City of Sonoma Planning Commission
AGENDA

Special Meeting of December 13, 2016 -- 6:30 PM
EMERGENCY OPERATIONS CENTER (EOC), 175 First Street West
Sonoma, CA 95476

Meeting Length: **No new items will be heard by the Planning Commission after 10:30 PM**, unless the Commission, by majority vote, specifically decides to continue reviewing items. If an item is not heard due to the length of the meeting, the Commission will attempt to schedule a special meeting for the following week. If a special meeting is necessary, potential dates will be established at the close of this meeting, and a date set as soon as possible thereafter.

CALL TO ORDER – Chair, Robert Felder

Commissioners: Michael Coleman
James Cribb
Mary Sek
Chip Roberson
Ron Wellander
Bill Willers
Robert McDonald (Alternate)

Be Courteous - TURN OFF your cell phones and pagers while the meeting is in session.

PLEDGE OF ALLEGIANCE

COMMENTS FROM THE PUBLIC: Presentations by audience members on items not appearing on the agenda.

MINUTES: Minutes from the meeting of October 13, 2016.

CORRESPONDENCE

ITEM #1 – PUBLIC HEARING

REQUEST:
Continued review of a Use Permit to allow a retail kiosk, including food/beverage vending, and associated seating within the common area of the Sonoma Court Shops Complex.

Applicant/Property Owner:
STRATAap Architecture/Sonoma Court Shops Inc.

Staff: Wendy Atkins

Project Location:
27 East Napa Street

General Plan Designation:
Commercial (C)

Zoning:
Planning Area: Downtown District

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

RECOMMENDED ACTION:

Commission discretion.

CEQA Status:
Categorically Exempt.

ITEM #2 – PUBLIC HEARING

REQUEST:
Year-end review of a seasonal outdoor food truck event (Food Truck Fridays) and an application for the 2017 outdoor food truck event for the Sebastiani Winery.

Applicant/Property Owner:
Sebastiani Winery/Foley Family Wines

Staff: Wendy Atkins

Project Location:
389 Fourth Street East

General Plan Designation:
Wine Production (WP)

Zoning:
Planning Area: Northeast Area

Base: Wine Production (W)
Overlay: Historic (/H)

RECOMMENDED ACTION:

Receive 2016 event review. Approve 2017 event with conditions.

CEQA Status:
Categorically Exempt

ITEM #3 – PUBLIC HEARING **REQUEST:** Consideration of a Use Permit to operate a mobile food cart outdoors within the Maxwell Fun Center. **Applicant/Property Owner:** Lori and Eric Solis/Niles Company Staff: Wendy Atkins	**Project Location:** 19171 Sonoma Highway **General Plan Designation:** Commercial (C) **Zoning:** **Planning Area:** West Napa/Sonoma Corridor **Base:** Commercial (C) **Overlay:** None	**RECOMMENDED ACTION:** Approve with conditions. **CEQA Status:** Categorically Exempt.
ITEM #4 – PUBLIC HEARING **REQUEST:** Consideration of a Use Permit and Exception to the height and setback standards to construct a new detached garage with second floor guest suite. **Applicant/Property Owner:** Marlin Montgomery **Staff:** Rob Gjestland	**Project Location:** 460 Fourth Street East **General Plan Designation:** Low Density Residential (LR) **Zoning:** **Planning Area:** Central-East Area **Base:** Low Density Residential (R-L) **Overlay:** Historic (/H)	**RECOMMENDED ACTION:** Approve with conditions. **CEQA Status:** Categorically Exempt.

ELECTION OF OFFICERS
ISSUES UPDATE
COMMENTS FROM THE COMMISSION
COMMENTS FROM THE AUDIENCE
ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on December 9, 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
October 13, 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, Roberson, Cribb, McDonald (Alternate)
Absent:	Comm. Coleman, Sek
Others Present:	Planning Director Goodison, Senior Planner Gjestland, 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. McDonald led the Pledge of Allegiance.

COMMENTS FROM THE PUBLIC:

APPROVAL OF MINUTES: Comm. Willers made a motion to approve the minutes of August 11, 2016. Comm. Cribb seconded. The motion was unanimously approved. (5-0) (Comm. Roberson abstained) Comm. Cribb made a motion to approve the minutes of September 8, 2016. Comm. Roberson seconded. The motion was unanimously approved. (5-0) (Comm. McDonald abstained).

CHANGES TO AGENDA ORDER: Chair Felder noted that Item #2 was being postponed to the meeting on October 13th and would not be heard this evening.

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

Item #1 – Discussion – Report by City Engineer on the updated Urban Water Management Plan.

Public Works Director/Civil Engineer Dan Takasugi presented staff's report.

The percentage of water connection fees for new construction projects was estimated.

Chair Felder opened the item to public comment.

No public comment.

Chair Felder closed the item to public comment.

Item 2 – Public Hearing Consideration of a Use Permit to operate a restaurant in conjunction with a wine retail establishment at 412 First Street East.

Applicant/Property Owner: Sonoma Wine Shop/Redbird Investment Group, LLC

Item #2 is postponed to November 10, 2016 meeting.

Item 3 – Public Hearing Consideration of a Use Permit to operate a mobile food truck on a commercial property at 20490 Broadway.

Applicant/Property Owner: Picasso Food Truck/Bruce Needleman

Associate Planner Atkins presented staff's report.

Salvador Chavez, Picazo Café, discussed the proposal and recognized some challenges with the site.

Comm. Cribb is disappointed the sketch and diagram presented is not to scale or accurate according to his site measurements. He viewed ingress and egress into the parking lot as problematic.

Chair Felder opened the item for public comment.

John Kelly, resident, said the intersection could not handle an intensification of use by adding a mobile food truck business. He noted no separation between the pedestrian access way from vehicular traffic and inadequate ADA parking.

Miranda Ive, owner/operator of kiosk business inside Freidmans/Sonoma Valley resident (19468 Arnold Drive), is concerned with limited parking at Salsa Trading to accommodate the use. She stated that Freidman's is leasing some of the parking spaces on the subject property for use by its employees.

Chair Felder closed the item for public comment.

Comm. Willers confirmed with staff that the Use permit runs with the land and does not expire with a change of ownership. He is mainly concerned with an intensification of use and traffic circulation. As a separate matter for future consideration, the need for a use permit versus obtaining a license for this type of use should be discussed.

Comm. Cribb agreed with comments that traffic conditions at the site are problematic.

Comm. McDonald said the location is not conducive for a food truck located so close to the sidewalk. He considered food trucks as a high-turnover use and viewed a temporary mobile food truck business at the entrance to the Gateway corridor as inconsistent with the Development Code.

Comm. Wellander clarified with Associate Planner Atkins that the application is for a mobile food truck on a 6-month trial basis.

Comm. Roberson opposed allowing a high-turnover restaurant in the Gateway District.

Chair Felder opposed the application because, in his view, it did not fit the site and was not appropriate for the Gateway Planning Area. He did not wish to grant a Use Permit for this type of use, as that approval runs with the land.

Comm. Cribb made a motion to deny the application. Comm. Willers seconded. The motion was unanimously approved, 6-0.

Item 4 – Public Hearing Consideration of a Use Permit to develop a seven-unit hotel a 158-172 West Napa Street.

Applicant/Property Owner: Michael Marino

Planning Director Goodison presented staff's report.

Chair Felder questioned if the use designation will change from vacation rentals to hotel use.

Planning Director Goodison responded that condition of approval #1 stated the hotel use supersedes/replaces the allowance for the buildings to operate as vacation rentals.

Michael Marino, property owner/resident/founder of California Wine Tours said his initial concept was to construct a small bungalow village of vacation rentals that has evolved into a small boutique hotel project.

Comm. Roberson is concerned the gate might create an obstruction as vehicles wait to enter the site and suggested that it remain open during the day.

Comm. McDonald inquired about the plan for guest's transportation needs.

Chair Felder opened the item for public comment.

Bill Hooper, President/Kenwood Investments, LLC/neighbor, expressed support for the proposal.

Nancy Simpson, Nathanson Creek Lane, fully supported the project since she viewed the small scale hotel design respected the downtown district historic guidelines and Sonoma character.

Fred Allebach, Sonoma Valley resident stated that the hotel is the perfect size and scale for the downtown area. He suggested the use could be considered a hybrid between a vacation rental and a hotel.

Chair Felder closed the item for public comment.

Comm. Roberson is satisfied with the reuse and property improvements.

Comm. McDonald stated that he supports the concept in general, but has reservations about installing a gate as, in his opinion, it works against creating a pedestrian friendly experience. He appreciated the high-quality materials used for the project.

Comm. Wellander concurred with Comm. McDonald that a gate is unnecessary. He supported some flexibility about whether an onsite manager should be required.

Comm. Willers was pleased that a live-in onsite manager was a consideration, since it would be a unique situation in Sonoma whereby an employee could live at the job location. He endorsed the project and supported the waiver of the residential component. He agreed with his fellow commissioners that a gate was undesirable.

Comm. Willers clarified with staff the intent is for on site management in shifts.

Comm. McDonald felt it is not necessary to require a live in manager during the slower seasons.

Michael Marino, business owner, explained that hiring someone to live on site, employed 24 hours day, is expensive. He intends to impose strict regulations with his boutique hotel and preferred volunteer oversight rather than "controlling management".

Comms. McDonald and Cribb are satisfied with an onsite manager during normal business hours 8-6.

Comm. Willers made a motion to approve the project with the following conditions: 1) onsite manager during normal business hours 8-6 p.m., 2) only a decorative gate, 3) language regarding the parcel merger and utilities, and 4) a correction to condition of approval #3. Comm. Roberson seconded. The motion was unanimously approved, 6-0.

Item 5 – Study Session on a proposal to construct 30 apartments on a 1.5-acre site at the Northern/vacant portion of 590 West Napa Street.

Applicant/Property Owner: DeNova Homes Inc./Paul Norrbom

Senior Planner Gjestland presented staff's report.

Trent Sanson, DeNova Homes, Inc., described the plan to build 30 apartments within the mixed use commercial district that could provide affordable work force housing in Sonoma. The business mantra/motto is "building a better community". The main concern expressed by neighbors at a neighborhood meeting was the massing and location of the buildings. They preferred placing the buildings on the east side of the site to minimize the negative impacts.

Chair Felder opened the item for public comment.

Fred Allebach, Sonoma Valley resident, questioned if the Planning Commission could recommend to the City Council placing a moratorium on large scale housing projects until the Nexis housing study is completed so a full spectrum of affordable inclusionary units could be offered since this is a housing opportunity site.

William Buss, neighbor, (426 Bernice Lane) abutting the middle building, preferred the original design that is the reverse/flip of the current site plan.

Jane Zimmerman, neighbor, (450 Bernice Lane) desired more space between the fence and the new buildings. She recommended moving the project to the west end of the property to maintain her privacy. She is pleased to hear there will be more affordable housing in Sonoma.

Chair Felder closed the item for public comment.

Comm. Roberson supported the apartments.

Planning Director Goodison said flipping the buildings will create an island but is feasible.

Comm. Willers appreciated a multifamily apartment project. He viewed the buildings as "out of scale" for the neighborhood.

Comm. McDonald requested more analysis for breaking up the buildings. He agreed with Planning Director Goodison about consideration for reconfiguring the buildings on site.

Comm. Cribb concurred with his fellow commissioner's comments and welcomed this type of apartment development.

Comm. Wellander encouraged the developer to minimize the visual impacts along West Spain Street.

Comm. Willers recommended reduced parking stall spaces to 9-9.5 feet to allow for more landscaping.

Chair Felder is pleased with the apartment complex concept but recommended a more creative placement of the buildings, with greater variety in setbacks. He agreed with Comm. Willers about reducing the size of the parking stalls.

The applicant thanked the Planning Commission for its feedback.

Robert Lee, the project architect, respected the comments and would explore options for revisions based on the Commission's feedback.

Item 6 – Public Hearing Consideration of a Tentative map to subdivide a +2-acre parcel into two lots at 590 West Napa Street.

Applicant/Property Owner: DeNova Homes Inc./Paul Norrbom

Senior Planner Gjestland presented staff's report.

Chair Felder opened the item for public comment.

Trent Sanson, DeNova Homes, Inc., explained the reason for the minor subdivision/tentative parcel map request is to divide the land into two separate parcels in order to purchase the land for developing a multi-unit housing development consistent with the mixed use designation in the General Plan.

Lee Cambra, resident, sought out DeNova Homes, Inc., to consider the site for a residential development. He fully endorsed the plan.

Chair Felder closed the item for public comment.

Following a discussion of the item, Comm. Roberson made a motion to approve the tentative map to subdivide a +2 acre parcel into two lots at 590 West Napa Street subject to the conditions of approval. Comm. Willers seconded. The motion was unanimously approved 6-0.

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

Comments from Commissioners: Comm. Wellander asked about the status of the 870 Broadway site. Planning Director Goodison said there have been a lot of inquiries but no applications filed.

Comments from the Audience: None.

Adjournment: Chair Felder adjourned the meeting at 10:29 p.m. to the next regular meeting. Comm. Willers seconded. The next regular meeting is scheduled for 6:30 p.m. on Thursday, November 10, 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:

_____
Cristina Morris, Administrative Assistant

December 13, 2016
Agenda Item #1

M E M O

To: Planning Commission

From: Associate Planner Atkins

Re: Application for a use permit to operate a retail kiosk, including food/beverage vending, and associated seating on a commercial property located at 27 East Napa Street.

Site Description

Sonoma Court Shops is a commercial development encompassing several buildings south of the Plaza, including structures that front Broadway, East Napa Street, as well as a large building located in the interior of the property. In total, the development contains ±42,000 square feet of commercial floor area with approximately 40 tenant spaces.

Background

At the November 10, 2016, Planning Commission meeting the Planning Commission continued the review of an application for a use permit to operate two retail kiosks, including food/beverage vending, and associated seating on the property. Feedback from the Planning Commission included the following:

- Two kiosks and seating may not promote pedestrian passage, especially in the locations and amount of seating as previously proposed.
- The kiosks should not appear temporary in nature or have a similar appearance to a mall kiosk.
- Kiosks may not be the right land use for the property.
- A food service use may not be compatible.
- The kiosk use requires more definition.
- The fundamental concept is good, but a scaled back proposal should be considered.
- Several Commissioners expressed the view that a compelling reason is needed to support the use and suggested that any parking exception should be minimal.
- The scale and size of the kiosks should be considered in relation to the proposed space.

Revised Project Description

In response to the feedback from the Planning Commission, the applicant has submitted a revised proposal to operate one retail kiosk in the courtyard area of Sonoma Court Shops. According to the project narrative (attached), staffing would be limited to one employee. Proposed hours of operation are 10 a.m. to 5 p.m. seven days a week for office/retail uses and 7 a.m. to 7 p.m. seven days per week for food vendors (including deliveries). The kiosk would be located in the Sonoma Court Shops eastern courtyard area (see attached site plan). Potential uses would consist of the following: retail sales; personal services; and, food vendors. The kiosk would be constructed

of the following optional materials: glass walls and roofs; metal; ceramic tile; or, cement plaster bases, with the specifics of the design subject to the review and approval of the Design Review and Historic Preservation Commission. As proposed, the kiosk would be a permanent structure. Seating is proposed in the form of three tables with twelve seats. The project narrative states that potential food vendors would be limited to vendors serving coffee and off-site prepared food items. In addition, it is staff's view that the location of the kiosk in the eastern courtyard area of Sonoma Court Shops, along with the reduced seating area, appears to promote pedestrian passage.

Summary of changes from the November 10, 2016 Planning Commission meeting:

- Reduced number of kiosks from two to one.
- Reduced tables from six to three.
- Reduced seating from twenty-four to twelve.
- Increased area of kiosk from 108 square feet to 168 square feet.

Development Code Consistency

Use: The property is zoned Commercial (C). Restaurants and are allowed in the Commercial land use designation with a use permit; whereas, retail and personal services are permitted uses. Staff proposes to regard the kiosk as an "Outdoor Retail Sales and Activity", a use that is conditionally-allowed in the Commercial zone. However, the Planning Commission may find that this use is not anticipated in the Development Code, in which case it would not be allowed. In the initial discussion of the application, several Planning Commissioners expressed concern that the kiosk might end up hosting a formula business. The proposed conditions of approval would specifically prohibit such use.

Building Height/Setbacks/Other Development Standards: The kiosk would be designed and built as a permanent structure and is required to meet setback standards. The applicant has indicated that the kiosk would have a maximum coverage of 168 square feet (12 feet by 14 feet), with a maximum height of 10 feet. The proposal does not raise any issues with regards to building setback and height.

Parking Regulations: The City's Parking and Loading Regulations for restaurants and other food serving uses are based on seating (one parking space for each four seats), and personal services and retail uses are based on gross floor area (one space for each 300 square feet). Because the applicant has proposed a range of potential uses, the parking requirement will be determined by the use permit. The project narrative indicates that twelve seats are proposed in conjunction with the kiosk; therefore, based on the restaurant seating standard, three on-site parking spaces could be required. Alternatively, if a parking ratio for retail uses was applied then one on-site parking space could be required. The applicant has indicated that no additional parking spaces are proposed with the application. Accordingly, the applicant is requesting a parking Exception for the one- to three-space shortfall. Pursuant to Development Code Section 19.48.050.A.1, the Planning Commission may grant exceptions from the 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;*

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;*

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.*

Roughly fifty parking spaces are provided for the Sonoma Court Shops complex within two parking lots off of First Street East. All of the parking spaces (aside from two handicap spaces) are reserved for businesses/uses within the complex. The owner has stated that no additional parking spaces are necessary for the kiosk, because the kiosk would not draw additional foot-traffic, but rather would be a supplemental use available to employees or patrons who would be in the complex regardless of the kiosk. The Planning Commission may agree with this rationale and approve the exception or deny the application based on insufficient parking. Under that rationale, the parking exception would be limited to one space (for the additional building area/employee).

Discussion of Project Issues

Kiosk Design: The Planning Commission needs to consider whether the design of the kiosk is compatible with the intent of the design guidelines for the Downtown District, 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 in the Downtown District 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 colors of the kiosk will be subject to design review, it is a kiosk and may appear generic or temporary in nature and, therefore, not compatible in the Historic Overlay Zone.

Formula Business or Restaurant: At this time, no specific tenants have been identified for the kiosk. Therefore, any proposal for the establishment of a business meeting the definition of a formula business shall require the review and approval of a use permit. As noted above, this restriction is highlighted in the draft conditions of approval.

Utility Connections: The applicant has stated that power, sewer, and electrical connections are provided at the kiosk location. In addition, if a grease trap is required, it can be incorporated within the tenant space below grade.

Parking: The proposed kiosk would add to the intensity of uses within Sonoma Court Shops, especially, in staff's view, if food service is a component. The Planning Commission needs to carefully consider whether the addition of the kiosk should be viewed as a trigger for additional parking, as there are no opportunities that staff is aware of to provide increased off-street parking within the complex.

Recommendation

Staff recommends commission discretion.

Attachments

1. *Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Location Map*
4. *Project Narrative*
5. *Proposed Retail Kiosk Locations*
6. *Kiosk Concept Images*

cc: STRATAap Architecture
Attn: Brad Johnson
23562 Arnold Drive
Sonoma, CA 95476

Sonoma Court Shops, Inc.
P.O. Box 27278
San Francisco, CA 94127

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Use Permit for Kiosk – 27 East Napa Street

December 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.

Exception Approval

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;

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;

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.

DRAFT

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Use Permit for Kiosk – 27 East Napa Street

December 13, 2016

1. The use shall be operated in a manner consistent with the project narrative, except as modified by these conditions, including the following:
   a) The hours of operation, including deliveries, shall be limited to the following hours: 10 a.m. to 5 p.m. seven days a week for retail/office and 7 a.m. to 7 p.m. seven days per week for eating establishments.
   b) The maximum number of employees shall not exceed one.
   c) Formula businesses, as defined in the Development Code, shall be prohibited.

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

2. All Building Department requirements shall be met, including CALGreen standards, and ADA requirements (i.e. disabled access, handicap parking, accessible paths of travel, bathrooms, etc.). A building permit shall 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. The Applicant shall pay any required increased water fees applicable to the new uses in accordance with the latest adopted rate schedule.

   Enforcement Responsibility: *Public Works Dept.; Water Operations Supervisor; City Engineer*
   Timing: *Prior to finaling any building permit; Prior to operation*

5. 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*

6. The project shall be subject to the review and approval of the DRHPC. This review shall encompass kiosk elevations, colors, and materials.

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

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).
    b. Sonoma County Water Agency (Survey of Commercial or Industrial Wastewater Discharge Requirements)

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

8. The kiosk 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*

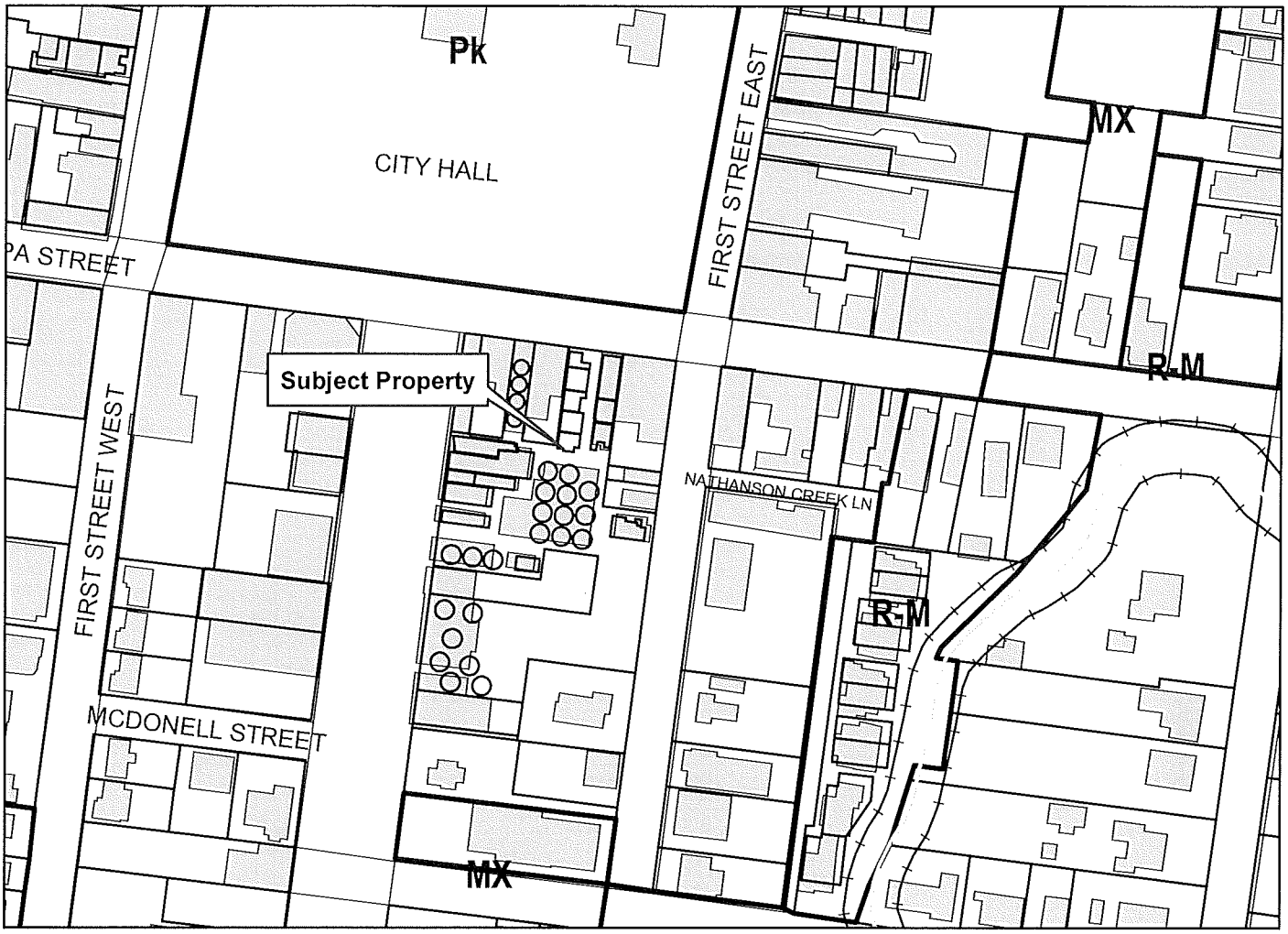
9. The size of the kiosks shall be limited to 9 x 12 feet in area, and the height shall not exceed 10 feet.

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

9. 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 operation*

Vicinity Map

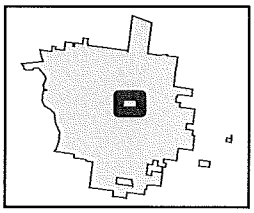


Zoning Designations

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

Project Summary

Project Name:	Sonoma Court Shops Kiosk
Property Addresses:	27 East Napa Street
Applicant:	STRATAap
Property Owner:	Sonoma Court Shops
General Plan Land Use:	Commercial
Zoning - Base:	Commercial
Zoning - Overlay:	Historic
Summary:	Application for a Use Permit Allowing a kiosk and associated seating.



N

0 100 200 400 Feet

1 inch = 200 feet

NARRATIVE

Attached is an application for the addition of a retail kiosk (up to 12'-0"x14'-0"x10' high) to be located at the rear courtyard, southeast boundary of Sonoma Court Shops (SCS) along with 3 tables and seating for 12 patrons.

We are applying for retail kiosk in order to support our tenant base, to diversify our tenant base and provide a smaller alternative sized leased space. Additionally, we are trying to stimulate foot traffic to an obscure part of the inside of the block, by offering a retail or food related opportunity/ experience to the public. The idea is that one could purchase something from the kiosk and then sit down at small café style tables that would be provided within the courtyard. The seating would allow tenant of SCS to have a location to take breaks and have lunch. There is a fountain for the public to enjoy while they are seated. The kiosks will provide a location for small, budget conscience retailers to showcase their goods. Kiosk shall be designed and installed by SCS thereby controlling the size, aesthetics, and conformity. The kiosks materials shall include glass walls and roof, metal, ceramic tile or cement plaster bases. Design of the structure will include extending roof and wall to hide the existing mechanical area behind kiosk. Kiosk shall have one employee. We are requesting a parking exemption for the employee. Kiosk is intended to provide support for the other tenants within the Sonoma Court Shops and expected patrons would come from foot traffic. Hours of operation are anticipated to be 10:00am-5:00pm(office/ retail) or 7:00 am - 7:00pm (coffee/etc.)

Many people are not necessarily interested in wine tasting and are looking for other opportunities to enjoy Sonoma without having to purchase a wine tasting ticket or a bottle of wine. The kiosk concept would afford the public the opportunity to walk through Sonoma Court Shops, thus giving it more exposure and perhaps buying a coffee, juice, ice cream, or other off-site prepared food item. They might purchase clothing, a gift, souvenir or other such item. Power, water, and waste are already located at potential area. If grease trap is required for any tenant, they will be incorporated within the tenant space below grade.

Kiosk is a great way for the City of Sonoma to garner more sales tax, give the public a alternate experience and give Sonoma Court Shops more exposure in an area that is presently used as a walkway to the parking lot.

Ryan Snow, with W Real Estate is currently interviewing tenants for the kiosk and has substantial interest in the idea and location.

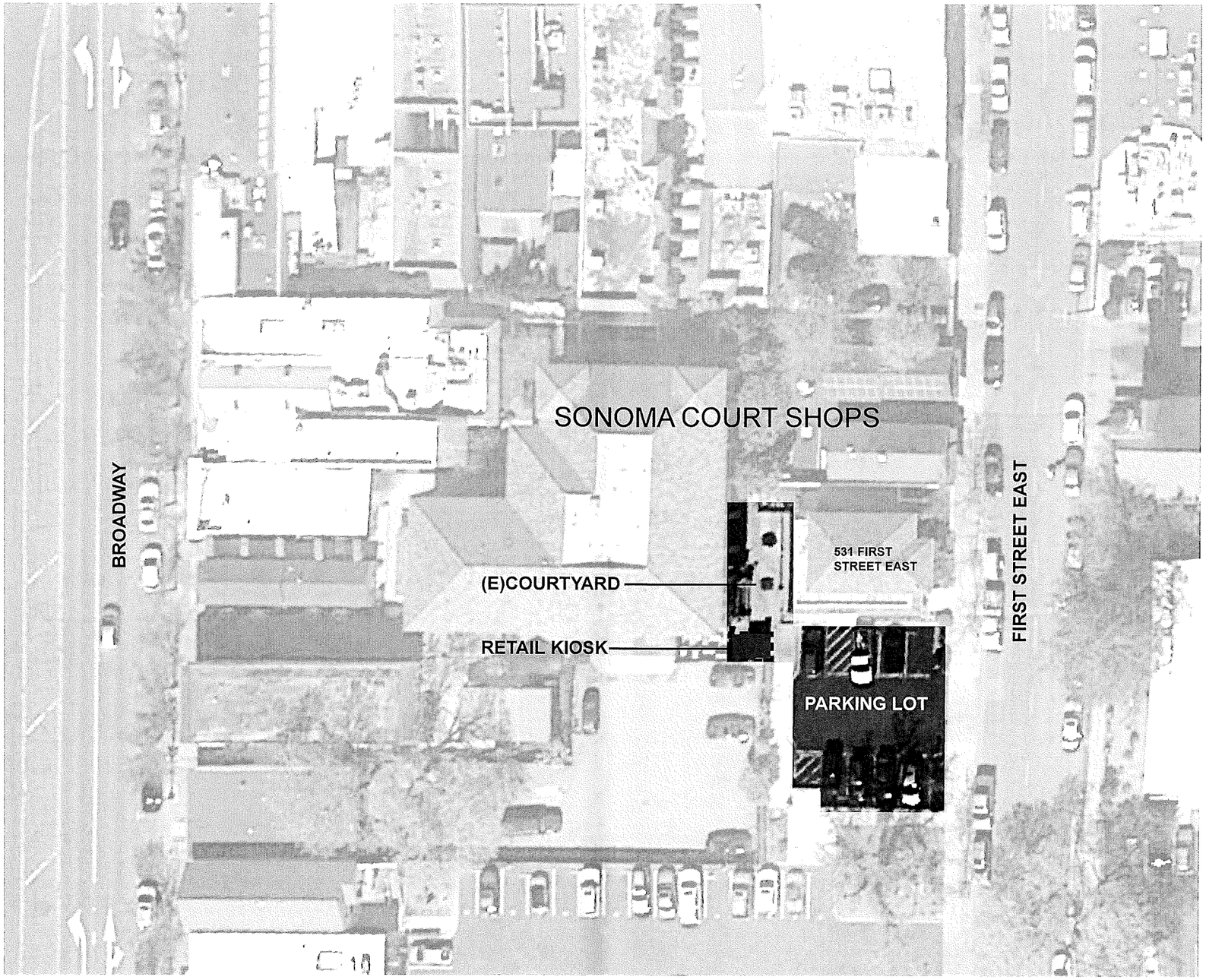
POTENTIAL USES

Sales Oriented:
- Picture Frames
- Jewelry
- Gifts
- Garden Supplies
- Dry Goods
- Clothing
- Crafts
- Books
- Stationary
- Art Supplies
- Shoe Store
- Florist
- Office

Personal Service Oriented:
- Branch Bank
- Massage therapy
- Tailor
- Shoe Shine

Grab and Go Food Vendors:
- Food Delivery
- Frozen Yogurt
- Ice cream
- Coffee
- Cheese Shop
- Pre-packaged meal service
- Snacks
- Beverages for Immediate consumption
- Wine Tasting

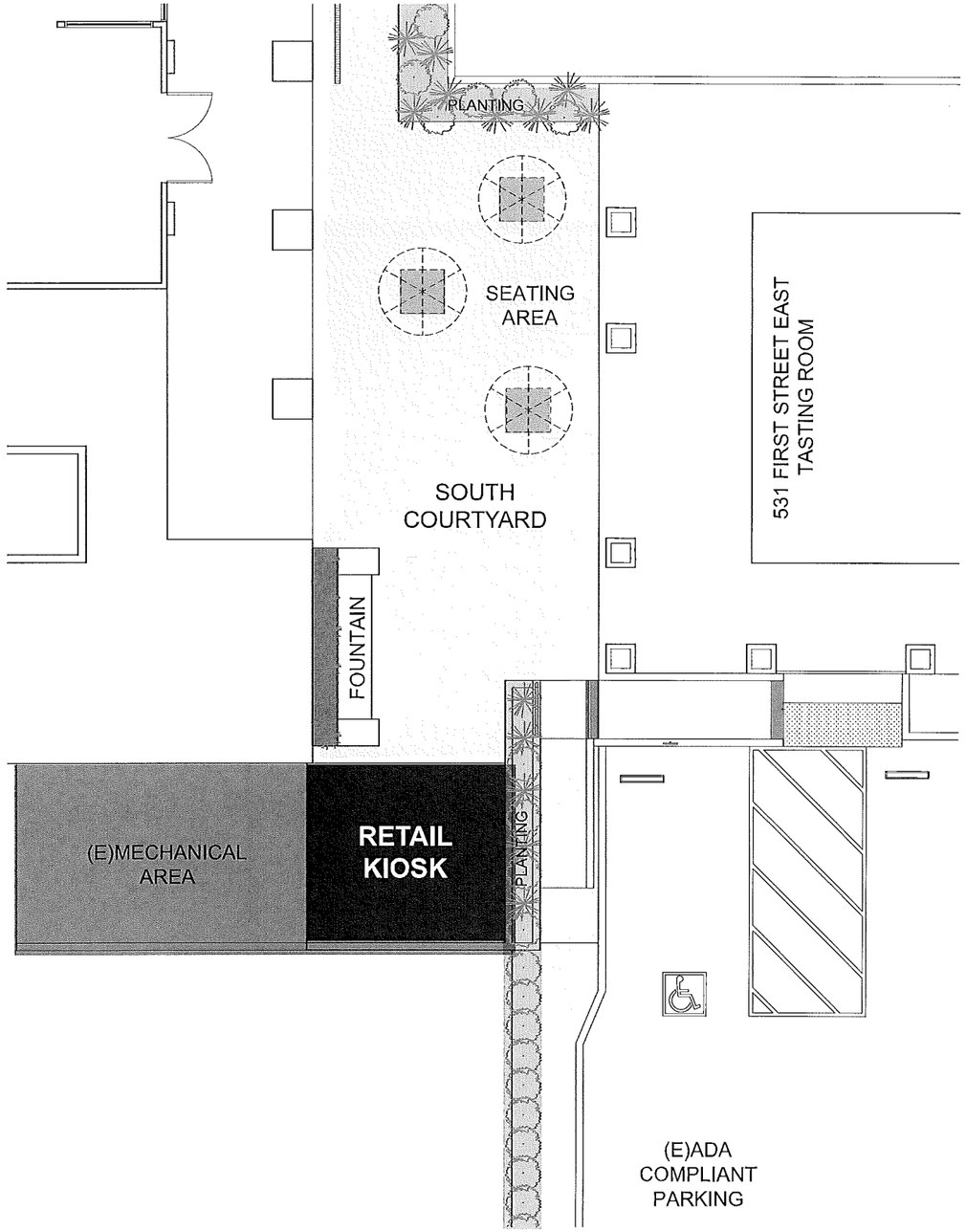
27 EAST NAPA STREET



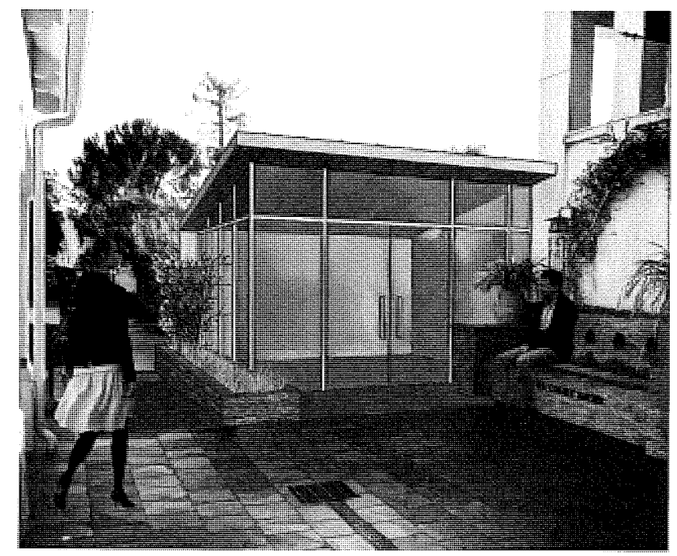
PROPOSED RETAIL KIOSK LOCATIONS
SONOMA COURT SHOPS

N

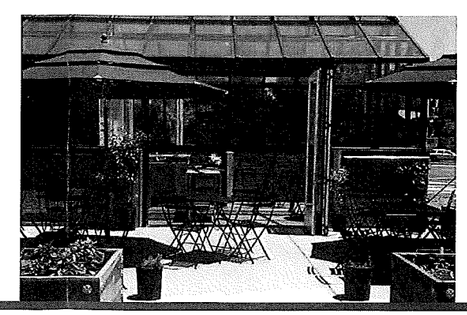
SITE PLAN
DATE: 11.28.16



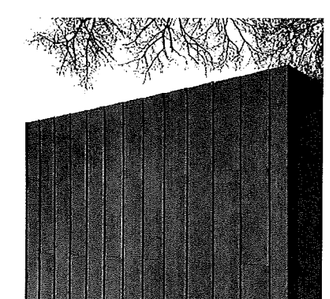
PROPOSED RETAIL KIOSK LOCATION SOUTH COURTYARD



KIOSK CONCEPT IMAGES



OUTDOOR SPACE



COPPER WALL & ROOF

FLOOR PLAN
DATE: 11.28.16

City of Sonoma Planning Commission **STAFF REPORT**	Agenda Item #2 Meeting Date: 12/13/16

Agenda Item Title: Year-end review of a seasonal outdoor food truck event (Food Truck Fridays) and an application for the 2017 outdoor food truck event through the approval of a temporary use permit for the Sebastiani Winery.

Applicant/Owner: Sebastiani Winery/Foley Family Wines, Inc.

Site Address/Location: 389 Fourth Street East

Staff Contact: Wendy Atkins, Associate Planner
Staff Report Prepared: 11/23/16

PROJECT SUMMARY

Description: Year-end review of a seasonal outdoor food truck event (Food Truck Fridays) and an application for the 2017 outdoor food truck event through the approval of a temporary use permit for the Sebastiani Winery.

General Plan Designation: Wine Production (WP)

Zoning: **Base:** Wine Production (W) **Overlay:** Historic (/H)

Site Characteristics: The Sebastiani Winery is located on Fourth Street East between East Spain Street and Lovall Valley Road. The winery consists of a number of properties used for the winery and wine making. The area of the Winery involved in the subject application is at the southwest corner of Fourth Street East and Lovall Valley Road.

Surrounding Land Use/Zoning:
North: Single Family Residences/ Low Density Residential
South: Single Family Residences/ Low Density Residential
East: Winery Building/ Wine Projection
West: Winery Office/ Low Density Residential

Environmental Review:

- ☒ Categorical Exemption
- ☐ Negative Declaration
- ☐ Environmental Impact Report
- ☐ Not Applicable
- ☐ Approved/Certified
- ☒ No Action Required
- ☐ Action Required

Staff Recommendation: Approve, subject to conditions.

PROJECT ANALYSIS

BACKGROUND/POST-EVENT REVIEW

The "Food Truck Friday" event at the Sebastiani Winery began in 2011. The initial approval of the event was granted by the Planning Commission on April 14, 2011, as a Temporary Use Permit. The event takes place in conjunction with a Friday evening music series, which occurs indoors, in the tasting room. Most recently, on November 12, 2015, a post-event review of the 2015 event and a Temporary Use Permit for the 2016 event was approved by the Commission. Conditions of approval were as follows:

1. The allowance for a once per month food truck event (April through September or May through October) as provided herein shall be permitted strictly on a temporary basis, subject to a post-event reconsideration shall be conducted by the Planning Commission no later than November 10, 2016.

2. The food truck event shall be operated and managed in accordance with the project narrative, except as modified by the conditions of approval.

3. Up to six food vendors (including food trucks) shall be allowed to park and operate from the main Winery parking lot on the fourth Friday of each month. The vendors shall be located along the Fourth Street East side of the parking lot, south of the parking lot entrance, or in front of the tasting room. Hours of operation in terms of being open to the public shall not exceed 5:30 p.m. to 9 p.m.

4. The applicant shall designate an on-site manager with responsibility for managing the food truck event and ensuring compliance with all applicable rules and conditions.

5. Recycling bins and trash bins shall be provided and the parking lot shall be cleaned of trash and debris at the conclusion of each event. Trash bins and recycling receptacles shall be located away from adjoining residential properties.

6. Compliance with the decibel limits of the Noise Ordinance is required.

7. Each participating vendor shall obtain a City of Sonoma Business License. Each vendor shall post their business license in a readily visible location at or upon the vending station.

8. Each participating vendor shall obtain a Sonoma County Health Department Permit to Operate. Each vendor shall post an SB180 "public right to know" sign in a readily visible location at or upon the vending station.

9. Food vendors shall be fully self-contained with respect to food preparation and shall be operated in compliance with all applicable health regulations and permit requirements.

10. Alcoholic beverages shall not be served or consumed, except within the confines of the tasting room area.

11. No other outdoor activities, including the performance of live music or the playing of pre-recorded music, are authorized under this permit.

12. The use of generators on the property shall be prohibited.

13. The doors on the northeastern portion of the tasting room building located directly adjacent to the band area shall remain closed when music is played.

The post-event review is a requirement of the temporary use permit. As approved under the temporary use permit, the trucks are parked within the main Winery parking lot along the rock wall that fronts on Fourth Street East and/or directly in front of the tasting room. The event is supervised by an on-site Sebastiani employee, whose responsibilities include confirming that each food vendor has a valid City of Sonoma business license and ensuring that the business license is readily visible at or upon each vending station. In addition, the food trucks must use existing electricity on site rather than generators. Prior to each event, Planning staff confirmed with the event organizer that individual food vendors would display the City of Sonoma Business License and Sonoma County Health Department SB180 "public right to know" sign. Because of the steps the applicant took to ensure conditions of approval were met, it is staff's view that the applicant substantially complied with all of the conditions of approval associated with the temporary use permit.

DETAILED PROJECT DESCRIPTION/2017 FOOD TRUCK FRIDAY SERIES

The Sebastiani Winery is requesting use permit approval to host six food trucks on the fourth Friday of each month, in conjunction with its existing Friday evening music series (which occurs indoors, in the tasting room). As proposed in the project narrative (attached), the 2017 Food Truck Friday event would operate largely as it has for the last six years, including the flexibility to operate the six events within a seven-month time frame (from April through October). As in previous years, the trucks would be parked within the main winery parking lot along the rock wall that fronts on Fourth Street East and directly in front of the tasting room. The applicant is proposing to have the food trucks open from 5:30 p.m. to 9 p.m. Apart from the food trucks, no other outdoor activities are proposed.

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

The property is designated Wine Production by the General Plan. This designation is intended to recognize the Sebastiani Winery. Within this land use designation, agricultural or food processing, wineries, and winery accessory uses are allowed subject to use permit review. The scope of this proposal does not raise issues with regard to General Plan goals and policies.

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

Use: The property is zoned Wine Production (WP). "Winery Accessory Uses" are allowed in the Wine Production land use designation with a use permit. This use category is defined as follows: *Uses and activities conducted in conjunction with a winery, including wine tasting, food service and restaurants, gift sales and special events.*

On-Site Parking: Parking for the Friday evening music event is provided on the Winery's main parking lot. Because of the large amount of off-street parking available at the winery, it is staff's view that the proposal does not raise any parking issues, even with the loss of some of the parking spaces to the food trucks.

Development Standards: Because the proposal does not involve the construction of any new or expanded structures, coverage, setback, height, and other development standards are not applicable.

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 Categorically Exempt from the provisions of CEQA (Class 1 – Existing Facilities).

DISCUSSION OF PROJECT ISSUES
In staff's view, the primary issue to be considered in review of this event is compatibility with neighboring residential uses with respect to noise and parking. As discussed above, the Planning Commission first approved a Temporary Use Permit for this event in December, 2011. When it first began, there were problems, especially with regard to communicating the requirement to obtain a business license to the food vendors. Staff worked with the management of the Winery to address this problem and is satisfied with the measures Sebastiani Winery has taken to address the issue. Sebastiani Winery staff manages the event on-site and they have ensured that business licenses have been obtained for each of the food vendors. Staff has attended a number of events since 2011 and observed ample parking within the Winery lot to support the use. With regard to noise, generators have been prohibited by the Planning Commission in its approval of a temporary use permit since 2012. This prohibition would remain in place for the 2017 season. Staff is recommending a requirement for a post-event reconsideration no later than November 9, 2017, as set forth in the conditions of approval. The Police Department does not have a record of receiving any "calls for service" for the Sebastiani Winery from April 1 to October 31, 2016. Sebastiani Winery has indicated that, as has been the practice in previous seasons, a notice will be placed on the doors stating that the doors shall remain closed during music events.

As in previous seasons, Staff has informed the Winery that any additional out-door events will be subject to Planning Commission review and that no administrative approvals will be granted.

RECOMMENDATION
Approve the temporary use permit for 2017 season, subject to conditions.

Attachments
1. *Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project narrative*
5. *Site plan*

cc: Sebastiani Vineyards and Winery
Attn: Gary Geiger
389 Fourth Street East
Sonoma, CA 95476

Foley Family Wines
200 Concourse Vlvd.

Santa Rosa, CA 95403-8210

Linda McGarr
486 Lovall Valley Road
Sonoma, CA 95476

Ken and Patricia McTaggart
402 Fourth Street East
Sonoma, CA 95476

Erin McTaggart
380 Church Street
Sonoma, CA 95476

Cliff and Gloria Knuckles
431 San Lorenzo court
Sonoma, CA 95476

Michael Kalyk
16008B Shore Drive
Lynnwood, WA 98087-6627

John and Laura Dunning
272 Fourth Street East
Sonoma, CA 95476

Dennis and Darlina Field
150 Wilking Way
Sonoma, CA 95476

Bret Sackett, Police Chief

Lyn Freed, via email

Dan Sondheim, via email

City of Sonoma Planning Commission

FINDINGS OF PROJECT APPROVAL

Use Permit for Sebastiani Winery Special Events Venue Use Permit – 389 Fourth Street East

December 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 use is consistent with the General Plan and any Specific Plan;

2. The proposed use is 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.

DRAFT

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Use Permit for Sebastiani Winery Food Truck Event – 389 Fourth Street East

December 13, 2016

1. The allowance for a maximum of six food truck events (April through September or May through October) as provided herein shall be permitted strictly on a temporary basis, subject to a post-event reconsideration shall be conducted by the Planning Commission no later than November 9, 2017.

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

2. The food truck event shall be operated and managed in accordance with the project narrative, except as modified by these conditions of approval.

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

3. Up to six food vendors (including food trucks) shall be allowed to park and operate from the main Winery parking lot on the fourth Friday of each month. The vendors shall be located along the Fourth Street East side of the parking lot, south of the parking lot entrance, or in front of the tasting room. Hours of operation in terms of being open to the public shall not exceed 5:30 p.m. to 9 p.m.

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

4. The applicant shall designate an on-site manager with responsibility for managing the food truck event and ensuring compliance with all applicable rules and conditions.

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

5. Recycling bins and trash bins shall be provided and the parking lot shall be cleaned of trash and debris at the conclusion of each event. Trash bins and recycling receptacles shall be located away from adjoining residential properties.

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

6. Compliance with the decibel limits of the Noise Ordinance is required.

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

7. Each participating vendor shall obtain a City of Sonoma Business License. Each vendor shall post their business license in a readily visible location at or upon the vending station.

   Enforcement Responsibility: *Planning Department*

Timing: *Ongoing*

8. Each participating vendor shall obtain a Sonoma County Health Department Permit to Operate. Each vendor shall post an SB180-"public right to know" sign in a readily visible location at or upon the vending station.

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

9. Food vendors shall be fully self-contained with respect to food preparation and shall be operated in compliance with all applicable health regulations and permit requirements.

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

10. Alcoholic beverages shall not be served or consumed, except within the confines of the tasting room area.

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

11. No other outdoor activities, including the performance of live music or the playing of pre-recorded music, are authorized under this permit.

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

12. The use of generators on the property shall be prohibited.

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

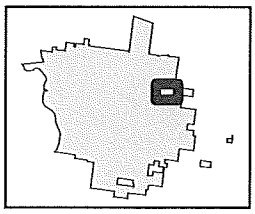
13. The doors on the northeastern portion of the tasting room building located directly adjacent to the band area shall remain closed when music is played.

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

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



N

Project Summary

Project Name:	Food Truck Friday
Property Addresses:	389 Fourth Street East
Applicant:	Foley Family Wines
Property Owner:	Same
General Plan Land Use:	Agriculture
Zoning - Base:	Agriculture
Zoning - Overlay:	Historic
Summary:	Year-end review of a seasonal outdoor food truck event (Food Truck Fridays) and an application for the 2017 out food truck event.

0 95 190 380 Feet

1 inch = 200 feet

RECEIVED

OCT 14 2016

CITY OF SONOMA

October 14, 2016

Planning Commission

City of Sonoma

#1 The Plaza

Sonoma, CA 95476

Subject: Application for 2017 Food Truck Events at Sebastiani Winery

Members of the Planning Commission,

I am writing to you today to request a Use Permit for our "Food Truck Friday events here at Sebastiani Winery for 2017 ~~as well as our annual Sebastiani Winery Italian Festival scheduled for June 4th, 2017~~. Over the past few years between the months of April and October on the last Friday of the month, we have had 6 food trucks in our parking lot to supply food to the patrons of our events. Throughout these years we have worked with the planning commission and our fellow members of the community to come up with a suitable outline for how these events will be operated. During these events we have worked with local vendors to offer wonderful food to our guests. Our Food Truck Friday events in 2016 were highlighted by participation from El Coyote, Girl and the Fig Rig, Off The Hook Sonoma smoked meats, Top That Yogurt and a few other purveyors that were well received and supported local businesses. Our Food Truck Friday events have been quite popular with our local community and are a great outlet for our neighbors to bring family and friends for an evening of fun and relaxation. In 2016, the support from our neighbors and the surrounding community has been exceptional. In my new role leading the Hospitality Team at Sebastiani, as of January 1st,2016, I met with the Chief of Police as well as other key members of our City to understand all of the key details to ensure that we continued our successful execution. All expectations and objectives that were set and discussed were met from my vantage point with safety and respect for our neighbors being two of the key areas of focus.

Through proactive communication with the Vendors and the City, I am happy to share that all Vendors properly secured their required business license prior to each event. Last year we worked with a Food Truck Broker. This year I managed all dealings directly with the Vendors to ensure that everyone worked within the guidelines stated as well as proper licensing. Throughout the season, I was in attendance as well as one of my Managers to ensure we were available at all times to address any and all concerns that a client or neighbor might have. This ran very smoothly throughout all of the Fridays.

Food Truck Fridays will typically be held on the last Friday of every month from 5:30pm to 9:00pm. The upcoming season for these monthly events spans from April 2017 to October 2017 depending on the availability with our events department. Keeping with the previous approvals from the planning department we would like to continue to have 6 food trucks in the parking lot in the designated area on the attached map. With the exception of this parking lot area all other activity will take place insider the stone walls; the fountain area, the lawn area and indoors. These areas are considered a part of the tasting room and are well away from the Lovall Valley Road.

Conditions established in the past:

- Allowance of 1 Food Truck event per month
- Limit of 6 Food Trucks per event
- Applicant shall designate an onsite manager
- Recycling bins and trash receptacles will be supplied
- Compliance with decibel limits and noise ordinance
- Each participating vendor will purchase a Sonoma City Business License
- Food Vendors shall be contained with respect to food preparation and operate with required health permits.
- Food trucks will operate between 5:30pm and 9:00pm
- Food Trucks will operate on electricity only

Speaking on behalf of the Sebastiani Winery Team, it has been great working with the planning commission over the last year to help guide and build a great monthly event for the community to come out and enjoy. We appreciate all of your support for both the Friday Night events for the community ~~as well as your approval for the daytime music for our annual Sebastiani Italian Festival held on June 12th, 2016~~ for our Wine Club Members. ~~Our annual event in 2017 is scheduled for June 4th and we would appreciate your continued support for music at this event between the hours of 1:00pm and 4pm. All stated requirements will be adhered to at this event as well.~~

Thank you for your time, support and consideration for these events in 2017.

We look forward to another great year ahead!

Sincerely,

Gary Geiger

Senior Hospitality Manager

Sebastiani Vineyards and Winery

389 Fourth Street East

Sonoma, CA 95476

707-933-3256

ggeiger@sebastiani.com

RECEIVED

OCT 14 2016

CITY OF SONOMA

October 14th, 2016

Planning Commission

City of Sonoma

#1 The Plaza

Sonoma, CA 95476

Subject: Annual Assessment of 2016 Sebastiani Concert Series and Food Truck Fridays

Members of the Planning Commission,

Thank you for your support for the 2016 Friday Night Concert Series, the affiliated Food Truck Fridays as well as the Annual Sebastiani Italian Festival on June 12th. From my vantage point they were executed with great care and consideration. They were well attended and all enjoyed the music as well as opportunity meet toand celebrate with friends and family. The community spirit was simply outstanding. The Food Trucks that participated represented a diversity of wonderful food from Sonoma County based restaurants as well.

My chief objective was to ensure that all events were safe and that there was high sensitivity to the surrounding neighbors. From my perspective, we did not have to address any concerns on noise levels by neighbors by re-engineering the tasting room location of the bands which controlled the sound levels. Members of our community who loyally attended commented that this was one of their favorite years.

The Sebastiani Concert Series gave the hundreds of attendees the chance to celebrate the arts and dine together with friends while celebrating a diversity of unique performers.

I was very proud to lead the 2016 Sebastiani Concert Series and always welcome feedback on how we can continually execute in the best fashion.

Thank you for your support,

Sincerely,

Gary Geiger-

Senior Hospitality Manager

Sebastiani

707-933-3256

ggeiger@sebastiani.com

OCT 1 2016

=Food Truck Spaces

City of Sonoma Planning Commission **STAFF REPORT**	Agenda Item #3 Meeting Date: 12-13-16

Agenda Item Title: Application for a use permit to operate a mobile food cart outdoors within the Maxwell Fun Center on the property located at 19171 Sonoma Highway.

Applicant/Owner: Lori and Eric Solis/Niles Company

Site Address/Location: 19171 Sonoma Highway

Staff Contact: Wendy Atkins, Associate Planner
Staff Report Prepared: 12/06/16

PROJECT SUMMARY

Description: Application for a use permit to operate a mobile food cart outdoors within the Maxwell Fun Center on the property located at 19171 Sonoma Highway.

General Plan Designation: Commercial (C)

Zoning: **Base:** Commercial (C) **Overlay:** None

Site Characteristics: The tenant space, which has an area of 33,945 square feet (1,275 arcade and shop, and 32,670 miniature golf course), is located at the northwest corner of the shopping center, adjacent to Maxwell Farms Regional Park.

Surrounding Land Use/Zoning:
North: Maxwell Farms Regional Park)/County Zoning: Public Facilities District
South: Shopping center parking and tenant space/Commercial (C)
East: Shopping center parking and tenant space/Commercial (C)
West: Maxwell Farms Regional Park)/County Zoning: Public Facilities District

Environmental Review:

- ☒ Categorical Exemption
- ☐ Negative Declaration
- ☐ Environmental Impact Report
- ☐ Not Applicable
- ☐ Approved/Certified
- ☒ No Action Required
- ☐ Action Required

Staff Recommendation: Staff recommends approval, subject to conditions.

PROJECT ANALYSIS

DETAILED PROJECT DESCRIPTION

The applicants are proposing to operate a self-contained, mobile food cart outdoors within the Maxwell Fun Center to supplement existing food offerings of candy and popcorn, which can be purchased inside the building. The food cart is two feet wide and seven feet long. The attached photographs depict the concept; however, a fryer is not proposed in conjunction with the application and the existing awning indicated in the photographs shall be removed. According to the applicant, staffing would be limited to one employee (including the owner). Proposed hours of operation are 9 a.m. to 11 p.m. daily, including food deliveries. The food cart would be located outside in the patio area to serve burgers, hotdogs, grilled cheese sandwiches, and tacos. The cart would be stored off-site after closing. Currently, seating consists of sixteen seats in the form of three outdoor picnic tables and a booth inside. No additional seating is proposed. Dish washing and limited food preparation (chopping tomatoes) is proposed to take place at an off-site location (Top That Yogurt, 531 Broadway), as most of the food items are prepackaged. All food will be served on paper plates with plastic utensils. The Sonoma County Water Agency Environmental Compliance Inspector has indicated that a Wastewater Discharge Survey form shall be required for both the Maxwell Fun Center and Top That Yogurt locations and this requirement has been included as a condition of approval.

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, as well as specified public uses, in association with apartments and mixed-use developments and necessary public improvements.

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

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

Building Height/Setbacks/Other Development Standards: The mobile food cart 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 additional seating is proposed with this application, there is no parking requirement.

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 Categorically Exempt from the provisions of CEQA (Class 1 – Existing Facilities).

DISCUSSION OF PROJECT ISSUES

Utility Connections: The project narrative indicates that power will be provided to the food cart in the form of a propane tank and no electrical connection is necessary. The Fire Marshal has reviewed the proposal and conditions of approval have been included to address fire related issues.

Parking: The proposed food cart could add to the intensity of uses within Maxwell Fun Center. The Planning Commission needs to consider whether the addition of the food cart should be viewed as a trigger for additional parking, in which case the Commission may want to require a parking survey to determine if adequate parking is available. However, in staff's view the food cart appears to be a compatible and relatively minor adjunct to an existing use.

RECOMMENDATION

Staff recommends approval, subject to conditions.

Attachments

1. *Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Location Map*
4. *Project narrative*
5. *Site map*
6. *Pictures of existing conditions*
7. *Pictures of food cart*
8. *Top That Yogurt Use Permit Conditions of Approval, dated April 9, 2009*

cc: Lori and Eric Solis
531 Broadway
Sonoma, CA 95476

Maxwell Fun Center
37675 Nile Blvd.
Fremont Ca 94536

S&L II LTD
P.O. Box 4278
Modesto, CA 95352-4278

Bret Sackett, Police Chief

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Use Permit for Mobile Food Cart – 19171 Sonoma Highway

December 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.

DRAFT

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Use Permit for Mobile Food Cart – 19171 Sonoma Highway

December 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: 9 a.m. to 11 p.m. daily. The maximum number of employees shall not exceed one (including the owner).

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

2. All applicable Fire Department requirements shall be met, including the following requirements:
   a. The cart shall be equipped with a fire extinguisher with a minimum rating of 2A:10B:C (5lb dry chemical extinguisher).
   b. Portable LP-gas containers with a capacity of more than 5 gallons shall have a minimum separation of 10 feet from combustible construction.
   c. Shut-off valves shall be provided at each fuel source. Tanks not in use shall be secured with all valves caped.
   d. Maximum outside storage of LP-gas containers is 10 gallon capacity.

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

3. Any exterior building modifications shall be subject to design review by the Design Review & Historic Preservation Commission (DRHPC).

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

4. Any new signage for the business/property shall be subject to review and approval by Planning Department staff or the Design Review & Historic Preservation Commission (DRHPC) as applicable.

   Enforcement Responsibility: *Planning Department or Design Review Commission*
   Timing: *Prior to installation of signage*

5. Tables and chairs shall be limited to sixteen seats in the form of three outdoor picnic tables and a booth inside the building.

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

6. 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), including a Wastewater Discharge Survey form shall be required for both the Maxwell Fun Center (19171 Sonoma Highway and Top That Yogurt (531 Broadway) locations.

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

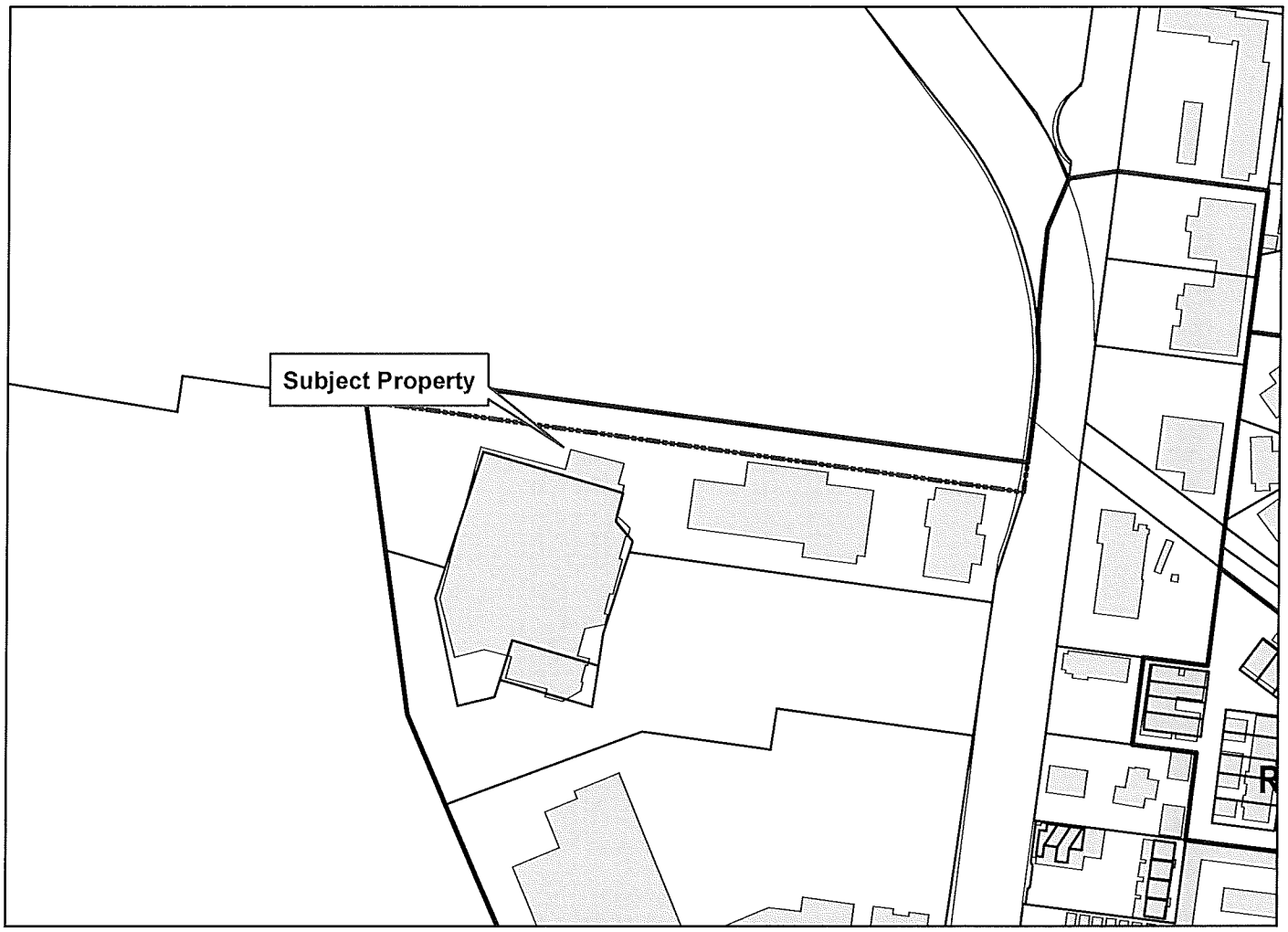
7. The food cart and surrounding area shall be maintained in a neat and orderly manner. Trash on the site shall be cleaned up on a daily basis.

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

8. The size of the mobile food cart shall be limited to 32 square feet in area (4 feet by 8 feet).

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

Vicinity Map



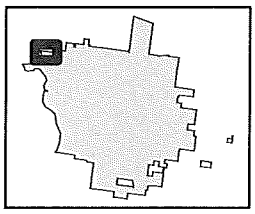
Project Summary	
Project Name:	Maxwell Fun Center Food Cart
Property Addresses:	19171 Sonoma Highway
Applicant:	Lori and Eric Solis
Property Owner:	Niles Company
General Plan Land Use:	Commercial
Zoning - Base:	Commercial
Zoning - Overlay:	None
Summary:	Application for a Use Permit to operate a mobile food cart outdoors within the Maxwell Fun Center.

0 100 200 400 Feet

1 inch = 200 feet

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



N

RECEIVED

NOV 29 2016

CITY OF SONOMA

Proposal for food cart at Maxwell Fun Center

Our proposal is to put a self-contained food cart on the patio/brick area, by the fountain. The food cart is already approved and permitted with the county health department permit # PR0016737. The food prep and dishwashing is minimal and is done at Top That on Broadway; all our food is prepackaged (can beans, canned cheese, packaged cheese, tortilla chips, breads, hamburgers, hotdogs, tortillas, taco/burrito meat is already prepared and chopped for us from the butcher. We may need to cut up tomatoes, but that's really about it. All food will be served paper plates with plastic utensils. I have also talked with the Sonoma Fire department and I "do not" need any special clearance from them. The cart is run solely on propane, no electric needed. Lighting and seating all exist and will not be changed.

The food cart trailer is stored at our personal residence in Glen Ellen or at the Top That Parking lot at 531 Broadway. We rent 3 spaces from The "W" real state office next door.

The arcade/shop is approximately 1275 sq ft. and approximately .75 acres occupied by 18 hole mini golf course. We plan on having a total of 6 employees including myself. 1 cook at the food cart when open and 2-3 employees on any given shift.

The proposed operating hours of the fun center are 9 a.m. and closing 11 p.m.? We are not sure the winter hours will be shorter and the summer hours longer, obviously. We truly won't know the demand until we reopen.

Thank you

Lori Solis

FINAL

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Solis Use Permit – 531 Broadway

April 9, 2009

1. The use shall be operated in substantial conformance with the application, project narrative, and the staff report, with a seating capacity of 12, and hours of operation of 10 a.m. to 11 p.m., seven days per week

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

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

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

3. All Fire Department requirements shall be met.

Enforcement Responsibility: *Fire Department*
Timing: *Ongoing*

4. 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)

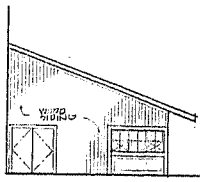
Enforcement Responsibility: *Planning Division;*
Timing: *Prior to occupancy*

NOV 17 2016

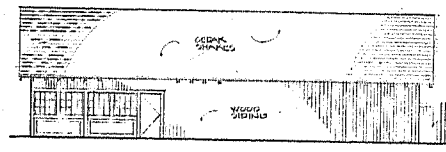
Google Maps 19171 Sonoma Hwy

19171 Sonoma Hwy
Sonoma, CA 95476

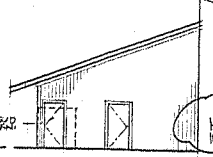
At this location



EAST 1/8"=1'-0"



NORTH 1/8"=1'-0"



WEST 1/8"=1'-0"

2x6 WALLS @ 16" O.C. TO FOR FRAMING.

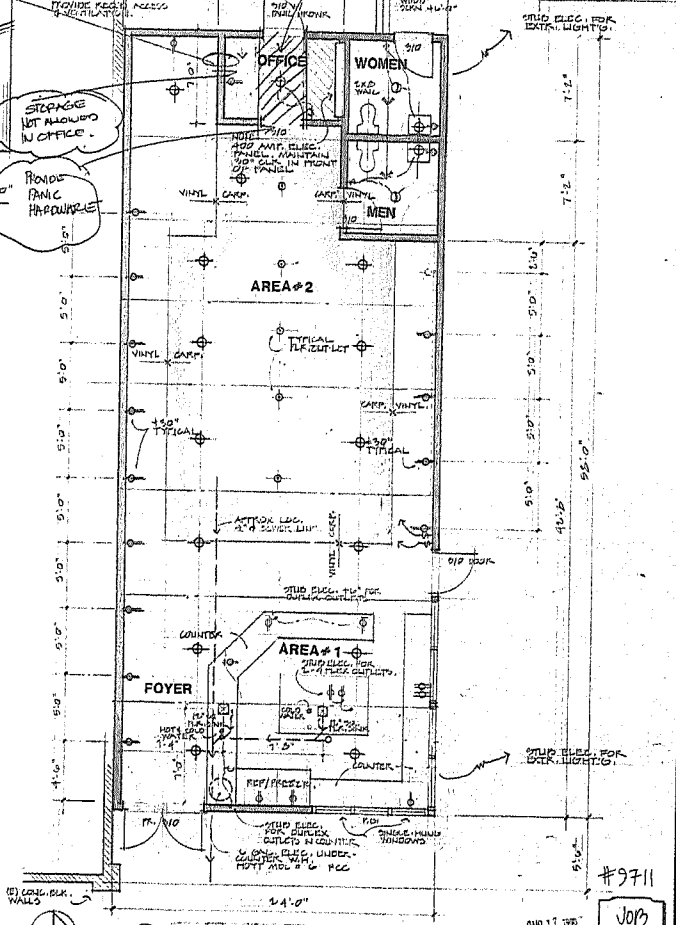
NOTE: INSTALL HVAC UNIT ABOVE OFFICE PROVIDE ACCESS & INSTALLATION.

STORAGE NOT ALLOWED IN OFFICE.

PROVIDE PANIC HARDWARE

MAINTAIN 44" CLEAR ACCESS WIDTH.

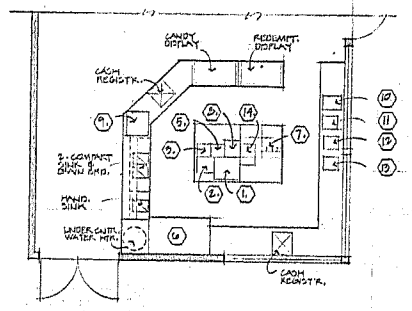
NOTE
REFER TO SHELL BLDG DRAWINGS FOR RESTROOM DETAILS & DIMENSIONS



FLOOR PLAN 1/4"=1'-0"

EQUIPMENT SCHEDULE

1.	"AMANA" 700 WATT MICROWAVE
2.	"SERVER" 4490 CHIP DISPENSER
3.	"SERVER" 8170 CHEESE WARMER
4.	"SERVER" 9/5 INSERT
5.	"SERVER" HOT SAUCE CHILI WARMER & PUMP
6.	"JOHNSON" AKT 22-22 REFRIG / FREEZER
7.	"ICE-O-MATIC" PLAKER # D-400-A-38-4 & 5 HEAD SODA TOWER
8.	"STAR" 175 CD HOT DOG BROIL-O-DOG.
9.	"CRETORS" ANTIQUE T-2000 POPCORN POPPER
10.	"BUN-O-MATIC" COFFEE / HOT CHOCOLATE MAKER MOL. # P
11.	"JET SPRAY" SODAMIX JS-7 (LEMONADE)
12.	J & J #750 PRETZEL DISPLAY
13.	J & J #1500 PRETZEL OVEN
14.	SODA CUP DISPENSER



EQUIPMENT PLAN 1/4"=1'-0"

FINISH SCHEDULE

ROOM	FLOOR MAT'L.	FLOOR FIN.	WALLS MAT'L.	WALLS FIN.	CEILING MAT'L.	CEILING FIN.
FOYER	VINYL		GYP. BD	ENAMEL	EXT. BRAN. GYP. BD.	DRAN ENAMEL
AREA #1	VINYL		•	•	•	•
AREA #2	VINYL & CARPET		•	•	•	•
OFFICE	CARPET		•	•	GYP. BD.	ENAMEL
MEN / WOMEN	VINYL		•	WATER RESIST. GYP. BD.	GYP. BD.	•

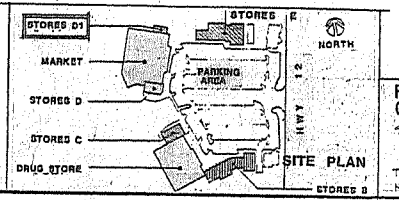
NOTES:

PROVIDE LEVER TYPE HARDWARE ON ALL DOORS & FAUCETS.

PROVIDE SIGN ABOVE EXIT DOORS — "THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED."

PROVIDE ILLUMINATED EXIT SIGN ABOVE EXIT DOORS. INSTALL TYPE 1A:10BC FIRE EXTINGUISHER.

POST MAX. OCCUPANT LOAD "70 PERSONS"



SITE PLAN

APPROVED CITY OF SONOMA BUILDING DIVISION AUG 17 1998

FAMILY FUN CENTER
(MINI-GOLF HOUSE)

STORE D-1 1392 SQ.FT.

TENANT NILE'S CO. 707-935-9616

REVISIONS | BY

WILLIAM L. DIMICK AIA ARCHITECT
232 FRANCE SONOMA CALIF. 95476 - TELEPHONE 707-935-0726

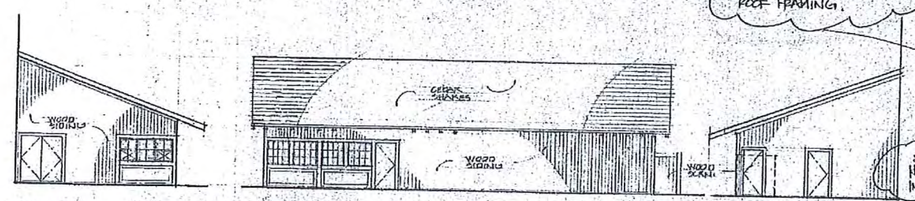
TENANT IMPROVEMENTS MAXWELL VILLAGE

DATE 8-11-98
SCALE AS NOTED
DRAWN W.L.D.
JOB 8801
SHEET 6 OF SHEETS

AUG 13 1998
NOV 14 1998

NOV 18 2016

Booth Seating



EAST 1/8"=1'-0"

NORTH 1/8"=1'-0"

WEST 1/8"=1'-0"

2x6 WALLS @ 16" O.C. TO ROOF FRAMING.

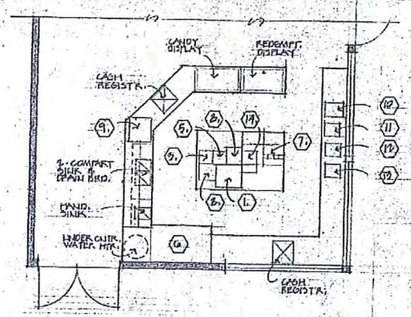
NOTE: INSTALL HVAC UNIT ABOVE OFFICE (TO INCLUDE REQ'D ACCESS & VENTILATION)

STORAGE NOT ALLOWED IN OFFICE.

PROVIDE PANIC HARDWARE

EQUIPMENT SCHEDULE

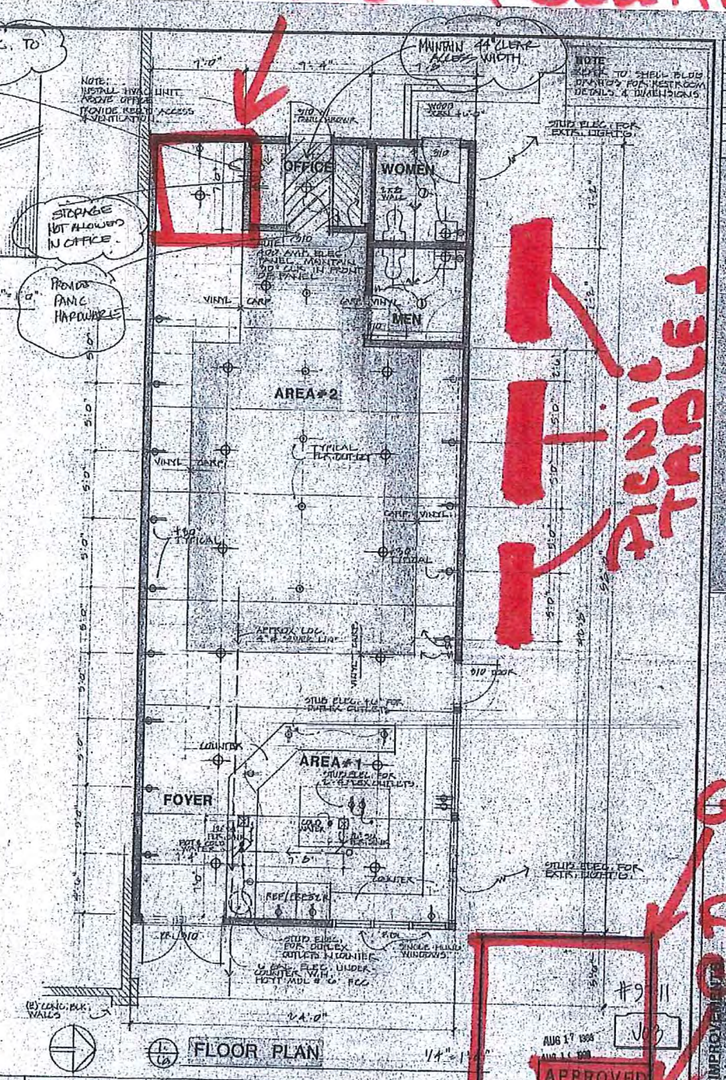
11	"AMANA" 700 WATT MICROWAVE
12	"SERVER" 4190 CHIP DISPENSER
13	"SERVER" 8170 CHEESE WARMER
14	"SERVER" 9S INSERT
15	"SERVER" HOT SAUCE CHILLI WARMER & PUMP
16	"GORDON" ART 22.22 REFRIG / FREEZER
17	"ICE-O-MATIC" FLAKER # D-400-A-38-4 & 5 HEAD SODA TOWER
18	"STAR" 175 OD HOT DOG BROIL-O-DOG
19	"CRETORS" ANTIQUE T-2000 POPCORN POPPER
20	"KUO-O-MATIC" COFFEE / HOT CHOCOLATE MAKER MDL. # F
21	"JET SPRAY" SETBANK - JS-1 (LEMONADE)
22	J & J #750 PRETZEL DISPLAY
23	J & J #1900 PRETZEL OVEN
24	SODA CUP DISPENSER



EQUIPMENT PLAN 1/4"=1'-0"

FINISH SCHEDULE

ROOM	FLOOR MAT'L.	FLOOR FIN.	WALLS MAT'L.	WALLS FIN.	CEILING MAT'L.	CEILING FIN.
FOYER	VINYL		DITR.BD.	ENAMEL	BAT BEAM DITR.BD.	STAIN ENAMEL
AREA #1	VINYL		•	•	•	•
AREA #2	VINYL & CARPET		•	•	•	•
OFFICE	CARPET		•	•	DITR.BD.	ENAMEL
MEN / WOMEN	VINYL		•	ENAMEL (1/2 HGT. WALLS)	DITR.BD.	•



FLOOR PLAN 1/4"=1'-0"

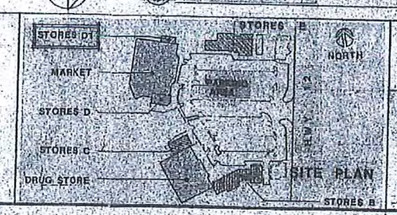
NOTES:

PROVIDE LEVER TYPE HARDWARE ON ALL DOORS & FAUCETS.

PROVIDE SIGN ABOVE EXIT DOORS - THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED.

PROVIDE ILLUMINATED EXIT SIGN ABOVE EXIT DOORS, INSTALL TYPE 2A10BC FIRE EXTINGUISHER.

POST MAX. OCCUPANT LOAD "70 PERSONS"

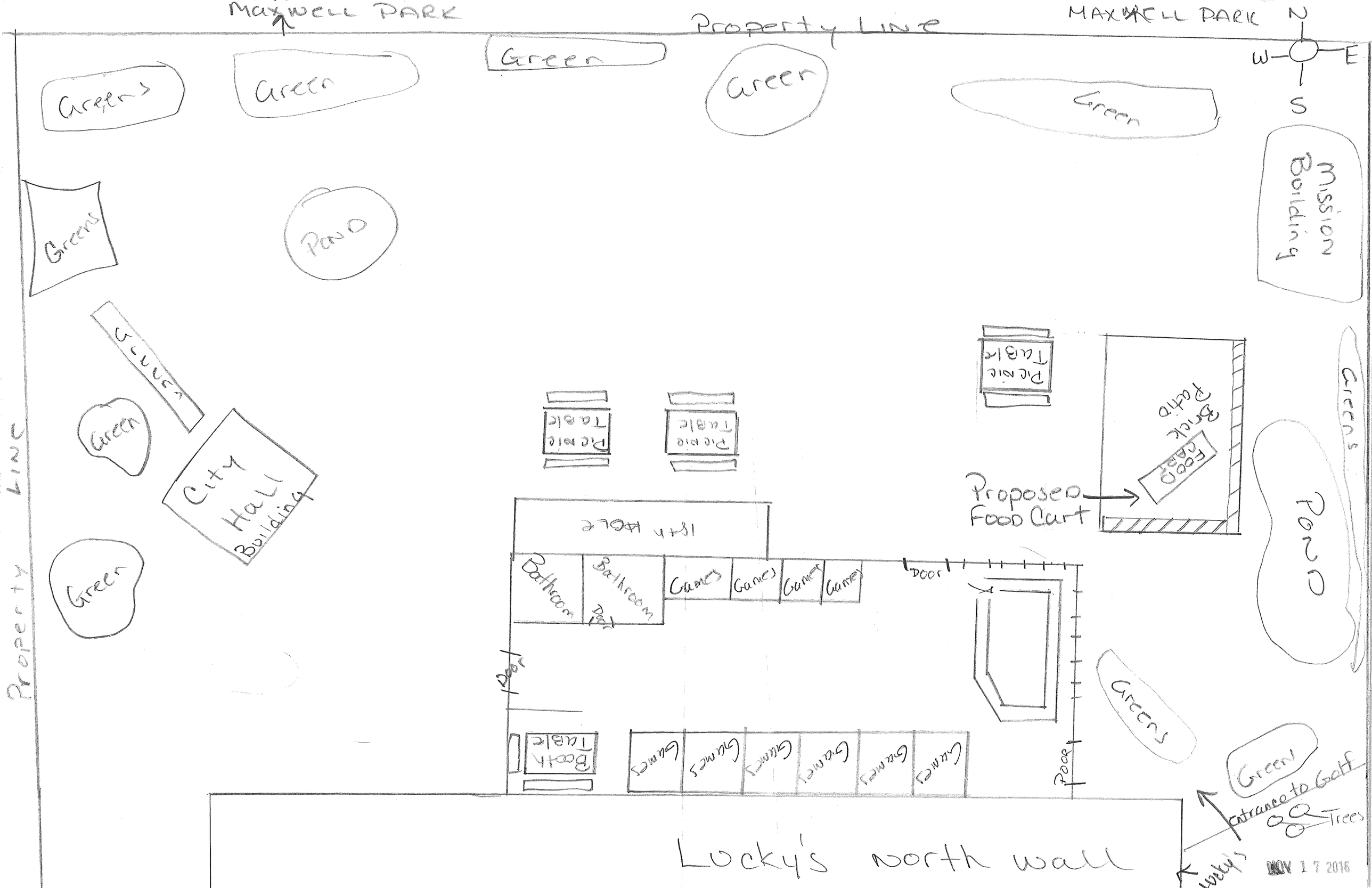


FAMILY FUN CENTER
(MINI-GOLF HOUSE)
STORE 0-1 1992 SQ. FT.
TENANT
WILES CO. 707-935-9616

WILLIAM L. DIMICK AIA ARCHITECT
229 FRANCE ST. SONOMA, CALIF.
707-935-7126

TENANT IMPROVEMENTS
MAXWELL MILL

DATE 8-11-98
SCALE AS NOTED
DRAWN W.L.D.
JOB 8801
SHEET 6
OF


Maxwell Park
Property Line
Maxwell Park
N
W
E
S
Green
Green
Green
Green
Green
Mission Building
Greens
Pond
Greens
City Hall Building
Green
Green
Property Line
Pic nic Table
Pic nic Table
Pic nic Table
Food Cart
Proposed Food Cart
Greens
Pond
Bathroom
Bathroom
Door
Door
Games
Games
Games
Games
Door
Door
Greens
Booth Table
Games
Games
Games
Games
Games
Games
Green
entrance to Golf
Trees
Lucky's north wall
Lucky's

NOV 17 2016

City of Sonoma Planning Commission **STAFF REPORT**	Agenda Item #4 Meeting Date: 12-13-16

Agenda Item Title: Application for a Use Permit and an Exception to the height and setback standards to construct a new detached garage with second floor guest suite at the back of a residential property.

Applicant/Owner: Marlin Montgomery

Site Address/Location: 460 Fourth Street East

Staff Contact: Rob Gjestland, Senior Planner
Staff Report Prepared: 12/09/16

PROJECT SUMMARY

Description: Application of Marlin Montgomery for a Use Permit and an Exception to the height and setback standards to construct a new detached garage with second floor guest suite at the back of the property at 460 Fourth Street East.

General Plan Designation: Low Density Residential (LR)

Planning Area: Central-East Area

Zoning: **Base:** Low Density Residential (LDR) **Overlay:** Historic

Site Characteristics: The property is a ±7,630-square foot parcel located on the east side of Fourth Street East, between of East Napa Street and East Spain Street. The property is currently developed with a one-story residence (built in 1920) and detached garage with covered patio toward the rear. The parcel backs up to an alley on the east which provides access to the garage.

Surrounding Land Use/Zoning:
North: Single family residence/Low Density Residential
South: Single family residence/Low Density Residential
East: Alley and duplex properties/Medium Density Residential
West: Single family residences/Low Density Residential

Environmental Review:

- ☒ Categorical Exemption
- ☐ Negative Declaration
- ☐ Environmental Impact Report
- ☐ Not Applicable
- ☐ Approved/Certified
- ☒ No Action Required
- ☐ Action Required

Staff Recommendation: Approve subject to conditions.

PROJECT ANALYSIS

DETAILED PROJECT DESCRIPTION

The project involves constructing a two-story, detached accessory structure toward the rear of the property that would include a two-car garage on the ground floor with a guest suite above. A second floor deck with stairwell is also proposed on the north side of the building serving the guest suite. Both the garage and guest suite would each have an area of 504 square feet, while the deck would be ±250 square feet in area. The guest room is intended primarily to accommodate visits by extended family. The building would be setback 20 feet from the south (side) property line, three feet from the rear (east) property line, and 18.5 feet the northern side property line, with the associated deck setback seven feet on that side. The building would have maximum height of 23'4" at the roof peak. The existing two-car garage with attached covered patio would be demolished to accommodate the new structure. Further details can be found in the attached application submittal.

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

The property is designated Low Density Residential by the General Plan. This designation is intended primarily for single-family housing and duplexes, with attached or clustered development allowed by use permit. The corresponding R-L zone allows various residential accessory structures and uses, including detached garages and guest rooms. The project does not raise any issues of consistency with the goals and policies of the *1995-2005 Sonoma General Plan.* However, compatibility with surrounding uses must be considered.

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

Use: The property is zoned Low Density Residential (R-L). Residential accessory structures and uses, including detached garages and guest rooms, are permitted uses in R-L zone. However, under Section 19.50.080.F of the Development Code, detached guest rooms are normally limited to ground-floor construction, unless a Use Permit allowing a second floor is obtained from the Planning Commission. Accordingly, a Use Permit is required since the guest suite is proposed on a second floor.

Height & Setback Regulations for Detached Accessory Structures: Detached accessory structures are normally allowed within rear yard setback areas provided certain criteria are met, including a minimum setback of five feet from side and rear property lines, an exterior building wall not exceeding nine feet in height, and a maximum height of 15 feet to the roof peak (SMC 19.50.080.C.2). The proposed two-story structure would exceed the normal height limits and also have a three-foot setback from the rear property line. As a result, an Exception from the detached accessory structure standards is being requested. (Staff would note that the proposal is being treated as an Exception to be consistent with how other similar detached structures adjoining the alley have been reviewed by the Planning Commission in the past.)

Floor Area Ratio (FAR): The maximum amount of floor area allowed on a property in the R-L zone is 0.35 or 35% of the total lot area. The project would increase the FAR from 0.15 to 0.23. Staff would note that front porches and detached garages (up to 400 square feet) are excluded from FAR calculations under the Development Code.

Lot Coverage: The maximum amount of building coverage allowed on properties in the R-L zone is 40% of the total lot area. The project would maintain the current lot coverage of roughly 21%. Staff would note that front porches and detached garages (up to 400 square feet) are excluded from coverage calculations under the Development Code.

Rear Yard Setback Coverage: The total coverage of detached accessory structures within the required rear yard setback area of a property cannot exceed 50%. The proposed accessory building (including covered patio) would result in a coverage of 49% within the required rear yard setback area.

Design Review: Detached residential accessory structures developed in conjunction with an existing primary residence are exempt from architectural review by the Design Review and Historic Preservation Commission (§19.54.080.C).

Exception Approval: Pursuant to Development Code Section 19.48.050.A.1, the Planning Commission may grant exceptions from setback and height 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 accessory residential use associated with the setback/height exception request is consistent with the property's Low Density Residential 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;*

   In part, the exception request relates to the historic development pattern of the neighborhood. Over half the properties accessed by the alley, are currently developed with similar, two-story buildings abutting the alley. The proposal would be consistent with this unique neighborhood condition and provides a basis for allowing an exception from the height and setback 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.*

   As noted above, more than half of the properties accessed by the alley are currently developed with similar, two-story buildings that abut the alley. The proposal would be consistent with this neighborhood condition. In addition, the building would be generally compatible with adjoining properties for the following reasons: 1) the second-floor deck is proposed on the north side of building so that it does face a similar deck on the property to the south; 2) the south elevation has only one bathroom window and is setback substantially (20 feet) from the side property line; 3) the buildings opposite the alley (garages with dwelling units above) have no windows on their west elevations; 4) the private yard area on the parcel to the north is located on the north side of the property, somewhat shielded by a garage.

In summary, it appears that the required findings may be made.

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

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

Pursuant to Section of 15303 of the State CEQA Guidelines, construction of an accessory structure on a legal parcel is considered Categorically Exempt from the provisions of CEQA (Class 3 – New Construction or Conversion of Small Structures). Staff would note that, pursuant to the historical

evaluation prepared by Brunzell Historical (attached), the project would not adversely impact the primary residence located on the property, which qualifies as a historic resource under CEQA.

DISCUSSION OF PROJECT ISSUES

As noted in the analysis above, staff feels that the proposed structure is consistent with neighborhood conditions and would not raise any significant issues of compatibility with adjoining properties. The applicant has engaged with neighbors about the proposal, who are generally supportive of the request (see attached correspondence).

RECOMMENDATION

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

Attachments

1. *Findings*
2. *Draft Conditions of approval*
3. *Location map*
4. *Aerial Photo*
4. *Project narrative*
5. *Correspondence*
6. *Photos of Site & Surrounding Conditions on Alley*
7. *Historical Evaluation prepared by Brunzell Historical dated November 21, 2016*
8. *Site Plans, Floor Plans & Building Elevations*

cc: Russ Montgomery (via email)
460 Fourth Street East
Sonoma, CA 95476

Hank Martinson (via email)
472 Fourth Street East
Sonoma, CA 95476

City of Sonoma Planning Commission

FINDINGS OF PROJECT APPROVAL

Use Permit & Exception for Montgomery Accessory Building

460 Fourth Street East

December 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): and

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.

Exception Approval:

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;

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;

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.

DRAFT

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Use Permit & Exception for Montgomery Accessory Building
460 Fourth Street East

December 13, 2016

1. The detached accessory structure shall be constructed in conformance with the approved site plan, floor plans and building elevations, except as modified by these conditions.
   Enforcement Responsibility: *Planning Department; Building Department*
   Timing: *Prior to issuance of a building permit & final occupancy*

2. All Building Division requirements shall be met, including provisions related to fire resistant construction for exterior walls. A building permit shall be required.
   Enforcement Responsibility: *Building Department*
   Timing: *Prior to construction*

3. All Fire Department requirements shall be met, including installation of an automatic fire sprinkler system serving the upper floor guest suite portion of the structure.
   Enforcement Responsibility: *Fire Department; Building Department*
   Timing: *Prior to issuance of a building permit & final occupancy*

4. 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.**

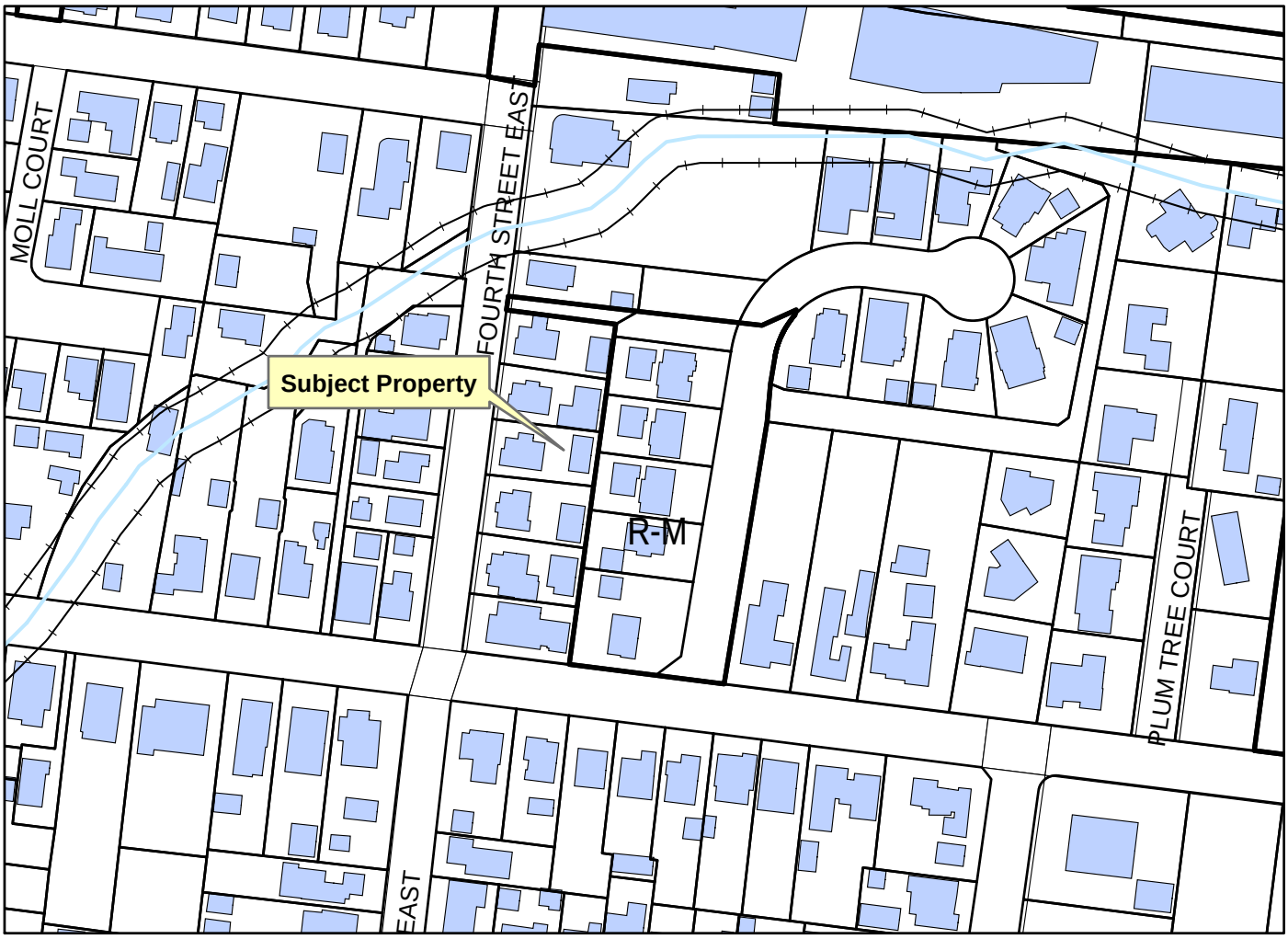
   Enforcement Responsibility: *Sanitation Division of Sonoma County Planning & Management Resource Department; Sonoma County Water Agency: City of Sonoma Building Department*
   Timing: *Prior to issuance of a building permit*

5. In addition to those already identified, the following agencies must 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*

Vicinity Map

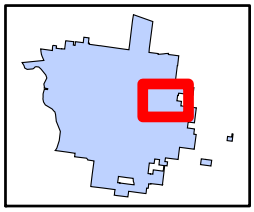


Zoning Designations

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

Project Summary

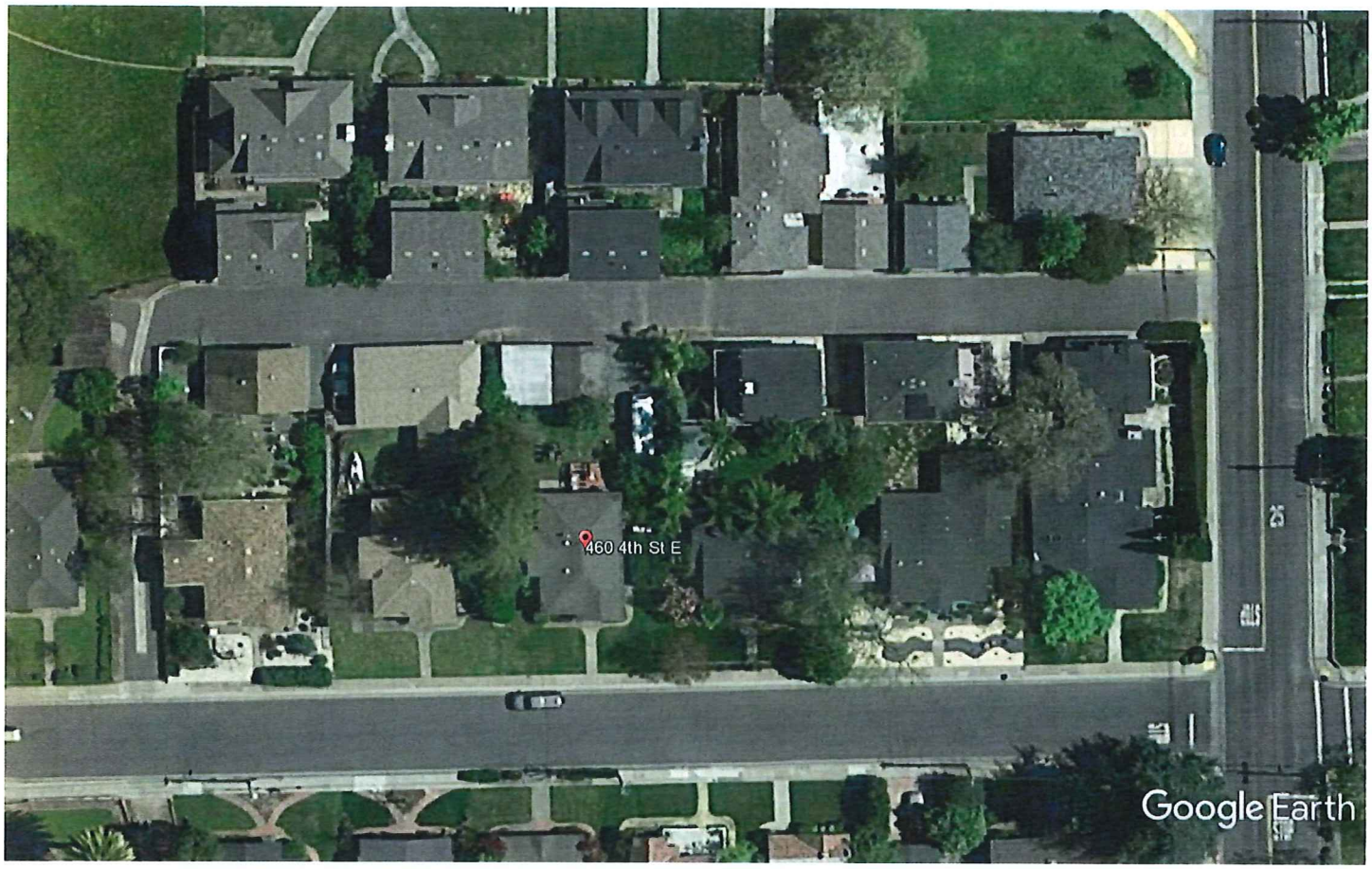
Project Name:	Montgomery Accessory Structure
Property Addresses:	460 Fourth Street East
Applicant:	Marlin Montgomery
Property Owner:	Same
General Plan Land Use:	Low Density Residential
Zoning - Base:	Low Density Residential
Zoning - Overlay:	Historic
Summary:	Consideration of a Use Permit and an Exception to the height and setback standards to construct a new detached garage with second floor guest suite.



N

0 100 200 400 Feet

1 inch = 200 feet



Google Earth

feet 200

meters 80

Project Narrative .

For our home, located at 460 4th Street East in Sonoma Ca. , we would like to replace the existing badly deteriorated garage at the back of our lot with a new 2 story structure. This new structure will be located on the same area of the lot as the existing garage. The new structure will have a garage on the first level and a guest room on the second.

Our intent is to improve our home for ourselves and our family . We have 2 sons and 7 grandchildren who visit us often. Our extended family are long time Sonoma residents for over 3 generations. We have no intentions of moving from our home on 4th Street East. Please review an excerpt provided from our recent historical report that describes our family history as it relates to our 460 4th Street home.

We believe our new proposed garage will fit well with existing structures that boarder the alleyway behind our home and improve the neighborhood. Many of the garages that boarder the alleyway now are 2 story and larger than our proposed new garage.

Our existing garage is badly deteriorated. Many of the roof rafters and wooden structural components are rotted and breaking away from the siding .

Our lot and backyard are small . These spaces contribute greatly to the feel and enjoyment of our home. We spend a lot of time outside where we enjoy Sonoma living very much. It is very important to us that we preserve this space as much as possible.

Excerpt From Historic Report for 460 4th Street East Home

1 message

Research has not revealed the early residents of the house. In 1960, August and Sylvia Sebastiani sold 460 Fourth Street East to Walter and Celeste Murphy. Walter Lewis Murphy was born in 1878 in Illinois. (Ralph E. Murphy was his older brother) Cecilia Celeste Grannice was born in 1882; her father, H. H. Grannice, owned the local paper, the Sonoma Index-Tribune. She graduated from the University of California in 1901, and she and Walter Murphy married in 1905. Walter originally worked as a carpenter like his brother, but in 1915, the couple took over ownership of the Index-Tribune (the paper is still run by members of the same family); Walter was also Sonoma's postmaster in the 1930s and '40s. Notably, in 1935 the couple purchased the historic Sonoma Barracks, renting out the bottom floor and remodeling the second floor to live in, so they do not appear to have lived in the house. Although the state purchased the Barracks in the 1950s, the Murphys appear to have continued living there until they died. Celeste in 1962 and Walter in 1964. 460 4th Street was subsequently sold to Joseph and Helen Lennon, who had been renting there for several years.[11]

Joseph John Lennon was born in 1915 and grew up in Glen Ellen. He attended Sonoma High School, meeting Helen Marie Maffei there. Helen Maffei was born in 1917 to the locally prominent Maffei family, who had lived in the neighborhood. Her father, Aurelio Maffei, owned a Glen Ellen butcher shop for a time, and later helped found the Sonoma Chamber of Commerce. He was elected to the Sonoma City Council in 1950. Joseph and Helen graduated in the 1930s and married in 1939. Joseph worked at Mare Island and Helen as a bookkeeper. They settled in the same neighborhood, initially across the street from the house, where they had three children. They later moved in, renting at first and then purchasing the property after Walter Murphy's death. Joseph retired in the 1980s and died in 1996. After Helen died in 2007, ownership of the property passed to Joan, their youngest daughter.[12]

Joan Lennon Montgomery was born in 1947 and grew up in the neighborhood. By the time she met Marlin (Russ) Montgomery at Sonoma Valley High School in 1961, her family was living in the house at 460 Fourth Street East; Russ met her parents there before their first date. They married in 1964 and lived in Sonoma as Russ attended Sonoma State University and then UOP School of Dentistry. When he graduated, the couple moved to Oregon, where they raised two sons. Russ retired from dentistry in 2014 and the couple moved back to Sonoma, taking up residence in the house, where they live today.[13]

Planning Commission of the City of Sonoma

Project Description: Application of Marlin Montgomery for a Use Permit and an Exception to height and setback standards to construct a new detached garage
with a second floor guest unit at the back of the property at 460 Fourth Street East.

Letter of support for this application to the Planning Commission,

I have reviewed the plans to replace the garage with a new 2 story garage/guest room structure, at the back of the lot at 460 Fourth Street East.
I believe this new 2 story structure will improve the property and our neighborhood.
I would urge you to approve the plans for this project as submitted.

Thank you,

450 EAST 4TH ST.

Planning Commission of the City of Sonoma

Project Description: Application of Marlin Montgomery for a Use Permit and an Exception to height and setback standards to construct a new detached garage
with a second floor guest unit at the back of the property at 460 Fourth Street East.

Letter of support for this application to the Planning Commission,

I have reviewed the plans to replace the garage with a new 2 story garage/guest room structure, at the back of the lot at 460 Fourth Street East.
I believe this new 2 story structure will improve the property and our neighborhood.
I would urge you to approve the plans for this project as submitted.

Thank you,

Fourth Street Neighbor ; Barb Ludon

Address ; 465 4th St. E. Sonoma CA

From: **Russ Montgomery** russ.l.montgomery@gmail.com
Subject: Re: New Garage
Date: December 3, 2016 at 6:38 AM
To: elizabethclerou@yahoo.com

Thank you for the email and your support!!
Russ

> On Dec 2, 2016, at 8:58 PM, elizabethclerou@yahoo.com wrote:
>
> Hi Russ,
> Thank you for taking the time to show me your plans for your garage. It looks well thought out and suits the neighborhood. I have no worries concerning the project. Any upgrade is good news for the rest of us. If I can be of any help let me know.
> Best,
>
> Elizabeth Clerou
> 473 4th Street East
> Sonoma CA 95476
> 707-331-4708
>
> Sent from Mail for Windows 10

Planning Commission of the City of Sonoma

Project Description: Application of Marlin Montgomery for a Use Permit and an Exception to height and setback standards to construct a new detached garage
with a second floor guest unit at the back of the property at 460 Fourth Street East.

Letter of support for this application to the Planning Commission,

I have reviewed the plans to replace the garage with a new 2 story garage/guest room structure, at the back of the lot at 460 Fourth Street East.
I believe this new 2 story structure will improve the property and our neighborhood.
I would urge you to approve the plans for this project as submitted.

Thank you,

Fourth Street Neighbor ; _____

Address ; 457 4th St E

Alison O'Donnell

Planning Commission of the City of Sonoma

Project Description: Application of Marlin Montgomery for a Use Permit and an Exception to height and setback standards to construct a new detached garage
with a second floor guest unit at the back of the property at 460 Fourth Street East.

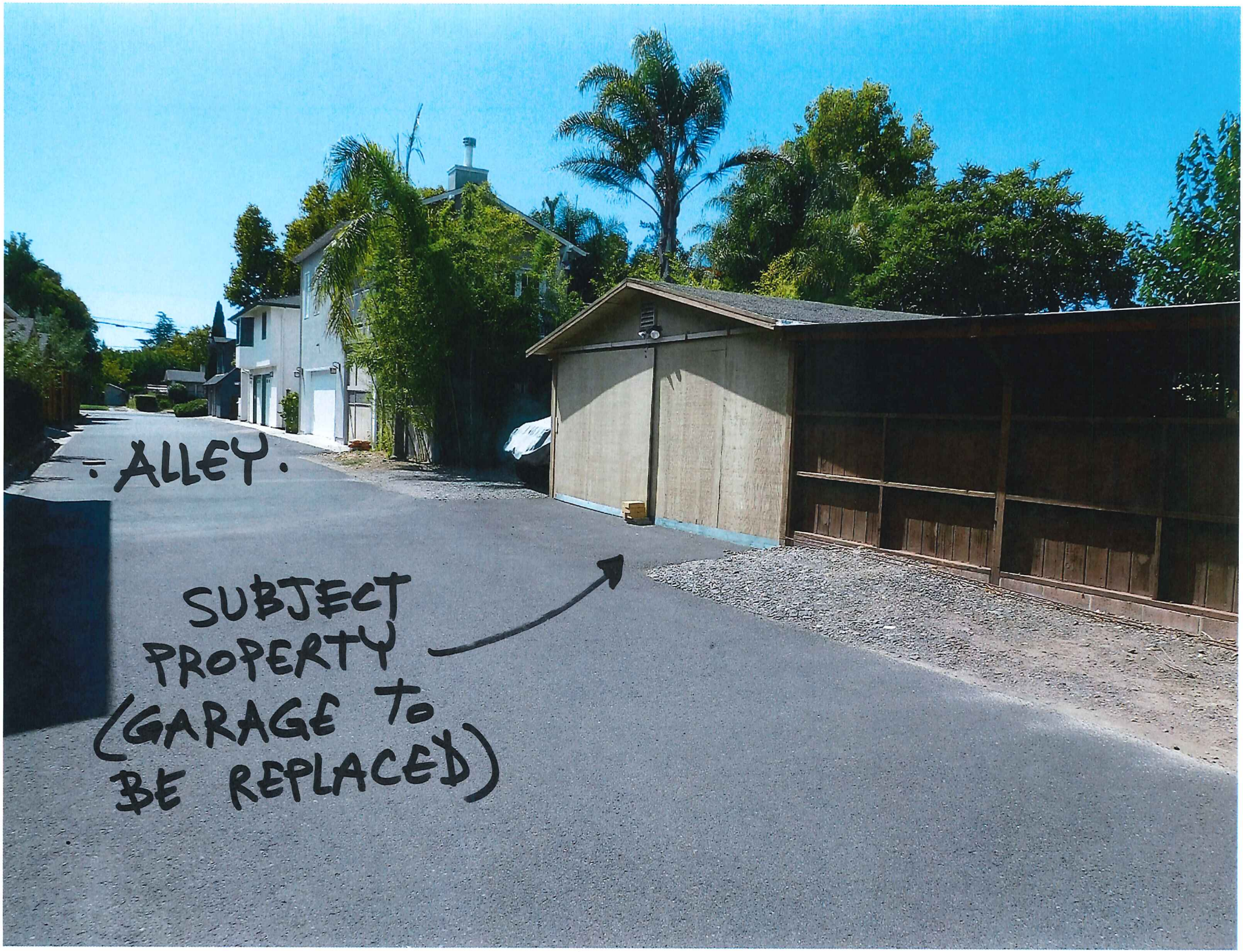
Letter of support for this application to the Planning Commission,

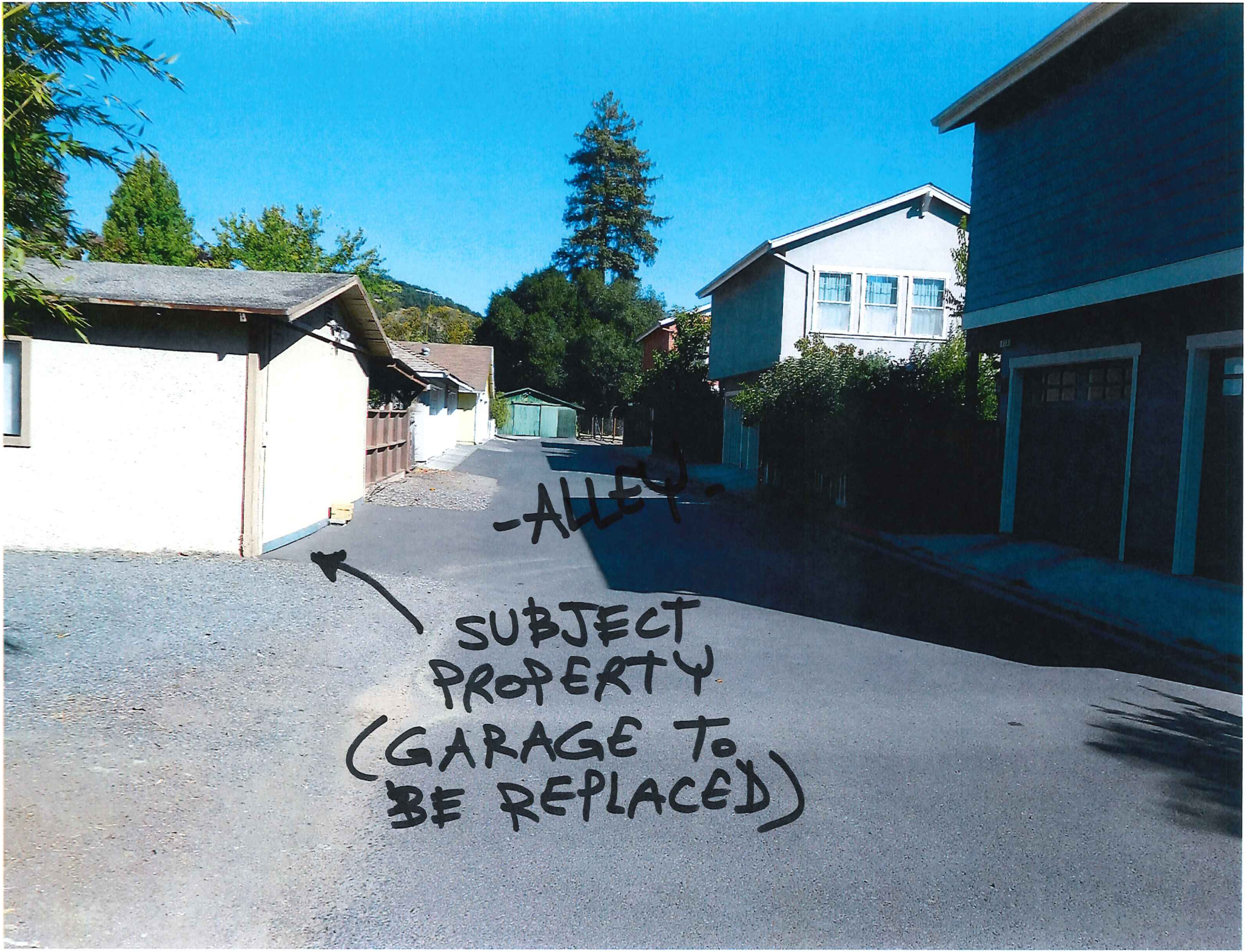
I have reviewed the plans to replace the garage with a new 2 story garage/guest room structure, at the back of the lot at 460 Fourth Street East.
I believe this new 2 story structure will improve the property and our neighborhood.
I would urge you to approve the plans for this project as submitted.

Thank you,

Alicia A. Herrick

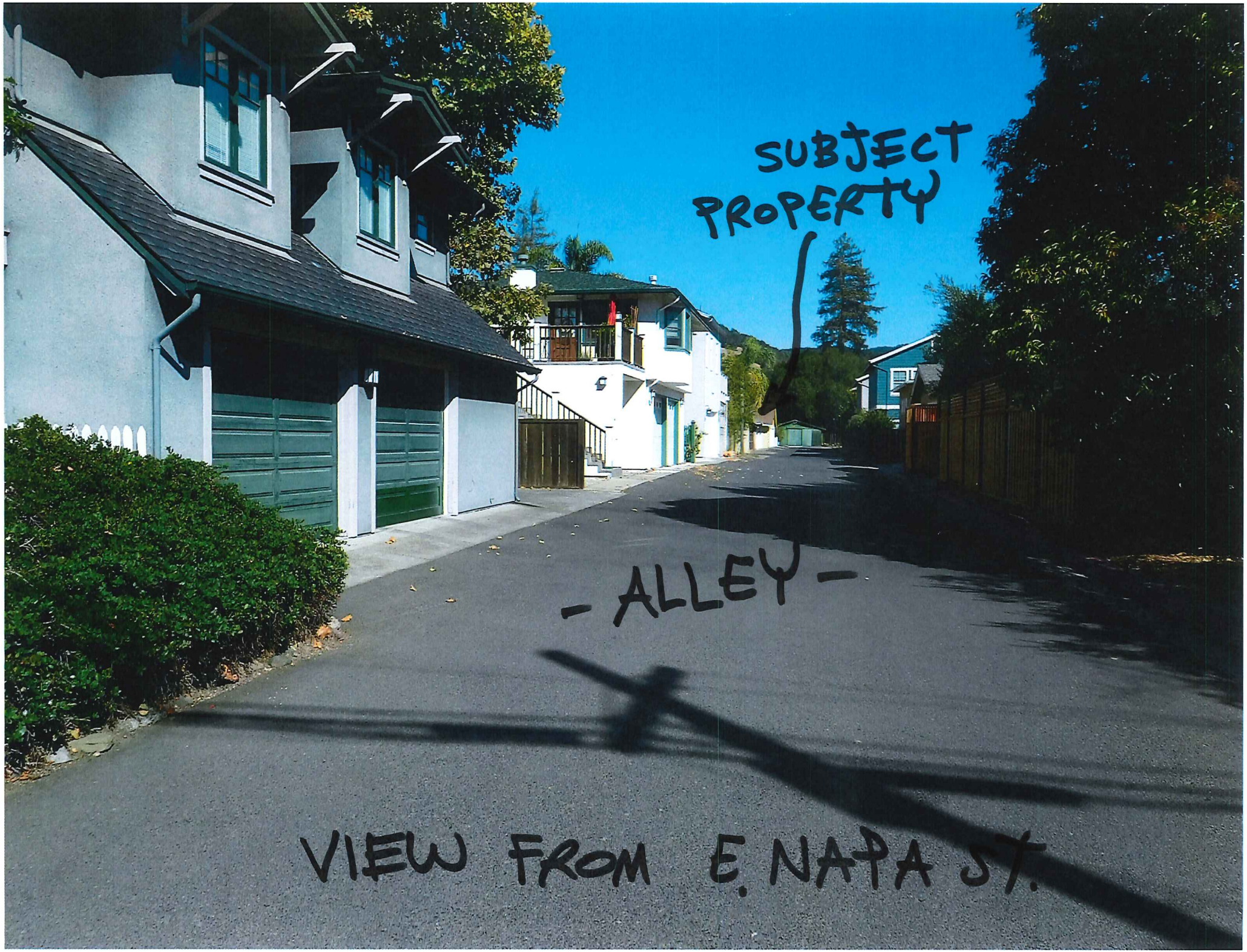
Alicia A. Herrick
557 Fourth St. E.
Sonoma, CA 95476


ALLEY.
SUBJECT PROPERTY (GARAGE TO BE REPLACED)


-ALLEY-
SUBJECT PROPERTY (GARAGE TO BE REPLACED)

NEIGHBOR TO SOUTH
ALLEY
SUBJECT PROPERTY

UNIT
OPPOSITE TO
SUBJECT PROPERTY
-ALLEY-


SUBJECT PROPERTY
- ALLEY -
VIEW FROM E. NAPA ST.

RECEIVED

NOV 28 2016

CITY OF SONOMA

BRUNZELL
HISTORICAL

November 21, 2016

Marlin Montgomery
PO Box 2095
Sonoma California 95476

Subject: Historical Evaluation of the historic-period house at 460 Fourth Street East in Sonoma, Sonoma County, California.

Dear Marlin,

The letter report that follows, along with the DPR 523 form attached, comprise the evaluation of the property at 460 Fourth Street East in Sonoma, as required by the City of Sonoma Planning Department.

Methodology

Kara Brunzell conducted a site visit on 4 August 2016. The site visit included collecting photographs of all elevations of the house, the parcel, and the neighborhood setting. I conducted a record search of the subject property at the Northwest Information Center (NWIC), located at California State University, Sonoma, deed research at the Sonoma County Recorder's office, and online research at ancestry.com and other websites. In addition, I conducted research through the Sonoma League of Historic Preservation and the Depot Museum of Sonoma.

Summary of Findings

The record search at the NWIC did not reveal any previous surveys of the parcel, nor were previous studies found in the archives of the local historical organizations. Although it does not appear to have been previously evaluated, the property is located in the City of Sonoma's Historic Zone, where potential projects trigger a requirement for historical evaluation according to current regulations. In addition, Vicki Beard of Origer & Associates evaluated a nearby Sebastiani bungalow in 2002 (constructed at the same time, in the same style, and by the same builder as the subject property) and recommended it eligible as a contributor to a potential historic district.

Because this work was completed pursuant to CEQA, all resources discovered during the field survey require evaluation for California Register of Historical Resources (CRHR). Since the property is located within the City of Sonoma, CRHR eligibility evaluation was completed per Sonoma Municipal Code Chapter 19.42. The property was also evaluated for National Register of Historic Places (NRHP) eligibility.

National Register of Historic Places

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

(a) is associated with events that have made a significant contribution to the broad patterns of our history;
(b) is associated with the lives of persons significant in our past;
(c) embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;

(d) yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Evaluation

Criterion A/1: 460 4th Street East is associated with events that have made a significant contribution to the broad patterns of local history. It was part of a small subdivision of Craftsman-style bungalows constructed by prominent local winery proprietor Samuele Sebastiani. Sebastiani acquired property near his winery and residence in 1920, and immediately began construction of a grouping of modest dwellings along 4th Street East, Spain Street, and Napa (United States) Street. Intended as rental housing, the small houses (which were virtually identical to one another) had single-car garages on rear alleys. The standardization of the houses, the fact that eight houses were constructed in a group, the high quality of the development, and the garages located on alleys were progressive features in Sonoma during this period. Most lots were still being individually developed in Sonoma in the 1920s, and repetitive subdivisions like this one would not become common until the 1950s. Private cars ownership was just becoming widespread, and this appears to have been the first Sonoma neighborhood designed with automobile storage in mind. When completed, the bungalows were touted as "modern" in local newspaper ads because of these features. Therefore the building is eligible to the NRHP, CRHR, and the City of Sonoma Register as a potential district contributor under Criterion 1/A.

Criterion B/2: 460 4th Street East is significantly associated with the life of a person important to local, history, Samuele Sebastiani. Although the bar is relatively high for association with a person and there are other local properties more closely associated with Sebastiani (such as the winery), the grouping of Craftsman-style bungalows he built in the early 1920s exemplifies Sebastiani's community-minded development program during Prohibition. Construction projects such as this group of dwellings allowed Sebastiani to continue employing local people during economic recession brought on when winemaking became illegal. In addition to providing work for their builders, the houses were expressly designed to provide dignified residences for moderate-income families. The modest size of the houses, proximity to his winery and Downtown Sonoma, and up-to-date design elements were all progressive features that allowed the dwellings to shelter middle- and working-class families. It therefore is eligible to the NRHP, CRHR, and the City of Sonoma Register as a potential district contributor under Criterion B/2.

Criterion C/3: 460 4th Street East is also significant for its architecture. Although the modest Craftsman bungalow lacks the embellishments that characterize many landmark examples of the style, it exemplifies important aspects of Craftsman architecture. Craftsman-style houses began appearing in the United States about 1905 as a corrective to the decorative excess of the Victorian era and in response to the ideals disseminated by the English Arts and Crafts movement. Although early examples were frequently as large as their Victorian counterparts and could also be highly ornamented, Craftsman houses were meant to emphasize rusticity and harmony with their surroundings. Tastemakers such as Gustave Stickley (who popularized the style through a nationally-distributed magazine) promoted a way of life that blended indoors with outdoors, prized homely comforts over fashionable appointments, and was affordable for the average person. By the early 1920s, (when this grouping of houses was constructed in Sonoma) these ideals had spread across the United States, and Craftsman was the most popular style for small houses. This house and its counterparts in the neighborhood feature the rustic exposed rafter tails, knee braces, and battered porch columns that are hallmarks of the style. The front porch and very low-pitch roof are features that blend outdoors and in and give the house a low profile that harmonizes with the landscape. Its modest size and inexpensive stucco cladding are features that made the house affordable for common people. For these reasons, the house is eligible to the NRHP, CRHR, and the City of Sonoma Register as a potential district contributor under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 460 4th Street East does not appear to be a principal source of important information in this regard.

Integrity

Historic eligibility rests on integrity (the ability of a property to convey its historic identity) as well as significance. Loss of integrity, if sufficiently great, overwhelms significance and renders a property ineligible for historic listing. The house has not been moved, and therefore retains integrity of location. Alterations to the house have been minor, such as replacement of some windows and the addition of a rear deck. Therefore it retains integrity of design, materials, and workmanship. The buildings around it were constructed in the 1920s and 1930s, and have been altered very little, therefore the house retains integrity of setting. The aspects of integrity listed above combine to form integrity of feeling. It is in use as a house, and its residents are members of the family that has lived in the house for over half a century. Therefore it retains integrity of association. The house at 460 4th Street East retains all aspects of integrity, and therefore conveys its historic character.

The garage at the rear of the property dates from the historic period, but lacks the integrity required to convey its historic character. It has not been moved and remains in use as a garage, so retains integrity of location and association. However, other aspects of its integrity have been lost. Unlike the virtually unaltered historic setting along 4th Street East, the alley has seen major alterations over the decades. The neighborhood was at the eastern edge of Sonoma when it was originally constructed, and the area east of the alley remained open fields for some 80 years. A new subdivision was constructed to the east c2000, so the eastern side of the alley is now developed with much larger garages and houses than the historic western side. In addition, over the decades almost all the neighboring properties' historic-period garages have been replaced with larger modern garages. Therefore the alley's integrity of setting has been degraded. Although research has not revealed the specific details of the garage's architectural history, its plywood vehicle doors, horizontal slider window, interior-type entry door facing the house, and the large shed-roofed covered patio connected to its north elevation all appear to have been installed during the second half of the twentieth century. Because of these piecemeal alterations, the garage has lost its integrity of design, materials, and workmanship. The loss of integrity of design, materials and workmanship and partial loss of integrity of setting have resulted in a loss of integrity of feeling. Therefore, the garage does not retain sufficient integrity to convey its historic character, and does not qualify as a contributing element to a potential historic district.

The house at 460 4th Street East is eligible as a contributor to a potential district and has been assigned a Historic Resource Status Code of 3D, and therefore qualifies as a historic resource under CEQA.

Recommendations

Since the property is eligible as a contributor to a potential historic district, any projects should be undertaken in a manner that does not degrade or destroy historic integrity. The Secretary of the Interior's Standards for the Treatment of Historic Properties provides guidelines for the preservation and rehabilitation of historic resources. Adherence to these standards is accepted as a method of avoiding significant adverse effects to historic buildings while allowing their continued use. The main purposes of the current project are to:

- replace the dilapidated garage at the rear of the parcel (accessible from the alley) with a functional two-car garage
- create a small area above the garage for use as guest accommodations

This project will allow for the property's continued use as a dwelling over the coming decades by providing space for overnight visitors and storage for the Montgomery family's cars. Although the existing garage dates from the historic period, it has been heavily altered from its original form and lacks the features of the Craftsman style that would make it a contributor to a potential district. Therefore, the garage does not contribute to the historic character of the property as an element of a 1920s Craftsman neighborhood.

The Secretary of Interior's Standards for Rehabilitation state, in part:

> "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."
>
> *The new garage and guest unit at the rear of the property would allow the property to adapt to contemporary modes of living and therefore to continue in its original use as a single-family residence. Although a single-car garage was a progressive feature at the time the house was constructed, storage for only one car is not functional for modern family life.*
>
> "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."
>
> *and* "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."
>
> *As stated above, the garage lacks distinctive features, finishes, construction techniques, or examples of craftsmanship, and few if any of its materials date to the historic period. Its sole character-defining historic feature is its location on the alley, and this will be replicated in the replacement garage.*
>
> "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."
>
> *This project will not destroy historic materials. The new garage will replicate the pitch and form of the existing house roof, and will thus be compatible. It has been carefully designed so that it will not overwhelm the original building, and will be compatible with the original house and neighborhood in massing, size, and scale. In addition to replicating the historic garage location, the new garage's rear location will mark it as a subordinate structure, not visible from the street. It will be differentiated from the original house by its rustic natural wood siding, which is compatible with Sonoma's rural character but different from the stucco of the original house.*
>
> New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
>
> *The garage is a significant distance away from the house and not visible from 4th Street East, and therefore if it were removed in the future the integrity of the original building would be unimpaired.*

Preparer's Qualifications

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural

resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and HAER recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Oregon, and New York. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have evaluated post offices, military bases, university campuses, hospitals, church properties, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or e-mail at kara.brunzell@yahoo.com with any questions or comments.

Sincerely,

Kara Brunzell, M.A.
Brunzell Historical

Attachments: DPR 523 forms, 460 Fourth Street East

*Resource Name or # (Assigned by recorder) 460 4th Street East

P1. Other Identifier: 460 4th Street East

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Sonoma

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Sonoma **Date** 2015 **T**___; **R** ___; ___ ¼ **of Sec** ___; _____ **B.M.**

c. Address None City Sonoma Zip 95476

d. UTM: (give more than one for large and/or linear resources) Zone 10 ; 548140.48 mE/ 4238347.16 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is located in a residential neighborhood just west of Downtown Sonoma. A sidewalk runs in front of the house, and a concrete path leads from sidewalk to front door and wraps around the house. The front yard consists of a lawn and there are shrubs immediately in front of and along the sides of the house. The building is front-gabled with a composition shingle roof and is clad in stucco. There is a wide projecting front porch under the gable with large battered supports in each front corner and a set of three steps with metal railings leading up to it. The fifteen-light glazed front door faces south and is wood. Windows are a combination of double hung wood sash and aluminum sliders; they feature large wooden shutters on the front elevations and fabric awnings elsewhere. The rear elevation includes a small wooden deck and glass door.

Behind the house at the alley is a gabled garage building with stucco walls and a composition shingle roof; a small backyard with a lawn, trees, shrubs, and potted plants separates the structures. The garage features a wooden door on the west elevation with a path of square stone steps leading up to it across the backyard. A wooden canopy extends from the roof of the garage to the north.

***P3b. Resource Attributes:** (List attributes and codes) HP2: Single-family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Photograph 1: West (main) and south elevations of building, camera facing northeast, photograph taken August 8, 2016.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1920, Sonoma Index Tribune

***P7. Owner and Address:**

Ross and Joan Montgomery
460 4th Street East
Sonoma, CA 95476

***P8. Recorded by:** (Name, affiliation, address)

Kara Brunzell
1613 B Street
Napa, California 94559

***P9. Date Recorded:** August 8, 2016

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *None*

***Attachments:** NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list) _____

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 460 4th Street East

B1. Historic Name: 460 4th Street East
B2. Common Name: 460 4th Street East
B3. Original Use: residence B4. Present Use: residence
***B5. Architectural Style:**
***B6. Construction History:** (Construction date, alteration, and date of alterations)

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: Unknown b. Builder: R.E. Murphy
***B10. Significance: Theme** Residential Development **Area** Sonoma
Period of Significance 1920 - 1944 **Property Type** house **Applicable Criteria** 1/A, 2/B, and 3/C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building meets the criteria for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the Sonoma Register of historic resources as a potential district contributor (see continuation sheet).

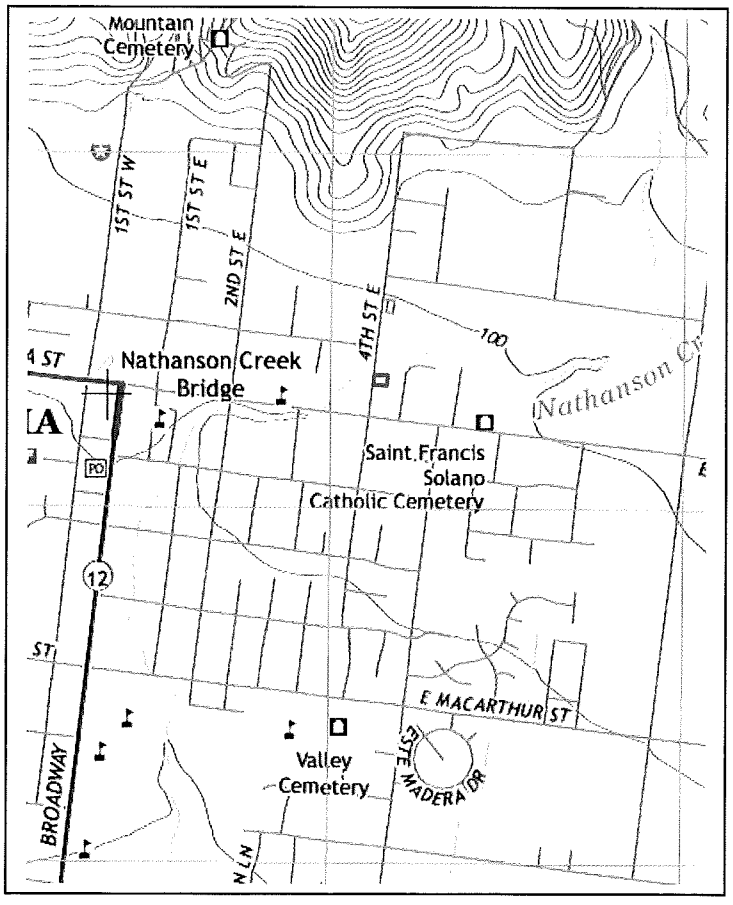
B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
(See Footnotes)

B13. Remarks:

***B14. Evaluator:** Kara Brunzell

***Date of Evaluation:** August 8, 2016

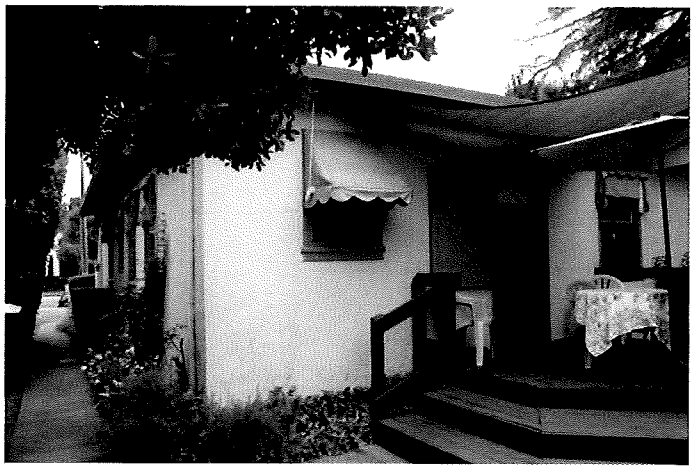
(This space reserved for official comments.)



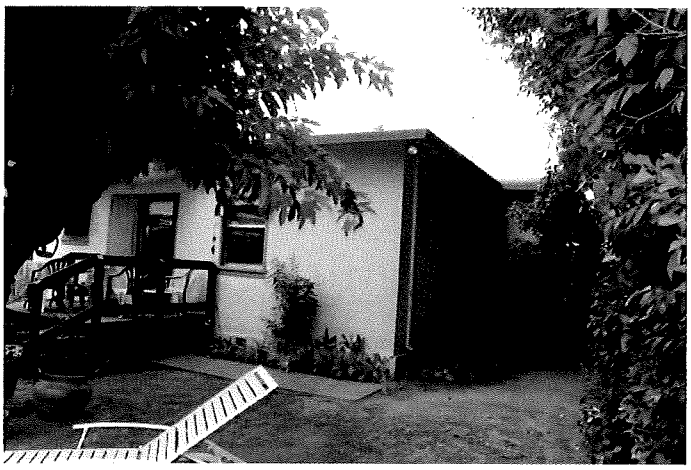
Photograph 2: Neighborhood setting, camera facing southwest, August 8, 2016.

Photograph 3: North and west elevations, camera facing southeast, August 8, 2016.

Photograph 4: South elevation, camera facing east, August 8, 2016.

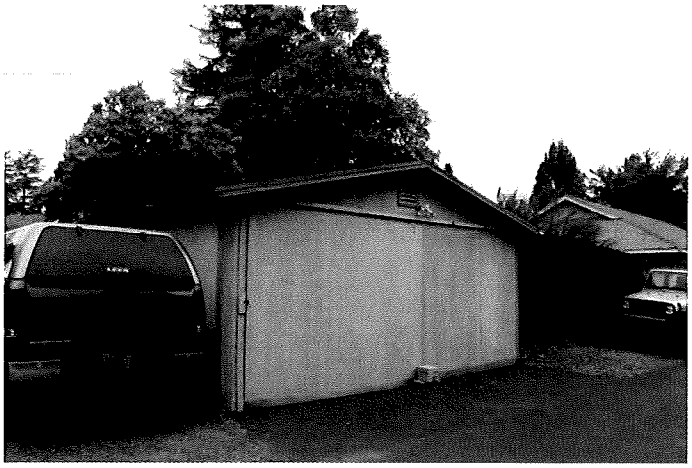


Photograph 5: South and east elevations, camera facing west, August 8, 2016.



Photograph 6: East and north elevations, camera facing southwest, August 8, 2016.

Photograph 7: Garage, west and north elevations, camera facing southeast, August 8, 2016.



Photograph 8: Garage, South and east elevations, camera facing northwest, August 8, 2016.

B10. Significance (continued):

Sonoma

In 1823, Father Jose Altimira led a Mexican expedition into Sonoma County in search of a mission site. After examining several areas, Altimira chose the present-day City of Sonoma as the site for the mission, based on climate and abundant natural resources. The Mexican government, in addition to converting Indians to Catholicism, needed an outpost in Sonoma County to deter Russian expansion in the area. By the end of 1824, the San Francisco Solano de Sonoma mission had baptized 693 neophytes. The Sonoma mission was the last to be founded in California, and the only mission established after Mexico's independence from Spain.[1]

In 1834, the Mexican government secularized the entire mission system. The government orders stated that the Missions themselves should become regular parish churches, while the Ranchos surrounding them were to be split up into subsistence plots for the Indian neophytes. In 1835, General Mariano Guadalupe Vallejo was sent to the area to protect the mission and carry out the secularization orders. Vallejo personally laid out the town of Sonoma the same year. He arranged the village according to the classic Mexican town plan, with

[1] Robert M. Lynch, *The Sonoma Valley Story: Pages Through the Ages,* The Sonoma Index-Tribune, Sonoma, California: 1997, p. 7; Lewis Publishing Company, *An Illustrated History of Sonoma County.* The Lewis Publishing Company: 1889, p. 23, 27; J.P. Munro-Fraser, *History of Sonoma County, California.* Allen, Bowen & Company Publishers, San Francisco: 1880, p. 42 – 43.

streets leading to the central plaza that is still at the heart of Downtown Sonoma. The new town became the Mexican government's military headquarters for the region. The Mexican government distributed lots in the new town and granted large chunks of land adjoining the town, mostly to Vallejo's supporters and relatives. Vallejo himself received a vast land grant, Rancho Petaluma, which consisted of 75,000 acres that stretched from Sonoma Creek to Petaluma Creek.[2]

After a transitional period of military rule, the Gold Rush in 1849 brought tens of thousands of American citizens to California, expediting California statehood. Sonoma was incorporated as a city and as the county seat in 1850, shortly after California achieved statehood. The town's regional political importance was already on the wane, however, and in 1854 the rival town of Santa Rosa usurped the county seat from Sonoma.[3]

Sonoma remained a small village that served the surrounding agricultural area, (which was devoted to wine grapes, fruit trees, stock ranches and various other crops,) for nearly a century after Vallejo laid out its large street grid. By the first decades of the twentieth century, Sonoma had also become a tourist destination, spurred by nationwide promotional campaigns mounted by railroads and California boosters. Local resorts, many of them hot springs in the European mode, thrived until World War I disrupted their trade.[4]

In 1920, Prohibition brought an era of hard times to wine country, when federal agents shuttered most wineries. Despite the difficulties prohibition created for agriculture, however, Sonoma constructed a new high school on Broadway in 1923. The Depression brought new economic privation less than a decade later. The sale of wine was once again legal, but the Depression made it difficult to develop new markets for the product. The California wine business did not truly recover from its prohibition setbacks until well after World War II.[5]

Sonomans participated in World War II by serving in the armed forces as well as through typical support activities like blood drives, "home guard" patrols, and scrap metal collection. However, as a rural town the area did not experience the rapid population growth and other changes experienced by locales which absorbed an influx of defense workers. After the war ended, however, Sonoma was poised for change as the California wine business consolidated its markets. Prosperity and improved transportation infrastructure brought Sonoma much closer to the Bay Area, and encouraged both more visitors and transplants to the area. By 1960, Sonoma's days as a sleepy backwater were coming to an end. The 1960s and 1970s were an era of explosive growth in Sonoma's built environment, and by 1978, Sonoma had annexed 44 additions. The population had grown from 3,023 residents in 1960 to over 40,000 in 1980. As neighborhoods that had been partially rural were built out, wineries and other agriculture moved out into the nearby Valley of the Moon. Increased population allowed for business growth during this era, especially the wine business, which doubled in size.[6]

460 4th Street East

Samuele Sebastiani was born in Farnetta, Italy about 1876, and immigrated to the United States at the age of twenty-one. He worked at a Sonoma winery and then as a teamster in 1902 – 1903, purchasing his own winery on Fourth Street East in 1904. Sebastiani bought the Milani winery on a handshake agreement, paying for the property after he began selling wine. By 1909, he owned the winery outright. He bought a second winery in Lodi, and branched out into real estate development after his success in the wine business. During Prohibition, he managed to stay afloat by making sacramental wine. He built the Sebastiani Theatre on the Sonoma square as well as an apartment building and the small subdivision of houses near his winery. He also began canning fruit during Prohibition. Many of these pursuits were designed to employ people during the difficult economic times caused by Prohibition and the Great Depression that followed it.[7]

Sebastiani married Elvira Eraldi in 1904, the year he started his winery. Elvira's parents Enrico and Mary were Italian-American, and she was born in Connecticut in 1888. The family came to Sonoma soon thereafter, where Elvira's three younger siblings were born. Her father was the proprietor of the local Lone Star Saloon, a popular gathering spot for local Italian immigrants, and Samuele met Elvira there. She

[2] Lynch, p. 10, 64; Celeste G. Murphy, *The Story of Sonoma.* W.L. & C.G. Murphy, Sonoma, California: 1937, p. 26, 30; Munro-Fraser, p. 46.
[3] Munro-Fraser, p. 448; Lynch, p. 52, 72.
[4] Lynch, p. 136, 132 – 133.
[5] Lynch, p. 173, 186; Valerie Sherer Mathes and Diane Moll Smith, *Images of America: Sonoma Valley.* Arcadia Publishing, San Francisco.
[6] Lynch, p. 225, 228, 233.
[7] Gaye Lebaron, "Chapter 1: Sebastiani Tale Begins with Samuele," Santa Rosa Press Democrat, May 4, 1986; U.S. Census Records, Sonoma California, 1920.

would have been only sixteen when they married. Children Sabrina, Lawrence, and August were born between 1906 and 1914. The Sebastiani family lived on their winery property on the east side of First Street East by 1920.[8]

Samuele bought lot 264 from Henry Castagnasso in 1920 and began developing housing on it for use as rentals; the house at 460 Fourth Street East was built as one of these. He constructed sidewalks and installed streetlights on Fourth Street East and, paved only the east half of the street in front of his development after the city failed to pave it fast enough, according to local memory. Sebastiani's own home and business were in the immediate vicinity of the new development, and he took care to make sure everything was high-quality. The local paper lauded his electrolier streetlights as giving the neighborhood the look of a "metropolitan boulevard" and Sepastiani as an "enterprising and up-to-date property owner." By early 1921, the first renters had moved into the new houses. The houses appear to have been built by local contractor Ralph E. Murphy, who was responsible for many buildings in Sonoma County including a number of Craftsman houses in Sonoma. Murphy often worked with Sebastiani, and at times listed Sebastiani as his employer. These houses are known locally as the "Dollar Houses," Sonoma lore states that Sebastiani gifted the bungalows to long-time employees upon retirement. While this story may be true, research has not revealed any documents from the 1920s to substantiate the claim. Samuele's obituary listed the construction of a "subdivision of modern small homes" among his accomplishments, stating that many of their occupants were Sebastiani employees. 460 4th Street East appears to have been utilized as a rental until the1964, and there is no record of a Sebastiani employee living in or owning it. Samuele Sebastiani died in 1944, and Elvira ten years later.[9]

The Scarafoni family (including the 11-year-old Sylvia) moved to Sonoma in 1927 to a house across the street from the Sebastianis, where Sylvia met August. They married in 1936. After Samuele Sebastiani's death, August (who was at that time in his early 30s) took over winery operations. August and Sylvia purchased the winery from the estate, and August began making wine under the Sebastiani name. In 1949, the widowed Elvira began dividing Sebastiani property between her children, and gifted the property at 460 Fourth Street East to August and Sylvia. Talented in marketing as well as an expert winemaker, August presided over a vast expansion of the winery before his death in 1980. Sylvia remained at the head of the Sebastiani business until a few years before she died in 2003. Sebastiani descendants continued to operate Sebastiani Winery through 2007.[10]

Research has not revealed the early residents of the house. In 1960, August and Sylvia Sebastiani sold 460 Fourth Street East to Walter and Celeste Murphy. Walter Lewis Murphy was born in 1878 in Illinois. (Ralph E. Murphy was his older brother) Cecilia Celeste Granice was born in 1882; her father, H. H. Granice, owned the local paper, the Sonoma Index-Tribune. She graduated from the University of California in 1901, and she and Walter Murphy married in 1905. Walter originally worked as a carpenter like his brother, but in 1915, the couple took over ownership of the Index-Tribune (the paper is still run by members of the same family); Walter was also Sonoma's postmaster in the 1930s and '40s. Notably, in 1935 the couple purchased the historic Sonoma Barracks, renting out the bottom floor and remodeling the second floor to live in, so they do not appear to have lived in the house. Although the state purchased the Barracks in the 1950s, the Murphys appear to have continued living there until they died, Celeste in 1962 and Walter in 1964. 460 4th Street was subsequently sold to Joseph and Helen Lennon, who had been renting there for several years.[11]

Joseph John Lennon was born in 1915 and grew up in Glen Ellen. He attended Sonoma High School, meeting Helen Marie Maffei there. Helen Maffei was born in 1917 to the locally prominent Maffei family, who had lived in the neighborhood. Her father, Annible Maffei, owned a Glen Ellen butcher shop for a time, and later helped found the Sonoma Chamber of Commerce. He was elected to the Sonoma City Council in 1950. Joseph and Helen graduated in the 1930s and married in 1939. Joseph worked at Mare Island and Helen as a bookkeeper. They settled in the same neighborhood, initially across the street from the house, where they had three children. They later

[8] New York Times, "August Sebastiani is Dead at 66," February 19, 1980, p. B4, col. 4 – 5.

[9] Sonoma Index Tribune, "Sebastiani installs Handsome and Modern Street Lighting System," 24 April 1920; deeds on file with the Sonoma County Recorder's Office; Tom Origer and Associates, DPR 523, 442 East Napa Street, September 11, 2002.

[10] New York Times, "Sylvia Sebastiani, 87, Head Of a California Wine Family," December 2, 2003; New York Times, "August Sebastiani is Dead at 66," February 19, 1980, p. B4, col. 4 – 5, Tom Origer and Associates, DPR 523, 442 East Napa Street, September 11, 2002; Santa Rosa Press Democrat, "Sebastiani Succumbs at Sonoma Home," 28 March 1944.

[11] Deeds on file with the Sonoma County Recorder's Office; California, Death Index, 1940 – 1997; Independent Journal, "Ex-Editor Celeste G. Murphy Dies," May 11, 1962, p. 4; U.S., Find a Grave Index, 1600s – Current; Healdsburg Tribune, "Sonoma Couple to Have Anniversary," November 16, 1925, p. 2; Daily Independent Journal, "Golden Day," December 3, 1995, p. 2; Sonoma Walking Tour Brochure.

moved in, renting at first and then purchasing the property after Walter Murphy's death. Joseph retired in the 1980s and died in 1996. After Helen died in 2007, ownership of the property passed to Joan, their youngest daughter.[12]

Joan Lennon Montgomery was born in 1947 and grew up in the neighborhood. By the time she met Marlin (Russ) Montgomery at Sonoma Valley High School in 1961, her family was living in the house at 460 Fourth Street East; Russ met her parents there before their first date. They married in 1964 and lived in Sonoma as Russ attended Sonoma State University and then UOP School of Dentistry. When he graduated, the couple moved to Oregon, where they raised two sons. Russ retired from dentistry in 2014 and the couple moved back to Sonoma, taking up residence in the house, where they live today.[13]

Previous Studies

Research did not reveal any previous studies of the subject property. However, in 2002, Origer and Associates evaluated 442 4th Street East, a property developed by Samuele Sebastiani as part of the project in which 460 4th Street East was constructed. The study determined that 442 4th Street East was eligible as a contributor to a potential district, although no such district was adopted by the City of Sonoma.

Evaluation:

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. The City of Sonoma's criteria (as set forth in City of Sonoma Municipal Code 19.42.020) are based on the state and national standards.

Criterion A/1: 460 4th Street East is associated with events that have made a significant contribution to the broad patterns of local history. It was part of a small subdivision of Craftsman-style bungalows constructed by prominent local winery proprietor Samuele Sebastiani. Sebastiani acquired property near his winery and home in 1920, and immediately began construction of a grouping of modest dwellings along 4th Street East, Spain Street, and Napa (United States) Street. Intended as rental housing, the small houses (which were virtually identical to one another) had single-car garages on rear alleys. The standardization of the houses, the fact that eight houses were constructed in a group, the high quality of the development, and the garages located on alleys were progressive features in Sonoma during this period. Most lots were still being individually developed in Sonoma in the 1920s, and repetitive subdivisions like this one would not become common until the 1950s. Private cars ownership was just becoming widespread, and this appears to have been the first Sonoma neighborhood designed with automobile storage in mind. When completed, the bungalows were touted as "modern" in local newspaper ads because of these features. Therefore the building is eligible to the NRHP, CRHR, and the City of Sonoma Register as a potential district contributor under Criterion 1/A.

Criterion B/2: 460 4th Street East is significantly associated with the life of a person important to local, history, Samuele Sebastiani. Although associated the bar is relatively high for association with a person and there are other local properties more closely associated with Sebastiani (such as the winery), the grouping of Craftsman Bungalows he built in the early 1920s exemplifies Sebastiani's community-minded development program during Prohibition. Construction projects such as this group of dwellings allowed Sebastiani to continue employing local people during economic recession brought on when winemaking became illegal. In addition to providing work for their builders, the houses were expressly designed to provide dignified residences for moderate-income families. The modest size of the houses, proximity to his winery and Downtown Sonoma, and up-to-date design elements were all progressive features that allowed the dwellings to shelter middle- and working-class families. It therefore is eligible to the NRHP, CRHR, and the City of Sonoma Register as a potential district contributor under Criterion B/2.

Criterion C/3: 460 4th Street East is also significant for its architecture. Although the modest Craftsman Bungalow that lacks the lavish decorative features that characterize landmark examples of the style, it exemplifies important aspects of Craftsman architecture. Craftsman-style houses began appearing in the United States about 1905 as a corrective to the decorative excess of the Victorian era and in response to the ideals disseminated by the English Arts and Crafts movement. Although early examples were frequently as large as their Victorian counterparts and could also be highly ornamented, Craftsman houses were meant to emphasize rusticity and harmony with their surroundings. Tastemakers such as Gustave Stickley (who popularized the style through a nationally-distributed magazine) promoted a way of life that blended indoors with outdoors, prized homely comforts over fashionable appointments, and was affordable

[12] U.S., Find a Grave Index, 1600s – Current; 1920 United States Federal Census; Kara Brunzell, Personal Communication, Russ Montgomery, August 28, 2016; Kara Brunzell, Personal Communication, Russ Montgomery, July 21, 2016; Press Democrat Directory, Sonoma County, 1915; 1910 United States Federal Census; Sonoma Index-Tribune, April 8, 1922; Sonoma Index-Tribune, 14 April 1950; The Ukiah Daily Journal, "Helen Marie Lennon," October 26, 2007.

[13] Kara Brunzell, Personal Communication, Russ Montgomery, August 28, 2016.

for the average person. By the early 1920s, when these houses were constructed, these ideals had spread across the United States, and Craftsman was the most popular style for small houses. This house and its counterparts in the neighborhood feature the rustic exposed rafter tails, knee braces, and battered porch columns that are hallmarks of the style. The front porch and very low-pitch roof are features that blend outdoors and in and give the house a low profile that harmonizes with the landscape. Its modest size and inexpensive stucco cladding are features that made the house affordable for common people. For these reasons, the house is eligible to the NRHP, CRHR, and the City of Sonoma Register as a potential district contributor under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 460 4th Street East does not appear to be a principal source of important information in this regard.

Historic eligibility rests on integrity (the ability of a property to convey its historic identity) as well as significance. Loss of integrity, if sufficiently great, overwhelms significance and renders a property ineligible for historic listing. The property has not been moved, and therefore retains integrity of location. Alterations to the building have been minor, such as replacement of some windows and the addition of a rear deck. Therefore it retains integrity of design, materials, and workmanship. The buildings around it were constructed in the 1920s and 1930s, and have been altered very little, therefore the house retains integrity of setting. The aspects of integrity listed above combine to form integrity of feeling. It is in use as a house, and its residents are members of the family that has lived in the house for over half a century. Therefore it retains integrity of association. 460 4th Street East retains all aspects of integrity, and therefore conveys its historic character.

It is eligible as a contributor to a potential district and has been assigned a Historic Resource Status Code of 3D, and therefore qualifies as a historic resource under CEQA.

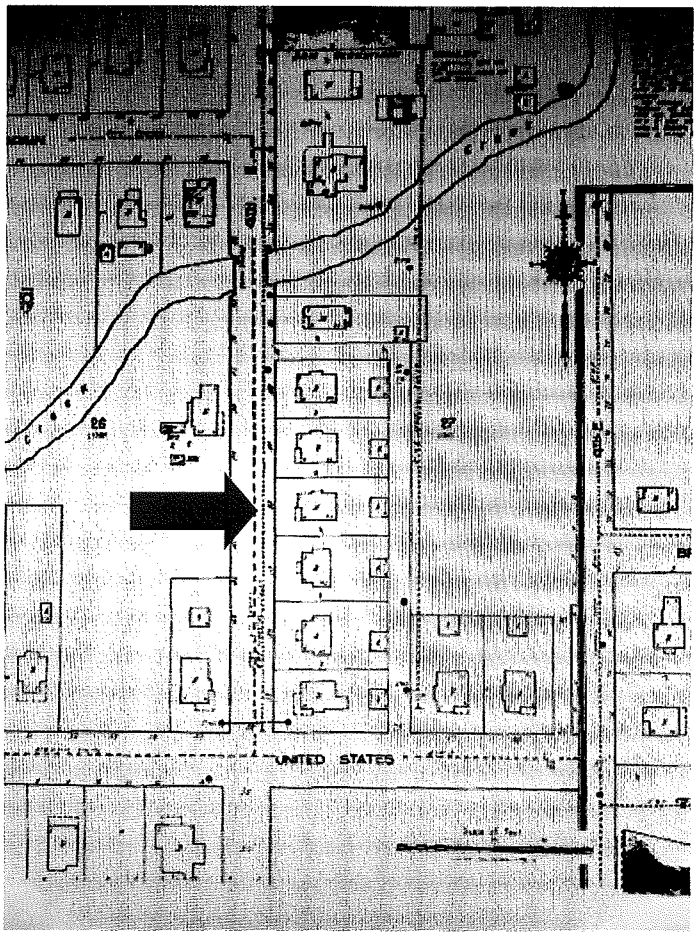
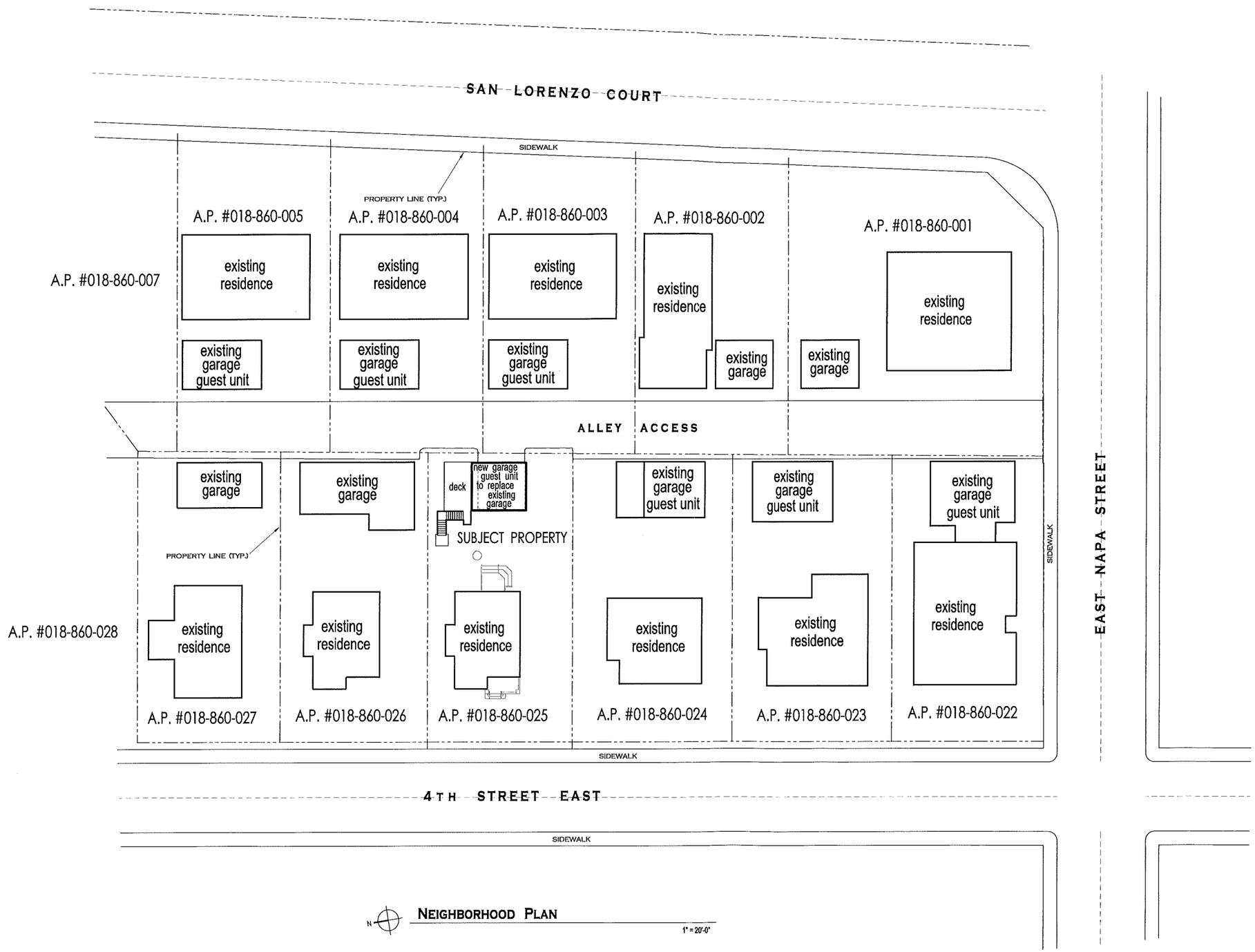


Figure 2: 1923 Sanborn Map showing Sebastiani Bungalows on 4th Street East, United States Street, and Spain Street.



NEIGHBORHOOD PLAN

1" = 20'-0"

Revisions:

F i G O
CONSTRUCTION DRAWINGS
FRED O'DONNELL
822 BROADWAY
P.O. BOX 898
SONOMA, CA. 95476
707.996.0103 WORK
707.996.0112 FAX
FIGODRAWINGS@GMAIL.COM
WWW.FIGODRAWINGS.COM

planning commission design

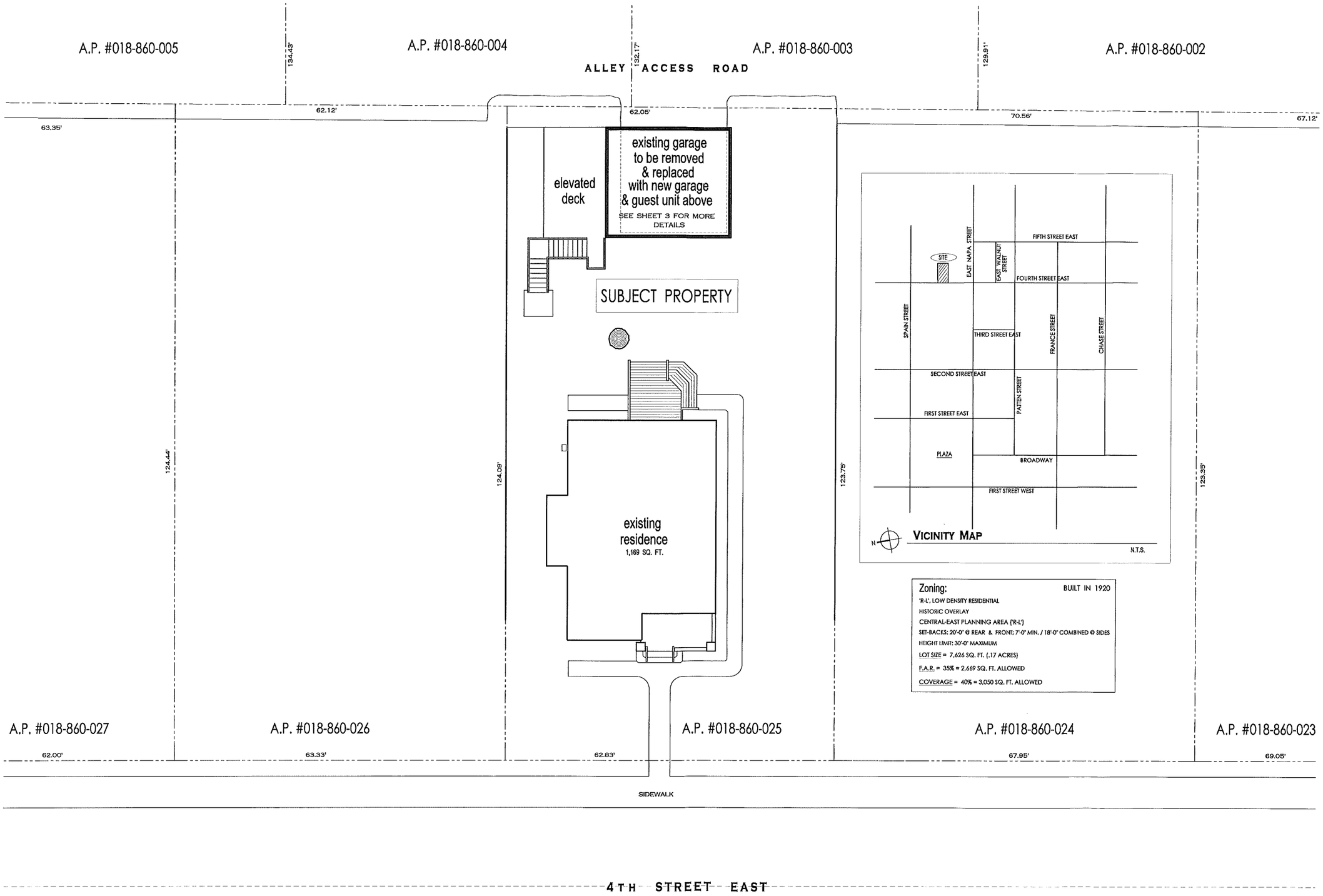
MONTGOMERY RESIDENCE
Proposed Detached Guest Unit / Garage
460 4th Street East
Sonoma, California

Date: NOV. 2016
Scale: 1" = 20'-0"

Neighborhood Plan

1

NOV 18 2016



EXISTING SITE PLAN

1/8" = 1'-0"

NOV 1 8 2016

Revisions:

F i G O
CONSTRUCTION DRAWINGS
FRED O'DONNELL
822 BROADWAY
P.O. BOX 898
SONOMA, CA. 95476
707.996.0103 WORK
707.996.0112 FAX
FIGODRAWINGS@GMAIL.COM
WWW.FIGODRAWINGS.COM

planning commission design

MONTGOMERY RESIDENCE
Proposed Detached Garage / Guest Unit
460 4th Street East
Sonoma, California

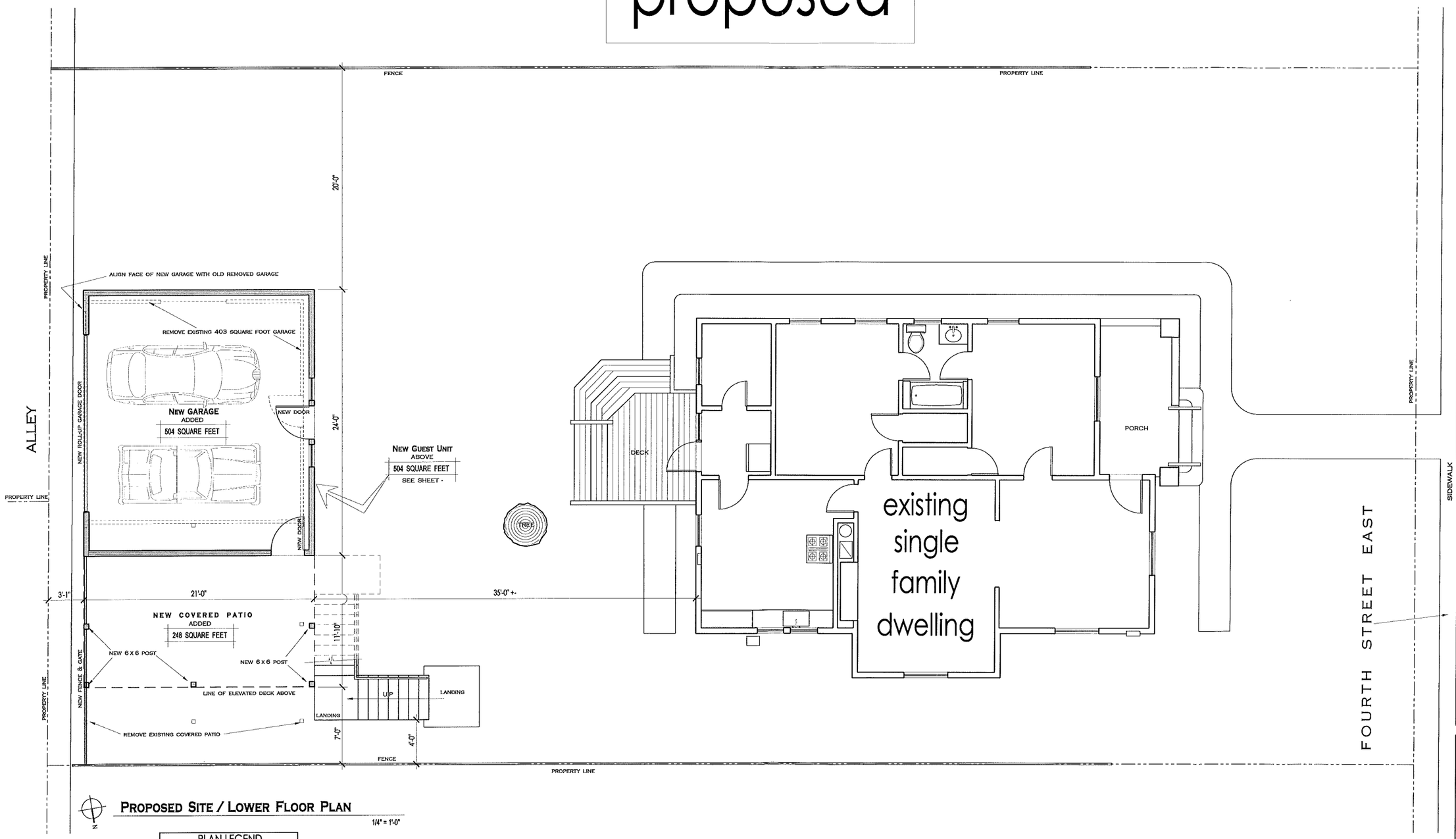
Date: NOV. 2016
Scale: AS NOTED

Site Plan

2

PROPOSED GUEST UNIT FLOOR PLAN
1/4" = 1'-0"

proposed



PROPOSED SITE / LOWER FLOOR PLAN

1/4" = 1'-0"

PLAN LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
(E) OR (N)	EXISTING OR NEW CONSTRUCTION

NOV 1 8 2016

Revisions:

F i G O
CONSTRUCTION DRAWINGS
FRED O'DONNELL
822 BROADWAY
P.O. BOX 898
SONOMA, CA. 95476
707.996.0103 WORK
707.996.0112 FAX
FIGODRAWINGS@GMAIL.COM
WWW.FIGODRAWINGS.COM

planning commission design

MONTGOMERY RESIDENCE
Proposed Detached Guest Unit / Garage
460 4th Street East
Sonoma, California

Date: NOV. 2016
Scale: AS NOTED

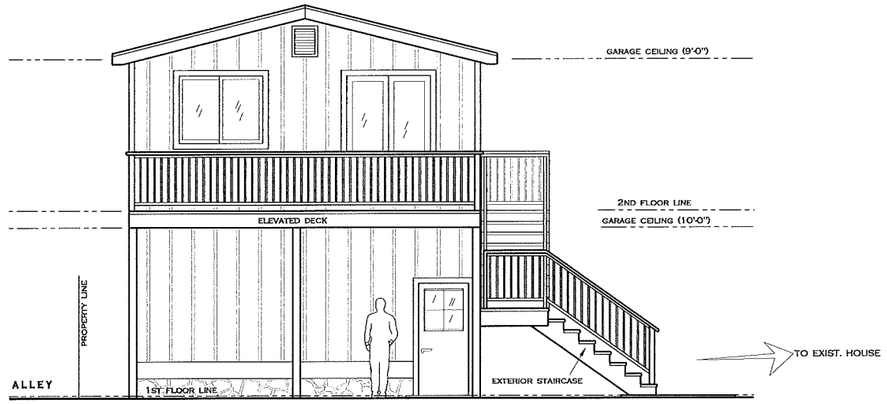
Overall Site Plan, Floor Plan

3

PROPOSED GUEST UNIT FLOOR PLAN

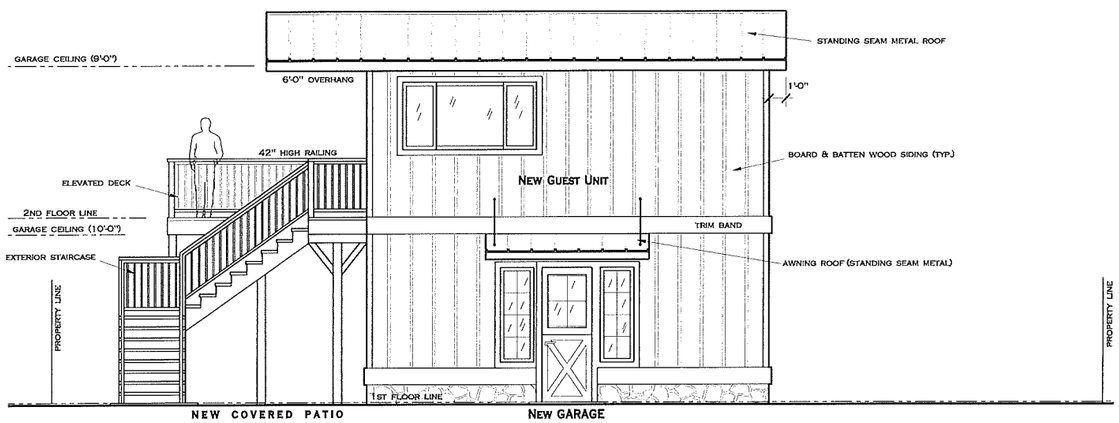
1/4" = 1'-0"

proposed



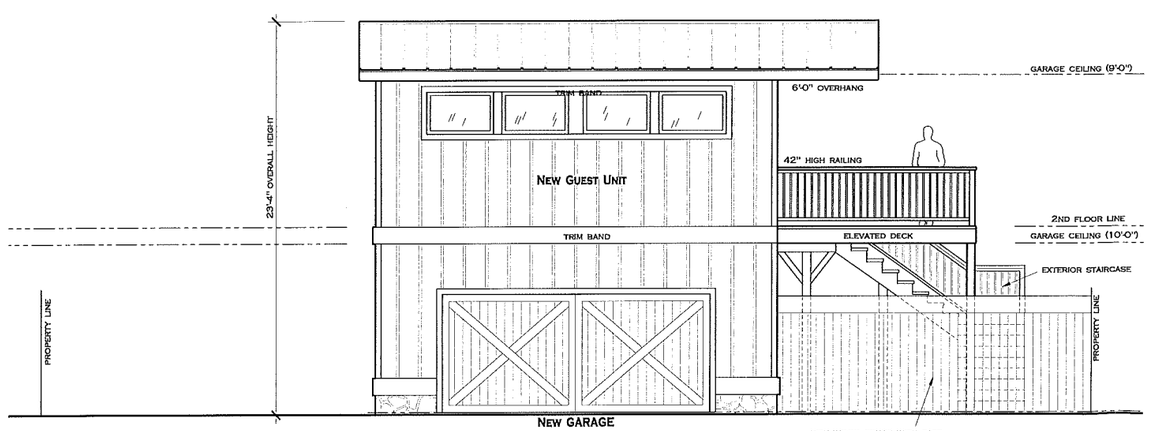
3 PROPOSED NORTH ELEVATION

1/4" = 1'-0"



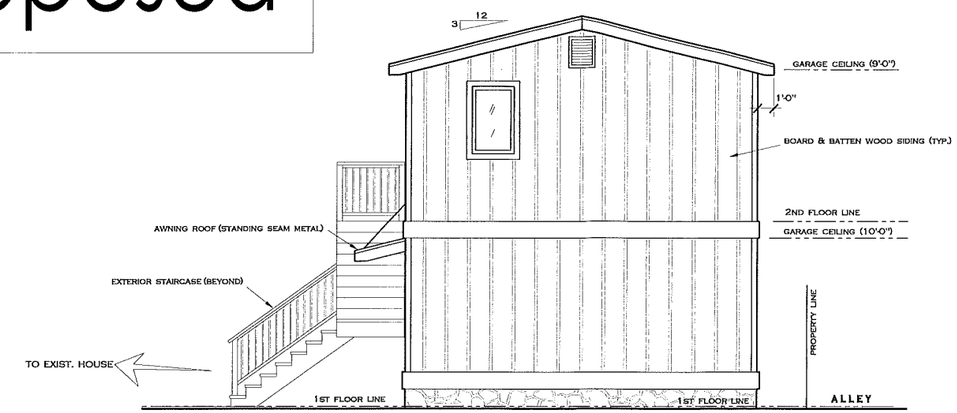
2 PROPOSED WEST ELEVATION

1/4" = 1'-0"



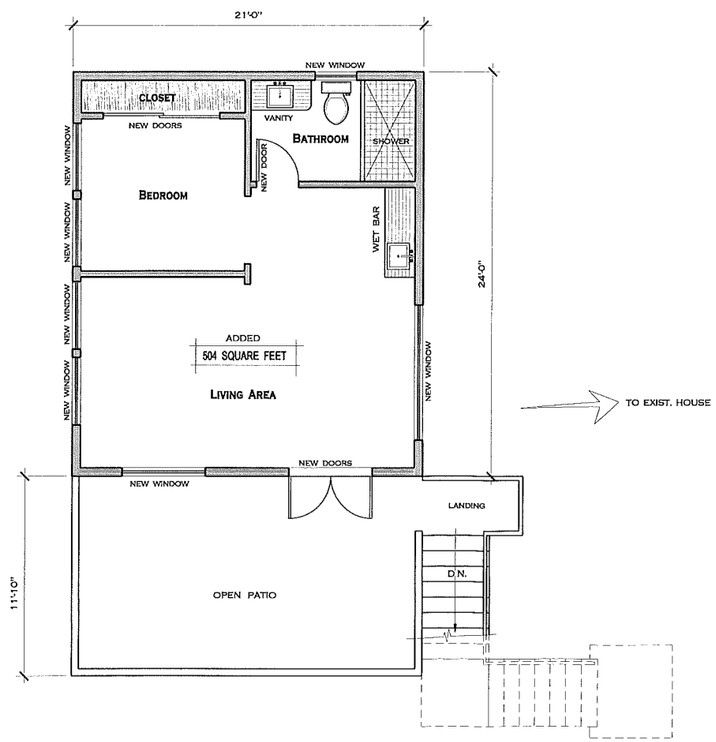
4 PROPOSED EAST ELEVATION

1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION

1/4" = 1'-0"



PROPOSED GUEST UNIT FLOOR PLAN

1/4" = 1'-0"

NOV 18 2016

Revisions:

F i G O

CONSTRUCTION DRAWINGS

FRED O'DONNELL
822 BROADWAY
P.O. BOX 898
SONOMA, CA. 95476
707.996.0103 WORK
707.996.0112 FAX
FIGODRAWINGS@GMAIL.COM
WWW.FIGODRAWINGS.COM

planning commission design

MONTGOMERY RESIDENCE
Proposed Detached Guest Unit / Garage
460 4th Street East
Sonoma, California

Date: NOV. 2016

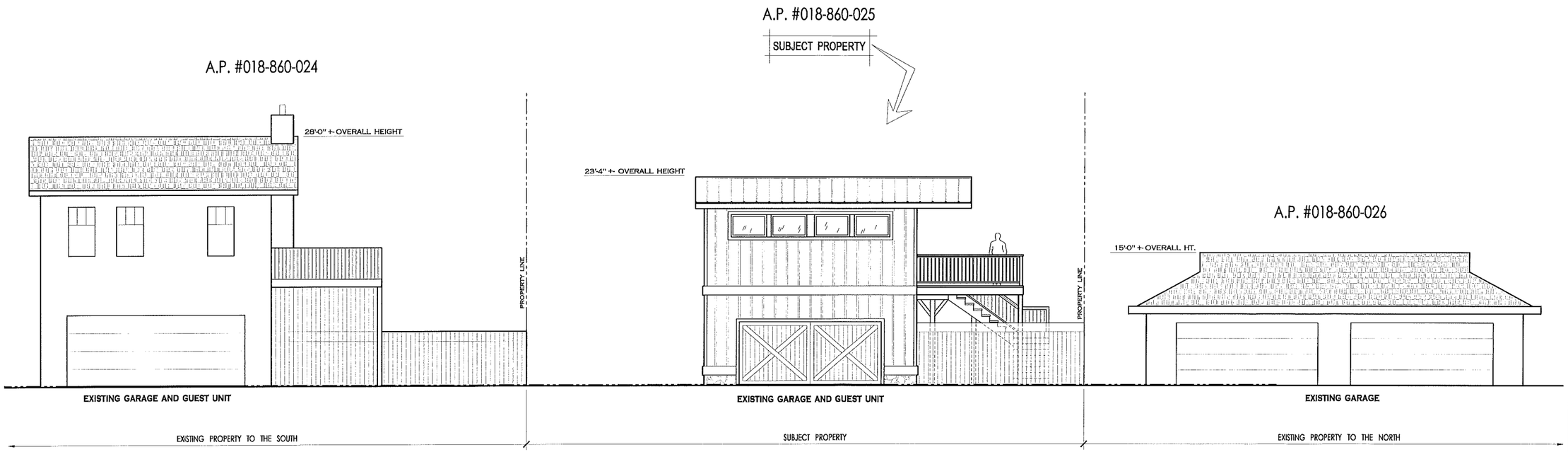
Scale: AS NOTED

Exterior Elevations, Upper Floor Plan

4

PROPOSED GUEST UNIT FLOOR PLAN

1/4" = 1'-0"



A — VIEW FROM ALLEY

3/16" = 1'-0"

NOV 1 8 2016

Revisions:

F i G O
CONSTRUCTION DRAWINGS
FRED O'DONNELL
822 BROADWAY
P.O. BOX 898
SONOMA, CA. 95476
707.996.0103 WORK
707.996.0112 FAX
FIGODRAWINGS@GMAIL.COM
WWW.FIGODRAWINGS.COM

planning commission design

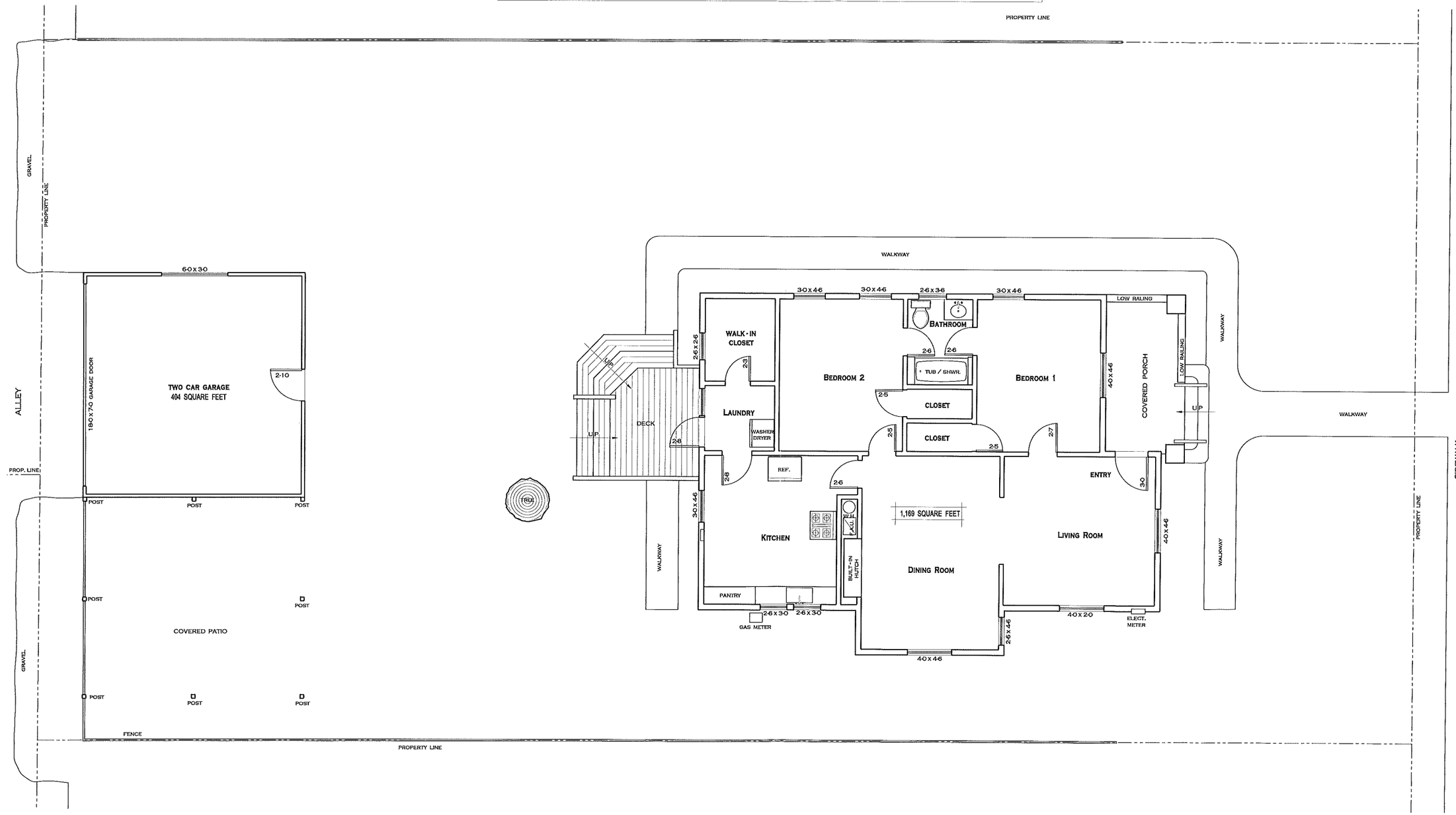
MONTGOMERY RESIDENCE
Proposed Detached Guest Unit / Garage
460 4th Street East
Sonoma, California

Date: NOV. 2016
Scale: AS NOTED

ALLEY
Elevation

5

existing conditions



EXISTING FLOOR PLAN

1/4" = 1'-0"

N

NOV 1 8 2016

Revisions:

F i
G O

CONSTRUCTION DRAWINGS

FRED O'DONNELL
822 BROADWAY
P.O. BOX 898
SONOMA, CA. 95476
707.996.0103 WORK
707.996.0112 FAX
FIGODRAWINGS@GMAIL.COM
WWW.FIGODRAWINGS.COM

planning commission design

MONTGOMERY RESIDENCE
Proposed Detached Guest Unit / Garage
460 4th Street East
Sonoma, California

Date: NOV. 2016
Scale: AS NOTED

Existing Overall Site Plan

6