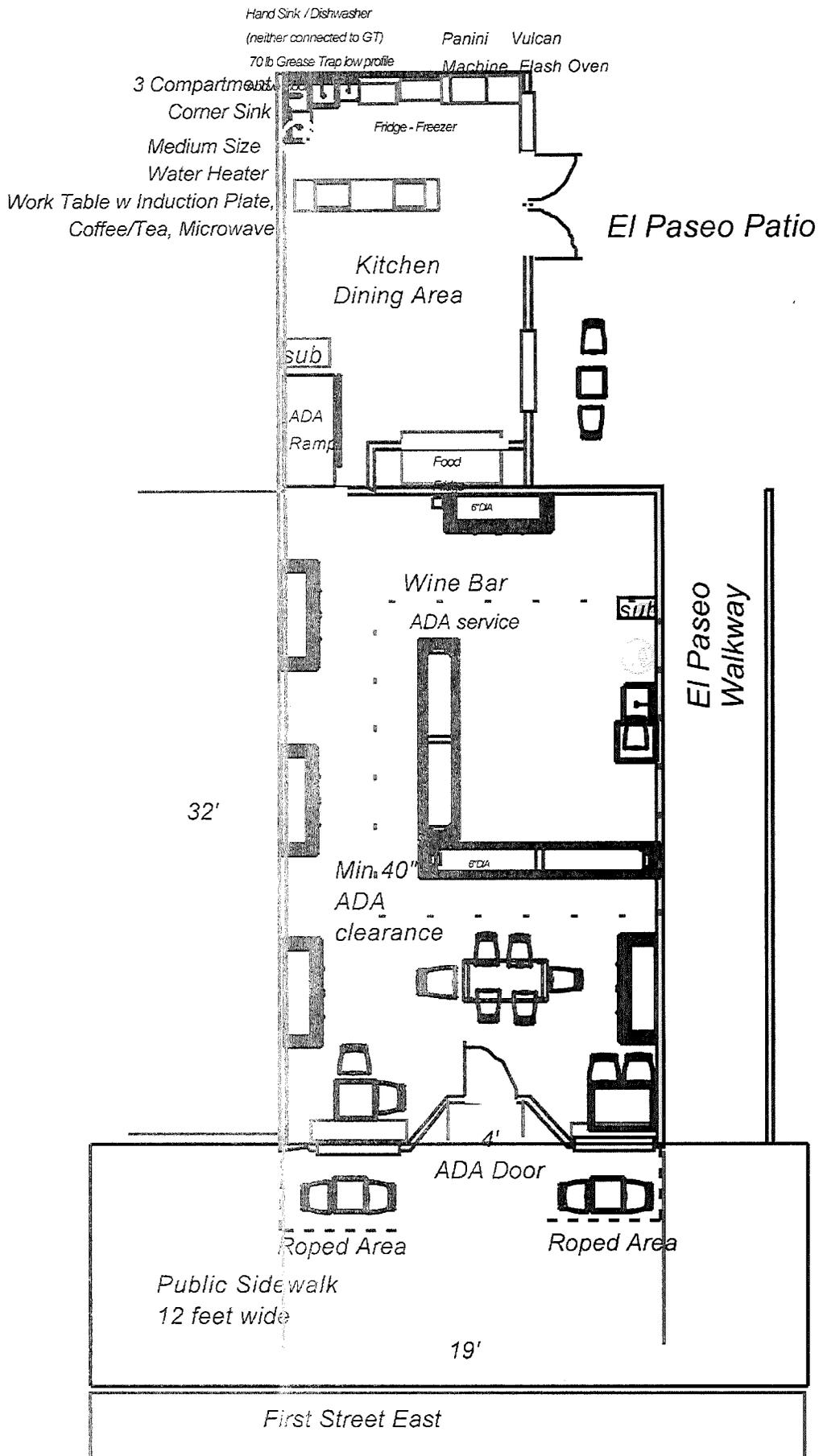
**Desserts - It's Stressed spelled Backwards**

Mt Erow Port Cake		V	8
Angelica's Carrot Cake	GF	V	8
Ganache Caramel Nut Torte	GF	V	8
Lemon Tartlets		V	7
Angelica's Cardinal Sin chocolate cake	GF	V	9

**Wine (Here, Ship, or To Go) Glass Bottle Cost**

Wine Tastings - 5 tastes	\$9.00
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**Sonoma Wine Shop**  
**412 First Street East**  
**Sonoma, CA**  
Proposed Design - maintain 41

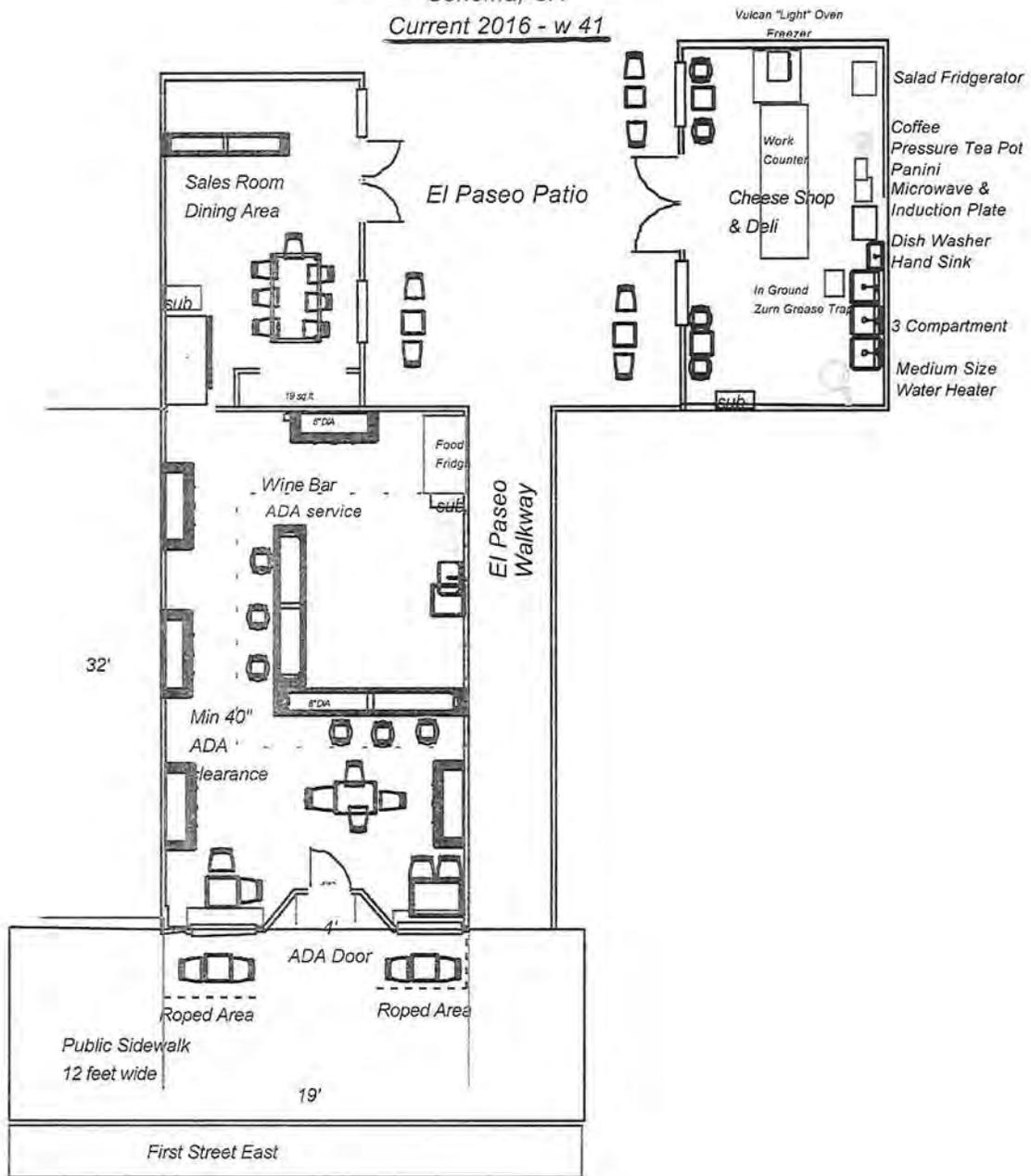


-  Chairs
-  Sinks
-  Tables
-  Heaters
-  Cabinets
-  Microwave

**Sonoma Wine Shop**  
**Proposed Design**  
**2016**

# Existing Site Plan

Sonoma Wine Shop  
 412 First Street East  
 & 414 First Street East -Unit B  
 Sonoma, CA  
 Current 2016 - w 41

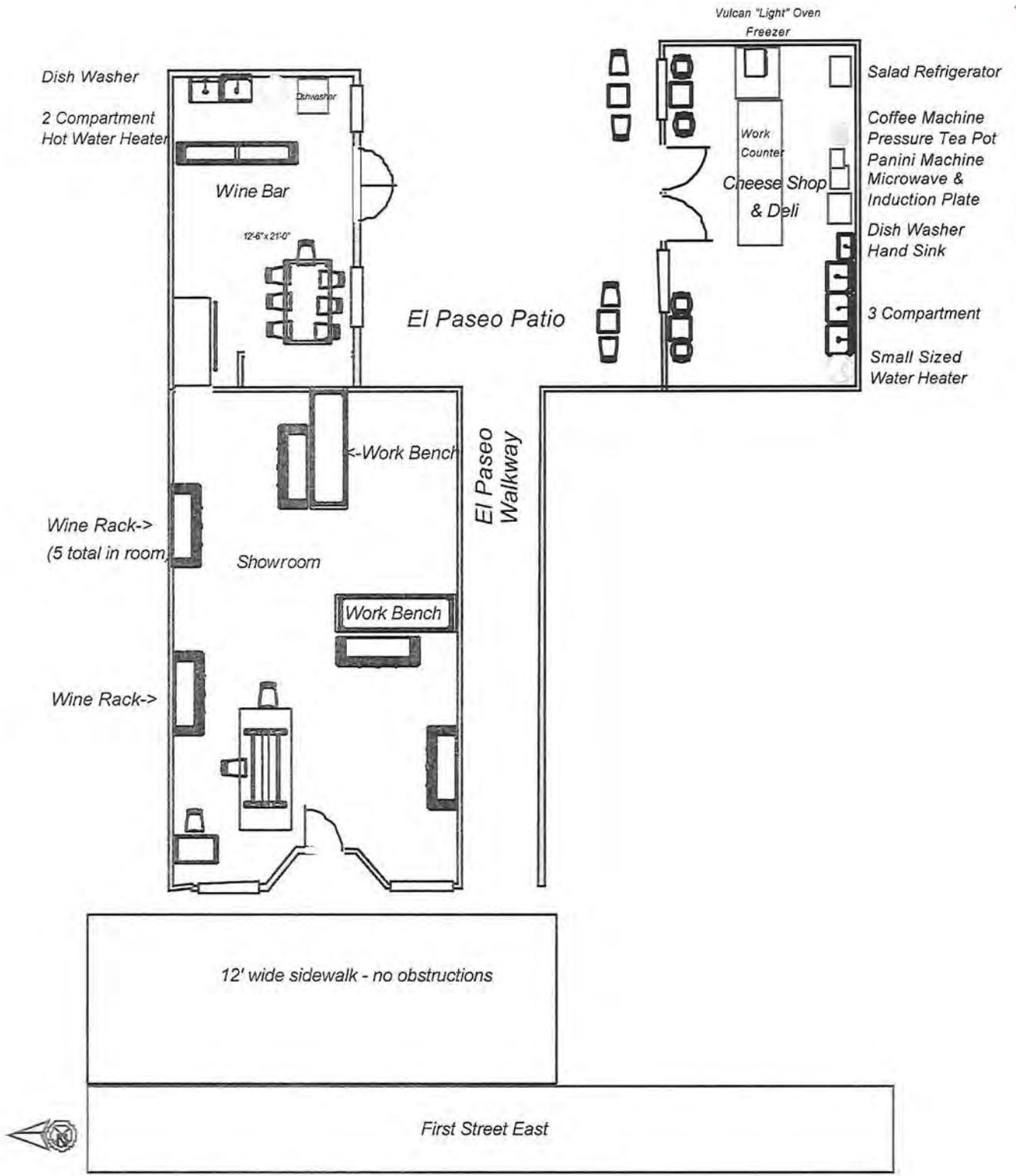


- Chairs
- Tables
- Cabinets
- Sinks
- Heaters
- Microwave

Sonoma Wine Shop  
 Existing Plan as of  
 2016

Building Permit  
 Sonoma Wine Shop  
 412 First Street East &  
 414 First Street East Unit B  
 Sonoma, CA

Prior to 2010 Remodel  
 (from 1988-2010)



- Chairs
- Sinks
- Tables
- Cabinets
- Heaters
- Microwave

Sonoma Wine Shop  
 Plan Prior to  
 Remodel

made Ice Cream

Family Gallery

Sonoma Wine Shop / La  
Bodega Cheese & Pasta

atard Wine Co

Wine Country Chocolates

Fillgree

La Casa

General Joseph  
Hooker House

The Plaza Bistro

SEP 16 2016

**Agenda Item Title:** Application for a use permit to operate a mobile food truck on a commercial property located at 20490 Broadway.

**Applicant/Owner:** Picazo Food Truck/Bruce Needleman

**Site Address/Location:** 20490 Broadway

**Staff Contact:** Wendy Atkins, Associate Planner  
Staff Report Prepared: 10/06/16

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**PROJECT SUMMARY**

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**Description:** Application for a use permit to operate a mobile food truck on the property located at 20490 Broadway.

**General Plan Designation:** Gateway Commercial (GC)

**Zoning:** **Base:** Commercial Gateway (C-G) **Overlay:** None  
**Site**

**Characteristics:** The property is located on a ±0.92-acre parcel located on the northeast side of Broadway at the corner of Broadway and Napa Road. It is currently developed with a 7,500 square foot commercial building (Salsa Trading Company) and associated asphalt parking areas. The property frontages on Broadway and Napa Road are not improved.

**Surrounding**

**Land Use/Zoning:** **North:** Parking Lot (Friedman’s Home Improvement)/Gateway Commercial (GC)  
**South:** Auto Repair Service/Gateway Commercial (GC)  
**East:** Parking Lot (Friedman’s Home Improvement)/Gateway Commercial (GC)  
**West:** Lodge at Sonoma/ Gateway Commercial (GC) Gateway Commercial (GC)

**Environmental Review:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Categorical Exemption | <input type="checkbox"/> Approved/Certified            |
| <input type="checkbox"/> Negative Declaration             | <input checked="" type="checkbox"/> No Action Required |
| <input type="checkbox"/> Environmental Impact Report      | <input type="checkbox"/> Action Required               |
| <input type="checkbox"/> Not Applicable                   |  |

**Staff Recommendation:** Commission discretion.

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## **PROJECT ANALYSIS**

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### **BACKGROUND**

On June 13, 2002, the Planning Commission approved a Use Permit for a coffee cart (Caffe Andiamo) to operate in an enclosed alcove of the building located on the property at 20490 Broadway (see attached Conditions of Approval). The Use Permit was implemented for a short period of time (less than six months), and was never reconsidered by the Planning Commission six months after occupancy.

### **DETAILED PROJECT DESCRIPTION**

The applicant is proposing to operate a self-contained, mobile food truck on the same property as the Salsa Trading Company building. According to the applicant, staffing would be limited to three employees (including the owner). Proposed hours of operation are 11 a.m. to 8 p.m. seven days a week, including food deliveries. The food truck would be located to the north of the existing Salsa Trading Company building to serve burgers, barbeque, and sandwich food items. Specifically, the trailer would be located on the north side of the building, in the landscape strip, facing south (into the parking area). As proposed, the mobile food truck would be stored off site after closing. Customers would drive to the property, park, and purchase products at the food truck location. No seating is proposed.

### **GENERAL PLAN CONSISTENCY** ( **Not Applicable to this Project**)

The property is designated Gateway Commercial by the General Plan. The Gateway Commercial land use designation is intended to provide high-quality neighborhood- and visitor-serving office and retail development while implementing a coordinated design program for these areas, in keeping with their status as gateways to the community and in recognition of the need to buffer residential development. Large-scale shopping centers, gas stations, high-turnover restaurants and heavy manufacturing and industrial uses are not allowed. Restaurants are allowed in the corresponding Commercial zone with a Use Permit. The proposal may raise issues in terms of consistency with the General Plan if a food truck is considered by the Planning Commission to be a high-turnover restaurant.

### **DEVELOPMENT CODE CONSISTENCY** ( **Not Applicable to this Project**)

*Use:* The property is zoned Commercial-Gateway (C-G). Restaurants are allowed in the Commercial-Gateway Use land use designation with a use permit.

*Building Height/Setbacks/Other Development Standards:* The mobile food truck is not considered a permanent structure; therefore, it is not required to meet setback standards.

*Parking Regulations:* The City's Parking and Loading Regulations for restaurants and other food serving uses are based on seating. Because no seating is proposed with this application, there is no specific parking requirement. The applicants have indicated that at most the mobile food truck would require the use of five parking spaces for employee and customer parking. With regard to the primary use of the site, which is retail, Section 19.48.040 of the Development Code states that on-site parking shall be provided at a minimum ratio of one space for each 300 square feet of gross sales area, plus one space for each company vehicle, plus one space for each 1,000 square feet of outdoor display area. Accordingly, six on-site parking spaces are required for the Salsa Trading Company. Fifteen parking spaces are provided on-site, of which six are required for the Salsa Trading Company, which means that seven spaces are available for the mobile food truck. According to the applicant, it is estimated that a maximum of five spaces would be needed for the food truck (including employee parking). Based on the City's parking standards, the number of on-site parking spaces exceeds the requirements for the Salsa Trading Company and proposed mobile food truck.

**CONSISTENCY WITH OTHER  
CITY ORDINANCES/POLICIES** (Not Applicable to this Project)

**ENVIRONMENTAL REVIEW** (Not Applicable to this Project)

Pursuant to Section of 15301 of the State CEQA Guidelines, the leasing or minor alteration of existing private structures and facilities is Categorical Exempt from the provisions of CEQA (Class 1 – Existing Facilities).

**DISCUSSION OF PROJECT ISSUES**

*Parking:* As previously mentioned, no seating is proposed with this application; however, the applicants have indicated that at most the mobile food truck would use five parking spaces (for customer and employee parking). A condition of approval has been included to limit the amount of parking spaces that the mobile food truck may use to five. The Salsa Trading Company use requires six on-site parking spaces. Currently the site contains area for approximately fifteen parking spaces, which amounts to a surplus of four spaces. The existing on-site parking spaces are clearly marked on the west portion of the site but not clearly defined on the norther portion of the site; therefore, a condition of approval has been included to require that the parking spaces on the north portion of the property be striped subject to the City of Sonoma Parking Regulations.

*Food Truck Use:* The mobile food truck shall not be used as a drive-through. Customers shall be required to park in one of the parking spaces on the property. A condition of approval had been included to require that customers park before approaching the mobile food truck. In addition, to ensure that the food truck is not used as a drive-through, a condition of approval has been included to require subsequent review six months after date of occupancy.

*Food Truck Design:* Staff is concerned that the design of the food truck may not be compatible with the intent of the design guidelines for the Broadway Corridor which includes the following: “*Building types, architectural details and signs having a generic or corporate appearance are strongly discouraged. Chain stores and franchises are not prohibited along Broadway, but such uses must respect and contribute to the historic qualities of the area in terms of building design and signs.*” While the design and color of the food truck will be subject to design review, the food truck already operates in its current configuration (see attached drawings) and modifying the existing design of the food truck could be costly and time consuming. In addition, the Use Permit approval cannot be tied to a particular food truck, so the design may change over time. Lastly, the proposed site does not offer opportunities for landscape screening of the food truck. Indeed, some existing landscaping will need to be removed to make room for the food truck.

*Electrical Connection:* The project narrative states that power is proposed to be supplied to the mobile food truck by an existing electrical outlet. Therefore, a condition of approval stating that the Use Permit shall not be valid until a building permit has been finalized for the electrical connection has been included to this end.

*High-turnover Restaurants:* The Planning Commission should determine if food trucks are considered high-turnover restaurants. Neither the Development Code nor General Plan defines high-turnover restaurants. Given that this food truck is temporary in nature in that it will be moved off-site during non-business hours, it is staff’s opinion that the food truck is not a high-turnover restaurant. However, the Planning Commission should make its own determination in this regard and if the food truck is defined as a high-turnover restaurant the food truck use on the property should not be approved.

**RECOMMENDATION**

Staff recommends commission discretion.

Attachments

1. *Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Location Map*
4. *Project narrative*
5. *Drawings of proposed food truck*
6. *Caffe Andiamo Conditions of Approval*
7. *Site map*

cc: Picazo Food Truck  
19100 Arnold Drive  
Sonoma, CA 95476

Bruce Needleman  
20490 Broadway  
Sonoma, CA 95476

Bret Sackett, Police Chief

City of Sonoma Planning Commission  
**FINDINGS OF PROJECT APPROVAL**  
Use Permit for Mobile Food Truck – 20490 Broadway

October 13, 2016

Based on substantial evidence in the record and upon consideration of all testimony received in the course of the public review, including the public review, the City of Sonoma Planning Commission finds and declares as follows:

**Use Permit Findings**

1. The proposed uses are consistent with the General Plan and any Specific Plan;
2. The proposed uses are allowed with a conditional Use Permit within the applicable zoning district and complies with all applicable standards and regulations of this Development Code(except for approved Variances and Exceptions);
3. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and
4. The proposed use will not impair the architectural integrity and character of the zoning district in which it is to be located.

City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL**  
Use Permit for Mobile Food Truck – 20490 Broadway

October 13, 2016

1. The use shall be operated in a manner consistent with the project narrative, except as modified by these conditions. The hours of operation, including deliveries, shall be limited to the following hours: 11 a.m. to 8 p.m. seven days per week. The maximum number of employees shall not exceed three (including the owner).

*Enforcement Responsibility: Planning Department*  
*Timing: Ongoing*

2. All Building Division requirements shall be met. A building permit may be required.

*Enforcement Responsibility: Building Division*  
*Timing: Prior to the issuance of any building permit that may be required*

3. All applicable Fire Department requirements shall be met, including requirements related to the provision of fire extinguishers and fuel storage.

*Enforcement Responsibility: Fire Department*  
*Timing: Prior to operation*

4. All signs shall be subject to the review and approval of the Design Review and Historic Preservation Commission (DRHPC).

*Enforcement Responsibility: Planning Department; DRHPC*  
*Timing: Ongoing*

5. The project shall be subject to the review and approval of the DRHPC. This review shall encompass food truck elevations, colors, and materials, and the trash enclosure design.

*Enforcement Responsibility: Planning Division; DRHPC*  
*Timing: Prior to the issuance of any building permit*

6. No table or chairs shall be allowed.

*Enforcement Responsibility: Planning Division*  
*Timing: Ongoing*

7. The applicant shall notify the following agencies of its application, and obtain any necessary written approvals prior to operation of the business.
  - a. Sonoma County Health Department (for food-serving establishments)

*Enforcement Responsibility: Planning Division*  
*Timing: Prior to occupancy*

8. The food trailer and surrounding area shall be maintained in a neat and orderly manner. Trash on the site shall be cleaned up on a daily basis.

*Enforcement Responsibility: Planning Division*  
*Timing: Ongoing*

9. The electrical connection for the mobile food service trailer shall be subject to the review and approval of a building permit. The Use Permit shall not be considered valid until such time as a Building Permit has been finalized for the electrical connection.

*Enforcement Responsibility: Planning Division; Building Division*  
*Timing: Ongoing*

10. The northern on-site parking spaces shall be striped to include eight spaces subject to the City of Sonoma Parking Regulations. The five parking spaces available for the coffee service shall be clearly marked for that use.

*Enforcement Responsibility: Planning Division; Building Division*  
*Timing: Prior to occupancy*

11. The food truck shall not be used as a drive-through use. Customers shall be required to park in one of the parking spaces in the northern portion of the property.

*Enforcement Responsibility: Planning Division*  
*Timing: Ongoing*

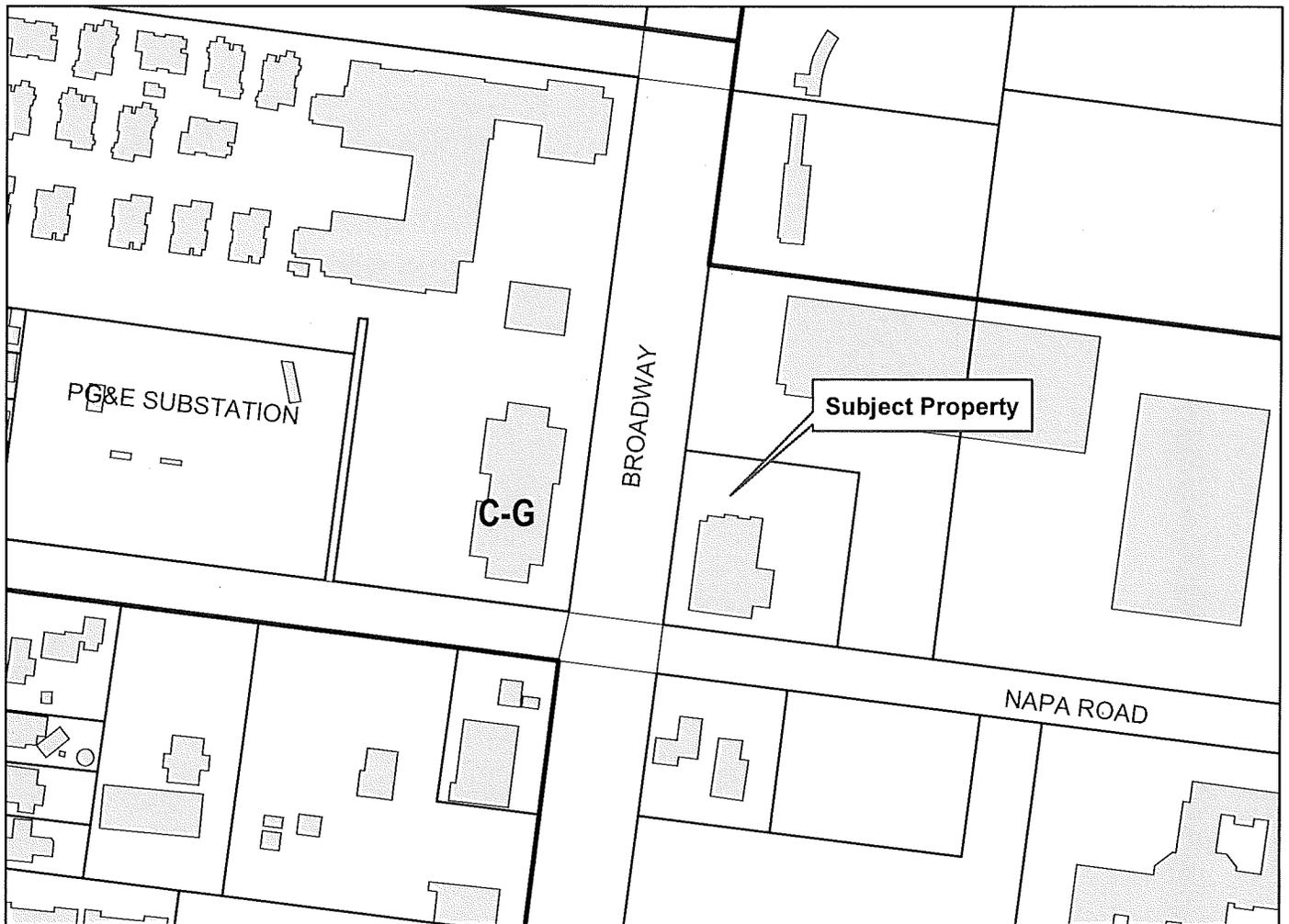
13. The allowance for a mobile food truck use as provided herein shall be permitted strictly on a temporary basis, subject to reconsideration by the Planning Commission within six months following the date of occupancy and shall be of no further force and effect unless extended by the Planning Commission prior to the date of expiration.

*Enforcement Responsibility: Planning Division*  
*Timing: Ongoing*

14. The size of the mobile food truck shall be limited to 5.33 x 14 feet in area.

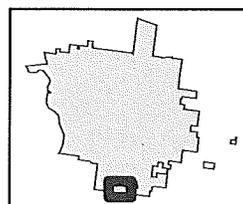
*Enforcement Responsibility: Planning Division*  
*Timing: Ongoing*

# Vicinity Map

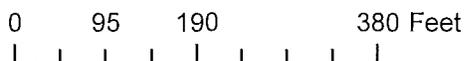


## Zoning Designations

- R-HS Hillside Residential (1 D.U./10 acres, maximum)
- R-R Rural Residential (2 D.U./acre, maximum)
- R-L Low Density Residential (2-5 D.U./acre)
- R-S Sonoma Residential (3-8 D.U./acre)
- R-M Medium Density Residential (6-10 D.U./acre)
- R-H High Density (9-12 D.U./acre)
- R-O Housing Opportunity (15-20 D.U./acre)
- R-P Mobile Home Park (7 D.U./acre, maximum)
- MX Mixed Use (12 D.U./acre, maximum)
- C Commercial (15 D.U./acre, maximum)
- C-G Commercial-Gateway (15 D.U./acre, maximum)
- W Wine Production
- P Public Facility
- Pk Park
- A Agriculture



<i>Project Summary</i>	
<i>Project Name:</i>	Picazo Mobile Food Truck
<i>Property Addresses:</i>	20490 Broadway
<i>Applicant:</i>	Picazo Food Truck
<i>Property Owner:</i>	Bruce Needleman
<i>General Plan Land Use:</i>	Gateway Commercial
<i>Zoning - Base:</i>	Commercial-Gateway
<i>Zoning - Overlay:</i>	None
<i>Summary:</i>	Application for a Use Permit for a Use Permit to operate a mobile food truck on the property.



1 inch = 200 feet

To Whom It May Concern,

*Picazo Cafe has become a local favorite on the westside of Sonoma. We have done this by conserving our family roots, dedication to the community, our sincere attention to our customers and our strong value offering.*

For years we have heard from many customers who live on the east side of town that we "are too far to drive over frequently" or else they would. *Recommend - We have worked diligently to develop the ability to offer a solution to our Easide Sonoma residents. It has been very important for us to offer a solution that will meet their needs and offer the broader community access to the Picazo Cafe family. Our solution is simple, a stationary Food Truck offering a menu from Picazo Cafe.*

We approached Bruce *owner of Salsa Trading Company, several weeks ago to explore the possibility of parking our truck there on a consistent basis. We had discussed this same opportunity with others along Broadway such as: Fat Pilgrim, Broadway Farms, and Wine Country Garden Center. Ultimately, we chose to work with Bruce because it presented to most realistic opportunity.*

*Bruce mentioned to us that in the past he had a business agreement with a coffee cart and stated that he had a pleasant relationship with them during their agreement. Traffic flowed well and there*

*were minimal discrepancies while having the coffee cart stationed there.*

*He has ample parking for both his customers and even provides some overflow parking for Friendmans occasionally. Roughly speaking he has about 14-20 spaces. His business is not based on foot traffic and usually only sees 3-5 cars in a whole day, which allows ample parking for our patrons without impacting his daily activity. He has a bathroom that our employees can utilize through an agreement that the health department requires.*

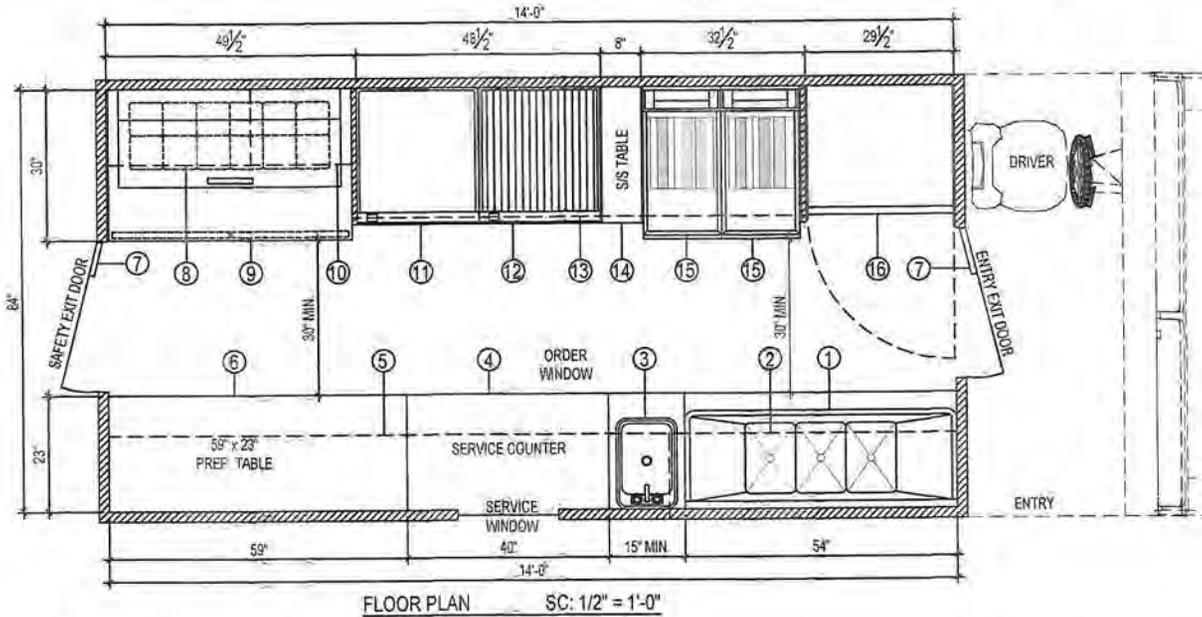
SEP 16 2016

Our plan with the Food Truck is to park it about 5 feet away from the electrical outlet that already exists on the site; another reason for us wanting to work with this space. We will operate from 11:00 am to 8:00 pm on a regular basis contingent on our market commitments such as VOM Farmers Market, Off the Grid, Santa Rosa Farmers Market, Petaluma Farmers Market and many others we have applied to. These are all seasonal markets so our intention is to be at this space on a more permanent basis when those markets are not in season. However, we WILL NEVER keep this truck parked at this sight overnight. We will always take the truck to our current restaurant location to clean it out, reload it, and prep food out of.

Our menu will be fun and affordable just like our current restaurant. Our signage is pleasant and will be appealing; not intrusive or ugly. We are flexible to your teams requests and recommendations. ***We are dedicated to our community and are here to partner with the City of Sonoma. We are committed to working collaboratively and will be easy to work with.***

Thank you for taking the time to review and understand our Food Truck proposition. As mentioned above, we are open to all suggestions to make this work and you have our word that we are in the business of creating jobs for locals, yummy food for locals and supporting local causes such as the SVUSD School District, the Sonoma Valley Ed Foundation, La Luz Center, and many others that we have an influence on a daily basis.

# FOOD PREPARATION UNIT - PLAN CHECK



#	EQUIPMENT LIST
①	3 COMPARTMENT SINK 10" x 14" x 10" (L x W x D)
②	32 GA "RONCO" FRESH WATER TANK MODEL: B141 (SEE PLUMBING DIAGRAM)
③	HAND SINK 10" x 14" x 5" (L x W x D)
④	SERVICE COUNTER W/ SERVICE WINDOW 20" x 10" = 200 Sq in
⑤	S/S SHELVING STORAGE (SEE LEFT ELEVATION FOR DETAILS)
⑥	59" x 23" PREP TABLE
⑦	SAFETY EXIT DOOR W/ SELF CLOSE DEVICE THAT AUTOMATIC CLOSE
⑧	S/S SHELVING STORAGE (SEE RIGHT SIDE FOR DETAILS)
⑨	TURBO AIR SALAD PREP. MODEL: TST-48SD-D2
⑩	ANSUL SYSTEM COMPARTMENT
⑪	CONNERTON MANUAL GRIDDLE MODEL: CG-24-M
⑫	CONNERTON RADIANT BROILER MODEL: CRB-24
⑬	EXHAUST HOOD OVER ALL COOKING AREA
⑭	S/S PREP. TABLE
⑮	PITCO FRYER MODEL: 35C C/ NON-REMOVABLE COVER & SAFETY LATCH
⑯	AVANTCO REFRIGERATOR MODEL: A-19

NOTE: ALL EQUIPMENTS SHALL BE SECURED TO THE COUNTER OR FLOOR

**GENERAL NOTES:**

- 1) ALL WALLS AROUND BURNERS ROOMS SHALL BE INSULATED DOUBLE SKIN WALLS.
- 2) ALL INTERIORS AND EXTERIOR CONSTRUCTIONS MATERIALS ARE NON-TOXIC, DO NOT GET RUST, (STAINLESS STEEL) AND EASILY CLEANABLE TIGHTLY FITTED AND SEALED AND PROVIDE PROTECTION AGAINST DEBRIS, VERMIN AND THE ELEMENTS.
- 3) ALL WATER HOSES ARE FOOD GRADE HOSE AND (N.S.F.) APPROVED.
- 4) ALL EQUIPMENTS INSTALLED INSIDE THE CART WILL BE (N.S.F.) APPROVED.
- 5) ALL EQUIPMENTS AND REFRIGERATOR UNIT ARE PERMANENTLY SECURED TO THE FLOOR AND SEALED TO PREVENT MOST FROM GETTING UNDER THE EQUIPMENTS OR ITS RAISED AT LEAST 4" OF THE FLOOR.
- 6) THE INTERIOR OF THE FOOD UNIT IS PROVIDED WITH ADEQUATE LIGHTING WITH PROPER LIGHT SHIELD.
- 7) IN THE FINAL INSPECTION WE WILL PROVIDE THE APPROVAL FOR THE DEPARTMENT OF HOUSING (HCD) IN SINGIA.

**8) CHEMICALS STORAGE:**

- A) STORAGE FOR THE CHEMICAL AND SOAP AND CLEANING STAFF WILL BE LOCATED UNDERNEATH THE THREE COMPARTMENT SINKS W/ A MIN. OF 1.5 CuFt.

**9) SERVICE OPENING:**

- A) SERVICE OPENING WINDOW IN RIGHT SIDE OF THE UNIT.
- B) SIZE FOR THE SERVICE OPENING WILL BE 20" x 10" = 200 SQUARE INCHES
- C) FLAPS FROM THE OUTSIDE OF THE UNIT ATTACHED WITH HINGES AND TWO SPRINGS LEFT.
- D) SERVICE OPENING ARE NOT LOCATED IN FRONT OF ANY EQUIPMENT AND COVERED WITH MESH SCREEN NOT GREATER THAT 16 MESHES PER SQUARE INCH.

**10) STORAGE AREA:**

**LEFT SIDE**

- A) S/S SHELVING STORAGE W/ A TOTAL OF 21.6 CuFt AT THE TOP OF THE LEFT SIDE OF THE TRUCK
- B) CHEMICAL STORAGE AREA WILL BE LOCATED UNDER 3 COMP. SINK W/ A MIN. OF 1.5 CuFt

- C) STORAGE AREA UNDER SERVICE COUNTER W/ A TOTAL OF 35.7 CuFt
- D) TRASH BIN AREA WITH A TOTAL OF 4.7 CuFt UNDER HAND SINK

**RIGHT SIDE**

- A) 2 S/S SHELVING STORAGE W/ A TOTAL OF 6.1 CuFt AT THE TOP OF THE RIGHT SIDE OF THE TRUCK

NOTE: ALL S/S SHELVING STORAGE HAS A MIN. OF 1" LIP

**11) AISLE SPACE:**

- A) AISLE SPACE LOCATED IN THE MIDDLE OF THE UNIT AND ITS 30" MIN. WIDE AND THROUGHOUT.
- B) FLOOR CONSTRUCTED FORM DIAMOND PLATE ALUMINUM MATERIAL AND NON-SLIPPERY AND COVERED EXTENDING UP 6" AND HAS A MIN. 3/8" RADIUS.

**12) SAFETY EXIT:**

- A) SIZE FOR THE EXIT WINDOW WILL BE 24" x 36" MIN. AND ENTRANCE IS AUTOMATIC SELF-CLOSING.

- B) THE EXIT WILL BE LABELED WITH SIGN "SAFETY EXIT" OR "EMERGENCY EXIT".

- C) SAFETY EXIT WILL BE OPEN ONLY FROM INSIDE WITHOUT SPECIAL TOOLS OR KEY.

- 13) APPROVED FIRE SUPPRESSION SYSTEM (ANSUL SYSTEM) PERMANENTLY INSTALLS AND A 10 B.C FIRE EXTINGUISHER.

- 14) THE CEILING HIGHEST IS MINIMUM OF 7'4"

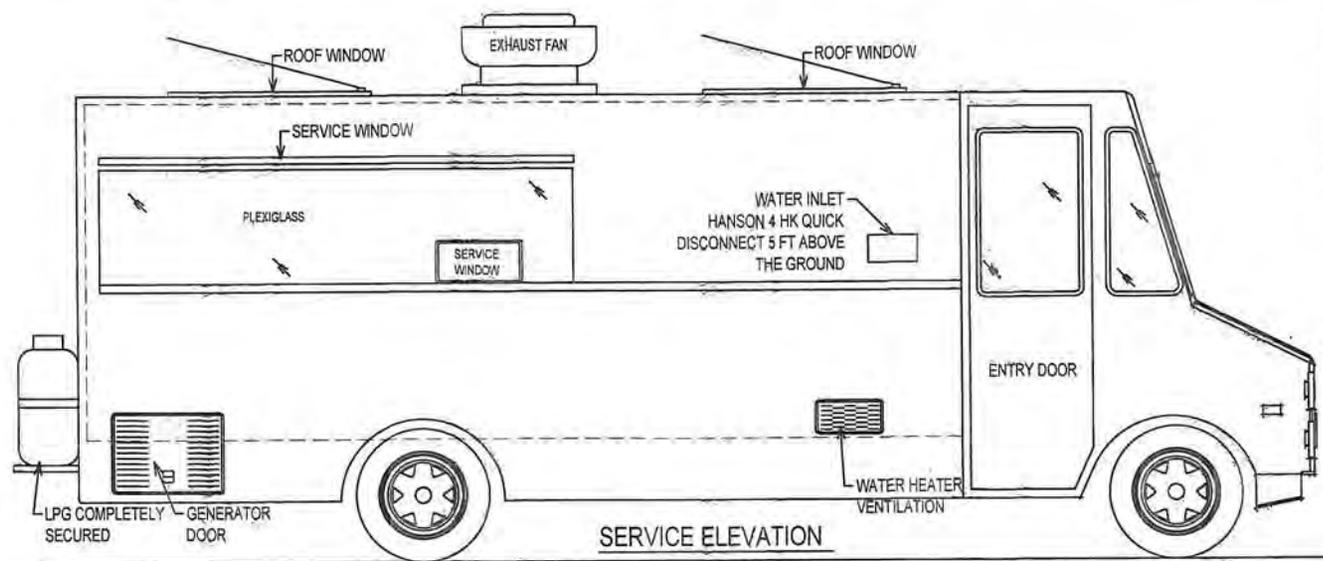
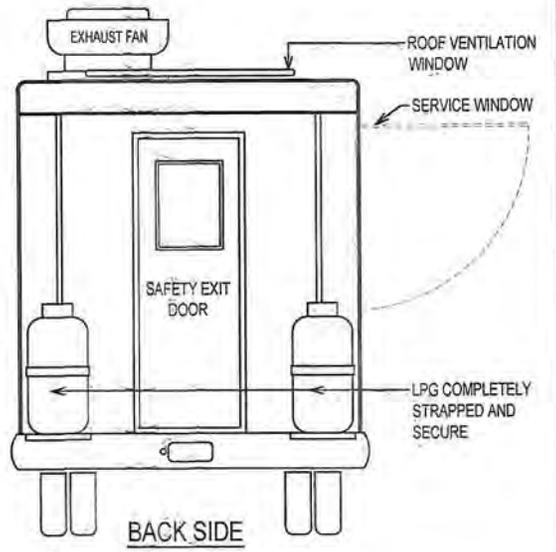
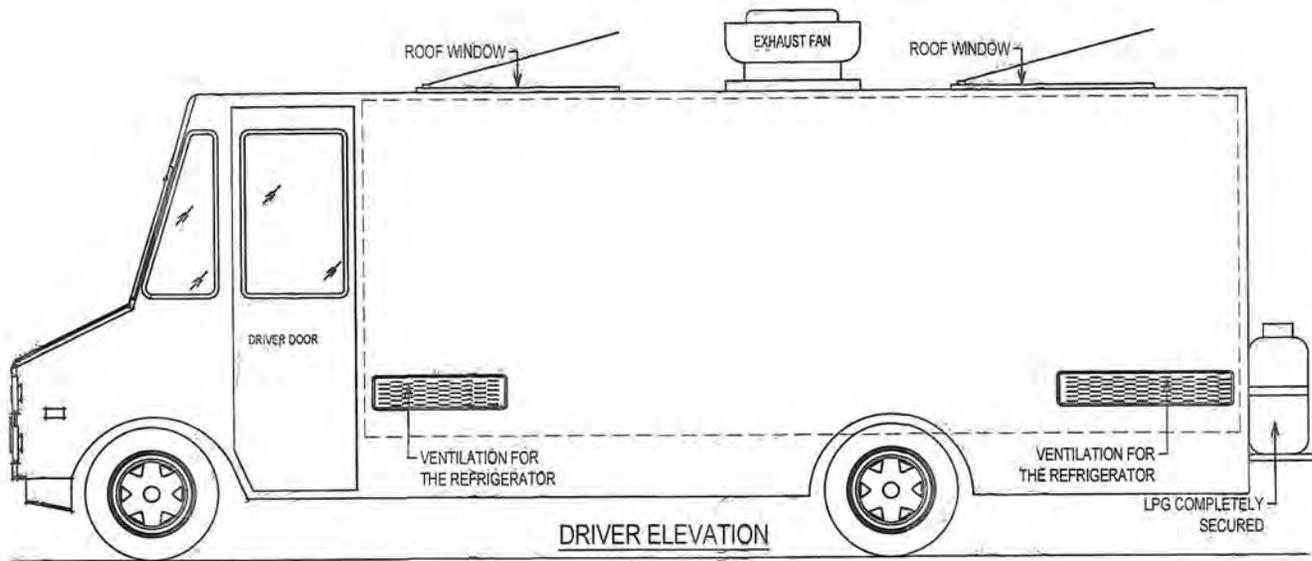
- 15) FIRST AID KIT INSTALLED PERMANENTLY INSTALLS.

- 16) GASOLINE GENERATOR

**S & J FABRICATION**  
 290 TROUSDALE DRIVE SUITE J, CHULA VISTA 91910  
 Phone (619) 385-1054

TITLE FLOOR PLAN & GENERAL NOTES	DRAWN BY ER	CHECKED BY RZF	DATE 16-035	SHEET NO. 2
SCALE 1/2" = 1'-0"	DATE 7-13-16			

# FOOD PREPARATION UNIT - PLAN CHECK



SEP 28 2016

<b>S &amp; J FABRICATION</b>						
290 TROUSDALE DRIVE SUITE J, CHULA VISTA 91910						
Phone: (619) 385-1054						
TITLE	EXTERIOR ELEVATION	DRAWN BY	ER	P.L.P.	16-035	Sheet#
PLAN DATE		SCALE	1/2" = 1'-0"	DATE	7-13-16	<b>1</b>

City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL**  
Caffe Andiamo Conditional Use Permit – 20490 Broadway

June 13, 2002

1. The use shall be operated in conformance with the site plan and project narrative, with hours of operation limited to 5:30 a.m. to noon, Monday through Friday.  
*Enforcement Responsibility: Planning, Building and Public Works*  
*Timing: Ongoing*
2. All signage associated with the business shall be subject to the requirements of the City's sign regulations (Chapter 18.04).  
*Enforcement Responsibility: Planning Division*  
*Timing: Prior to operation of the business and ongoing*
3. The applicant shall provide written documentation, to the satisfaction of the Building Official, that the appropriate approvals have been obtained from the Sonoma County Health Services Department.  
*Enforcement Responsibility: Planning Division; Building Division*  
*Timing: Prior to operation of the business*
4. The use permit shall be reevaluated by the Planning Commission after six months, in order to assess impacts to vehicle circulation at the intersection Broadway and Napa Road.  
*Enforcement Responsibility: Planning Division;*  
*Timing: Six months after the initial approval of the use permit*
5. All Building Division requirements shall be met.  
*Enforcement Responsibility: Building Division;*  
*Timing: Prior to occupancy*
6. The parking spaces on the west side of the site, in front of the commercial building, shall be restriped.  
*Enforcement Responsibility: Building Division;*  
*Timing: Within 45 days of approval of the use permit*

# FOOD PREPARATION UNIT - PLAN CHECK



<b>S &amp; J FABRICATION</b>				
290 TROUSDALE DRIVE SUITE J, CHULA VISTA 91910 Phone: (619) 385-1054				
TITLE	DRW BY	DATE	Sheet No.	
EXTERIOR ELEVATION	ER	16-035	1	
PLAN OR	SC	DATE		
		7-13-16		

# Salsa Trading Back Lot

## Salsa Trading Company - Building

LEVERONI

FRIEDMANS

FRIEDMANS PRPOERTY

LANDSCAPE

125'

50'

SIDEWALK

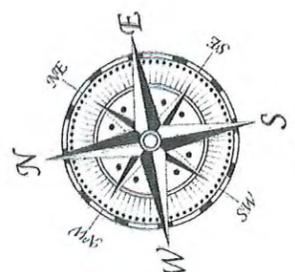
SIDEWALK

Proposed Food Truck Parking

Landscape/Plants

ENTRANCE  
TO  
FRIEDMANS

# BROADWAY



SEP 16 2016

**Agenda Item Title:** Application for a Use Permit to develop and operate a 7-unit hotel on the site located at 158, 164 and 172 West Napa Street.

**Applicant/Owner:** Michael Marino/Marino Enterprises LLC

**Site Address/Location:** 158 West Napa (APN 018-202-010)  
164 and 172 West Napa Street (APN 018-202-009)

**Staff Contact:** David Goodison, Planning Director  
Staff Report Prepared: 10/07/16

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**PROJECT SUMMARY**

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**Description:** Application for a Use Permit to develop and operate a 7-unit hotel on the site located at 158, 164 and 172 West Napa Street.

**General Plan Designation:** Commercial (C)

**Planning Area:** Downtown District

**Zoning:** **Base:** Commercial (C) **Overlay:** Historic (/H)

**Site Characteristics:** The proposal involves two adjoining parcels, having a combined area of 0.70 acres. The eastern parcel has an area of ±10,100 square feet and is developed with a former residence at the frontage with detached garage behind. The primary building on this property (known as the Hawker Home) is historically significant, determined to be eligible for listing on the National Register. The western parcel has an area of 20,100 and is developed with several structures, including two former office buildings at the frontage (originally constructed for residential use), plus a duplex and carport toward the back of the property.

**Surrounding Land Use/Zoning:** **North:** Apartments/Commercial  
**South:** Retail shop and restaurant (across West Napa St.)/Commercial  
**East:** Office building/Commercial  
**West:** Office buildings/Commercial

**Environmental Review:** Categorical Exemption Approved/Certified  
Negative Declaration No Action Required  
Environmental Impact Report Action Required  
Not Applicable

**Staff Recommendation:** Approve subject to conditions.

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## **PROJECT ANALYSIS**

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### **BACKGROUND**

In 2014, the Planning Commission approved a use permit allowing three commercial office buildings along the street frontage (all originally constructed for residential use) to be used as vacation rental units. This development subsequently received approval from the Design Review and Historic Preservation Commission (DRHPC) and the upgrade the structures is currently underway. At the time of that review, the applicant, Mike Marino, indicated that his long-term goal for the properties was to create a bungalow court on the site with 6-8 additional units that would be operated as a small hotel/lodging facility.

### **DETAILED PROJECT DESCRIPTION**

The applicant is proposing to redevelop the northern half of the site with four 1-bedroom hotel suites and a reception building with manager's quarters, along with a new parking lot and landscaping, to create a small hotel/lodging facility featuring a total of seven guest suites, including the three existing suites currently approved as vacation rentals. The additional guest suites would be designed as single-story duplexes in a cottage style, one at the northeast corner of the site and the other in the northwest corner. The suites could be rented individually or as 2-bedroom cottages. A manager's quarters and reception building, also a single-story structure, would be centered between them. The new parking lot would receive access from the existing two-way driveway entrance on West Napa Street, which passes between the buildings at 172 and 164 West Napa Street. Once past the frontage buildings, the driveway would open up into two parking bays, featuring a total of nine parking spaces. A central landscaped area would frame the reception building. Walkways would provide for accessible pedestrian access throughout the site, including a connection to the sidewalk. The hotel would employ a manager and a manager's quarters is provided in conjunction with the reception building. While the manager's quarters could accommodate a live-in manager, this is proposed by the applicants as an option.

To accommodate the development, an existing duplex (which has been vacant for several years), a garage/shop, and other miscellaneous structures would be demolished. The approvals for these demolitions have been granted by the Design Review and Historic Preservation Commission.

### **GENERAL PLAN CONSISTENCY** ( **Not Applicable to this Project**)

The property is designated Commercial by the General Plan. The Commercial land use designation is intended to provide areas for retail, hotel, service, medical, and office development, in association with apartments and mixed-use developments and necessary public improvements. Hotels are allowed in the corresponding Commercial zone, subject to review and approval of a Use Permit by the Planning Commission. The following General Plan goals and policies apply to the project:

#### Community Development Element

- Coordinate development on small contiguous lots where possible. (CDE 4.3)
- Require pedestrian and bicycle access and amenities in all development. (CDE 4.4)
- Promote higher density, infill development, while ensuring that building mass, scale and form are compatible with neighborhood and town character. (CDE 5.5)
- Encourage the designation and preservation of local historic structures and landmarks, and protect cultural resources. (CDE 5.8)

#### Local Economy Element

- Promote and accommodate year-round tourism that is consistent with the historic, small-town character of Sonoma. (LE 1.5)
- Preserve and enhance the historic Plaza area as a unique, retail-oriented commercial and cultural

center that attracts both residents and visitors. (LE 1.8)

#### Environmental Resources Element

- Require new development to provide adequate private and, where appropriate, public open space. (ERE 1.4)
- Preserve existing trees and plant new trees. (ERE 2.6)
- Encourage construction, building maintenance, landscaping, and transportation practices that promote energy and water conservation and reduce greenhouse gas emissions. (ERE 3.2)

#### Circulation Element

- Incorporate bicycle facilities and amenities in new development. (CE 2.14)

#### **DEVELOPMENT CODE CONSISTENCY** ( **Not Applicable to this Project**)

*Use.* The site is located within the Commercial (C) zoning district. The C zone implements the corresponding General Plan land use designation of Commercial and, accordingly, is applied to areas primarily suitable for retail, office, and other types of commercial development. Hotels are allowed, subject to conditional use permit review by the Planning Commission.

*Setbacks:* Pursuant to Chapter 19.34 of the Development Code, there are no minimum front, side or rear yard setback requirements for new development in the Commercial zoning district, except when abutting a residential zone. (The site does not abut a residential zone.) The reception building is set back 150 feet from the West Napa Street frontage, while the cottages are set back approximately 160 feet. (They are set so far back from the sidewalk that a fire-turnaround is required as part of the parking lot design). The cottage on the west has a 3-foot side yard setback and the cottage on the east has a 6.5-foot side yard setback. The western cottage may need to be shifted by six inches because, under the Building Code, a two-foot setback is required for the eave.) At the rear of the property, the setbacks of the cottages and reception building ranges from five to seven feet.

*Floor Area Ratio/Coverage:* The Commercial zone allows for a maximum floor area ratio (FAR) of 2.0 and building coverage of 100%, relative to the site area. Based on the proposed site plan the project FAR would amount to 0.28, with building coverage of 30%, well under the allowed maximums.

*Height:* The maximum allowed height of a primary structure is 35 feet (except that roof-mounted mechanical equipment structures may extend an additional five feet). The existing buildings along the West Napa Street frontage are single-story structures with heights ranging from 19 feet to 21 feet. The proposed cottages and the reception building would also be single-story structures, with a ridge heights of 20'-9" and 23'-4", respectively.

*On-Site Parking:* Under the Development Code, one parking space is required per hotel unit, plus one space for every two employees on the largest shift. Accordingly, a minimum of eight off-street parking spaces would be required. The parking lot design provides for nine spaces, including one accessible stall. It should be noted that the three existing buildings/suites each features two bedrooms, which could result in an increased parking demand. If this is of concern to the Planning Commission, an additional space could be created at the northwest corner of the parking lot, increasing the count to ten spaces. However, the applicants would prefer to incorporate this area into the landscaping of the site.

*Bicycle Parking:* Bicycle parking is required in all new commercial development. Locations for bicycle parking have not yet been specified, but the applicants are aware of the requirement and intend to incorporate it as part of the reception building. The requirement for bicycle parking is addressed in the draft conditions of approval.

*Residential Component.* In applications for new development on commercially-zoned properties larger than one-half acre, a residential component comprising at least 50% of the total proposed building area is normally required unless waived or reduced by the Planning Commission. It should be noted that the reduction or waiver of a residential component does not constitute a variance or an exception, as this allowance is built into the definition of the Commercial zone. No residential component is proposed in this project and the applicants are requesting a waiver from this standard. Circumstances in which the residential component may be reduced or waived, include, but are not limited to the following:

1. The replacement of a commercial use within an existing tenant space with another commercial use.
2. The presence of uses or conditions incompatible with residential development on or adjacent to the property for which a new development is proposed.
3. Property characteristics, including size limitations and environmental characteristics, that constrain opportunities for residential development or make it infeasible.
4. Limitations imposed by other regulatory requirements, such as the Growth Management Ordinance.

As set forth in the project narrative, the applicant notes that a key objective of the project is to respect the historic qualities of the site through a modest, small-scale development plan. In part, this is accomplished by limiting the new development elements to single-story construction. The addition of a residential component would require two-story buildings, which could diminish the integrity of the historic Hawker residence and would necessitate additional parking, for which there is no clear opportunity on the site to accommodate.

*Design Guidelines:* In addition to quantified zoning requirements regarding setbacks, coverage, Floor Area Ratio limitations, and so forth, the Development Code sets forth design guidelines tailored to each Planning Area. Within the Downtown Planning Area, key guidelines potentially applicable to the proposed development are as follows:

- Preserve and enhance the historic character of the downtown and promote its economic vitality.
- In new construction, build upon the established character of the area and employ high-quality and pedestrian-friendly design.
- Create driveway and pedestrian connections where possible.
- Site planning and building design should enhance the streetscape.
- Reinforce the scale and massing of significant historic buildings in the vicinity.
- Architectural styles and details that reflect the Sonoma vernacular should be used.
- Parking areas should be located to the side and rear of buildings, not in front setback areas.
- Preserve and restore historic structures.

In staff's view, the project is clearly consistent with these directions.

*Design Review:* The architectural design of the new development, including the cottages, reception, building, and the parking lot landscaping would be subject to the review and approval of the Design Review and Historic Preservation Commission. Modifications to the existing buildings on the site frontage have already undergone design review, but any additional modifications to the building exteriors associated with the hotel proposal would be subject to further review and approval of the DRHPC. (Note: pursuant to 19.54.080.B.2 of the Development Code, maintenance and in-kind replacement of exterior materials is not subject to design review.) The requirement for design review is addressed in the draft conditions of approval.

**CONSISTENCY WITH OTHER**

**CITY ORDINANCES/POLICIES** ( **Not Applicable to this Project**)

Tree Ordinance: An arborist report was prepared for the previous and was reviewed by the Tree Committee at its meeting of August 18, 2016. The Tree Committee concluded that the preservation of the Catalpa tree at the frontage of the property should be optional (at the applicant's discretion), but that the development plan should incorporate measures to protect the palm trees that border the project site on the east. The Tree Committee also recommended tree replacement ratios. The recommendations of the Tree Committee have been incorporated into the draft conditions of approval.

**ENVIRONMENTAL REVIEW** ( **Not Applicable to this Project**)

Pursuant to Section of 15301 of the State CEQA Guidelines, the construction and location of limited numbers of new, small facilities or structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure is considered Categorically Exempt from the provisions of CEQA (Class 3 – New Construction). In addition, under Section 15331 of the CEQA Guidelines, the maintenance, repair, rehabilitation, restoration, and preservation of an historical resource, may be considered categorically exempt from the provisions of CEQA provided the improvements are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Class 31 – Historical Resource Restoration/Rehabilitation).

The primary structure at 158 West Napa Street (the "Hawker Home" constructed in 1900) is eligible for listing on the National Register and is therefore considered an historical resource under CEQA. As a result, consideration must be given as to whether the proposed new construction associated with the project would diminish the historic integrity of the Hawker Home, as this outcome would be considered a significant environmental impact. To address this question, a "Determination of Effect" was commissioned (attached), prepared by APD Preservation. The analysis concludes that the new construction would not affect the historic integrity of the Hawker Home, based on the following factors:

1. The new buildings would be modestly-scaled single-story structures, with ridge heights only slightly higher than that the Hawker Home.
2. The new buildings would be located behind the Hawker Home and would not have a significant effect on public views of the home from West Napa Street.
3. The area where the new buildings would be located is already occupied by existing structures (which will be demolished).

On a related matter, any exterior modifications to the Hawker Home would be required to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties. The already-approved modifications to the building exterior are minor, focused on cosmetic upgrades such as repainting, repair/in kind replacement of exterior materials as necessary, plus accessibility improvements required by the Building Code. While it does not appear that additional modifications to the Hawker Home would be required as a result of the current proposal, the draft conditions of approval would require DRHPC review and approval of any proposed exterior modifications to the building at 158 West Napa Street (apart from maintenance/in kind replacement of exterior materials) to verify conformance with the Secretary of Interior's Standards.

**Note:** A 2002 historic resource evaluation of the adjoining property found that the buildings at 164 West Napa Street (constructed in 1925) and 170-172 West Napa Street (constructed in 1913 and remodeled in 1925) do not qualify as historical resources under CEQA.

**DISCUSSION OF PROJECT ISSUES**

*Compatibility:* The adjoining office uses on the east and west do not raise any issues with respect to compatibility. To the north, adjoining the reception building and the east cottage, there is a two-story

apartment building with patios and balconies that face outward toward the subject property. This building is set back 10-14 feet from the shared property line. In the design of the project and in the conditions of approval, compatibility issues are addressed as follows:

- The reception building and the cottages are single-story structures with roofs that shed down to the north, reducing their visual profile.
- The reception building and the cottages do not provide doors or other direct access to the rear yard. In addition, the conditions of approval will prohibit decks, hot tubs, and any other outdoor use facilities within the rear yard of the project.
- The conditions of approval will require compliance with the noise ordinance, including with respect to outdoor activities.
- The conditions of approval will require that the manager's contact information be provided to adjoining residents.

These factors, in staff's view, will ensure that the proposed development is compatible with neighboring residences.

*Preservation of Historic Resources:* The Hawker Home, located on the site at 158 West Napa Street, is historically significant. As discussed above, any modifications to the exterior of the Hawker Home will be required to conform to the Secretary of Interior Standards for the Treatment of Historic Properties, as verified by the DRHPC. With respect to the larger project, it has been carefully design to respect the integrity of the Hawker Home through the design and placement of the proposed new buildings. A "Determination of Effect" analyzing this issue has found that that the new construction would not affect the historic integrity of the Hawker Home.

*Residential Component:* The site is relatively small and contains a historically-significant building—the Hawker Home. The proposed development respects the scale of the Hawker Home by limiting new construction to a single-story. Introducing a residential component would necessitate two-story buildings and the development of additional off-street parking, both of which could undermine the objective of preserving the setting of the Hawker Home. In staff's view, these circumstances warrant the waiver of a residential component.

### **RECOMMENDATION**

The proposed project is a modestly-scaled development that complies with the Development Code standards, respects the historic qualities of the site, is compatible with adjoining uses. Staff recommends approval of the Use Permit subject to the attached conditions of approval.

#### Attachments

1. Findings of Project Approval
2. Draft Conditions of Approval
3. Location Map
4. Project Narrative,
5. Determination of Effect, APD Preservation
6. Preliminary Drainage Report
7. Site Plan, Context Map and Building Sections, Topo Map, Elevations and Floor Plans

cc: Michael Marino (via email)

City of Sonoma Planning Commission  
**FINDINGS OF PROJECT APPROVAL**  
Marino Hotel Use Permit  
158, 164, and 172 West Napa Street

October 13, 2016

Based on substantial evidence in the record, including but not limited to the staff report, and upon consideration of all testimony received in the course of the public review, including the public review, the City of Sonoma Planning Commission finds and declares as follows:

**Use Permit Approval**

1. That the proposed use is consistent with the General Plan and any Specific Plan;
2. That the proposed use is allowed with a conditional Use Permit within the applicable zoning district and complies with all applicable standards and regulations of the Development Code (except for approved Variances and Exceptions).
3. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and
4. The proposed use will not impair the architectural integrity and character of the zoning district in which it is to be located.

City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL**  
Marino Vacation Rentals Use Permit  
158, 164, and 172 West Napa Street

October 13, 2016

1. This Use Permit and associated conditions of approval supersedes and replaces any and all use permits previously granted to the subject properties.

*Enforcement Responsibility: Planning Department*  
*Timing: Ongoing*

2. The buildings and property shall be improved and used in conformance with the project narrative and the approved Project Use Permit Drawings prepared by Dixon Custom Builders dated 09/22/2016, except as modified by these conditions and the following:
  - a. This permit does not constitute an approval for a Special Event Venue as defined under Section 19.92.020 of the Development Code. Parties, weddings, and live music shall be prohibited.
  - b. The rear yard area north of the cottages and the reception building shall not be developed with decks, patios, hot tubs or any other outdoor use facilities.
  - c. Occupants shall observe and the manager shall enforce a quiet time of 10p.m. to 7a.m.
  - d. Contact information for the hotel manager shall be provided to adjoining residents.
  - e. Bicycle parking shall be required, with the type and location subject to the review and approval of the Design Review & Historic Preservation Commission.
  - f. The two parcels comprising the site shall be merged.

*Enforcement Responsibility: Planning, Building and Public Works*  
*Timing: Prior to issuance of a building permit; Ongoing*

3. The applicant/property owner shall obtain and maintain a business license from the City for the hotel use, and shall register with the City to pay associated Transient Occupancy Taxes (TOT) for the three vacation rental units.

*Enforcement Responsibility: Planning Department; Finance Department*  
*Timing: Prior to operating the vacation rentals and ongoing*

4. The following public improvements shall be required as deemed necessary by the Public Works Division, City Engineer, Caltrans or other applicable department or agency. All improvement plans shall be prepared by a registered civil engineer and shall be submitted to and approved by the City Engineer and Caltrans prior to issuance of a grading permit. Plans for sanitary sewer facilities shall also be submitted to Sonoma County PRMD Sanitation Division for review and approval. All public improvements shall be completed prior to recordation of the Final Map or appropriately bonded for.
  - a. Construction and/or repair of curb, gutter, sidewalk, and street structural section along the West Napa Street frontage of the property as required by the City Engineer and Caltrans. Repair or reconstruction of any street structural section as required by the City Engineer or Caltrans.
  - b. Parking and drives shall be surfaced with an approved surface material as approved by the City Engineer and the Building Official. In all cases, driveways shall be paved a minimum of 20 feet from the edge of the sidewalk.
  - c. The structural section of the driveway/parking lot designated as the fire turnaround shall be designed to support the weight of a fire engine (45,000 lbs.) in all weather conditions.
  - d. Upgrades to sewer mains and laterals as required by Sonoma County PRMD Engineering Division.
  - e. A dedicated irrigation meter/water service shall be provided for all site landscaping.

- f. Construction of on-site storm drains and related facilities as deemed necessary by the City Engineer to connect to the City's existing storm drain infrastructure on the west side of the property.
- g. Private underground utility services, including gas, electricity, cable TV and telephone.
- h. Address numbers shall be posted on each structure within the development. Individual address numbers, or an address range, shall be clearly posted on West Napa Street.
- i. Street lighting as required by the City Engineer.
- j. Street trees as required by the Planning Department and the City Engineer. All street trees shall be consistent with the City's Tree Planting Program, including the District Tree List. The ultimate number and location of the street trees shall be subject to the discretion of the City Engineer and Caltrans.
- k. All required sidewalk, street, storm drainage, water, sewer and public utility easements shall be dedicated to the City of Sonoma or to other affected agencies of jurisdiction, as required. No structures of any kind shall be constructed within the public easements dedicated for public use, except for structures for which the easements are intended.
- l. All major grading, including all swales, etc., shall be completed by October 15<sup>th</sup>, unless otherwise approved by the City Engineer.

*Enforcement Responsibility:* City Engineer; Public Works Department; Fire Department; Caltrans  
*Timing:* Prior to approval of the grading plan, building permit, or issuance of any occupancy permit, as applicable

- 5. If required by the City Engineer, a grading and drainage plan and an erosion and sediment control plan shall be prepared by a registered civil engineer and submitted to the City Engineer and the Sonoma County Water Agency for review and approval. A Stormwater Mitigation Plan (SMP) for the project shall also be prepared and submitted in conjunction with the grading plans for approval, and the measures identified in the SMP shall be incorporated into the grading and drainage plans consistent with applicable standards. The required plan shall be approved prior to the issuance of a grading permit and commencement of grading/construction activities. The erosion control measures specified in the approved plan shall be implemented throughout the construction phase of the project. Applicable erosion control measures shall be identified on the erosion control plan and shall be implemented throughout the construction phase of the project: soil stabilization techniques such as hydroseeding and short-term biodegradable erosion control blankets or wattles, silt fences and/or some kind of inlet protection at downstream storm drain inlets, post-construction inspection of all facilities for accumulated sediment, and post-construction clearing of all drainage structures of debris and sediment. The plans shall conform to the City of Sonoma Grading Ordinance (Chapter 14.20 of the Municipal Code). The improvement plans will not be accepted by the City Engineer for review without first reviewing and approving the SMP..

*Enforcement Responsibility:* City Engineer; Building Department  
*Timing:* Prior to issuance of any building permit

- 6. The applicant shall be required to pay for all inspections prior to the acceptance of public improvements, or within 30 days of receipt of invoice; all plan checking fees at the time of the plan checks; and any other fees charged by the City of Sonoma, Caltrans, the Sonoma County Water Agency or other affected agencies with reviewing authority over this project, except those fees from which any designated affordable units are specifically exempt from.

*Enforcement Responsibility:* Public Works Department; Building Department; Affected Agencies  
*Timing:* Prior to the acceptance of public improvements, or plan check, or within 30 days of receipt of invoice, as specified above

- 7. All Building Department requirements shall be met, including applicable Building Code requirements related to compliance with CALGreen standards, seismic retrofitting, and ADA requirements (i.e. disabled access including at entrances, handicap parking, accessible paths of travel, bathrooms, etc.). A building permit shall be required.

*Enforcement Responsibility:* Building Department  
*Timing:* Prior to construction

8. All Fire Department shall be satisfied, including any code modifications effective prior to the date of issuance of any building permit. In addition, the following shall be required:
  - a. All structures shall be protected by approved automatic fire sprinkler systems.
  - b. Parking shall be allowed only in designated parking places as approved on the site plan. All other areas, including the driveway and drive aisle shall be posted clearly as a fire lane with “No Parking” signs and/or markings (red curbs).
  - c. The hotel suites shall comply with the annual fire and life safety certification procedures of the Fire Department.
  - d. Additional requirements and/or recommendations from the Fire Department may result from a review of detailed project plans and specifications.

*Enforcement Responsibility:* Fire Department; Building Department;  
*Timing:* Prior to the issuance of any building permit/Ongoing

9. An encroachment permit from the City shall be required for all work within the public right of way on West Napa Street. In addition, an encroachment permit from the Department of Transportation (Caltrans) shall be required for all work within the Highway 12 (Broadway) right-of-way. The applicant shall provide proof of the Caltrans encroachment permit prior to City Engineer approval of improvement plans for frontage improvements.

*Enforcement Responsibility:* City Engineer; Public Works Department; Building Department  
*Timing:* Prior to any work/construction within the public right of way

10. The project shall be subject to design review by the Design Review & Historic Preservation Commission (DRHPC), encompassing exterior building modifications, elevation details, exterior materials and colors, lighting, landscaping, trash enclosure design and the location and type of required on-site bicycle parking, and signage. Exterior building modifications subject to DRHPC review involving the primary structure at 158 West Napa Street shall demonstrate conformance with the Secretary of Interior’s Standards for the Treatment of Historic Properties.

*Enforcement Responsibility:* Planning Department; DRHPC  
*Timing:* Prior to the issuance of a building permit

11. The project shall be constructed in accordance with the following requirements related to tree preservation, mitigation and replacement:

- a. Trees removed from the project site shall be replaced on-site using the following ratios:

Replacement Tree Size	Replacement Value
15 gallon	1:1
25 gallon	1:2
35 gallon	1:3
45 gallon+	1:4

- b. The sidewalk along the eastern edge of the site shall be designed and constructed to preserve the palm trees on the adjoining property.
- c. The developer shall adhere to the recommendations and tree preservation guidelines presented in the arborist report.

*Enforcement Responsibility:* Planning Department, Design Review Commission  
*Timing:* Throughout construction; Prior to the issuance of any occupancy permit

12. The Applicant shall pay any required increased water fees applicable to the changes in use in accordance with the latest adopted rate schedule.

*Enforcement Responsibility:* Public Works Department; Water Operations Supervisor; City Engineer  
*Timing:* Prior to finaling any building permit; Prior to operating the vacation rentals

13. The applicant shall comply with the following requirements of the Sanitation Division of Sonoma County Permit & Resource Management Department (PRMD) and the Sonoma County Water Agency (SCWA) as applicable. A sewer clearance shall be provided to the City of Sonoma Building Department verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. **Note: Substantial fees may apply for new sewer connections and/or**

**the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Sanitation Division immediately to determine whether such fees apply.**

*Enforcement Responsibility: Sanitation Division of Sonoma County Planning & Management Resource Department; Sonoma County Water Agency; City of Sonoma Building Department*  
*Timing: Prior to issuance of a building permit; Prior to operating the vacation rentals*

14. In addition to those already identified, the following agencies shall be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:

a. Sonoma Valley Unified School District [For school impact fees].

*Enforcement Responsibility: Building Department*  
*Timing: Prior to issuance of a building permit*

15. If historic or prehistoric artifacts or sites are observed during construction, all work in the vicinity of the find shall stop until the discovery area can be evaluated by an archaeologist. Depending on the extent and cultural composition of the discovered materials, data recovery may be necessary and it may be advisable to have subsequent excavation monitored by an archaeologist who should be ready to record, recover, and/or protect significant cultural materials from further damage. Artifacts that are typically found associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic resources potentially include all by-products of human land use greater than 50 years of age, including alignments of stone, foundation elements from previous structures, minor earthworks, and surface scatters and subsurface deposits of domestic type debris.

*Enforcement Responsibility: Planning Department; Building Department; Public Works Department*  
*Timing: Throughout project construction*

16. If human remains are encountered, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission shall be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.

*Enforcement Responsibility: Planning Department; Building Department; County Coroner*  
*Timing: Throughout project construction*

17. Prior to the issuance of any building permit, a water demand analysis shall be prepared by a licensed civil engineer and submitted by the applicant and shall be subject to the review and approval of the City Engineer. Said analysis shall be in compliance with the City's current policy on water demand and capacity analysis as outlined in Resolution 46-2010. Building permits for the project shall only be issued if the City Engineer finds, based on the water demand analysis in relation to the available water supply, that sufficient capacity is available to serve the proposed development, which finding shall be documented in the form of a will-serve letter, prepared by the City Engineer. Any will-serve letter shall remain valid only so long as the use permit for the project remains valid.

*Enforcement Responsibility: City Engineer; Public Works Department*  
*Timing: Prior to issuance of any building permit*

18. Dust control measures, subject to approval by the Building Official and the City Engineer, shall be implemented during the construction of the project. All exposed soil areas shall be watered twice daily or as required by the City's construction inspector.

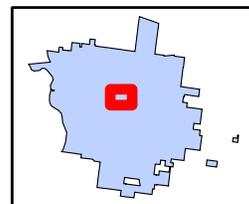
*Enforcement Responsibility: Public Works; Building Department*  
*Timing: Throughout construction*

# Vicinity Map

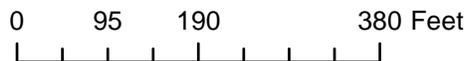


## Zoning Designations

- R-HS Hillside Residential (1 D.U./10acres, maximum)
- R-R Rural Residential (2 D.U./acre, maximum)
- R-L Low Density Residential (2-5 D.U./acre)
- R-S Sonoma Residential (3-8 D.U./acre)
- R-M Medium Denisty Residential (6-10 D.U./acre)
- R-H High Density (9-12 D.U./acre)
- R-O Housing Opportunity (15-20 D.U./acre)
- R-P Mobile Home Park (7 D.U./acre, maximum)
- MX Mixed Use (12 D.U./acre, maximum)
- C Commercial (15 D.U./acre, maximum)
- C-G Commercial-Gateway (15 D.U./acre, maximum)
- W Wine Production
- P Public Facility
- Pk Park
- A Agriculture



<i>Project Name:</i> <b>Project Summary</b>	
	Marino Hotel
<i>Property Addresses:</i>	158-172 West Napa Street
<i>Applicant:</i>	Michael Marino
<i>Property Owner:</i>	Marino Enterprises
<i>General Plan Land Use:</i>	Commercial
<i>Zoning - Base:</i>	Commercial
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	Application for a Use Permit for a Use Permit to develop a seven-unit hotel.



1 inch = 200 feet

## **Project Description**

### **158-172 West Napa Street, Sonoma**

The project site is located at 158-172 West Napa Street (½ block west of the Sonoma Plaza). The site consists of 2 parcels totaling 30,367 sq. ft. The project site was previously used by Sun Media and housed our local TV, Radio and Newspaper offices as well as an acupuncture office and an additional structure that was not permitted.

The current project site consists of the following Assessors Parcel Numbers (APNs):

018-202-009-000

018-202-010-000

The project site is located in the Sonoma Plaza Historical District and Historical Overlay Zone. Since I purchased the property in September of 2013, the illegal structure has been removed. The three buildings along West Napa are being remodeled and have been approved as vacation rentals. A demolition permit has been approved for the removal of the duplex and detached garage at the rear of the property. My vision for the property is to merge the 2 parcels and create a beautiful boutique style hotel.

The new proposed construction in the rear of the property would all be single story and consist of 2 cottage type houses and a reception building which would include Innkeepers quarters. These buildings were designed single story and have no significant impact on the apartment building to the North. The three buildings (houses) on West Napa that are currently being remodeled will become part of the boutique hotel.

#### **Rear Buildings:**

These 3 structures, which include the reception building, will consist of 2 cottages approx. 1574 sq. ft. that would be designed to be rented as separate 1 bedroom units (758, 816, sq. ft.) or combined as a 2 bedroom, each would be full ADA compliant.

#### **Reception Building:**

This 1250 sq. ft. stand alone building would consist of a spacious reception area, guest powder room and commercial kitchen (a total of 860 sq. ft.), along with Innkeepers quarters with a bathroom (a total of 390 sq. ft.). The innkeepers quarters is separated by a breezeway. In front of the reception building will be a beautiful landscaped gathering area for guests to relax.

### **Three Houses:**

The 3 houses being remodeled are approximately 1500 sq. ft. each. Each house has two bedrooms, two bathrooms, living area and full kitchen. The home located at 158 West Napa, known as the Hawker House, is a historical home and is being restored following the Historical Preservation Guidelines. This historical home has been the inspiration and design for the entire project.

### **Parking:**

The project design consists of 9 parking spaces, including two compact and one van accessible. The parking has been distributed on the east and west sides of the property to lessen the visual impact and enhance the entrance and reception building.

### **Garbage:**

The enclosed garbage area is located on the north/west corner of the property and is designed to accommodate trash and recycle cans.

### **Operation**

Although the zoning for this type of use requires a hotel use permit, this will be a hybrid, with non-traditional features. For example:

- Guest pre-qualified
- 2-3 night minimum stay
- No traditional daily maid service
- No additional guests on property at anytime
- No outdoor activity after 10pm
- No onsite room service

### **Overall Design:**

My goal of this project, located at this premier building site, is to create a unique boutique style hotel that will become a jewel in the heart of downtown Sonoma. During the extensive planning and design of this project it has been extremely important for this to be modest in scale, magnificent in style and true to the heritage of Sonoma, with no negative impact to the Historic District and surrounding neighborhoods. The feeling of early century historic Sonoma in a village setting is the end result. With Hawker House as the inspiration, the architecture of the individual buildings will have their own style and will be a compliment to this historical home, without diminishing it's unique character. This project shall conform to the Downtown Sonoma Preservation Guidelines.



APD Preservation LLC

26 September 2016

Mike Marino  
mmarino@vom.com

**Subject: Determination of Effect (DOE), “Hawker Sonoma,” 158-172 West Napa Street, Sonoma, CA**

Dear Mr. Marino:

Per our on-site meeting on 9/22/16 and my subsequent telephone conversation with David Goodison on 9/23/16, I have reviewed the “Hawker Sonoma” project for its potential effects on historic resources, in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code § 21000 et seq.). My analysis concludes that the “Hawker Sonoma” project would have no significant adverse impact, either physical or visual, on the historic resource at 158 West Napa Street.

The proposed project, as revised, entails constructing a boutique vacation rental facility on two parcels. The bungalow at 158 West Napa would be restored and rehabilitated. The bungalow at 164 West Napa Street would be reconstructed. The cottage at 172 West Napa Street would be rehabilitated. The duplex and garage at the rear of the lot (170 West Napa Street) would be demolished and replaced with three, one-story structures.

The potentially affected historic resource for this project is the bungalow at 158 West Napa Street. It qualifies for inclusion in the California Register of Historical Resources based on Criterion B (association with a significant local building, Ralph Murphy) and Criterion C (architectural distinction). Per the Design Review and Historic Preservation Commission (DRHPC)’s adoption of Diana Painter’s August 2002 “Historic Resource Evaluation,” the other four structures on the property are not eligible for listing in the California Register. Those structures, therefore, are not considered “historical resources” under CEQA.<sup>1</sup>

According to CEQA, a “substantial adverse change” is defined as one that would “[alter]...the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”<sup>2</sup> In this case, the structure at 158 West Napa (the historic resource) would not be physically impacted by the construction of three cottages at the rear of the property. Its “immediate surroundings,” however, would be altered visually.

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<sup>1</sup> 14 CCR § 15064.5 (a)

<sup>2</sup> 14 CCR §15064.5(b)(1)



APD Preservation LLC

An adverse visual effect can be either “**obstructive**” or “**aesthetic**.” An adverse obstructive effect blocks or intrudes on a scenic view, blocks a significant feature of the scenic view, or introduces a visual element that detracts from a scenic view or historic property. An adverse aesthetic effect eliminates open space or a scenic view, or introduces visual elements that are incompatible or out of character with the surrounding area.

In this situation, the proposed new structures do not constitute an “obstructive” visual effect. They would be placed at the rear of the lot, set back approximately 140’ from the sidewalk at West Napa Street, and approximately 56’ behind the historic house at 158 West Napa Street.<sup>3</sup> A paved parking lot and landscaping would separate the old and new structures. The new, one-story buildings would be negligibly taller than the historic resource: 20’9” tall, compared to the house at 158 West Napa Street, which is approximately 19’ tall. The public’s experience of the historic resource fronting West Napa Street would remain unchanged. At the same time, the new structures, which would replace existing structures, would not intrude on or block any existing scenic view(s) that might be present at the rear of these two lots.

Aesthetically, the proposed new buildings do not eliminate open space, as they would replace buildings that already impede on open space. While minimally visible from the public right-of-way, the new structures are nonetheless compatible with the historic resource in terms of mass, scale, proportion and height, as well as architectural detail. Their introduction to the site would not adversely impact the integrity of the historic resource.

In summary, therefore, the proposed project would not constitute a “substantial adverse change” to the historic character of the house at 158 West Napa Street or its setting.

Please feel free to call me at (415) 806-4549 if you have any questions or comments.

Sincerely,

Alice P. Duffee  
APD Preservation LLC

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<sup>3</sup> Roughly measuring from front edge or pergola to sidewalk.

# DRAINAGE REPORT

HAWKER SONOMA  
158, 164 and 172 W. Napa Street  
Sonoma, CA 95476  
REi No. 16028

**Prepared for:**  
Michael Marino  
500 Michael Drive  
Sonoma, CA 95476  
(707) 732-8188

**Prepared by:**  
**ROBERTSON ENGINEERING, inc.**  
2300 Bethards Drive, Suite L  
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Revised September 23, 2016  
August 15, 2016

## Drainage Runoff

A new Site Plan has been provided to us from Dixon Custom Builders. The rear portion of the site has been revised as well as the landscape area and walkways. This revised Drainage Report is provided in conjunction with the project documents that have been submitted to the City of Sonoma.

The existing site consists of three (3) houses located along the front of the property, having addresses of 158, 164 and 172 W. Napa Street. The house at 172 had a building addition and a carport behind it. The rear portion of the site has an additional building in the northwest portion of the site and a shop building in the northeast portion of the site.

The site is very flat, ranging from an elevation of about 85.9 in the northeast corner and sloping to an elevation of about 82.0 in the southwest corner. The existing driveway located between the houses slopes at 2.2% and the center portion of the site drains in a southwesterly direction with a slope of less than 1%. The existing driveway located along the easterly side of the site slopes toward W. Napa Street at about 2%.

The existing impervious roof areas for the existing structures on the property are about 8,446 sf. The existing decks and portions which are non-permeable have an additional area of about 672 sf., and the driveway and hard surface parking areas have a non-permeable area of about 13,272 sf. Therefore, the total existing non-permeable area of the property is about 22,916 sf. Since the total lot area is 30,367 sf. the existing non-permeable area covers over 75% of the site.

The proposed project has a calculated non-permeable area of 19,686 sf, which reduces the impermeable area by about 3,230 sf, which represents a reduction of over 14%.

Using the Rationale Formula of the Sonoma County Water Agency to calculate the existing site runoff for a 10-year storm event,

$Q_{10} = kciA$ , where

$k$  = coefficient of runoff = 1.0 for 30" of annual rainfall

$c$  = 0.4 for the size of the lot and having less than 5% slope

$i$  = 2.12, for an initial time of concentration of runoff of 10 minutes

$A$  = 0.70 acres, for the size of the project

Therefore,  $Q_{10} = (1.0)(0.4)(2.12)(0.70) = 0.6\text{cfs}$ .

The proposed grading and drainage design will include accessible walkways and accessible parking so that the path of travel will be less than 5% and the cross slopes of those areas will be less than 2% in any direction. Drainage will be

collected in curb and gutters along the proposed parking spaces and will discharge and sheet into the new proposed landscape areas. There will be no increase in runoff from the site resulting in the proposed project.

### **Storm Water Treatment**

Drainage from roofs and the impervious surfaces will be directed into the proposed landscape areas and include storm water treatment with the use of bio-filters and storm water treatment landscape areas. The proposed parking spaces (except the accessible parking and loading area) will incorporate permeable pavement. Storm water treatment calculations will be submitted with the proposed project construction documentation.

### **Conclusion**

In our professional opinion this project can be constructed without adverse drainage effects to the surrounding properties or the public due to the reduction of runoff from the existing conditions, and also incorporating storm water treatment measures into the project design.



# HAWKER SONOMA

## A BOUTIQUE HOTEL

### STREET ELEVATIONS



### ELEVATIONS - NEW BUILDINGS @ REAR OF PROPERTY



#### NEW DUPLEX BUILDINGS AND RECEPTION BUILDING EXTERIOR MATERIALS

SIDING (DUPLEX BUILDINGS)	PAINTED 1X8 "V" GROOVE SHIP LAP SIDING (SMOOTH)
(RECEPTION BUILDING)	PAINTED 1X8 BEVELED LAP SIDING (SMOOTH)
TRIM (CORNERS & OPENINGS)	PAINTED 1X4 SMOOTH
WINDOW SLOPED SILLS	PAINTED 2X4 SHAPED WOOD
VARGE RAFTERS & FASCIA	PAINTED 2X8 SMOOTH CEDAR
CORBELS AND BRACES	PAINTED SOLID LAMINATED CEDAR
RAILINGS	2X PAINTED CEDAR WITH ROUTERED BALUSTERS
ROOFING	ARCHITECTURAL COMPOSITION SHINGLES
GUTTERS	5" GALVANIZED O.G. PAINTED
WINDOWS AND DOORS	"MILGARD ESSENCE" WOOD WITH FIBERGLASS EXTERIOR CLADDING
PERGOLA	NATURAL RUSTIC CEDAR BEAMS & POSTS

#### NOTE:

COLORS SHOWN ARE FOR ENHANCEMENT OF DRAWINGS ONLY. ALL EXTERIOR COLORS TO BE DETERMINED AND SUBMITTED AS PART OF FUTURE ARCHITECTURAL DESIGN REVIEW.

#### SHEET SCHEDULE

1	COVER SHEET (STREET ELEVATION)
2	NEW SITE PLAN
3	EXISTING SITE PLAN
4	SITE PLAN WITH ADJACENT PROPERTIES
5	NEW RECEPTION BUILDING
6	NEW DUPLEX BUILDING
7	EXISTING TOPOGRAPHIC SURVEY MAP

REVISIONS

FRONT ELEVATIONS

HAWKER SONOMA  
Boutique Hotel  
For  
Michael Marino  
West Napa Street  
Sonoma, CA

**DIXON**  
CUSTOM BUILDERS  
Lic No 415100  
Design • Construction • Consulting

DRAWN BY  
KEVIN DIXON

DATE  
SEPTEMBER 22, 2016

SCALE  
1/4" = 1'

Sheet: 1

**SITE DATA**

**LOT COVERAGE (PROPOSED)**

TOTAL LOT AREA	30,367 SQ. FT.
BUILDINGS (FOOTPRINT)	8,682 SQ. FT.
CONCRETE PORCHS, WALKWAYS, ROCK WALLS	4,939 SQ. FT.
DRIVEWAY AND PARKING HARD SURFACE	6,065 SQ. FT.
<b>TOTAL NON PERMEABLE AREA</b>	<b>19,686 SQ. FT.</b>
PARKING SPACE PAVERS	1,626 SQ. FT.
TOTAL LANDSCAPED AREAS	9,055 SQ. FT.
<b>TOTAL PERMEABLE AREA</b>	<b>10,681 SQ. FT.</b>
<b>BUILDING AREAS (CONDITIONED SPACE)</b>	
NEW DOUBLE UNIT BUILDINGS (1,490 EACH)	2,980 SQ. FT.
NEW RECEPTION BUILDING	1,250 SQ. FT.
EXISTING BUILDING (#158)	1,339 SQ. FT.
EXISTING BUILDING (#164)	1,570 SQ. FT.
EXISTING BUILDING (#172)	1,543 SQ. FT.
<b>TOTAL BUILDING AREA (CONDITIONED SPACE)</b>	<b>8,682 SQ. FT.</b>

**LOT COVERAGE (EXISTING)**

TOTAL LOT AREA	30,367 SQ. FT.
BUILDINGS (FOOTPRINT)	8,446 SQ. FT.
DECKS AND PORCHES (NON PERMEABLE)	672 SQ. FT.
DRIVEWAY AND PARKING HARD SURFACE (NON PERMEABLE)	13,272 SQ. FT.
<b>TOTAL NON PERMEABLE AREA</b>	<b>22,916 SQ. FT.</b>
TOTAL LANDSCAPED AREAS (PERMEABLE)	7,451 SQ. FT.
<b>TOTAL PERMEABLE AREA</b>	<b>7,451 SQ. FT.</b>

COVERED CONCRETE PORCH  
LANDSCAPE AREAS (SHOWN GREEN TYPICAL)

4' WIDE CONCRETE WALKWAY

FIRE TRUCK ACCESS TURNING

6" CONCRETE WHEEL STOP

PERMEABLE PAVERS @ PARKING SPACES  
STANDARD STALLS = 9'X20'  
COMPACT STALLS = 8.5'X18'

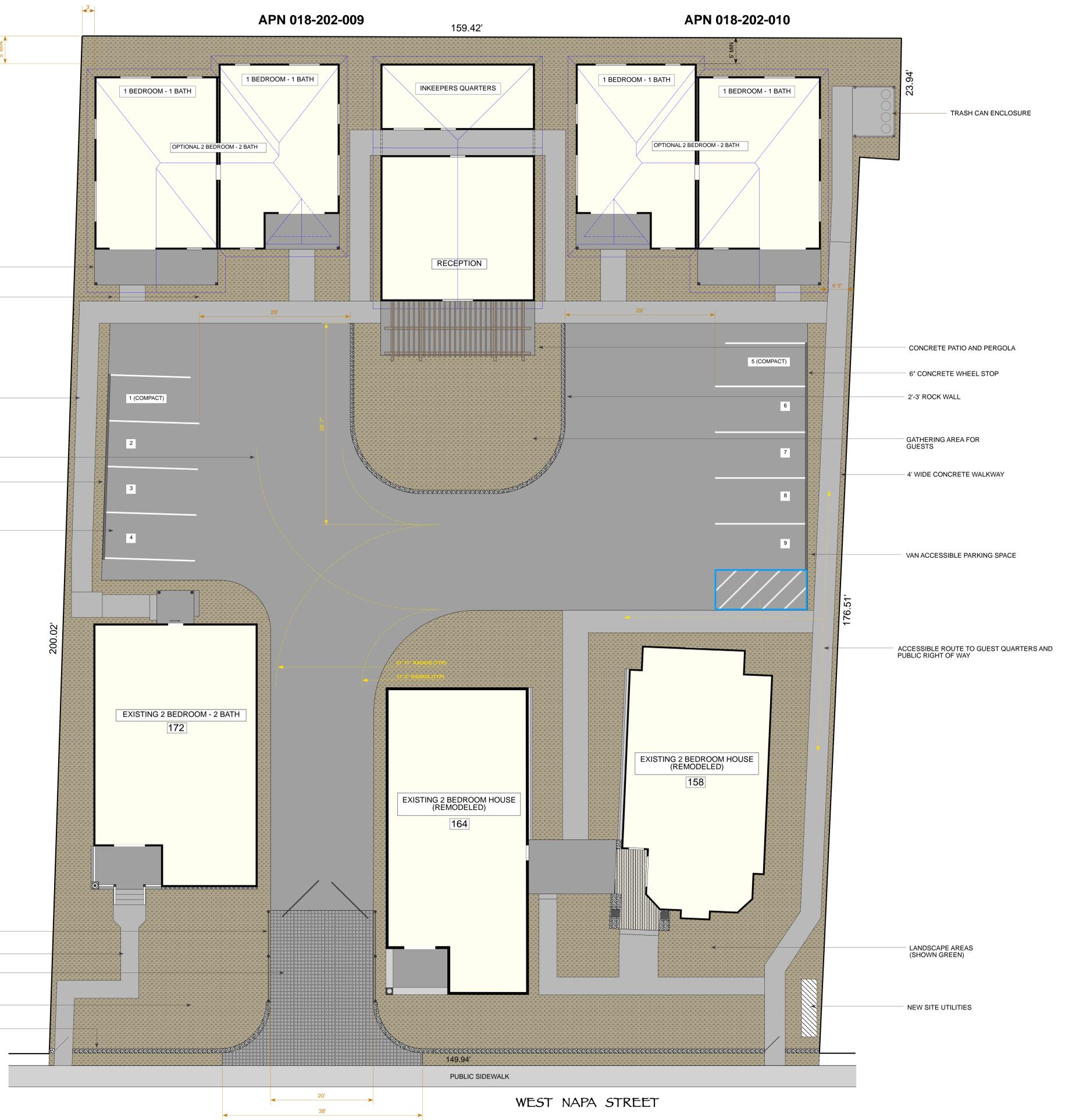
IRON FENCING AND GATES

3'-6" WIDE CONCRETE WALKWAY

DRIVEWAY ENTRANCE WITH PAVERS

STORM WATER TREATMENT LANDSCAPE AREA

2' - 3' ROCK WALL



TRASH CAN ENCLOSURE

CONCRETE PATIO AND PERGOLA

6" CONCRETE WHEEL STOP

2'-3' ROCK WALL

GATHERING AREA FOR GUESTS

4' WIDE CONCRETE WALKWAY

VAN ACCESSIBLE PARKING SPACE

ACCESSIBLE ROUTE TO GUEST QUARTERS AND PUBLIC RIGHT OF WAY

LANDSCAPE AREAS (SHOWN GREEN)

NEW SITE UTILITIES

REVISIONS

NEW SITE PLAN

HAWKER SONOMA  
Boutique Hotel  
For  
Michael Marino  
West Napa Street  
Sonoma, CA

**DIXON**  
CUSTOM BUILDERS  
Lic No 415100  
Design • Construction • Consulting

DRAWN BY  
KEVIN DIXON

DATE  
SEPTEMBER 22, 2016

SCALE  
1/8" = 1'

Sheet: 2



EXISTING TREE CLUMP 2'-3" (TO REMAIN)  
 EXISTING TREE 4" (TO REMAIN)  
 EXISTING TREE CLUMP 1'-2" (TO REMAIN)

EXISTING TREE CLUMP 1'-2" (TO REMAIN)

EXISTING TREE 4" (TO BE REMOVED)

EXISTING DECK (TO BE DEMOLISHED)

EXISTING TREE CLUMP 2'-4" (TO BE REMOVED)

EXISTING TREE CLUMP 1'-3" (TO BE REMOVED)

EXISTING CARPORT (DEMOLISHED)

EXISTING ADDITION (DEMOLISHED)

EXISTING TREE 4" (TO BE REMOVED)

EXISTING TREE 3" (TO BE REMOVED)

EXISTING TREE 14" (TO BE REMOVED)

EXISTING TREE CLUMPS 1'-2" (TO BE REMOVED)

EXISTING TREE 4" (TO BE REMOVED)

EXISTING TREE 3" (TO BE REMOVED)

EXISTING TREE CLUMP (2'-5")

EXISTING TREE CLUMP (2'-5")

EXISTING TREE CLUMP 3'-5" (TO BE REMOVED)

EXISTING TREE CLUMP 2'-5" (TO BE REMOVED)

EXISTING TREE CLUMP 2'-5" (TO BE REMOVED)

EXISTING PLASTER WALLS (TO BE REMOVED)

EXISTING PALMS (TO REMAIN)

EXISTING TREE REMOVED DUE TO STORM DAMAGE (JANUARY, 2016)

ASPHALT PAVING (TO BE REMOVED)

EXISTING DUPLEX

EXISTING TREE 3" (TO BE REMOVED)

EXISTING PALMS (TO REMAIN)

EXISTING CONCRETE WALKWAY (TO BE REMOVED)

EXISTING CONCRETE DRIVEWAY (TO BE REMOVED)

EXISTING PALMS (TO REMAIN)

EXISTING TREE CLUMP 1'-2-1/2" (TO BE REMOVED)

EXISTING TREE CLUMP 1'-2-1/2" (TO BE REMOVED)

EXISTING CONCRETE WALKWAY (TO BE REMOVED)

99.87'

50.07'

EXISTING 2 BEDROOM - 2 BATH  
# 172

EXISTING 2 BEDROOM - 2 BATH  
# 164

EXISTING 2 BEDROOM HOUSE (REMODELED)  
# 158

EXISTING DUPLEX  
(TO BE DEMOLISHED)

EXISTING GARAGE  
(TO BE DEMOLISHED)

REVISIONS

EXISTING SITE PLAN

HAWKER SONOMA  
Boutique Hotel  
For  
Michael Marino  
West Napa Street  
Sonoma, CA

**DIXON**  
CUSTOM BUILDERS  
Lic No 415100  
Design • Construction • Consulting

DRAWN BY  
KEVIN DIXON

SEPTEMBER 22, 2016

SCALE  
1/8" = 1'

Sheet: 3

ADJACENT PROPERTIES  
SITE PLAN

HAWKER SONOMA  
Boutique Hotel  
For  
Michael Marino  
West Napa Street  
Sonoma, CA

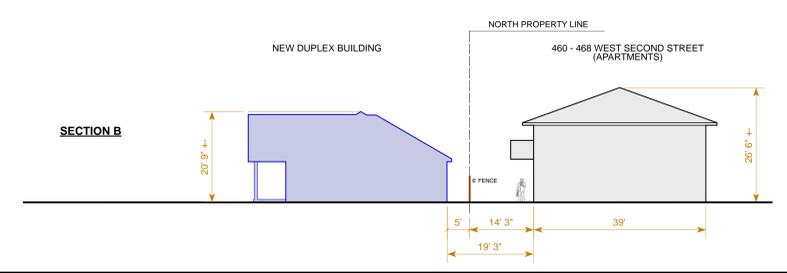
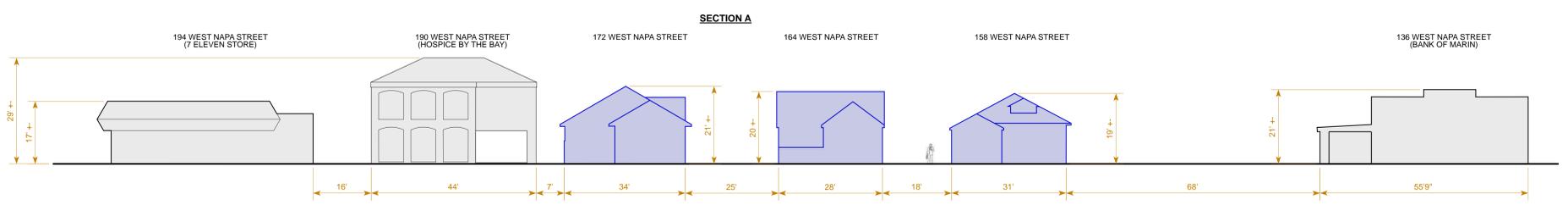
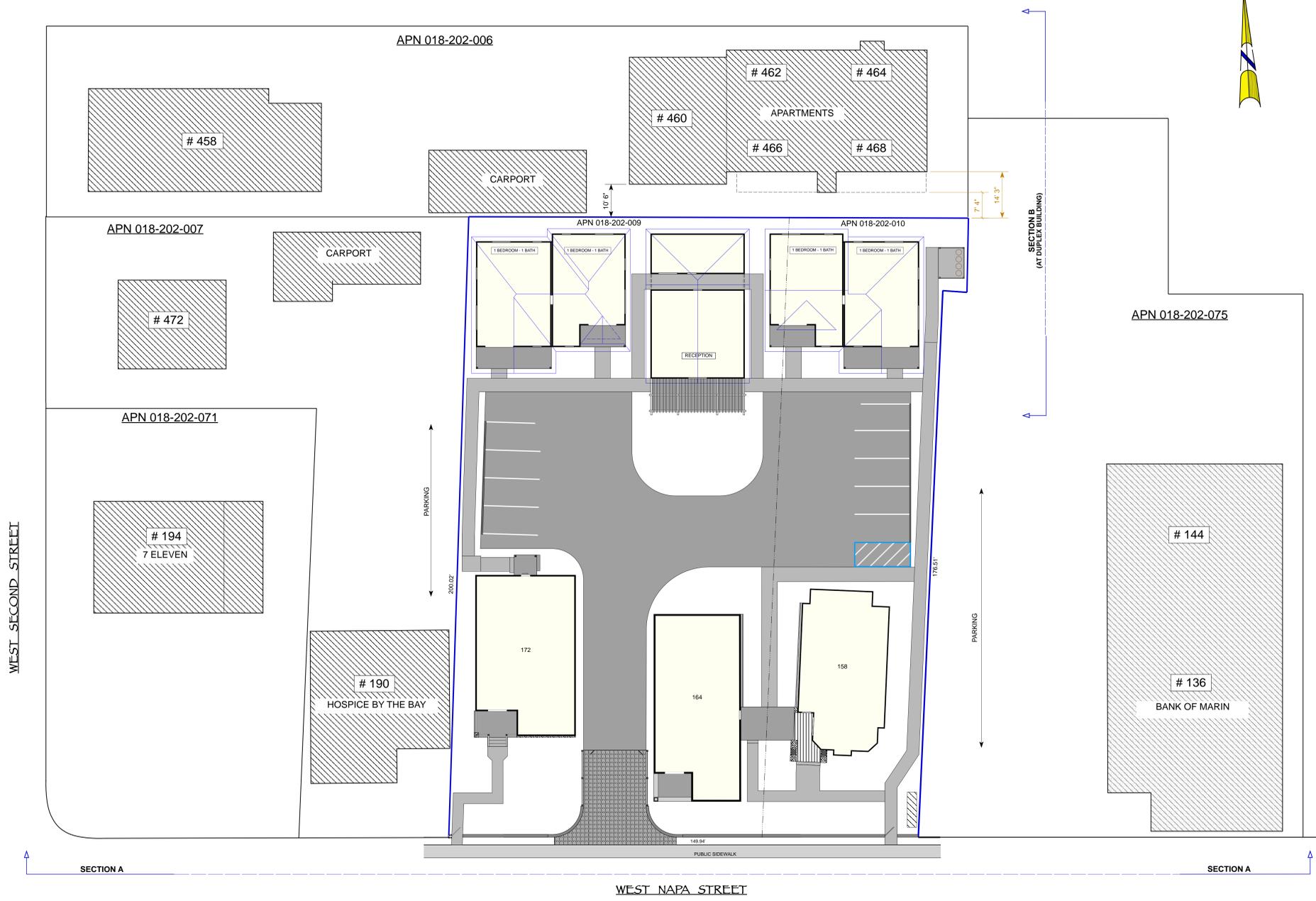
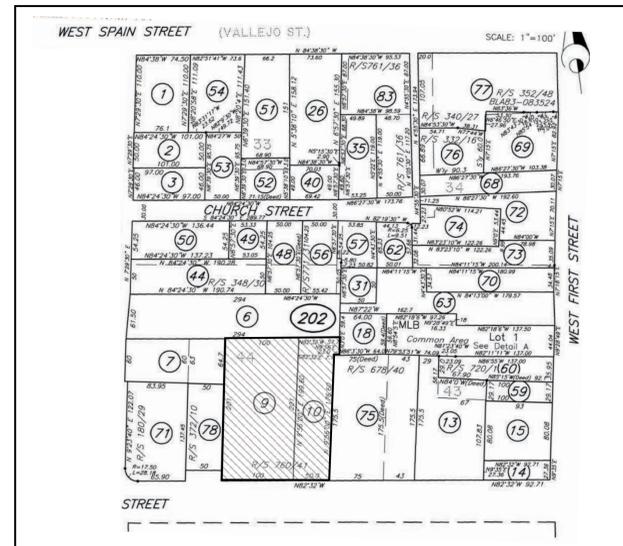
**DIXON**  
CUSTOM BUILDERS  
Lic No 415100  
Design • Construction • Consulting

DRAWN BY  
KEVIN DIXON

SEPTEMBER 22, 2016

SCALE  
1/16" = 1'-0"

Sheet: 4



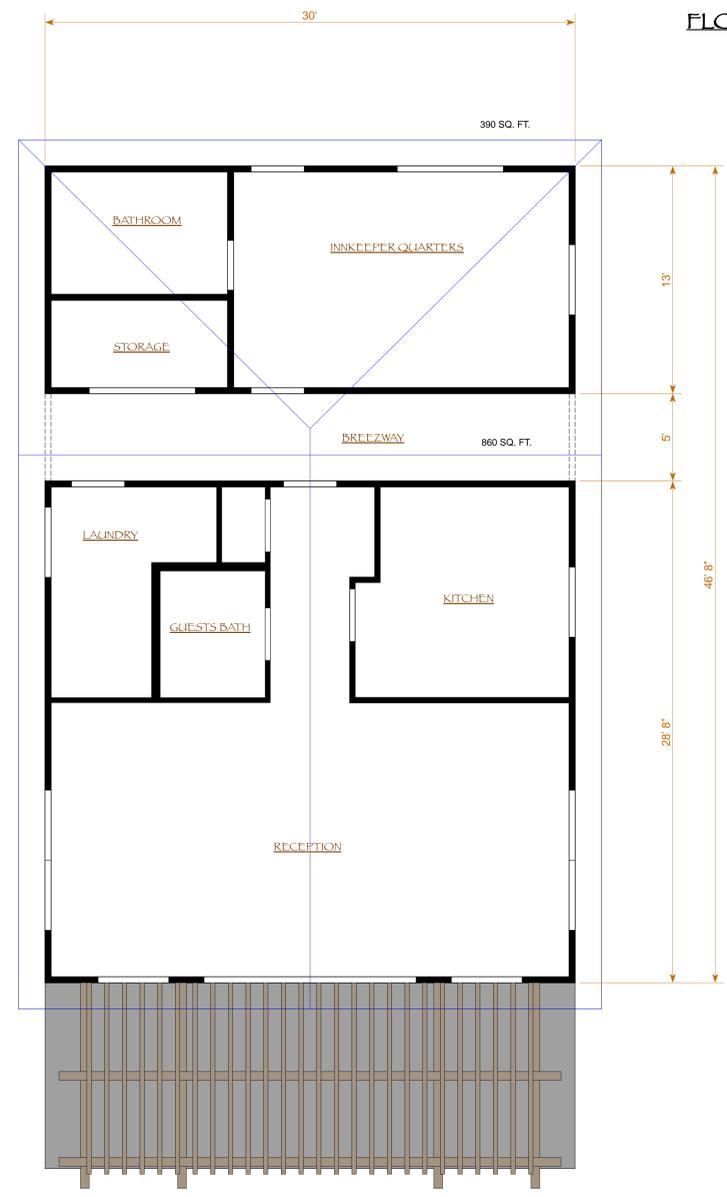
# RECEPTION BUILDING

HAWKER SONOMA  
Boutique Hotel  
For  
Michael Marino  
West Napa Street  
Sonoma, CA

**DIXON**  
CUSTOM BUILDERS  
Lic No 415100  
Design • Construction • Consulting

DRAWN BY  
KEVIN DIXON  
DATE  
SEPTEMBER 22, 2016  
SCALE  
1/4" = 1'

FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



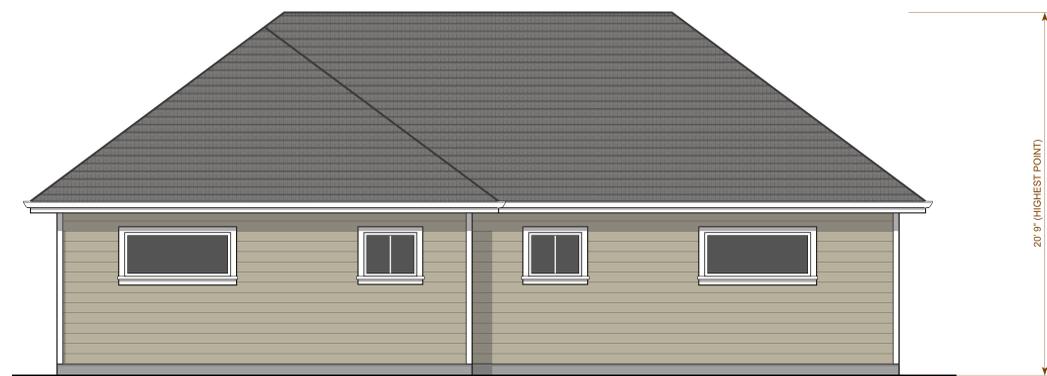
SIDE ELEVATION



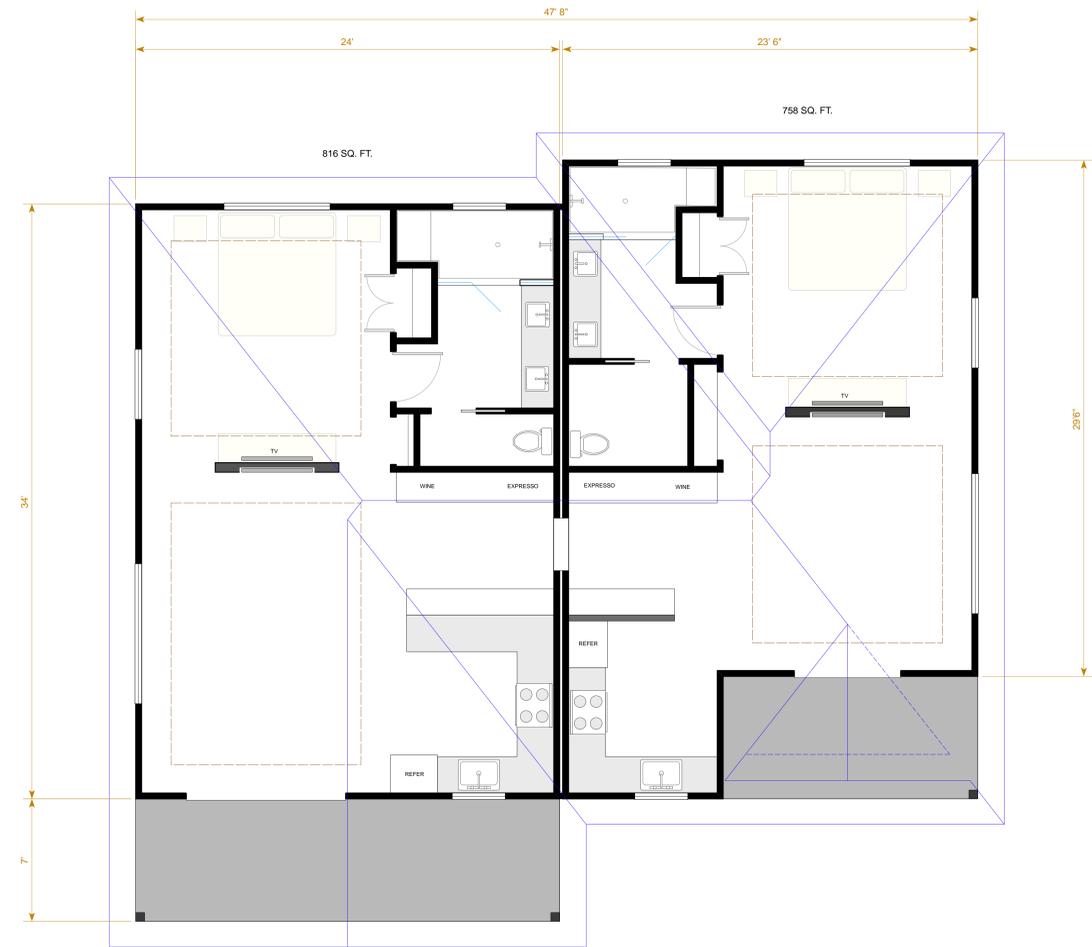
SIDE ELEVATION



REAR ELEVATION



FLOOR PLAN



FRONT ELEVATION



REVISIONS

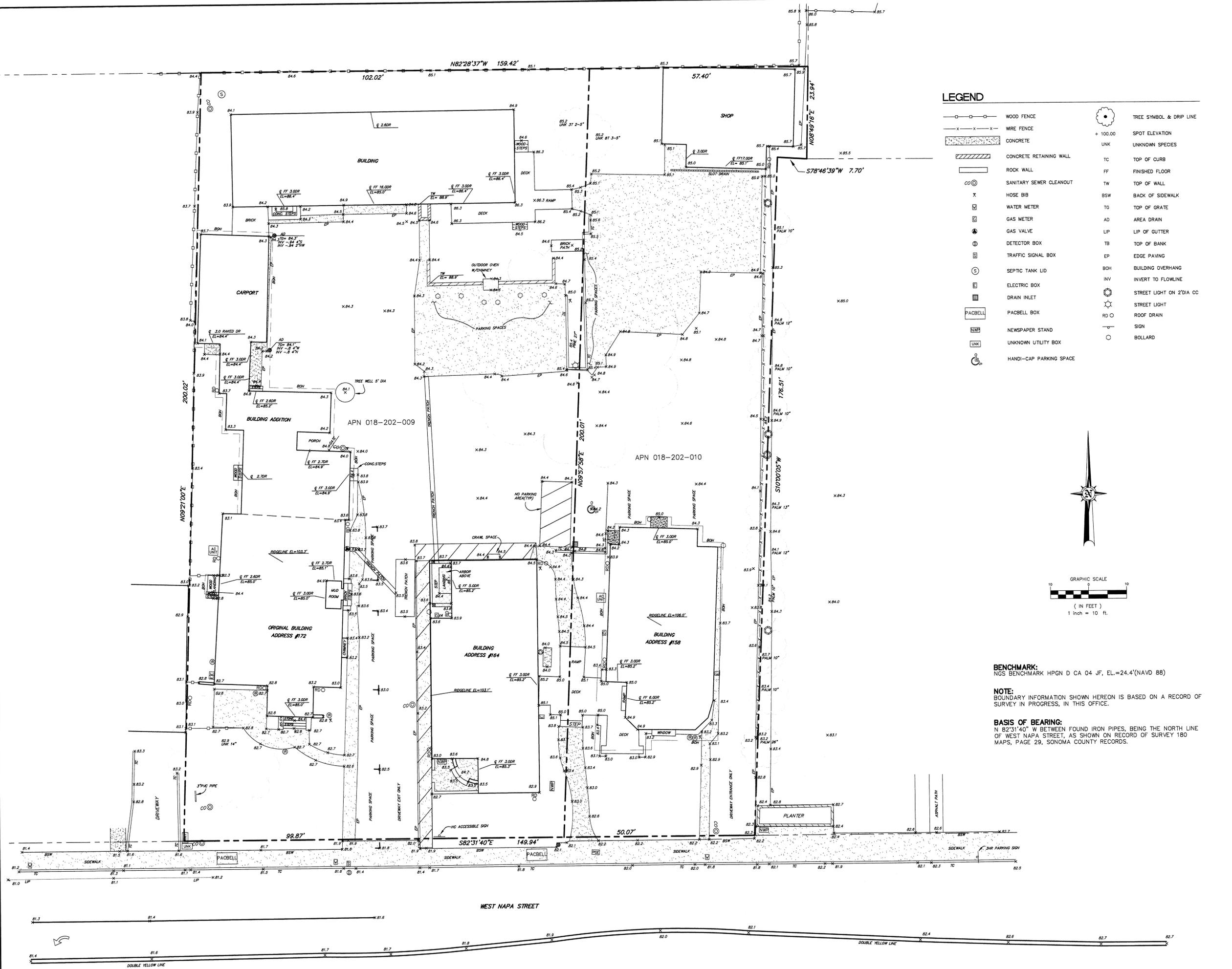
DUPLIX BUILDING

HAWKER SONOMA  
Boutique Hotel  
For  
Michael Marino  
West Napa Street  
Sonoma, CA

DIXON  
CUSTOM BUILDERS  
Lic No 415100  
Design • Construction • Consulting

DRAWN BY  
KEVIN DIXON  
DATE  
SEPTEMBER 22, 2016  
SCALE  
1/4" = 1'

Sheet: 6



**LEGEND**

	WOOD FENCE		TREE SYMBOL & DRIP LINE
	WIRE FENCE		+ 100.00 SPOT ELEVATION
	CONCRETE		UNK UNKNOWN SPECIES
	CONCRETE RETAINING WALL		TC TOP OF CURB
	ROCK WALL		FF FINISHED FLOOR
	SANITARY SEWER CLEANOUT		TW TOP OF WALL
	HOSE BIB		BSW BACK OF SIDEWALK
	WATER METER		TG TOP OF GRATE
	GAS METER		AD AREA DRAIN
	GAS VALVE		LIP LIP OF GUTTER
	DETECTOR BOX		TB TOP OF BANK
	TRAFFIC SIGNAL BOX		EP EDGE PAVING
	SEPTIC TANK LID		BOH BUILDING OVERHANG
	ELECTRIC BOX		INV INVERT TO FLOWLINE
	DRAIN INLET		SLT STREET LIGHT ON 2'DIA CC
	PACBELL BOX		SLT STREET LIGHT
	NEWSPAPER STAND		RD ROOF DRAIN
	UNKNOWN UTILITY BOX		SIGN
	HANDI-CAP PARKING SPACE		BOLLARD

**BENCHMARK:**  
 NGS BENCHMARK HPGN D CA 04 JF, EL.=24.4'(NAVD 88)

**NOTE:**  
 BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A RECORD OF SURVEY IN PROGRESS, IN THIS OFFICE.

**BASIS OF BEARING:**  
 N 82°31'40" W BETWEEN FOUND IRON PIPES, BEING THE NORTH LINE OF WEST NAPA STREET, AS SHOWN ON RECORD OF SURVEY 180 MAPS, PAGE 29, SONOMA COUNTY RECORDS.

**REVISIONS:**

DATE:	10/8/13
DRAWN BY:	DC
CHECKED BY:	MEF
SCALE:	1" = 10'
JOB NUMBER:	132354
DWG. FILE:	2354-TP.DWG
SHEET:	1 of 1

## MEMO

**To:** Planning Commission

**From:** Rob Gjestland, Senior Planner

**Re:** Study session on the proposal of DeNova Homes, Inc. to construct 30 apartments on a 1.52-acre site located on West Spain Street (the northerly/vacant portion of the property identified as 590 West Napa Street).

### **Study Session Purpose and Limitations**

Study sessions are encouraged in order to provide an opportunity for early feedback on a project concept by the Planning Commission and the public prior to or immediately after the filing of an application. Planning Commission feedback provided in a study session will normally focus on:

- Site planning, scale, and mass.
- Compatibility with neighboring uses.
- Overall consistency with the General Plan policies and Development Code standards and guidelines.
- Potentially significant environmental impacts.

While a study session provides an opportunity for the Planning Commission to identify potential issues of concern, Commissioners will refrain from making statements of absolute judgment. Commissioners will provide their comments individually. Straw votes or polls of the Commission will not be undertaken. Commissioner comments made in the course of a study session should not be construed as limiting any action that the Planning Commission may subsequently take with respect to a project in the course the entitlement process.

### **Background & Site Description**

A Tentative Map application has been filed to subdivide the 2.04-acre property at 590 West Napa Street (APN 127-221-005) into two parcels, including a 0.51-acre parcel (Parcel 2) fronting West Napa Street that would encompass the Norrbom residence, and a 1.52-acre parcel (Parcel 1) to the north encompassing vacant/undeveloped land oriented toward West Spain Street. The subject of the study session is the northern, vacant 1.52-acre parcel (Parcel 1). This site is dominated by grasses with a few trees. The frontage on West Spain Street frontage is improved with curb, gutter, sidewalk and a residential driveway. Surrounding land uses include single-family homes to the north (across West Spain Street), condominium complexes to the west, and an office building, parking areas and the rear of a shopping center to the east. The property has a General Plan land use designation and zoning of "Mixed Use".

### **Proposed Development**

The proposal involves developing the ±1.5-acre site with 30 apartment units contained in three buildings positioned on the west side of the site. Building 1 (located toward West Spain Street)

would be setback a minimum of 15 feet from the west (side) property line and 23 feet from the north (front) property line with balconies/patios extending an additional five feet into this setback. Buildings 2 and 3 would be setback a minimum of 20 feet from the west property line with balconies, patios and other minor elements extending an additional five feet into the setback. Building 3 would be setback 10 feet from the rear (south) property line. A common outdoor area has been provided in the intervening space between Building 2 and 3, which also accommodates part of a firetruck turnaround. A covered area on the ground floor of Building 2 (below the south units) is also proposed as part of this common space. The apartments consists of four 1 bedroom/1 bath units (716-753 sq. ft. of living area), twenty 2 bedroom/2 bath units (982-1,020 sq. ft. of living area), and six 3 bedroom/2 bath units (1,260 sq. ft. of living area) with an average unit size of 1,012 square feet. The applicant indicates that the highest roof peak/ridge would be at 30 feet and while an elevation concept has been provided, the architectural style and exterior building treatments are flexible at this early stage. A parking lot with 56 spaces, including 30 covered carport spaces is proposed on the east side of the site accessed by a single driveway off West Spain Street. The carport on the east side of the parking lot would be setback six feet from the side (east) property line. A trash/recycling enclosure is located opposite the firetruck turnaround to provide easy access for garbage collection.

### **General Plan Policy Direction**

The property is designated Mixed Use by the General Plan. The Mixed Use land use designation is intended to accommodate uses that provide a transition between commercial and residential districts, to promote a pedestrian presence in adjacent commercial areas, and to provide neighborhood commercial services to adjacent residential areas. It is also intended to provide additional opportunities for affordable housing. The designation allows a density up to 20 residential units per acre and a residential component is required in new development, unless an exemption is granted through use permit review. General Plan policies that apply to the project and warrant consideration by the Planning Commission include the following:

#### *Community Development Element:*

- Encourage a variety of unit types in residential projects (CDE 4.2).
- Require pedestrian and bicycle access and amenities in all development (CDE 4.4).
- Promote higher density, infill development, while ensuring that building mass, scale and form are compatible with neighborhood and town character (CDE 5.5).

#### *Housing Element:*

- Provide a mix of housing types affordable to all income levels, allowing those who work in Sonoma to also live in the community (HE Goal 1.0).
- Encourage diversity in the type, size, price and tenure of residential development in Sonoma, while maintaining quality of life (HE 1.1).
- Continue to provide opportunities for the integration of housing in commercial districts and the adaptive reuse of non-residential structures (HE 1.5)
- Utilize inclusionary zoning as a tool to integrate affordable units within market rate developments, and increase the availability of affordable housing throughout the community (HE 1.6).
- Maintain and enhance the existing housing stock and ensure that new residential development is consistent with Sonoma's town character and neighborhood quality (HE Goal 3).
- Promote the use of sustainable construction techniques and environmentally sensitive design for all housing, to include best practices in water conservation, low-impact drainage, and greenhouse gas reduction (HE 6.3).

*Local Economy Element:*

- Encourage a residential and pedestrian presence in commercial centers through mixed use and multi-family development (LE 1.9).

*Environmental Resources Element:*

- Require new development to provide adequate private and, where appropriate, public open space (ERE 1.4).
- Preserve existing trees and plant new trees (ERE 2.6).
- Encourage construction, building maintenance, landscaping, and transportation practices that promote energy and water conservation and reduce green-house gas emissions (ERE 3.2).

*Circulation Element:*

- Expand the availability of sheltered bicycle parking and other bicycle facilities (CE 2.3).
- Incorporate bicycle facilities and amenities in new development (CE 2.5).
- Encourage a mixture of uses and higher densities where appropriate to improve the viability of transit and pedestrian and bicycle travel (CE 3.2).
- Ensure that new development mitigates its traffic impacts (CE 3.7).

*Public Safety Element:*

- Ensure that all development projects provide adequate fire protection (PSE 1.3).

In general, the proposal is consistent with policies encouraging higher density infill housing and multi-family housing in/around commercial areas. That being said, there are other policy areas that need to be evaluated, including traffic impacts, tree preservation, and compatibility in terms of building mass, scale and setbacks at this transitional location.

## **Development Standards**

*Use:* Multi-family dwellings are allowed in the Mixed Use (MX) zone, subject to review and approval of a Use Permit by the Planning Commission.

*Consistency with Density Limitations:* The site has a General Plan land use designation and corresponding zoning of Mixed Use, which allows a maximum density of 20 units per acre. As proposed, the project represents 19.7 dwelling units per acre, essentially the maximum density allowed.

*Design Guidelines:* The project site is located in the Northwest Planning Area. For this Planning Area, the Development Code indicates that new multi-family development along West Spain Street should emulate good examples in the area by providing generous street-side setbacks, maintaining low building profiles, and locating parking within the interior or back of lots.

*Zoning Requirements:* The MX zone requires a 15-foot front yard setback but no side or rear yard setback except when abutting a residential zone (in which case the corresponding setback in the residential zone applies). For this site, this means there is no rear or east side yard setback requirement; however, on the west side where adjoining a Medium Density Residential zone a minimum 7 or 9-foot setback is required (depending on building wall height). Floor Area Ratio (FAR) is limited to 0.70 and a maximum lot coverage of 60% applies. The open space requirement is 300 square feet per unit, in any combination of shared or private open space. Building height is limited to a maximum of 30 feet.

The project complies with all of the zoning requirements noted above. Building 1 is setback a minimum of 23 feet from the front (north) property line, excluding minor patio and balcony projections. In general, 15 to 20 of side yard setback is provided on the west, and a 10 foot rear setback is provided south of Building 3. The project has a FAR of 0.48 and lot coverage of 27%, well below the allowable levels of 0.70 and 60% respectively. The maximum building height is proposed at the 30 foot height limit and  $\pm$ 600 square feet of open space is provided per unit on average. However, while the project meets all the quantified zoning standards, the Planning Commission must also consider how the project relates so surrounding condition in terms of building mass, scale and setbacks.

*On-Site Parking:* For multi-family development, the Development Code requires 1.5 parking spaces per unit (including one covered space), plus an additional 25% for guest parking. Accordingly, 56 spaces are required for the project, including 30 covered spaces. A total of 56 parking spaces are provided in compliance with this standard, including 30 covered carport spaces. Most other parking standards are also met including the percentage of compact spaces, space dimensions, back-up distance, driveway and aisle width, and landscaping. However, accessible and electric vehicle parking is not fully addressed and will require some adjustments (see “Project Issues” below).

*Inclusionary Units:* Developments with five or more units must provide that at least 20% of the total number of units are affordable to households in the low and moderate-income categories (§19.44.020.B). Accordingly, six units within the development must be affordable. The applicant will need to identify which units are proposed as the required affordable units as project review moves forward.

*Bicycle Parking:* Bicycle parking is required in all new multi-family development subject to review and approval by the Planning Commission. The narrative indicates that the common outdoor area would include a covered bike corral. Additional bicycle parking at various site locations may also be desirable and can be refined through the project review process.

## **Environmental Review**

Once a Use Permit application is filed, the proposal will be a discretionary project subject to the requirements of the California Environmental Quality Act (CEQA). In accordance with CEQA, an Initial Study will be prepared by staff to identify any potential environmental impacts that could result from the project. As part of this review, a traffic impact study and cultural resource study will be commissioned. In addition, a Stormwater Control Plan will be necessary and possibly a sewer capacity analysis. With respect to traffic impacts, other substantial projects approved in this area over the past few years have had to pay a fair share contribution to the planned signalization of the intersection of Fifth Street West/West Spain Street, which currently operates at a deficient level of service (LOS) in the p.m. peak hour.

## **Project Issues**

*Neighborhood Compatibility:* For purposes of compatibility, the apartment buildings have been positioned on the west side of the site adjacent to other residential uses (two condominium developments), with the parking lot adjacent to neighboring parking areas and an office building to the east. It is worth noting that trees along the west boundary that would provide some screening between the apartments and adjoining condominiums and with the proposed setbacks a separation of roughly 40 feet would be preserved between the apartment and condominium buildings. While the property marks a transition between commercial development to the east and low-density residential uses to the north, there are many multi-family developments on the south side of West Spain.

*Building Mass & Street Engagement:* As previously noted new multi-family development along West Spain Street should provide generous street-side setbacks and maintain low building profiles. Building 1, a two-story building with a maximum height of 30 feet would be setback a minimum of ±23 feet from the north property and ±26 from the back of sidewalk, excluding patio/balcony projections. While building design is not set, the plans have patios/balconies on Building 1 facing West Spain Street with unit entrances on the south. This is not a unique condition for multi-family development on West Spain Street. However, the Planning Commission should provide feedback on these aspects of the proposal if there are concerns. A massing study (attached) has been provided to illustrate how the project would relate to surrounding development.

*Tree Removal & Preservation:* The civil plans note that two interior valley oaks (Trees #3 and #4) and two eucalyptus (Trees #13 and #14) would be removed due to their location within or adjacent to proposed building or parking lot improvements. Since the large interior oaks would be removed, efforts should be made to preserve the valley oak at the east edge of the driveway (Tree #16) on the frontage if feasible. This item should be considered as the project is refined and evaluated in the arborist report for the project.

*Accessible & Electric Vehicle Parking:* The Building Official has indicated that one additional accessible parking space is required under the Building Code with an overall width of 14 feet (including a 9-foot parking stall and adjacent 5-foot access aisle). In addition, the Building Official has advised that the 2017 CalGreen Code (Tier 1), effective January 1, 2017, will require the infrastructure and space for three electric vehicle charging stations, which would require a minimum width of 35 feet in the most efficient configuration. Adjustments to the site plan will be necessary to accommodate these requirements.

*Driveway Width:* Given traffic and parking conditions on West Spain Street, the City Engineer has requested a driveway width of 30 feet, excluding the flares at the sides of the driveway. The plans propose a driveway width of 27 feet without flares. There may be some flexibility from the 30-foot requirement for physical constraints, like preservation of Tree #16.

*Reduction of Parking Surfaces:* In general, the applicant has presented a conforming parking plan with the intent of avoiding requests for Exceptions to the normal development standards. Staff appreciates this; however, a reduction in paved area could be accomplished though the allowable 2-foot bumper overhang for east bank of parking and/or reducing the back-up distance/aisle width to 25 feet if supported by the Planning Commission.

*Covered Common Area Feature:* The covered outdoor seating and bike corral area would be located beneath two apartment units and adjacent to the exterior wall of two other units. Potential noise impacts from residents congregating and parking bikes in this area should be considered in terms compatibility with these adjoining units.

*Parking Lot landscaping:* While the required amount of landscaping is provided for the parking lot (around the perimeter in this case), it could benefit from an additional landscape break. However, this would likely reduce the amount of parking below the minimum standard if the unit count is maintained.

## **Next Steps**

The applicant is before the Planning Commission in a study session to obtain feedback from the Commission and receive comments from the public. In terms of next steps, once a Use Permit application is filed, the City will need to address the appropriate environmental review

steps/analysis. Tree Committee review of the arborist report will also be necessary. Ultimately, the project would come back to the Planning Commission for consideration of the Use Permit and environmental review document.

## **Recommendation**

Staff recommends that the Planning Commission provide direction to the applicant on the issues identified in the staff report, and any other issues raised by the application.

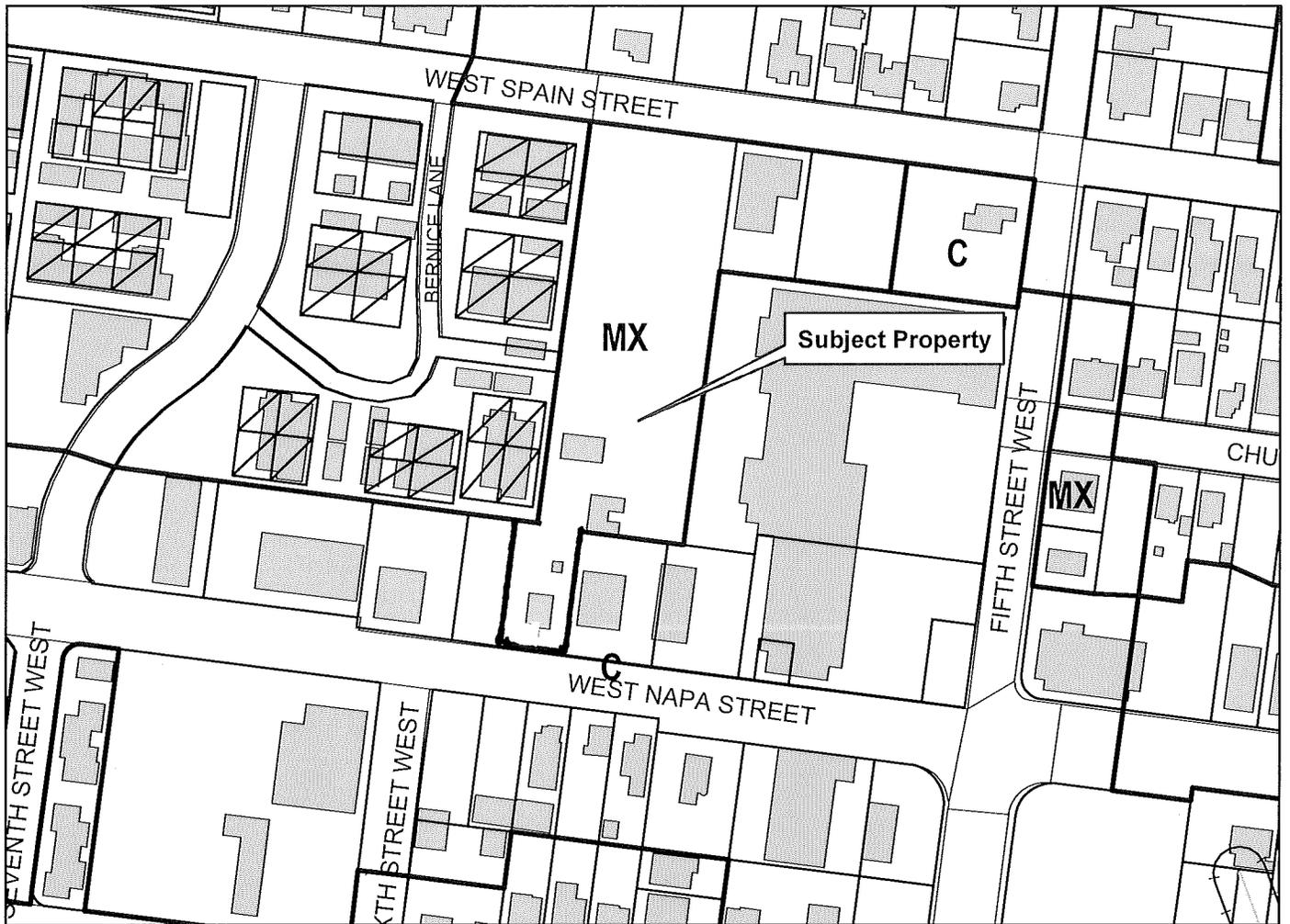
### Attachments

1. *Vicinity Map*
2. *Project Narrative*
3. *Zoning Map*
4. *Architectural Drawings, including conceptual site plan*
5. *Civil Drawings*
6. *Preliminary Elevation Concept*
7. *Massing Study*

cc: Trent Sanson (vie email)  
DeNova Homes, Inc.  
1500 Willow Pass Court  
Concord, CA 94520

Steven Lafranchi (via email)  
Steven J Lafranchi & Associates, Inc.  
Petaluma Theatre Square  
140 Second Street, Suite 312  
Petaluma, California 94952

# Vicinity Map

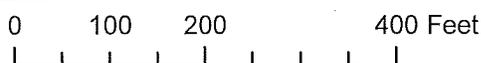
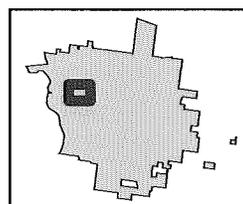


## Zoning Designations

- R-HS Hillside Residential (1 D.U./10 acres, maximum)
- R-R Rural Residential (2 D.U./acre, maximum)
- R-L Low Density Residential (2-5 D.U./acre)
- R-S Sonoma Residential (3-8 D.U./acre)
- R-M Medium Density Residential (6-10 D.U./acre)
- R-H High Density (9-12 D.U./acre)
- R-O Housing Opportunity (15-20 D.U./acre)
- R-P Mobile Home Park (7 D.U./acre, maximum)
- MX Mixed Use (12 D.U./acre, maximum)
- C Commercial (15 D.U./acre, maximum)
- C-G Commercial-Gateway (15 D.U./acre, maximum)
- W Wine Production
- P Public Facility
- Pk Park
- A Agriculture

### Project Summary

<i>Project Name:</i>	Oliva Apartments
<i>Property Addresses:</i>	Northern/vacant portion of 590 West Napa Street
<i>Applicant:</i>	DeNova Homes, Inc.
<i>Property Owner:</i>	Paul Norrbom
<i>General Plan Land Use:</i>	Mixed Use
<i>Zoning - Base:</i>	Mixed Use
<i>Zoning - Overlay:</i>	None
<i>Summary:</i>	Study session on a proposal to construct 30 apartments on a ±1.5-acre site.



1 inch = 200 feet

# WEST SPAIN STREET APARTMENT COMMUNITY – STUDY SESSION

590 W Napa St – APN 127-221-005

Currently owned by the Norrbom family, the mostly vacant land between W Napa St and W Spain St contains 2.04 acres with a home on the W Napa side of the property. Towards the middle of the property there are two barn structures, and the rest of the land remains vacant heading north towards the W Spain side of the property. Currently the land is designated as Mixed Use under the General Plan and contains Mixed Use zoning under the Northwest Area Zoning District (*the “Context Plan” within site plan package illustrates the district boundaries*).

The Norrbom family desires to retain the portion of their land on the W Napa side of the property that contains the existing home and the larger barn. This leaves 1.52 acres to be used for the proposed apartment community to be accessed from W Spain Street (*outlined on the “Preliminary Tentative Parcel Map” sheet within the site plan package*). With an allowed density of 20 du/ac the community can comfortably provide 30 apartment units spread throughout three separate two story structures; containing a mix of 1 bedroom, 2 bedroom, and 3 bedroom units to service a wide variety of household sizes (*illustrated on the “Conceptual Site Plan”*).

Summary of community details is as follows:

**Total Site Area: + 1.52 ac**

**Total Units: 30 du**

<i>Plan Type</i>	<i>Gross SF</i>	<i>Bdrm/Ba</i>	<i># Units</i>	<i>%</i>
<i>Plan 1A</i>	<i>716 sf</i>	<i>1 bdrm/1 ba</i>	<i>3 du</i>	<i>10%</i>
<i>Plan 1AX</i>	<i>753 sf</i>	<i>1 bdrm/1 ba</i>	<i>1 du</i>	<i>3%</i>
<i>Plan 1 Subtotal</i>			<i>4 du</i>	<i>13%</i>
<i>Plan 2A</i>	<i>982 sf</i>	<i>2 bdrm/2 ba</i>	<i>12 du</i>	<i>40%</i>
<i>Plan 2AX</i>	<i>1,020 sf</i>	<i>2 bdrm/2 ba</i>	<i>6 du</i>	<i>20%</i>
<i>Plan 2B</i>	<i>993 sf</i>	<i>2 bdrm/2 ba</i>	<i>2 du</i>	<i>7%</i>
<i>Plan 2 Subtotal</i>			<i>20 du</i>	<i>67%</i>
<i>Plan 3A</i>	<i>1,260 sf</i>	<i>3 bdrm/2 ba</i>	<i>6 du</i>	<i>20%</i>

**Density: 19.7 du/ac**

**Parking:**

**Required: 56 spaces**

- 1.5 spaces / unit = 45 spaces
- Guest: 25% of total spaces = 11 spaces

**Provided: 56 spaces**

- Carport (10' x 20'): 30 spaces
- Uncovered (10' x 20'): 10 spaces
- Compact Uncovered (9.5' x 18') 16 spaces  
(Compact Stalls = 29% | 30% Max Allowed)

**Open Space:**

**Required: 300 sf/unit**

*(Combination of common and private open space per Northwest Planning Area MX Open Space Requirements)*

**Provided: 608 sf/unit**

- Common: 15,880 sf
- Private: 2,370 sf
- Total: 18,250 sf

**Site Coverage: 17,788 sf (27% of site)**

*Maximum site coverage as percentage of site area, excluding porches and detached garages.*

**Paved Area: 22,809 sf (34% of site)**

**Open Space: 25,614 sf (39% of site)**

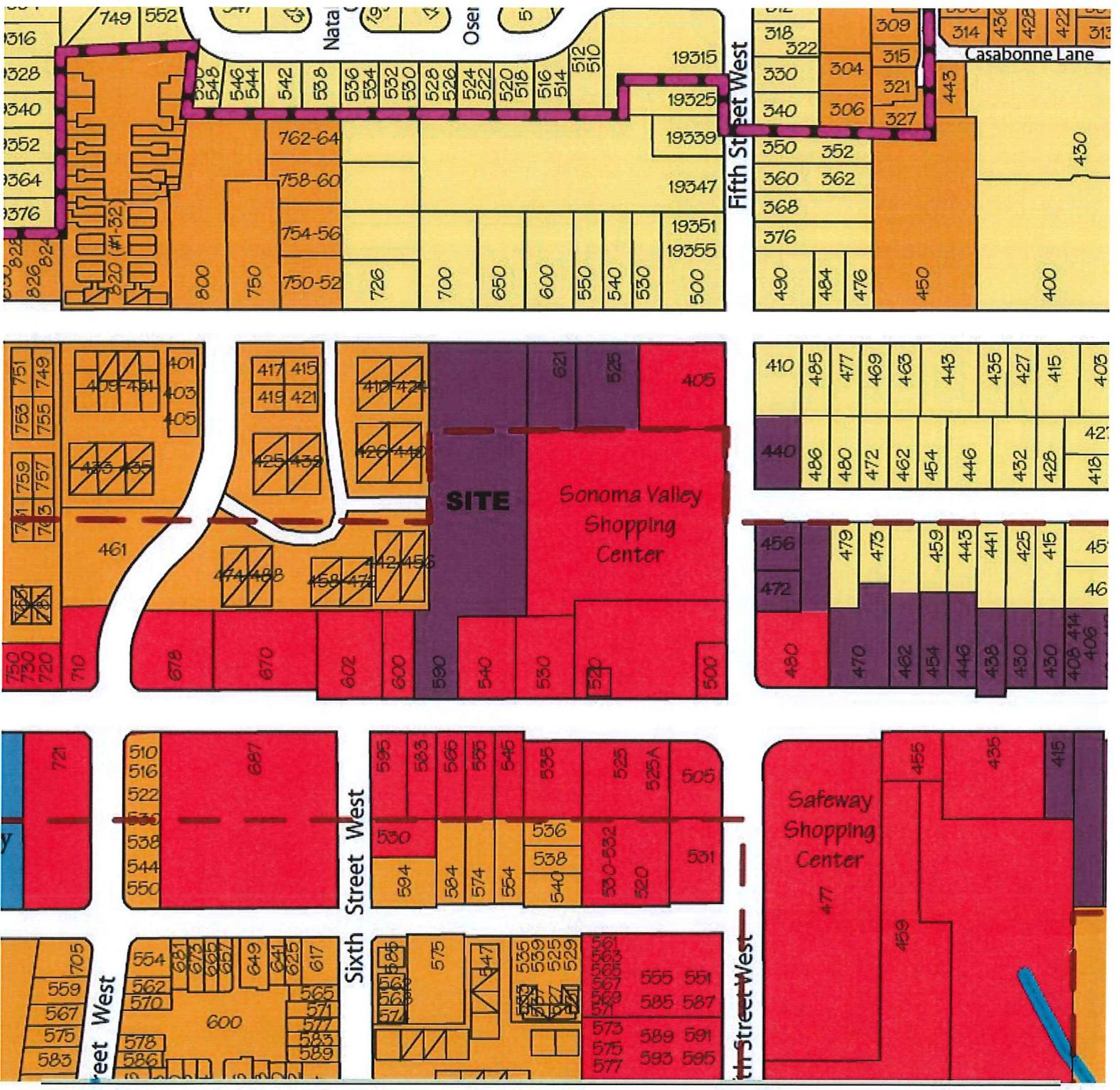
**Total Site Area: 66,211 sf**

**Floor Area Ratio (FAR): 0.48**

*Floor Area Ratio: Maximum building area as a ratio of site area, excluding porches, cellars, attics, detached garages, and underground parking.*

Massing of the buildings is proposed to be located on the west side of the parcel to be created in order to shield view of the parking lot from the existing condominiums adjacent to the property. Additionally, the plotting of the building along W Spain has been oriented to have a front elevation facing the street to better engage the streetscape. Within the community there will be a mix of single car garages and carports to serve the residents in addition to guest parking spread throughout. Outdoor space will be provided through patios or balconies for each apartment unit, in addition to the outdoor common area interlinked by an internal pedestrian path.

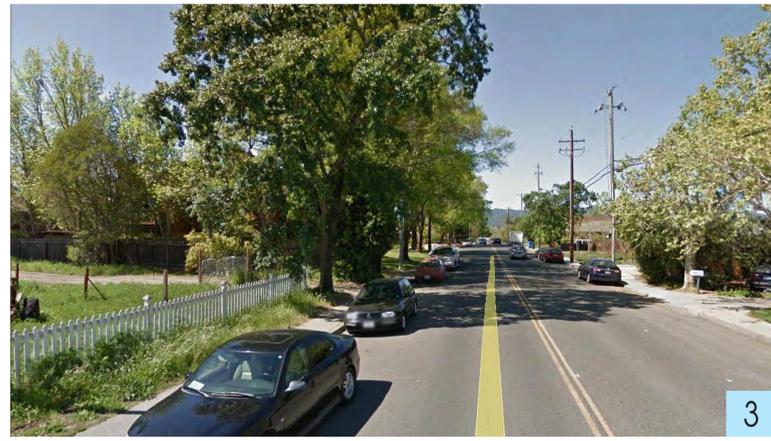
The outdoor common area, to be refined through future landscape designs, is intended to inspire a sense of community amongst the residents through providing the following: covered outdoor seating and bike corral area, adjacent to outdoor space intended to provide area to barbeque, play bocce ball and enjoy other outdoor activities. With the close proximity to the dining and shopping options the bike corral is intended to allow residents to gather for trips to Sonoma Market or the downtown square to get supplies for an outdoor lunch or barbeque. Then ride back to the community's common area to have room to prepare and enjoy a meal while enjoying the place they call home.



City of Sonoma

## Zoning Designations

- |                            |  |                    |  |                     |  |
|----------------------------|--|--------------------|--|---------------------|--|
| Rural Residential          |  | Mobile Home Park   |  | Park                |  |
| Low Density Residential    |  | Mixed Use          |  | Hillside            |  |
| Sonoma Residential         |  | Commercial         |  | Agriculture         |  |
| Medium Density Residential |  | Gateway Commercial |  | Bike Path           |  |
| High Density Residential   |  | Wine Production    |  | City Limits         |  |
| Housing Opportunity        |  | Public Facility    |  | Sphere of Influence |  |



08/08/16

2016204

# Oliva - W. Spain Apartments

Sonoma, CA

## DeNova Homes

**WILLIAM HEZMALHALCH ARCHITECTS INC.**  
 2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
 949 250 0607 www.wharchitects.com fax 949 250 1529



### Project Summary

Total Site Area: ± 1.52 ac

Total Units: 30 du

Plan Type	Gross SF	Bdrm/Ba	# Units	%
Plan 1A	716 sf	1 bdrm/1 ba	3 du	10%
Plan 1AX	753 sf	1 bdrm/1 ba	1 du	3%
<b>Plan 1 Subtotal</b>			<b>4 du</b>	<b>13%</b>
Plan 2A	982 sf	2 bdrm/2 ba	12 du	40%
Plan 2AX	1,020 sf	2 bdrm/2 ba	6 du	20%
Plan 2B	993 sf	2 bdrm/2 ba	2 du	7%
<b>Plan 2 Subtotal</b>			<b>20 du</b>	<b>67%</b>
Plan 3A	1,260 sf	3 bdrm/2 ba	6 du	20%

Density: 19.7 du/ac

Parking:

Required: 56 spaces

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Provided: 56 spaces

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Open Space:

Required: 300 sf/unit

(Combination of common and private open space per Northwest Planning Area MX Open Space Requirements)

Provided: 608 sf/unit

- Common: 15,880 sf
- Private: 2,370 sf
- Total: 18,250 sf

Site Coverage: 17,788 sf (27% of site)

Maximum site coverage as percentage of site area, excluding porches and detached garages.

Paved Area: 22,809 sf (34% of site)

Open Space: 25,614 sf (39% of site)

Total Site Area: 66,211 sf

Floor Area Ratio (FAR): 0.48

Floor Area Ratio: Maximum building area as a ratio of site area, excluding porches, cellars, attics, detached garages, and underground parking.

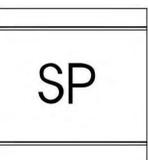
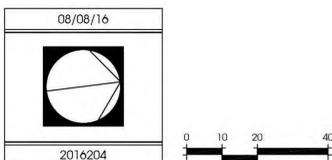
#### Notes:

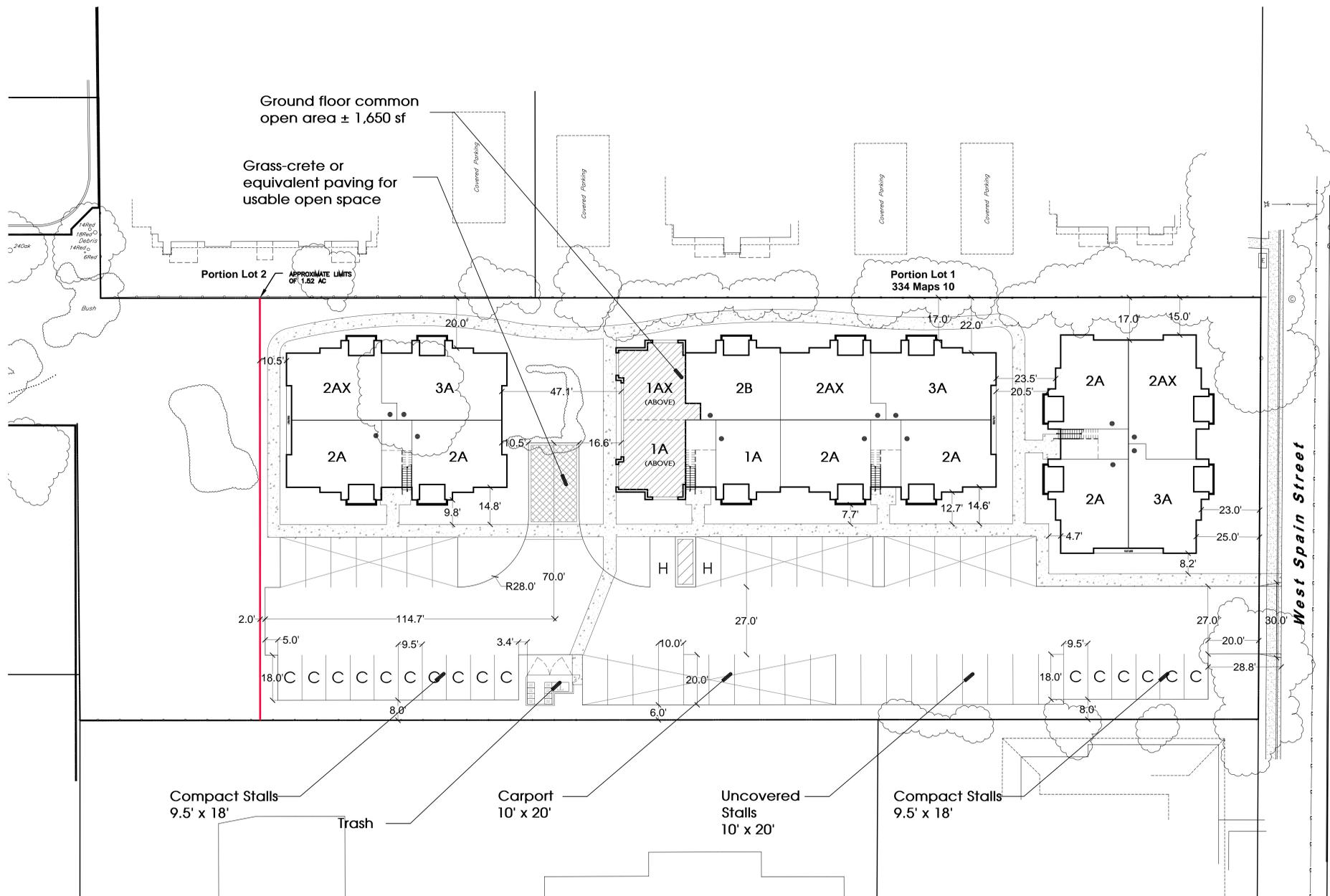
1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

## Conceptual Site Plan

# Oliva - W. Spain Apartments

Sonoma, CA  
DeNova Homes





### Project Summary

Total Site Area: ± 1.52 ac

Total Units: 30 du

Plan Type	Gross SF	Bdrm/Ba	# Units	%
Plan 1A	716 sf	1 bdrm/1 ba	3 du	10%
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Floor Area Ratio (FAR): 0.48

Floor Area Ratio: Maximum building area as a ratio of site area, excluding porches, cellars, attics, detached garages, and underground parking.

#### Notes:

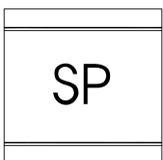
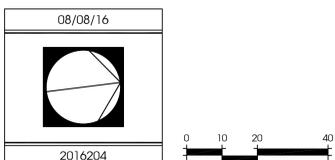
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## Conceptual Site Plan

# Oliva - W. Spain Apartments

Sonoma, CA

## DeNova Homes





**LEGEND**

--- PROJECT BOUNDARY LINE

**PLANNING AREA  
ZONE DISTRICT LEGEND**

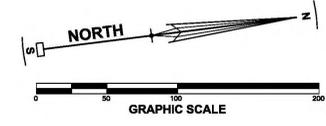
MX — NORTH WEST PLANNING AREA (MIXED USE)  
WEST NAPA SONOMA CORRIDOR (MIXED USE)

**ZONE DISTRICT CLASSIFICATIONS**

MX MIXED USE  
R-M RESIDENTIAL-MEDIUM DENSITY  
R-L RESIDENTIAL-LOW DENSITY  
C COMMERCIAL

**NOTES**

- AERIAL DATE: MARCH 2015  
SOURCE: GOOGLE EARTH PRO
- ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF SONOMA DEVELOPMENT CODE 19.24 AND 19.36.



REVISIONS BY	DATE

**CONTEXT PLAN**

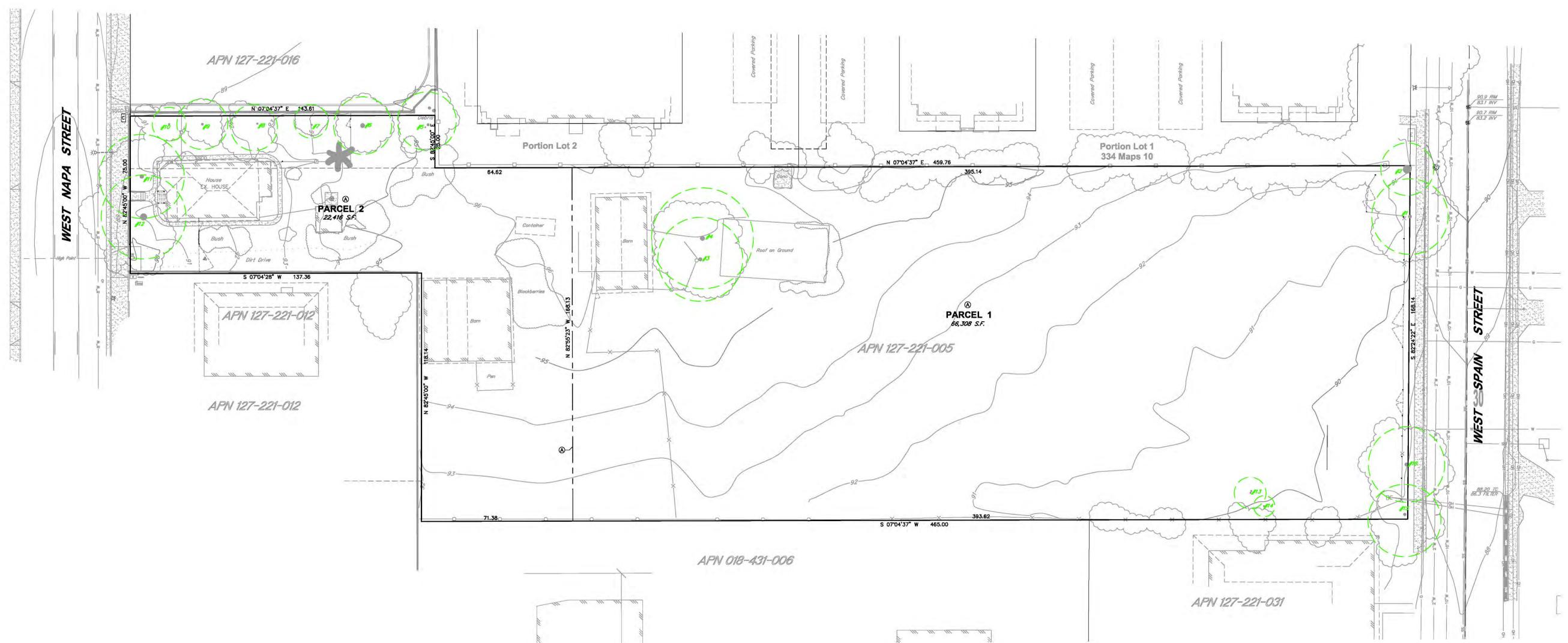
OLIVA - W SPAIN APARTMENTS  
590 WEST NAPA STREET APN 127-221-005  
SONOMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
PETALUMA, CALIFORNIA  
448 SECOND STREET, SUITE 202  
PETALUMA, CALIFORNIA 94952  
(707) 762-3122 FAX (707) 762-3239

DATE: 2016.09.15  
SCALE: 1" = 50'  
DESIGN: S.J.L.  
DRAWING: HSM  
CHECK: S.J.L.

JOB: OLIVA - WestHops  
JOB No: 161870  
SHEET  
**EX-1**  
OF 4 SHEETS

REVISIONS	BY

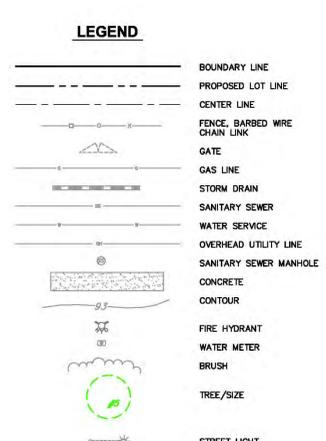


**TREE LIST**

TREE NO.	TREE DESCRIPTION	TRUNK SIZES
1	VALLEY OAK/QUERCUS LOBATA	19"
2	BLACK LOCUST/ROBINIA PSEUDOACACIA	48"
3	VALLEY OAK/QUERCUS LOBATA	17"
4	VALLEY OAK/QUERCUS LOBATA	18"
5	COAST REDWOOD/SEQUOIA SEMPERVIRENS	11, 12, 13, 15"
6	MONTEREY PINE/PINUS RADATA	20"
7	COAST LIVE OAK/QUERCUS AGRIFOLIA	22"
8	ASH/FRAXINUS SP.	11"
9	ASH/FRAXINUS SP.	11"
10	ASH/FRAXINUS SP.	10"
11	DEODAR CEDAR/CEDRUS DEODARA	24"
12	DEODAR CEDAR/CEDRUS DEODARA	28"
13	EUCALYPTUS/EUCALYPTUS SP.	10, 11"
14	EUCALYPTUS/EUCALYPTUS SP.	8"
15	VALLEY OAK/QUERCUS LOBATA	11, 12"
16	VALLEY OAK/QUERCUS LOBATA	12, 17"

**NOTE:**  
 TREE INFORMATION TAKEN FROM A TREE PRESERVATION AND MITIGATION REPORT BY BECKY DUCKLES (707) 829-0555 DATED SEPTEMBER 2016.  
 TREES LOCATED OUTSIDE THE PROPOSED DEVELOPMENT AREA OR TREES THAT HAVE A TRUNK DIAMETERS LESS THAN 4 INCHES ARE NOT INCLUDED ON THIS PLAN.

- NOTES**
- TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN JUNE 2016.
  - VERTICAL DATUM: TOP OF BOLT AT SOUTHEAST CORNER OF BASE OF TRAFFIC SIGNAL POLE, NORTH SIDE OF WEST NAPA STREET AT NORTHWEST RETURN OF SONOMA HIGHWAY, ELEVATION=83.094 NAVD83 DATUM. ALL ELEVATIONS WERE ADJUSTED +2.71 TO ACHIEVE NAVD88 DATUM, PER THE NGS VERTCON PROGRAM.
  - HORIZONTAL DATUM: PARCEL MAP NO. 29, FILED IN BOOK 310 OF MAPS, AT PAGES 31 & 32, SQR.
  - BOUNDARY INFORMATION SHOWN IS BASED UPON FIELD TIES AND RECORD INFORMATION. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY. SAID RESOLUTION WOULD REQUIRE A RECORD OF SURVEY UNDER STATE LAW. BOUNDARY INFORMATION SHOWN IS FOR PLANNING PURPOSES ONLY.
  - NO TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
  - TREES WERE MEASURED AT BREAST HEIGHT ABOVE THE GROUND WHERE PRACTICAL. TREES MAY EXIST ON SITE THAT HAVE MULTIPLE TRUNKS, BRANCHES THAT TOUCH THE GROUND OR HAVE GROWN IN AN IRREGULAR MANNER. IT IS RECOMMENDED THAT AN ARBORIST REPORT BE OBTAINED TO DETERMINE TREE SPECIES, HEALTH AND HERITAGE STATUS. EXACT LOCATION OF IRREGULAR TREES SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
  - THE GROUND WAS OBSERVED IN MANY AREAS BY HEAVY OVERGROWTH OF WEEDS AND BLACKBERRIES. CONTOURS IN TALL WEEDS HAVE THE LOWEST ACCURACY AND SHOULD BE USED ACCORDINGLY.
  - AREAS LABELED "HEAVY BRUSH" OR "BLACKBERRIES" ARE AREAS THAT WERE NOT ACCESSIBLE OR THE GROUND WAS OBSERVED. IF SURVEY DATA IS SHOWN IN THESE AREAS, CONTOURS WERE INTERPOLATED FROM THE CLOSEST AVAILABLE DATA AND MAY NOT REFLECT THE ACTUAL GROUND SURFACE.
  - UNDERGROUND UTILITIES WERE PLOTTED USING SURFACE EVIDENCE AND RECORD INFORMATION. RECORD INFORMATION WAS DERIVED FROM SONOMA CITY GIS FOR WATER AND STORM DRAIN SYSTEMS. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES MAY NOT BE LOCATED AS SHOWN HEREON. IT IS RECOMMENDED THAT AN UNDERGROUND UTILITY LOCATION COMPANY MARKS THE UTILITIES PRIOR TO ANY CONSTRUCTION. ONLY BY POT-HOULING FOR EXISTING UTILITIES CAN THEIR LOCATION BE KNOWN.
  - THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF STEVEN J. LAFRANCHI & ASSOCIATES, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF STEVEN J. LAFRANCHI & ASSOCIATES, INC. STEVEN J. LAFRANCHI & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
  - THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.



**ABBREVIATIONS**

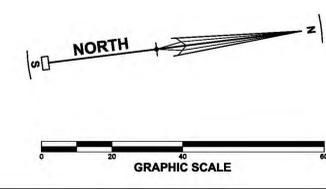
APN	ASSESSOR'S PARCEL NUMBER
CL	CENTERLINE
CONC	CONCRETE
EX	EXISTING
W	WATER

**SITE DATA**

SITE DATA:	590 WEST NAPA STREET APN 127-221-005
EXISTING ZONING:	NORTHWEST AREA • MIXED USE WEST NAPA ST/SONOMA CORRIDOR • MIXED USE
TOTAL AREA:	2.04 ACRES (88,724 S.F.)
TOTAL LOTS:	2 PARCELS
PARCEL 1	1.52 ACRES (66,308 S.F.)
PARCEL 2	0.51 ACRES (22,416 S.F.)

**KEYNOTES**

④ SEE TENTATIVE PARCEL MAP FOR PROPOSED LAND DIVISION



**EXISTING CONDITIONS EXHIBIT**  
 OLIVA - W SPAIN APARTMENTS  
 590 WEST NAPA STREET APN 127-221-005  
 SONOMA CALIFORNIA

**STEVEN J. LAFRANCHI & ASSOCIATES, INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
 PETALUMA TREETREE SQUARE  
 140 SECOND STREET, SUITE 312  
 PETALUMA, CALIFORNIA 94952  
 (707) 762-3122 FAX (707) 762-3259

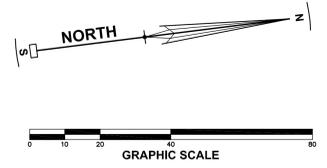
DATE: 2016.06.15  
 SCALE: 1" = 20'  
 DESIGN: S.J.L.  
 DRAWN: HSM  
 CHECK: S.J.L.  
 JOB: DENVER-Redding  
 JOB No: 161870  
 SHEET  
**EX-2**  
 OF 4 SHEETS





AERIAL SOURCE:  
GOOGLE EARTH PRO  
DATE: MARCH 2015

- NOTES**
- SEE EX-2, EXISTING CONDITIONS EXHIBIT FOR PARCEL AND EXISTING CONDITION INFORMATION.
  - SEE EX-3 PRELIMINARY SITE DEVELOPMENT PLAN FOR ALL PROPOSED INFORMATION.
  - FOR WEST NAPA STREET/SONOMA CORRIDOR AND NORTHWEST PLANNING AREA LIMITS SEE CITY OF SONOMA 2020 GENERAL PLAN.



REVISIONS	BY

**PRELIMINARY SITE DEVELOPMENT PLAN - AERIAL**  
 OLIVA - W SPAIN APARTMENTS  
 590 WEST NAPA STREET APN 127-221-005  
 SONOMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.  
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
 PETALUMA SQUARE SQUARE  
 440 SECOND STREET, SUITE 102  
 PETALUMA, CALIFORNIA 94952  
 (707) 762-3122 FAX (707) 762-3239

DATE: 2016.09.15  
 SCALE: 1"=20'  
 DESIGN: S.J.L.  
 DRAWING: HSM  
 CHECK: S.J.L.

JOB: GENOVA-WestNapa  
 JOB No: 161870  
 SHEET  
**EX-4**  
 OF 4 SHEETS



West Spain Street Elevation



Front Elevation

8 - Plex Building

# Sonoma Apartments

Sonoma, CA

DeNova Homes



WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
2830 REDHILL AVENUE, SUITE 200, SANTA ANA, CA 92705-5543  
949 250 0507 www.wharchitects.com fax 949 250 1529  
2016204 07/20/16

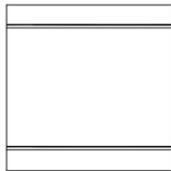


10/05/16
2016204

# Oliva - W. Spain Apartments

Sonoma, CA  
DeNova Homes

**W**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-6543  
949 250 0607 www.wharchitects.com fax 949 250 1529





# Scene 1

## Oliva - W. Spain Apartments

Sonoma, CA

DeNova Homes

10/05/16
2016204



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## Scene 2

**Oliva - W. Spain Apartments**  
Sonoma, CA  
DeNova Homes

10/05/16
2016204

  
**WILLIAM HEZMALHALCH  
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949 250 0607 [www.wharchitects.com](http://www.wharchitects.com) fax 949 250 1529




## Scene 3

Oliva - W. Spain Apartments

Sonoma, CA

DeNova Homes

10/05/16
2016204



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## Scene 4

**Oliva - W. Spain Apartments**  
Sonoma, CA  
DeNova Homes

10/05/16
2016204

  
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949 250 0607 [www.wharchitects.com](http://www.wharchitects.com) fax 949 250 1529




# Scene 5

## Oliva - W. Spain Apartments

Sonoma, CA

DeNova Homes

10/05/16
2016204



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949 250 0607 www.wharchitects.com fax 949 250 1529




## Scene 6

Oliva - W. Spain Apartments  
Sonoma, CA  
DeNova Homes

10/05/16
2016204

  
**WILLIAM HEZMALHALCH  
ARCHITECTS INC.**  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-6643  
949 250 0607 [www.wharchitects.com](http://www.wharchitects.com) fax 949 250 1529


**Agenda Item Title:** Application for a Tentative Map to subdivide a 2.04-acre property into two parcels.

**Applicant/Owner:** DeNova Homes, Inc./Paul Norrbom

**Site Address/Location:** 590 West Napa Street (APN 127-221-005)

**Staff Contact:** Rob Gjestland, Senior Planner  
Staff Report Prepared: 10/07/16

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**PROJECT SUMMARY**

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**Description:** Application of DeNova Homes, Inc. for a Tentative Map to subdivide a 2.04-acre property into two parcels at 590 West Napa Street.

**General Plan Designation:** Mixed Use (MU)

**Zoning:** **Base:** Mixed Use (MX) **Overlay:** None

**Planning Area:** West Napa Street/Sonoma Highway Corridor & Northwest Planning Area

**Site Characteristics:** The subject property is a 2.04-acre parcel with frontage on both West Napa Street and West Spain Street. The south portion of the property is currently developed with a residence, water tower, and two barns. The remaining portion of the property to the north is vacant. Several trees are located on the property. Each frontage is improved with curb, gutter, sidewalk and a residential driveway.

**Surrounding Land Use/Zoning:**

**North:** Single-family homes (across West Spain Street)/Low Density Residential

**South:** Various commercial uses and a single-family home (across West Napa Street)/Commercial

**East:** Gas station, rear of shopping center, and office building/Mixed Use & Commercial

**West:** Fast food restaurant and condominiums/Commercial & Medium Density Residential

**Environmental Review:**

<input checked="" type="checkbox"/> Categorical Exemption	<input type="checkbox"/> Approved/Certified
<input type="checkbox"/> Negative Declaration	<input checked="" type="checkbox"/> No Action Required
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> Action Required
<input type="checkbox"/> Not Applicable	

**Staff Recommendation:** Approve with conditions.

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## ***PROJECT ANALYSIS***

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### **DETAILED PROJECT DESCRIPTION**

The subject property is currently developed with a residence and accessory buildings grouped within the southern portion of the site, toward West Napa Street; however, the bulk of the property consists of a large, undeveloped portion of land to the north that extends to West Spain Street (this vacant area has historically accommodated a seasonal Christmas tree lot). The proposed subdivision would divide the subject property into two parcels as follows:

<b>Parcel No.</b>	<b>Area</b>	<b>Dimensions</b>
<b>1</b> (fronting West Spain Street)	1.52 acres (66,308 sq. ft.)	168' x 394'
<b>2</b> (fronting West Napa Street)	0.51 acres (22,416 sq. ft.)	irregular shape with 75' width at frontage

The residence, water tower, and larger barn located on the south side of the site would be contained on Parcel 2 and retained by the Norrbom family for their continued use (the existing residential driveway off West Napa Street would continue to provide access to this parcel). Parcel 1 would encompass the remaining, largely vacant  $\pm 1.5$ -acre portion of land to the north, with access from West Spain Street. The purpose of the proposed subdivision is to allow the current owner to retain the portion of the property with the existing residence, while allowing the sale of the vacant portion to the applicant, DeNova Homes, for future development.

### **GENERAL PLAN CONSISTENCY** ( **Not Applicable to this Project**)

The property is designated Mixed Use by the General Plan. The Mixed Use land use designation is intended to accommodate uses that provide a transition between commercial and residential districts, to promote a pedestrian presence in adjacent commercial areas, and to provide neighborhood commercial services to adjacent residential areas. It is also intended to provide additional opportunities for affordable housing. The designation allows a density up to 20 residential units per acre and a residential component is required in new development, unless an exemption is granted through use permit review.

The requested subdivision, which does not propose any development, would not change the current land use, retaining the existing home site on the south parcel (Parcel 2) with the remaining, vacant portion of land to the north encompassed by Parcel 1. As is presently the case, the vacant portion of land encompassed by Parcel 1, would have the potential to be developed in accordance with the applicable MX zoning requirements, subject to review and approval by the Planning Commission. The two-lot subdivision does not raise any issues in terms of consistency with the *City of Sonoma 2020 General Plan* and any future development application for Parcel 1 would be subject to a separate review by the Planning Commission.

### **DEVELOPMENT CODE CONSISTENCY** ( **Not Applicable to this Project**)

*Use:* The property is zoned Mixed Use (MX). The existing single-family home and accessory structures to be retained on Parcel 2 are permitted uses in the MX zoning district and would not be altered. As is presently the case, the vacant property encompassed by Parcel 1 would have the potential to be developed in accordance with the applicable MX zoning requirements, subject to review and approval by the Planning Commission. The proposed two-lot subdivision does not raise any issues of consistency with the property's zoning in terms of use and any future development application for either parcel would be subject to a separate review by the Planning Commission.

*Lot Size:* The minimum lot size for the MX zone is 7,000 square feet in the West Napa Street Corridor Planning Area and 8,000 square feet in the Northwest Planning Area (the south portion of the property with the residence is within the West Napa Street Corridor). Both parcels would greatly exceed these standards. Parcel 1 is proposed with an area of 1.52 acres (66,308 sq. ft.) and Parcel 2 is proposed with an area of 0.51 acres (22,416 sq. ft.).

*Lot Width & Depth:* The minimum lot width in the MX zone is 40 feet and there is no minimum lot depth requirement. Both parcels would exceed these standards.

*Zoning Requirements:* The proposed subdivision would not create any issues of consistency with FAR and lot coverage limitations in relation to existing structures that would remain on Parcel 2. In addition, the new lot line separating Parcel 1 and Parcel 2 would comply with applicable setback requirements. Staff would note that the north barn and roof on the ground would be removed from Parcel 1 since there is no desire to retain these features (a draft condition of approval has been included to this effect).

**CONSISTENCY WITH OTHER CITY ORDINANCES/POLICIES** ( **Not Applicable to this Project**)

*Tree Ordinance:* Under the City's Tree Ordinance, an arborist report and Tree Committee review is normally required for subdivision of property for the purpose of constructing new residential or commercial structures. Since the subdivision does not involve new development at this time, staff has deferred this review so that it may occur in conjunction with any future development application. In this regard, an arborist report is already being prepared for the preliminary apartment concept for Parcel 1 that DeNova Homes has put forward as a study session item.

**ENVIRONMENTAL REVIEW** ( **Not Applicable to this Project**)

Pursuant to Section 15315 of the State CEQA Guidelines, division of property into four or fewer parcels is categorically exempt from the provisions of CEQA (Class 15 – Minor Land Divisions).

**DISCUSSION OF PROJECT ISSUES**

*Subdivision Improvement Requirements:* As required under Chapter 19.62 of Development Code (Subdivision Design and Improvement Requirements), separate underground utilities must be provided to each lot, which will also include undergrounding the existing overhead electrical service going to the northeast corner of the site on West Spain Street. In addition, each lot must drain independently or appropriate easements provided. Improvement plans will be required to illustrate these and any other necessary on or off-site improvements, subject to review and approval by the City Engineer. The improvements must be constructed or bonded for prior to approval and recordation of the Parcel Map. These requirements are addressed in the draft conditions of approval, which also incorporate the County Sanitation Division's requirements specific to sewer.

**RECOMMENDATION**

Staff recommends approval of the Tentative Map, subject to the attached conditions of approval.

Attachments

1. *Findings*
2. *Draft Conditions of Approval*
3. *Sanitation Conditions from Sonoma County PRMD, dated 9/29/16*
4. *Location map*
5. *Project Narrative & Zoning Map*
6. *Tentative Map*

cc: Trent Sanson (vie email)  
DeNova Homes, Inc.  
1500 Willow Pass Court  
Concord, CA 94520

Steven Lafranchi (via email)  
Steven J Lafranchi & Associates, Inc.  
Petaluma Theatre Square  
140 Second Street, Suite 312  
Petaluma, California 94952

City of Sonoma Planning Commission  
**FINDINGS OF PROJECT APPROVAL**  
Norrbon Minor Subdivision  
590 West Napa Street (APN 127-221-005)

October 13, 2016

**Tentative Map Approval:**

Based on substantial evidence in the record, including but not limited to the staff report, and upon consideration of all testimony received in the course of the public review, including the public review, the City of Sonoma Planning Commission finds and declares as follows:

1. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the 2020 General Plan land use designation requirements and the applicable provisions of the Development Code.
2. That the tentative map complies with the requirements of the Article VI (Subdivisions) of the Development Code.
3. That the site is physically suited to the type and density of the proposed development, regulated by the conditions of project approval.

City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL**  
Norrbom Minor Subdivision  
590 West Napa Street (APN 127-221-005)

October 13, 2016

1. The following are required by the City and other affected agencies prior to the approval of the Parcel Map.
  - a. A Parcel Map shall be prepared and submitted to the City Engineer and Planning Director for review and approval along with the following supporting data: a current (within the most recent three months) Preliminary Title Report, any necessary easements or agreements, closure calculations, copies of existing easements, and copies of records used to prepare survey (such as deeds and easements, filed maps, etc.). Upon approval and acceptance by the City, the map will be released to the Applicant's title company for filing at the office of the Sonoma County Recorder. The Applicant shall provide the number and types of copies to the City as directed by the City Engineer.
  - b. All required public sidewalk, street, storm drainage, water, sewer, access and public utility easements shall be dedicated to the City of Sonoma or to other affected agencies of jurisdiction, as required and shown on the Parcel Map.
  - c. Three-quarter inch iron pipe monuments shall be set at all tract corners and at all lot corners, unless otherwise approved by the City Engineer. Street centerline monuments shall be set as directed by the City Engineer. Prior to recordation of the map, applicant's Surveyor shall certify that all monuments have been set to the satisfaction of the City Engineer.
  - d. The applicant shall show proof of payment of all outstanding engineering plan check fees within thirty (30) days of notice for payment and prior to Parcel Map recordation, whichever occurs first.

*Enforcement Responsibility:*      *Planning Director; City Engineer*  
*Timing:*                              *Prior to approval of the Parcel Map*

2. Prior to approval of the Parcel Map, Applicant shall submit Improvement Plans to the City Engineer for review and approval. The Improvement Plans shall be prepared by a registered civil engineer and all public improvements shall meet City standards. The following public improvements shall be required and shown on the Improvement Plans:
  - a. Driveway approaches and any non-conforming sidewalk shall be removed, replaced, or modified to meet City and Federal ADA standards, at the discretion of the City Engineer. Existing curb, gutter and sidewalk that are damaged or deemed by the City Engineer to be in disrepair shall be removed and replaced to City standards.
  - b. A drainage plan shall be included in the Improvement Plans. No lot-to-lot drainage is allowed unless a private storm drain easement is acquired.
  - c. Proposed sewer services serving each lot. The Applicant shall also submit improvement plans for sanitary sewer design directly to the Sanitation Section of Sonoma County PRMD for review and approval as necessary.
  - d. Separate water services and meters serving each lot. Backflow assemblies as required by the Fire Department and/or the State of California shall also be shown on the improvement plans.
  - e. Private underground utility services, including gas, electricity, cable TV and telephone, to each lot/unit in the subdivision, subject to the discretion of the City Engineer.
  - f. Parking and drives shall be surfaced with an all-weather surface material as approved by the Building Department. Driveways shall be surfaced with asphalt, concrete, or other approved material for a minimum distance of 20 feet behind the public right of way.

- g. The address numbers shall be posted at the public street and/or on the individual structures in a manner visible from the public streets. Type and location of posting are subject to the review and approval of the City Engineer, Fire Chief and Planning Director.
- h. The applicant shall show proof of payment of all outstanding engineering plan check fees within thirty (30) days of notice for payment and prior to the approval of the improvement plans, whichever occurs first.

*Enforcement Responsibility:* City Engineer; Public Works Department; Building Department; Sonoma County PRMD  
*Timing:* Prior to the approval of the Parcel Map

- 3. Prior to approval of the Parcel Map, the Applicant shall install improvements in accordance with the City-approved Improvement Plans.

*Enforcement Responsibility:* City Engineer  
*Timing:* Prior to the approval of the Parcel Map

- 4. The applicant shall obtain encroachment permits from the City of Sonoma for all work within the West Spain Street and/or West Napa Street right-of-way. In addition, an encroachment permit from the Department of Transportation (Caltrans) shall be required for all work within the Highway 12 (West Napa Street) right-of-way. The applicant shall provide proof of the Caltrans encroachment permit prior to City Engineer approval of improvement plans.

*Enforcement Responsibility:* City Engineer; Caltrans; Public Works Department; Building Department  
*Timing:* Prior to the approval of the Parcel Map

- 5. All existing and proposed utility distribution facilities for the subdivision, including electric, telecommunications, cable TV, etc., shall be undergrounded, subject to the discretion of the City Engineer.

*Enforcement Responsibility:* City Engineer  
*Timing:* Prior to the approval of the Parcel Map

- 6. The applicant shall be required to pay for all inspections prior to the acceptance of public improvements, or within 30 days of receipt of invoice; all plan checking fees at the time of the plan checks; and any other fees charged by the City of Sonoma, the Sonoma County PRMD/Water Agency or other affected agencies with reviewing authority over this project.

*Enforcement Responsibility:* City Engineer; Public Works Department; Building Department; Affected Agencies  
*Timing:* Prior to the acceptance of public improvements, or plan check, or within 30 days of receipt of invoice, as specified above

- 7. The applicant/developer shall comply with all sanitation conditions of the Sonoma County Permit and Resource Management Department as set forth in their letter dated September 29, 2016 (attached). A sewer clearance shall be provided to the City Engineer and/or Building Department verifying that all applicable sewer fees have been paid prior to approval of the Parcel Map. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Water Agency immediately to determine whether such fees apply.**

*Enforcement Responsibility:* City Engineer; Building Department  
*Timing:* Prior to the approval of the Parcel Map

- 8. Any septic systems on the site shall be removed or closed in place, consistent with the permit requirements of the Sonoma County Department of Environmental Health. Said septic system(s) shall be shown on the improvement plans with details for removal.

*Enforcement Responsibility:* Sonoma County Department of Environmental Health; City Engineer  
*Timing:* Prior to approval of the Improvement Plans

9. Any wells on the site shall be abandoned in accordance with permit requirements of the Sonoma County Department of Environmental Health; or equipped with a back-flow prevention device as approved by the City Engineer. Wells that will remain shall be plumbed to irrigation system only and not for domestic use.

*Enforcement Responsibility:* Sonoma County Department of Environmental Health; City Engineer  
*Timing:* Prior to approval of the Improvement Plans

10. The north barn and roof on ground identified on the Tentative Parcel Map shall be removed prior to approval of the Parcel Map. A building permit for demolition/removal of these structures/features shall be obtained from the Building Department in conjunction with a J Number Permit from the BAAQMD as necessary.

*Enforcement Responsibility:* BAAQMD; Building Department; Planning Department  
*Timing:* Prior to the approval of the Parcel Map

11. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to approval of the Parcel Map, including the payment of applicable fees:

- a. Sonoma County PRMD/Water Agency [For sewer connections and modifications and interceptor requirements]
- b. Sonoma County Department of Public Health [For closure and removal of septic tanks]
- c. Sonoma County Department of Environmental Health [For abandonment of wells]
- d. Caltrans [For encroachment permits and frontage improvements on State Highway 12/Broadway]

*Enforcement Responsibility:* City Engineer  
*Timing:* Prior to the approval of the Parcel Map



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2829  
(707) 565-1900 FAX (707) 565-1103

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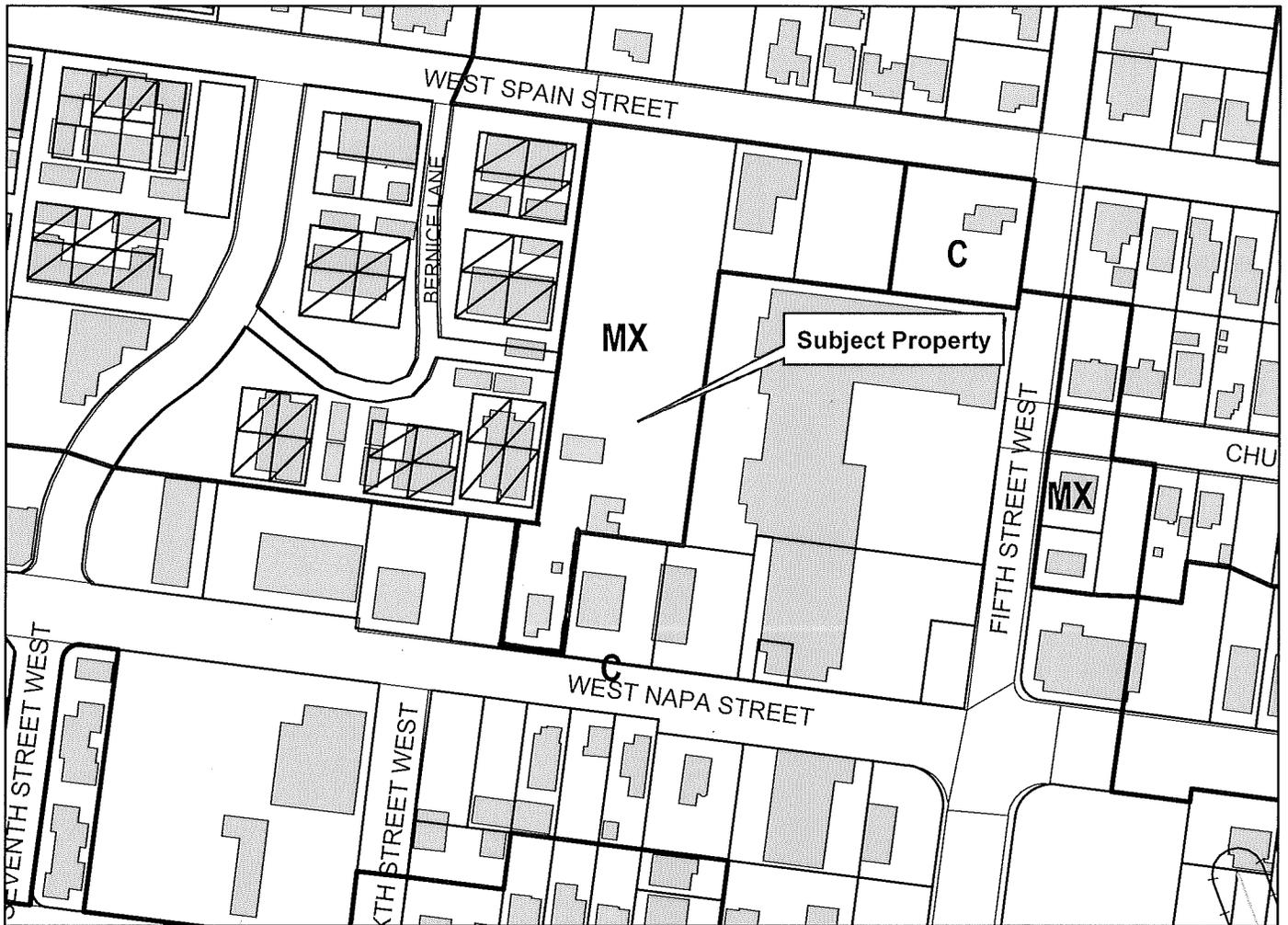
### RECOMMENDED SANITATION CONDITIONS

Date: September 29, 2016  
Planner: Rob Gjestland, City of Sonoma  
From: Keith Hanna  
File Number: None provided  
Applicant: None provided  
Owner: Norbom family  
Site Address: 590 West Napa Street, Sonoma  
A.P.N. 127-221-005

**Project description:** West Napa & West Spain Tentative Map – Minor Subdivision

1. NOTE ON MAP: "A separate Sewer Connection Permit for each lot in this subdivision shall be obtained prior to occupancy of any building constructed on the lot. All fees shall be paid to, and all sewer construction shall be inspected and accepted by the Sonoma County Permit and Resource Management Department prior to occupancy of the building."
2. The Applicant shall provide a site plan to the Engineering Division of the Sonoma County, Permit Resource Management Department (PRMD) showing all existing and any proposed sanitary sewer lines. Any sewer lines crossing the proposed property line, or neighboring properties, shall be relocated such that the lines do not cross existing or proposed neighboring parcels. The Applicant shall obtain a permit to construct any proposed sanitary sewer facilities prior to subdivision map recordation. The sewer design, and construction, shall comply with the Sonoma County Water Agency Design and Construction Standards for Sanitation Facilities and Sonoma Valley County Sanitation District Sanitations Code Ordinance. All sewer work shall be inspected and accepted by the Engineering Division of PRMD, and the sewer permit shall Final before the subdivision map recordation.
3. Any required Sewer Use Fees for sewer service shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of sewer permit issuance.
4. All required Sewer Fees per Sonoma Valley County Sanitation District Ordinances (latest revision) shall be paid to the Sanitation Section of the Sonoma County Permit and Resource Management Department (PRMD) prior to occupancy.
5. The Applicant shall pay to the Sonoma County, Permit and Resource Management Department (PRMD) for *Planning Referral to Sanitation Section* at the current rates in effect at the time of sewer permit application, or review of site plan showing all existing and proposed sanitary sewer lines.

# Vicinity Map

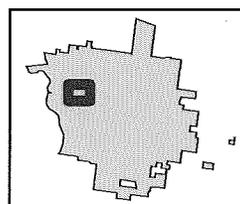


## Zoning Designations

- R-HS Hillside Residential (1 D.U./10 acres, maximum)
- R-R Rural Residential (2 D.U./acre, maximum)
- R-L Low Density Residential (2-5 D.U./acre)
- R-S Sonoma Residential (3-8 D.U./acre)
- R-M Medium Density Residential (6-10 D.U./acre)
- R-H High Density (9-12 D.U./acre)
- R-O Housing Opportunity (15-20 D.U./acre)
- R-P Mobile Home Park (7 D.U./acre, maximum)
- MX Mixed Use (12 D.U./acre, maximum)
- C Commercial (15 D.U./acre, maximum)
- C-G Commercial-Gateway (15 D.U./acre, maximum)
- W Wine Production
- P Public Facility
- Pk Park
- A Agriculture

### Project Summary

<i>Project Name:</i>	Norrbon Minor Subdivision
<i>Property Addresses:</i>	590 West Napa Street
<i>Applicant:</i>	DeNova Homes, Inc.
<i>Property Owner:</i>	Paul Norrbom
<i>General Plan Land Use:</i>	Mixed Use
<i>Zoning - Base:</i>	Mixed Use
<i>Zoning - Overlay:</i>	None
<i>Summary:</i>	Application for a Tentative Map to subdivide a ±2-acre parcel into two lots.



0 100 200 400 Feet

1 inch = 200 feet

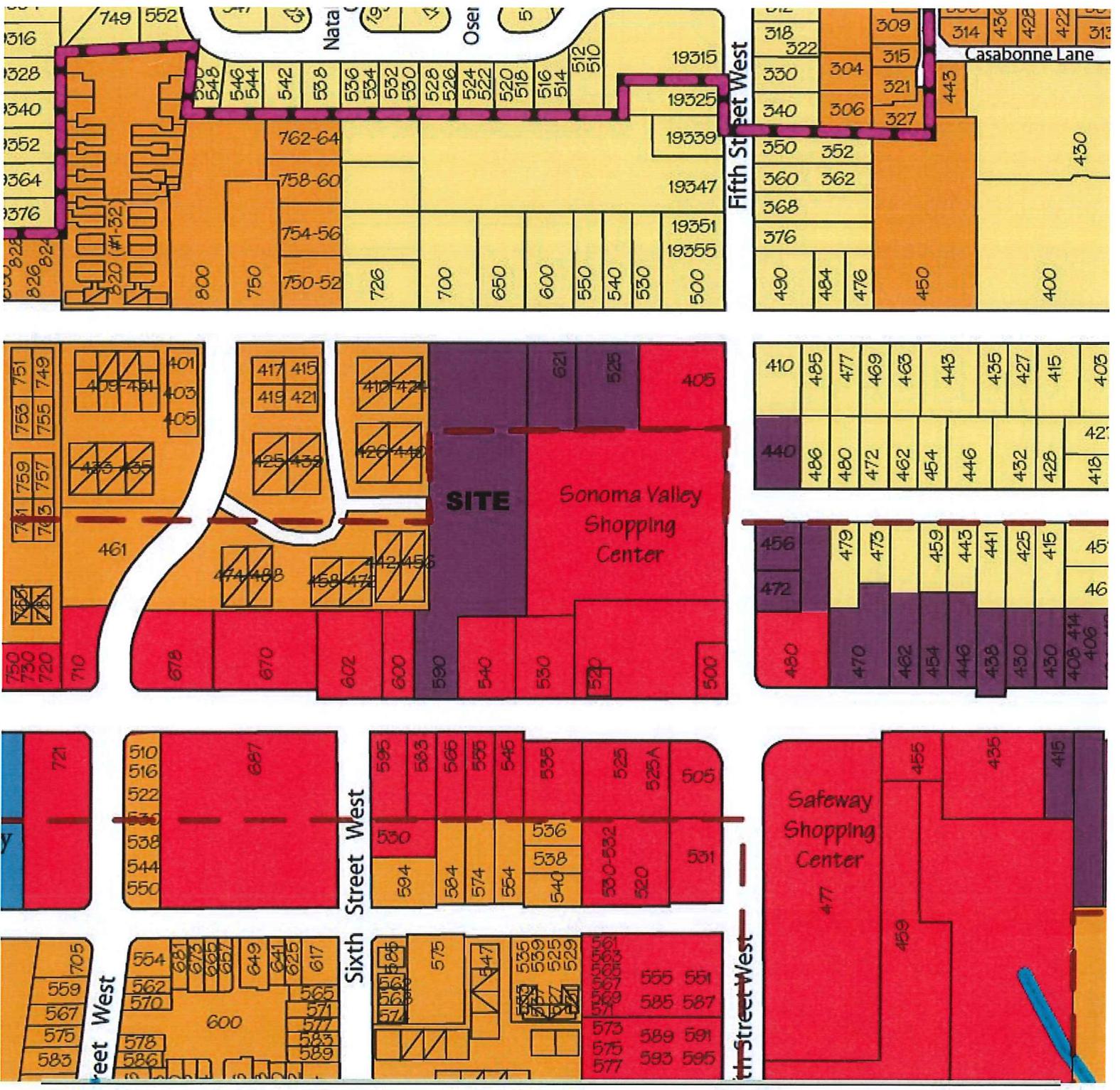
**W NAPA & W SPAIN TENTATIVE PARCEL MAP NARRATIVE – MINOR SUBDIVISION**

*590 W Napa St – APN 127-221-005*

Currently owned by the Norrbom family, the mostly vacant land between W Napa St and W Spain St contains 2.04 acres with a home on the W Napa side of the property. Towards the middle of the property there are two barn structures, and the rest of the land remains vacant heading north towards the W Spain side of the property. Currently the land is designated as Mixed Use under the General Plan and contains Mixed Use zoning under the Northwest Area Zoning District.

The Norrbom family desires to retain the portion of their land on the W Napa side of the property that contains the existing home and the larger barn. This leaves 1.52 acres to be utilized for future development to be consistent with the overriding land use and zoning designations; future Use Permit application materials will be proposing an apartment community consistent with the Mixed Use designations. In order for any development to occur at 590 W Napa St the current parcel needs to be split into two, so the home on W Napa side of the property can be kept by the Norrbom family.

In order to allow the property owners to sell the 1.52 acres in question, the applicant is seeking approval for the minor subdivision/tentative parcel map to split 590 W Napa St into two separate parcels; where the home at 590 W Napa will be retained by the Norrbom family, and the newly created parcel off of W Spain St will be proposed for the new apartment community by the applicant. Following creation of the new parcel as part of the minor subdivision/lot split the applicant desires to take all feedback received from the Planning Commission Study Session and neighborhood outreach to make any improvements to the site plan where possible prior to submitting application for the Use Permit review for apartments to be built.



City of Sonoma

## Zoning Designations

- |                            |   |                    |  |                     |   |
|----------------------------|---|--------------------|--|---------------------|---|
| Rural Residential          |  | Mobile Home Park   |  | Park                |  |
| Low Density Residential    |  | Mixed Use          |  | Hillside            |  |
| Sonoma Residential         |  | Commercial         |  | Agriculture         |  |
| Medium Density Residential |  | Gateway Commercial |  | Bike Path           |  |
| High Density Residential   |  | Wine Production    |  | City Limits         |  |
| Housing Opportunity        |  | Public Facility    |  | Sphere of Influence |  |

# TENTATIVE PARCEL MAP

## FOR THE LANDS OF NORRBOM

590 WEST NAPA STREET APN 172-221-005  
SONOMA CALIFORNIA

**PROJECT DATA**

SITE DATA: 590 WEST NAPA STREET  
APN 127-221-005

EXISTING ZONING: NORTHWEST AREA  
• MIXED USE

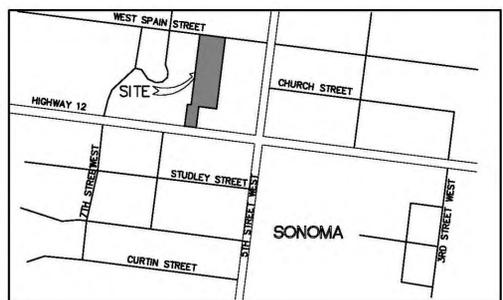
WEST NAPA ST/SONOMA CORRIDOR  
• MIXED USE

TOTAL AREA: 2.04 ACRES (88,724 S.F.)

TOTAL LOTS: 2 PARCELS

PARCEL 1 1.52 ACRES (66,308 S.F.)

PARCEL 2 0.51 ACRES (22,416 S.F.)



VICINITY MAP  
NTS

CIVIL ENGINEER  
LAND SURVEYOR  
LANDSCAPE  
ARCHITECT

ARCHITECT

**CONSULTANTS**

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**OWNER/APPLICANT**

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CONCORD, CALIFORNIA 94520  
925.685.0110 VOICE  
trent@denovahomes.com

**SHEET INDEX**

- TM-1 COVER SHEET
- TM-2 CONTEXT PLAN
- TM-3 SITE PLAN AND TENTATIVE PARCEL MAP

**UTILITIES**

FIRE PROTECTION CITY OF SONOMA  
WATER CITY OF SONOMA  
SANITARY SEWER CITY OF SONOMA  
STORM DRAIN CITY OF SONOMA  
ELECTRICITY PACIFIC, GAS & ELECTRIC  
GAS PACIFIC, GAS & ELECTRIC  
TELEPHONE S.B.C.  
TELEVISION COMCAST



SITE DIAGRAM  
SCALE: 1"=100'



REVISIONS	BY

**COVER SHEET**  
LANDS OF NORRBOM  
590 WEST NAPA STREET APN 127-221-005  
SONOMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
PETALUMA THEATRE SQUARE  
140 SECOND STREET, SUITE 312  
PETALUMA, CALIFORNIA 94952  
(707) 762-3122 FAX (707) 762-3239

DATE: 2016.08.22  
SCALE: AS SHOWN  
DESIGN: SJL  
DRAWN: HSM  
CHECK: SJL  
JOB: DENOVA-WestNapa  
JOB No: 161870  
SHEET

**TM-1**  
OF 3 SHEETS



**LEGEND**

--- PROJECT BOUNDARY LINE

**PLANNING AREA  
ZONE DISTRICT LEGEND**

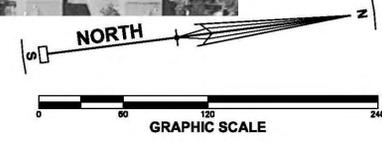
**MX** WEST NAPA/SONOMA CORRIDOR (MIXED USE)  
NORTHWEST AREA (MIXED USE)

**ZONE DISTRICT CLASSIFICATIONS**

MX MIXED USE  
R-M RESIDENTIAL-MEDIUM DENSITY  
R-L RESIDENTIAL-LOW DENSITY  
C COMMERCIAL

**NOTES**

1. AERIAL DATE: MARCH 2015  
SOURCE: GOOGLE EARTH PRO
2. ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF SONOMA DEVELOPMENT CODE 19.24 AND 19.36.



REVISIONS	BY

**CONTEXT PLAN**

LANDS OF NORBOM  
590 WEST NAPA STREET APN 127-221-005  
SONOMA CALIFORNIA

**STEVEN J. LAFRANCHI & ASSOCIATES, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
PETALUMA THEATRE SQUARE  
140 SECOND STREET, SUITE 312  
PETALUMA, CALIFORNIA 94952  
(707) 765-3122 FAX (707) 765-3238

DATE: 2016.08.22  
SCALE: 1"=60'  
DESIGN: S.J.L.  
DRAWN: H.S.M.  
CHECK: S.J.L.  
JOB: DENOVA-WestNapa  
JOB No: 161870  
SHEET

**TM-2**  
OF 3 SHEETS

