



City of Sonoma Planning Commission **AGENDA**

Regular Meeting of January 8, 2015 -- 6:30 PM
Community Meeting Room, 177 First Street West
Sonoma, CA 95476

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

CALL TO ORDER – Chair, Bill Willers

Commissioners: Robert Felder
Mark Heneveld
Matt Howarth
Chip Roberson
James Cribb

*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 December 11, 2014.

CORRESPONDENCE

ITEM #1 – PUBLIC HEARING

REQUEST:

Consideration of an Exception from the fence height standards to allow an over-height fence within the street-side yard setback of a residential property.

Applicant/Property Owner:

Pete Shone/Shone Living Trust

Staff: Wendy Atkins

Project Location:

910 Arguello Court

General Plan Designation:

Low Density Residential (LR)

Zoning:

Planning Area: Northwest Area

Base: Low Density Residential (R-L)

Overlay: None

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt

ITEM #2 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit to convert an office into a one-bedroom vacation rental.

Applicant/Property Owner:

Jeff Montague/Ingrid and George Martinez

Staff: Wendy Atkins

Project Location:

515 First Street West

General Plan Designation:

Commercial (C)

Zoning:

Planning Area: Downtown District

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt

ITEM #3 – PUBLIC HEARING

REQUEST:

Consideration of Tentative Map to subdivide a developed 0.42-acre property into two residential lots.

Applicant/Property Owner:

Linda Moore

Staff: Rob Gjestland

Project Location:

500 West Spain Street

General Plan Designation:

Low Density Residential (LR)

Zoning:

Planning Area: Northwest Area

Base: Low Density Residential (R-L)

Overlay: None

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt

ITEM #4 – PUBLIC HEARING

REQUEST:

Consideration of Use Permit, Planned Development Permit and Tentative Map to construct a 7-unit Planned Development on a ±0.50 acre site.

Applicant/Property Owner:

Forrest Jinks/Altus Equity Group, LP

Staff: Rob Gjestland

Project Location:

405 Fifth Street West

General Plan Designation:

Commercial (C)

Zoning:

Planning Area: Northwest Area

Base: Commercial (C)

Overlay: None

RECOMMENDED ACTION:

Commission discretion.

CEQA Status:

Categorically Exempt

ITEM #5 – PUBLIC HEARING

REQUEST:

Consideration to revise the conditions of approval for a four-lot subdivision to allow for the removal of 9 additional trees on the property.

Applicant/Property Owner:

Chris Dluzak/ 1028 & 1036 Fifth ST E LLC

Staff: Wendy Atkins

Project Location:

1028 Fifth Street West

General Plan Designation:

Low Density Residential (LR)

Zoning:

Planning Area: Central-East Area

Base: Low Density Residential (R-L)

Overlay: None

RECOMMENDED ACTION:

Continued to the meeting of February 12, 2015.

CEQA Status:

Categorically Exempt

ITEM #6 – PUBLIC HEARING

ISSUE:

Consideration of the draft 2015-2023 Housing Element of the General Plan, including review of draft Initial Study.

Staff: David Goodison

RECOMMENDED ACTION:

Forward recommendation for adoption to City Council.

CEQA Status:

Negative Declaration (recommended)

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 January 2, 2015.

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.

Agenda Item Title: Application for an Exception from the fence height standards to allow an over-height fence within the street-side yard setback of the property.

Applicant/Owner: Pete Shone/ Shone Living Trust

Site Address/Location: 910 Arguello Court

Staff Contact: Wendy Atkins, Associate Planner
Staff Report Prepared: 12/30/14

PROJECT SUMMARY

Description: Application for an Exception from the fence height standards to allow an over-height fence within the street-side yard setback of the property at 910 Arguello Court.

General Plan Designation: Low Density Residential (LR)

Zoning: **Base:** Low Density Residential (R-L) **Overlay:** None

Site Characteristics: The property is a ±8,712-square foot lot located at the northwest corner of Arguello Court and Robinson Road. The property is currently developed with a single-family home.

Surrounding Land Use/Zoning: **North:** Single-family home /Low Density Residential District (Sonoma County)
South: Single-family home/ Low Density Residential
East: Single-family home/ Low Density Residential
West: Single-family home/Low Density Residential

Environmental Review:

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

Staff Recommendation: Approve subject to conditions, including reducing the fence height to 5 feet of solid material 1 foot of lattice.

PROJECT ANALYSIS

BACKGROUND

In November, 2014, a complaint was filed with the City regarding the height of fencing constructed on the subject property. The complainant provided City staff with documentation (attached) that argued the previous height of the fence was 5 feet of solid material and 1 foot of lattice. Because it is staff's understanding that the fence height was 6 feet at the time the property was annexed into the City, the fence was considered legally non-confirming. Between 2010 and 2013 a previous property owner replaced, subsequently repaired, and added one foot to the height of the fence. Upon investigation, in November 2014, staff found that the fencing exceeded the height limitations set forth in the City of Sonoma Development Code. In November 2014, a code enforcement letter was sent to the property owners identifying the violation and outlining options to address the matter. As a result, the property owners filed an application for an exception to the fence height standards in order to legalize the fencing as constructed.

DETAILED PROJECT DESCRIPTION

The applicant is requesting an exception from the fence height standards in order to legalize an existing seven-foot tall fence within the required 20-foot street-side yard setback area of the property. The fence has three segments: 1) 17.5 feet in length (running east to west, adjacent to the residence), setback 1 foot from the street-side property line; 2) approximately eighty-eight feet in length and setback 1 foot from the street-side property line; and, 3) 19 feet in length (running east to west, along the rear portion of the property) setback 1 foot from the street-side property line. The fence is comprised of wood. According to the applicant, the purpose of the fence is to provide privacy from Robinson Road.

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

The property is designated Low Density by the General Plan, which permits single-family homes and related accessory structures. The proposal does not raise any issues in terms of consistency with the goals and policies of the *City of Sonoma 2020 General Plan*.

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

Fence Height Requirements: A 20-foot front/street side yard setback is normally required in the R-L zoning district. Fencing within required front/street side yards is limited to a maximum height of 3.5 feet unless the Planning Commission approves an Exception from the fence height standards.

Findings for an Exception: In order to approve an exception, the Planning Commission must make the following findings:

1. *The fence will be compatible with the design, appearance, and physical characteristics of the site and other existing structures in the surrounding neighborhood;*

The majority of properties along Arguello Court and Robinson Road comply with the fence height limitations that apply to front or street side yard setbacks. However, approximately 10 percent of the lots surveyed incorporate over-height fences or hedges within the required 20-foot front setbacks. The following is a list of two properties in the surrounding neighborhood (within City limits) that have fences taller than 3.5 feet within the required front yard setbacks:

- 19145 Robinson Road (4-foot 4-inch fence), setback between 7 and 10-feet from the front and street side property line.
- 19122 Robinson Road (4-foot fence), setback 3-feet 8-inches within the front property line.

In staff's view, the proposed fence would not be compatible with design, appearance, and the neighborhood conditions. The fence would be taller than any other fence located within the front or side setback area in the neighborhood within City limits. There are a number of fences taller than 3.5 feet to the north of the subject property but these fences are located on properties in the County's jurisdiction.

2. *The height, orientation, and location of the fence is in proper relation to the physical characteristics of the site and surrounding properties;*

In staff's view, the location and orientation of the fence are not in proper relation to the physical characteristics of the site, and in proper relation to the surrounding properties. As discussed above, there are only two examples of fences in the neighborhood (within city limits) that are taller than 3.5-feet in the front or street side setback.

3. *The fence is a planned architectural feature and does not dominate the site or overwhelm adjacent properties, structures, or passersby;*

The fence design has an attractive appearance, but at seven feet in height it may dominate the site. In addition, the length may seem overwhelming to passersby.

4. *The fence will be of sound construction and located so as not to cause a safety hazard.*

Staff has reviewed the fence in terms of potential site distance impacts and it does not appear to create a safety hazard.

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, the construction of accessory structures, including a fence, is Categorical Exempt from the provisions of CEQA (Class 3 – New Construction or Conversion of Small Structures).

DISCUSSION OF PROJECT ISSUES

Exception from Fence Height Standards: As a corner lot, the property is subject to more restrictive setback requirements than a typical interior lot. This physical constraint provides a basis for allowing an exception from the fence height limitations in order to provide noise and privacy screening. However, depending on various factors such as the amount of setback from the property line, height and type of fencing, and vegetative screening, fences within street side setbacks have the potential to appear overwhelming from the public right of way and out of character with neighborhood conditions. In general, the design of the fence is attractive. In staff's view, the issue raised by the application is the height of the fence within the street-side yard setback. As discussed above, staff does not feel that the fencing meets the required findings in that it appears obtrusive from the public right of way due to its height and length. That said, because the property is a corner lot, it is staff's view that a scaled back design could be supported. As a result, staff is recommending that the fence be reduced to a maximum height of six feet (five feet of solid material and one foot of lattice).

RECOMMENDATION

Approve subject to conditions, including reducing the height to five feet of solid material 1 foot of lattice.

Attachments

1. *Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Vicinity Map*
4. *Project Narrative*
5. *Correspondence*
6. *Picture of Existing Conditions*
7. *Pictures of Fence From Complainant*
8. *Plotted Easement Map*
9. *Assessors Map*

cc: Pete Shone
116 Hill Road
Glen Ellen, CA 95442

Don and Sherry Shone
1453 Hill Road
Glen Ellen, CA 95442-8436

Paul and Gay Johann
36 Temelec Circle
Sonoma, CA 95476-8051

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Shone Fence Height Exception – 910 Arguello Court

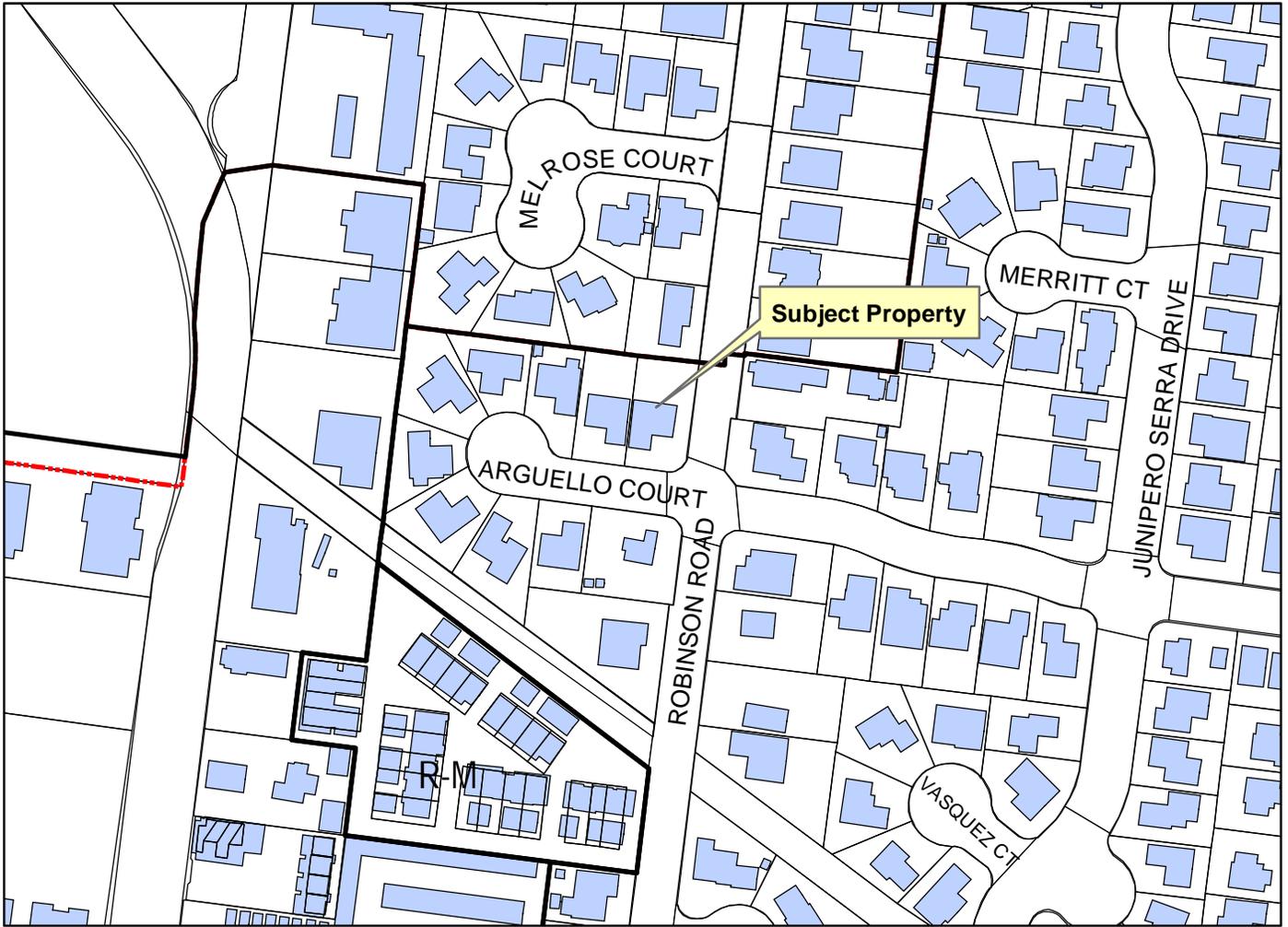
January 8, 2015

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:

Findings for an Exception to the Fence Height Standards

1. The fence will be compatible with the design, appearance, and physical characteristics of the site and other existing structures in the surrounding neighborhood;
2. The height, orientation, and location of the fence is in proper relation to the physical characteristics of the site and surrounding properties;
3. The fence is a planned architectural feature and does not dominate the site or overwhelm adjacent properties, structures, or passersby; and
4. The fence will be of sound construction and located so as not to cause a safety hazard.

Vicinity Map



Project Summary

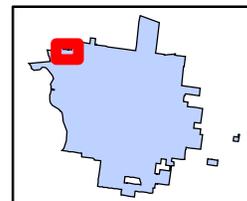
<i>Project Name:</i>	Shone Fence height Exception
<i>Property Address:</i>	910 Arguello Court
<i>Applicant:</i>	Pete Shone
<i>Property Owner:</i>	Shone Living Trust
<i>General Plan Land Use:</i>	Low Density Residential
<i>Zoning - Base:</i>	Low Density Residential
<i>Zoning - Overlay:</i>	None
<i>Summary:</i>	Application for a Exception from the fence height standards to allow an over height fence within the street-side setback for the property.

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



1 inch = 200 feet



December 7, 2015

Ms. Wendy Atkins, Associate Planner
City of Sonoma
No. 1 The Plaza
Sonoma, California 95476-6618

RE: 910 Arguello Court, AP#127-590-001, Sonoma, CA

Dear Ms. Atkins,

We were surprised and disappointed to receive your letter of November 20th stating that the City has received complaints about the height of the fencing at 910 Arguello Court. This is a property we just purchased and the new fencing was one of the reasons we were attracted to the property as it provides privacy on a corner lot. We also feel it enhances the neighborhood as it is a nice design and new. We had no idea there was any issue with the fence which was recently replaced because it was deteriorated and falling apart. The lack of privacy for this property is at stake. There are other similar fences in the area including an almost identical fence one block away though it may be in the County, it is still in the same neighborhood.

We hope you will come and take a look at the fence and see how it truly does enhance not only the subject property but the neighborhood. We have rented the property with the fence as it is and to rebuild the fence would not only be disruptive and cost additional money for a perfectly fine fence, it would be a disruption the new occupants who agreed to rent the property the way it is and cause us to incur other unanticipated financial expenditure.

We hope you will agree when you see the fence it is fitting for this property and neighborhood and in fact enhances it.

Thanking you in advance for your consideration and hoping you will be satisfied with the fence as it is.

Sincerely,



Donald L. Shone/Sherry Shone
1495 Hill Road, Glen Ellen, CA, 95476
707-938-1651

DEC 08 2014

RECEIVED

DEC 09 2014

CITY OF SONOMA

December 8, 2014

Planning Commission
City of Sonoma
1 The Plaza
Sonoma CA 95476

RE: 910 Arguello Court, Letter of support

Dear Planning Commissioners,

As the previous owners of the property located at 910 Arguello Court we are writing in support of the Use Permit application submitted by the Shones to maintain the current fence along the street side of the property.

At the time we purchased the property in 2007 it had been foreclosed and was in a blighted and deteriorating condition inside and out. Through the next few years we remodeled the interior of the home and redid the yards putting in low water landscaping in the front and making improvements in the back. We replaced the interior side and rear fencing around 2010 when it collapsed. On November 20, 2013 a wind storm came through Sonoma and blew down the one remaining piece of fence that had not been replaced. (the street side portion along Robinson Road). We called Kenwood Fencing who had constructed the other sections of fence on the property and because there had been so much damage in the area, it took them almost two months to come out and replace the fence. We asked them to replace the fence matching to the best they could the rear and other side fence and to replace the gate in the front yard. We did not realize, nor were we aware until the complaint came in to the City, that the fence was not conforming to City code. Lame excuse, we know, for a City employee; however it is true. In our minds we were just replacing what had been there before with a much better looking fence. In the seven years that we lived at the property, all we ever heard from the neighbors were compliments and their gratefulness for the improvements we made to that corner lot.

910 Arguello is a corner lot and as such has a very large back yard. We were able to add a deck, a small patch of lawn, a flagstone patio and some raised garden beds making it a very usable and pleasant back yard for family get togethers, gardening, star gazing, and bird watching. The fence that is there now provides much needed privacy, improves the appearance of the property, and adds to the enjoyment of the property for future residents.

Because it creates no line-of-sight issues for the intersection and is actually an improvement to the property and the neighborhood, we feel the fence should be allowed to remain in its current form and we respectfully ask you to approve the use permit.

Sincerely,



Paul and Gay Johann
36 Temelec Circle
938-7108

910 Arguello Court
12/28/14



910 Arguello Ct – October 2014:

New photo: Provided for use of the City of Sonoma Planning Department



910 Arguello Ct – May 2011:

<https://www.google.com/maps/@38.3010139,-122.472891,3a,23.1y,236.89h,84.87t/data=!3m4!1e1!3m2!1sP5EPthfUJd8863BO9RCog!2e0?hl=en>



910 Arguello Ct – Oct 2007:

<https://www.google.com/maps/@38.3009208,-122.4729061,3a,75y,248.27h,89.81t/data=!3m5!1e1!3m3!1srn3yNUVHrCJeU07-KOBkg!2e0!5s2007-10?hl=en>



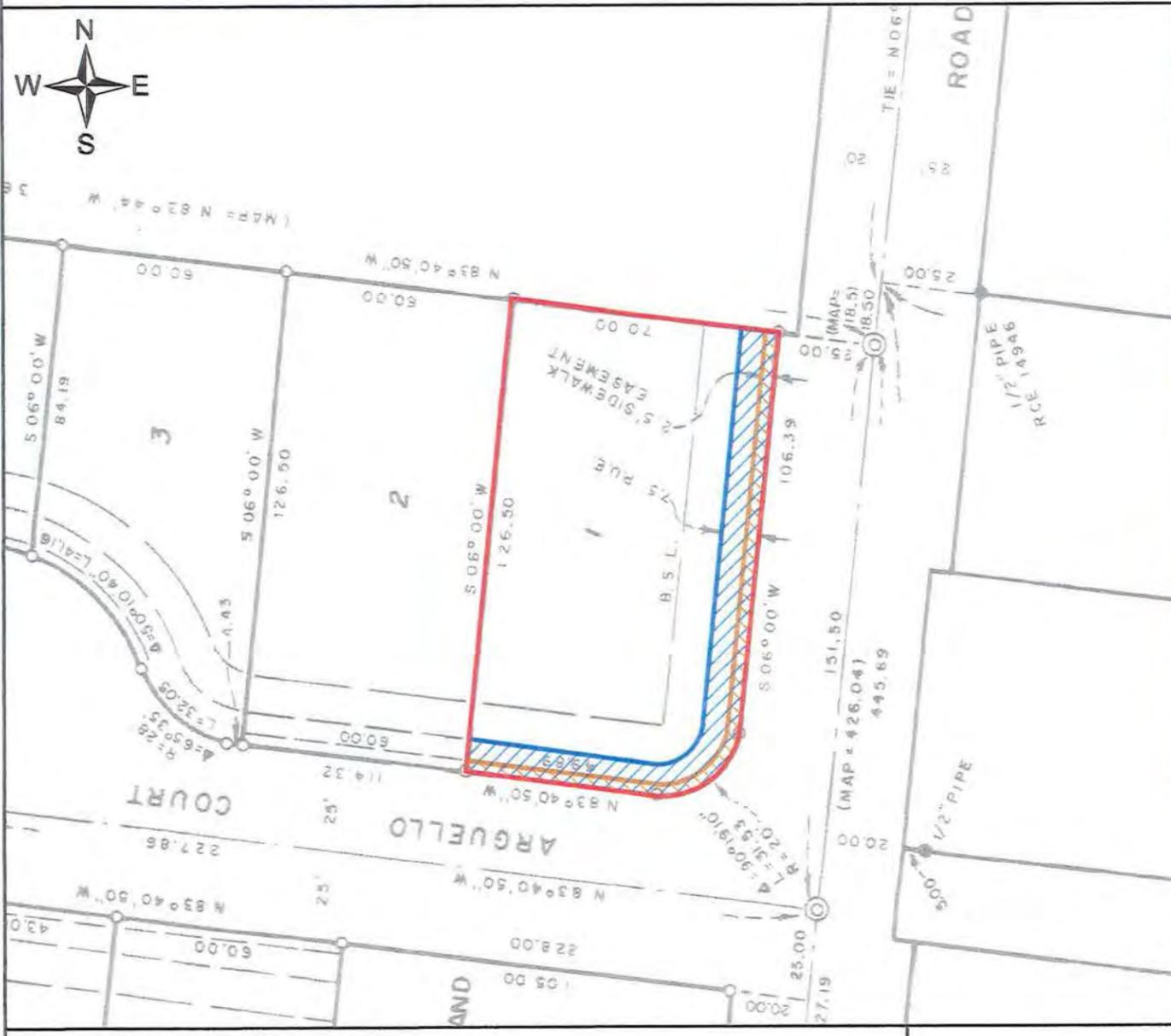


Legend

PIQ

Subdivision Map Bk292 Pg12 (Public Utility)

Subdivision Map Bk292 Pg12 (Sidewalk)



1 of 1

Tax ID: 127-590-001

Short Legal: Lot 1 Subdivision Map Bk 292 Pg12

Map Not To Scale

This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American Title expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

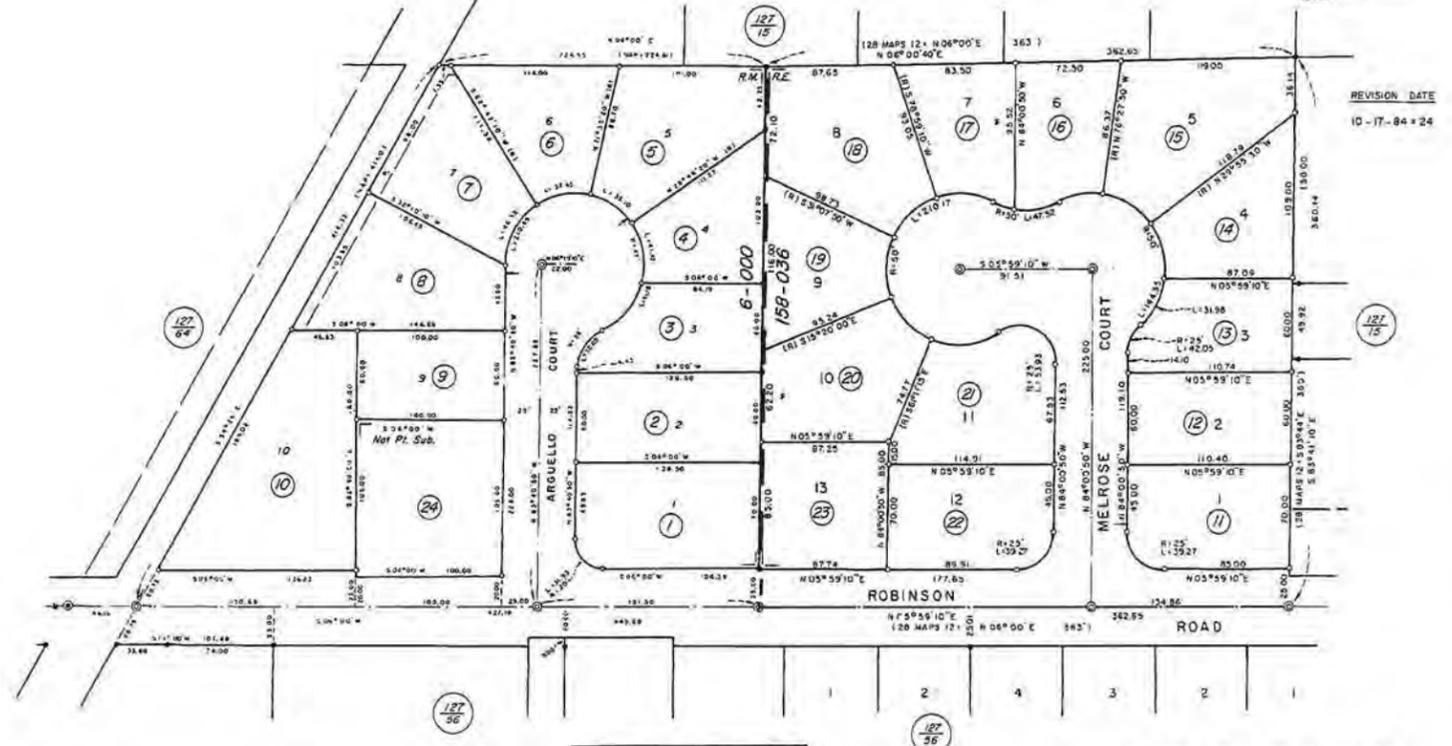
DEC 08 2014

ROBINSON MANOR
 REC. 8-9-79; BK. 292, PGS. 12-15
ROBINSON ESTATES
 REC. 7-6-84; BK. 359, PGS. 41-42

TAX RATE AREA **127-59**
 6-000
 158-036

SCALE 1"=60'

REVISION DATE
 10-17-84 + 24



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Assessor's Map Bk. 127, Pg. 59
 Sonoma County, Ca.

PHOTO

Order Number: 4906-4746778
 Page Number: 6

First American Title
 Page 6 of 13

DEC. 13 2011

December, 2015

Wenday Atkins
No. One The Plaza
Sonoma, California 95476

RE: Letter of Support

Dear Ms. Atkins,

I, ZVONIMIR & DRAGICA NATAIC own and live at
925 ARGUELLO CT SONOMA

and I support the proposal of the fence height exception for 910 Arguello Court,
Sonoma.

Thank you for your consideration.



DEC 31 2014

December, 2015

Wenday Atkins
No. One The Plaza
Sonoma, California 95476

RE: Letter of Support

Dear Ms. Atkins,

I, Angele Labinger, own and live at
920 Arguello Ct.
Sonoma, CA 95476

and I support the proposal of the fence height exception for 910 Arguello Court,
Sonoma.

Thank you for your consideration.

DEC 31 2014

December, 2015

Wenday Atkins
No. One The Plaza
Sonoma, California 95476

RE: Letter of Support

Dear Ms. Atkins,

I, Ismael F. Aviles, own and live at
940 Arguello Ct. Sonoma, Ca 95476

and I support the proposal of the fence height exception for 910 Arguello Court,
Sonoma.

Thank you for your consideration.

DEC 31 2014

December, 2015

Wenday Atkins
No. One The Plaza
Sonoma, California 95476

RE: Letter of Support

Dear Ms. Atkins,

I, Elybeth Enfield, own and live at
930 Arguello Ct.
Sonoma

and I support the proposal of the fence height exception for 910 Arguello Court,
Sonoma.

Thank you for your consideration.

DEC 31 2014

December, 2015

Wenday Atkins
No. One The Plaza
Sonoma, California 95476

RE: Letter of Support

Dear Ms. Atkins,

I, Virginia Genacchio, own and live at
19122 Robinon Rd

and I support the proposal of the fence height exception for 910 Arguello Court,
Sonoma.

Thank you for your consideration.

DEC 31 2014

December, 2015

Wenday Atkins
No. One The Plaza
Sonoma, California 95476

RE: Letter of Support

Dear Ms. Atkins,

I, Jade Filippi, own and live at
19087 Robinson Rd. Sonoma, CA 95470

and I support the proposal of the fence height exception for 910 Arguello Court,
Sonoma.

Thank you for your consideration.

Jade Filippi

DEC 31 2014

December, 2015

Wenday Atkins
No. One The Plaza
Sonoma, California 95476

RE: Letter of Support

Dear Ms. Atkins,

I, JOHN HOEPPNER, own and live at
19080 ROBINSON ROAD, SONOMA.

and I support the proposal of the fence height exception for 910 Arguello Court,
Sonoma.

Thank you for your consideration.

DEC 31 2014

December, 2015

Wenday Atkins
No. One The Plaza
Sonoma, California 95476

RE: Letter of Support

Dear Ms. Atkins,

I, RUSSELL JOHNSON, own and live at
781 FAN LN,

and I support the proposal of the fence height exception for 910 Arguello Court,
Sonoma.

Thank you for your consideration.

DEC 31 2014

December, 2015

Wenday Atkins
No. One The Plaza
Sonoma, California 95476

RE: Letter of Support

Dear Ms. Atkins,

I, MAURICE S. PARKER, own and live at
19140 ROBINSON ROAD
SONOMA, CA 95476

and I support the proposal of the fence height exception for 910 Arguello Court,
Sonoma.



Thank you for your consideration.

DEC 31 2014

December, 2015

Wenday Atkins
No. One The Plaza
Sonoma, California 95476

RE: Letter of Support

Dear Ms. Atkins,

I, Linda Sue Smith, own and live at
19100 Robinson Rd

and I support the proposal of the fence height exception for 910 Arguello Court,
Sonoma.

Thank you for your consideration.

DEC 31 2014

Agenda Item Title: Application for a Use Permit to convert an office building into a one-bedroom vacation rental.

Applicant/Owner: Jeff Montague/Ingrid and George Martinez

Site Address/Location: 515 First Street West

Staff Contact: Wendy Atkins, Associate Planner
Staff Report Prepared: 12/31/14

PROJECT SUMMARY

Description: Application of Jeff Montague for a Use Permit to convert an upper floor office space into a one-bedroom vacation rental at 515 First Street West.

General Plan Designation: Commercial (C)

Planning Area: Downtown District

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

Site Characteristics: The subject portion of the property is a ±650-square foot area of the building located on the southwest corner of First Street West and West Napa Street. The second story portion of the building has frontage on both First Street West and West Napa Street. The property is developed with a building that contains ±13,939-square feet of commercial area.

Surrounding Land Use/Zoning: **North:** Plaza Park/Park
South: Restaurant/Commercial
East: Bank/Commercial
West: Retail/Commercial

Environmental Review:

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

Staff Recommendation: Approve subject to conditions.

PROJECT ANALYSIS

DETAILED PROJECT DESCRIPTION

The applicants are requesting approval to convert a ±650 square-foot tenant space located in the second floor of a commercial building into a one-bedroom vacation rental. As a one-bedroom vacation rental, the unit would be rented on a short-term basis for periods of less than 30 consecutive days. More details on the proposal can be found in the attached project narrative.

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

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

The following goals and policies of the General Plan are applicable to the project:

Local Economy Element, Policy 1.5: Promote and accommodate year-round tourism that is consistent with the historic, small-town character of Sonoma.

In staff's view, the proposal does not raise any significant issues in terms of compatibility with the goals and policies of the 2020 General Plan.

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

Use: The property is zoned Commercial (C), which allows for a variety of residential and commercial uses, including vacation rentals, subject to review and approval of a Use Permit by the Planning Commission.

Development Standards: The proposed use would operate within an existing commercial unit in a commercial building. The project does not raise any issues in terms of compliance with building setback, FAR, lot coverage, open space, and building height standards.

Use Permit Approval: Pursuant to Development Code Section 19.54.040.E, the Planning Commission may approve a Use Permit associated with a vacation rental, provided that the following findings can be made:

- 1. The proposed use is consistent with the General Plan and any Specific Plan;*
The proposed vacation rental use is conditionally allowed in the Commercial zone.
- 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 the Development Code (except for approved Variances and Exceptions);*
Vacation rentals are allowed in the Commercial zone, subject to approval of a Conditional Use Permit by the Planning Commission. The application complies with all applicable standards and regulations of the Development Code.
- 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*

Vacation rentals are allowed in the Commercial zone, subject to approval of a Conditional Use Permit by the Planning Commission. The application complies with all applicable standards and regulations of the Development Code.

4. *The proposed use will not impair the architectural integrity and character of the zoning district in which it is to be located.*

The applicant is not proposing external building modification associated with the vacation rental use; accordingly, no impairments will occur to the architectural integrity and character of the commercial zoning district.

On-Site Parking: One parking space is required for each bedroom within a vacation rental. Accordingly, one on-site parking space would be required for the proposed vacation rental, which is less than the two parking spaces normally required for 650 square feet of office space (one parking space for each 300 square feet of gross floor area). The applicant is proposing to provide one parking space for the vacation rental use in the existing parking area on the property. In 1980, the Planning Commission approved a use permit to develop a paved parking area in conjunction with the building which allowed for a reduction in the amount of normally parking spaces required. Staff is not recommending that the parking space for the vacation rental be specifically designated because the California Building Code requires that the first designated parking space be an accessible parking space (in addition to any existing accessible parking spaces). This requirement would result in the loss of two existing parking spaces to create one accessible parking space, which could only be used by someone renting the vacation rental with disable parking placard/ and or plate.

Vacation Rental Standards: The applicable standards set forth under Section 19.50.110 of the Development Code have been included as conditions of approval. These include requirements related to fire and life safety, maintaining a business license, payment of Transient Occupancy (TOT) taxes, and limitations on signs.

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, conversion of an existing small structure from one use to another is considered Categorical Exempt from the provisions of CEQA (Class 3 – Conversion of Small Structures).

DISCUSSION OF PROJECT ISSUES

Compatibility: In staff's view, the proposal does not raise significant issues in terms of compatibility with surrounding land uses and the parking requirement for the vacation rental is less than that associated with the existing office use. The property is located in the downtown commercial district in a setting that supports numerous commercial businesses. The applicants have contacted adjoining business owners who have expressed support for the application.

RECOMMENDATION

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

Attachments

1. *Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Location Map*
4. *Project Narrative*
5. *Correspondence*
6. *Site Plan and Floor Plan*

cc: Jeff Montague
675 Joaquin Drive
Sonoma, CA 95476

Ingrid Martinez
10 Deer Island Lane
Novato, CA 94545

Lloyd Davis
103 West Napa Street
Sonoma, CA 95476

Craig Miller, via email

Sam Morphy, via email

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Montague Vacation Rental Use Permit – 515 First Street West
January 8, 2015

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

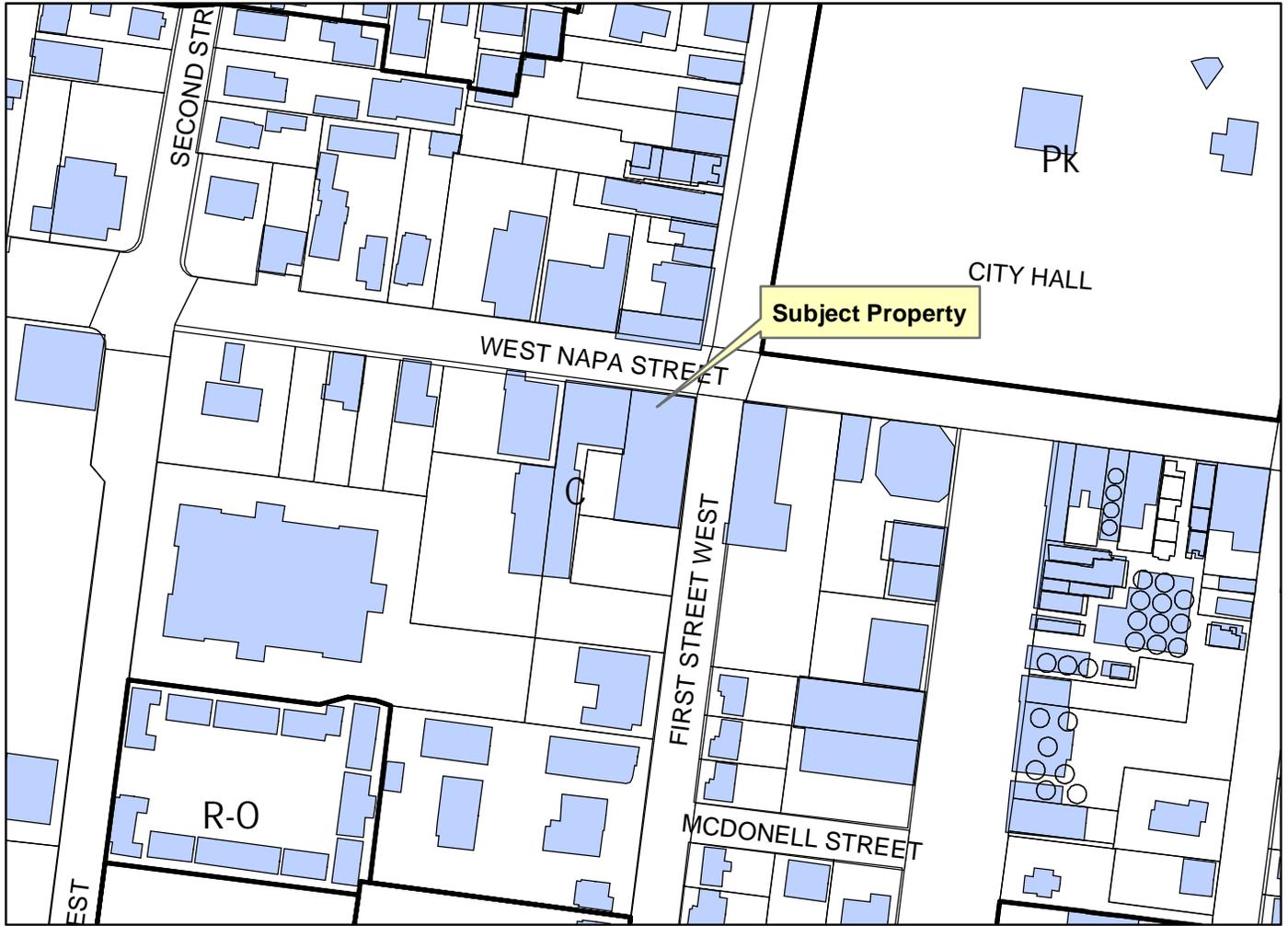
Use Permit Approval

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

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Montague Vacation Rental Use Permit – 515 First Street West
January 8, 2015

1. The vacation rental shall be operated in conformance with the project narrative and the approved site and floor plan.
Enforcement Responsibility: Planning, Building and Public Works
Timing: Ongoing
2. The applicant/property owner shall obtain and maintain a business license from the City for the vacation rental use, and shall register with the City to pay associated Transient Occupancy Taxes (TOT).
Enforcement Responsibility: Planning, Building, and Public Works; Finance Department
Timing: Prior to operation of the vacation rental and ongoing
3. Fire and life safety requirements administered by the Fire Department and the Building Division shall be implemented. Minimum requirements shall include approved smoke detectors in each lodging room, installation of an approved fire extinguisher in the structure, and the inclusion of an evacuation plan posted in each lodging room.
Enforcement Responsibility: Building Division; Fire Department
Timing: Prior to operation and ongoing
4. The vacation rental shall comply with the annual fire and life safety certification procedures of the Fire Department.
Enforcement Responsibility: Fire Department
Timing: Ongoing
5. One sign, with a maximum area of two square feet, may be allowed subject to the approval of the City's Design Review and Historic Preservation Commission.
Enforcement Responsibility: Planning Department; DRC
Timing: Prior to installation of a sign for the vacation rental
6. The project shall comply with all applicable Fire and Building Code requirements.
Enforcement Responsibility: Building Department
Timing: Prior to operation

Vicinity Map

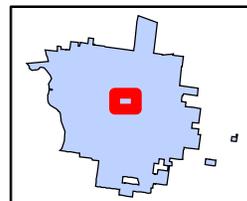


Project Summary

<i>Project Name:</i>	Montague Vacation Rental
<i>Property Address:</i>	515 First Street West
<i>Applicant:</i>	Jeff Montague
<i>Property Owner:</i>	Ingrid and George Martinez
<i>General Plan Land Use:</i>	Commercial
<i>Zoning - Base:</i>	Commercial
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	Application for a Use Permit to convert an office building into a one-bedroom vacation rental

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



0 100 200 400 Feet

1 inch = 200 feet

Jeff Montague

From: Jeff Montague [jeff@jeffmontague.com]
Sent: Wednesday, December 10, 2014 10:32 AM
To: Wine Country Cyclery, LLC
Subject: Fwd: Feed Store Loft

With my best regards,
Jeff

Sent from my phone, please excuse typos. Von meinem iPhone gesendet.

Begin forwarded message:

From: Harvest <craig@harvesthomestores.com>
Date: December 8, 2014 at 3:18:09 PM PST
To: Jeff Montague <jeff@jeffmontague.com>
Cc: Ingrid Martinez <iemartinez@comcast.net>
Subject: Re: Feed Store Loft

To whom it may concern,

I am a current tenant (Harvest Home) and neighbor of the proposed vacation rental being considered before you. As a merchant, I would love to see this space converted to a vacation rental. I think the location, and space would be lend itself well to this type of use, and would bring more buying power to our town. Parking would not be an issue and would offer no ill affect to our location.

Thank You
Craig Miller

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.5577 / Virus Database: 4235/8709 - Release Date: 12/09/14

Jeff Montague

To: Jeff Montague
Subject: RE: Feed Store Loft

On Dec 10, 2014, at 9:39 AM, sam morphy <theredgrape@vom.com> wrote:

>> Hi Jeff & Ingrid, I am in full support of turning the loft @ 515
>> First
> St. West into a vacation rental. I can't think of a better use for a
> very remarkable space. Great location and access to our lovely Plaza.
> Please let me know how I can help with this conversion. Sam Morphy,
> the red grape.

>
>
>

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.5577 / Virus Database: 4235/8709 - Release Date: 12/09/14

Corner 103, LLC

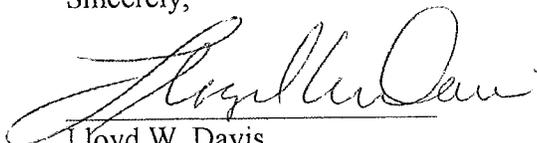
December 1, 2014

To Whom It May Concern:

My name is Lloyd Davis and I am the owner of Corner 103, LLC which is located at 103 West Napa Street, Sonoma, CA. My landlords, Ingrid Martinez and Jeff Montague, have informed me that they are planning on opening a vacation rental in the space above my tasting room.

I fully support them doing this. First, knowing them, it will be a first class place. Second, I believe the plaza needs more "nice" places for visitors to stay. In my opinion, this will not have a negative impact on my business or the surrounding businesses. On the contrary, I believe that it will have a positive impact on everyone. I hope that you will support their efforts.

Sincerely,



Lloyd W. Davis
President
Corner 103, LLC

Feed Store Loft Project
Conversion of Office Space to a Vacation Rental

Submitted by: Ingrid Martinez
10 Deer Island Lane
Novato, CA 94545
415-314-5313

-and-

Jeff Montague
675 Joaquin Drive
Sonoma, CA 95476
415-640-1636

DBA The Feed Store LLC

Location: The Feed Store Building
515 First Street West
Sonoma, CA 95476

History: The upstairs section of The Feed Store, known as 515 First Street West, was configured as living space at the time our family acquired the property in 1983. Since that time it had been primarily unused. In January of 2008 it was leased to The Red Grape as their corporate offices.

Current Situation:

The space consists of approximately 650 ft.². Egress is through a doorway to a small foyer and up a flight of stairs. The general area is an open layout with three sections. Included are a small hallway and a full bathroom.

Objective:

To offer space as a vacation rental. Space will consist of kitchen area, sleeping area and living area, ADA compliant where applicable.

Kitchen to include:

- Cabinet Space and Countertops
- Sink
- Refrigerator
- Microwave Oven
- Small dining table

Sleeping area to include:

- Queen Bed
- Nightstands
- Dressing Area/Mirror

Living area to include:

- Group seating
- Related furnishings and accessories
- Entertainment center (TV/Wireless Internet)

Feed Store Loft Project
Conversion of Office Space to a Vacation Rental

Bath area to include:

- Sink, vanity and cabinet
- Toilet
- Oversized shower stall or tub
- Closet space/luggage storage

Staff:

- Owner/Managers (2)
- Housekeeping provided by independent contractor
- Repairs and Maintenance, as needed on a case by case basis

Access/Parking:

Tenants will be provided with one dedicated parking space on property, off street in private lot. Contractors/service providers will have access to additional parking on property in lot consisting of 20 spaces. Access to unit will be provided by a hotel quality programmable combination lock. Codes are remotely generated and provided to tenant; codes are only valid for rental period.

Proposed Plan:

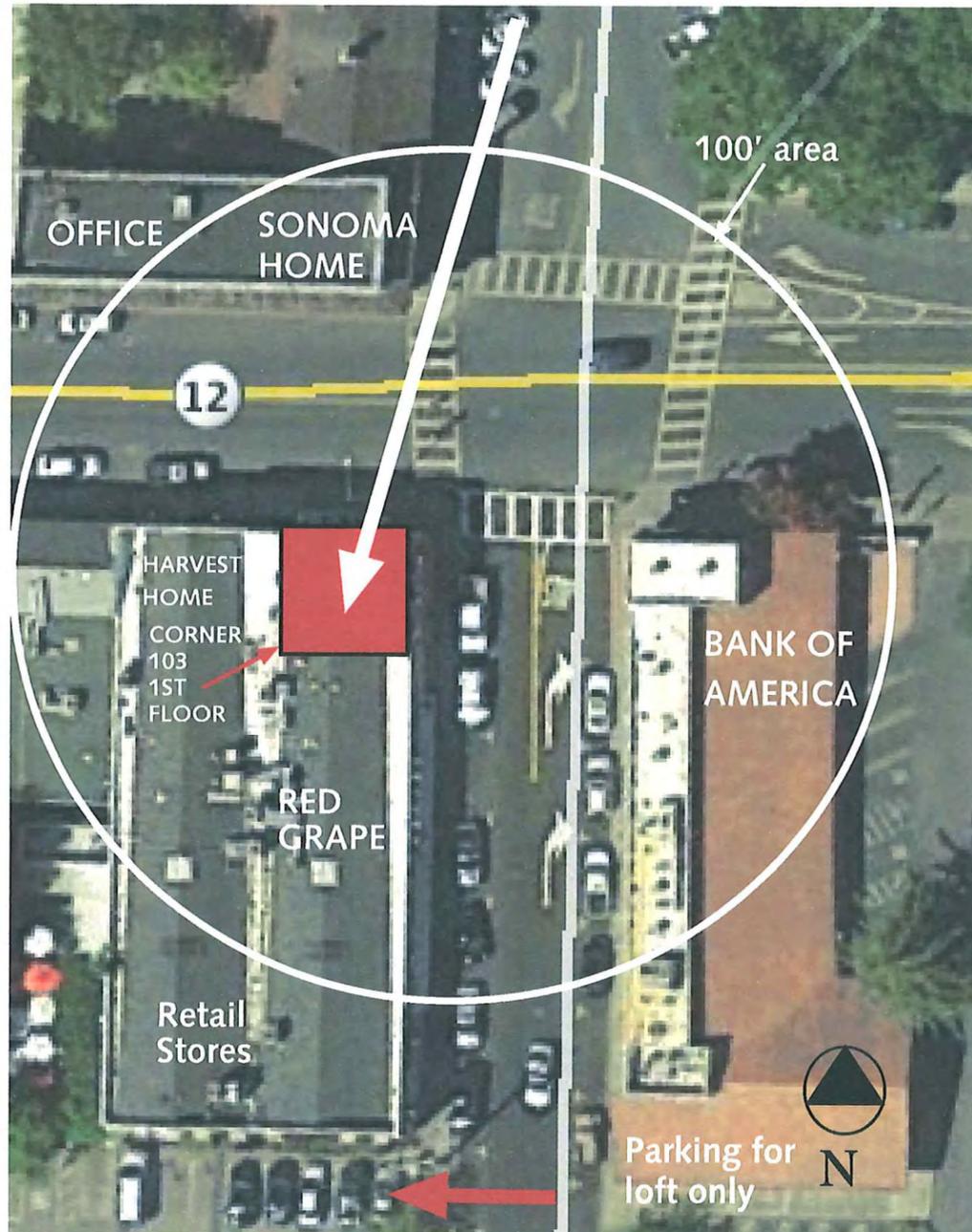
Complete rehab of unit, including enlargement of bathroom to accommodate ADA requirements as applicable, replacement of plumbing/electrical to comply with current code. No exterior work is required. Please see drawings for further details.

Neighborhood Impact:

None. Adjacent neighbors are in favor of proposal, see attached letters.

Conditional Use Permit for Feedstore Vacation Loft 515 First West 515 1st Street West, Sonoma, CA

Site Location

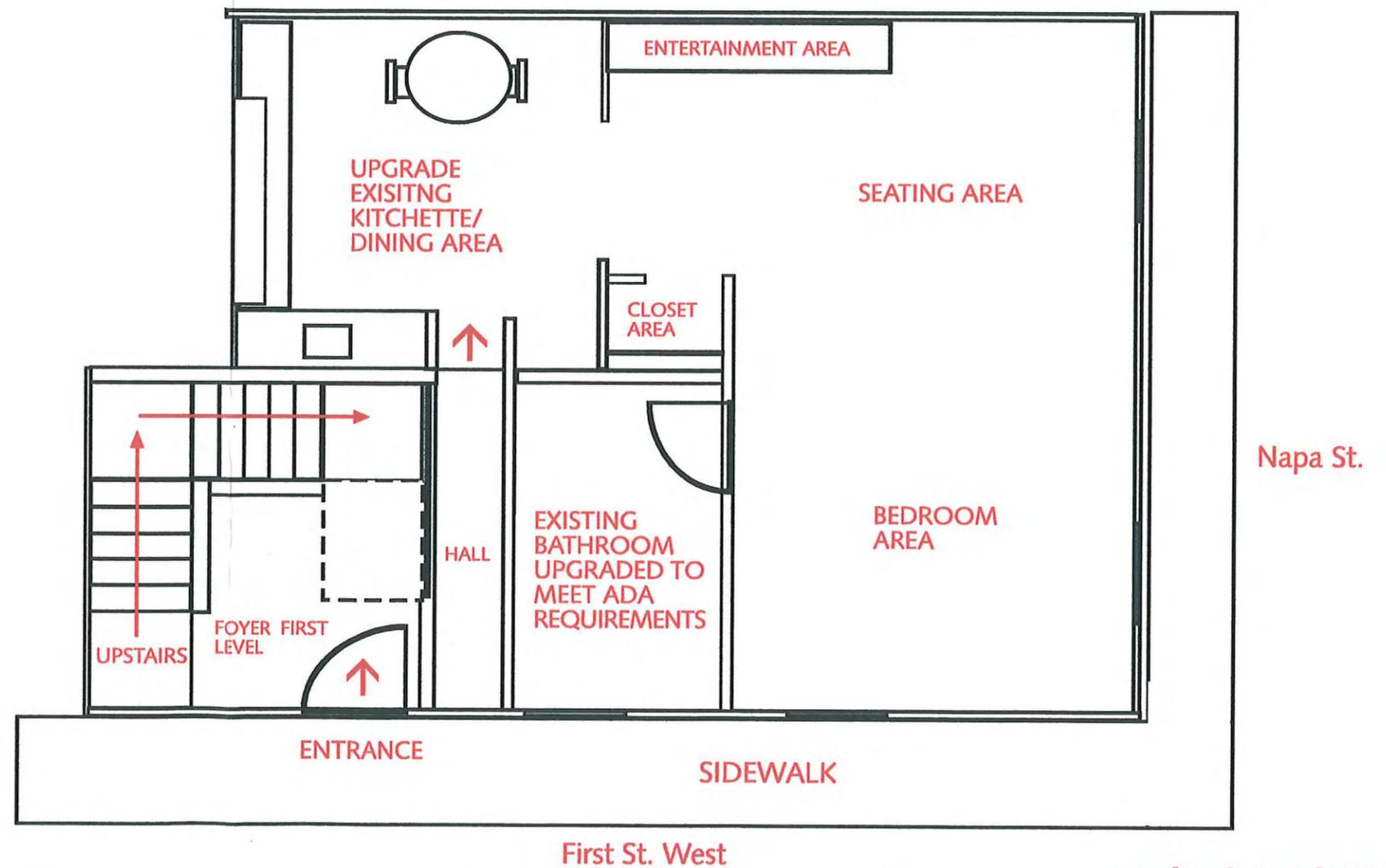


Entrance First St. West
East Elevation



Napa St.
North Elevation

Floor Plan(schematic)



robert sanders & co.

environmental graphic design
fabrication • installation

707 326-5851
robsand@vom.com
robertsanders.com

DEC 12 2014

Agenda Item Title: Application for a Tentative Map to subdivide a developed 0.42-acre property into two residential lots.

Applicant/Owner: Linda Moore

Site Address/Location: 500 West Spain Street

Staff Contact: Rob Gjestland, Senior Planner
Staff Report Prepared: 1/2/15

PROJECT SUMMARY

Description: Application of Linda Moore for a Tentative Map to subdivide a developed 0.42-acre property into two residential lots at 500 West Spain Street.

General Plan Designation: Low Density Residential (LR)

Zoning: **Base:** Low Density Residential (R-L) **Overlay:** None

Planning Area: Northwest Planning Area

Site Characteristics: The subject property is a ±18,300-square foot (0.42-acre) corner lot located at the intersection of West Spain Street and Fifth Street West. The site is currently developed with two residences and a granny unit. Both property frontages are improved with curb, gutter and sidewalk.

Surrounding Land Use/Zoning:
North: Assisted living facility (Sweetwater Spectrum)/Low Density Residential
South: Single-family home (across West Spain Street)/Commercial
East: Single-family homes/Low Density Residential
West: Single-family home/Low Density Residential

Environmental Review:

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

Staff Recommendation: Approve with conditions.

PROJECT ANALYSIS

DETAILED PROJECT DESCRIPTION

The project involves subdividing the subject property into two lots as follows:

Lot No.	Area	Dimensions
1 (fronting Fifth St. West)	8,482 square feet	75' X 112'
2 (corner lot)	10,163 square feet	90' X 112'

The primary residence (1,120 sq. ft.) and granny unit (432 sq. ft.) currently located on the north side of the site would be contained on Lot 1, while the existing residence on the south side of the site (1,104 sq. ft.) would be contained on Lot 2. No additional development is proposed. The owner is requesting the subdivision for financial reasons with the intent of residing in the home on Lot 2.

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, in association with related public improvements. The subdivision would not intensify the current use of the property, resulting in a single-family home on each lot plus a subordinate second dwelling unit on the north parcel (Lot 1). The project does not raise any issues in terms of consistency with the *City of Sonoma 2020 General Plan*.

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

Use: The property is zoned Low Density Residential (R-L). Single-family homes, second dwelling units and related accessory structures are permitted uses in the R-L zoning district. The proposed subdivision would not alter existing residential uses on the site and no additional development potential would result. The project does not raise any issues of consistency with the property's zoning in terms of use.

Density: The R-L zone allows for a base density of 2-5 units per acre (second dwelling units are exempt from density calculations under State law). The project complies with density standards, resulting in one primary residence per lot plus a second dwelling unit on the northern parcel (Lot 1).

Lot Size: The minimum lot size in the R-L zone is 7,500 square feet. Both lots would exceed this standard. Lot 1 is proposed with an area of 8,482 square feet and Lot 2 is proposed with an area of 10,163 square feet.

Lot Width & Depth: The minimum lot width in the R-L zone is 65 feet for standard lots and 75 feet for corner lots. In addition, lots in the R-L zone must have a minimum depth of 90 feet. Both parcels would comply with these standards with proposed dimensions of 75' by 112' for Lot 1 and 90' by 112' for Lot 2.

Lot Coverage and Floor Area Ratio (FAR): In the R-L zone, the maximum FAR is 0.35 and the maximum lot coverage is 40%. Both lots would be well under these limitations. As currently developed, Lot 1 would have a lot coverage of 20% and Lot 2 would have a lot coverage of 11%. Lot 1 would have a FAR of 0.13 and Lot 2 would have a FAR of 0.10. Staff would note that accessory structures less than 120 square feet in area and second dwelling units are excluded from FAR calculations.

Setbacks: Because the subdivision does not involve any new development, the existing building setbacks would not change except in relation to the new property line separating Lot 1 and 2. The primary residence on Lot 1 would be setback 12 feet from this new property line while only a 5-foot side yard setback is required, and the residence on Lot 2 would be setback 40 feet from the new property line, well in excess of the 20-foot rear yard setback requirement.

Parking: The property is non-conforming with respect to parking standards in that covered parking is not provided on site (three covered parking spaces would normally be required under the Development Code). That being said, a minimum of three uncovered parking spaces are provided and this non-conforming condition can continue as the subdivision does not propose a change of use or expansion of the existing residential units. Staff would note that the driveways also do not conform to current standards (see “Discussion of Project Issues” below).

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

ENVIRONMENTAL REVIEW (Not Applicable to this Project)

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

DISCUSSION OF PROJECT ISSUES

Driveways: The existing driveways serving the proposed lots are non-conforming in number and location (i.e., proximity to property lines). However, the driveways are necessary at their current location for appropriate access, except for the south driveway serving Lot 1. Accordingly, staff has included a draft condition of approval requiring removal of this redundant driveway. Staff would also note that the driveways were re-constructed fairly recently when frontage improvements were installed by the City.

Subdivision Improvement Requirements: As required under Chapter 19.62 of Development Code (Subdivision Design and Improvement Requirements), separate underground utilities must be provided to each lot, which will also include undergrounding the existing overhead electrical service. In addition, each lot must drain independently or appropriate easements provided. Improvement plans will be required to illustrate these and any other necessary improvements, subject to review and approval by the City Engineer. These requirements/improvements must be implemented prior to recordation of the parcel map and are addressed in the draft conditions of approval, which also incorporate the County Sanitation Division’s requirements specific to sewer.

RECOMMENDATION

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

Attachments

1. *Findings*
2. *Draft Conditions of Approval*
3. *Sanitation Conditions from Sonoma County PRMD, dated 12/29/14*
4. *Location map*
5. *Project Narrative*
6. *Tentative Map*

cc: Linda Moore
P.O Box 726
Sonoma, CA 95476

Hogan Land Services, Inc. (via email)
1702 Fourth Street
Santa Rosa, CA 95404

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL

Moore Minor Subdivision
500 West Spain Street

January 8, 2015

Tentative Map Approval:

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

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

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Moore Minor Subdivision
500 West Spain Street

January 8, 2015

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

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

2. Prior to approval of the Parcel Map, Applicant shall submit Improvement Plans to the City Engineer for review and approval. The Improvement Plans shall be prepared by a registered civil engineer and all public improvements shall meet City standards. The following public improvements shall be required and shown on the Improvement Plans:
 - a. Driveway approaches and any non-conforming sidewalk shall be removed, replaced, or modified to meet City and Federal ADA standards, at the discretion of the City Engineer. Existing curb, gutter and sidewalk that are damaged or deemed by the City Engineer to be in disrepair shall be removed and replaced to City standards. The driveway located on the south side of Lot 1 shall be eliminated, and curb, gutter and sidewalk reconstructed at that location in conformance with City standards.
 - b. A drainage plan shall be included in the Improvement Plans. No lot-to-lot drainage is allowed unless a private storm drain easement is acquired.
 - c. Proposed sewer services serving each lot. The Applicant shall also submit improvement plans for sanitary sewer design directly to the Sanitation Section of Sonoma County PRMD for review and approval as necessary.
 - d. Separate water services and meters serving each lot. Backflow assemblies as required by the Fire Department and/or the State of California shall also be shown on the improvement plans.
 - e. Private underground utility services, including gas, electricity, cable TV and telephone, to each lot/unit in the subdivision.
 - f. Parking and drives shall be surfaced with an all-weather surface material as approved by the Building Department. Driveways shall be surfaced with asphalt, concrete, or other approved material for a minimum distance of 20 feet behind the public right of way.

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

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

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

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

- 4. The applicant shall obtain an encroachment permit from the City of Sonoma for all work within the West Spain Street and Fifth Street West right-of-ways.

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

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

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

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

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

- 7. The applicant/developer shall comply with all sanitation conditions of the Sonoma County Permit and Resource Management Department as set forth in their letter dated December 29, 2014 (attached). A sewer clearance shall be provided to the City Engineer and/or Building Department verifying that all applicable sewer fees have been paid prior to approval of the Parcel Map. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Water Agency immediately to determine whether such fees apply.**

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

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

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

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

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

10. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to approval of the Parcel Map, including the payment of applicable fees:
- a. Sonoma County PRMD/Water Agency. [For sewer connections and modifications and interceptor requirements]
 - b. Sonoma County Department of Public Health [For closure and removal of septic tanks]
 - c. Sonoma County Department of Environmental Health [For abandonment of wells]

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



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

RECOMMENDED SANITATION CONDITIONS

Date: December 29, 2014

Planner: Rob Gjestland, Senior Planner for City of Sonoma
From: Keith Hanna, Junior Engineer, County of Sonoma, Permit and Resource Management Department

File Number: Not provided.
Applicant: Linda Moore
Owner: Linda Moore
Site Address: 500 West Spain Street, Sonoma, CA
A.P.N. 127-204-017

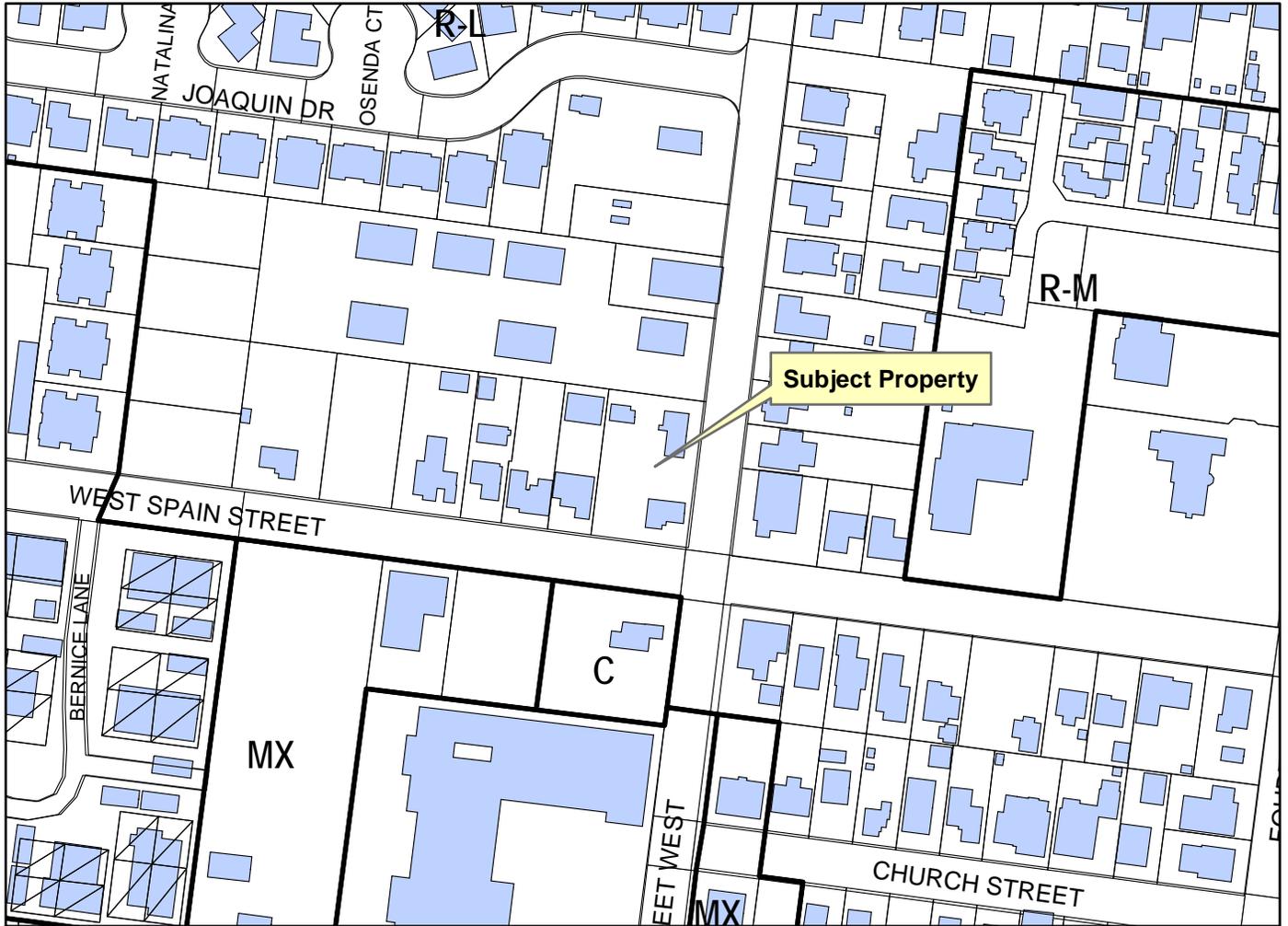
Project description: Divide the existing one parcel into two.

1. NOTE ON MAP: "A separate Sewer Connection Permit for each lot in this subdivision shall be obtained prior to occupancy of any building constructed on the lot. All fees shall be paid to, and all sewer construction shall be inspected and accepted by the Sonoma County Permit and Resource Management Department prior to occupancy of the building."
2. Any part of a side sewer, existing or proposed, shall not cross neighboring parcels. All building sewers shall be contained within the borders of the parcels for which they serve.
3. The Applicant shall obtain a Sewer Disconnect Permit from the Sanitation Section of the Sonoma County Permit and Resource Management Department (PRMD) when obtaining a Building Demolition Permit for the existing structures, as needed. Disconnection of the existing structure, as needed, from the sewer shall be inspected by the Engineering Division of PRMD to ensure that disconnection is conducted in compliance with Health and Safety Codes, and to preserve any sewer connection credit that may currently be assessed to the property.
4. Prior to the start of construction within the public right of way, the Applicant shall obtain an Encroachment Permit from the City of Sonoma.
5. The Applicant shall obtain a permit, if required, to construct any sanitary sewer facilities prior to map recordation and subdivision of the parcel. All sewer work shall be inspected and accepted by the Engineering Division of PRMD, and a Sewer Completion Notice shall be issued by the Inspector before occupancy or temporary occupancy is approved for this project.
6. Should a new or existing granny unit and main residence share a building sewer on the same parcel, then a Declaration of Restriction and Acknowledgement from the Sonoma County Water Agency shall, at their discursion, be recorded and a conformed copy shall be submitted to the Sonoma County, Permit and Resource Management Department, in conformance with *Sonoma Valley County Sanitation District Sanitation Code Ordinance*, Section 3.04.
7. At the sole discursion of the Sonoma County Water Agency, on behalf of the Sonoma Valley County Sanitation District, the three (3) existing Equivalent Single-family Dwelling (ESD) units, currently dedicated

to the existing parcel, shall be divided between the two resulting parcels as requested by the applicant, and approved by the Sonoma County Water Agency, for existing uses.

8. If required, Sewer Use Fees for sewer service shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of sewer permit issuance.
9. If required, all Sewer Fees per Sonoma Valley County Sanitation District Ordinances (latest revision) shall be paid to the Sanitation Section of the Sonoma County Permit and Resource Management Department (PRMD) prior to occupancy of the existing residences.

Vicinity Map



Project Summary

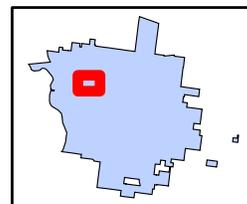
<i>Project Name:</i>	Moore Subdivision
<i>Property Address:</i>	500 West Spain Street
<i>Applicant:</i>	Linda Moore
<i>Property Owner:</i>	Linda Moore
<i>General Plan Land Use:</i>	Low Density Residential
<i>Zoning - Base:</i>	Low Density Residential
<i>Zoning - Overlay:</i>	None
<i>Summary:</i>	Consideration of a Tentative Map to subdivide a developed 0.42-acre residential property into two lots.



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



Linda Moore
500 West Spain Street
Sonoma, CA 95476

December 17, 2014

Rob Gjestland
Senior Planner
No. 1 The Plaza
Sonoma, CA 95476

Dear Mr. Gjestland:

The project narrative for my property on 500 West Spain Street is to divide the parcel into two parcels.

The reason for the request for the lot split is to be able to pay off the mortgage.

Thanking you in advance for your time and assistance.

Sincerely,

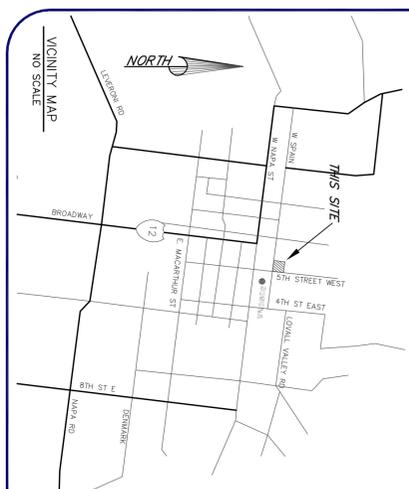
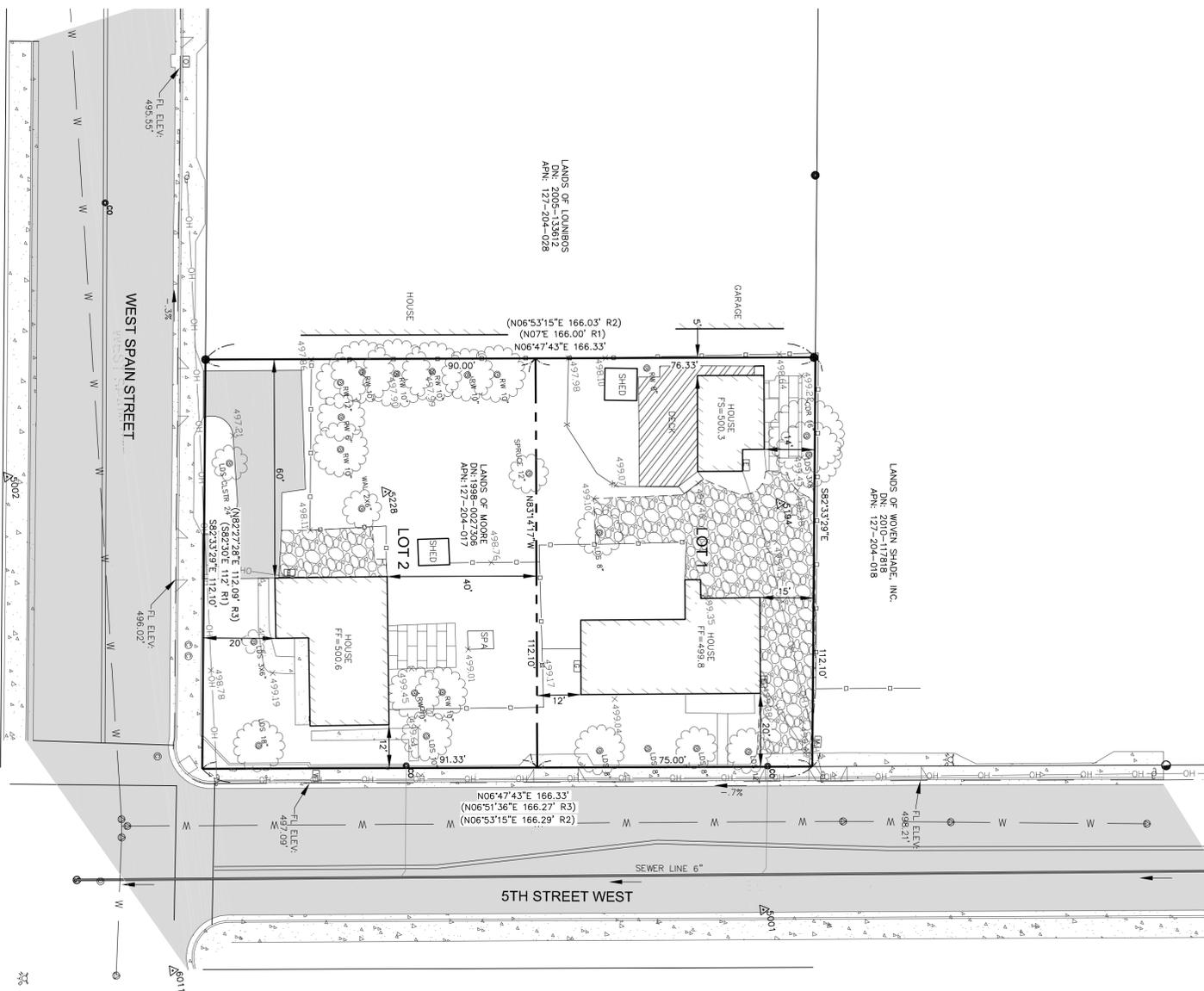
A handwritten signature in cursive script that reads "Linda Moore".

Linda Moore

SITE INFORMATION

EXISTING ZONING = R-1L (RESIDENTIAL LOW DENSITY)
 TOTAL SIZE = 18644.81 SQ FT
 CORNER LOT SIZE = 10,163.12 SQ FT
 INTERIOR LOT SIZE = 8,481.69 SQ FT

OWNER: LINDA MOORE
 ADDRESS: PO BOX 726 SONOMA, CA 95476



LEGEND

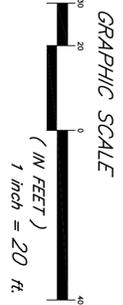
- RECORD BOUNDARY LINE
- RECORD ADJOINING BOUNDARY LINE
- FLOWLINE
- EDGE OF CONCRETE
- EDGE OF ROAD
- WOOD FENCE
- WIRE FENCE
- UNDER GROUND WATER LINE
- TREE DRIP LINE
- SANITARY SEWER W/ SIZE
- ASPHALT CONCRETE SURFACE
- GRANUL SURFACE
- CONCRETE SURFACE
- DECKING

SYMBOLS

- ⊗ FRIE HYDRANT
- ⊕ WATER VALVE
- ⊖ POWER POLE W/ DIV ANCHOR
- ⊗ WATER METER
- ⊗ ELECTRIC METER
- ⊗ GAS METER
- ⊗ MAIL BOX
- ⊗ STORM DRAIN MANHOLE
- ⊗ COMMUNICATIONS MANHOLE
- ⊗ SEWER MANHOLE
- ⊗ SEWER CLEAN OUT
- ⊗ CATCH BASIN
- ⊗ RANDOM CONTROL POINT W/ #
- ⊗ FINDER / IRON PIPE AS NOTED
- ⊗ SPOT ELEVATION
- ⊗ TREE TYPE & DIA.

ABBREVIATIONS

- RD/RW REDWOOD TREE
- CDR CEDAR TREE
- WAL WALNUT TREE
- LDS LANDSCAPE TREE
- CLST CLUSTER
- FF FINISH FLOOR
- FS FINISH SLAB
- CO CLEAN OUT



- NOTES:**
- 1) THE PURPOSE OF THIS MAP IS FOR A TENTATIVE MAP SITE PLAN AND THE CONTENT IS RELATIVE TO THE INTENDED USE. UNAUTHORIZED CHANGES OR ADDITIONS TO THE EXISTING DATA SHOWN ON THIS MAP IS STRICTLY PROHIBITED. ANY USES OF THIS MAP BEYOND THE STATED PURPOSE REQUIRES THE AUTHORIZATION OF HOGAN LAND SERVICES.
 - 2) THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY INFORMATION IS SHOWN FROM PRELIMINARY ANALYSIS OF RECORD MAPS AND SHOULD BE SHOWN ON PARCEL MAP TO BE FILED FOR THIS SUBDIVISION.
 - 3) HORIZONTAL CONTROL: (S82°33'29"E)
 IRON PIPES FOUND SOUTHERLY BOUNDARY OF SUBJECT AND ADJOINERS
 - 4) VERTICAL CONTROL: (496.41 FEET)
 ELEVATION DATUM IS ASSUMED OVER CP 8011

TENTATIVE MAP



1702 4TH STREET SANTA ROSA, CA 95404 www.hoganls.com Tel (707) 544-2104 Fax (707) 522-2105

DRN:	TWR	THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF LINDA MOORE IN DECEMBER, 2014
CHK:	SK	
PM:	ASR	
DATE:	10/09/14	
JOB #:	1928	
		ADAM S. RIVERA PLS 8451 EX.

Agenda Item Title: Application for a Use Permit, Planned Development Permit and Tentative Map to construct a 7-unit Planned Development on a ±0.50 acre site.

Applicant/Owner: Forrest Jinks/Altus Equity Group, LP

Site Address/Location: 405 Fifth Street West

Staff Contact: Rob Gjestland, Senior Planner
Staff Report Prepared: 1/5/15

PROJECT SUMMARY

Description: Application of Forrest Jinks for a Use Permit, Planned Development Permit and Tentative Map to construct a 7-unit Planned Development on a ±0.50 acre site at 405 Fifth Street West.

General Plan Designation: Commercial (C)

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

Site Characteristics: The subject property is a 0.5-acre corner lot located at the intersection of Fifth Street West and West Spain Street. The property is currently developed with a single-family home constructed in 1930 and two small outbuildings. Dirt parking areas, weeds and non-native annual grasses occupy the remainder of the site. Several trees are located on the parcel. The frontage on West Spain Street is improved with monolithic curb, gutter, and sidewalk. The Fifth Street West frontage of the property is unimproved. Access to the property is currently provided by two driveways, one on West Spain Street and one on Fifth Street West.

Surrounding Land Use/Zoning:

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

South: An alley and rear of building associated with the Sonoma Valley Shopping Center/Commercial

East: Single-family home (across Fifth Street West)/Low Density Residential

West: Parking lot associated with the Sonoma Valley Shopping Center/Mixed Use

Environmental Review:

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

Staff Recommendation: Commission discretion.

PROJECT ANALYSIS

BACKGROUND

In August 2010, the Planning Commission approved a ±7,350 square foot office building and 25-stall parking lot on the site. However, the approval was not implemented and ultimately expired. In July 2014, the Planning Commission held a study session to review a preliminary version of the current Planned Development proposal. Minutes of the July 2014 Planning Commission meeting are attached for consideration.

DETAILED PROJECT DESCRIPTION

The proposal involves redeveloping the ±0.5-acre site with a seven-unit Planned Development. The Planned Development is proposed as a single structure oriented toward West Spain Street with seven attached, zero-lot line townhomes. The building would be setback a minimum of 19 feet from the north property line (along West Spain Street), 15 feet from the east property line (along Fifth Street West), 53 feet from the south property line and ±4 feet from the west property line. Walled patios are provided in front of four units, setback 13 feet from the north property line, while the three other units have internal courtyards toward the rear. Three unit types are proposed, all with two floors except for the corner unit which is one-story (Home Type C). Living areas for the units are 1,252 sq. ft. for Home Type A, 1,103 sq. ft. for Home Type B, and 878 sq. ft. for Home Type C. All are provided with a one-car garage. Lot sizes range between 1,472 sq. ft. and 1,561 sq. ft. plus a common area parcel of 10,548 sq. ft.

The architectural form of the building presents a variety of roof elements up to ±29 feet in height with the second floor generally centered along the middle of building. Proposed exterior material and details include plywood siding with vertical battens, wood corner trim, decorative gable vents, composition roof shingles, and vinyl-framed windows. The front patios would be enclosed by ±4.5-tall horizontal wood board and batten walls. The elevation drawings also indicate that the building would be made solar-ready with conduit provided from electrical panels to attics of south and west facing roofs for potential future photovoltaic panels.

Vehicle access would be provided by a two-way driveway on Fifth Street West as directed by a previous traffic study. In addition to the garage parking, seven uncovered spaces are proposed on the south side of the driveway for a total of 14 spaces. A common community garden is proposed in the southwest corner of the site as an amenity for residents. The existing residence and outbuildings would be demolished to accommodate the development. Further details on the project can be found in the attached project narrative.

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

The property is designated Commercial by the General Plan, which was applied to the property in 2006 as part of a General Plan update. The Commercial land use designation is intended to provide areas for retail, hotel, service, medical, and office development, in association with apartments and mixed-use developments and necessary public improvements. General Plan policies that apply to the project and warrant consideration by the Planning Commission include the following:

Community Development Element:

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

Housing Element:

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

Local Economy Element:

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

Environmental Resources Element:

- Require new development to provide adequate private and, where appropriate, public open space (ERE 1.4).
- Protect Sonoma Valley watershed resources, including surface and groundwater supplies and quality (ERE 2.4).
- Preserve existing trees and plant new trees (ERE 2.6).
- Encourage construction, building maintenance, landscaping, and transportation practices that promote energy and water conservation and reduce green-house gas emissions (ERE 3.2).

Circulation Element:

- Eliminate gaps and obstructions in the sidewalk system (CE 1.2).
- Incorporate bicycle facilities and amenities in new development (CE 2.5).
- Encourage a mixture of uses and higher densities where appropriate to improve the viability of transit and pedestrian and bicycle travel (CE 3.2).
- Ensure that new development mitigates its traffic impacts (CE 3.7).

Public Safety Element:

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

Noise Element:

- Encourage all new development to minimize noise intrusions through project design (NE 1.6).

The proposal is consistent with policies encouraging housing and would also eliminate an unsafe gap in the sidewalk system on Fifth Street West. That being said, there are some policy areas that need to be considered in light of revisions made to the project since the study session review, including the provision of quality private open space and compatibility in terms of the building’s mass, form and setbacks at this transitional and prominent location.

DEVELOPMENT CODE CONSISTENCY (Not Applicable to this Project)

Use: Multi-family dwellings are allowed in the Commercial (C) zone, subject to review and approval of a Use Permit by the Planning Commission. In addition, Planned Developments Permits may be requested in any zoning district, subject to review and approval of a Planned Development Permit by the Planning Commission.

Density: The site has a General Plan land use designation and corresponding zoning of Commercial, which allows a maximum density of 20 units per acre. The project proposes seven units on the 0.50-acre site, representing a density of 14 units per acre.

Zoning Requirements: The site is located in the Northwest Planning Area, which lacks requirements for commercially zoned properties. Therefore, the mixed-use zoning standards have been applied since they address both residential and commercial development. With respect to these requirements, the building and individual units meet the minimum 15-foot front/street side yard setback from the frontages on Fifth Street West and West Spain Street. A ± 4 -foot setback is provided on the west and a 53-foot setback on the south, where no minimum side or rear yard setbacks are required given the Commercial zoning. Overall the project has a FAR of 0.46 and a lot coverage of 35% (including all garages since none are fully detached), which are below the allowable levels of 0.70 and 60% respectively. The maximum building height is ± 29 feet, slightly less than the 30 foot height limit, and the minimum 300-square feet of open space is provided per unit in the form of front or rear patios and a community garden. However, all of the residential lots fall short of the minimum lot size (7,000 square feet) and lot width (40 feet) requirements and exceed the FAR and lot coverage limits. As a result, the applicant is requesting a Planned Development Permit to allow variation from these standards.

Project Design: The project site is located in the Northwest Planning Area. For this Planning Area, the Development Code indicates that new multi-family development along West Spain Street should emulate good examples in the area by providing generous street-side setbacks, maintaining low building profiles, and locating parking within the interior or back of lots. While parking is appropriately located, the street-side setbacks and building profile must be reviewed carefully, especially given the prominent location.

Inclusionary Housing: Developments with five or more units must provide that at least 20% of the total number of units are affordable to households in the low and moderate-income categories (§19.44.020.B). Accordingly, one unit within the development must be affordable. As noted on the site plan, the corner unit on Lot 7 would be the designated affordable unit. This is reflected in the draft condition of approvals, including the standard provision that the designated unit remain affordable for a minimum period of 45 years under contract with the City.

On-Site Parking: For multi-family development, including Planned Developments, 1.5 parking spaces are required per unit (including one covered space), plus an additional 25% for guest parking. Accordingly, 13 spaces are required for the project, including 7 covered spaces. This requirement is met in that 14 spaces are provided on-site, including a one-car garage for each unit plus an additional seven parking spaces on the south side of the site for residents and guests. All other parking standards are met (i.e., driveway and aisle width, space dimensions, and landscaping) except for the back-up distance which is proposed at 25 feet, the compact standard. Regardless, this is a relatively minor exception that can be considered within the framework of the Planned Development Permit.

Bicycle Parking: Bicycle parking is required in all new multi-family development, including Planned Developments, subject to review and approval by the Planning Commission. The site plan indicates that bicycle racks would be provided adjacent to the community garden. As reflected in the draft conditions of approval, the Design Review & Historic Preservation Commission would be responsible for reviewing the type of bicycle racks.

Fence/Wall Height Standards: Front patios would be enclosed with 4'4" walls that would be located up to three feet into the required 15-foot front/street side yard setbacks. Fencing or walls within required setback areas are typically limited to a maximum height of 3'6". Regardless, the additional wall height is

a relatively minor exception that can be considered within the framework of the Planned Development Permit.

Planned Development Findings: The project is proposed as a Planned Development to allow flexibility from the normal zoning standards. Specifically, all lots fall below the minimum lot size and width requirements (7,000 square feet and 40 feet respectively) and exceed the FAR and lot coverage limits. A Planned Development Permit is intended to address development under specified circumstances, such as on sites that are physically constrained, developments that provide additional affordable housing, or projects that require variations from the normal development standards to achieve a higher level of design quality than would otherwise be possible. A Planned Development Permit is not intended for the purpose of maximizing development potential. The Planning Commission may approve a Planned Development Permit application provided that the following findings can be made:

1. *That the PDP is consistent with the General Plan and the intent and objectives of Section 19.54.070 of the Development Code;*
2. *That the design of the development is consistent with the intent of applicable regulations and design guidelines of the Development Code;*
3. *The various use and development elements of the Planned Development relate to one another in such a way as to justify exceptions to the normal zoning standards of the Development Code;*
4. *The design flexibility allowed by the PDP has been used to creatively address identified physical and environmental constraints; and*
5. *The proposed development will be well-integrated into its setting, will relate appropriately to adjacent uses, and will retain desirable natural features of the site and the surrounding area.*

The applicant has made a substantial effort to address issues raised by the Planning Commission at the previous study and the revised plan generally improves upon the initial proposal. However, there are still aspects of the project that must be evaluated in terms of responsiveness to previous direction and the PDP findings (see “Discussion of Project Issues” below).

Site Design & Architectural Review: Under the Development Code, the Planning Commission is responsible for reviewing and acting upon the project site plan, building massing and elevation concepts to the extent it deems necessary. Subsequent review by the Design Review & Historic Preservation Commission is also required for Planned Developments, encompassing elevation details, colors and materials, landscaping (including fences and walls), lighting, and site details (such as bike racks), and any other issues specifically referred to the DRC by the Planning Commission (§19.54.080.D). This requirement has been included in the conditions of approval.

Demolition Permit: The existing residence (constructed in 1930) would be demolished to accommodate the development. In review of the previous commercial project for the site, the Design Review & Historic Preservation Commission approved a Demolition Permit allowing removal of the residence, finding that it is not historically significant.

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

Tree Ordinance: An arborist report was prepared and reviewed by the Tree Committee for the previous commercial project, which similarly required removal of most interior trees on the property due to

development impacts. The Tree Committee's recommendations have been included in the draft conditions of approval.

PROJECT ADVISORY COMMITTEE REVIEW

The Project Advisory Committee (PAC) reviewed a preliminary version of the project on April 17, 2014 offering the following comments:

1. The undergrounding of existing overhead utilities along the property frontages will not be required.
2. A separate parcel for the common area with an HOA was recommended.
3. The project will be subject to Sana Rosa LID standards with respect to stormwater detention and treatment.
4. Appropriate storage locations for garbage/recycling containers must be provided.
5. Substantial public improvements will be required, including the provision of sidewalk on the Fifth Street West frontage, ADA ramp at corner, and elimination of existing residential driveways.
6. A 24'-wide driveway apron with 6' tapers must be provided per the City's standard plan.
7. Separate utilities to each lot/unit must be provided.
8. The project will be subject to CALGreen standards. The applicant will need to hire a CALGreen specialist early on in the process.
9. A water demand analysis will be required.
10. Firewalls must be provided between units.
11. Fire sprinkler systems are required for all units. On-site emergency vehicle access is not required
12. Garage parking must be 10' by 20' clear without any encroachments.
13. With a setback of 5' or less, the west building wall will be subject firewall requirements and limitation on the amount of openings.
14. As a Planned Development, the project will be subject to a higher bar for approval.
15. A sewer capacity analysis may be required by the PRMD Sanitation Division/SCWA.
16. A fair share contribution to signalization of the Fifth West/West Spain intersection will be required.
17. The building should engage the corner and setbacks, open space, mass, architectural compatibility will be considerations in project review.
18. The on-site well must be abandoned or a back-flow prevention device provided.
19. The project will be subject to subsequent design review by the City's Design Review & Historic Preservation Commission (DRHPC).

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

Pursuant to Section of 15332 of the State CEQA Guidelines, infill development projects on properties of less than five acres in urban areas are Categorically Exempt from the provisions of CEQA, provided they would not have any significant environmental effects and are consistent with planning policies (Class 32 – In-Fill Development Projects). With respect to traffic and circulation, staff would note that vehicle ingress and egress would be provided by a two-way driveway off Fifth Street West as directed by the traffic study prepared for the previous commercial project. In addition, according to the ITE Trip Generation Manual, the proposed townhomes would generate a fraction of the vehicle trips associated with the approved commercial development (41 trips per day vs. 271, or 5 trips in the P.M. peak hour vs. 18). That being said, the project would be required to pay a fair share contribution to the planned signalization of the intersection of Fifth Street West/West Spain Street, which currently operates at an unacceptable level of service (LOS). This has been included in the draft conditions of approval.

DISCUSSION OF PROJECT ISSUES

Planned Development Permit: The most significant consideration in review of the project are the findings for approval of a Planned Development Permit. As a Planned Development, a higher level of quality, design and/or site amenities are expected to justify variations from the normal standards and the project must relate appropriately to adjacent uses. In this regard, compatibility was identified as a key issue early on as the property is highly visible and marks the transition between commercial development and low-density residential uses to the north and west. While the residential project is less intense and more compatible with neighboring residential uses than the previous commercial approval in many ways (i.e., less vehicle trips, traffic noise, light impacts, and no commercial business operations or deliveries), it must be evaluated critically in terms of setbacks, building mass, aesthetics and how it engages the corner.

These considerations were a focus of the study session review and a number of concerns about the preliminary concept were expressed by the Planning Commission at that meeting, including that 1) the site was being over-utilized and a reduction in the number of units should be considered, 2) a reduction in building mass at the corner was warranted along with a better engagement to Fifth Street West, 3) patios adjacent to West Spain Street would not be useful and a different configuration of open space should be considered. In addition, a majority of the commission expressed a preference for a common area parcel with Home Owners Association (HOA), and at least one commissioner felt the building should be broken up into separate/multiple structures. In response, the applicant has made the following revisions to the project:

- The mass of the building has been reduced at the corner, with provision of a smaller, one-story unit (Home Type C) and other changes. (However, some higher building elements have been incorporated into the west side of the structure.)
- Unit sizes have been reduced by 200 square feet on average with an overall reduction in FAR from 0.53 to 0.46 and reduction in lot coverage from 37% to 35%.
- The corner unit (Lot 7) has a better orientation to the intersection and Fifth Street West.
- Private open space for the units has been reallocated. Four units continue to have walled patios along West Spain Street, setback 13 feet from the north property line, while the three remaining units are now provided with internal courtyards toward the rear. (Previously all units had front patios setback 15 feet from the north property line.)
- The location for garbage/recycling bins and washer/dryers units have been identified to ensure these features do not constrain use of the garages for vehicle parking.
- The building would be made solar-ready.

Staff would note that in conjunction with these changes, the minimum building setback from north property line (along West Spain Street) has been reduced from 24 feet to 19 feet and the west setback been reduced from 5 feet to 4 feet.

In general, staff appreciates the modest unit sizes, use of attached units, the community garden, provision of sidewalk on Fifth West, and general improvement from the current site condition. However, the development is still a relatively tight fit for the site, and ultimately the Planning Commission must determine whether the project revisions adequately respond to previous concerns and meet the PDP findings.

Homeowner's Association (HOA): A separate parcel (Parcel A) for the common area has been provided in the revised proposal. However, the project narrative indicates that there would be no HOA for the development. Consistent with the recommendations of the Project Advisory Committee and previous direction from the majority of the Planning Commission on this matter, a draft condition of approval has

been included requiring a HOA as this was viewed as the most effective instrument for the ongoing maintenance of common areas and facilities.

Vacation Rentals: In consideration of the flexibility given under a Planned Development Permit, and to ensure continued conformance with housing goals/policies, staff suggests prohibiting vacation rentals within the project. A draft condition of approval has been included in this regard, which would also be incorporated into the CC&R's for the development.

Stormwater Requirements: The project is subject to Santa Rosa LID standards with respect to stormwater detention and treatment. As part of the review process, a preliminary and final SUSMP must be submitted for consideration by the City Engineer and Stormwater Coordinator to demonstrate compliance with Santa Rosa LID standards.

County PRMD Sanitation Division Comments: The project was referred to the Sanitation Division of Sonoma County PRMD for comment. Their recommended conditions for sanitary sewer facilities are attached and have been incorporated into the draft conditions of approval by reference.

RECOMMENDATION

Staff recommends commission discretion.

Attachments

1. *Findings of Project Approval*
2. *Draft Conditions of Approval and Mitigation Monitoring Program*
3. *Location Map*
4. *Minutes of the Planning Commission meeting of July 10, 2014*
5. *Project Narrative*
6. *Correspondence*
7. *Tentative Map*
8. *Site Plan, Floor Plans & Building Elevations*
9. *Perspective Renderings of Proposed Building*

cc: Forrest Jinks (via email)
Altus Equity Group, LP
120 College Avenue
Santa Rosa, CA 95401

Randy Figueiredo AIA (via email)
Tierney/Figueiredo Architects
817 Russell Avenue, Suite H
Santa Rosa, CA 95403

Susanne Houston (via email)
Property Manager
McDaniel & Associates
PO Box 2745
Antioch CA 94531

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Jinks Planned Development
405 Fifth Street West

January 8, 2015

Based on substantial evidence in the record, including but not limited to the initial study and 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:

Tentative Map Findings

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

Planned Development Permit Findings

1. The PUD is consistent with the General Plan, any applicable Specific Plan, and the intent and objectives of Section 19.54.070 of the Development Code;
2. The design of the development is consistent with the intent of applicable regulations and design guidelines of the Development Code;
3. The various use and development elements of the Planned Development relate to one another in such a way as to justify exceptions to the normal zoning standards of the Development Code;
4. The design flexibility allowed by the Planned Development Permit has been used to creatively address identified physical and environmental constraints; and
5. The proposed development will be well-integrated into its setting, will relate appropriately to adjacent uses, and will retain desirable natural features of the site and the surrounding area.

Use Permit Findings

1. The proposed use is consistent with the General 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;
3. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and
4. The proposed use will not impair the architectural integrity and character of the zoning district in which it is to be located.

City of Sonoma Planning Commission
**CONDITIONS OF PROJECT APPROVAL AND
MITIGATION MONITORING PROGRAM**

Jinks Planned Development
405 Fifth Street West

January 8, 2015

1. The planned development shall be constructed in conformance with the approved tentative map, site plan, floor plans and building elevations, except as modified by these conditions and the following:

- a. As indicated on the elevation drawings, buildings would be made solar-ready with conduit provided from electrical panels to attics of south and west facing roofs for potential future photovoltaic panels.

Enforcement Responsibility: Planning Department; Building Division; Pubic Works Division, City Engineer
Timing: Ongoing

2. Vacation rentals, as defined under Chapter 19.92 of the Development Code, shall be a prohibited use for residential units within the Planned Development.

Enforcement Responsibility: Planning Department; City Attorney
Timing: Ongoing

3. The following are required by the City and other affected agencies prior to the approval of the Final Map.

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

Enforcement Responsibility: Planning Director; City Engineer
Timing: Prior to acceptance of the Final Map

4. A grading and drainage plan and an erosion and sediment control plan shall be prepared by a registered civil engineer and submitted to the City Engineer and the Sonoma County Water Agency for review and approval. A new drainage easement in favor of Valley Mart may be required for water received from the Valley Mart driveway by the swale across the southwest side of the subject property. The required plan shall be approved prior to the issuance of a grading permit and commencement of grading/construction activities. The erosion control measures specified in the approved plan shall be implemented during construction prior to the first rains or October 1st. Grade differences between lots will not be permitted unless separated by properly designed concrete or masonry retaining walls. This requirement may be modified or waived at the discretion of the City Engineer. Plans shall conform to the City of Santa Rosa LID Standards and the City of Sonoma Grading Ordinance (Chapter 14.20 of the Municipal Code). Applicable erosion control measures shall be identified on the erosion control plan and shall be implemented throughout the construction

phase of the project: soil stabilization techniques such as hydroseeding and short-term biodegradable erosion control blankets or wattles, silt fences and/or some kind of inlet protection at downstream storm drain inlets, post-construction inspection of all facilities for accumulated sediment, and post-construction clearing of all drainage structures of debris and sediment. Applicant shall submit a Final Stormwater Mitigation Plan (SMP) in conformance with the City of Santa Rosa LID Standards with the grading plans. The improvement plans (see Condition #4 below) will not be accepted by the City Engineer for review without first reviewing and approving the SMP.

Enforcement Responsibility: City Engineer; SCWA; Public Works Department

Timing: Prior to issuance of the grading permit

5. The following improvements shall be required and shown on the improvement plans subject to the review of the City Engineer, Planning Administrator and Fire Chief. Public improvements shall meet City standards. The improvement plans shall be prepared by a registered civil engineer and approved by the City Engineer prior to recording of the Final Map. All drainage improvements shall be designed in accordance with the Sonoma County Water Agency "Flood Control Design Criteria." Plans and engineering calculations for drainage improvements, and plans for sanitary sewer facilities, shall be submitted to the Sonoma County Water Agency (and a copy of submittal packet to the City Engineer) for review and approval.
 - a. Frontage improvements on Fifth Street West including the provision of curb, gutter, sidewalk, including the possibility for a wider sidewalk area to accommodate trash/recycling bins and unobstructed pedestrian circulation on garbage collection days. Provision of an ADA ramp at southwest corner of the Fifth Street West/West Spain Street intersection. Paving upgrades to centerline of the West Spain Street and/or Fifth Street West in front of the property may be required. Any non-ADA conforming sidewalk shall be reconstructed to meet applicable public agency standards and existing residential driveways shall be eliminated. Driveways shall be constructed in conformance with the City's standard specifications for commercial driveways and shall meet ADA accessibility requirements. Existing curb, gutter, sidewalk, and street sections along the West Spain Street frontage that are damaged or deemed by the City Engineer to be in disrepair shall be replaced to the applicable agency standards. An encroachment permit shall be required for any work within the public right of way. Additional ductwork may be required along the frontage of the site to accommodate future signalization.
 - b. The joint pole located on the Fifth Street West frontage shall be relocated outside the path of the proposed driveway and/or new public sidewalk as deemed necessary by the City Engineer. If required by the City Engineer, the above ground PG&E cabinet on the Fifth Street West frontage shall be relocated into an underground vault.
 - c. Storm drains and related facilities, including off-site storm drain facilities as necessary to connect to existing storm drain facilities.
 - d. Stormwater BMPs as approved in the Applicant's preliminary and final Stormwater Mitigation Plan (SMP) shall be shown on the drainage and improvement plans.
 - e. Grading and drainage plans shall be included in the improvement plans and are subject to the review and approval of the City Engineer, Planning Administrator and the Building Official.
 - f. Sewer mains, laterals and appurtenances, including off-site sewer mains and facilities as required by Sonoma County PRMD Sanitation Division/Sonoma County Water Agency; water conservation measures installed and/or applicable mitigation fees paid as determined by the Sonoma County Water Agency.
 - g. Water services for domestic use and a dedicated irrigation line, including service laterals and water meters to all lots. Separate water meters for landscaping shall be provided. The location of water meters and any required backflow assembly shall be identified on the improvement plans.
 - h. Private underground utility services, including gas, electricity, cable TV and telephone, to all residential lots/units in the subdivision.
 - i. Public street lighting as required by the City Engineer.
 - j. Fire hydrants in the number and at the locations specified by the Fire Chief. Fire hydrants shall be operational prior to beginning combustible construction.

- k. Signing and striping plans shall be submitted to the City Engineer for review and approval. Said plans shall include “No Parking” signs/markings along the appropriate drive aisles, traffic control signs, and pavement markings as required by the City Engineer and or SVFRA/Fire Chief.
- l. Parking and drives shall be surfaced with an all-weather surface material as approved by the Building Department.
- m. The property address numbers shall be posted on the building or property in a manner visible from the public street. Type and location of posting are subject to the review and approval of the City Engineer, Fire Chief and Planning Administrator.
- n. All necessary sidewalk, street, storm drainage, water, sewer, access and public utility easements shall be dedicated to the City of Sonoma or to other affected agencies of jurisdiction, as required.
- o. The applicant shall show proof of payment of all outstanding engineering plan check fees within thirty (30) days of notice for payment and prior to the approval of the improvement plans, whichever occurs first.
- p. All grading, including all swales, etc., shall be performed between April 1st and October 15th of any year, unless otherwise approved by the City Engineer

Enforcement Responsibility: City Engineer; Public Works Department; Building Department; Planning Department; Fire Department; SCWA

Timing: Prior to the approval of the Final Map and issuance of the grading and encroachment permits

- 6. The applicant shall obtain an encroachment permit from the City of Sonoma for all work within the West Spain Street and Fifth Street West rights-of-way.

Enforcement Responsibility: City Engineer; Public Works Department; Building Department

Timing: Prior to City approval of public improvement plans

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

Enforcement Responsibility: Public Works Department; Building Department; City Engineer; Affected agency

Timing: Prior to the acceptance of public improvements, or plan check, or within 30 days of receipt of invoice, as specified above

- 8. No structures of any kind shall be constructed within the public easements dedicated for public use, except for structures for which the easements are intended.

Enforcement Responsibility: City Engineer; Public Works Department; Planning Department

Timing: Prior to the issuance of any grading/building permit; Ongoing

- 9. The project shall comply with the City of Santa Rosa Low Impact Development (LID) standards. Applicant shall submit a preliminary and final Stormwater Mitigation Plan (SWP) conforming to the City of Santa Rosa LID Standards to the City’s Stormwater Coordinator and City Engineer for review and approval. Said SMP shall identify specific BMPs and include the BMPs in the project drainage and improvement plans.

Enforcement Responsibility: City Engineer; Public Works Department

Timing: Prior to the issuance of any grading/building permit

- 10. Prior to the issuance of any building permit, water demand analysis shall be prepared by a licensed civil engineer and submitted by the applicant and shall be subject to the review and approval of the City Engineer. Said analysis shall be in compliance with the City’s current policy on water demand and capacity analysis as outlined in Resolution 46-2010. Building permits for the project shall only be issued if the City Engineer finds, based on the water demand analysis in relation to the available water supply, that sufficient capacity is available to serve the proposed development, which

finding shall be documented in the form of a will-serve letter, prepared by the City Engineer. Any will-serve letter shall remain valid only so long as the approvals for the project remain valid.

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

11. A soils and geotechnical investigation and report, prepared by a licensed civil engineer, shall be required for the development prior to the issuance of a grading permit and/or approval of the improvement plans, as determined by the City Engineer. Recommendations identified in the geotechnical investigation and report shall be incorporated into the construction plans for the project and into the building permits.

Enforcement Responsibility: City Engineer; Building Department
Timing: Prior to issuance of a grading/building permit or recording of the Final Map

12. Provisions shall be made to provide for temporary parking of construction related vehicles and equipment on or adjacent to the project site, and not in the adjacent neighborhoods, to be approved by the City of Sonoma Building, Planning, and Public Works Department. The contractors shall be required to maintain traffic flow on all affected roadways adjacent to the project site during non-working hours, and to minimize traffic restrictions during construction. The contractors shall notify all appropriate City of Sonoma and Sonoma County emergency service providers of planned construction schedules and roadways affected by construction in writing at least 48 hours in advance of any construction activity that could involve road closure or any significant constraint to emergency vehicle movement through the project area or the adjacent neighborhoods.

Enforcement Responsibility: Building, Planning & Public Works Departments; Police & Fire Departments
Timing: Ongoing during construction

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

Enforcement Responsibility: City Engineer; Public Works Department
Timing: Prior to approval of the Grading Plans and Improvement Plans

14. 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 County Water Agency [For sewer connections and modifications and interceptor requirements, and for grading, drainage, and erosion control plans]
- b. Sonoma Valley Unified School District [For school impact fees]
- c. Sonoma County Department of Environmental Health [For abandonment of wells]

Enforcement Responsibility: Building Department; Public Works Department
Timing: Prior to the issuance of any grading/building permit

15. A sewer clearance shall be provided to the City of Sonoma Building Division 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 Water Agency immediately to determine whether such fees apply.**

Enforcement Responsibility: Building Department
Timing: Prior to the issuance of any building permit

16. The applicant/developer shall comply with all sanitation conditions of the Sonoma County Permit and Resource Management Department as set forth in their letter dated December 31, 2014 (attached).

Enforcement Responsibility: PRMD/SCWA; City Engineer; Public Works Department; Planning Department
Timing: As set forth in the letter dated 12/31/2014; Prior to final occupancy

17. All Building Department requirements shall be met, including Building Code requirements related to compliance with CALGreen standards. Building permits shall be required.

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

18. All Fire Department requirements shall be met, including any code modifications effective prior to the date of issuance of any building permit. Automatic fire sprinkler systems shall be provided in all buildings/units.

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

19. The following dust control measures shall be implemented as necessary during the construction phase of the project: 1) all exposed soil areas (i.e. building sites, unpaved access roads, parking or staging areas) shall be watered at least twice daily or as required by the City's construction inspector, 2) exposed soil stockpiles shall be enclosed, covered, or watered twice daily; and 3) the portion of Fifth Street West and/or West Spain Street providing construction vehicle access to the project site shall be swept daily, if visible soil material is deposited onto the road.

Enforcement Responsibility: *Building Inspector; Public Works Inspector*
Timing: *Ongoing during construction*

20. One (1) unit within the development (the unit located on Lot 7) shall be designated as affordable units for households in the low or moderate income categories. The affordable unit shall be recorded against the deed of the lots on which it lies at the County Recorder's Office, with a standard City Affordability Agreement subject to review and approval by the Planning Administrator. The developer shall enter into a contract with the City assuring the continued affordability of the designated units for a minimum period of 45 years and establishing maximum rents, maximum sale prices, and resale restrictions. The affordable units shall be constructed in conjunction with construction of the market rate units.

Enforcement Responsibility: *Planning Department, Building Department*
Timing: *Prior to occupancy of any unit.*

21. The applicant shall submit a Conditions, Covenants and Restrictions document for review and approval by the City Attorney, Planning Director, and City Engineer in conjunction with the establishment of a homeowner's association (HOA) for the subdivision. At a minimum, the CC&R's shall provide for maintenance and specify standards to be used to maintain the private driveway, private parking lot, private street furniture/light standards, private street signs, red-curbings and other pavement markings/stripping, private drainage facilities, private community garden, and common landscape areas/features (including any private street trees) and shall be recorded with the County of Sonoma. The CC&R's shall also include requirements prohibiting use of the units as vacation rentals and mandating that garages be maintained for vehicle parking. This project shall be developed as a common interest subdivision.

Enforcement Responsibility: *City Engineer, City Attorney*
Timing: *Prior the recordation of the Final Map*

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

- a. Trees removed from the site shall be replaced at a 2:1 ratio with 15-gallon trees or a lesser ratio if 24-inch box size replacement trees are used.
- b. The developer shall adhere to the tree protection measures included within the arborist report.
- c. Any replacement trees planted along the property frontages shall be consistent with the City's Street Tree Planting Program, including the District Tree List.
- d. The oak tree in the northwest corner of the site shall be preserved and the project arborist shall review the grading and drainage plan to ensure that the area around the oak tree is treated appropriately in terms of material and fill.

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

23. The development shall be subject to the review and approval of the Design Review Commission (DRC). This review shall encompass elevation details, colors and materials, landscaping (including fences and walls), lighting, and site

details (such as bike racks and trash enclosures), and any other issues specifically referred to the DRC by the Planning Commission.

Enforcement Responsibility: Planning Department; DRC
Timing: Prior to the issuance of any building permit

24. Solid wood fencing with a minimum height of 6 feet shall be installed along the south and west boundaries of the development in compliance with Development Code §19.40.100 (Screening and Buffering) and §19.46 (Fences, Hedges, and Walls). The fencing shall be subject to the review and approval of the Design Review Commission (DRC) as part of the landscape plan.

Enforcement Responsibility: Planning Department; DRC
Timing: Prior to any occupancy permit

25. A landscape plan shall be prepared by a licensed landscape architect. The plan shall be subject to the review and approval of the Design Review Commission (DRC). The plan shall address site landscaping, the community garden/open space area, fencing/walls, hardscape improvements, required tree plantings. Street trees along the West Spain Street and Fifth Street West frontages shall be consistent with the City's Tree Planting Program, including the District Tree List. The landscape plan shall comply with City of Sonoma's Water Efficient Landscaping Ordinance (Municipal Code §14.32) and Development Code Sections 19.46 (Fences, Hedges, and Walls), 19.40.070 (Open Space for Multi-Family Residential Projects), 19.48.090 (Landscaping of Parking Facilities), and 19.40.060 (Landscape Standards).

Enforcement Responsibility: Planning Department; DRC
Timing: Prior to any occupancy permit

26. Onsite lighting shall be addressed through a lighting plan, subject to the review and approval of the Design Review Commission (DRC). All proposed exterior lighting for the buildings and/or site shall be indicated on the lighting plan and specifications for light fixtures shall be included. The lighting shall conform to the standards and guidelines contained under Section 19.40.030 of the Development Code (Exterior Lighting). No light or glare shall be directed toward, or allowed to spill onto any offsite areas. All exterior light fixtures shall be shielded to avoid glare onto neighboring properties, and shall be the minimum necessary for site safety and security.

Enforcement Responsibility: Planning Division; DRC
Timing: Prior to issuance of occupancy permit

27. If archaeological remains or a dense concentration of historic period site indicators are uncovered, work at the place of the discovery shall be halted immediately until a qualified archaeologist can evaluate the finds. Prehistoric archaeological site indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

Enforcement Responsibility: Building Department; Planning Department; Public Works Department
Timing: Ongoing during construction

28. If paleontological resources are identified during construction activities, all work in the immediate area will cease until a qualified paleontologist has evaluated the finds in accordance with the standard guidelines established by the Society of Vertebrate Paleontology. If the paleontological resources are considered to be significant, a data recovery program will be implemented in accordance with the guidelines established by the Society of Vertebrate Paleontology.

Enforcement Responsibility: Building Department; Planning Department; Public Works Department
Timing: Ongoing during construction

29. If human remains are encountered, excavation or disturbance of the location shall be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the Native American Heritage Commission. The Native Heritage Commission will identify the person or persons

believed to be most likely descended from the deceased Native American. The most likely descendent makes recommendations regarding the treatment of the remains with appropriate dignity.

Enforcement Responsibility: Building Department; Planning Department; County Coroner
Timing: Ongoing during construction

30. The project applicant shall pay a proportionate share of the cost of signaling the intersection at Fifth Street West/West Spain Street.

Enforcement Responsibility: City Engineer; Planning Department; Public Works Department
Timing: Prior to acceptance of the Final Map

31. The project applicant shall be required to prepare and implement a recycling plan for both the deconstruction of existing structures and new construction detailed in the project description. The recycling plan shall address the major materials generated through deconstruction of existing structures and construction of new buildings, and shall identify the means to divert these materials away from landfill disposal. Typical materials included in such a plan are soil, brush and other vegetative growth, sheetrock, dimensional lumber, metal scraps, cardboard packaging, and plastic wrap.

Enforcement Responsibility: Planning Department; Building Department; Public Works Department
Timing: Prior to demolition and/or construction; Ongoing through construction



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

RECOMMENDED SANITATION CONDITIONS

Date: December 31, 2014

Planner: Rob Gjestland, Senior Planner for City of Sonoma
From: Keith Hanna, Junior Engineer, County of Sonoma, Permit and Resource Management Department

File Number: Not provided.
Applicant: Forrest Jinks, Altus Equity Group, LP
Owner: Giannis Demethios & Giannis Ro
Site Address: 405 5th Street West, Sonoma, CA
A.P.N. 127-221-007

Project description: To develop a 7-unit PUD on the property (the existing residence would be demolished).

1. NOTE ON MAP: "A separate Sewer Connection Permit for each lot in this subdivision shall be obtained prior to occupancy of any building constructed on the lot. All fees shall be paid to, and all sewer construction shall be inspected and accepted by the Sonoma County Permit and Resource Management Department prior to occupancy of the building.
2. The 8" sewer main in West Spain Street, flowing westerly, shall be extended to the center of the easterly most townhouse, and each townhouse shall be connected to this new main in West Spain Street.

Alternately, if it is not possible to extend the 8" sewer main in West Spain Street in an easterly direction due to cover, topography, or sewer system capacity, then an 8" sewer main, flowing easterly, shall be constructed in West Spain Street from the existing 6" sewer main in 5th Street West. This new 8" main shall extend to the center of the most westerly most townhouse, and each townhouse shall be connected to this new main in West Spain Street.

If the existing single family dwelling's side sewer is to be utilized as one of the connections for one of the proposed townhouses, then the existing side sewer from the townhouse to the main shall be inspected, pass a pressure test, and be videoed. If the line does not meet, or exceed, current Standards or fails testing, it shall be repaired or replaced. . If the existing side sewer is to be abandoned, it shall be abandoned in accordance with requirements of the *Sonoma County Water Agency Sanitation Design and Construction Standards for Sanitation Facilities* and as directed by the Engineering Division of the Sonoma County Permit and Resource Management Department.

Regardless of the sewer main alignment and design, prior to approval of this project by the Sonoma County Permit and Resource Management Department (PRMD), the Applicant shall undertake a "Sewer Capacity Study" prepared prior to final approval of the development. The "Sewer Capacity Study" shall be submitted and approved by the Sonoma County Water Agency.

3. The Applicant shall submit improvement plans to the Sanitation Section of PRMD for review and approval of the sanitary sewer design. Improvement plans shall be blue line or black line drawings on standard bond paper, 24 inch by 36 inch in size, and prepared by a licensed civil engineer registered in the State of California. Sanitary sewer facilities shall be designed and Improvement Plans prepared in

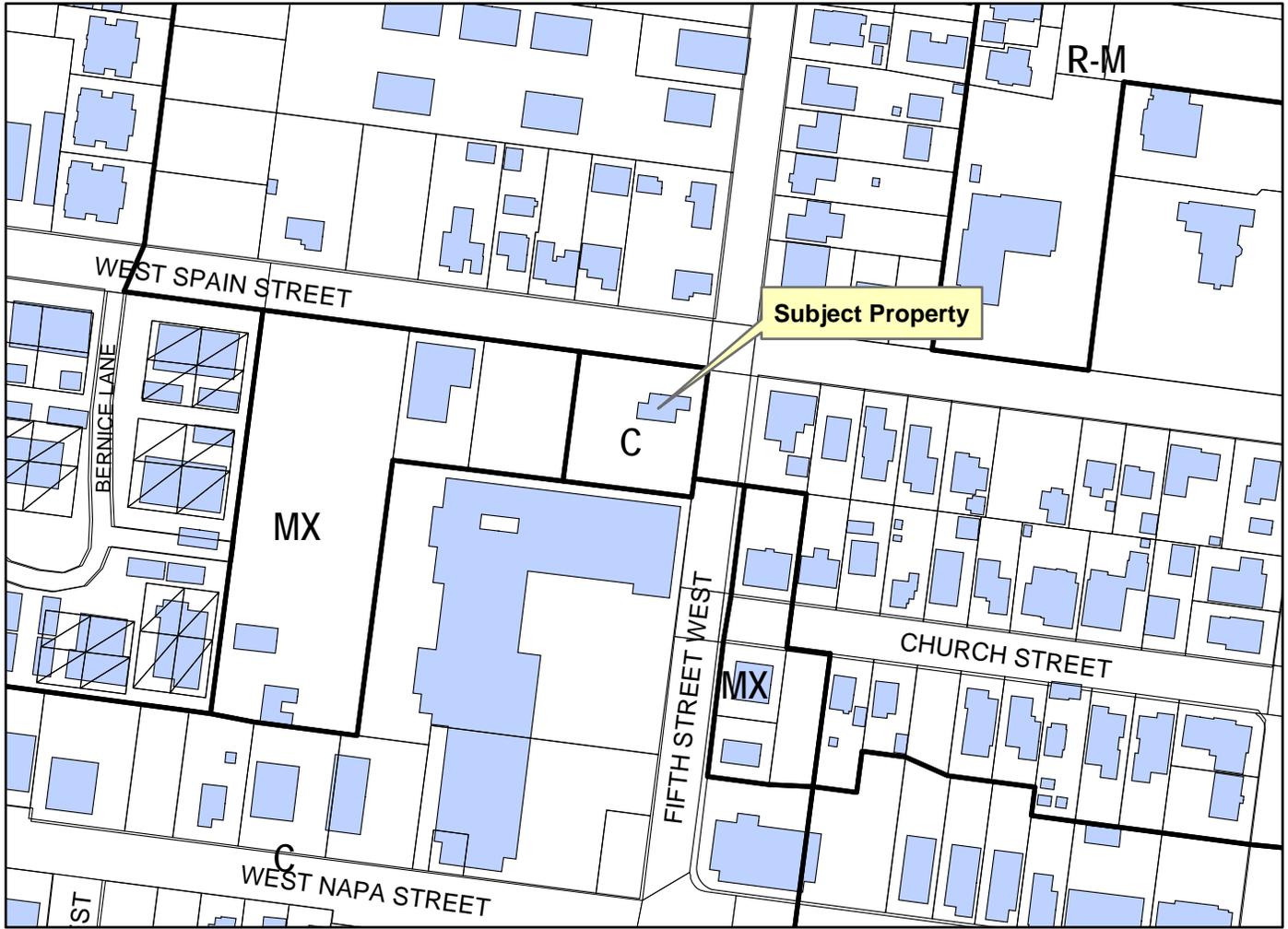
accordance with SCWA Design and Construction Standards for Sanitation Facilities. The Applicant shall pay Plan Checking fees to the Sanitation Section of PRMD prior to the start of Improvement Plan Review.

Please note that review of the sanitary sewer design is a separate review from that of the buildings, drainage and frontage improvements, and shall be performed by the Sanitation Section of the Permit and Resource Management Department under a separate permit.

The sewer design originals shall be signed by the SCWA Chief Engineer prior to the issuance of any permits for construction of the sanitary sewer facilities. The design engineer shall submit improvement plans to the Sanitation Section of PRMD on 24 inch by 36 inch originals for signature by SCWA. All sanitary sewer inspection permits shall be obtained from the Sanitation Section of PRMD prior to the start of construction.

4. The Applicant shall obtain a Sewer Disconnect Permit from the Sanitation Section of the Sonoma County Permit and Resource Management Department (PRMD) when obtaining a Building Demolition Permit for the existing structure. Disconnection of the existing structure from the sewer shall be inspected by the Engineering Division of PRMD to ensure that disconnection is conducted in compliance with Health and Safety Codes, and to preserve any sewer connection credit that may currently be assessed to the property.
5. The Applicant shall construct sanitary sewer mains and appurtenances, or post securities with the City of Sonoma, to ensure that sewer facilities are installed in accordance with Sonoma County Water Agency Design and Construction Standards for Sanitation Facilities, where applicable, and/or specific details, as shown on approved improvement plans.
6. No building shall be connected to the mainline sewer until the mainline sewer has been inspected and accepted by the Engineering Division of the Sonoma County Permit and Resource Management Department (PRMD), and a Sewer Connection Permit has been issued for the building. A Sewer Completion Certificate is required PRIOR to Occupancy.
7. Prior to the start of construction within the public right-of-way an encroachment permit shall be obtained from the City of Sonoma. The contractor shall provide a copy of the issued Encroachment Permit to P.R.M.D. when obtaining the sewer construction permit.
8. Sewer Use Fees for sewer service shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of sewer permit issuance.
9. All Sewer Fees per Sonoma Valley County Sanitation District Ordinances (latest revision) shall be paid to the Sanitation Section of the Sonoma County Permit and Resource Management Department (PRMD) prior to occupancy of the residential units on any parcel.
10. The Applicant shall be responsible for the restoration of existing conditions including, but not limited to surfacing, landscaping, utilities and other public improvements that have been disturbed due to the construction of sanitary sewer facilities. Restoration shall be completed prior to the issuance of a Completion Notice, unless otherwise specifically approved in advance by the Permit and Resource Management Department.
11. The Applicant shall have "record drawings" prepared by the project engineer, in accordance with Section 6-05, of the Sonoma County Water Agency Design and Construction Standards for Sanitation Facilities. The record drawings shall be submitted to the Engineering Division of the Permit and Resource Management Department (PRMD) for review and approval prior to acceptance of the sanitary sewer facilities.

Vicinity Map

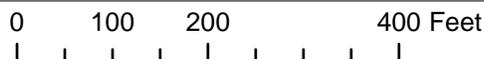
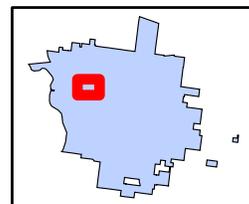


Project Summary

<i>Project Name:</i>	Fifth Street West Townhomes PD
<i>Property Address:</i>	405 Fifth Street West
<i>Applicant:</i>	Forrest Jinks
<i>Property Owner:</i>	Altus Equity Group
<i>General Plan Land Use:</i>	Commercial
<i>Zoning - Base:</i>	Commercial
<i>Zoning - Overlay:</i>	None
<i>Summary:</i>	Consideration of a 7-unit Planned Development proposed on a ±0.5 acre property.

Zoning Designations

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



1 inch = 200 feet

**CITY OF SONOMA
PLANNING COMMISSION
REGULAR MEETING
July 10, 2014**

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

MINUTES

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

Roll Call:

Present: Chair Tippell, Comms. Felder, Howarth, Edwards, Heneveld, Willers, and Cribb (Alternate)

Absent: Comm. Roberson

Others Present: Senior Planner Gjestland, Associate Planner Atkins, Administrative Assistant Morris

Chair Tippell 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. Heneveld led the Pledge of Allegiance.

COMMENTS FROM THE PUBLIC: No public comments.

APPROVAL OF MINUTES: Comm. Edwards made a motion to approve the minutes of July 10, 2014. Comm. Heneveld seconded. The motion was approved 5-2 (Comm. Cribb and Chair Tippell abstained).

CHANGES TO AGENDA ORDER: Senior Planner Gjestland noted that Item #1 had been continued to the regular Planning Commission meeting of August 14, 2014, as the application submittal was incomplete.

CORRESPONDENCE: No late correspondence was submitted for items on the agenda.

Item #1 – Public Hearing – Consideration of an Exception from the side yard setback requirements to allow additions to the residence at 753 Third Street East.

Applicant/Property Owner: Richard Konecky

Item #1 was continued to the regular Planning Commission meeting of August 14, 2014, as the application submittal was incomplete.

Item #2 – Public Hearing- Consideration of a Use Permit amendment to allow truck deliveries for Pet Food Express from the West Spain Street parking lot of the Sonoma Valley Shopping Center at 525 Third Street East.

Applicant/Property Owner: Pet Food Express/ Sonoma Valley Center LLC.

Associate Planner Atkins presented staff's report.

Comm. Howarth confirmed with staff that the distinction between a small versus large truck is 40 feet and 62 feet as defined in the traffic study.

Senior Planner Gjestland said there are no regulations prohibiting trucks on West Spain Street.

Chair Tippell opened the item to public comment.

Carol Davis, Senior Construction Manager for Pet Food Express, agreed with the conditions of approval outlined by staff and is committed to pets and their owners. She explained the rationale/reasoning for the roll up door is for unloading large pallets.

Comm. Edwards noted that these types of large deliveries are routine for the shopping center site.

Chair Tippell closed the item to public comment.

Comm. Howarth confirmed with staff that Pet Food Express is not subject to the formula business regulations because the business is located in the Sonoma Valley Center, which is exempt from the regulations.

Comm. Willers was primarily concerned with noise from the trucks on West Spain Street that he viewed as a negative impact for the neighbors.

Chair Tippell agreed with Comm. Edwards that the maximum length of the truck should be 40 feet.

Comm. Edwards made a motion to approve the proposal with a condition of approval to limit the truck size to 40 feet and to authorize delivery hours of 4:30 - 7:30 a.m. Comm. Howarth seconded. The motion was approved 6-1 (Comm. Willers dissenting).

Item #3 – Study Session – Study session on a proposal to construct a 7-unit Planned Development on a 0.50 acre site at 405 Fifth Street West.

Applicant/Property Owner: Forrest Jinks

Senior Planner Gjestland presented staff's report and added that the City Engineer had confirmed that a maintenance agreement could be considered an allowable alternative to a Home Owners Association (HOA).

Chair Tippell emphasized that the forum was an informal discussion to solicit public comments and feedback from the Commission. He asked if there were any questions from the commissioners.

Comm. Howarth confirmed with staff that inclusionary affordable units are not required to be the same size as market rate units under the zoning regulations and that the proposed

access/circulation layout is consistent with the recommendations of the previous traffic study for the site.

Comm. Edwards confirmed with staff that resident's garbage and recycling bins would be wheeled to the Fifth Street West frontage for collection

Chair Tippell opened the item to public comment.

Randy Figueiredo, project architect, described the various aspects of the proposal, noting that the Planned Development is under the allowable density and FAR. He indicated that bicycle parking could be added and confirmed that washer and dryers could be provided inside all unit types, allowing for the storage of recycling/garbage bins within garages. He noted they are looking at ways to add architectural interest on the east elevation and emphasized that the setback from Fifth Street West would allow for a substantial amount of landscaping.

Mary Hart, 410 Fifth Street West, supported the proposal but expressed concern about architectural compatibility, the number of residents allowed if units were rented, and delivery trucks obstructing access on Fifth Street West.

Susanne Houston, property manager for Sonoma Valley Center, supported the proposal indicating that it would be a good fit for the neighborhood.

Comm. Cribb preferred a HOA and asked the applicant why this was not proposed. The applicant responded that HOAs raise the prospect of lawsuits.

Comm. Edwards indicated that the east unit should engage Fifth Street West, rather than present a sidewall. He mentioned that the plan is constrained and may have one too many units.

Comm. Howarth concurred and expressed concern about building mass, especially at the corner, and the plate on plate construction. He suggested reducing the corner unit to one-story, possibly as a smaller affordable unit, and expressed a preference for having a HOA.

Comm. Felder concurred and added that more attractive open space options should be considered as he did not feel the patios proposed toward West Spain Street would be useful. He indicated that more open space could be provided in the community garden.

Jeff Lokey, local realtor working with the applicant, disagreed that patios were unusable and viewed as valued space.

Comm. Willers concurred with Comm. Edwards noting that elimination of a unit would loosen up the project and address many concerns expressed by the commissioners. He indicated that the building is too massive, does not engage Fifth Street West or the corner correctly, and does not create quality housing units. He expressed the feeling that the proposal over-utilizes the property and that the patios would not be used. He supported having an HOA and suggested breaking the building up into multiple structures such as duplexes.

Forrest Jinks, applicant, indicated that losing a unit would make the project infeasible and that multiple buildings were considered but that approach would not fit on the site.

Comm. Henevald concurred that the east building elevation is too massive and needs to engage Fifth Street West. He supported having a HOA.

Chair Tippell noted that many of his comments had already been stated by other commissioners. He liked Comm. Howarth's suggestion for addressing the east end of the building and felt that bicycle parking should be added. He noted the residential proposal is a vast improvement over the commercial project previously approved for the site, having significantly less traffic impacts and providing a better transition. He liked the small unit size and felt the location would encourage walking and bicycling. He did not support an HOA given the small number of units.

Comm. Howarth also expressed preference for residential use of the property as it provides a better transition given neighborhood conditions. He emphasized that, as a Planned Development, the project is held to a higher standard given the findings for approval.

Issues Update: Senior Planner Gjestland reported the following:

1. Continued review of the Len Tillem's request for a Use Permit to operate two vacation rental units at 162-164 West Spain Street was postponed to the August 14, 2014 meeting at the applicant's request.
2. The Planning Advisory Committee (PAC) is scheduled to review a preliminary proposal for 870 Broadway on July 17, 2014.
3. The June 25, 2014 public workshop on the Housing Element update was well attended and the City has received a substantial number of housing surveys.
4. On July 7, 2014, the City Council adopted a Resolution upholding the Planning Commission's decision that issuance of a Type 67 ABC License for the Cottage Inn at 302-310 is consistent with the zoning regulations.

Comments from the Audience: George Weiss, resident, was of the opinion that the TIPS Tri-Tip Trolley had not been operating at 455 West Napa Street due to difficulty hiring employees.

Comm. Edwards made a motion to adjourn. The motion was unanimously adopted.

Adjournment: The meeting adjourned at 8:00 p.m. to the next regular meeting scheduled for 6:30 p.m. on Thursday, August 14, 2014.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Sonoma Planning Commission on the 14th day of August, 2014.

Approved:

Cristina Morris, Administrative Assistant

PROJECT NARRATIVE

Fifth Street West Homes

405 5th St West, Sonoma CA

APN: 127-221-007

Location: The south west corner of 5th St West and West Spain St

Size: Approximately 0.49 acres

Current Zoning: Commercial, Northwest Planning Area

Allowable Units: 9

Proposed Units: 7 “townhome” style units, including 1 medium income designated unit. This project is a Planned Development that will include subdividing the existing property into seven individual properties. There will be no Homeowners’ Association for this project. This project is being brought before the Planning Commission as a Planned Development project in accordance with City of Sonoma Ordinance 19.54.070 Planned development permit with the following qualifications:

1. Due to the setbacks, density, and height restrictions of this site it is extremely difficult to design a project that meets all the zoning criteria.
2. This plan meets the setbacks, density, and height restrictions under the current property zoning but would not be a feasible project without the PD designation.
3. This plan replaces an approved commercial plan which, while in accordance with the current zoning, was out of place at the location and not preferred by the neighbors and/or the Planning Commission. This plan provides an architecturally pleasing design, needed additional housing, and decreased traffic impact as compared to the originally approved commercial project.
4. Affordable housing is included in the project without reducing the visual attractiveness or design quality of the project.

Maximum Height: Less than 30 feet

Project Overview: While there was a previous approval for a mixed use retail/office building for this site, there is currently a stronger demand for residential properties than commercial properties within the City of Sonoma area. Despite much of the ground work being done on the previous approval for the office/retail project, the economics do not work for us to proceed with the project as previously approved. The zoning allows for up to 20 units per acre with a

simple use permit which would allow a maximum of 9 units on this site. Due to the various location and zoning constraints of the property, such as the 30 ft height limit and setbacks from each of the two roads that border the property, we do not believe we can fit more than 7 units on the property and still have a product that would appeal to the end user.

The design as conceptually proposed results is six two-bedroom two-bath townhomes and one one-bedroom one-bath townhome in a row house style of development. One of the seven will be designated as a moderate income inclusionary unit. Each unit will have one covered parking space with the remainder of the required parking being shared outdoor parking in a paved parking lot.

We believe the design meets all the design criteria as defined by the site's zoning and we are not asking for any variances. The Planned Development designation is being sought to allow the smaller lots required to provide each of the 7 townhomes their own individual properties. This submission has taken into account comments provided by the Planning Committee's review session in July and include:

1. Reduced massing as viewed from the intersection of 5th St West and W Spain
2. Increased variation in the northern elevation to increase building attractiveness
3. Internal courtyards on three of the units to increase usability and size of yard space
4. Redesign of eastern elevation to provide a single story scale at the intersection
5. Orientating the easterly units entry onto Fifth Street West
6. Ensuring all units have a location on the floor plans for a washer and dryer
7. Identifying locations for refuse containers

After the initial redesign we met with a few of the Planning Commissioners on site for additional feedback, which is now incorporated:

1. Change of siding material for increased aesthetic appeal
2. Wrapping the patio wall of the eastern most unit (7C) to further break up the eastern elevation

With the inclusion of these two rounds of suggested design improvements to our project, we believe we meet, at least in part, all 6 items stated as Objectives under the PUD ordinance.

In between our initial review in July and this resubmission for formal review we explored several design options for the project including one that we brought before the Planning Department for review and comment. As a result of this six month process we believe this proposal represents the best design possible for the economically feasible development of this currently underutilized site.

If for some reason the site improvement costs associated with this project are higher than anticipated and the project loses its economic feasibility the existing house will be repaired and sold as a single family dwelling.

McDaniel and Associates

PO Box 2745, Antioch CA 94531
Tel: (925) 757-9910 • Fax: (925) 281-9273
Email: SusanneHouston@aol.com

December 30, 2014

Planning Commission
City of Sonoma
No 1 The Plaza
Sonoma CA 95476

Re: Application of Forrest Jinks for a 7-unit Planned Development at 405 5th Street West

Dear Planning Commission Members:

As you may be aware, I represent the ownership of Sonoma Valley Center which is immediately adjacent to the property located at 405 5th Street West.

Forrest Jinks recently forwarded to me his updated rendering for a 7-unit development on his property. From everything I see, Mr. Jinks made every effort to address the concerns previously mentioned by commission members at the prior study session and has come up with what appears to be a fabulous plan that both meets the commissions desires and Mr. Jinks economic feasibility requirements. I strongly recommend that the commission approve Mr. Jinks application in order to for Mr. Jinks to move forward with the next step of this development.

Thank you,



Susanne Houston
Property Manager

Cc: Forrest Jinks

DATE: 12/9/14
 SCALE: 1"=10'-0"
 DESIGNED: MBR
 DRAWN: GR
 CHECKED: MBR
 PROJ. ENGR.: MBR
 PROJ. MGR.: MBR

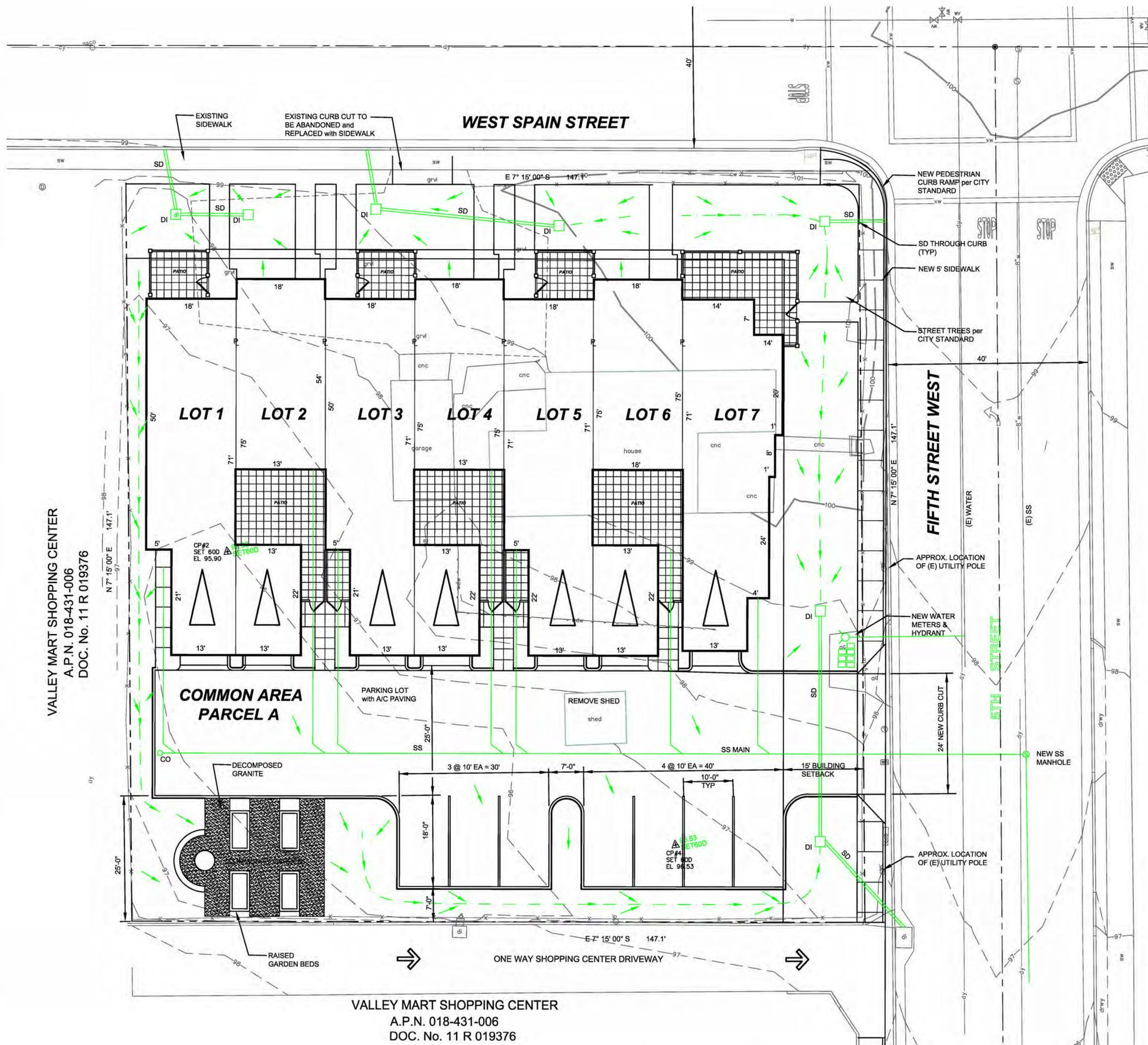
No.	DATE	REVISION



ROBERTSON ENGINEERING
 2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
 Tel 707.523.7490 Fax 707.523.7499
 E-mail office@robertsonengineering.net

**TENTATIVE MAP
 FIFTH STREET WEST HOMES**
 ALTUS EQUITY GROUP, LP
 405 FIFTH STREET WEST
 SONOMA, CALIFORNIA

SHEET 1 OF 1 SHEETS
 JOB No. 14092



ABBREVIATIONS

- SCREENED and/or lower case DENOTES EXISTING IMPROVEMENTS
- ± PLUS/MINUS
 - AC ASPHALT CONCRETE
 - APN ASSESSOR PARCEL NUMBER
 - APPROX APPROXIMATE
 - C&G CURB & GUTTER
 - CLSTR CENTERLINE
 - CLSTR CLUSTER
 - CMP CORRUGATED METAL PIPE
 - CNC CONCRETE
 - DE DRAINAGE EASEMENT
 - DI DROP INLET
 - DN DOCUMENT NUMBER
 - EM ELECTRIC METER
 - EX EXISTING
 - FF FINISHED FLOOR
 - FL FLOWLINE
 - GM GAS METER
 - IFO IN FAVOR OF
 - INV INVERT
 - LF LINEAR FEET
 - (max) MAXIMUM
 - (min) MINIMUM
 - O/H OVERHEAD UTILITY LINES
 - PLTR PLANTER
 - R PROPERTY LINE
 - PP POWER POLE
 - PUE PUBLIC UTILITY EASEMENT
 - R RADIUS
 - RDWD REDWOOD
 - RCP REINFORCED CONCRETE PIPE
 - R/W RIGHT OF WAY
 - SD STORM DRAIN
 - SF SQUARE FEET
 - SS SANITARY SEWER
 - SSCO SANITARY SEWER CLEANOUT
 - SW SIDEWALK
 - SWE SIDEWALK EASEMENT
 - (typ) TYPICAL
 - W WATER

LOT AREAS

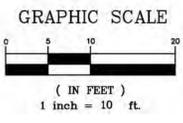
LOT No. 1	1,472 SF
LOT No. 2	1,500 SF
LOT No. 3	1,515 SF
LOT No. 4	1,495 SF
LOT No. 5	1,515 SF
LOT No. 6	1,490 SF
LOT No. 7	1,561 SF
PARCEL A	10,548 SF
TOTAL	21,638 SF

NOTES:

1. THERE ARE NO KNOWN WELLS OR SEPTIC TANKS ON THE PROPERTY.
2. THERE ARE NO EXISTING WATERCOURSES THROUGH THE SITE.
3. ALL STRUCTURES ON THE PROPERTY WILL BE REMOVED.
4. THE PROPERTY IS NOT SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.

VALLEY MART SHOPPING CENTER
 A.P.N. 018-431-006
 DOC. No. 11 R 019376

VALLEY MART SHOPPING CENTER
 A.P.N. 018-431-006
 DOC. No. 11 R 019376



**TENTATIVE MAP
 FIFTH STREET WEST HOMES**

405 FIFTH STREET WEST SONOMA, CA

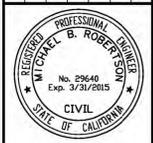
A.P.N. 127-221-007 7 LOTS + PARCEL A 0.50 ACRE DECEMBER, 2014

DOC. NO. 14 R 010673
 REAL PROPERTY IN THE CITY OF SONOMA, COUNTY OF SONOMA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

OWNER/SUBDIVIDER
 Altus Equity Group, LP
 Mr. Forrest Jinks
 P.O. Box 6787
 Santa Rosa, CA 95406

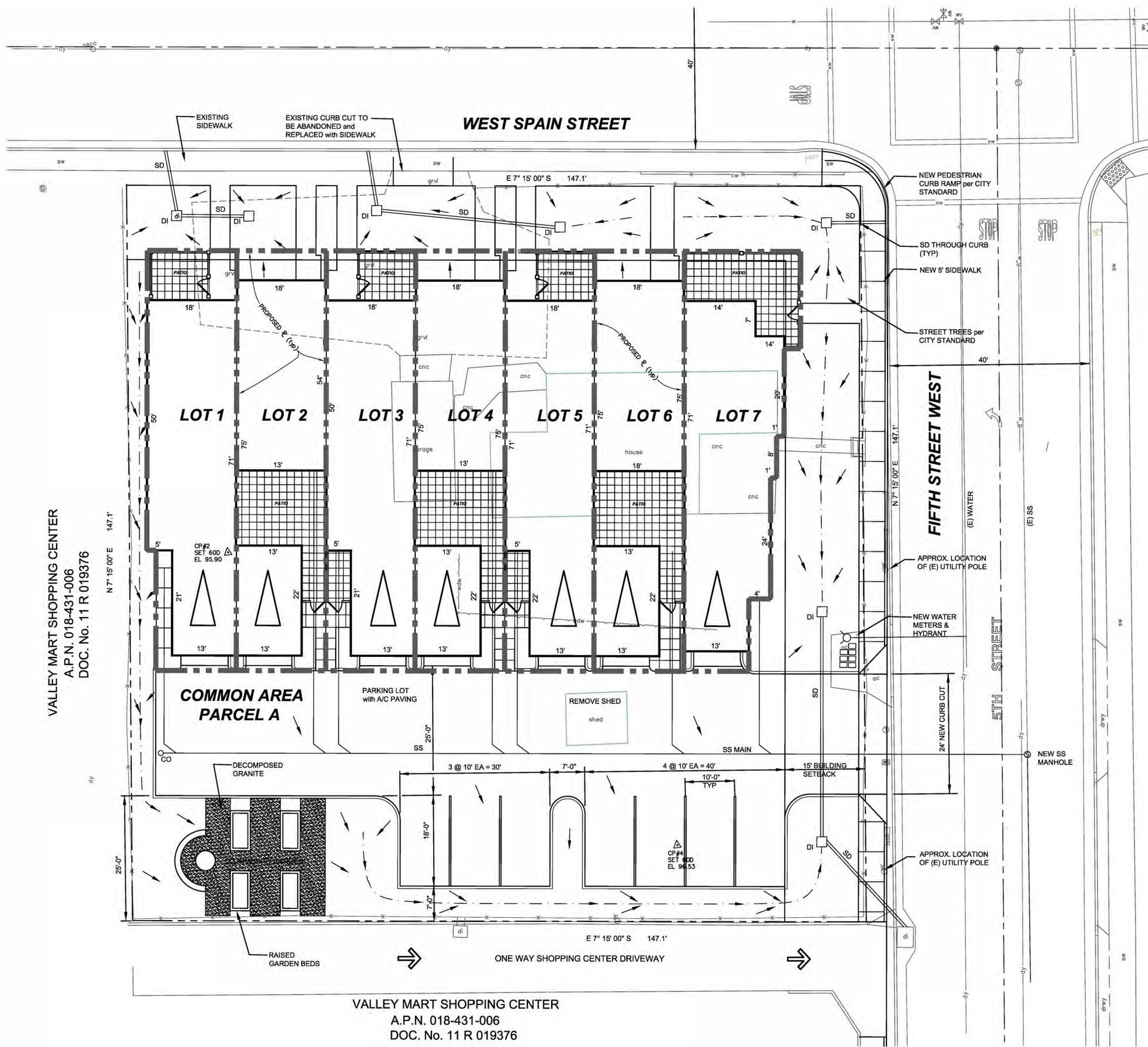
BEGINNING AT THE NORTHEAST CORNER OF LOT NO. 509 OF THE FORMER PUEBLO OF SONOMA, NEAR SONOMA; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 509, A DISTANCE OF 147.1 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT A DISTANCE OF 147.1 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY OF SAID LOT A DISTANCE OF 147.1 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE ALONG SAID LINE NORTHERLY 147.1 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON.

NO.	DATE	REVISION



ROBERTSON ENGINEERING
 2300 BETTIARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
 Tel 707.523.7490 E-mail office@robertsonengineering.net

TENTATIVE MAP FIFTH STREET WEST HOMES
 ALTUS EQUITY GROUP, LP
 405 FIFTH STREET WEST
 SONOMA, CALIFORNIA



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 - SSCO SANITARY SEWER CLEANOUT
 - SW SIDEWALK
 - SWE SIDEWALK EASEMENT
 - (typ) TYPICAL
 - W WATER

LOT AREAS

LOT No. 1	1,472 SF
LOT No. 2	1,500 SF
LOT No. 3	1,515 SF
LOT No. 4	1,495 SF
LOT No. 5	1,515 SF
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TOTAL	21,638 SF

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**TENTATIVE MAP
 FIFTH STREET WEST HOMES**
 405 FIFTH STREET WEST SONOMA, CA

A.P.N. 127-221-007 7 LOTS + PARCEL A 0.50 ACRE DECEMBER, 2014

DOC. NO. 14 R 010673

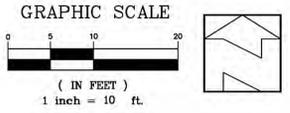
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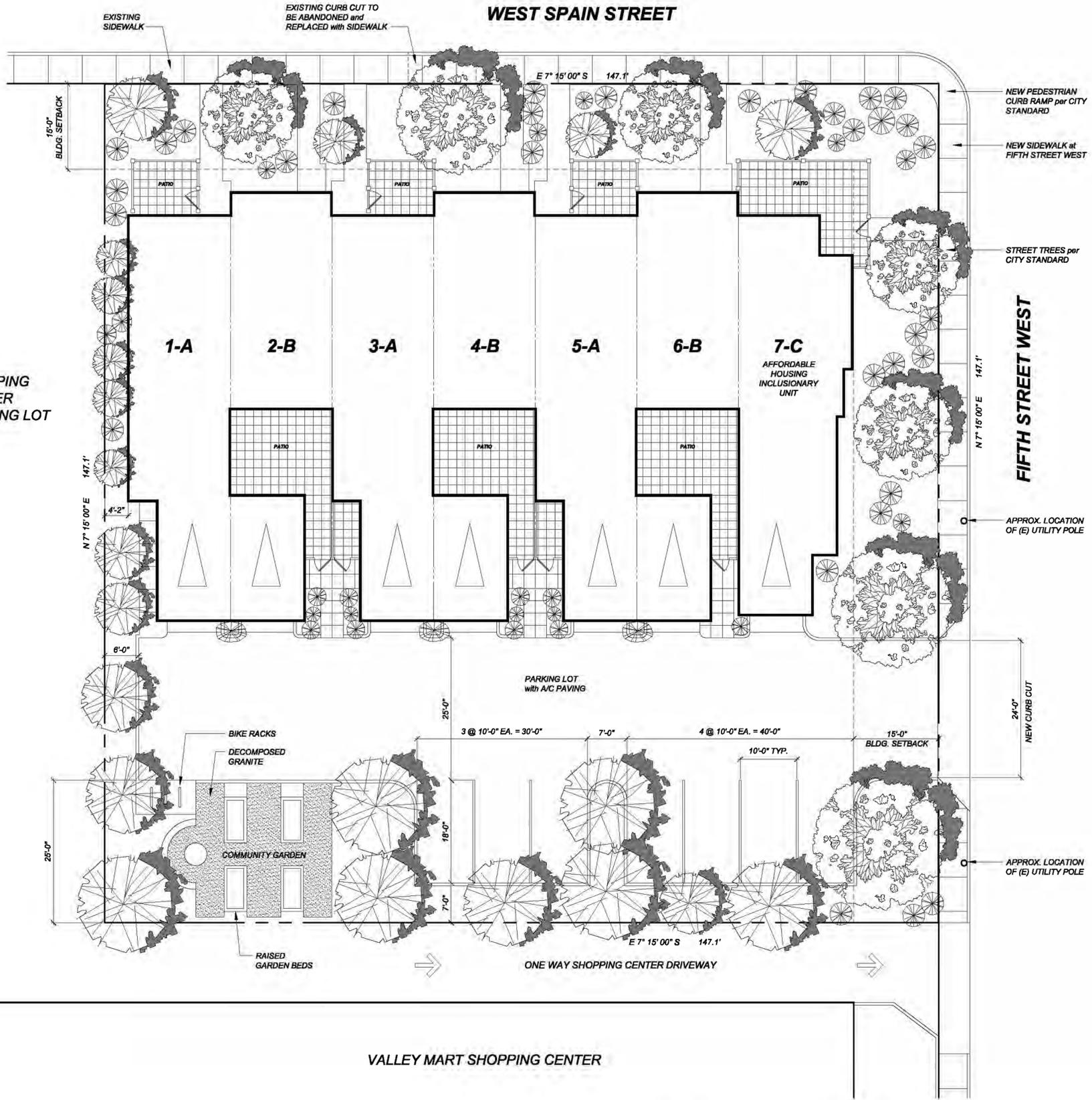
OWNER/SUBDIVIDER
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BEGINNING AT THE NORTHEAST CORNER OF LOT NO. 509 OF THE FORMER PUEBLO OF SONOMA, NEAR SONOMA; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 509, A DISTANCE OF 147.1 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT A DISTANCE OF 147.1 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY OF SAID LOT A DISTANCE OF 147.1 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE ALONG SAID LINE NORTHERLY 147.1 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON.

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VICINITY MAP



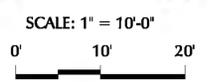
PROJECT DATA

PROJECT LOCATION:	405 WEST FIFTH STREET CORNER OF WEST FIFTH STREET and WEST SPAIN STREET
ASSESSOR PARCEL #:	127-221-007
EXISTING ZONING & LAND USE:	NORTHWEST AREA
GENERAL PLAN DESIGNATION:	C - COMMERCIAL
PROPOSED ZONING:	PD - PLANNED DEVELOPMENT (RESIDENTIAL)
SITE AREA:	21,638 S.F. (APPROX. 0.50 ACRE)
# OF HOMES:	7
HOME SIZES	
HOME TYPE "A"	1252 S.F. with 272 S.F. GARAGE
HOME TYPE "B"	1103 S.F. with 286 S.F. GARAGE
HOME TYPE "C"	878 S.F. with 332 S.F. GARAGE
OVERALL SITE COVERAGE	31% (including 4 attached garages)
OVERALL SITE F.A.R.	42% (including 4 attached garages)
INDIVIDUAL LOT DATA	
LOT #1	COVERAGE: 79% F.A.R.: 104%
LOT #2	COVERAGE: 45% F.A.R.: 74%
LOT #3	COVERAGE: 76% F.A.R.: 101%
LOT #4	COVERAGE: 45% F.A.R.: 74%
LOT #5	COVERAGE: 76% F.A.R.: 101%
LOT #6	COVERAGE: 45% F.A.R.: 74%
LOT #7	COVERAGE: 78% F.A.R.: 78%
COMMON AREA PARCEL A	Coverage and F.A.R. Not Applicable (No Buildings on Common Area Parcel)
PARKING:	
COVERED	1 GARAGE PER UNIT = 7 SPACES
UNCOVERED	7 SPACES
TOTAL PROVIDED	14 SPACES (2 spaces per 2 bedroom home)
OPEN SPACE:	
PRIVATE (PATIOS)	1750 S.F.
COMMUNITY GARDEN AREA	1350 S.F.
	3100 S.F. (443 S.F. per home)

FIFTH STREET WEST HOMES

405 FIFTH STREET WEST, SONOMA, CALIFORNIA

CONCEPTUAL SITE PLAN



TIERNEY/FIGUEIREDO

817 RUSSELL AVE. SUITE H, SANTA ROSA, CA 95403
(707) 576-1557 (707) 576-1555 FAX TFA@SONIC.NET

ARCHITECTS AIA



FIFTH STREET WEST HOMES

405 FIFTH STREET WEST, SONOMA, CALIFORNIA

CONCEPTUAL FIRST FLOOR PLANS

SCALE: 3/16" = 1'-0"

0' 2' 4' 8'



TIERNEY/FIGUEIREDO

817 RUSSELL AVE. SUITE H, SANTA ROSA, CA 95403

(707) 576-1557 (707) 576-1555 FAX TFA@SONIC.NET

ARCHITECTS

AIA

12/05/14
#1413



FIFTH STREET WEST HOMES
 405 FIFTH STREET WEST, SONOMA, CALIFORNIA

CONCEPTUAL SECOND FLOOR PLANS

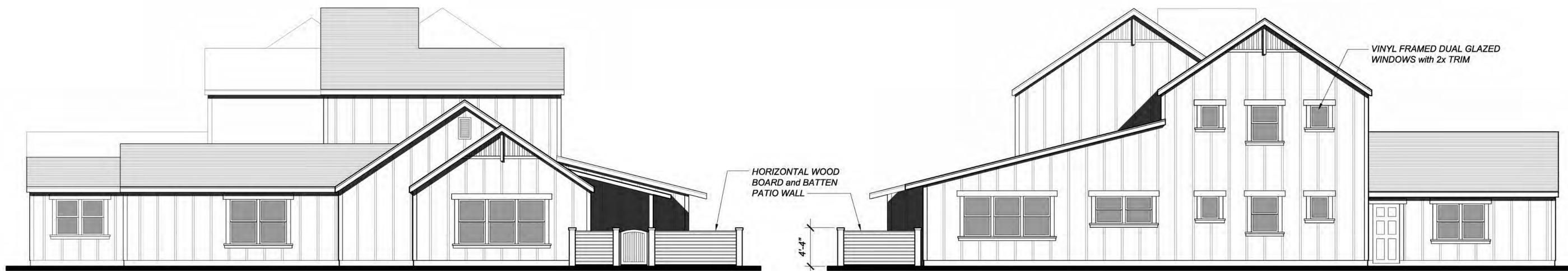
SCALE: 3/16" = 1'-0"
 0' 2' 4' 8'



TIERNEY/FIGUEIREDO
 817 RUSSELL AVE. SUITE H, SANTA ROSA, CA 95403
 (707) 576-1557 (707) 576-1555 FAX TFA@SONIC.NET
ARCHITECTS AIA



NORTH - WEST SPAIN STREET



EAST - FIFTH STREET WEST

WEST



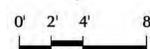
SOUTH

FIFTH STREET WEST HOMES

405 FIFTH STREET WEST, SONOMA, CALIFORNIA

CONCEPTUAL ELEVATIONS

SCALE: 3/16" = 1'-0"



TIERNEY/FIGUEIREDO

817 RUSSELL AVE. SUITE H, SANTA ROSA, CA 95403

(707) 576-1557 (707) 576-1555 FAX TFA@SONIC.NET

ARCHITECTS

AIA

12/05/14
#143



FIFTH STREET WEST HOMES
405 Fifth Street West, Sonoma, CA

VIEW FROM INTERSECTION
Landscaping Omitted for Clarity

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Avenue, Suite H Santa Rosa, CA 95403
(707) 576-1557 Fax 576-1555 info@tfarch.com

12/19/2014



FIFTH STREET WEST HOMES

405 Fifth Street West, Sonoma, CA

VIEW FROM INTERSECTION

12/19/2014

TIERNEY / FIGUEIREDO

TFA

ARCHITECTS AIA

817 Russell Avenue, Suite H Santa Rosa, CA 95403
(707) 576-1557 Fax 576-1555 info@tfarch.com

M E M O

To: Planning Commission
From: David Goodison, Planning Director
Re: Review of draft 2015 – 2023 Housing Element

Background

Sonoma is engaged in an update of its Housing Element in order to comply with State requirements and to plan for meeting its updated regional housing needs allocation, as assigned by the Association of Bay Area Governments (ABAG). The Housing Element is a required element of the City's General Plan and an important tool that the City uses to plan for the existing and future housing needs of the community. State Law establishes extensive content requirements for housing elements that include the following:

- Updated housing and demographic information, including a review of population and employment trends, an analysis of household and housing stock characteristics, a comparison of household income and housing costs, and an analysis of “special needs” groups, such as farmworkers and the elderly.
- An analysis of the City’s fair share requirement for the provision of housing associated with the regional housing needs determination.
- A detailed inventory and assessment of vacant and underutilized sites within city limits and the sphere of influence potentially suitable for housing development.
- A review of progress in meeting the policies and implementation measures set forth in the existing Housing Element.
- An analysis of constraints on housing production, including governmental and non-governmental restrictions (e.g., infrastructure availability).
- Policies and programs, with numerical objectives, aimed at meeting local housing needs including the areas of production, conservation and rehabilitation.
- A discussion of public participation in the update of the Housing Element.

While minor revisions have been made throughout the document, the current update retains the basic organization and policy direction set forth in the 2009 Housing Element as it has proven successful. However, while there is substantial continuity with the 2009 document, the updated Housing Element builds on and refines the policies and programs established in the earlier document, although some new programs have been added to address changed circumstances in the community and to comply with recent legislation. It should also be noted that the Housing Element update will not necessitate any changes in land use designation or rezonings, as the land inventory analysis has determined that existing

development capacity is sufficient to meet projected housing needs. To inform the update process, surveys of the general public and the business community were performed, a community meeting was held, and a joint study session of the City Council and the Planning Commission was conducted, along with separate public hearings before the Planning Commission and, pending, the City Council.

Regional Housing Needs Determination

As noted above, one of the key issues that must be addressed in the update of the Housing Element is the City's updated Regional Housing Needs Assessment (RHNA) allocation, also known as the “fair share” requirement. State law requires all regional councils of governments, including the Association of Bay Area Governments (ABAG) to periodically update the existing and projected housing need for its region (Government Code Section 65580 et. seq.) and determine the portion allocated to each jurisdiction within the ABAG region. When these updates occur, State Law further requires that each affected jurisdiction update its Housing Element to address the revised housing needs assessment. Based on the most recent RHNA, which was issued in 2013, the fair share allocation for the development of affordable housing that must be addressed in Sonoma’s Housing Element update is as follows:

Sonoma’s Regional Housing Needs Allocation by Household Income Category: 2015-2023				
Very Low	Low	Moderate	Above-Moderate	Total
24	23	27	63	137

It should be emphasized that the City’s legal responsibility with regard to the Housing Element and its fair share allocation is to show that opportunities exist that allow for the units to be built. It is not the City’s responsibility to fund and build every unit. Nonetheless, it is evident that the housing market will not produce low and very-low income units without substantial incentives, including financial assistance. The costs of land and of construction are simply too high. In addition, increased foreclosures places additional pressure on the market for rental housing.

Policy Directions and Areas of Change

The major policy directions of the updated Housing Element are summarized below, with areas of change highlighted:

1. *Organization of Policies and Programs.* Policies are organized under the following topic areas: Housing Diversity, Housing Affordability, Housing and Neighborhood Preservation, Removal of Governmental Constraints, Equal Housing Opportunities and Special Needs, and Environmental Sustainability. Housing programs are described in separate sections, but are grouped under the same seven topic areas. This format is basically the same as that used in the 2009 Housing Element and it is designed to reflect the topic areas required to be addressed under State Law.
2. *Collaboration.* Policies and programs emphasize on partnerships and collaborations with non-profit entities and outside governmental agencies in recognition of the fact that the City’s housing resources are limited. This a theme found throughout the policies and programs. This direction is not new to this update, but it is even more important in the absence of redevelopment, which had been the major source of local funding for housing programs.
3. *Identification of Adequate Sites.* A key requirement of Housing Element law is that a jurisdiction must show that it has adequate vacant and underutilized land, zoned at suitable densities, to

accommodate its regional housing needs allocation for very low, low and moderate-income units. The draft Housing Element includes an updated inventory of vacant and under-utilized sites within city limits and the sphere of influence. Based on this inventory, it will not be necessary to rezone properties or modify zoning densities in order to meet projected housing needs. (See pages 9-18.)

4. *Financial Resources.* The discussion of financial resources available for housing programs has been updated to reflect the loss of redevelopment (see page 24). As the Planning Commission is aware, a combination of changes to State law and associated legal challenges resulted in the termination of redevelopment throughout the State. Sonoma’s redevelopment program was a source of substantial and ongoing funding dedicated to development, acquisition, and preservation of affordable housing. That funding is gone and the housing assets formerly owned by the Redevelopment Agency—including a two-acre housing site located at the corner of Broadway and Clay Street—have been transferred to the Sonoma County Housing Authority. To address this problem at least in part, a new program has been added that calls upon the City to investigate establishing affordable housing impact fees (see Program 8, page 41).
5. *Inclusionary Requirement.* The Housing Element calls for a review and update of the inclusionary requirement, in which residential developments of 5 or more units provide a percentage of affordable housing. This review is proposed because the moderate income affordable units that are typically provided by developers under this program are often comparable in price to market-rate condominium units, making them difficult to sell. It may be preferable to require fewer units at the low income level of affordability. Another option that would be investigated would be to establish an in-lieu fee, as well as an affordable impact fee potentially applied to projects of 2-4 units. (See Program 1, page 38.)
6. *Alternative Housing Types.* As suggested by the Planning Commission, the updated Housing Element includes a new program through which Development Code would be amended to accommodate “Cottage Housing” and “Junior Second units”. (See Program 5, page 40.)
7. *Parking Standards.* The Planning Commission has been investigating options for updating the City’s parking standards, including those that apply to affordable housing. This task is reflected in Program 17 (page 45).
8. *Sustainability.* The policies and programs addressing environmental sustainability have been updated, expanded and refined in the draft Housing Element (see Programs 23, 24, and 25 on pages 47-48, as well as the discussion beginning on page 29).
9. *Constraints on Housing Production.* The draft Housing Element highlights water availability and the dissolution of redevelopment as potentially significant constraints on the City’s ability to meet projected housing needs. (See pages 20-24.)
10. *Background Information.* The information contained in the Technical Appendix is extensively updated from that in the 2009 Housing Element, including data from the 2010 census.

As discussed above, that there is a great deal of continuity between the 2009 Housing Element and the current draft update in terms of policies and programs. In developing low and very-low income rental housing, the updated Housing Element continues the model of the CDA partnering with organizations such as Burbank Housing and Affordable Housing Associates to build and manage affordable housing developments.

HCD Review

Following the September 3, 2014 joint study session of the Planning Commission and City Council, the draft Housing Element was finalized and referred to the Department of Housing and Community Development (HCD) for review and comment. On December 4, 2014, planning staff and the City's housing element consultants participated in a conference call with HCD staff, at which time HCD requested changes in three areas:

- Add language confirming that unincorporated areas adjoining city limits do not meet the definition of a “disadvantaged community” as defined in SB 244 (see page 4).
- Clarify that the term “persons with disabilities” includes the developmentally disabled (see pages 36, 46, 52).
- Expand discussion of zoning capacity for emergency shelters to show it is possible to meet potential shelter needs on existing sites having the “Public” zoning designation (see page A1-43).

Proposed revisions were sent to HCD that same week and on December 9, 2014, HCD wrote to confirm that the updated Housing Element, as revised, qualifies for certification as being compliant with State housing law (see attached letter from HCD).

Senior Overlay Zone Proposal for the Pueblo Serena Mobile Home Park

The homeowners association of the Pueblo Serena Mobile Home Park has requested that as part of the update of the Housing Element, consideration be given to establishing a program that would call upon the City to investigate, develop, and implement a “Senior Only” zoning overlay that would be applied to Pueblo Serena. By way of the background, each of the City's mobile home parks were originally developed as senior-only facilities, but this was at the choice of their respective developers. Within the past five years, the Moon Valley Mobile Home Park recently converted to an all-age facility, but Pueblo Serena and Rancho de Sonoma remain restricted to seniors. In some communities, restrictions have been adopted, including zoning overlays, that regulate or prohibit the conversion of senior-only parks to all-age facilities as a means of preserving senior housing. Staff would offer the following observations on the concept:

- If a program calling for the investigation of this concept is included in the Housing Element, it cannot reasonably be restricted to the Pueblo Serena Mobile Home Park.
- Such a program should be at least somewhat open-ended as there may be options other than the overlay zone approach that would achieve the same result.
- This program proposal has been initiated by a homeowner's group. It is not clear to staff whether any outreach has been made to the park owner. Any proposed change in a General Plan land use designation or zoning designation requires, at a minimum, notification to the affected property owner. Beyond that minimum requirement, the practice in Sonoma is that potentially affected property owners have opportunities for constructive participation and in this particular instance property owners include both the owners of the individual coaches and the owners of the underlying land.
- As noted in the letter from the Home Owner's Association, there is at least some record of such

regulations being upheld by the courts. That said, it remains entirely possible that a future ordinance along the lines that have been suggested would be the target of litigation.

Based on the foregoing, staff has drafted a relatively open-ended program that would address the concept raised by the Pueblo Serena Homeowners Association. However, as developed by staff, the program would not be limited to a review of the Pueblo Serena Park and there is no commitment to any particular outcome, in that at the conclusion of the review, the City might or might not choose to implement such a concept.

11a. Evaluation of Mobile Home Park Senior-Only Occupancy Restrictions

By way of the background, each of Sonoma's three mobile home parks were originally developed as senior-only facilities at the choice of their respective developers. Within the past five years, the Moon Valley Mobile Home Park converted to an all-age facility, with the Pueblo Serena and Rancho de Sonoma remaining restricted to seniors. In some communities, restrictions have been adopted, including zoning overlays, that regulate or prohibit the conversion of senior-only parks to all-age facilities as a means of preserving senior housing.

2015-2023 Objective: Evaluate regulatory mechanisms, such as a senior-only zoning overlay, to accommodate mobile home parks wishing to maintain senior-only occupancy restrictions. Conduct community outreach and adopt an ordinance if deemed appropriate.

<p>H-11a Mobile Home Park Senior-Only Occupancy Restrictions</p>	<p>Maintain age restrictions in senior-only parks as a means of preserving a senior housing.</p>	<p>Evaluate regulatory mechanisms, such as a senior-only zoning overlay, for mobile home parks to maintain to senior-only occupancy restrictions.</p>	<p>General</p>	<p>Planning</p>	<p>2015 - evaluate regulatory mechanisms 2016 - adopt ordinance as deemed appropriate</p>
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Staff is seeking direction from the Planning Commission on this issue.

Environmental Review

Staff and the housing consultants have prepared an initial study (attached) assessing the potential environmental impacts associated with the adoption of the Housing Element. With respect this environmental review, staff would note the following:

- The Housing Element is a policy document.
- As drafted, the Housing Element does not call for any rezonings or General Plan amendments. Existing land use designations would remain unchanged.
- The net Regional Housing Allocation that is addressed in the Housing Element amounts to 137 units, a level of development that is anticipated in the General Plan and consistent with the Growth Management Ordinance.

- Individual housing projects that may be proposed will be subject to environmental review.

The draft Initial Study finds that the adoption of the Housing Element would not, in and of itself, result in any significant environmental impacts and the adoption of a negative declaration is therefore recommended by staff and the housing element consultant. The draft initial study is provided to the Planning Commission for review and comment. However, because the Housing Element must ultimately be adopted by the City Council, it will be the Council that takes final action on the initial study/negative declaration.

Recommendation

Staff recommends that the Planning Commission recommend to the City Council: 1) adoption of a negative declaration; and, 2) adoption of the updated Housing Element for 2014-2022, including a recommendation on the “senior overlay” program concept.

Enclosures (Available for download at: <http://www.sonomacity.org/default.aspx?Pageid=455>)

1. Draft Initial Study/Negative Declaration
2. Draft Housing Element

Attachments:

1. Letter from HCD (December 9, 2014)
2. Letter from Pueblo Serena Homeowners Association (November 24, 2014)

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



December 9, 2014

Mr. David Goodison, Director
Planning Department
City of Sonoma
No. 1 The Plaza
Sonoma, CA 95476

Dear Mr. Goodison:

RE: City of Sonoma's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the City of Sonoma's draft housing element update that was received for review on November 19, 2014, along with additional revisions received on December 8, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a conversation on December 4, 2014 with you; Ms. Karen Warner, Karen Warner Associates; and Mr. Justin Shiu and Ms. Heather Hines, Metropolitan Planning Group.

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City also utilized ABAG's pre-approved housing element data.

The draft element meets the statutory requirements of State housing element law. The element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department, in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

HCD Review of Sonoma's Housing Element

December 9, 2014

Page 2

The Department appreciates your hard work and dedication and that of Ms. Warner, Mr. Shiu and Ms. Hines in preparing the element and looks forward to receiving Sonoma's adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. McDougall". The signature is stylized and somewhat cursive, with a large "P" and "M" and a "D" that is partially obscured by a flourish.

Paul McDougall
Housing Policy Manager

Pueblo Serena Home Owners Association
65 Guadalajara Sonoma, CA 95476 707-225-8134
Chairperson: Lin Marie deVincent

November 24, 2014

The City Of Sonoma
1 The Plaza
Sonoma, CA. 95476

Dear Mayor Tom Rouse and City Manager Carol Giovanatto,

This is to formally request that the City of Sonoma amend the City's General Plan to include a Senior (55+) Mobile Home Park Overlay District as one of its current goals in the Housing Element.

Reason why we are requesting your immediate attention:

Currently, the park owner of Pueblo Serena MHP has the right, at any time, to change our park from a Senior 55+ park to an ALL AGE park according to the Federal Fair Housing Act. We are extremely vulnerable without your adopting the 9th Circuit Court's ruling.

Reasons for your consideration:

9th Circuit Court's ruling affirms the judgment of the district court:

The 9th Circuit Court's Ruling on February 17th, 2012 in the case of Putnam Family Partnership v City of Yucalpa, CA. Case No. 10-55563. RULED:

"Because the FHAA is silent on whether such senior housing zones are permissible and because federal regulations allow for them, we AFFIRM (emphasis added) the judgment of district court." This judgment is based on the City amending its land use plan by creating a Senior Mobilehome Park Overlay District. The Ordinance prohibits any of the twenty-two mobilehome parks in the City operating as *senior housing* (defined as a park with either eighty percent of the spaces occupied by or intended for occupancy by at least one person who is age fifty-five or older, or, one hundred percent of people who are age sixty-two or older), from converting to all-age housing, and if the signage, advertising, park rules, regulations, rental agreements and leases for spaces in a Senior Mobilehome Park in the MHP2 Overlay District shall state that the park is a senior park. id. 6.9. Among its findings accompanying the Ordinance, the Yucalpa City Council describes the need to preserve affordable housing and independent living options for the City's significant senior population, as well as to protect the reliance interests of those seniors who had purchased homes in existing senior-housing parks."

(Other cities have adopted this ruling in their General/Overlay Plan).

Pueblo Serena MHP, Moon Valley MHP and Ranch de Sonoma - the three parks located in the City of Sonoma were all Senior 55+ parks originally. Moon Valley was changed to an All Age/Family park in 2009, and Rancho de Sonoma is under new ownership with advertised status as a 55+ park.

Pueblo Serena MHP meets the criteria of the 9th circuit court's findings:
Senior Housing/55+ is stated in the signage, advertising, park rules, regulations, rental agreements and leases for spaces in our Senior Mobilehome Park.

When purchasing their homes, all homeowners signed contracts that their Park was and would remain a Senior 55+ Park.

The benefits of a Senior 55+ environment:

Because of our age and physical constraints, we enjoy the serenity, safety and senior activities. We appreciate not worrying about speeding bicycles or skateboarders as many of our homeowners use walkers. Other issues of concern are occupant density, parking impacts and noise.

As the Chairperson of the Pueblo Serena Homeowners Association, I speak for our community in seeking this additional protection for our Senior Status. We request that you include this Senior Zoning Overlay as a goal for the City, as part of the Housing Element for the new General Plan. The actualization of said Overlay goal could then be studied and implemented in good time. If either of the other parks should be interested, we ask they be included as well.

Thank you for your serious consideration of this matter. We know that you understand the importance of protecting Senior 55+ Parks and affordable housing in the City of Sonoma.

Sincerely,

Lin Marie deVincent
Chairperson
Pueblo Serena Home Owners Association

California Environmental Quality Act

Initial Study

(As required by Sec. 15063 of the Public Resources Code)

Prepared: December 2014

To be completed by the lead agency

1. **Project Title:** City of Sonoma General Plan Amendment:
2015–2023 Housing Element Update
2. **Lead Agency Name and Address:** City of Sonoma Planning Department
3. **Contact Person and Phone Number:** David Goodison, Planning Director
(707) 938-3681
4. **Project Location:** City of Sonoma (please refer to Figure 1)
5. **Project Sponsor's Name and Address:** City of Sonoma
No. 1, The Plaza
Sonoma CA 95476
6. **General Plan Designation:** N/A (City-wide policy document)
7. **Zoning:** N/A (City-wide policy document)
8. **Description of Project:**

The Project consists of an amendment to the City of Sonoma General Plan to update the Housing Element pursuant to California Government Code Section 65588. The Housing Element is solely a policy document and does not modify the zoning or land-use designations of any land within the city, nor does it modify the land use element of the General Plan or the City's Zoning Ordinance. It does not provide discretionary approval of any development project within the City. Any development or other action anticipated under the Housing Element is either already allowed under the current zoning and General Plan, or would require additional CEQA review and discretionary land use approvals prior to any formal action.

The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs, as required under state law. Components of the element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs.

The Element's goals focus on:

- i. Preserving and improving housing and neighborhoods;
- ii. Maintaining adequate housing sites for its regional housing needs allocation (RHNA);
- iii. Assisting in the provision of affordable housing;
- iv. Removing governmental and other constraints to housing production and/or preservation; and
- v. Promoting fair and equal housing opportunities.

The City of Sonoma has been allocated a share of regional housing needs (RHNA) by the Association of Bay Area Governments (ABAG) consisting of 137 new residential units for the 2015-2023 planning period. The element describes how the City’s current zoning designations provides adequate sites for 489 residential units on vacant or underutilized residential and commercial properties (Refer to Figure 2). Therefore, Sonoma has sufficient zoned capacity to accommodate the overall RHNA allocation and there is no need to rezone any land to provide additional housing sites.

Sonoma’s Regional Housing Needs Allocation by Household Income Category: 2015-2023				
Very Low	Low	Moderate	Above-Moderate	Total
24	23	27	63	137

The element includes policies and programs to eliminate constraints to the development of housing in the community and to facilitate and encourage the development of affordable housing options.

Analysis in this document is limited to the review of potential environmental impacts that may result from adoption of the Housing Element. The impacts of the currently zoned densities and capacities have been previously analyzed in the 2020 General Plan Update’s Final Environmental Impact Report and other CEQA documents adopted previously by the City of Sonoma and listed in the Appendix to this Initial Study. The specific environmental effects of any future residential development proposal will be evaluated to the extent required under CEQA prior to issuance of land use approvals for a particular project. Any potential impacts related to hazards (such as flood, geology and noise), resources, services or utilities, beyond those already assessed as part of the General Plan Elements, would be site-specific, and the impacts would be analyzed in conjunction with the review of a particular project.

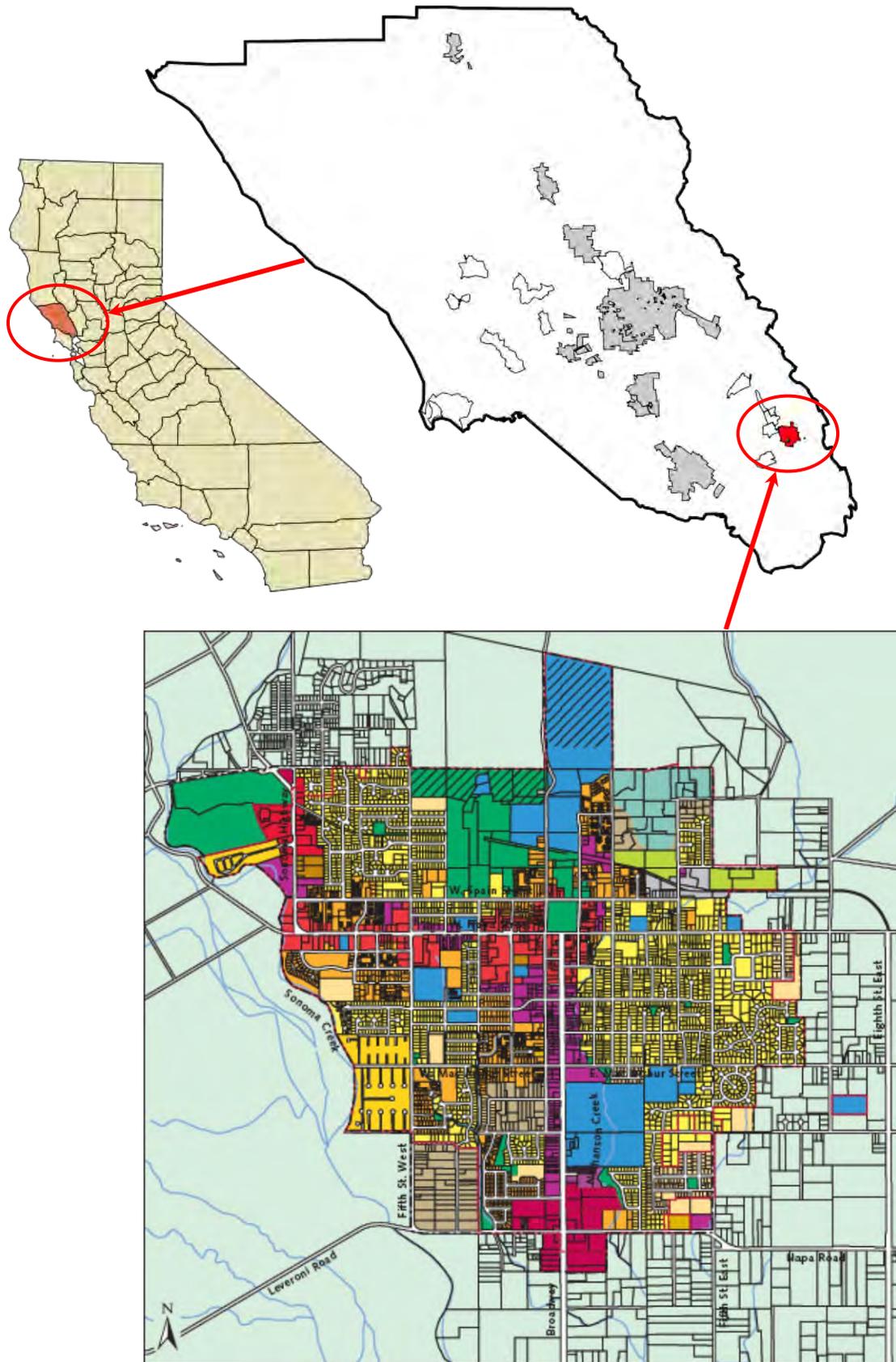
9. Surrounding Land Uses and Setting: Briefly describe the project's surroundings:

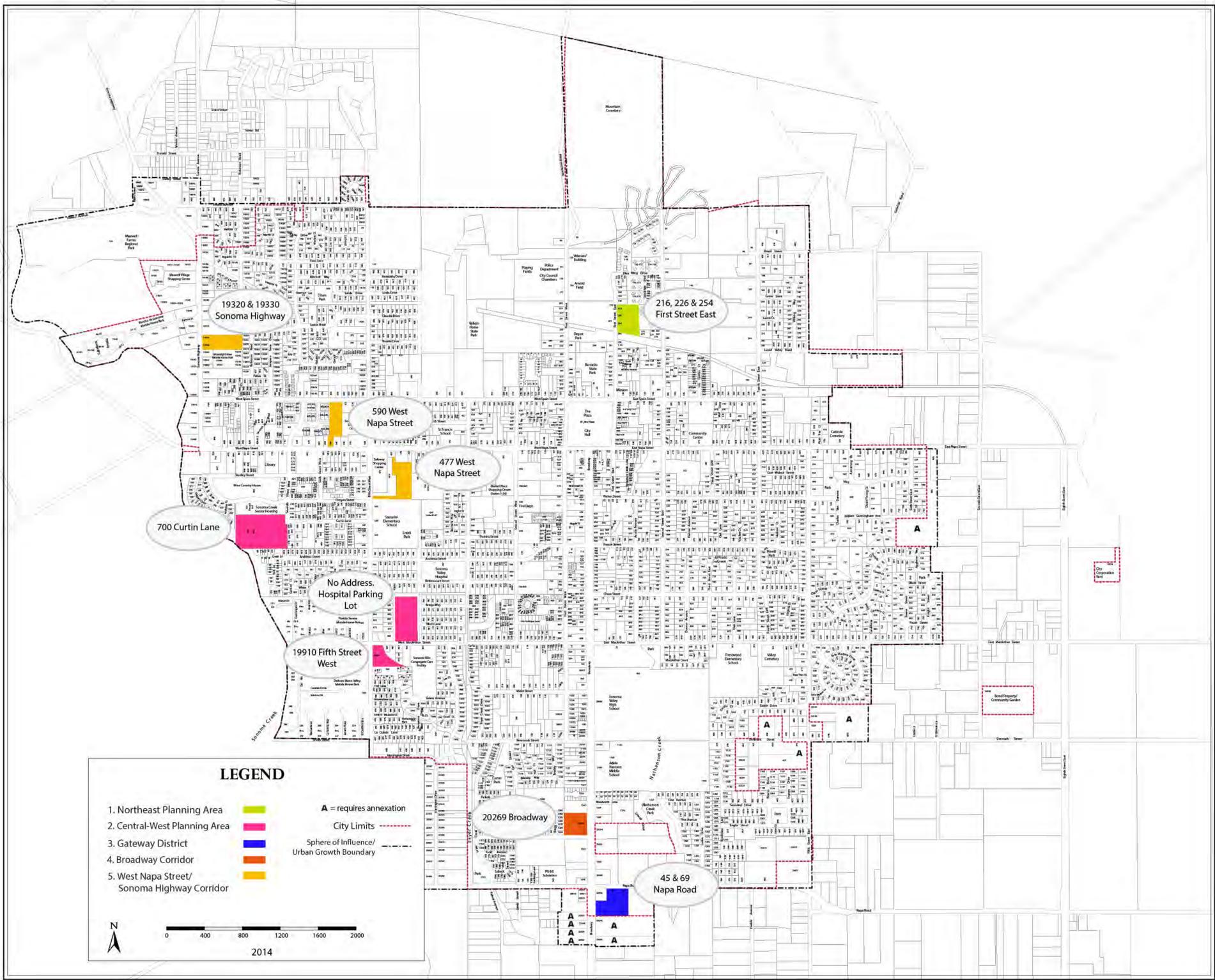
N/A: General Plan Amendment: Housing Element update. City-wide policy document; no physical development project proposed.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).

The Element must be approved for compliance with State law by the California Department of Housing and Community Development (HCD).

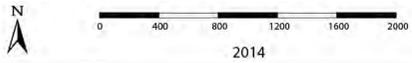
Figure 1 – Location Map (City of Sonoma)





LEGEND

- 1. Northeast Planning Area ■
 - 2. Central-West Planning Area ■
 - 3. Gateway District ■
 - 4. Broadway Corridor ■
 - 5. West Napa Street/Sonoma Highway Corridor ■
- A** = requires annexation
 - City Limits - - - -
 - Sphere of Influence/Urban Growth Boundary - - - -



The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Storm Water |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Meeting Date: / /2015 **Vote – Yes:** 0 **No:** 0 **Absent/Abstain:** 0

Signature _____ Date _____

David Goodison, Planning Director City of Sonoma, Planning Department
 Printed name For (Lead Agency)

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

1. AESTHETICS: Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Have a substantial adverse effect on a scenic vista?

The Development Code §19.40.030.C defines “scenic vistas” as a public view, benefiting the community at large, of significant features, including hillside terrain, ridgelines, canyons, geologic features, and community amenities (e.g., parks, landmarks, permanent open space). This would include public views from road corridors of the hillsides that adjoin Sonoma Valley. The Housing Element calls for the City to provide 137 residential units at an urban-level density throughout the City. This level of development is already contemplated and allowed for in the General Plan, and the City will accommodate this housing within existing developed areas. Therefore, the adoption of the updated Housing Element will have no impacts on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

None of the opportunity sites are located along a state scenic highway. Therefore, there would be no impacts to scenic resources within a state scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

The Housing Element is a policy document; any site-specific impacts related to aesthetics will be analyzed in conjunction with the approval of a particular project. The City’s Development Code sets forth guidelines that require all new developments to be of high quality and compatible with their surroundings. Any future housing development of three units or greater will be subject to design review at the time a proposal application is submitted. For these reasons, the element would have a *less-than-significant* impact on the visual quality of the site and its surroundings.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Exterior lighting would be necessary in the future for the housing units that are identified in the opportunity sites, such as exterior building lighting for safety and security. However, such lighting would be typical of residential

development throughout the City. In addition, all proposed exterior lighting would require review and approval by the City’s Design Review and Historic Preservation Commission (DRHPC) and would be subject to the exterior lighting standards of the City’s Development Code §19.40.030.C, which specifies that exterior light fixtures must be shielded to reduce or eliminate light spillage off-site. For these reasons, there will be no new sources of substantial light or glare that would adversely affect views in the area. Therefore the adoption of the Housing Element will have **no impact** on aesthetics resources.

<p>2. AGRICULTURAL RESOURCES:</p> <p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.</p> <p>Would the project:</p>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Currently there is some land zoned for agriculture within the City, but none that is commercially-viable Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation. The proposed Housing Element Update does not proposed any land uses changes. Therefore the Project will have no impact to agricultural resources.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The Housing Element Update does not proposed any zoning changes for agricultural uses. Thus, there would be no affect to any lands subject to a Williamson Act contract. Hence, **no impact** would occur.

c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland, to non-agricultural use?

The sites zoned to meet RHNA’s housing needs are not currently used for agricultural purposes nor are they otherwise designated or intended for agricultural purposes. No changes in land use are proposed that would conflict with or hasten the conversion of farmland to non-agricultural uses. Therefore, the adoption of the Housing Element will have **no impact** on agricultural resources, and no farmlands of state or local importance would be affected by the project.

3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a) Conflict with or obstruct implementation of the applicable air quality plan?

The Bay Area Air Quality Management District (BAAQMD) is the regional air quality agency for the San Francisco Bay Area Air Basin (SFBAAB), which comprises all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties; the southern portion of Sonoma County; and the southwestern portion of Solano County. Accordingly, the City is subject to the rules and regulations imposed by the BAAQMD, as well as the California ambient air quality standards adopted by the California Air Resources Board (CARB), and national ambient air quality standards adopted by the United States Environmental Protection Agency (USEPA). The BAAQMD does not require project specific analysis for projects proposing less than 520 apartments/condominiums or resulting in less than 2,000 vehicle trips per day. If a project does not exceed either of these thresholds, it is typically assumed to have a less than significant impact on air quality. Because the total number of units the City is discussing to meet RHNA does not exceeds these thresholds of significance, potential future development permitted under the proposed Project would have **no impact** with respect to air quality.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Sonoma is part of a region-wide nonattainment area, in which levels of ground-level ozone and inhalable particulate matter exceed respective State or Federal air quality standards. Ozone and particulate matter are the pollutants of primary concern when evaluating projects. Since these air pollutants are not directly emitted to the atmosphere, the significance of a project's impact is evaluated through comparison of overall project emissions to thresholds of significance established by the BAAQMD. Air quality goals and policies are noted in the City's Environmental Resources Element of the General Plan. The 2020 General Plan Update has accounted for the potential development of sites that would meet RHNA's housing needs. In the environmental impact report prepared for the 2020 General Plan, it was determined that the level of development associated with General Plan buildout would not contribute to an air quality violation. The subject Housing Element Update does not propose any physical development that would result in the generation of air quality emissions. As a result, the adoption of the updated Housing Element would have **no impact** in this area.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)

The implementation of the Housing Element through the various programs could result in 137 additional housing units dispersed throughout the City from 2015 to 2023. The construction of these housing units could add dust particles thereby impacting air quality. The additional housing units would also add new automobile trips that could further degrade air quality. The City of Sonoma promotes sustainable policies within the Housing Element, which address the need to protect the City's air quality. These policies include the City's efforts for energy conservation and green design/building. Policies under Goal 6.0 "Environmental Sustainability", listed in Housing Element, are developed to promote environmental sustainability through support of existing and new development in the City, which minimizes reliance on natural resources.

The proposed residential development would not have a significant impact to regional air quality since any associated increase in criteria pollutants is anticipated by the Bay Area 2005 Ozone Strategy. All future residential development proposals shall be subject to applicable CEQA review and mitigation or avoidance measures as necessary. Any needed measures or conditions of approval will be identified at the time of development review. The proposed Housing Element Update does not introduce any policies or programs that conflict with established regulations that protect air quality. Therefore, adoption of the Housing Element will have **no impact** on air quality.

d) Expose sensitive receptors to substantial pollutant concentrations?

The BAAQMD considers sensitive receptors to include: facilities serving children, seniors, or the ill and residences. There are no physical improvements proposed, as part of the Housing Element Update and future residential development proposal will be subject to subsequent review based on the specifics of the project. Therefore, potential impacts to sensitive receptors resulting from the Housing Element Update would be **less-than-significant**.

e) Create objectionable odors and/or airborne dust affecting a substantial number of people?

Construction activities associated with future development proposal, including grading and other earthmoving activities, may generate airborne dust that could adversely affect residents in vicinity of the project site. However, the environmental document prepared for the 2020 General Plan Update has previously accounted for the sites identified to fulfill the RHNA's housing needs. In addition, the future residential development allowed for through the Housing

Element will be regulated by the City’s Development Code as well as standard requirements and regulations pertaining to construction activity aimed at minimizing dust generation. The proposed Housing Element Update does not result in any changes to adopted regulation that would conflict with policies and programs that minimize dust generation. Therefore, potential impacts from airborne dust as a result of the Housing Element Update are *less-than-significant*.

4. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Because Sonoma's Sphere of Influence is so limited in its area, only a few types of rare and endangered plant and animal species have any likelihood of residing within it.

(1) Plant Species. According to a local California Native Plant Society representative, the rare and endangered plant species most likely to occur within the Sonoma Planning Area include Sonoma sunshine, dwarf downingia, valley oak, and Lobb's aquatic buttercup.

(2) Animal Species. The rare and endangered animals species most likely to be found in the Sphere of Influence include the coho and Chinook salmon, northwestern pond turtle, Cooper's Hawk, Northern Harrier, Black-shouldered kite, peregrine falcon, yellow warbler, yellow-breasted chat, and mountain lion.

Potential future development permitted under the proposed Project would not increase development potential, but rather would allow for housing units in Commercial, Mixed Use, and Residential zoning districts as already provided for in the General Plan. The proposed Housing Element does not propose to change existing land use designations or zoning districts, and anticipates that land uses will be consistent with the designations established by the General Plan. The proposed Housing Element does not include any site-specific designs or proposals, nor does it grant any entitlements for development that would have the potential to degrade the quality of the environment or to adversely affect biological resources. As such, the proposed Housing Element would have no direct impact on biological resources.

Potential impacts from construction of future housing would most likely be related to the removal of trees and other vegetation in these habitats. If future housing projects were to be proposed in areas where biological resources are present, those projects would be required to provide site-specific field studies to search for special-status species and to determine whether suitable habitat for any special-status species occur within the study area. At the time such a housing project is proposed, the City would conduct the appropriate level of environmental review pursuant to CEQA prior to taking action to consider the approval of the project. Furthermore, residential development allowed for through the Housing Element will be regulated by the City's Development Code. The Development Code includes provisions intended to protect riparian habitats and other biological resources that could host candidate, sensitive, or special-status species. See section 19.40.020 (Creekside Development). The Development Code also includes provisions encouraging creek restoration on a project-specific basis. As there are no physical improvements proposed at this time and the Housing Element Update would not alter any existing policies or programs that protect biological resources, the project would have a *no impact* on any candidate, sensitive, or special-status species.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

See response 4.a. *No impact* would occur.

c) Have a substantial adverse effect on federally protected wetlands?

As per the 2020 General Plan Update's Final Environmental Impact Report, the City does not host any jurisdictional wetlands, as defined by the U.S. Army Corps of Engineers. Site conditions have not significantly changed since the wetland investigation was conducted. Future residential development will be regulated by the City's Development

Code. The Development Code includes provisions intended to protect riparian habitats and other biological resources, including jurisdictional wetlands. Therefore, **no impact** would occur.

d) Interfere substantially with the movement of any fish or wildlife species or on any wildlife corridor, or impede the use of native wildlife nursery sites?

Wildlife corridors within Sonoma’s sphere of influence consist of creeks. Future residential development will be regulated by the City’s Development Code. The Development Code includes provisions regulating development within creek setbacks. The identified sites for housing are all located within urban development, which limits its connectivity to undeveloped open space. As a result, the project would not interfere substantially with the movement of any fish or wildlife species or any wildlife corridors. In addition, the project site is not used as a native wildlife nursery site. **No impact** would occur.

e) Conflict with any local policies or ordinances protecting biological resources?

The General Plan and the Development Code include policies and standards regarding creek and riparian habitat protection as well as tree preservation and protection. Implementation of the proposed Housing Element would not change these policies and would not change these existing development standards. Therefore, **No impact** would occur.

f) Conflict with the provisions of any adopted or approved local, regional, or state habitat conservation plan?

No habitat conservation plans have been prepared addressing the opportunity sites and its surrounding lands. As a result, the project would not conflict with any adopted or approved habitat conservation plans. **No impact** would occur.

5. CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

According to the State Office of Historic Preservation, structures over 50 years old *may* be historically significant, even if not listed on a local or State/National register. Pursuant to section §15064.5 of the California Environmental Quality Act (CEQA), a resource is considered “historically significant” if the resource is at least 50 years old, has integrity, and meets any one of the following criteria for listing on the California Register of Historical Resources (as set forth under Public Resource Code §5024.1):

- 1) Is associated with 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) Is associated with the productive lives of individuals significant in local or regional history or the cultural heritage of California or the United States.
- 3) 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.
- 4) Has yielded, or may be likely to yield, information important in prehistory or history.

Based on the criteria listed above, five of the opportunity sites identified in the Housing Element may include resources that are eligible for listing on the National Register of Historic Places (NRHP), the California Register of Historic Places, or local designation. Section 19.42 of the City’s Development Code (Historic Preservation and Infill in the Historic Zone) sets forth detailed requirements and guidelines for the evaluation and protection of historic resources. Any development proposed for an opportunity site that may contain a historic resource will be subject to these requirements and guidelines as part of the project review process. Therefore, there would be ***no impact*** on historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource?

There are no recorded archaeological sites in Sonoma listed or eligible for inclusion in the National Register of Historic Places, the California Register of Historic Places. Future development sites will be evaluated for archaeological and cultural impacts if located in areas of the City near past sites or where geographical and soil studies indicate resources may be evident. As a policy document, the Housing Element Update does not result in physical improvements including ground-disturbing activities. Therefore, there would be ***no impact*** on the significance of an archaeological resource.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

There are no known unique paleontological resources or unique geologic features within the vicinity of the identified opportunity sites. As a policy document, the Housing Element Update does not result in physical improvements including ground-disturbing activities. Hence, ***no impact*** would occur.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Although impacts to human remains are not anticipated, there is always the remote possibility that human remains are present below the ground surface and could be unearthed during ground disturbing activities. The Housing Element identifies opportunity sites and policies to accommodate new housing developments within existing residential and commercial areas and does not call for land use changes or residential development outside of existing built-up areas of the City. The impacts of the currently zoned densities and capacities have been previously analyzed in the General Plan EIR at a program EIR level of detail. Any potential impacts will be analyzed in conjunction with the approval of a particular project. Any needed mitigation measures or conditions of approval will be identified during the

development review process, including compliance with the General Plan policies and building code requirements. Therefore, adoption of the Housing Element will have *no impact*.

6. GEOLOGY AND SOILS: Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

The project site is not located within an Alquist-Priolo Earthquake Fault Zone. Any potential impacts resulting from seismic activity would be reduced to a less than significant level by the City of Sonoma’s building code

requirements, which require all new structures to be constructed in a manner to maximize seismic safety. Therefore, **no impact** would occur.

ii) Strong seismic ground shaking?

The City of Sonoma is located in the seismically active San Francisco Bay Area, in proximity to several mapped active or potentially active regional faults, mainly the Rodgers Creek fault. As a result, the project could result in the exposure of people, structures, and/or property to seismic ground shaking. While hazards associated with potential ground shaking cannot be eliminated, potential impacts resulting from seismic ground shaking would be reduced to the greatest extent feasible through compliance with the City of Sonoma's building code requirements, which require new structures to be designed and constructed in a manner to maximize seismic safety, in conformance with the California Building Code. There would be **no impact**.

iii) Seismic-related ground failure, including liquefaction?

Refer to Section 6.a.ii and 6.c. **No impact** would occur.

iv) Landslides?

No potential for landslides exists within the city and sphere of influence, as the site is relatively flat. Therefore, **no impact** would occur.

b) Result in substantial soil erosion or the loss of topsoil?

Future residential development would be subject to existing federal, State, and local regulations related to geologic safety to prevent significant damage from ground shaking during seismic events. The 2020 General Plan and the Development Code include policies that require a thorough evaluation of geologic and soil conditions as part of the development review process and establishes specific requirements for development on hillsides and prohibits development on slopes over 10 percent to reduce hazards associated with building on slopes. As a policy document, the Housing Element Update does not result in physical improvements including ground-disturbing activities that would result in soils erosion or loss of topsoil. Any impacts in this area would be **less-than-significant**.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Unstable geologic units are known to be present within the Sphere of Influence. Future residential housing projects on unstable or expansive soils could create risks to life or property and result in adverse impacts such as on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. Portions of the City are underlain with stiff alluvial clay, which is a soil unit with expansion potential. Structures and infrastructure in these areas can be at risk if they are not engineered and constructed pursuant to appropriate building codes. All residential projects that may be constructed in the future would be subject to site-specific geotechnical review as well as City engineering and California Building Code requirements which would minimize the potential impacts of expansive soil and soil stability. Therefore, a **less than significant impact** regarding the potential for landslides, lateral spreading, subsidence, liquefaction, or collapse would occur.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Refer to Section 6.c. Impacts in this area would be **less than significant**.

e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal or wastewater?*

All future residential projects would be required to connect to the local sewer system managed by the Sonoma Valley County Sanitation District. Use of septic tanks or alternative wastewater disposal systems are not proposed as part of the project. **No impact** would occur.

7. GREENHOUSE GAS EMISSIONS: Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

In 2006, California adopted Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006. AB 32 established a statewide GHG emissions reduction goal to reduce statewide GHG emissions levels to 1990 levels by 2020. Assembly Bill 32 established a legislative short-term (2020) mandate for State agencies in order to set the State on a path toward achieving the long-term GHG reduction goal of Executive Order S-03-05 to stabilize carbon dioxide (CO₂) emissions by 2050.

The City of Sonoma 2020 General Plan sets forth plans, policies, and programs to aid in the reduction of GHG emissions. Policies in the 2020 General Plan aim to curb GHG emissions and reduce sprawl, in part by supporting land use decisions that reduce reliance on cars and promote compact development. In addition to implementing Plan policies, the City coordinates with regional agencies to ensure its transportation plans, programs, and projects conform to the most recent air quality and GHG reduction requirements. In 2010, the City adopted the 2010 California Building Code, which raised the level of construction standards in the City in order to encourage water and resource conservation, reduce water demand from construction projects, increase energy efficiency in buildings, provide durable buildings that are efficient and economical to own and operate, and promote the health and productivity of residents, workers, and visitors to the City. In 2005 the ten local governments within Sonoma County set a mutual greenhouse gas target in partnership with the Climate Protection Campaign (CPC). The target is to reduce GHG emissions to 25 percent below 1990 levels by 2015, one of the most aggressive targets in the country. All of these policies are further supported by measures in the revised Housing Element intended to reduce energy use and lower greenhouse gas emissions.

The Housing Element is a regulatory document that establishes goals and policies that guide development, as well as outlines various districts within the boundaries of the city and restrictions for erecting, constructing, altering, or maintaining certain buildings, identifying certain trades or occupations, and makes certain uses of lands. The proposed Project does not directly result in development in and of itself. Before any development can occur in the

city, all such development is required to be analyzed for conformance with the General Plan, Development Code and other applicable local and State requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits. Future development in Sonoma could contribute to global climate change through direct and indirect emissions of GHG from transportation sources, energy (natural gas and purchased energy), water/wastewater use, waste generation, and other off-road equipment (e.g. landscape equipment, construction activities). Potential future development under the proposed Project would not increase development potential in Sonoma beyond what is already allowed for in the General Plan. Consequently, implementation of the proposed Project would result in a less-than-significant impact related to contributing to GHG emissions that could have a significant effect on the environment and conflicting with an applicable plan adopted for the purpose of reducing GHG emissions. Based on the preceding, impacts in this area would *less-than-significant*.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

See response 7.a, above. The adoption of the revised Housing Element would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gases. Therefore, there would be *no impact*.

8. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

i) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

As described in the Public Safety Element in the 2020 General Plan, the City has many programs and ordinances in place related to hazardous materials. In addition, the City’s Department of Public Safety implements a comprehensive environmental regulatory program that includes permitting, inspection, enforcement, and educational elements. The proposed Housing Element Update does not involve the routine transport, use, or disposal of hazardous materials and would not be expected to generate hazardous emissions. Therefore, **no impact** would occur.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials (including, but not limited to, oil, pesticides, chemicals, or radiation) into the environment?

Refer to Section 8.a. **No impact** would occur.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Refer to Section 8.a. **No impact** would occur.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

None of the opportunity sites are identified on the Hazardous Waste and Substances Site List (Cortese List) for Sonoma County. Therefore, future residential development would not create a significant hazard to the public or environment due to site contamination and **no impact** would occur from the proposed Housing Element Update.

e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The project is not within the vicinity of a private airstrip and therefore would not reasonably be expected to result in a safety hazard, and thus **no impact** would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The project would not interfere with any adopted emergency response or evacuation plan. Therefore, **no impact** would occur.

g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The project site is located in an urban environment, and is not adjacent to wildlands. Therefore, **no impact** would occur.

9. HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) *Violate any water quality standards or waste discharge requirements?*

The City has adopted specific thresholds to analyze potential storm water and erosion impacts and requires compliance with the National Pollutant Discharge Elimination System (NPDES) for construction activities. The Housing Element Update will not result in a violation of water quality standards, waste discharge requirements or otherwise alter adopted policies programs that protect water quality and regulate waste discharge. Hence, **no impact** would occur.

b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

The Department of Water Resources (DWR) defines groundwater basins based on geologic and hydrogeologic conditions. According to the DWR, the opportunity sites are located within the Sonoma Valley groundwater sub-basin. As set forth in a 2006 study of the Sonoma Valley watershed performed by the USGS, groundwater recharge within the basin primarily occurs from creeks, streams, lakes, reservoirs, and ground recharge from expansive agricultural and open space areas. By continuing the land use strategy of the 2020 General Plan to focus on infill development within a compact city boundary, the Housing Element Update preserves primary groundwater recharge areas. Within the sphere of influence, future residential development will be regulated by the City’s Development Code. By limiting the amount of impervious surface coverage associated with new development, the Development Code helps to protect groundwater supplies and preserve aquifer recharge. Furthermore, the proposed adoption of the updated Housing Element would not result in any new development potential in the city beyond what was previously analyzed in the certified General Plan EIR and no additional water demand would occur. This would be a **less-than-significant** impact.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

The Housing Element Update does not involve the alteration of any stream or river. Hence, there would be **no impact**.

d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

No significant changes to the city’s drainage patterns would result from the adoption and implementation of the revised Housing Element. Hence, **no impact** would occur.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Future residential development will be regulated by the City's Development Code. The Development Code requires that new development include provisions for adequate drainage as well as grease traps and pollutant intercepts. There are no changes set forth in the Housing Element Update that would conflict with existing policies and programs that regulate drainage systems. Hence, there would be **no impact**.

f) Otherwise substantially degrade water quality?

There would be **no impact**. See responses to Items 9.a, 9.c, and 9.e.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The Housing Element does not propose to locate any sites within a 100-year flood hazard zone area. Future residential development will be regulated by the City's Development Code. The Development Code includes provisions regulating the development of structures within flood hazard areas. See section 19.40.020 (Creekside Development). There are no changes set forth in the Housing Element Update that would alter an established policy or program intended to protect housing from placement within a 100-year flood hazard area. Hence, **no impact** would occur.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

The Housing Element does not propose to locate any sites within a 100-year flood hazard zone (refer to Section 8.g above). **No impact** would occur.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project site is not located below a levee or dam. As a result, the project would not expose people or structures to a significant risk of loss, injury, or death involving flood hazards. **No impact** would occur.

j) Expose people or structures to inundation by seiche, tsunami, or mudflow?

The project site is not located in the vicinity of a large inland water body, along coastal waters, or in the path of a potential mudflow. **No impact** would occur.

10. LAND USE AND PLANNING: Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Physically divide an established community?

The project site is located within an urban setting. Implementation of the proposed Project would not involve any structures, changes to land use designations, or the introduction of other features (i.e. freeways, railroad tracks) that would physically divide an established community. As a result, the Housing Element Update would not physically divide the community. **No impact** would occur.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The General Plan is the primary planning document for the City of Sonoma. The proposed Project would enable the City to meet its housing needs required by State law and facilitate future development to meet the needs of at-risk populations by providing housing types designed for these groups consistent with the City’s 2020 General Plan. Future potential development permitted under the proposed Project does not include any land use or zoning changes that would re-designate land uses or zoning districts. In addition, as discussed in the other sections of the Initial Study, the project would not conflict with any land use plan, policy or regulation adopted to avoid or mitigate environmental effects. **No impact** would occur.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No habitat conservation plans or natural community conservation plans have been prepared addressing the site and surrounding lands. Therefore **no impact** would occur.

11. MINERAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) *Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?*

The City and Sphere of Influence does not have any sites of known mineral resources of value to the region or the state, or identified on any local land use plans. No sites used for the production of mineral resources would be impacted by the Project; therefore it will not have a negative impact on mineral resources. Hence, **no impact** would occur.

b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

Refer to Section 11.a. **No impact** would occur.

12. NOISE: Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to, or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to, or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity due to construction activities above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Exposure of persons to, or generation of noise levels in excess of, standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The Housing Element Update would not generate or expose people to noise levels in excess of standards established within the Noise Element of the *City of Sonoma 2020 General Plan*, or the City’s Noise Ordinance (Chapter 9.56 of the Sonoma Municipal Code) beyond what was previously analyzed in the General Plan EIR. Thus, **no impact** would occur. Refer to subsection d. below for a discussion of construction noise impacts.

b) Exposure of persons to, or generation of excessive groundborne vibration or groundborne noise levels?

The Housing Element update would not expose persons to or generate excessive groundborne vibration or groundborne noise levels. Future residential development project will be reviewed in accordance with CEQA once site-specific development details are proposed. There are no changes set forth in the Housing Element Update that would conflict with adopted policies and programs that protect residence from excessive noise levels. This would be considered a **less-than-significant** impact.

c) A substantial permanent increase in ambient noise levels in the project vicinity?

There are no changes set forth in the Housing Element Update that would conflict with adopted policies and programs that protect residence from excessive noise levels. Future residential development project will be reviewed in accordance with CEQA once site-specific development details are proposed. Any permanent increase in ambient noise levels resulting from future residential development project will be minimal and **less-than-significant** with respect to existing ambient noise levels in the area.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity due to construction activities above levels existing without the project?

Construction activities typically associated with new development, including grading, excavation, paving, material deliveries, and building construction, would result in a substantial temporary increase in ambient noise levels in the project vicinity. Although this impact is temporary in nature, increased noise levels throughout the construction period, may adversely affect residents in the area. However, compliance with the City’s Noise Ordinance (Chapter 9.56 of the Sonoma Municipal Code) as normally required, would ensure that potential impacts from future development projects are minimized. As a policy document, the subject Housing Element Update does not propose any construction at this time. Construction activities associated with buildout of the General Plan were previously analyzed in the adopted General Plan EIR. There are no changes set forth in the Housing Element Update that would

conflict with to adopted policies and programs that regulate noise levels. Therefore, the Housing Element Update would have a *less-than-significant* impact due to a temporary or periodic increase in ambient noise levels.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

None of the opportunity sites identified by the Housing Element Update are located within an airport land use or near any public airports. Hence, there would be *no impact*.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not in the vicinity of a private airstrip. Therefore, *no noise impacts* associated with a private airstrip would occur.

13. POPULATION AND HOUSING: Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Induce substantial population growth in an area, either directly or indirectly?

The Project consists of adoption of a policy document that identifies and assesses projected housing needs and provides an inventory of currently available sites. It does not include any land use changes, rezoning, or development approvals. The overall amount and pace of residential development in the City of Sonoma is regulated by the City’s Growth Management Ordinance. The update of the Housing Element will not affect the already allowable location, density, type and affordability of new housing development, nor will it induce growth in excess of what is allowed through the Growth Management Ordinance or anticipated in the General Plan as a whole. Hence there would be *no impact*.

b) Displace substantial numbers of existing housing units?

The Project consists of adoption of a policy document that identifies and assesses projected housing needs and provides an inventory of currently available sites. It does not include any land use changes, rezoning, or development approvals. The Housing Element update does not displace any of the existing housing stock. Hence there would be **no impact**.

c) Displace substantial numbers of people?

The Project consists of adoption of a policy document that identifies and assesses projected housing needs and provides an inventory of currently available sites. It does not include any land use changes, rezoning, or development approvals. The project would not displace a substantial number of people. Hence, there would be **no impact**.

14. PUBLIC SERVICES: Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

As discussed in Section 13, Population and Housing, above, the proposed Project would not directly or indirectly result in population growth. The proposed Project does not include the construction of any new public service facilities or expansion of existing facilities. The proposed Project would not increase development

potential beyond what was considered in the current General Plan and analyzed in the associated EIR. Further, the provisions of the proposed Project would not conflict with any aspects of the General Plan, including land use designations and allowed building intensities that could impact demand for City services. Implementation of the proposed Project would not result in new impacts in regard to provision of City services.

i. *Fire protection?*

Fire protection services are provided by Sonoma Valley Fire & Rescue Authority (SVFRA). While potential residential development as allowed for under the Housing Element update would constitute an incremental increase in demand for services, SVFRA's response time and level of service would remain adequate, as the potential rate of growth was anticipated as part of the General Plan. The project would not require new or physically altered fire department facilities, nor will it induce growth in excess of what is allowed through the Growth Management Ordinance or anticipated in the General Plan as a whole. This would be a *less-than-significant* impact.

ii. *Police protection?*

The Sonoma County Sheriff's Department currently provides police services for the City. According to Police Department staff, while future residential development would constitute an incremental increase in demand for services, adequate police services are available to meet current and future demand generated by buildout of the General Plan. Since the proposed Housing Element Update does not alter the anticipated rate of growth analyzed in the General Plan EIR, a *less than significant impact* would result.

iii. *Schools?*

The project site is located within the Sonoma Valley Unified School District (SVUSD), which operates five elementary schools, two middle schools, and one comprehensive high school. As normally required, the applicant/developer of any future residential development project would have to pay school impact fees to offset potential impacts to the SVUSD. According to California Government Code Section 65995, the payment of development fees mitigates any impact to school districts, and no additional mitigation beyond the payment of these fees is permitted. The Housing Element Update is consistent with the rate of growth analyzed in the General Plan EIR. Future residential development projects will be subject to the applicable development impact fees for school. Therefore, this would be a *less-than-significant* impact.

iv. *Parks?*

A sufficient number of parks and recreational facilities exist within the city and region. There is no increase in the potential housing units or population set forth in the Housing Element Update beyond what was previously identified and evaluated in the adopted General Plan EIR. The Housing Element update would not require the provision or construction of new public parks (refer to Section 15. Recreation). This would be a *less-than-significant* impact.

v. *Other Public Facilities?*

The Housing Element Update would not require the provision or construction of other public facilities. *No impact* would occur.

15. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Would the project increase the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

In combination with State and County parks that are maintained within and adjacent to the city limits, the City of Sonoma has roughly 340 acres of parkland and other recreational facilities. The Housing Element accommodates all new housing developments within existing residential and commercial areas and does not call for land use changes or residential development outside of existing built-up areas of the City; hence all requirements for the open space in the City have already been previously accounted for in the General Plan. The City of Sonoma’s 2020 General Plan includes an Environmental Resources Element, which provides direction as to the various types of recreational facilities that are to be provided for the community. The Housing Element Update does not introduce any policies or program that would conflict with the Environmental Resources Element. Therefore, the project would not result in a substantial deterioration of local/regional recreational facilities. There would be a *no impact*.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The project would not include or require construction or expansion of recreational facilities. No land use changes or rezoning is required for the City to meet its residential growth needs (RHNA) allocation. Any potential environmental impacts on recreational facilities, beyond those already assessed as part of the General Plan EIR will be analyzed in conjunction with the proposal of future residential development projects. Any needed mitigation measures or conditions of approval will be identified during the development review process. Therefore, adoption of the Housing Element update will have no negative impact on recreation. Hence, **no impact** would occur.

16. TRANSPORTATION/TRAFFIC: Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and

relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

The adoption of the updated Housing Element would not increase development potential or population growth beyond what is already accounted for in the current General Plan, including the existing Circulation Element. Further, the updated Housing Element would not alter land use designations or allowed building intensities. In addition, the overall level of development in Sonoma would continue to be regulated by the Growth Management Ordinance. For these reasons, the updated Housing Element is consistent with applicable circulation plans, policies, and ordinances and **no impact** would occur.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?

As set forth in the Circulation Element of the 2020 General Plan, the City of Sonoma considers Level of Service (LOS) D to be the poorest acceptable level of service operation at both signalized and unsignalized intersections. No land use changes or rezoning is required for the City to meet its residential housing needs (RHNA) allocation of 137 units. However, the development of additional housing units would result in an increase in traffic, and could cumulatively exceed a level of service established by the City for designated roadways. These potential impacts have been previously analyzed and evaluated as part of the certified General Plan EIR. Any potential environmental impacts on transportation associated with a particular development proposal beyond those already assessed, as part of the General Plan EIR will be analyzed in conjunction with the submittal of future residential development application. During the environmental review, a traffic impact study would be required for any project having the potential to exceed a designated LOS standard to ensure that potentially affected intersections operate acceptably at mid-LOS D or better with the addition of vehicle trips from the project under baseline and cumulative conditions. Any needed mitigation measures or conditions of approval will be identified at that time. As a result, adoption of the Housing Element would have a **less-than-significant** impact with respect to level of service standards.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The proposed Project does not include any strategy or measure that would directly or indirectly affect air traffic patterns. Therefore, **no impact** would occur.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The proposed Project does not include any strategy that would promote the development of hazardous road design features or incompatible uses. Therefore, **no impact** would occur.

e) Result in inadequate emergency access?

Any potential environmental impacts on emergency access, beyond those already assessed, as part of the General Plan will be analyzed in conjunction with the submittal of future residential development application. Any needed mitigation measures or conditions of approval will be identified at that time. Therefore, adoption of the Housing Element will have a **less-than-significant** impact on emergency access.

f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

The proposed Project will have no impact on policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. **No impact** would occur.

17. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Treatment of wastewater is handled by the Sonoma Valley County Sanitation District (SVCSD), which has one treatment plant located on Eighth Street East. The SVCSD is operated and maintained by the Sonoma County Water Agency (SCWA) under a permit issued by the San Francisco Bay Regional Water Quality Control Board (RWQCB). The SVCSD service area encompasses central Sonoma Valley from Glen Ellen to south Sonoma, including all of the City of Sonoma and Sphere of Influence. The SCVSD treatment plant has a National Pollution Discharge Elimination System (NPDES) permit that limits the permitted average dry weather flow (ADWF) to 3.0 million gallons per day (MGD). Since 1998 the typical ADWF has been between 2.5 and 2.85 MGD. The SVCSD has been successful in reducing flows to the treatment plan through the use of water conservation programs. The NPDES permit does not directly cover wet weather flows, which are difficult to estimate due to stormwater infiltration. During the wet

weather months the plant discharges treated water into Schell Slough (no discharge is allowed during the dry weather period, defined as May 1st through October 31st). In addition, the plant has several equalization basins that can store excess wastewater during wet weather flows. During wet weather months, discharges from the plant are currently limited to approximately 11 MGD by the capacity of the pumps that release water into Schell Slough. Because the equalization basins allow the plant to store excess flows until they can be treated, the plant is able to adequately treat all of the wet weather flows.

The adoption of the updated Housing Element would not increase development potential beyond what was anticipated in the current General Plan and analyzed in the associated environmental document. Therefore, the Housing Element update would have no impact with regard to the wastewater treatment requirements of the San Francisco Bay RWQCB and the capacity of the SVCSD to serve the projected General Plan demand. **No impact** would occur.

b) Require or result in the construction of new or expanded water or wastewater treatment facilities?

As explained in Section 16.a the project would not result in the construction of new or expanded wastewater facilities. As explained in Section 16.d the project would not result in the construction of new or expanded water facilities. This would be a **less-than-significant** impact.

c) Require or result in the construction of new or expanded storm water drainage facilities, the construction of which could cause significant environmental effects?

Future residential development will tie into existing storm drains, and in some instances mains may need to be upgraded to accommodate new demands generated by development. The specific environmental effects of future development will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the development review process. The Housing Element does not increase density or otherwise induce demand for water drainage facilities beyond what was previously analyzed in the General Plan EIR. Therefore, adoption of the Housing Element update will have **no impact** on storm water drainage facilities.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources?

The City of Sonoma purchases most of its potable water from the Sonoma County Water Agency (SCWA), distributed to the City via the Sonoma Aqueduct, which travels north and south from Sonoma to Santa Rosa. The SCWA has advised the City of Sonoma that in planning for future water supply, the City is projected to receive a maximum of 2,355 AFY in 2019, increasing in five-year increments to 2,626 in 2035. On an annual basis the City has received less than 2,355 AFY from the SCWA over the past seven years, meaning that additional capacity remains available to serve new development. The average amount of water delivered by the SCWA annually from 2000 to 2013 has been 2,215.42 AFY and current deliveries to the City are substantially below the 2002 peak. Most recently, in 2013, the City received 2,121.40 AFY from the SCWA in comparison to the 2,355 AFY that the City could receive as estimated in the 2010 UWMP.

In addition to water delivered by the SCWA, City wells provide an additional source of water that is available above any allocation delivered by the SCWA. The SCWA supply is supplemented by a system of City-owned groundwater wells that serve to help meet peak demands during the summer. The City currently operates seven groundwater production wells, five of which are operational. An eighth well will be brought on line in 2015. During a typical

water year, the groundwater wells are only used during seasonal high water demand months, and are not operated during the winter except for short-term operation to exercise the pumps. Although the total estimated capacity of the City's wells is approximately 1,470 gpm, for practical purposes the firm capacity of the well system is estimated to be 820 gpm. Over the past five years, City wells have supplied an average of 4.4 percent of annual water needs.

The State-mandated mechanism by which cities plan for meeting future needs is known as the "Urban Water Management Plan" (UWMP). The State Legislature has declared that "every urban water supplier should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry water years." Through the process of preparing Sonoma's UWMP, a number of significant constraints were identified, including the following:

- *SCWA Supply.* As discussed above, there are limitations on the SCWA's ability to provide increased allocations to its contractors.
- *Biological Opinion.* In response to concerns about declining salmonid populations in the Russian River, the SCWA cooperated with the Nation Marine Fisheries Service in the development of a Biological Opinion to guide Agency operations in a manner that would lead to the restoration of these populations. The Biological Opinion found that under certain conditions, increased summertime flows in Dry Creek and the Russian River due to releases from Lake Mendocino and Lake Sonoma as part of SCWA operations harmed rare and endangered fish species, including Steelhead, Coho and Chinook salmon. To address this problem over the long-term, the SCWA is working on a long-term set of restoration projects aimed at reducing water velocity. In the meantime, the SCWA has to carefully manage summertime flows, sometimes to the detriment of meeting the supply needs of its contractors. Under certain circumstances, Agency contractors, including the City of Sonoma, must accept reduced deliveries during the summer months, sometimes by as much as 25%.
- *Flood Control.* Lake Sonoma and Lake Mendocino are used for flood control and operations in this regard are regulated by the Army Corps of Engineers. In years where there are heavy rains early in the wet season, water is released from the lakes in order to account for the possibility of heavy rains later in the season. If these rains do not materialize, the water available for use in the summer is reduced even though the total level of rainfall is considered "normal."
- *Groundwater.* A 2006 USGS report estimated through the groundwater flow modeling analysis, that between 1975 and 2000, 17,300 acre-feet of groundwater was lost from overall groundwater storage. As a result, the Sonoma Valley has been experiencing localized declining groundwater levels in some areas and potential groundwater quality problems from seawater intrusion and geothermal upwelling in the southwestern area of the Sonoma valley basin. That said, the groundwater depression area indicated in the southwest part and southwest of the City is not related to pumping that the City does. Pumping from the City occurs in the northern portion of the City and does not show depressed groundwater levels. Nonetheless, the City needs to carefully manage and monitor its ground water use in order to avoid contributing to the overdraft of the basin.

These constraints have been addressed through updated analysis, regulations, conservation programs, and planned water supply enhancements as set forth in the 2010 Urban Water Management Plan. Water conservation programs include the City's Water Efficient Landscape Ordinance (WELo), adopted by the City Council in 2010, and the

2010 California Building Code and the 210 California Green Building Code, which includes heightened requirements with respect to water conservation. In addition, the City Council adopted amendments to the Building Code to impose still more stringent water conservation standards with respect to new construction. According to the 2010 UWMP, it is estimated that these measures will result in an annual savings of 317 acre-feet per year by the year 2030. Planned enhancements to the City's water supply include conjunctive use (groundwater banking), offsets from recycled water, and increased well production. In light of these factors the City's total water usage is not projected to exceed SCWA deliveries in the 20-year horizon under normal rainfall conditions.

As there are many complex issues that may affect future SCWA water deliveries to the City of Sonoma, and recognizing the uncertainty inherent in implementing needed programs and capital improvements, the City Council has established a "Will Serve" policy, initially adopted in 2010 and renewed in 2013. Specifically, establishing the following requirement: Prior to the issuance of any building permit, a water demand analysis shall be submitted by the applicant and shall be subject to the review and approval of the City Engineer. Building permits for the project shall only be issued if the City Engineer finds, based on the water demand analysis in relation to the available water supply, that sufficient capacity is available to serve the proposed development, which finding shall be documented in the form of a will-serve letter, prepared by the City Engineer. Any will-serve letter shall remain valid only so long as the use permit for the project remains valid. The Will-Serve requirement applies to any proposed subdivision or residential development of more than two units and to new commercial development or expansions of existing commercial projects.

The Housing Element update does not increase density or intensity beyond what was analyzed in the General Plan and evaluated in the City's 2010 Urban Water Management Plan. Any future residential development approval will be subject to the will-serve requirement. Thus, the adoption of the Housing Element will have **no impact** on the City's ability to meet future water demand.

e) Result in a determination by the wastewater treatment provider that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

See 17.a. There will be **no impact**.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project?

The City of Sonoma's landfill needs are provided by the Sonoma County Waste Management Agency. Any new services due to future development will tie into existing systems. The Housing Element Update does not conflict with any adopted policies or programs that reduce waste generation and increase diversion. Therefore, adoption of the Housing Element will have **no impact**.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The Housing Element Update is consistent with all applicable federal, state, and local regulations related to solid waste. **No impact** would occur.

17. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

As described throughout this document, the Project consists of an update of the Housing Element of the City of Sonoma General Plan for the 2014-2022 planning period, pursuant to California Government Code Section 65588. The Housing Element is a policy document that describes the City’s share of regional housing needs, as projected by the State, and provides an inventory of existing residential sites and other resources currently available to meet these needs.

The Housing Element does not change the City’s current land use designations or zoning, and does not allow or require any additional residential development beyond that currently allowed. It simply describes the sites that are currently available for development. Any potential site-specific environmental impacts from future development proposals will be evaluated when those projects are proposed and reviewed for permitting purposes. Adoption of the Housing Element will not degrade the quality of the environment or substantially reduce the habitat of any wildlife species. Therefore, there will be *no impact*.

b) Does the project have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

ABAG has determined the City of Sonoma's share of regional housing need (RHNA) to be 137 housing units for the 2014-2022 planning period. The Housing Element describes how the City's current zoning and land use designations have existing capacity to accommodate these units on underutilized or vacant sites in various zones which currently allow residential and/or mixed use development. The addition of housing units would result in "cumulatively considerable" impacts with the addition of population, automobile trips, air quality and public services. These cumulative impacts can cause substantial adverse effects on human beings, either directly or indirectly and have been previously identified in the certified EIR prepared for the adopted General Plan.

The Housing Element does not require any land use or zoning changes, and does not require residential development outside the existing built-up areas of the City. All environmental effects of future development will be evaluated as individual project proposals, and assessed for environmental impacts including mitigation measures when necessary. The Housing Element update does not result in cumulatively considerable impact beyond what have already been analyzed in the adopted General Plan EIR. Therefore, adoption of the Housing Element will not result in any cumulatively considerable impacts and hence will have ***no impact***.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The Housing Element update does not require any land use or zoning changes, and does not require residential development outside the existing built-up areas of the City. All environmental effects of future development will be evaluated as individual project proposals, and assessed for environmental impacts including mitigation measures when necessary. The Housing Element update does not result in cumulatively considerable impact beyond what have already been analyzed in the adopted General Plan EIR. Adoption of the proposed Housing Element will not degrade the quality of the environment, result in cumulatively considerable impacts or cause substantial adverse effects on human beings. Therefore there will be ***no impact***.

ATTACHMENT A

City of Sonoma, 2015-2023 Housing Element

References: *These documents are available at the City of Sonoma Planning Department*

1. City of Sonoma General Plan, “2015-2023 Housing Element – Planning Commission Review Draft”, December 2014.
2. City of Sonoma’s 2020 General Plan Update (September 2006) includes the following Elements:
 - i. Community Development Element
 - ii. Local Economy
 - iii. Environmental Resources Element
 - iv. Circulation Element
 - v. Public Safety Element
 - vi. Noise Element
3. City of Sonoma “Land Use and Design Options”, September 2004.
4. City of Sonoma’s 2006 General Plan – Final Environmental Impact Report, September 2006.
5. City of Sonoma “General Plan Land Use Map,” Sonoma, California
6. City of Sonoma "Zoning Map," Sonoma, California
7. State of California, Department of Conservation California Geological Survey, Alquist-Priolo Earthquake Fault Zones website: <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/Index.aspx>
8. FEMA Maps



DRAFT DECEMBER 23, 2014

CITY OF SONOMA

2015-2023 HOUSING ELEMENT





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COMMUNITY CONTEXT

“Sonoma is a beautiful, environmentally friendly, and safe place, widely recognized as one of the most desirable cities in Northern California to live, visit, and do business. Ours is a diverse community where residents and their children can and want to remain” (Vision Statement from Sonoma 2020 General Plan)

As set forth in the General Plan, the City Council’s vision for 2020 includes:

- *Innovative, creative and sustainably-designed development respects the availability of natural resources and enhances the scale, character, and natural setting of the community.*
- *The community’s history and its role as a cultural center are enhanced through public art, special events, and careful preservation of historic features.*
- *A vibrant, entrepreneurial economy is fueled largely by retention and incubation of locally-owned businesses that complement the small-town atmosphere and provide high paying jobs.*
- *Housing is available and affordable to the residents and the local workforce to support an economically diverse population.*
- *Creeks, trees, other natural features are valued and preserved, and open space and agricultural lands are protected—both in and around the city.*
- *Residents have access to a variety of high-quality recreational opportunities.*
- *Walking and bicycling are safe and the use of clean-fuel transit is popular. Traffic congestion is mitigated.*
- *Residents enjoy peace, quiet, and security, as well as efficient, high-quality public services.*
- *The City enjoys productive relationships with neighboring communities to effectively address regional issues, including planning, service provision and capital improvements.*

During public workshops in preparation of this Housing Element, several themes emerged: promoting economic and social diversity, encouraging creative and innovative housing typologies, retaining architectural character, and recognizing environmental impacts of development. Although focused on housing, the themes and directions that emerged from the community workshops were consistent with the overall General Plan vision statement.



ROLE OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a long-range General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing production. Housing Element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

California’s Housing Element law requires that each city and county develop local housing programs to meet their “fair share” of existing and future housing needs for all income groups. The Association of Bay Area Governments (ABAG) is responsible for developing and assigning these “Regional Housing Need Allocations,” or “RHNA”, to Bay Area jurisdictions. Pursuant to the RHNA planning period, the Sonoma Housing Element is an eight-year plan extending from 2015-2023. Because Housing Element updates are tied to the RHNA cycle, they are not always synchronized with major updates of the other elements of the General Plan, which tend to occur less frequently.

Sonoma’s 2015-2023 Housing Element identifies strategies and programs that focus on:

- Providing a mix of housing types affordable to all income levels, consistent with community and regional needs.
- Improving housing affordability for both renters and homeowners in Sonoma.
- Maintaining and enhancing the existing housing stock and ensuring that new residential development is consistent with Sonoma’s town character and with neighborhood quality.
- Reducing governmental constraints on the maintenance, improvement and development of housing while maintaining community character.

- Promoting equal housing opportunities for all residents, including Sonoma’s special needs populations, so that residents can reside in the housing of their choice.
- Encouraging the development of housing options, such as junior second units and cottage housing, that can address the need for smaller, more affordable units.
- Promoting greater housing security for seniors and low income households in light of the increasing cost of housing.
- Linking environmental and affordability incentives to ensure Sonoma grows in a responsible manner, in line with resource limitations such as water availability.

The Housing Element consists of the following:

- A summary of the City’s existing and projected housing needs;
- An assessment of land, financial and administrative resources available to address Sonoma’s housing needs;
- A Housing Plan to address the City’s identified housing needs, including housing goals, policies, and programs; and
- A Technical Background Report consisting of a detailed housing needs assessment, an analysis of constraints to housing production and affordability, and an evaluation of the City’s progress in implementing the housing programs established in the 2009-2014 Housing Element.

PUBLIC PARTICIPATION

Sonoma has made a diligent effort to engage a cross section of the public in the Housing Element update process. During development of the draft Element, three public meetings were conducted: a Planning Commission study session, a community workshop and a joint Planning Commission/ City Council study session. All public meetings were noticed in advance via email to interested parties, notice on the city website, publication in the local newspaper, and direct letters to groups with an interest in housing issues and those representing special needs populations.

The community workshop focused on presenting background information on the Housing Element process and the City's Housing Needs, and asked participants for input on Sonoma's most critical housing needs. The workshop also presented an opportunity for policy brainstorming and discussion. Participants provided valuable feedback on policy direction and housing needs. Additionally, a Housing Needs Survey was available to all members of the community, accessible at the meeting, on the City's website, and at locations throughout the community.



Summaries of public comments received during the community workshop and Planning Commission and City Council study sessions are included in Appendix A2. Common themes that arose include the following:

- The importance of preserving local character;
- The need to increase the supply of affordable housing;
- The urgency of addressing the rising cost of housing, particularly in Sonoma's three mobile home parks;
- The desire for a variety of housing types; and
- The need to provide housing at all income levels so that long-time residents can remain in Sonoma and young families can establish themselves.

Survey responses from the public also reinforced the types of housing needs that meeting attendees brought up. Housing quality, affordable dwellings, and housing availability to all demographic and economic segments were desires shared at public meetings and in the surveys. From the surveys, the top-rated response to housing priorities was planning for housing available to all income levels, which was followed by maintaining housing stock quality and supporting affordable rental housing development. In terms of housing need, the top survey result reflected the desire for housing available to young families and the workforce. Written responses from the survey also pointed to a need for protecting the affordability of mobile home parks and senior housing. Whether it was in surveys or public meetings, housing quality, affordability and availability were important issues to residents of Sonoma.

In addition to comments gathered from community members, a separate survey of businesses in Sonoma Valley provided a perspective of workforce housing needs from local employers. It supported the idea that the availability of affordable housing for the workforce is a concern in the community.

This Housing Element Update is firmly rooted in public input. The current policies were shaped by extensive outreach conducted for the Housing Element in 2009 and were re-evaluated and refined for this update. Through new outreach efforts for the 2015-2023 Housing Element, the City was able to ensure that housing policies could address the current needs and desires of the community. New policies were discussed at the meetings to anticipate and respond to housing trends. Thus, the 2015-2023 Housing Element drew from community input to advance policies that aim to enhance the quality and availability of housing in Sonoma.

RELATIONSHIP TO THE GENERAL PLAN

The 2015-2023 Housing Element is one of the seven elements of Sonoma’s comprehensive General Plan. The Plan consists of the following elements: Community Development, Local Economy, Environmental Resources, Circulation, Public Safety, Noise, and Housing. The six elements aside from the Housing Element were updated in 2006 when the City of Sonoma 2020 General Plan was completed.

The Housing Element builds upon the other General Plan Elements and is consistent with the policies set forth in those elements. For example, the Community Development Element establishes base densities for the implementation of up to 35 percent density bonus for development of affordable units, while the Housing

Element sets forth specific criteria for granting density bonuses, such as household income levels and requirements for maintaining long-term affordability. Whenever any Element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

Pursuant to SB 244 (as codified in Government Code Section 65302.10(a)), the City has reviewed the unincorporated areas within its Sphere of Influence, and determined that none of these meet the definition of a disadvantaged community (characterized by a median household income <80% of the statewide median).

HOUSING NEEDS SUMMARY

Surrounded by agricultural land, the City of Sonoma has used growth management tools to prevent urban sprawl and preserve the surrounding landscape. Most new residential development in Sonoma occurs as infill, including multi-family developments within and adjoining commercial districts and single-family development on larger parcels within and adjoining established low-density neighborhoods. The City is committed to providing housing for all segments of the population, as well as retaining its small town feel and agricultural heritage. This section presents a summary of Sonoma’s existing and future housing needs as identified in the Housing Element Technical Report (Appendix A1). That report provides a more detailed analysis of local demographic, household, and housing characteristics and trends in an effort to determine the nature and extent of specific housing needs in Sonoma.

Table H-1: Existing Housing Needs

<i>Housing Availability</i>		<i>Housing Affordability</i>	
Vacancy Rate		Overpaying Households	2,459 (50%)
Rental	7.0%	Renter	1,105 (55%)
Owner	2.6%	Owner	1,354 (46%)
<i>Housing Adequacy</i>		<i>Special Needs Households / Persons</i>	
Overcrowded Households	10 (<1%)	Households with Seniors	1,831 (37%)
Renter	0 (0%)	Disabled Persons	1,376 (13%)
Owner	10 (<1%)	Female-Headed Families	425 (9%)
		Large Households	255 (5%)
		Homeless Persons ¹	62 (1%)
		Agricultural Workers	41 (<1%)

Sources: 2010 Census unless otherwise noted¹ 2013 Sonoma County Homeless Census and Survey

Note: Overpayment is defined as paying greater than 30% of gross income towards housing costs.

Overcrowding is defined as greater than 1.01 persons per room, excluding kitchens, bathrooms, and hallways.

EXISTING HOUSING NEEDS

The following summary of existing housing needs is organized into four areas: housing availability, housing affordability, housing adequacy and special needs households. These needs are summarized in Table H-1.



Housing Availability

Sonoma's housing stock consists of 5,544 housing units, of which 66 percent are single-family attached and detached units; 25 percent are multi-family apartment and condominium units, duplexes and triplexes; and 9 percent are mobile homes. The City's housing stock grew moderately between 2000 and 2010, with 20 percent total growth, up from 11 percent the previous decade. Vacancies indicate the demand and availability of housing. According to 2010 Census, the City's rental vacancy rate was 7.0 percent and owner vacancy was 2.6 percent, within range of the accepted standard of 5-6 percent vacancy for rentals and 3 percent ideal for ownership units.

During the one-year period between May 2013 and April 2014, a total of 523 homes were sold in Sonoma. About 84 percent, or 441 units, were single-family homes, and 16 percent, or 82 units, were condominiums. The median single-family home price was \$569,000, and the median-priced condominium was \$445,000.

The rental market is comprised primarily of apartment units. Most of the apartment rental stock consists of one- and two-bedroom units, with average rents of \$1,225 and \$1,750, respectively. Few three-bedroom rental units are available, limiting the rental options for large family households. Three bedroom units command average rents of \$2,200. These rental ranges consider the City and the immediate surrounding area to the north.

Housing Affordability

The level of overpayment for housing is commonly used as a measure of housing affordability. Overpayment is defined as spending more than 30 percent of gross household income on housing. By this standard, 55 percent of renters and 46 percent of homeowners in Sonoma overpaid for housing in 2010. Compared with the Countywide average, both renter and owner overpayment is at least 12 percent higher within the City.

An assessment of 2014 market rents and 2013/2014 sales prices in Sonoma reveals the following. Citywide median rents are well above the level affordable to very low and low income households (50% and 80% AMI), pricing many of the community's lower income occupations—such as restaurant workers, construction laborers, retail salespersons, home health aides, and agricultural workers—out of the rental market. Sales prices of single-family homes are generally beyond the level affordable to moderate-income (120% AMI) household, with the exception of some of the smaller units sold. While more limited in number than single-family homes in Sonoma, condominium sales prices are generally affordable to moderate income households

Housing Adequacy

Housing in Sonoma tends to be in relatively good condition. A general rule in the housing industry is that structures over 30 years typically begin to show signs of deterioration and require reinvestment to maintain/upgrade their quality. Unless properly maintained, homes older than 50 years often require major renovations to remain in good working order. Housing age is generally a good estimate of housing stock quality, although perhaps less so in a community like Sonoma that has a significant historic identity and strong historic preservation efforts. In 2011, over half of the City's housing units had reached the 30-year age threshold and nearly 20 percent had reached the 50-year age threshold.

The level of household overcrowding is another indicator of housing adequacy and quality. Overcrowding occurs when a household is too large for a particular housing unit, and is defined by the Census as more than one person per room. When overcrowding happens, it tends to accelerate the deterioration of homes. In 2010, overcrowding affected just 10 households, all of which were owners. With an overcrowding rate of less than one percent, overcrowding is not a significant issue in Sonoma.

Special Needs Groups

Certain segments of the community may have particular difficulties in finding decent, affordable housing because of their special needs and circumstances. In Sonoma, these special needs groups include the elderly, disabled persons, female-headed families with children, large households, agricultural workers and the homeless. The types of housing issues faced by these groups vary widely. The data below is from the 2010 Census unless otherwise noted.

- **Seniors:** Seniors typically have special housing needs due to three concerns: limited/fixed income, higher health care costs, and physical limitations. About 37 percent of Sonoma's households (1,831) have one or more persons age 65 and older, making seniors the largest special needs group in the community. Approximately two-thirds of the City's elderly households are homeowners. Because of physical and/or other limitations, senior homeowners may have difficulty in performing regular home maintenance or repair activities. Elderly renters also have significant housing needs related to limited incomes. Housing maintenance and affordability are particularly relevant issues in Sonoma where two-thirds of elderly households earn low incomes (less than \$50,000). Nearly three-quarters of Sonoma's elderly renter households overpay for housing.
- **Disabled Persons:** Physical and mental disabilities can hinder access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. Disabilities refer to mental, physical, or health conditions that last over six months. The 2008-2012 American Community Survey documented 1,376 persons with a disability in Sonoma, representing 13 percent of the population 16 years old and above; seniors comprise two-thirds of this disabled population. The North Bay Regional Center provides services to 219 persons with developmental disabilities in the City, representing approximately 2 percent of the general population.
- **Female-Headed Families with Children:** Female-headed households with children require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Sonoma has 425 female-

headed households, of which 233 had children under 18 years of age (2010 Census). These households are particularly vulnerable because they must balance the needs of their children with work responsibilities. Approximately 11 percent of female-headed families with children under 18 lived in poverty.

- **Large Households:** Large households are defined as those with five or more members and typically consist of mostly families with children. Lower-income large households often live in overcrowded conditions because of the income limitations and the limited supply of affordable housing units with three or more bedrooms. Sonoma is home to 255 large households, representing just five percent of total households in the City. Of these large households, 42 percent, or 107 households, are renters. While Sonoma has an adequate supply of large rental units to address the needs of its large families, vacancies for rental units with three or more bedrooms are extremely limited.
- **Farmworkers:** Although agriculture is an important part of the Sonoma County economy, with 5,000 persons in farm-related occupations, the City only has 41 persons employed in agriculture or natural resources jobs. Agricultural land is only limited to 25 acres within City limits and no farms. Farmworker housing is largely addressed through countywide programs and nonprofit organizations.
- **Homeless:** Homelessness continues to be one of the most visible reminders of the pressing needs facing families and individuals in marginal economic, housing, and health conditions. This population consists of a wide range of persons and families suffering from any number of hardships and conditions, including domestic violence, mental illness, substance abuse, and joblessness. The 2013 Sonoma County Survey identified 4,280 homeless persons in the County, and 62 homeless persons in the City. The recently constructed City homeless/emergency shelter at the police station site, managed by the non-profit group Sonoma Overnight Shelter (SOS), is the primary resource for homeless persons. SOS provides temporary shelter and staff assists individuals in finding longer-term, transitional housing in the region.

FUTURE HOUSING NEEDS

Future housing needs refer to the share of the region’s housing need that has been allocated to a community. In brief, the Association of Bay Area Governments (ABAG) calculates future housing need based upon household growth forecasts, plus a certain amount of units needed to account for a normal and appropriate level of vacancies and the replacement of units that are normally lost to conversion or demolition. In allocating the region’s future housing needs to jurisdictions, ABAG is required to take the following factors into consideration:

- Water and sewer capacity
- Land suitable for urban development or conversion to residential use
- Protected open space – lands protected by state and federal government
- County policies to protect prime agricultural land
- Distribution of household growth
- Market demand for housing
- City-centered growth policies
- Loss of units in assisted housing developments
- High housing cost burdens
- Impact of universities and colleges on housing needs in a community

In 2013 ABAG developed its Regional Housing Needs Allocation (RHNA) based on forecasts contained in Projections 2013. The forecast expands upon the growth principles that guided the 2007-2014 RHNA methodology, which considered household and employment growth, particularly near transit. The RHNA methodology for the 2014-2022 projection period consists of several key components:

- Sustainability Component – directing growth 70% towards PDA and 30% towards non-PDA.
- Fair Share Component – applying fair distribution of housing allocations in non-PDA areas by considering past RHNA performance, 2010 employment, transit frequency, and transit coverage. Jurisdictions are assigned a minimum of 40 percent of their household formation growth.
- Sphere of Influence Adjustments – allocating growth into spheres of influence
- Income Allocation Adjustment – assigning need such that cities with relatively large numbers of households in one income level will be given a smaller need to fill at that housing income level.

ABAG’s goals in the weighting of these factors include: 1) directing housing units to areas where local governments are planning growth; 2) planning for housing in tandem with jobs growth and addressing existing jobs-housing imbalances; 3) directing housing to communities with transit infrastructure; and 4) minimizing housing growth in outlying areas, thereby reducing pressures on open space and agricultural lands.

As per ABAG’s Regional Housing Needs Allocation for the planning period of 2015-2023, Sonoma County has a future regional housing need of 8,444 units, of which 936 are in unincorporated areas in the County. The County has not divided its housing allocation among the five districts that comprise Sonoma County. However, Sonoma County’s housing site inventory identifies sites in the unincorporated area of Sonoma Valley as having a combined maximum development potential during this planning period of 147 units. These sites are located within the Valley’s unincorporated communities.

Sonoma’s assigned share of future regional housing needs is for 137 new units over the 2015-2023 planning period. These units are divided among affordability levels/income levels as follows:

Very Low-income:	24 (18%)
Low-income:	23 (17%)
Moderate-income:	27 (20%)
<u>Above Moderate-income:</u>	<u>63 (46%)</u>
Total Need:	137

Note: An estimated half of Sonoma’s 24 very low income unit need is for extremely low income units (12 units).

Through this Housing Element, the City is required to demonstrate the availability of adequate sites to accommodate these projected new units.



HOUSING RESOURCES

The following section presents the resources available for the development, rehabilitation and preservation of housing in Sonoma. The section begins with an overview of the availability of land resources, or residential sites, for future housing development in Sonoma and the adequacy of these sites to address the City's identified share of future housing needs. This section also presents the financial resources available

to support in the provision of affordable housing in the community. The final part of the section is an overview of energy conservation and green building resources available to the City and its residents.

AVAILABILITY OF SITES FOR HOUSING

ABAG has determined the projected housing need for its region for the 2015-2023 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Allocation (RHNA) represents the minimum number of housing units each community is required to plan for by providing "adequate sites" through the general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (RHNA). Sonoma has a RHNA allocation of 137 units distributed among the following income groups: 24 very low income; 23 low income; 27 moderate income; and 63 above moderate income units.

The City plans to fulfill its share of regional housing needs using a combination of the following methods:

- Focused development on opportunity sites
- Development of secondary dwelling units
- Application of residential permits issued or entitled in 2014 to the 2014-2022 RHNA cycle

In aggregate, Sonoma's residential sites capacity from the above sources provides for 489 additional units, including sites suitable for development of 323 lower income units; 87 moderate income units; and 79 above moderate income units, reviewed in detail in the following narrative.

General Plan Site Capacity

A major goal of Sonoma's 2020 General Plan is to provide a diversity of housing types available and affordable to residents and the local workforce. In furtherance of this goal, the Plan provides for densities in Sonoma's multi-family, commercial, and mixed use districts of up to 20 units per acre, and establishes a Residential Housing Opportunity district with densities up to 25 units per acre. In addition to increasing densities, the Plan provides expanded areas for multi-family infill, including encouraging residential uses in the downtown area and along Broadway. Furthermore, within its Gateway Commercial, Commercial, and Mixed Use districts, the City requires new development to include a residential component of at least 50 percent of the total building area. Stand-alone residential development is permitted, as well as integrated residential/ commercial mixed use. In total, the 2020 General Plan provides for an increase in 486 new single family homes and 1,072 new multi-family units (including mixed use development) above 2006 levels within the City and its sphere of influence.

The General Plan's Community Development Element and Local Economy Element establish various policies and strategies in support of housing development, including, but not limited to, the following:

Community Development Element

- 4.1 Promote innovative design and mixed uses through the Development Code.
- 4.2 Encourage a variety of unit types in residential projects.
- 4.3 Coordinate development on small contiguous lots to the extent possible.

Local Economy Element

- 1.9 Encourage a residential and pedestrian presence in commercial centers through mixed use and multifamily development.

Residential Opportunity Sites

Based on Sonoma's 2020 General Plan, a detailed opportunity sites analysis was conducted for the 2009-2014 Housing Element, which demonstrated that an adequate inventory of vacant and underutilized land with appropriate General Plan and zoning designations was in place. A total of 14 Opportunity Sites were identified, providing capacity for 517 additional housing units. The current Housing Element builds upon and updates the 2009-2014 Housing Element sites inventory, eliminating several sites which have been developed or have approved projects. As indicated in Table H-2, the sites inventory now includes nine Opportunity Sites within the City's current jurisdictional boundary, accommodating 401 additional housing units. While the analysis of sites capacity with regard to fulfillment of RHNA goals is limited to those sites within the current City limits, sites in the Sphere of Influence immediately adjacent the City are also presented (refer to Table H-3) to depict a more complete picture of Sonoma's residential development capacity. Figure H-1 illustrates the residential Opportunity Sites both within the City and its Sphere of Influence.

The methodology used to determine the realistic development capacity of each Opportunity Site was a combination of factors specific to the site, including zoning designation and accompanying development standards, lot size, development trends, and other land constraints applicable to the site. The City does have a record of approving projects at maximum allowable density. Carneros Village commercial condominium and live-work project was approved in a Mixed-Use district and its 30 residential units on 1.5 acres reach the district's maximum density. The project also included 12 commercial condominium spaces.

Given land costs in Sonoma, housing for lower-income households will most likely be developed in high density residential and mixed-use areas where the maximum permitted density is the highest in the City at 20 to 25 units per acre. Additional densities can be achieved, if necessary, through use of the affordable housing density bonus, as provided for under State law.

Table H-2: Housing Opportunities - City Limits

SITE NO.	Site Address	Gross Acres	Existing Use	Current GP Designation	Current Zoning	Max. Density	Realistic Density (DU/AC)	Realistic Development Potential (Units)	Income Categories		
									Very Low & Low	Mod	Above Mod.
NORTHEAST PLANNING AREA											
1	216, 226 & 254 First Street East	2.63	Underutilized; 0.5 acre vacant, 0.5 acre parking; main commercial building is vacant	Mixed Use	R-S	20	20	53	53		
CENTRAL-WEST PLANNING AREA											
2	No address assignment	4.1	Vacant	Sonoma Residential	R-S	8	8	22			22
3	19910 Fifth Street West	1.51	Underutilized; in redevelopment area; vacant field	Medium Density Residential	R-M	11	10	15		15	
4	700 Curtin Lane	6.28	Underutilized; in redevelopment area; currently 1-2 units/6.28 acres; primarily agricultural	Sonoma Residential	R-S	8	8	50			50
GATEWAY DISTRICT											
5	45 & 69 Napa Road	3.53	Vacant	Gateway Commercial	C-G	20	20	71	71		
BROADWAY CORRIDOR											
6	20269 Broadway	1.97	Vacant; CDA owned	Mixed Use	MX	20	20	39	39		

SITENO.	Site Address	Gross Acres	Existing Use	Current GP Designation	Current Zoning	Max. Density	Realistic Density (DU/AC)	Realistic Development Potential (Units)	Income Categories					
									Very Low & Low	Mod	Above Mod.			
WEST NAPA STREET / SONOMA HIGHWAY CORRIDOR														
7	477 West Napa Street	3.02	Vacant	Commercial	C	20	20	60	60					
8	19320 & 19330 Sonoma Highway	2.52	Underutilized; Western part of site developed with several residential buildings. Resident relocation required.	Housing Opportunity	R-O	25	20	50	50					
9	590 West Napa Street	2.04	Underutilized; has 1 home fronting West Napa St., most of lot is vacant; accessible from opposite block.	Mixed Use	MX	20	20	41	41					
									314	15	72	401	TOTAL OPPORTUNITY SITES*	
									47	27	63	137	Total RHNA	
									1	12	81	94	Approved, Permitted since Jan 2014**	
									12	-	-	12	Projected Second Units	
									280	0	90	370	"NET RHNA"	

*The unit distribution only serves to demonstrate that RHNA figures by income level could be accommodated by the unit capacity of the site inventory. New projects on these sites are not mandated to accommodate the exact units by income level as shown in the table.

** See Table H-5 for projects approved or under construction since January 2014.

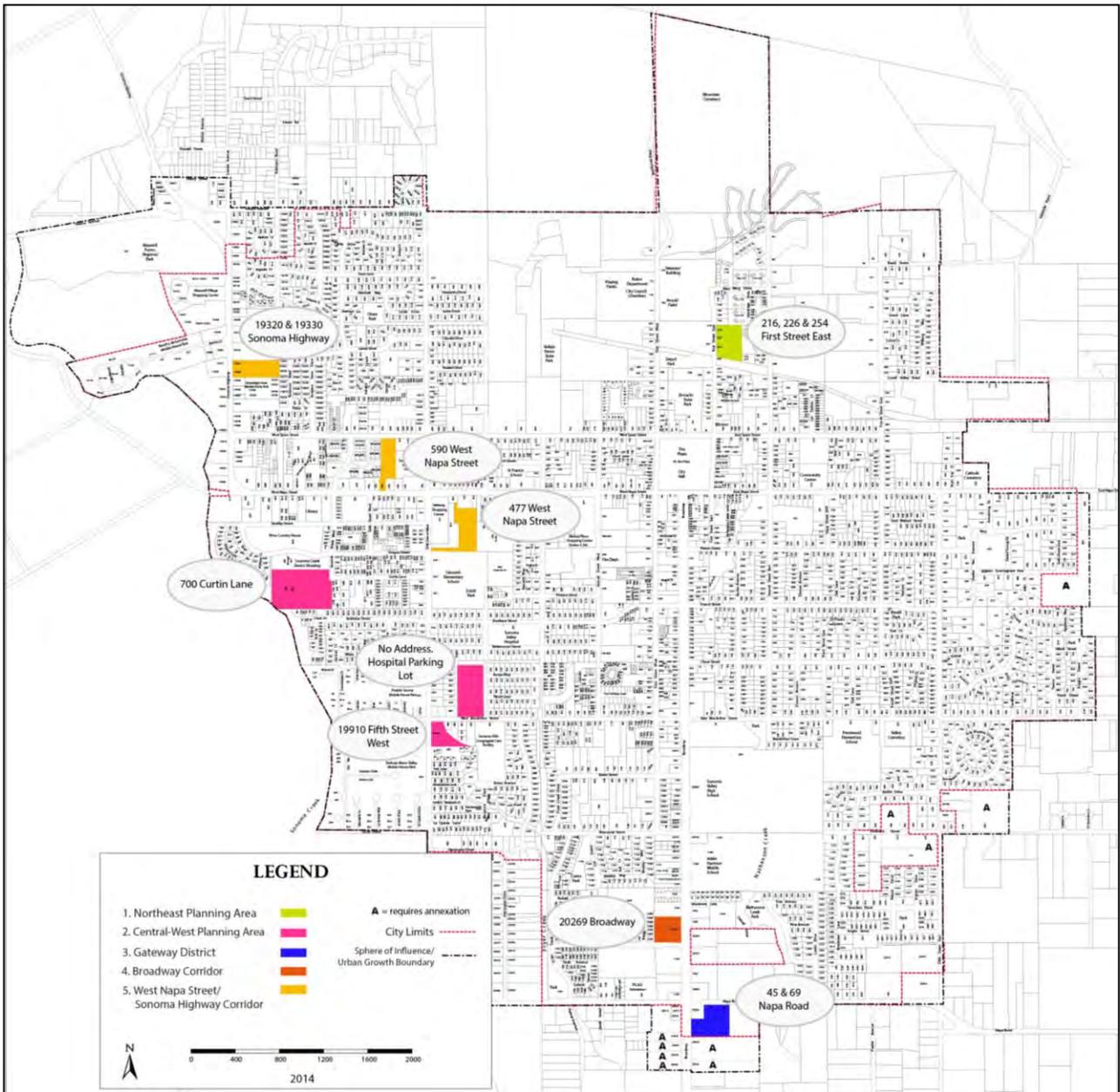
Table H-3: Housing Opportunities Sites – Within Sphere of Influence

SITE NO.	Site Address	Gross Acres	Existing Use	Current GP Designation	Current Zoning	Max. Density	Realistic Density (DU/ AC)	Realistic Development Potential (Units)
CENTRAL-EAST PLANNING AREA								
10	885 East Napa Street	7.06	Underutilized	Sonoma Residential	R-S*	8	8	56
SOUTHEAST PLANNING AREA								
11	438 Denmark Street	1.66	Underutilized	Low Density Residential	R-L*	8	4	8
12	455-475 Denmark Street (3 parcels)	5.5	Underutilized	Low Density Residential & Sonoma Residential	R-L & R-S*	7.2	5	30
13	600 Denmark Street	4.89	Vacant	Sonoma Residential	R-S*	8	5	39
14	20455 Fifth Street East	2.88	Underutilized	Mixed Use	MX*	20	10	28
GATEWAY DISTRICT								
15	20535 Broadway	1	Underutilized	Gateway Commercial	C-G*	20	20	20
16	20549 Broadway	1	Underutilized	Gateway Commercial	C-G*	20	20	20
17	20559 Broadway	1	Underutilized	Gateway Commercial	C-G*	20	20	20
18	20563 Broadway	1	Underutilized	Gateway Commercial	C-G*	20	20	20
19	20564 Broadway	2.5	Underutilized	Gateway Commercial	C-G*	20	20	50
20	20540 Broadway	5	Underutilized	Gateway Commercial	C-G*	20	20	100
							TOTALS	391

* Zoning designation that would apply to the property/site upon annexation to the City.



Figure H-1: Housing Opportunity Site Map



The following is a detailed description of the Opportunity Sites analyzed in the seven planning areas in Sonoma, as indicated in Table H-2, Table H-3, and Figure H-1.

Northeast Planning Area

One site of 2.63 acres has been identified in the northeast planning area. With a Mixed-Use Designation, this site has a development potential of 53 units and is located with excellent proximity to the downtown. The site is comprised of three parcels under single ownership. Existing structures on the site includes two small flat-roofed single-story homes and vacant commercial building; all built in the early 1950's. As of 2014, the property owner has accrued all 53 requested Growth Management Ordinance unit allocations in anticipation of development. If the property owner decides to pursue an affordable housing project, then, as provided for in the ordinance, a development application could be filed immediately.

Central-West Planning Area

Three sites totaling 11.89 acres are located within the Central-West Planning Area. The development potential of these sites is 87 units on properties expected to redevelop at densities of eight and eleven units per acre.

One of the parcels is vacant, one is occupied by a small house built in 1949 and the other has a historic house. Site constraints include a slightly awkward shape for one of the parcels and a historic structure on another. However, Sonoma has a long track record of developments that successfully deal with these types of constraints, including retention of historic structures on-site and relocation.

Gateway District

The Gateway District provides the most potential new units of all the Opportunity Areas identified, although six out of seven sites require annexation. A total of 301 units can be accommodated in this area on seven parcels zoned for Gateway Commercial development. This zoning district requires a residential component and allows up to 20 units per acre. Located at the southern entrance to Sonoma, this area is ideally suited to new residential development. The property currently within the city limits is vacant land. The area is close by the middle and high schools and is about one

mile from the historic Sonoma plaza. New development and redevelopment in this area will make a positive contribution to the view into town at this gateway location.

Broadway Corridor

Located just north of the Gateway District, the Broadway Corridor is composed of a mix of residential and commercial uses. The former Sonoma CDA purchased a nearly two-acre parcel in 2007 (known as the "Broadway" site) with the intention to partner with a non-profit developer to construct a 100 percent affordable project. The property was transferred to the County Housing Authority after the dissolution of redevelopment, but the site remains available for development. The location is on the west side of Broadway less than a mile from Sonoma plaza. The site is vacant, square shaped and is a corner lot with excellent access. When funding becomes available, the City intends to partner with the County Housing Authority in the issuance of an RFP for development of affordable rental housing on the site (refer to Housing Element Program #2). The sites inventory attributes 39 units on this property based on the allowable density of 20 units per acre.

West Napa Street/Sonoma Highway Corridor

On the three sites within this area, a total of 151 units can be accommodated. This is the largest area in terms of number of units for the Opportunity Sites. The total area of these sites is 7.58 acres. Allowable densities range from 20 to 25 units per acre.

B) Sites within Sphere of Influence Requiring Annexation

Central-East Planning Area

One site within this area has been identified as an Opportunity Site. While 7.06 acres in size, the property has an unusual shape and would require annexation into the city and extension of utilities. In spite of this, the site is considered a suitable Opportunity Site because of its size and location adjacent to existing development with the city. Growth Management Ordinance unit allocations have been accrued for the property in anticipation of development. Annexation would be required.

Southeast Planning Area

Four sites within the southeast planning area have been identified as Opportunity Sites, all requiring annexation. The sites range in size from 1.66 to 5.5 acres. Three have Low Density and Sonoma Residential zoning, which allow five and eight units per acre respectively. All of these sites have good proximity to nearby schools via bike/pedestrian paths. The fourth, which has an area of 2.88 acres, is located at the northwest corner of Fifth Street East and Napa Road. It would have a zoning designation of Mixed Use upon annexation, allowing a maximum of 20 units per acre.

Second Dwelling Units

With an average of one to two second units processed annually, second units contribute to addressing Sonoma’s regional housing needs. The City permits second residential units within the Rural Residential, Low Density Residential and Sonoma Residential districts by right, and requires no minimum lot size other than adherence to zoning district requirements pertaining to lot coverage and floor area.

While rental information specific to second units is not available, given that Sonoma’s studio apartments and individual room rentals are within the range of affordability to low income households, second units most likely rent for a comparable level, providing housing affordable to low income seniors, college students, and low income wage earners.

Based on a continued level of second unit development of one to two units per year, the City can reasonably anticipate 12 additional secondary dwelling units during the 2015-2023 planning period, helping to address the needs of lower income renters.

Comparison of Site Inventory with RHNA

As presented earlier in the discussion of Future Housing Needs, Sonoma’s new construction need (RHNA) for the 2009-2014 period is for 353 units. Housing units receiving building permits during the 2007-2008 RHNA “gap period” can be credited towards the RHNA. One hundred twelve units were issued residential permits or received planning entitlements during this period.

These units include 96 market-rate housing units, 15 moderate income affordable units and one low income second unit.

Table H-4 compares Sonoma’s RHNA for 137 new units with the City’s aggregate residential sites inventory derived from the following:

- 112 units under construction or with planning approvals in 2014 (see Table H-5)
- 12 second units based on past development trends
- 401 units in Opportunity Sites inventory

In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes provide for use of “default densities” to assess site affordability. Based on its population, Sonoma falls within the default density of 20 units/acre, indicating this density standard is appropriate for the provision of sites affordable to very low and low income households. For moderate income households, the City has chosen a threshold of 10 units/acre to reflect a reasonable density with which moderate income development can be achieved. Sonoma has a history of producing affordable housing at more modest densities, such as Sonoma Valley Oaks at 20 units/acre, Firehouse Village at 20 units/acre, and Wildflower at 11 units/acre (refer to Table A.32 in the Background Report).

Allocating Sonoma’s residential sites inventory based on these density thresholds, combined with permitted/entitled projects and second units, results in the provision of sites suitable for development of 357 units affordable to lower income households and 168 units for above moderate income households, for a total of 525 units.

In summary, the City has adequate sites designated to achieve its RHNA goals by affordability level. Sonoma’s Growth Management limits have specifically been established at a level sufficient to accommodate the City’s regional housing needs. The City will encourage and facilitate the production of affordable housing on Opportunity Sites through its inclusionary requirements, regulatory incentives, and direct financial assistance, as further described in the Housing Programs section of the Element.

Table H-4: Comparison of Regional Housing Growth Need and Residential Sites

Income Category	Approved Projects/ Under Construction	Projected Second Units	Maximum Density Guidelines	Opportunity Sites Inventory (City limits only)	Total Unit Potential	Total RHNA
Very Low	--	--				24
Low	1	12	20 units/acre	314	327	23
Moderate	15	--	10 units/acre	15	30	27
Above Moderate	96	--	<10 units/acre	72	168	63
Total Units	112	12		401	525	137

Table H-5: Projects Approved or Under Construction

Project	Location	Single-Fam Units	Multi-Fam Units	Second Units*	Affordable Units**
Approved Applications (Planning Approvals)					
Merlo Apartments	830 Broadway		3		
Nicora Place Planned Development	821-845 West Spain St	18			4
Howarth Second Unit	850 Donner Avenue			1	
Pursell Condominium Development	210 Perkins Street		9		
Giannis Condominiums	19323 Sonoma Highway		8		
Ikedo Planned Development	881-887 First Street West		4		
Crawford Minor Subdivision	400 La Quinta Street	1			
Tenenbaum Minor Subdivision	170 Newcomb Street	1			
Mission Square	165 East Spain Street		14		3
Rabbitt Apartments	840 West Napa Street		11		2
Routhier Planned Development	800 West Spain Street		7		1
Subtotal		20	56	1	10
Under Construction (Building Permit Issued)					
Fichtenberg Minor Subdivision	20144 Fifth Street East	3			
MacArthur Planned Development	165-179 W MacArthur St		26		5
Wagner Mixed Use Building	19312 Sonoma Highway				
Lobsinger Minor Subdivision	301 E MacArthur St	1			
Curusis Minor Subdivision	20095 Fifth Street West	3			
Hayden Miller Planned Development	617-647 Iris Way	2			
Subtotal		9	26	0	5
Total		29	82	1	15

* Second units are estimated to be affordable to low income households.

**Affordable units in the listed projects are all at the moderate income level. These are a subset of the total approved units for each project.

Availability of Infrastructure and Public Services

An urbanized community, Sonoma has in place the necessary infrastructure to support additional residential development. All land designated for residential use is served by sewer and water lines, streets, storm drains, telephone, electrical and gas lines. To ensure the availability and adequacy of public facilities and services for future development, the City, along with other providers of public services (e.g., water and sewer), will continue to carry out regular infrastructure improvements and upgrading.

The City adopted a Growth Management Ordinance in 1980 based on a computer model developed by ABAG that examined various rates of growth against the City's ability to maintain an appropriate level of services. Factors addressed in the model included water supply and infrastructure requirements, sewer capacities, police and fire service, street maintenance, capital improvements and City revenues. The evaluation indicated that an annual average of 100 new units would allow for manageable increases in service without exceeding the available water supply for at least 20 years. In 2005, the average rate of allowed development was reduced to 88 units, and in 2008 reduced to 65 units to reflect current and projected availability of water and sewer treatment capacity and the actual rate of development experienced, while maintaining sufficient development capacities to accommodate Sonoma's fair share allocation.

The City of Sonoma purchases most of its potable water from the Sonoma County Water Agency (Water Agency), distributed to the City via the Sonoma Aqueduct, which travels north and south from Sonoma to Santa Rosa. The City's contract with the SCWA provides for a peak delivery rate of 6.3 million gallons per day (mgd), with an annual limit of 3,000 acre-feet on total water purchases by the City. However, the SCWA has informed its water contractors that there is uncertainty in the Agency's ability to provide water supply beyond its existing water right permit amount of 75,000 acre-feet per year (AFY). The SCWA advises that, in planning for future water supply, the City should not assume that the SCWA will be able to deliver the contracted entitlement of 3,000 AFY under the Restructured Agreement, because that entitlement was premised on the buildout of facilities whose construction is now precluded as a result of litigation. Furthermore, the SCWA indicates that changes in regulations to protect listed salmonids could affect the Agency's ability to deliver the full allocation to the City. Through consultations between the City and the

SCWA, the SCWA has clarified that the City is projected to receive a maximum of 2,355 AFY in 2019, increasing in five-year increments to 2,626 in 2035.

On an annual basis the City has received less than 2,355 AFY from the SCWA over the past seven years, meaning that additional capacity remains available to serve new development. The average amount of water delivered by the SCWA annually from 2000 to 2013 has been 2,215.42 AFY, and current deliveries to the City are substantially below the 2002 peak. Most recently, in 2013, the City received 2,121.40 AFY from the SCWA in comparison to the 2,355 AFY that the City could receive as estimated in the 2010 UWMP. In addition to water delivered by the SCWA, City wells provide an additional source of water that is available above any allocation delivered by the SCWA.

The SCWA supply is supplemented by a system of City-owned groundwater wells, identified in Table 1 below. These wells would provide a potable water source in the event that aqueduct deliveries are interrupted or are otherwise unable to meet demand. They also serve to help meet peak demands during the summer. The City currently operates seven groundwater production wells, five of which are operational. An eighth well will be brought on line in 2015. During a typical water year, the groundwater wells are only used during seasonal high water demand months, and are not operated during the winter except for short-term operation to exercise the pumps. Although the total estimated capacity of the City's wells is approximately 1,470 gpm, for practical purposes the firm capacity of the well system is estimated to be 820 gpm. Over the past five years, City wells have supplied an average of 4.4 percent of annual water needs.

The State-mandated mechanism by which cities plan for meeting future needs is known as the "Urban Water Management Plan" (UWMP). The State Legislature has declared that "every urban water supplier should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry water years." Through the process of preparing Sonoma's UWMP, a number of significant constraints were identified, including the following:

- **SCWA Supply.** As discussed above, there are limitations on the SCWA's ability to provide increased allocations to its contractors.
- **Biological Opinion.** In response to concerns about declining salmonid populations in the Russian River, the SCWA cooperated with the Nation Marine Fisheries Service in the development of a Biological Opinion to

guide Agency operations in a manner that would lead to the restoration of these populations. The Biological Opinion found that under certain conditions, increased summertime flows in Dry Creek and the Russian River due to releases from Lake Mendocino and Lake Sonoma as part of SCWA operations harmed rare and endangered fish species, including Steelhead, Coho and Chinook salmon. To address this problem over the long-term, the SCWA is working on a long-term set of restoration projects aimed at reducing water velocity. In the meantime, the SCWA has to carefully manage summertime flows, sometimes to the detriment of meeting the supply needs of its contractors. Under certain circumstances, Agency contractors, including the City of Sonoma, must accept reduced deliveries during the summer months, sometimes by as much as 25%.

- Flood Control. Lake Sonoma and Lake Mendocino are used for flood control and operations in this regard are regulated by the Army Corps of Engineers. In years where there are heavy rains early in the wet season, water is released from the lakes in order to account for the possibility of heavy rains later in the season. If these rains do not materialize, the water available for use in the summer is reduced even though the total level of rainfall is considered “normal.”
- Groundwater. A 2006 USGS report estimated through the groundwater flow modeling analysis, that between 1975 and 2000, 17,300 acre-feet of groundwater was lost from overall groundwater storage. As a result, the Sonoma Valley has been experiencing localized declining groundwater levels in some areas and potential groundwater quality problems from seawater intrusion and geothermal upwelling in the southwestern area of the Sonoma valley basin. That said, the groundwater depression area indicated in the southwest part and southwest of the City is not related to pumping that the City does. Pumping from the City occurs in the northern portion of the City and does not show depressed groundwater levels. Nonetheless, the City needs to carefully manage and monitor its ground water use in order to avoid contributing to the overdraft of the basin.

These constraints have been addressed through updated analysis, regulations, conservation programs, and planned water supply enhancements as set forth in the 2010 Urban Water Management Plan. Water conservation programs include the City’s Water Efficient Landscape Ordinance (WELO), adopted by the City Council in 2010, and the 2010 California Building Code and the 2010 California Green Building Code, which includes heightened

requirements with respect to water conservation. In addition, the City Council adopted amendments to the Building Code to impose still more stringent water conservation standards with respect to new construction. According to the 2010 UWMP, it is estimated that these measures will result in an annual savings of 317 acre-feet per year by the year 2030. Planned enhancements to the City’s water supply include conjunctive use (groundwater banking), offsets from recycled water, and increased well production. In light of these factors, the City’s total water usage is not projected to exceed SCWA deliveries in the 20-year horizon under normal rainfall conditions.

As there are many complex issues that may affect future SCWA water deliveries to the City of Sonoma, and recognizing the uncertainty inherent in implementing needed programs and capital improvements, the City Council has established a “Will Serve” policy, initially adopted in 2010 and renewed in 2013. Specifically, establishing the following requirement:

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

The Will-Serve requirement applies to any proposed subdivision or residential development of more than two units and to new commercial development or expansions of existing commercial projects.

Other relevant potential infrastructure constraints that were deemed significant in the 2020 General Plan EIR include the sewer system, police services, fire services, parks and recreation, and storm drainage capacity. Although the Housing Element planning period is significantly shorter than the 2020 General Plan, the findings are relatively applicable to residential development. The General Plan EIR finds that projected increases in sewage flows would exceed current permitted capacity of the treatment plant, necessitating improvements in treatment capacity and expansion of reclamation facilities, in order to prevent adverse environmental impacts of new development. Urban development could increase the rate and volume of drainage runoff within the community by increasing areas of impervious surface, which could result in localized flooding in some areas where existing storm

drainage system may not be sufficient. Mitigations include: requiring development within the Sphere of influence to document the adequacy of proposed storm drain improvements; requiring development projects to contribute to the cost of implementation of the Sonoma Area Master Drainage Plan; and requiring development within the Sphere of Influence to be designed and constructed consistent with the SCWA Flood Control Design Criteria.

Apart from the larger issues discussed above, there are no known site-specific environmental constraints that would substantially impact development on the identified Housing Opportunity sites. The sites were all evaluated for residential use as part of the Environmental Impact Report on the City's 2006 General Plan Update. The General Plan EIR is based on the concept of "tiering", which means that as project proposals are made on specific sites, the need for additional environmental analysis will be determined. If a proposed project has the potential for impacts exceeding those discussed in the General Plan EIR, additional environmental analysis will be conducted at that time.

California Senate Bill 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Sonoma will immediately deliver the Element to the Sonoma County Water Agency (SCWA) and the City of Sonoma Water Department.

FINANCIAL RESOURCES

Sonoma has access to a variety of existing and potential funding sources available for affordable housing activities. These include programs from local, state, federal, and private resources. The following section describes the housing funding sources currently used in Sonoma CDA housing bond proceeds, CDBG funds, and Section 8 rental assistance. Table H-6 provides a more comprehensive inventory of potential funding sources.

A serious constraint on the City's ability to implement programs for affordable housing is the statewide dissolution of redevelopment agencies, which provided the primary source of funding for Sonoma housing programs. The Housing Element establishes several programs that could provide the City with alternative sources of funding for affordable housing, including affordable housing impact fees and

strengthening the City's inclusionary housing ordinance. In addition, the potential release of bond funds (now held by the California Department of Finance) from an issuance by the City's former redevelopment agency would result in \$1.45 million available for affordable housing that has been designated for the Housing Opportunity site located on Broadway, which is now owned by the Sonoma County Housing Authority".

Community Development Block Grant (CDBG) Funds

The CDBG program provides funds for a variety of community development activities primarily benefiting low and moderate income households. Eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements; relocation, rehabilitation and construction (under certain limitations) of housing; homeownership assistance; and social service activities.

As a small city, the City of Sonoma applies to the Sonoma County Community Development Commission on an annual basis for CDBG funds. The County, through their review procedures, evaluates applications from the County's participating small cities and determines which programs to fund and at what level. In past years, the City of Sonoma has generally received between \$60,000 to \$80,000 in CDBG funding from the County used to support a variety of public improvements, accessibility projects, and social and neighborhood programs.

Section 8 Rental Assistance

The Section 8 or housing voucher program is a federal program that provides rental assistance to extremely low to very low-income persons in need of affordable housing. The Section 8 program offers a voucher that pays the difference between the payment standard (an exception to fair market rent) and what a tenant can afford to pay (e.g. 30% of their income). A voucher allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost. The Sonoma County Housing Authority administers the Section 8 program for most communities in the County, including Sonoma.

Table H-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Sonoma applies to County for CDBG funding for housing and community development activities benefiting lower income households. City typically receives \$60,000-\$80,000 per year.	<ul style="list-style-type: none"> ✓ Acquisition ✓ Rehabilitation ✓ Home Buyer Assistance ✓ Economic Development ✓ Homeless Assistance ✓ Public Services ✓ Public Facilities
HOME	Funding used to support a variety of County housing programs that the City can access for specific projects.	<ul style="list-style-type: none"> ✓ New Construction ✓ Acquisition ✓ Rehabilitation ✓ Home Buyer Assistance ✓ Rental Assistance
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low income tenants.	<ul style="list-style-type: none"> ✓ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> ✓ Acquisition ✓ Rehabilitation ✓ New Construction
Section 811	Funding to develop and subsidize rental housing with availability of supportive services for very-low and extremely low income adults with disabilities.	<ul style="list-style-type: none"> ✓ Acquisition ✓ Rehabilitation ✓ New Construction ✓ Rental Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> ✓ Construction of Housing ✓ Acquisition/Rehabilitation
Multi-Family Housing Program (MHP)	Deferred payment loans to local governments and developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for low income households.	<ul style="list-style-type: none"> ✓ New Construction ✓ Rehabilitation ✓ Preservation ✓ Conversion of nonresidential to rental
Multi-Family Housing Program – Supportive Housing	Deferred payment loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness.	<ul style="list-style-type: none"> ✓ New Construction ✓ Rehabilitation ✓ Preservation ✓ Conversion of nonresidential to rental
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities to provide downpayment assistance (up to 20% of purchase price) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	<ul style="list-style-type: none"> ✓ Homebuyer Assistance
CalHome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/ rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	<ul style="list-style-type: none"> ✓ Predevelopment, site development, site acquisition ✓ Rehabilitation ✓ Acquisition/rehab ✓ Downpayment assistance ✓ Mortgage financing ✓ Homebuyer counseling
Transit-Oriented Development Program	Funding for housing and related infrastructure near transit stations.	<ul style="list-style-type: none"> ✓ Capital improvements required for qualified housing developments ✓ Capital improvements enhancing pedestrian or bike access from qualified housing development to nearest transit station

Table H-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing.	<ul style="list-style-type: none"> ✓ Property acquisition for development or preservation of affordable housing ✓ Matching funds for local Housing Trust Funds ✓ Low Income Housing Construction ✓ Construction oversight and monitoring
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development.	<ul style="list-style-type: none"> ✓ Development of parks and open space ✓ Water, sewer, or other utility service improvements ✓ Streets, roads, parking structures, transit linkages, transit shelters ✓ Traffic mitigation features ✓ Sidewalks and streetscape improvements
CalHFA Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers.	<ul style="list-style-type: none"> ✓ Site acquisition ✓ Pre-development costs
CalHFA Homebuyer's Downpayment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified	<ul style="list-style-type: none"> ✓ Homebuyer Assistance
3. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	✓ Fixed rate mortgages issued by private mortgage insurers.	✓ Home Buyer Assistance
	✓ Mortgages that fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> ✓ Home Buyer Assistance ✓ Rehabilitation
	✓ Low Down-Payment Mortgages for Single-Family Homes in under-served low-income and minority cities.	✓ Home Buyer Assistance
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit & for profit developers contact member institutions.	✓ New construction of rentals, cooperatives, self-help housing, homeless shelters, and group homes
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	✓ New Construction
Freddie Mac	Home Works-Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	✓ Home Buyer Assistance combined with Rehabilitation

ADMINISTRATIVE RESOURCES

Described below are several non-profit agencies active in providing affordable and special needs housing in Sonoma County. These agencies serve as resources to help the City in addressing its housing needs and in implementing many of the programs identified in the Housing Element.

Burbank Housing Development Corporation

Burbank Housing is a local non-profit organization dedicated to increasing the supply of housing in Sonoma County, focusing on provision of quality affordable housing for low-income people of all ages, backgrounds and special needs. The organization is one of the largest developers in Sonoma County with a diverse client base. Burbank Housing's Development Division carries out various phases of housing development, acts as general contractor for mutual self-help housing developments, and contracts with local building contractors for construction of rental housing. Their homes include rental properties, first-time ownership communities, and often include projects for special needs populations. This includes housing for farm workers, seniors, homeless and formerly homeless, emancipated foster youth and persons with disabilities. Burbank rental properties within the City of Sonoma encompass both new construction and acquisition/rehabilitation, and include Cabernet Apartments (senior rental, 1988), Firehouse Village (family rental, 2001), and Oak Ridge Senior Apartments (senior rental, 2008). Burbank's self-help division also sponsored Sonoma's 34 home Wildflower owner/builder project, completed in 2007.



Wildflower owner/builder project at 404 Napa

Satellite Affordable Housing Associates

Satellite Affordable Housing Associates (SAHA), a merger of affordable housing providers Affordable Housing Associates and Satellite Housing, aims to provide homes and services to low-income residents throughout the Bay Area. The combined portfolios of the organizations include 56 properties with 2,600 homes serving 3,200 residents. SAHA operates under the principles of creating environmentally and financially sustainable communities, focusing on high quality design for low-income households. Prior to the merger, the City has worked with AHA on the 43-unit Valley Oak Homes affordable rental project at 875 Lyon Street (previously 19344 Sonoma Highway).



Valley Oaks Home proposal at 19344 Sonoma Highway from Affordable Housing Associates.

Community Housing Sonoma County

Community Housing Sonoma County (formerly known as Community Housing Development Corporation of Santa Rosa) has created nearly 131 housing units for very low-income families and individuals in the County, 15 transitional housing units and 106 units set aside as permanent supportive housing for persons living with disabilities, some of which contained multiple bedrooms to serve several individuals. Permanent supportive housing is a model for ending the cycle of homelessness by addressing issues of health, employment, mental health, and substance abuse. It provides independent, affordable rental housing for persons living with disabilities that have been homeless or are at risk of homelessness.

Sonoma Overnight Support

Sonoma Overnight Support (SOS) is a group of faith-based and civic-minded individuals who formed a non-profit corporation to support persons in need of shelter and support. It has existed since 1996, but its major activity is operating the emergency shelter owned by the City of Sonoma located at 151 First Street West adjacent to the Police Department. SOS operates this short-term emergency shelter and helps with the coordination of transitional supportive services.



The City of Sonoma's emergency shelter at 151 First Street West.

Habitat for Humanity

Habitat for Humanity is a non-profit, faith-based organization dedicated to building affordable housing and rehabilitating homes for lower income families. Habitat builds and repairs homes with the help of volunteers and partner families. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for homes, with homeowner partners contributing a minimum of 500 hours of sweat equity. Government agencies or individuals usually donate land for new homes or write down the cost of the land. Habitat for Humanity of Sonoma County has grown from strictly a volunteer organization to become continuous builders of affordable housing with an executive director and permanent staff. They have completed several infill homes on Johnson Street in Sebastopol and the 10 home Kali Subdivision in Santa Rosa. Volunteers throughout the County come out two to three times a week to work on the houses, and are involved in selecting and mentoring homeowner partner families.

Housing Land Trust of Sonoma County

The mission of the non-profit Housing Land Trust of Sonoma County (HLTSC) is to increase home ownership opportunities to low- and moderate-income families in Sonoma County while ensuring permanent housing affordability through the use of a land trust model. Under this model, the land trust organization owns real estate in order to provide benefits to the community, making land and housing available to residents who cannot otherwise afford them. HLTSC owns the land beneath the homes, which is then leased to the homeowners through a long-term, 99-year, renewable lease. Since its inception in 2002, HLTSC has provided land for development of 26 workforce units in Petaluma, partnered with Habitat for Humanity to develop 10 homes in Santa Rosa, preserved the affordability of 2 homes in Cloverdale, and provided 6 homes with D.R. Horton and the city of Healdsburg.

Eden Housing

A nonprofit affordable housing developer operating in the Bay Area, including Sonoma County, Eden Housing's programs include rental apartments, first-time homeowner opportunities, cooperatives, and supportive living environments for families, seniors, and persons with disabilities. Eden has an affiliated property management company and includes provision of free onsite support services and programs for its residents. Eden seeks to serve: very low, low and moderate-income families; seniors; people living with disabilities or mental illness; the formerly homeless; and first-time homeowners.

OPPORTUNITIES FOR ENERGY CONSERVATION

Sonoma's 2020 General Plan embodies the City's commitment to sustainability:

The long-term health of the local and larger natural environment requires the current generation to put into place resource conservation and management practices that will be maintained by future generations. City operations and requirements for private development need to ensure that:

- *Renewable resources such as groundwater, soil, and fish are not used faster than they can regenerate;*
- *Non-renewable resources such as minerals and fossil fuels are not consumed faster than renewable alternatives can be substituted for them;*
- *Pollution and waste are not emitted faster or in greater volumes than natural systems can absorb, recycle, or render them harmless.*

The City can play an important role in achieving a sustainable Sonoma by adopting and promoting standards for green building and facility operation that conserve land, materials, water, and energy.

Local governments are uniquely positioned to have a major impact on the environmental sustainability of a community due to their broad authority on local issues. The City of Sonoma has been proactive in promoting energy and resource conservation in new housing and in the retrofit of existing housing, as described in the following section. These City-sponsored initiatives are supplemented by a variety of programs offered by other agencies and organizations.

Growth Management / Urban Growth Boundary

The City adopted a Growth Management Ordinance in 1980, based on infrastructure limitations. As most recently amended in 2008, the ordinance allows for a maximum average rate of residential development of 65 units per year. This rate of development is intended to reflect constraints in water and sewer capacity. Residents approved an Urban Growth Boundary (UGB) in 2000 to protect the unique small-town character of the city and the agricultural land open space character of the surrounding areas. The UGB is a line beyond which urban development will not be allowed, except for public parks and public schools. Sonoma's UGB reflects a commitment to focus future growth within the city in order to prevent urban sprawl into agriculturally and environmentally sensitive areas surrounding the City. It concentrates future residential, commercial, and industrial growth in areas already served by urban services. The UGB complements General Plan policies such as promoting additional housing opportunities, emphasizing infill development, and supporting a thriving downtown center.

Green Building Program

Beginning January 1, 2014, the 2013 California Green Building Standards Code (CALGreen) became effective

for new buildings and certain addition or alteration projects throughout California. The City of Sonoma has adopted and amended CALGreen to require CALGreen+Tier 1 level of compliance for all new buildings (Tier 1 Energy Efficiency measures need not be met, as amended within SMC 14.10.050). The City of Sonoma requires project applicants to hire a third-party green building special inspector to verify compliance with CALGreen requirements as amended by the City. Customized green building checklists and informational brochures are provided by the City to facilitate compliance with requirements.

Local Energy Conservation Programs

In 2009, Sonoma became the first city in the county to enable city businesses and city residents to access the newly established Sonoma County Energy Independence Loan Program, allowing property owners to borrow money to install a wide variety of improvements, including but not limited to solar and voltaic units, solar thermal devices, and tankless water heaters. Also eligible are water efficiency technologies that help conserve water, such as low-flush toilets.

The City also has a Green Business program and a commercial composting program. The City website advertises local resource conservation and sustainability programs.

Energy Conservation Programs Offered through Local Utilities

In addition to green building, Sonoma promotes energy conservation by advertising utility rebate programs and energy audits available through Pacific Gas and Electric, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for State sponsored energy and weatherization programs.

Pacific Gas & Electric (www.pge.com)

Pacific Gas & Electric provides both natural gas and electricity to residential consumers in Sonoma. The company provides a variety of energy conservation services for residents and PG&E also participates in several other energy assistance programs for lower-income households, which help qualified homeowners and renters conserve energy and control electricity costs. These include the following:

- **The California Alternate Rates for Energy (CARE) Program** - Provides a 30-35 percent monthly discount on gas and electric rates to qualified low income households
- **The Relief for Energy Assistance through Community Help (REACH) Program** - Provides one-time emergency energy assistance to low income customers who have no other way to pay their energy bill. REACH aims to assist those who are in jeopardy of losing their electricity services, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs. Customers who have experienced an uncontrollable or unforeseen hardship may receive an energy credit up to \$200.
- **The Balanced Payment Plan (BPP)** - Designed to eliminate big swings in a customer's monthly payments by averaging energy costs over the year. On enrollment, PG&E averages the amount of energy used by the household in the past year to derive the monthly BPP amount. PG&E checks the household's account every four months to make sure that its estimated average is on target. If the household's energy use has increased or decreased dramatically, PG&E will change the amount of monthly payment so that the household does not excessively overpay or underpay over the course of a year.

- **The Low-Income Home Energy Assistance Program (LIHEAP) Block Grant** - Funded by the federal Department of Health and Human Services, it provides two basic types of services. Eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings, and/or have their dwellings weatherized to make them more energy efficient. This is accomplished through three program components:

- The Weatherization Program provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather-stripping, minor home repairs, and related energy conservation measures.
- The Home Energy Assistance Program (HEAP) provides financial assistance to eligible households to offset the costs of heating and/or cooling dwellings.
- The Energy Crisis Intervention Program (ECIP) provides payments for weather-related or energy-related emergencies.

- **The Family Electric Rate Assistance (FERA) Program** - PG&E's rate reduction program for large households of three or more people whose income slightly exceed the CARE low-income household thresholds.

- **Medical Baseline Allowance Program** - PG&E offers additional quantities of energy at the lowest (baseline) price for residential customers that have special medical or heating/cooling needs.

Water Conservation Programs

In addition to the Green Building Ordinance, Sonoma has been actively pursuing water conservation measures. Most water in the City is purchased from the County Water Agency, with City wells augmenting that supply during periods of peak use. Residential uses account for the majority of water demand in Sonoma. With respect to future development, water supply is a significant potential constraint on growth in and around the City. Conservation is a key element of the City's strategy to meet projected water demand.

At the direction of the City Council, the City created a Water Action Plan in 2008. Water shortages made it essential for the City to take steps to improve water conservation, upgrade its water supply infrastructure, increase the local supply of water through new wells, and protect the quality and sustainability of its groundwater resources. The City developed a water strategy, including conservation, imported supply groundwater supply and management, re-use, system management and infrastructure upgrades, and demand limitations. The Water Supply Action Plan contains a variety of planning and improvement actions. It includes implementing updated conservation standards for new development, new conservation programs, and new efficiency requirements.

Sonoma also has a water efficient landscape ordinance "to assist the City in achieving water conservation through proper plant selection, installation, and maintenance practices" through use of the following xeriscape principles: appropriate planning and design; limiting turf to locations where it provides functional benefits; efficient irrigation systems; the use of soil amendments to improve the structural characteristics of the soil; the use of mulches, where appropriate; the use of drought-tolerant plants; and appropriate and timely maintenance. Irrigation systems are limited by an allowable annual water budget and cannot operate during peak hours. The Ordinance applies to new developments and replacement landscaping for commercial, mixed-use, and multifamily development, whereas individual private yards are exempted. The City's Design Review Commission reviews landscape plans for compliance with the Ordinance. As required by State law, the ordinance is being revised to incorporate updated water conservation standards.

The City of Sonoma, in partnership with the Sonoma County Water Agency, offers several other programs and incentives, including rebates, to help reduce water use.

Residential Programs:

- **High-Efficiency Toilet Rebate** – Provides rebates of \$150 per toilet for replacing non-water conserving toilets.
- **High-Efficiency Clothes Washer Rebate** – Offers rebates of \$50 for certain efficient residential clothes washers listed at sonomaconserves.org.
- **Cash for Grass Rebate** – The City will pay residents for removing turf and planting low water-use plants.

Commercial Programs:

- **Toilet Rebate (Businesses)** – Offers rebates of \$300 for replacing non-water conserving toilets at businesses.
- **Water-Use Equipment Rebates (Businesses)** – Provides rebates of \$125 to \$5,000 for water consuming equipment listed under the Sonoma County Sanitation Water Efficiency Rebate Program.

The Water Division of the Public Works Department and the City Engineer's Office maintains information on its webpage on current water conservation measures. <http://www.sonomacity.org/default.aspx?PageId=39>

The City is developing options to expand water conservation incentive programs for existing residential and commercial users and to increase water efficiency requirements for new development. This direction is reflected and supported by policies and implementation measures in the Housing Element.

HOUSING PLAN

Sonoma's Housing Plan for the 2015-2023 period has been developed in response to community and decision-maker input; has been updated with housing needs, resources and constraints; and has been refined based on experience gained from implementation of the existing Housing Element. The Housing Plan sets forth goals, policies and programs to address the following themes:

- **Ensuring diversity:** Providing a variety of housing types affordable to all income levels, allowing those who work in Sonoma to also live here.
- **Improving housing affordability:** Encouraging a range of affordable housing options for both renters and homeowners.
- **Preserving housing assets:** Maintaining the condition and affordability of existing housing and ensuring development is consistent with Sonoma's town and neighborhood context.
- **Reducing governmental constraints:** Facilitating the provision of housing and encouraging innovation in design, ownership and living arrangements.
- **Promoting equal housing opportunities:** Ensuring residents can reside in the housing of their choice, including Sonoma's special needs populations.
- **Environmental sustainability:** Ensuring Sonoma grows in a responsible manner, in line with resource limitations, such as water availability.

GOALS AND POLICIES

The following presents Sonoma’s Housing Element goals and policies, which will guide the City’s actions pertaining to housing during the planning period.

HOUSING DIVERSITY

Goal 1.0: Provide a mix of housing types affordable to all income levels, allowing those who work in Sonoma to also live in the community.

Policy 1.1: Encourage diversity in the type, size, price and tenure of residential development in Sonoma, while maintaining quality of life.

Policy 1.2: Facilitate the development of affordable housing through regulatory incentives and concessions, and available financial assistance. Proactively seek out new models and approaches in the provision of affordable housing, including junior second units and cottage housing.

Policy 1.3: Ensure the Growth Management Ordinance provides sufficient annual unit allocations to meet Sonoma’s regional housing growth needs (RHNA).

Policy 1.4: Encourage the sustainable use of land and promote affordability by encouraging development at the higher end of the density range within the Medium Density, High Density, Housing Opportunity, and Mixed Use land use designations.

Policy 1.5: Continue to provide opportunities for the integration of housing in commercial districts and the adaptive reuse of non-residential structures.

Policy 1.6: Utilize inclusionary zoning as a tool to integrate affordable units within market rate developments, and increase the availability of affordable housing throughout the community.

Policy 1.7: Support collaborative partnerships with non-profit organizations to provide greater access to affordable housing funds.

HOUSING AFFORDABILITY

Goal 2.0: Improve housing affordability for both renters and homeowners in Sonoma.

Policy 2.1: Support the acquisition of existing market-rate apartment units by non-profit housing developers, and conversion to long-term affordable housing for very low and low income renters.

Policy 2.2: Support the provision of rental assistance by the Sonoma County Housing Authority to extremely low and very low income households.

Policy 2.3: Encourage the provision of financial assistance to low and moderate income first-time homebuyers through County and State programs.

Policy 2.4: Promote the availability of early mortgage counseling for homeowners at risk of foreclosure.

HOUSING AND NEIGHBORHOOD PRESERVATION

Goal 3.0: Maintain and enhance the existing housing stock and ensure that new residential development is consistent with Sonoma's town character and neighborhood quality.

Policy 3.1: Maintain sustainable neighborhoods with quality housing, infrastructure, and open space that fosters neighborhood character and the health of residents.

Policy 3.2: Encourage property owners to maintain rental and ownership units in sound condition through code enforcement and housing rehabilitation programs.

Policy 3.3: Support efforts to identify and preserve important examples of historic or architecturally significant residences.

Policy 3.4: Require the rehabilitation or remodeling of older cottages and bungalows to conform to the scale of the immediate neighborhood and retain the architectural character and integrity of the original structure.

Policy 3.5: Regulate the conversion of existing apartment complexes to condominium ownership, and only permit when the citywide vacancy rate for rental units warrants.

Policy 3.6: Support the preservation of mobile-home parks as an important source of affordable housing.

Policy 3.7: Ensure the continued availability and affordability of income-restricted housing for low and moderate income households.

Policy 3.8: Preserve Sonoma's existing housing stock by regulating and restricting the use of residences for vacation rentals. Evaluate prohibiting the use of second units as vacation rentals.

REMOVE GOVERNMENTAL CONSTRAINTS

GOAL 4.0: Reduce governmental constraints on the maintenance, improvement, and development of housing while maintaining community character.

Policy 4.1: Provide regulatory incentives and concessions to offset the costs of affordable housing development while protecting quality of life goals.

Policy 4.2: Incentivize the development of affordable housing through growth management prioritization.

Policy 4.3: Implement provisions for transitional housing, supportive housing, emergency shelters, and community care facilities.

Policy 4.4: Support flexibility and variety in site planning, housing design, ownership, and living arrangements, including co-housing, shared housing, and live/work housing through the Development Code.

Policy 4.5: Provide for the infill of modestly priced rental housing by encouraging secondary dwelling units on single-family zoned lots.

Policy 4.6: Provide fee waivers to facilitate production of affordable housing.

Policy 4.7: Provide reduced parking standards for affordable and special needs housing.

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

Goal 5.0: Promote equal housing opportunities for all residents, including Sonoma's special needs populations, so that residents can reside in the housing of their choice.

Policy 5.1: Support the provision of fair housing services and tenant/landlord mediation to Sonoma residents.

Policy 5.2: Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes or within the greater Sonoma community.

Policy 5.3: Continue to address the special needs of persons with disabilities, including developmental disabilities, through provision of supportive housing, accessibility grants, zoning for group housing, universal design, and procedures for reasonable accommodation.

Policy 5.4: Work cooperatively with the County and other applicable organizations to address valley-wide special housing needs, such as housing for agricultural workers and the homeless, and including transitional housing and emergency shelters.

ENVIRONMENTAL SUSTAINABILITY

Goal 6.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.

Policy 6.1: Preserve open space, watersheds, environmental habitats and agricultural lands, while accommodating new growth in compact forms in a manner that de-emphasizes the automobile.

Policy 6.2: Implement Sonoma’s Green Building Ordinance to ensure new development is energy and water efficient, and consider establishing additional incentives to achieve energy and water conservation efficiencies higher than those required by the Ordinance. Revise and/or revisit the ordinance as necessary to reflect the introduction of a State-wide green building code.

Policy 6.3: Promote the use of sustainable construction techniques and environmentally sensitive design for all housing to include best practices in water conservation, low-impact drainage, and greenhouse gas reduction.

Policy 6.4: Promote the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.

Policy 6.5: Incorporate transportation alternatives such as walking, bicycling and, where possible, transit, into the design of new development.

Policy 6.6: Ensure sufficient water resources to serve existing and future residents provided for under Sonoma’s 2020 General Plan: 1) take proactive steps to improve water conservation; 2) upgrade water supply infrastructure; 3) increase the local supply of water through new wells, groundwater banking, and the increased use of recycled water; 4) protect the quality and sustainability of groundwater resources; and 5) investigate alternative water supply options.

HOUSING PROGRAMS

The goals and policies contained in Sonoma’s Housing Element are implemented through a series of housing programs. The housing programs described on the following pages include existing programs, as well as new programs developed to address identified needs. Sonoma’s overall program strategy for addressing its housing needs has been defined according to the following themes previously described in the introduction to the Housing Plan:

- Ensuring diversity
- Improving housing affordability
- Preserving housing assets
- Reducing governmental constraints
- Promoting equal housing opportunities
- Environmental sustainability

The Housing Program Summary Table H-7 located at the end of this section specifies the following for each program: 2015-2023 program objective; funding source(s); agency responsible for implementation; and implementation time frame. Overall quantified objectives for new construction, rehabilitation and conservation are presented in Table H-8.

The City encourages residents to think in a holistic manner and to look through the many programs outlined in this section while considering their options when applying for upgrades, additions or renovations in projects. These new upgrades or renovations proposed at sites should be encouraged to include plans for sustainability, accessibility for seniors, and rehabilitation.

Housing Element statutes require an analysis of the needs of extremely low income (<30% AMI) households, and programs to assist in the creation of housing for this population. The Sonoma Housing Element sets forth several programs which help to address the needs of extremely low income households, including: Land Assembly and Write-Down (Program #2); Alternative Housing Models (Program #5); Second Dwelling Units (Program #6); Affordable Housing Impact Fees (Program #8); Section 8 Rental Assistance (Program #9); Mobile Home Park Rent Stabilization (Program #11); Preservation of Assisted Rental Housing (Program #13); and Homeless Services and Shelter (Program #22).

HOUSING DIVERSITY

1. Inclusionary Housing Ordinance

The purpose of Sonoma’s inclusionary housing requirement is to ensure that a component of affordable housing is provided as part of residential development. The City’s inclusionary ordinance pertains to projects with five or more units, and requires 20 percent of the project’s units to be provided at an affordable housing cost to at least moderate (120% AMI) income households. Within the Sonoma Residential District, which generally applies to properties at least 3 acres in size, at least one-half of the inclusionary units must be affordable to low (80% AMI) income households. Sonoma’s inclusionary program has been highly successful, having integrated long-term affordable units within over twenty market rate developments.

Particularly with the loss of redevelopment, Sonoma's Inclusionary Housing Program will be the City’s primary tool to provide affordable housing until alternative funding sources for affordable housing are developed. As a means of further enhancing the effectiveness of local inclusionary requirements, the City will re-evaluate its current ordinance to:

- Consider requiring affordable units to be provided at the low, rather than moderate income level, in conjunction with a reduction in the percentage of affordable units required;
- Consider establishing a housing in-lieu fee based on an appropriate nexus study;
- Consider establishing an affordable impact fee applied to single-family homes and 2-4 unit projects, as well as to non-residential development (refer to Program #8);

- Make any changes to the program to insure compliance with recent case law regarding inclusionary rental housing (*the Palmer Decision*) and nexus study requirements (*San Jose case*).

2015-2023 Objective: Re-evaluate the City’s Inclusionary Housing Program, and amend the Zoning Ordinance by 2017 to strengthen and enhance the Program’s effectiveness in providing affordable housing.

2. Land Assembly and Write-Down

The former Sonoma Community Development Agency (CDA) has in the past acquired sites and written down the cost to facilitate the development of affordable housing, including ownership, rental, and senior rental projects. As a result of the statewide dissolution of redevelopment agencies in February 2012, the successor agency to the Sonoma CDA was required to transfer its remaining "Broadway" affordable housing site to the County Housing Authority. The City aims to provide financial assistance to a development partner, once new funding sources are secured, in order to realize the construction of an affordable housing project during the planning period on the following site:

- **20269 Broadway (“Broadway Site”):** Two acre vacant parcel located at the corner of Broadway and Clay. Designated as Mixed Use in the General Plan, providing for approximately 39 units at 20 units per acre. Originally purchased by the Sonoma CDA for affordable housing and transferred to the County Housing Authority after the dissolution of Redevelopment.

2015-2023 Objective: Coordinate with the County Housing Authority in the issuance of an RFP for the Broadway site by 2015, with a goal of completing development by 2018.

3. Partnerships with Affordable Housing Developers



In today’s housing market, creative approaches are required to finance and build affordable and special needs housing. Sonoma has partnered with several different nonprofit developers in the provision of affordable ownership and rental housing. Nonprofits active in the Sonoma area include: Burbank Housing Corporation; Community Housing Sonoma County; Affordable Housing Associates; Habitat for Humanity; Community Land Trust of Sonoma County; and Eden Housing, among others. The City participates in the Sonoma County Housing Coalition, providing an ongoing opportunity for coordination with local housing non-profits.

To specifically address the housing needs of farmworkers, the City will coordinate with the County’s farmworker housing program, as well as non-profits such as Burbank Housing Development Corporation, California Human Development Corporation, and Sonoma County Housing Coalition, to promote the construction of farmworker housing. The City will assist by partnering with the County and/or other organizations to support applications for funding to the State’s Joe Serna Jr. Farmworker Housing Grant Program.

2015-2023 Objective: Continue to partner with affordable housing providers through provision of land write-downs, regulatory incentives and/or direct assistance. Annually meet with County representatives to discuss farmworker housing needs and potential applications for funding.

4. Adaptive Reuse

The conversion of outmoded buildings can provide the opportunity for new residential uses within a community. As a housing strategy, adaptive reuse can restore buildings to a useful purpose, and potentially provide higher density housing at a reasonable cost. Sonoma encourages the adaptive reuse of historic structures, permitting uses not otherwise allowed through the base zone as well as allowing for increased residential densities. Examples of conversion of commercial structures to residential use in Sonoma include the old Boys and Girls Club, and the old Bowl Center. Applications for adaptive reuse are, however, infrequent and typically relate to conversions for uses such as vacation rentals and bed and breakfasts.

While Sonoma has a successful adaptive reuse ordinance (Chapter 19.42), it is currently limited to either officially designated historic structures, or structures with potential historic value located within the Historic Overlay zone. Extending adaptive reuse provisions to non-historical buildings could provide expanded opportunities for housing, as well as facilitate revitalization of vacated commercial properties.

2015-2023 Objective: Consider the elimination of vacation rentals as an adaptive reuse option.

5. Alternative Housing Models

Sonoma recognizes the changing housing needs of its population, including a growing number of non-family households, aging seniors in need of supportive services, and single-parent families in need of childcare and other services. To address such needs, the City can support the provision of non-traditional and innovative housing types to meet the unique needs of residents, such as co-housing, shared housing, and assisted living for seniors, among others. Two unique housing typologies the City is particularly interested in pursuing are cottage housing and junior second units.

- **Cottage housing** developments are groupings of small, attached or detached single family dwelling units, often oriented around a common open space area, and with a shared area for parking. Cottage housing is typically built as infill development in established residential zones and can provide increased density and a more affordable alternative to traditional single-family housing. Rather than codifying all parameters of cottage development, a more flexible approach of design guidelines and design review may be appropriate.



- **Junior Second Units** are a new housing concept being explored by many Bay Area jurisdictions to support elderly homeowners who wish to remain in their homes. Such units are created from existing underutilized space, such as an unused bedroom, which can be improved as an independent rental unit for a tenant or caregiver. Because these junior units are established within the existing improved square footage of the home, some jurisdictions are considering waiving additional parking requirements.

2015-2023 Objectives: Evaluate development standards to facilitate the provision of Cottage Housing and Junior Second Units, while addressing issues of neighborhood compatibility. Seek to adopt standards by 2017.

6. Second Dwelling Units

A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students, and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Sonoma has developed a ministerial approval process for second units. The City permits second units within the Rural Residential, Low Density Residential, and Sonoma Residential districts by right, and within the Medium and High Density districts with a use permit. On the average, one or two second units are processed annually, with eleven second units issued building permits during the prior planning period (2007-2013).

To conserve second units as an affordable form of rental housing, the City will evaluate prohibiting the use of second units as vacation rentals.

2015-2023 Objective: Facilitate the construction of second units by making information available to the public on the City's website and at the City Hall public counter. Evaluate amendment of Section 19.50.110 (Vacation Rentals) of the Municipal Code to prohibit the use of second units as vacation rentals.

HOUSING AFFORDABILITY

7. Affordable Housing Funding Sources

Successful implementation of Sonoma’s programs for development of affordable and special needs housing will depend on the leverage of local funds with a variety of federal, State, County, and private sources. The Financial Resources section of the Housing Element identifies the primary affordable housing funding programs available to Sonoma. In addition to applying for those funds directly available to municipalities, the City plays an important role in supporting developers to secure outside funds. City involvement may include review of financial pro-forma analyses; provision of demographic, market and land use information; review and comment on funding applications; and City Council actions in support of the project and application. Many “third-party” grants may also require some form of local financial commitment.

2015-2023 Objective: Actively pursue federal, State, County and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance. Support developers in securing outside funding sources.

8. Affordable Housing Impact Fees

Sonoma faces a shortage of affordable housing opportunities for the local workforce, resulting in the vast majority of persons who work in the community commuting in from outside the City. Residential development further increases the demand for affordable housing, based on the growth in employment generated by residential households’ increased demand for goods and services. While Sonoma’s Inclusionary Housing Ordinance specifies affordable housing requirements for development of five or more residential units, the Ordinance does not currently apply to construction of individual single-family homes, or 2-4 unit projects.

New commercial and office development also introduces new workers in the community, generating an increased need for affordable housing. As a means of distributing the responsibility for affordable housing across new residential and non-residential development, the City will evaluate the contribution towards affordable housing demand from such development. Pursuant to AB 1600, a nexus study will be prepared to demonstrate the linkage between different types of development and the demand for affordable units, and to establish the maximum supportable impact fee.

2015-2023 Objective: By 2017, conduct a nexus study to evaluate the establishment of an affordable housing impact fee on residential and non-residential development.

9. Section 8 Rental Assistance

The Section 8 Rental Assistance Program extends rental subsidies to very low income households, including families, seniors, and persons with disabilities. The Section 8 Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that cost above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what very low income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households.

2015-2023 Objective: Through the County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low income residents. The City will encourage landlords to register units with the Housing Authority, and provide a handout for rental property owners for distribution in conjunction with business license applications and renewals.

HOUSING AND NEIGHBORHOOD PRESERVATION

10. Housing Rehabilitation Program

Since the City of Sonoma participates in the County's Community Development Block Grant (CDBG) program, Sonoma residents are eligible to participate in the Sonoma County Community Development Commission's Housing Rehabilitation Loan Program. This program offers below market rate loans to low income owner-occupants of single-family homes or mobile homes, and owners of rental properties where at least half of the tenants are low income households, to make necessary repairs to their dwellings. Loans can offer up to \$50,000 for single-family homes, \$24,000 for mobile homes, and \$25,000 per unit for multi-family rental properties.

2015-2023 Objective: Advertise the availability of the Housing Rehabilitation Program on the City's website and through handouts available at the City Hall public counter and Sonoma Community Center as well as through the local real estate community. Seek to assist a total of 20 lower income households during the planning period.

11. Mobile Home Park Rent Stabilization and Conversion Ordinance

With three mobile home parks and over 400 coaches, mobile homes represent an important source of affordable housing in Sonoma. As a means of preserving the affordability of its mobile home parks - which are primarily occupied by senior citizens - the City has implemented a mobile home park rent control ordinance since 1993. This ordinance limits rent increases to a maximum of 80 percent of the increase in the consumer price index, but no greater than 5 percent in a 12 month period. The ordinance ensures stable rents for those residents of the mobile home parks who are not on long-term leases (in excess of 12 months). Park owners are permitted to charge a new base rent for a mobile home space whenever a coach-in-place sale or lawful space vacancy occurs. The City's Mobile Home Park Rent Review Board reviews requests for rental increases that exceed a CPI-based increase that is allowed for annually.

As a means of protecting its three parks for long-term mobile home park use, the City has established permanent mobile home General Plan and zoning designations. In 2004, the City Council adopted Chapter 9.92 of the Municipal Code further regulating mobile home park conversions, setting forth a series of tenant protections and establishing the required findings prior to allowance of any closure, including findings that available mobile home spaces exist in the County to accommodate displaced mobile homes; that adequate options are available to park residents; and that adequate relocation costs are provided.

2015-2023 Objective: Continue to enforce the mobile home park rent stabilization and conversion ordinances to preserve the affordability and long term use of mobile home parks in Sonoma.

12. Condominium Conversion Ordinance

Apartment projects and mobile home parks proposed for conversion to condominium ownership are subject to Sonoma's Condominium Conversion regulations (Section 19.65.030 of the Development Code). These regulations set forth a series of tenant protections including tenant noticing, relocation provisions, and right of first purchase. Applicants seeking approval for conversion are required to provide an assessment of the current vacancy rate of multi-family rental housing in the City, and in the case of mobile home parks, a mobile home park conversion impact report is required to be approved by City Council. In addition, SB 510 (Jackson 2013) now authorizes local governments to disapprove the conversion of a mobile home park to resident ownership if the required survey of park residents does not show that a majority of residents support the conversion.

2015-2023 Objective: Continue to provide tenant protections through implementation of the City's condominium and mobile home park conversion regulations. Utilize State provisions under SB 510 to ensure that mobile home park residents are afforded all protections specified by law pertaining to park conversions to resident ownership.

13. Preservation of Assisted Rental Housing

As of 2009, Sonoma has a total of 104 assisted rent-restricted units in four developments, with an additional 80 affordable inclusionary and density bonus rental units integrated within 18 market rate projects. While none of these units are considered at high risk of conversion to market rents, one project is theoretically eligible for conversion in 2018: the seven unit Cabernet Apartments. This project was financed through a variety of sources, including Sonoma CDA funds, CDBG funds, CalHFA funds, and Burbank Housing Corporation Funds. The use restrictions on the CalHFA funds expire in 2018, although use restrictions on the other funding sources extend further out. Cabernet Apartments are owned and operated by the non-profit Burbank Housing, and are thus considered at very low risk of conversion.

In addition to Cabernet Apartments, affordability controls on the following non-subsidized, mixed income projects regulated through the City's density bonus and inclusionary housing programs are eligible for conversion to market rate by 2025:

- Balma/Germano Apartments - 2 units (family)
- Maysonnave Apts I - 10 units (senior)
- Maysonnave Apts II - 8 units (senior)
- Sonoma Hills - 20 units (senior)

2015-2023 Objective: Facilitate long-term preservation of Sonoma's rent-restricted housing through the following actions:

- ✓ **Monitor At-Risk Units:** *Contact property owners within one year of the affordability expiration date to discuss City's desire to preserve as affordable housing.*
- ✓ **Work with Potential Priority Purchasers:** *Solicit participation of agencies interested in purchasing and/or managing units at-risk. Provide funding assistance, which can be leveraged with outside sources by the non-profit to either transfer ownership, or provide rent subsidies to maintain affordability.*
- ✓ **Tenant Education:** *Based on California law, property owners are required to give a nine month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary contract with specialists like the California Housing Partnership and other non-profits, to provide education regarding tenant rights and conversion procedures.*

14. Housing Element Monitoring/Annual Report

Sonoma's Planning Department will be responsible for establishing the regular monitoring of the Housing Element, and preparing an Annual Progress Report for review by the public, City decision-makers, and submittal to State HCD. Completion of the Annual Report is required for the City to maintain access to State housing funds.

The Report will document:

- Sonoma's annual residential building activity, including identification of any deed-restricted affordable units and assignment of market rate units to an appropriate affordability category.
- Progress towards the Regional Housing Needs Allocation since the start of the planning period.
- Implementation status of Housing Element programs.

2015-2023 Objective: Review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the City's Annual Progress Report to the State Department of Housing and Community Development by April 1st of each year.

15. Design Guidelines and Design Review

Sonoma uses design review to ensure development embodies excellence in architectural design and complements the scale, character and rich history of the community. The Development Code establishes design guidelines for each of the city’s planning areas, addressing site plan elements, building types, and materials; and provides the foundation for all design reviews in Sonoma. The design guidelines work in concert with the Code’s development standards, although unlike development standards, which are mandatory, design guidelines are applied with flexibility to foster creativity and strict adherence is not required for project approval. Sonoma’s Design Review and Historic Preservation Commission (DRHPC) reviews all residential projects, except for single-family homes and duplexes located outside the Historic zone. Usually only one to two meetings are necessary to receive approval.



2015-2023 Objective: Continue to implement design review to ensure maintenance of Sonoma’s architectural character and quality of the built environment as the city continues to grow.

REMOVING GOVERNMENTAL CONSTRAINTS

16. Growth Management Ordinance – Exception for Affordable Housing

Sonoma’s Growth Management Ordinance (GMO) was adopted by City Council in 1980 to manage increases in service and infrastructure demand from development consistent with available water supplies and sewer treatment capacities. The GMO currently limits development within the City to an average of 65 units per year, a level determined after extensive study of infrastructure capacities. (Between 2007 and 2013, actual residential development in Sonoma has averaged 22 units per year). Furthermore, the current 65 unit per year GMO limit was established at a level sufficient to accommodate Sonoma’s regional housing needs, defined as 137 units for the 2014-2022 period, or an average of 15 units per year.

The GMO exempts the following types of development from the allocation process in that a qualifying development may apply for a building permit or planning approval, as applicable, at any time:

- ✓ Applications in which at least 60 percent of the proposed units qualify as deed-restricted affordable housing, and which involve City participation in planning, financing, or development, as determined by City Council on a case-by-case basis. (To date, the City has approved all requests for GMO exemptions for projects with an affordable housing component).
- ✓ Inclusionary units provided at the very low or low income level
- ✓ Density bonus units
- ✓ Second units

The GMO is adopted by ordinance and thus the City Council is not subject to the limitations of a voter approved initiative in making appropriate changes to the ordinance.

2015-2023 Objective: Annually review the Growth Management Ordinance in conjunction with the monitoring of affordable housing produced (refer to Program #14), and modify as necessary to ensure adequate incentives are provided for the development of affordable housing and fulfillment of regional housing needs in the current and future housing element cycles. Continue to track and re-allocate unused and forfeited allocations.

17. Parking Incentives and Modified Standards

Residential parking requirements play a significant role in project design and achievable densities, and can greatly impact the cost of development. Sonoma offers reductions in its residential parking standards as a means of facilitating the development of affordable and special needs housing, as well as mixed use, live-work, and pedestrian-oriented housing. The City has established reduced parking standards for senior housing and live-work developments, and allows reduced parking for mixed-use developments based on a determination by the Planning Commission. Parking reductions are also offered as an incentive for developments to provide increased pedestrian-oriented open space. Furthermore, the Planning Commission is permitted to grant exceptions to parking standards of up to 30 percent in response to environmental features and site conditions, to historic development patterns, and to promote creativity in site planning and development. Affordable housing projects are eligible for reduced parking under the City's density bonus ordinance.

While Sonoma currently provides flexibility in its parking standards to encourage housing that offers a particular community benefit, such as serving a special needs population or providing live-work units, the City could provide greater certainty to developers by incorporating refined multi-family parking standards within the Code. As discussed in the Governmental Constraints section of the Housing Element Background Report, the current multi-family parking standards of 1.5 spaces (plus an additional 25% guest parking) regardless of the number of bedrooms could potentially serve as a disincentive to the provision of studio and one-bedroom units. To better facilitate the provision of a variety of housing types and sizes, the Planning Commission has been evaluating proposed revisions to the City's current parking standards.

2015-2023 Objective: Continue to provide options for reduced parking as an incentive for development of affordable, special needs, mixed use, live-work, and pedestrian-oriented housing. By the end of 2015, re-evaluate multi-family parking standards and modify as appropriate.

18. Affordable Housing Density Bonus

Pursuant to current state density bonus law (*Govt Code section 65915*), applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- ✓ 10 percent of the total units for lower income households; or
- ✓ 5 percent of the total units for very low income households; or
- ✓ A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons; or
- ✓ 10 percent of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- ✓ Reduced site development standards or design requirements.
- ✓ Approval of mixed-use zoning in conjunction with the housing project.
- ✓ Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

Applicants are also eligible to utilize the State's alternative parking ratio (inclusive of handicapped and guest spaces) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2.5 spaces for 4+ bedrooms.

Sonoma has approved density bonuses for several affordable housing projects in the past, including Firehouse Village and Maysonnave Apartments. In 2014, the City reviewed and updated its Development Code to reflect current State density bonus provisions, and to clarify that provision of required inclusionary units qualifies for a density bonus.

2015-2023 Objective: Advertise opportunities for affordable housing density bonuses on Sonoma's website, and promote in conjunction with discussions with development applicants.

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

19. Fair Housing Program

Fair Housing of Sonoma County (FHOSC) is the designated provider of fair housing and tenant-landlord information throughout the County. FHOSC provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. They maintain a fair housing hotline (707)579-5033 and provide bilingual in-person counseling at their offices in Santa Rosa. Fair housing education and outreach includes publication and distribution of *A Handbook for Landlords & Tenants*, and presentations to community groups and housing providers on fair housing issues.

2015-2023 Objective: Continue to promote fair housing practices, and refer fair housing complaints to Fair Housing of Sonoma County. As a means of furthering fair housing education and outreach in the local community, the City will advertise the fair housing program through placement of fair housing services brochures at the public counter, the Sonoma Community Center, and on the City's website.

20. Universal Design

The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities, including developmental disabilities, by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- ✓ Entrances without steps that make it easier for persons of all ages to enter the home.
- ✓ Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs.
- ✓ Lever door handles that are easier to use, especially by parents with an infant or a person with arthritis.
- ✓ Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

Housing that is “visitable” is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors. Visitability can be achieved in new construction by utilizing two simple design standards: (1) providing a 32-inch clear opening in all interior and bathroom doorways; and (2) providing at least one accessible means of ingress and egress for each unit.

Sonoma's Building Department has prepared a series of handouts on accessibility and visitability principles.

2015-2023 Objective: Continue to provide information on universal design and visitability principals to residential development applicants.

21. Reasonable Accommodation Procedures

The City of Sonoma has developed an ordinance through which the City can grant reasonable modifications to the requirements of the Zoning Code to ensure persons with disabilities, including developmental disabilities, are afforded equal opportunity for the use and enjoyment of their dwelling. The ordinance establishes a ministerial process for requesting and granting reasonable modifications to zoning and development regulations, building codes and land use. The City imposes no fees for a reasonable accommodation application.

2015-2023 Objective: Facilitate equal access to housing for persons with disabilities, including developmental disabilities, through implementation of the City's reasonable accommodation procedures.

22. Homeless Services and Shelter

In cooperation with community groups, the City constructed an emergency shelter in 2008 on the Police Station property. The shelter accommodates nine individuals at maximum capacity, and is managed by the non-profit Sonoma Overnight Support. The maximum stay is three weeks, during which time residents are provided with supportive services and housing referrals to assist in regaining self-sufficiency.

The City participates in the Sonoma County Task Force for the Homeless and the County's Continuum of Care as a means coordinating a regional approach to issues of homelessness. The City also provides referrals, and as available, funding support to area homeless service providers.

2015-2023 Objective: Continue to operate the Sonoma Homeless shelter, support area homeless service providers, and participate in regional efforts to address homelessness.



ENVIRONMENTAL SUSTAINABILITY

23. Green Building Program

“Green buildings” are structures that are designed, renovated, re-used, or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, and lessen a building's overall environmental impact. Sonoma has taken a number of significant actions towards becoming a green and sustainable city, including:

- ✓ Adoption of an Urban Growth Boundary to prevent urban sprawl;
- ✓ Establishment of a Community Services and Environment Commission;
- ✓ Adoption of a local Bicycle and Pedestrian Master Plan (2008);
- ✓ Participation in the Sonoma County Energy Independent Loan Program, providing funds to property owners to install energy efficiency and water conservation improvements (2009);
- ✓ Adoption of a Green Building Ordinance (2009).

Beginning January 1, 2014, the 2013 California Green Building Standards Code (CALGreen) became effective for new buildings and certain addition or alteration projects throughout California. The City of Sonoma has adopted and amended CALGreen to require CALGreen+Tier 1 level of compliance for all new buildings (except Tier 1 Energy Efficiency measures need not be met, as amended within SMC14.10.050). The City of Sonoma requires project applicants to hire a third-party green building special inspector to verify compliance with CALGreen requirements as amended by the City. Customized green building checklists and informational brochures are provided by the City to facilitate compliance with requirements.

2015-2023 Objective: Continue to provide outreach and education to developers, architects, and residents to provide information on how to incorporate sustainability in project design, as well as in existing structures.

24. Energy Conservation Initiatives

In April 2010, Sonoma became the first city in Sonoma County to enable city businesses and city residents to access the Sonoma County Energy Independence Loan Program (SCEIP). The program continues to serve as a central clearinghouse for information about energy efficiency, renewable energy, and water conservation. SCEIP also offers the Property Assessed Clean Energy (PACE) financing method to help property owners finance energy and water saving improvements, which include but are not limited to high efficiency windows, solar and/or tankless water heaters, solar panels, upgraded wall and roof insulation, and high efficiency HVAC systems. Information is available on www.sonomacountyenergy.org.

GRID Alternatives administers the Single-Family Affordable Solar Homes (SASH) Program, which has a budget of \$108 million to assist low-income households in obtaining the benefits of solar technology. With the adoption of Assembly Bill 2723 in 2006, the California Public Utilities Commission established the program with the goal of increasing access to photovoltaic systems to decrease electricity use and keep household energy expenses low. GRID consults with homeowners to work out financing options for those who have a financing gap between system costs and available incentives through client contribution, private loans, and the organization's own non-profit fundraising dollars. The program was scheduled to sunset in 2015 but has been extended until 2021.

2015-2023 Objective: Continue to advertise the Sonoma County Energy Independence Loan Program and GRID Alternatives to residents and businesses.

25. Sonoma Water Action Plan and Conservation Incentives

In response to the challenges associated with meeting projected water demand, the City has developed a broad strategy for meeting projected water needs through development of an updated Urban Water Management Plan (2011). The Plan encompasses the following components:

- ✓ Conservation;
- ✓ Imported water;
- ✓ Wells and groundwater management;
- ✓ Groundwater banking
- ✓ Recycled water;
- ✓ Water management and infrastructure;

A series of specific action steps with time frames for completion are set forth to move the City forward in addressing each of the Plan's six components. The City Council continues to review and update Sonoma's water supply and conservation strategies to reflect existing conditions and best practices.

2015-2023 Objective: Implement the conservation and improvement measures called for in the Urban Water Management Plan. Conduct periodic updates of the Plan and modify as necessary to ensure adequate water supply to meet Sonoma's regional housing needs (RHNA). Advertise available water conservation programs and incentives.

Table H-7: Housing Programs Implementation Summary

Housing Program	Program Goal	2015-2023 Objective(s)	Funding Source	Responsible Department	Time Frame
HOUSING DIVERSITY					
H-1. Inclusionary Housing Ordinance	Integrate affordable units within market rate development.	Re-evaluate City's inclusionary program, and amend to strengthen and improve effectiveness.	General	Planning	Amend Ordinance by 2017.
H-2 Land Assembly and Write-Down	Facilitate development of affordable housing.	Coordinate with County Housing Authority in issuance of RFP for the Broadway site; develop with minimum 39 low income rental units.	Bond Proceeds of former Sonoma CDA	Planning; City Manager's Office	2016- Issue RFP 2018- Complete construction on the Broadway site.
H-3 Partnerships with Affordable Housing Developers	Build partnerships with affordable housing providers.	Partner with non-profits by providing incentives. Work with County on farmworker housing needs.	Bond Proceeds of former Sonoma CDA	Planning	Annually meet with County representatives re: potential funding applications.
H-4 Adaptive Reuse	Introduce housing in non-residential areas, restore buildings, and provide live/work space.	Evaluate elimination of vacation rentals.	General	Planning	Evaluate ordinance modifications by 2018.
H-5 Alternative Housing Models	Support the provision of non-traditional, innovative housing types to meet unique needs.	Offer flexible zoning to foster alternative housing types. Evaluate and adopt standards for cottage housing and junior second units.	General	Planning	Adopt development standards for cottage housing and junior second units by 2017.
H-6 Second Dwelling Units	Provide additional sites for rental housing in existing neighborhoods.	Make information available to the public via the City website and at City Hall. Evaluate prohibiting use of second units as vacation rentals.	General	Planning	Evaluate ordinance revisions by 2017.

Table H-7: Housing Programs Implementation Summary

Housing Program	Program Goal	2015-2023 Objective(s)	Funding Source	Responsible Department	Time Frame
HOUSING AFFORDABILITY					
H-7 Affordable Housing Funding Sources	Leverage local funds to maximize assistance.	Actively pursue variety of funding sources for affordable housing. Support developers in securing outside funding.	Federal, State, County and private	Planning	Annually as RFPs are issued.
H-8 Affordable Housing Impact Fees	Require residential and non-residential development to offset their impact on affordable housing demand through payment of an impact fee.	Conduct a nexus study to evaluate the establishment of an affordable housing impact fee on residential and non-residential development.	Developer Fees	Planning	Conduct nexus study by 2017.
H-9 Section 8 Rental Assistance	Assist extremely low and very low-income households with rental payments.	Encourage landlords to register units with Housing Authority; prepare handout for rental property owners.	HUD Section 8	Planning; County Housing Authority	Ongoing
HOUSING AND NEIGHBORHOOD PRESERVATION					
H-10 Housing Rehabilitation Program	Maintain quality of housing stock.	Advertise availability of program on website and via handouts. Seek to assist 30 lower income households.	CDBG	Planning; Sonoma County	Assist 30 households by 2023.
H-11 Mobile Home Park Rent Stabilization and Conversion Ordinance	Maintain mobile home parks as important source of affordable housing.	Enforce mobile home park rent stabilization and conversion ordinances.	General	Planning	Ongoing
H-12 Condominium Conversion Ordinance	Provide protections for tenants in apartments and mobile homes proposed for conversion.	Implement condominium and mobile home park conversion regulations.	General	Planning	Ongoing
H-13 Preservation of Assisted Rental Housing	Preserve the existing affordable housing stock at risk of conversion to market rents.	Initiate discussions with property owners; explore outside funding and preservation options; offer preservation incentives to owners; provide technical assistance and education to affected tenants.	HOME; Section 8; other outside sources	Planning City Manager's Office	Contact property owners within one year of potential expiration and complete other steps as necessary.

Table H-7: Housing Programs Implementation Summary

Housing Program	Program Goal	2015-2023 Objective(s)	Funding Source	Responsible Department	Time Frame
H-14 Affordable Housing Monitoring/ Annual Report	Provide monitoring and annual reporting of the Housing Element implementation progress, in compliance with State law.	Review the Housing Element on an annual basis, provide opportunities for public participation, and submit annual report to the State.	General	Planning	By April 1st every year.
H-15 Design Guidelines and Design Review	Ensure excellence in architectural and community design.	Continue to implement Sonoma’s design review process.	General	Planning; Design Review and Historic Preservation Commission (DRHPC)	Ongoing
REMOVING GOVERNMENTAL CONSTRAINTS					
H-16 Growth Management Ordinance-Exception for Affordable Housing	Ensure growth management policies do not hinder affordable housing production or attainment of regional housing needs.	Annually review effects of GMO on production of affordable housing and modify as necessary to provide adequate incentives consistent with Sonoma’s current and future regional housing needs.	General	Planning	Annually in conjunction with Housing Element review.
H-17 Parking Incentives and Modified Standards	Incentivize development of affordable, special needs, mixed use, live-work, and pedestrian oriented housing.	Provide parking reductions on affordable projects, and other projects which meet community goals Re-evaluate multi-family parking standards and modify as appropriate.	General	Planning; CDA	Ongoing incentives. Re-evaluate standards by 2015.
H-18 Affordable Housing Density Bonus	Provide density and other incentive to facilitate affordable housing development.	Implement City's density bonus provisions, advertise on website, and promote in discussions with developers.	General	Planning	Ongoing.

Table H-7: Housing Programs Implementation Summary

Housing Program	Program Goal	2015-2023 Objective(s)	Funding Source	Responsible Department	Time Frame
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS					
H-19 Fair Housing Program	Promote fair housing practices and prevent housing discrimination.	Refer fair housing complaints to Fair Housing of Sonoma County. Disseminate fair housing information.	General	Planning	Ongoing.
H-20 Universal Design	Increase accessibility in housing through Universal Design	Disseminate Universal Design Principals brochure, and inform residential development applicants.	General	Planning	Ongoing.
H-21 Reasonable Accommodation Procedures	Ensure fair access to housing for persons with disabilities, including developmental disabilities.	Implement City's reasonable accommodation procedures.	General	Planning; Building	December 2014.
H-22 Homeless Services and Shelter	Assist the homeless and persons at risk of homelessness in obtaining shelter and services.	Maintain Sonoma homeless shelter and support other providers and regional efforts.	General	Planning; City Manager's Office	Ongoing.
ENVIRONMENTAL SUSTAINABILITY					
H-23 Green Building Program	Promote sustainable and green building design in development.	Provide outreach and education on incorporating sustainability in project design.	General	Planning	Ongoing.
H-24 Energy Conservation Initiatives	Promote the installation of solar systems and water efficient technologies.	Connect eligible affordable homes with GRID Alternatives. Advertise the Energy Independence Loan Program to residents and businesses.	General	Planning; Building	Ongoing.
H-25 Sonoma Water Action Plan	Ensure projected water needs are met.	Implement Water Action Plan. Conduct periodic reviews and modify as necessary to ensure adequate water supply to meet Sonoma's regional housing needs (RHNA). Advertise available water conservation programs.	General	Planning	Review Water Action Plan on bi-annual basis. Update website as new water conservation programs become available.

SUMMARY OF QUANTIFIED OBJECTIVES

The following table summarizes the City of Sonoma's quantified objectives for the 2015-2023 Housing Element planning period. The objectives include the City's new construction objectives to meet its regional housing needs (RHNA); rehabilitation objectives which reflect the Housing Rehabilitation Loan Program; and conservation objectives to reflect preservation of rent-restricted housing at risk of conversion and mobile home park spaces.

Table H-8: 2015-2023 Quantified Objectives

Income Level	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low (0% - 30% AMI)	12	15	At-risk units - 47 Mobile home spaces - 400
Very Low (31% - 50% AMI)	12		
Low (51% - 80% AMI)	23	15	
Moderate (81% - 120% AMI)	27	--	--
Above Moderate (>120% AMI)	63	--	--
Totals	137	30	447

Notes:

AMI – Area Median Income

New Construction Objectives: Reflects City's 2014-2022 RHNA. Of allocation for 24 very low income units, half is allocated to extremely low income households, and half to very low income households.

Rehabilitation Objectives: Reflects 30 loans through County Housing Rehabilitation Loan Program.

Conservation Objectives: Reflects preservation of following at-risk projects: Cabernet Apts (7 units), Sonoma Hills (20 units), Maysonnave I&II (18 units), Balma/Germano Apts (2 units).Also reflects conservation of 400 existing mobile home park spaces.



City of Sonoma

Housing Element Update 2015-2023

Appendices

APPENDIX A1

Housing Element Background Report

City of Sonoma

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This Housing Element Background Report provides the detailed background and technical information used in developing the Element’s goals, policies, and programs for the 2015-2023 planning period. The Housing Element itself focuses on housing strategy and solutions, while the Background Report explores housing issues underpinning the policy agenda. This Technical Report consists of the following sections:

- Housing Needs Assessment, which describes and analyzes Sonoma’s population, household, and housing characteristics and trends;
- Housing Constraints, which assesses potential governmental, infrastructure, market, and other constraints to the development and affordability of housing; and
- Housing Accomplishments, which evaluates the City’s progress in implementing the housing programs established in the 2009-2014 Housing Element.

Data Sources

Preparation of the Housing Element relied on a variety of data sources. Data from the 2010 Census on population and housing is somewhat dated, but remains the most comprehensive and widely accepted source of information. In addition, several data sources were used to update that information, including:

- Population and demographic data is updated by the State Department of Finance;
- Housing market information, such as home sales, rents, and vacancies, is updated through newspaper and internet rent surveys and DataQuick sales transactions;
- Public and non-profit agencies are consulted for data on special needs groups, the services available to them, and gaps in the system;
- Major Employers are provided by the City of Sonoma;
- Association of Bay Area Governments (ABAG) Projections 2013 and ABAG’s Final Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022 provides demographic projections and information on future housing needs;
- Comparative data for income levels of various groups is provided by the Comprehensive Housing Affordability Strategy, 2010; and
- Information on Sonoma’s development standards are derived from the City’s Zoning Ordinance.

Definition of Terms

Throughout this Housing Element, a variety of technical terms are used in describing and quantifying conditions and objectives. The definitions of these terms follow:

- *Affordable Housing* -- Housing which costs no more than 30 percent of a low, very low, or extremely low income household's gross monthly income. For rental housing, the residents can pay up to 30 percent of gross income on rent plus tenant-paid utilities. For homeownership, residents can pay up to 30 percent on the combination of mortgage payments, taxes, insurance, and Homeowners' dues. For moderate income households, affordable homeownership housing is defined as that which costs no more than 35 percent of household gross monthly income.
- *Area Median Income (AMI)* -- The income figure representing the middle point of all Sonoma County household incomes. Fifty percent of households earn more than or equal to this figure and 50 percent earn less than or equal to this figure. The AMI varies according to the size of the household. For the Year 2013, the AMI for a four-person household in Sonoma County was \$82,600 and for a three-person household, the AMI was \$74,350. In general, the four-person AMI is used as the standard.
- *Extremely Low Income Households (ELI)* -- Households earning not more than 30 percent of the Sonoma County AMI.
- *Very Low Income Households (VLI)* -- Households earning between 31 and 50 percent of the Sonoma County AMI.
- *Low Income Households* -- Households earning between 51 and 80 percent of the Sonoma County AMI.
- *Moderate Income Households* -- Households earning 81 to 120 percent of the Sonoma County AMI.
- *Above Moderate Income Households* -- Households earning not less than 120 percent of the Sonoma County AMI.

HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City’s population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is composed of the following components: Demographic Profile, Household Characteristics, Housing Stock Characteristics, and Regional Housing Needs.

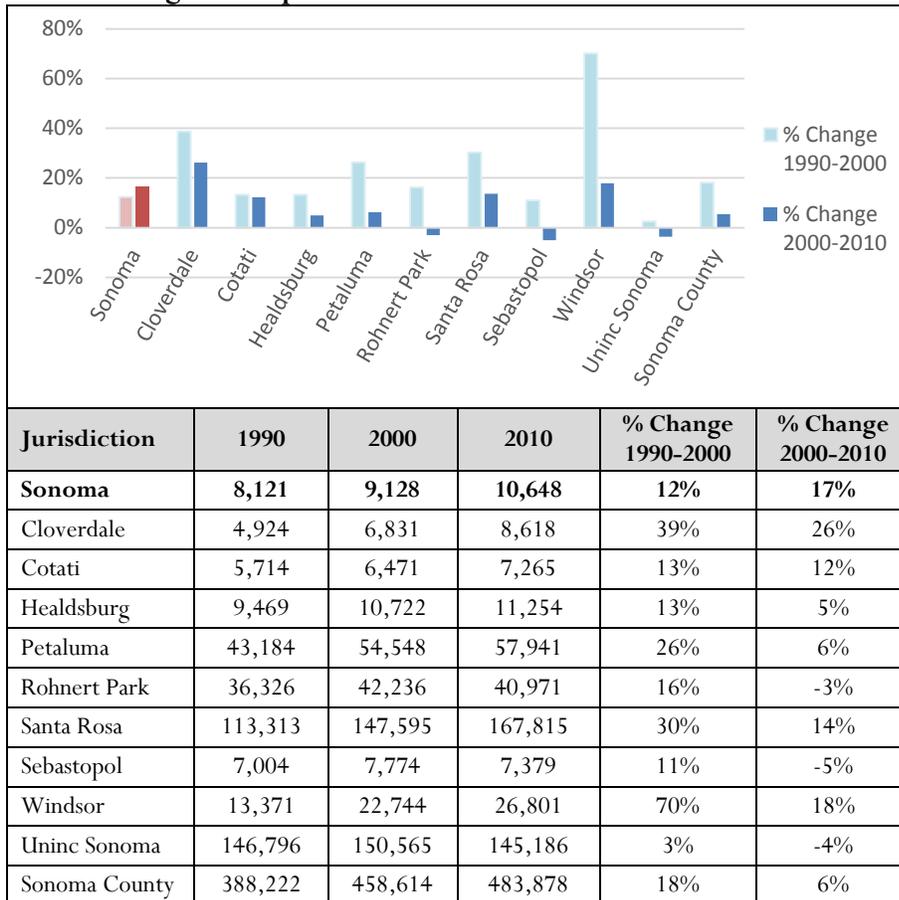
Demographic Profile

The type and amount of housing needed in a community are largely determined by population growth and various demographic variables. Factors such as age, race/ethnicity, occupation, and income level combine to influence the type of housing needed and the ability to afford housing. This section addresses population, age, race/ethnicity, and employment of Sonoma’s residents.

Population Trends

As of the 2010 Census, Sonoma had 10,648 residents, a 17 percent increase since 2000, and well above the six percent population increase countywide (see Table A.1). Most cities in the County experienced higher growth rates during the 1990 to 2000 period than in the subsequent decade, however, Sonoma is the only city that experienced an increased growth rate between 2000 and 2010.

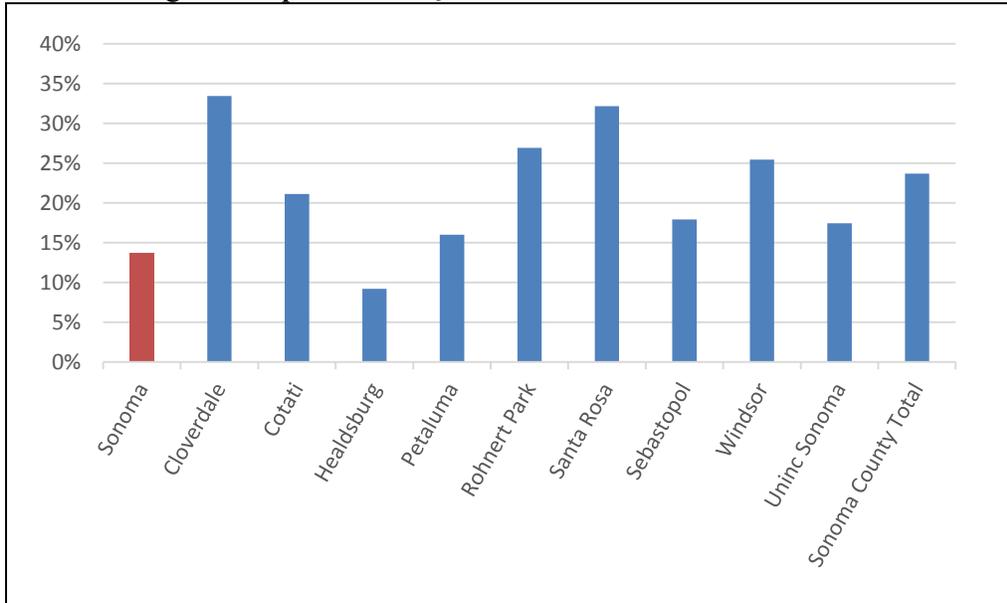
Table A.1: Regional Population Growth Trends 1990-2010



Source: U.S. Census 1990, 2000, 2010

The Association of Bay Area Governments (ABAG) projects that population growth will have a lower impact in Sonoma than most other cities in the County. Sonoma is estimated to grow from 10,648 residents in 2010 to 12,100 residents in 2040. The difference represents a 14 percent growth over the next 30 years, which is lower than the growth between 2000 and 2010. Sonoma is projected to have the second lowest growth percentage and the third lowest number of new residents in the County. Although Sonoma can expect to see continued population growth, the change is smaller than that of many other cities in Sonoma County.

Table A.2: Regional Population Projections 2010-2040



Jurisdiction	2010	2020	2030	2040	Difference 2010-2040	% Change 2010-2040
Sonoma	10,648	11,100	11,500	12,100	1,452	14%
Cloverdale	8,618	9,500	10,500	11,500	2,882	33%
Cotati	7,265	7,700	8,200	8,800	1,535	21%
Healdsburg	11,267	11,600	12,000	12,300	1,033	9%
Petaluma	57,941	60,600	63,600	67,200	9,259	16%
Rohnert Park	40,971	44,300	47,900	52,000	11,029	27%
Santa Rosa	167,816	184,100	201,800	221,800	53,984	32%
Sebastopol	7,379	7,700	8,200	8,700	1,321	18%
Windsor	26,787	28,800	31,100	33,600	6,813	25%
Uninc Sonoma	145,186	152,300	160,500	170,500	25,314	17%
Sonoma County Total	483,878	517,700	555,300	598,500	114,622	24%

Source: ABAG 2013 Projections

Age Characteristics

Between 1990 and 2010, the median age of Sonoma’s population had been increasing. Table A.3 shows the age distribution of Sonoma’s population. The table also provides a comparison between the city and the county’s age distributions.

- Children under the age of 18 made up 17 percent of Sonoma’s 2010 population, a slight decline from 1990 when children made up 18 percent of the population. In comparison to Sonoma County, the city has a much lower proportion of children, consistent with the lower incidence of families in the city (refer to Table A.7 later in this document).
- The biggest change in Sonoma's age profile between 1990 and 2010 was a relative decrease in young adults (25-44 years) from 27 to 21 percent and increase in middle age residents (45-64 years) from 19 to 31 percent of the population. Factors contributing to this change included adults aging into the “Middle Age” bracket and fewer young adults moving into Sonoma.
- Senior citizens (65 years and older) represent 25 percent of the community, significantly greater than the 14 percent seniors countywide. Half of Sonoma's seniors are age 75 or above, which poses a continuing challenge for the provision of adequate supportive housing options for this older age group. Senior households are examined further in the *Special Needs* section of the Housing Needs Assessment.

Consistent with nationwide trends of an aging population, the median age in Sonoma has increased from 44.8 to 49.2 years over the past two decades. In 2010, Sonoma’s median age was nearly 10 years above the county’s median age of 39.9, a reflection of the greater proportion of seniors and middle age adults in the city and lower proportions of young adults and children.

Table A.3: Age Distribution 1990-2010

Age Group	1990		2010		
	Persons	Percent	Persons	Percent	Sonoma Co. %
Preschool (<5 yrs)	431	5%	467	4%	6%
School Age (5-17 yrs)	1,042	13%	1426	13%	16%
College Age (18-24 yrs)	444	5%	586	6%	9%
Young Adults (25-44 yrs)	2,164	27%	2,252	21%	25%
Middle Age (45-64 yrs)	1,567	19%	3,250	31%	29%
Seniors (65+ yrs)	2,473	30%	2,667	25%	14%
Total	8,121	100%	10,648	100%	100%
Median Age	44.8 years		49.2 years		39.9 years

Source: U.S. Census 2000 and 2010

Race and Ethnicity

Sonoma has been becoming an increasingly diverse community, notably with the increase in Hispanic residents within the city. The 2010 Census reports that persons identifying themselves as White continued to represent the majority of the community, although this segment of the population decreased from 89 percent in 2000 to 79 percent in 2010 (Table A.4). In contrast, the city's Hispanic population increased from 7 percent to 15 percent during this same decade. For all other groups, the proportional distribution remained largely the same between 2000 and 2010. The increasing proportion of Hispanic residents shows a trend towards an increasingly more diverse population as seen countywide.

Table A.4: Racial and Ethnic Composition 2000-2010

Racial/Ethnic Group	2000		2010		
	Persons	Percent	Persons	Percent	Sonoma County Percent
White	8,141	89%	8,430	79%	66%
Hispanic	625	7%	1,634	15%	25%
Asian/Pacific Islander	159	2%	318	3%	4%
Black	31	<1%	48	<1%	1%
American Indian/Alaskan	18	<1%	35	<1%	1%
Two or More Races	140	2%	169	2%	3%
Other Race	14	<1%	14	<1%	<1%
TOTAL	9,128	100%	10,648	100%	100%

Source: U.S. Census 2000 and 2010

Employment Market

a. Residential Employment

The State Employment Development Department estimated that in 2013, Sonoma had 4,900 residents in the labor force with 5.5% unemployment, compared to an unemployment rate of 6.7% in Sonoma County and 8.9% Statewide. A breakdown of occupations held by residents is available through the 2007-2011 American Community Survey.

The occupations of Sonoma residents in 2011 are shown in Table A.5, and compared with the County as a whole. Residents working in the Educational, Health and Social Services sector represented 23 percent of the employed population. Arts, Entertainment, Recreation, Accommodation and Food Services jobs were held by 15 percent of employed residents. Ten percent of the employed population were in Professional, Scientific, Management, Administrative, and Waste Management Services. Another 10 percent was in Retail Trade and 9 percent was in Manufacturing. The top five sectors of employment in the County were the same as those in the City, although the proportional distribution and order were different.

According to the U.S. Census OnTheMap 2011, sixteen percent of Sonoma residents worked within the city limits and an additional 10 percent worked elsewhere in Sonoma County. Among the top cities outside of the county that employed Sonoma residents were San Francisco (3.7%), Santa Rosa (3.7%), Napa (3.4%), San Jose (3.4%), Petaluma (2.6%), and Sacramento (2.3%).

According to the 2007-2011 American Community Survey, Sonoma residents commuted an average of 28.6 minutes one-way to work. Although most residents (67%) drove alone, many relied on alternatives to the single occupant vehicle. In 2011, 11 percent of the workforce worked from home, 9 percent carpooled, 8 percent walked, 4 percent found other means, and 1 percent took public transportation.

Table A.5: Occupations of Employed Sonoma Residents in 2011

Industry Sector	Sonoma		County
	Number	Percent	Percent
Educational, health, and social services	1,141	23%	20%
Arts, entertainment, recreation, accommodation, and food services	728	15%	9%
Professional, scientific, management, administrative, and waste management services	521	10%	11%
Retail trade	482	10%	13%
Manufacturing	443	9%	10%
Finance, insurance, real estate, and rental and leasing	366	7%	7%
Construction	364	7%	8%
Public administration	309	6%	4%
Other services (except public administration)	237	5%	6%
Wholesale trade	166	3%	3%
Transportation and warehousing, and utilities	89	2%	3%
Information	92	2%	2%
Agriculture, forestry, fishing and hunting, and mining	41	1%	3%
Employed civilian population 16 years and over	4,979	100%	100%

Source 2007-2011 American Community Survey

b. Sonoma Employment

As depicted in Table A.6, the Census identifies approximately 9,800 jobs in Sonoma in 2011. Professional, Scientific and Technical Services was the leading industry (28%), followed by Accommodation and Food Services (19%); Health Care and Social Assistance (12%); Retail Trade (8%); and Educational Services (6%). More than 30 percent of jobs were in lower paying retail, hospitality, construction, and service-related industries, with wages that present a challenge to finding affordable housing within the city. The Census documents that 90 percent of the persons employed within Sonoma commuted from outside the city limits, indicative of the shortage of local affordable housing opportunities for the community's workforce.

In comparison to the employment distribution in 2006, the top five industries in 2011 remained as the leading industries in the city but changes occurred in other sectors. The two percent employment growth in the city was due in part to increased employment across the top five industries: Professional, Scientific and Technical Services was the leading industry (1% increase); Accommodation and Food Services (2% increase); Health Care and Social Assistance (11% increase); Retail Trade (5% increase); and Educational Services (17% increase). Another significant contribution to growth came from the Management of Companies and Enterprises sector, which added 223 new jobs or a 251 percent increase between 2006 and 2011. Public Administration also had 109 new jobs, which represented a 110 percent growth. Declines in employment came from several sectors of which the Administration & Support, Waste Management and Remediation sector (decrease of 218 jobs, 49% decline) and the Manufacturing sector (decrease of 134 jobs, 32% decline) were major factors. Overall, employment grew over these five years driven by growth in a few industries, including the top five industries, offsetting losses in several other industries.

Table A.6: Jobs in Sonoma by Industry Sector in 2006 and 2011

Industry Sector	2006		2011		Change 2006-2011	
	Number	Percent	Number	Percent	Number	Percent
Professional, Scientific, and Technical Services	2,664	28%	2,695	28%	31	1%
Accommodation and Food Services	1,821	19%	1,852	19%	31	2%
Health Care and Social Assistance	1,062	11%	1,184	12%	122	11%
Retail Trade	761	8%	801	8%	40	5%
Educational Services	514	5%	599	6%	85	17%
Management of Companies and Enterprises	89	1%	312	3%	223	251%
Arts, Entertainment, and Recreation	340	4%	281	3%	-59	-17%
Manufacturing	414	4%	280	3%	-134	-32%
Other Services (excluding Public Administration)	299	3%	266	3%	-33	-11%
Construction	292	3%	243	3%	-49	-17%
Administration & Support, Waste Management and Remediation	446	5%	228	2%	-218	-49%
Public Administration	99	1%	208	2%	109	110%
Wholesale Trade	165	2%	206	2%	41	25%
Real Estate and Rental and Leasing	237	3%	197	2%	-40	-17%
Finance and Insurance	181	2%	180	2%	-1	-1%
Agriculture, Forestry, Fishing and Hunting	111	1%	136	1%	25	23%
Information	118	1%	95	1%	-23	-19%
Utilities	17	<1%	26	< 1%	9	53%
Transportation and Warehousing	17	<1%	19	< 1%	2	12%
Mining, Quarrying, and Oil and Gas Extraction	0	0%	1	< 1%	1	n/a
Total	9,647	100%	9,809	100%	162	2%

Source: 2011 Census OnTheMap Application <http://onthemap.ces.census.gov/>

Household Characteristics

Household Type

According to the 2010 Census, Sonoma was home to 4,955 households, of which 54 percent are families. Families were comprised of married couple families with or without children as well as other family types, such as female-headed households with children. The relative proportion of family households in Sonoma declined between 1990 and 2010, and was well below that of the county (63%). In contrast, at 39 percent, single person households were far more prevalent in Sonoma than the county (27%), reflecting the community's large senior citizen population. The average household size in Sonoma was 2.1 persons, compared to 2.6 in the county, consistent with the city's characteristics of having fewer families and more seniors.

Table A.7: Household Characteristics 1990-2010

Household Type	1990		2010		
	Households	Percent	Households	Percent	Sonoma Co. %
Families	2,168	57%	2,693	54%	63%
With children under 18	842	22%	1,062	21%	30%
Without children	1,326	35%	1,631	33%	33%
Singles	1,456	38%	1,920	39%	27%
Other non-families	194	5%	342	7%	10%
Total Households	3,818	100%	4,955	100%	100%
Average Household Size	2.1		2.1		2.6

Source: U.S. Census 1990 and 2010

Sonoma evidenced a 30 percent increase in total households during the 1990-2010 period. In contrast, ABAG 2013 Projections anticipated a significant slowing of Sonoma's housing growth, with a nine percent increase in households projected during the 2010-2040 period, compared to 19 percent household growth countywide (see Table A.8).

Table A.8: Household Projections 2010-2040

	2010	2020	2030	2040	Difference 2010-2040	Percent Change 2010-2040
Sonoma	4,955	5,110	5,260	5,390	435	8.8%
Sonoma County	185,825	197,430	209,080	220,700	34,875	18.8%

Source: ABAG Projections 2013

Household Income

Household income is the most important factor affecting housing opportunity, determining a household's ability to balance housing costs with other basic necessities of life. Income levels can vary considerably among households, based on tenure, household type, location of residence, and/or race/ethnicity, among other factors.

a. Income Definitions

The State and Federal government classify household income into several groupings based upon the relationship to the county area median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table A.9, which are thus used throughout the Housing Element document. The 2013 Sonoma County income limits are presented for each of the five income categories based on a one, two, three, and four person household size (Sonoma's average household size in 2010 was 2.2 for owner households and 1.9 for renter households). Households below 30 percent of the area median income, or extremely low income households, are considered at risk of homelessness.

Table A.9: 2013 Income Category Definitions

Income Category	% County Adjusted Median Income (AMI)	2013 Sonoma County Income Limits			
		1 person household	2 person household	3 person household	4 person household
Extremely Low	0-30% AMI	\$17,400	\$19,850	\$22,350	\$24,800
Very Low	31-50% AMI	\$28,950	\$33,050	\$37,200	\$41,300
Low	51-80% AMI	\$45,500	\$52,000	\$58,500	\$65,000
Moderate	81-120% AMI	\$69,350	\$79,300	\$89,200	\$99,100
Above Moderate	120%+ AMI	> \$69,350	> \$79,300	> \$89,200	> \$99,100

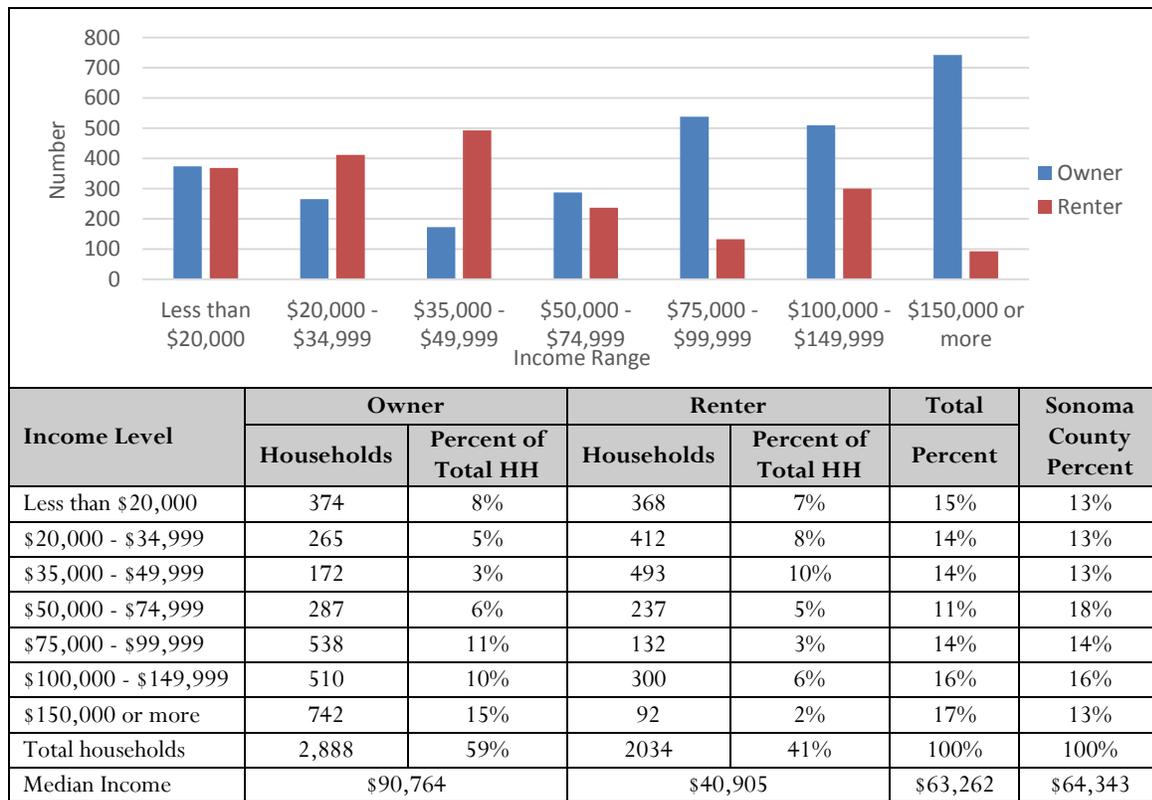
Source: California Department of Housing and Community Development, 2013 Income Limits.
 *Sonoma County’s 4-person Area Median Income is \$82,600

b. Income Characteristics

The median income in Sonoma was \$63,262 in 2011, however, there was a significant disparity between owner and renter households. The median income for an owner household was \$90,764, more than twice the median income of renter households (\$40,905). Nearly 15 percent of renter households had incomes of less than \$35,000, compared with 13 percent of owner households. A higher percentage of renter households (10%) had incomes between \$35,000 and \$49,999 than owner households (3%).

The city had a larger proportion of lower income households than Sonoma County as a whole. Sonoma had a greater percentage of total households (29%) with incomes under \$35,000 than Sonoma County (26%). The city had another 14 percent of total households that earned incomes between \$35,000 and \$49,999, which was a higher proportion of the population than the countywide distribution (13%).

Table A.10: Household Income Distribution 2011



Source: 2007-2011 American Community Survey.

According to the 2007-2012 CHAS data compiled by HUD, an estimated ten percent of households in the City of Sonoma (6 percent of which were owner households and 4 percent of which were renters) were classified as extremely low income (ELI), fairly comparable to the eleven percent of ELI households in the county as a whole.

In virtually all cases, the only housing choice for ELI households is rental housing. For individuals, single-room occupancy units are also an affordable solution. Deed-restricted rentals that target these income categories, often with supportive services, can be the best housing solution for ELI families or individuals.

Housing affordability in Sonoma will continue to be a challenge for workers who earn modest incomes. Table A.11 presents a sampling of occupations in Sonoma County that fall within very low, low and moderate income thresholds (based on a single worker household). The analysis of housing costs and affordability presented in the *Housing Cost and Affordability* section later in the Housing Needs Assessment compares current market rents and sales prices in Sonoma with the amount that households of different income levels can afford to pay for housing.

Table A.11: Sonoma County Wages for Select Occupations - 2013

Very Low Income ($< \\$33,050$ - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Waiters/Waitresses	\$10.73	\$22,311	\$558
Home Health Aides	\$11.50	\$23,914	\$598
Restaurant Cooks	\$12.18	\$25,335	\$633
Child Care Workers	\$12.76	\$26,546	\$664
Janitors and Cleaners	\$13.03	\$27,092	\$677
Security Guards	\$13.39	\$27,855	\$696
Retail Salespersons	\$13.62	\$28,322	\$708
Low Income (\$33,051 - \$52,000 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Emergency Medical Technicians and Paramedics	\$18.00	\$37,449	\$936
Transit Bus Drivers	\$18.24	\$37,935	\$948
Customer Service Representatives	\$19.05	\$39,613	\$990
General Maintenance and Repair Workers	\$20.79	\$43,243	\$1,081
Bookkeeping, Accounting, and Auditing Clerks	\$20.82	\$43,307	\$1,083
Construction Laborers	\$21.74	\$45,237	\$1,131
Graphic Designers	\$24.90	\$51,788	\$1,295
Moderate Income (\$52,001 - \$79,300 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Computer Support Specialists	\$27.75	\$57,733	\$1,443
Elementary School Teachers	n/a	\$58,259	\$1,456
Architectural and Civil Drafters	\$29.03	\$60,377	\$1,509
Librarians	\$32.67	\$67,962	\$1,699
Accountants and Auditors	\$34.89	\$72,560	\$1,814
Loan Officers	\$36.17	\$75,221	\$1,881
Real Estate Agents	\$36.33	\$75,547	\$1,889

Source: California Occupational Employment Statistics 2013 (1st Quarter) – Santa Rosa - Petaluma MSA (Sonoma County) Income categories based on two person household with single wage earner.

Max affordable housing cost based on standard of 30% of income on housing, including rent/mortgage, utilities, taxes, insurance, HOA fees.

Special Needs

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female-headed households, large households, homeless persons, and farmworkers. Table A.12 summarizes the special needs populations in Sonoma. Each of these population groups, as well as their housing needs, is described below in greater detail. While varying significantly in housing needs, overall, special needs populations comprise a significant portion of Sonoma's population.

Table A.12: Special Needs Groups

Special Needs Groups	Persons	Households	Percent*
Seniors (65+)	2,667		25%
With a disability	904		(34%)
Senior Households		1,831	37%
Renter		632	(35%)
Owner		1,199	(65%)
Seniors living alone		1,244	(67%)
Persons with Disability	1,376		13%
Female-headed Family Households		425	9%
With related children		233	(55%)
Large Households		255	5%
Renter		107	(42%)
Owner		148	(58%)
Farmworkers**	41		<1%

Source: 2010 Census; 2007-2011 American Community Survey (ACS) via Data for Bay Area Housing Elements; 2008-2012 ACS

* Numbers in () reflect the % of the special needs group, and not the % of the City Population / Households. For example, of the City's large households, 20% are renters and 80% are owners.

** Persons employed in Farming, Forestry or Fishing Occupations

Seniors

Seniors often have special housing needs due to limited income, higher health care costs, and physical limitations. Senior households are defined as households with one or more persons over the age of 65 years. The 2010 Census counted 1,831 senior households, comprising 37 percent of Sonoma households. About 63 percent of those senior households were lower income, earning less than \$50,000 annually. The poverty rate for seniors ages 65 to 74 was one percent while the poverty rate for seniors over age 74 was seven percent. Over two-thirds of the City's senior households lived alone, encompassing 1,244 seniors. Two-thirds of Sonoma senior households were homeowner households, and one-third of these homeowners expended more than 35 percent of income on housing. One-third of Sonoma's seniors were renters, and nearly three-quarters of these renters (73%) overpaid for housing (over 30% of income spent on rent). The City and its Community Development Agency have actively supported the development of affordable rental housing for seniors, including the following six projects: Village Green (34 units); Sonoma Creek Apartments (34 units); Cabernet Apartments (7 units); Maysonnave Apartments I and II (18 units); and Sonoma Hills (20 Units). Because of physical and/or other limitations, senior homeowners may have difficulty in performing regular home maintenance or repair activities. One third of seniors had one or more disabilities. Many elderly homeowners can continue to live in their own

homes, especially if structural modifications are made to help them cope with physical limitations, however there will nevertheless be an increasing demand for specialized care facilities for the elderly as Sonoma’s senior population ages.

Demographic data indicates a need for assisting senior renters. Senior homeowners face the problem of maintaining their homes while often on fixed incomes, however it is senior renters who tend to experience the greatest housing needs due to fixed incomes and rising rents. Public input during preparation of this Housing Element Update emphasized the need for additional senior housing options, including rent-restricted senior housing and small condominium units to allow seniors to downsize from single-family homes. There is also significant concern among seniors about the need to maintain affordable rents within Sonoma’s mobile home parks.

The Community Care Licensing Division from the California Department of Social Services reports that there are numerous residential care facilities for the elderly in Sonoma. Eight residential care facilities, with a total capacity of 230 people, are located in the City. The largest facility is Vintage Sonoma, which can accommodate 105 seniors. The next largest facilities, Emeritus at Sonoma and Nazareth Agua Caliente Villa, each have capacity for 45 seniors. Additionally, Vintage House, located on 264 First Street East, provides adult day care services and activities for up to 30 seniors.

Persons with Disabilities

Persons with disabilities encompass the developmentally- disabled, mentally- ill, and mobility-impaired, and are incredibly diverse in their housing needs. Physical and mental disabilities can hinder access to traditionally designed housing units and other facilities, as well as potentially limit the ability to earn income. The 2008-2012 American Community Survey identified 1,376 residents with disabilities in Sonoma, or 13 percent of the population. Seniors comprised two-thirds of the disabled population.

Table A.13: Persons with Disabilities by Type

Type of Disability	Age 5-17 years		Age 18-64 years		Age 65+ years		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Hearing difficulty	22	2%	87	1%	404	15%	513	5%
Vision difficulty	14	1%	32	1%	222	8%	268	3%
Cognitive difficulty	0	0%	126	2%	172	6%	298	3%
Ambulatory difficulty	32	3%	133	2%	555	20%	720	7%
Self-care difficulty	32	3%	65	1%	220	8%	317	3%
Independent living difficulty	0	0%	143	2%	365	13%	508	5%
Total Persons with Disabilities	68	6%	404	7%	904	33%	1,376	13%

Source: American Community Survey (ACS) 2008-2012

*A person may have more than one type of disability.

Developmentally Disabled

The Developmentally Disabled are a separate population identified by the State of California, with differing housing needs from others with disabilities. The Lanterman Developmental Disabilities Act ensures that “patterns and conditions of everyday life which are as close as possible to the norms and patterns of the mainstream of society” are available to these individuals. Furthermore, the *Olmstead v. L.C and E.W.* United States Supreme Court case required an “Integration Mandate” that “States are required to place persons with mental disabilities in community settings rather than institutions...when determined to be appropriate.” Despite these laws, people with developmental disabilities are finding it increasingly difficult to find affordable, accessible, and appropriate housing that is inclusive in the local community.

A developmental disability is defined by the State as “a lifelong disability caused by a mental and/or physical impairment manifested prior to the age of 18 and are expected to be lifelong.” The conditions included under this definition include:

- Mental Retardation,
- Epilepsy,
- Autism, and/or
- Cerebral Palsy, and
- “Other Conditions needing services similar to a person with mental retardation.”

(Source: Background Report, 2008, Developmental Disabilities Board Area 5)

North Bay Housing Coalition partners with local agencies in providing housing with supportive services for people with developmental disabilities. They estimate that about two percent of the general population is typically considered developmentally disabled. For Sonoma, that would be about 212 individuals. Indeed, the North Bay Regional Center provides services to 219 Sonoma residents with developmental disabilities (2014). There is some overlap between the developmentally-disabled population and the mentally and physically disabled populations.

Individuals with developmental disabilities are often independent and can live in their own apartments or homes with little support. Others who have more severe disabilities may require 24 hour assistance in homes that can accommodate their needs as individuals. The housing need for the individuals in Sonoma with developmental disabilities roughly translates to 70-75 units, derived from Sonoma’s age breakdown as applied to its estimated developmental disabled population. As the younger individuals approach adulthood, they will need independent or assisted living; and similarly, as adults age, they too will need assisted living.

In 2014, a survey of resources from the Community Care Licensing Division showed that there are four adult residential facilities and one adult day care center for persons with developmental disabilities in Sonoma. The residential facilities have a combined capacity of 16 residents, with each facility accommodating between two and six residents. Becoming Independent, a countywide nonprofit organization, provides an adult day care facility serving 60 people. The organization operates a number of programs designed to enrich lives through learning and interactive opportunities, assist in employment placement, foster independent living with the help of staff and increase mobility through transportation access. California Human Development, a nonprofit in Sonoma County, manages the Growth Opportunities program to provide social support for adults with developmental disabilities and the Redwood Empire Industries program to provide job training for adults with disabilities. These facilities and programs are some of the available resources to accommodate the needs of persons with developmental disabilities living in Sonoma.

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed in order to accommodate residents with mobility impairments. As a means of facilitating equal access to housing for persons with disabilities, the City has developed specific written procedures for persons requesting a reasonable accommodation.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Community care facilities with six or fewer persons are permitted with a use permit in three two residential zoning districts.

Female Headed Households

Single-parent households typically have a special need for such services as childcare and health care, among others. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The 2010 Census reports that there were 425 female-headed family households in Sonoma, 233 of which have children. Of the 2,700 families in Sonoma, 2.3 percent had incomes below the poverty level. In comparison, 5.3 percent of female headed households and 11.4 percent of female headed households with children under 18 were below the poverty level.

Due to lower incomes, female-headed households often have more difficulties finding adequate, affordable housing than families with two adults. Also, female-headed households with small children may need to pay for childcare,

which further reduces disposable income. This special needs group would benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for female-headed families be located near childcare facilities, schools, youth services, medical facilities, or senior services.

In times of need, emergency shelters and transitional housing can provide a source of support for women facing significant financial burdens, domestic abuse, and other instabilities in their lives. Shelters provide occupants with opportunities to regain stability in their lives and reduce the impact of homelessness on families headed by a single parent. During their stay, occupants have a chance to recover physically and emotionally from the challenges they have faced. With a reduced financial burden during the stay, occupants can more quickly transition back to housing stability. Although there are no shelters for women in Sonoma, four shelters around Sonoma County can provide a variety of services to women, according to the Women's Shelters California directory.

Large Households

Large households are defined as households with five or more members. These households are typically identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households often live in overcrowded conditions, due to both the lack of large enough units, and insufficient income to afford available units of adequate size.

Sonoma was home to 255 large households, representing five percent of total households in the city. Of these large households, 42 percent, or 107 households, were renters.

The Census identifies approximately 864 rental units (including apartments, townhomes and single-family rentals) in Sonoma with three or more bedrooms, in general, the appropriate sized units for a large household with five or more members. In comparison, the city had just 107 large renter households, indicating that Sonoma has an adequate supply of large rental units, and confirmed by the community's low rate of household overcrowding. However, the availability of vacant three bedroom apartment units for rent is limited, as indicated by the market rent survey conducted for the Housing Element.

Farmworkers

Agricultural workers are a significant special needs population in the greater Sonoma County area, playing an important role in the region's wine industry. Within the city of Sonoma and its sphere of influence, however, the Census estimates that in 2011 there were just 136 agricultural and natural resource jobs. Additionally, only 41 residents were employed in agricultural industries, representing one percent of total job opportunities and employment. With just 25 acres of agricultural zoning within the city and no farms of significant size, the city's farmworker population is predominately non-migratory, and as such, their housing needs are best addressed through year-round affordable rental and ownership housing. The City of Sonoma recently assisted in development of the 34-unit Wildflower sweat-equity homeownership project which included units specifically designated for occupancy by farmworkers. With over 5,000 farm-related jobs in Sonoma County, the City acknowledges the important role farmworkers play in the regional economy, and is committed to assisting in the provision of housing for this special needs group. Farmworkers and day laborers are an essential component of the region's agriculture industry. Farmers and farmworkers are the keystone of the larger food sector, which includes industries that provide farmers with supplies and equipment and industries that process, transport, and distribute products to consumers. Sonoma is located in the heart of the world's premier wine producing region. Grapes are the primary cash crop in the county. Grapevines account for a significant portion of the regional agricultural economy and the region's overall financial stability. Even within the city, there are approximately 13 acres used for wine production. Of course the city's tourism and hospitality establishments related to the wine industry are also major components of the local economy.

On a regional scale, there is a clear mismatch between housing costs and low farm worker wages, contributing to overcrowding and homelessness. Farmworker households are often comprised of extended family members or single male workers and as a result many farmworker households tend to have difficulties securing safe, decent and affordable housing. Far too often farmworkers are forced to occupy substandard homes or live in overcrowded situations. Additionally, farmworker households:

- Tend to have high rates of poverty;
- Live disproportionately in housing that is in the poorest condition;
- Have very high rates of overcrowding;
- Have low homeownership rates; and
- Are predominately members of minority groups.

The USDA's 2012 Census of Agriculture counted 13,710 hired farmworkers in Sonoma County. About 57 percent of Sonoma County farmworkers were seasonal, working less than 150 days per year. Of seasonal farmworkers, about 71 percent worked for larger farms with ten or more workers. The USDA found 340 farms with greater than ten workers and 1,276 farms with fewer than ten workers in Sonoma County. Workers were slightly more likely to be permanent employees at the smaller farms compared to larger farms.

La Luz Center, a non-profit organization that provides a variety of community service, education and counseling programs to Sonoma residents, conducted a survey of 100 farmworker families in Sonoma Valley. The survey found that 63 percent of respondents lived in apartments, 30 percent lived in single family homes, three percent lived in mobile homes and four percent had another housing option. About 71 percent of families earned less than \$1,500 per month. The top three housing issues as identified by surveyed families were housing costs (94 percent), housing conditions (77 percent) and utility costs (61 percent). Ninety percent of respondents wanted more information on how to qualify for low income housing. With generally low wages, nearly all families were concerned about housing affordability.

La Luz/Vineyard Worker Services, in addition to community service, education, and advocacy programs, has a program to provide seasonal housing for vineyard workers in the valley. The program's mission is to assist the farm worker community in the Sonoma Valley with finding safe, clean housing and help them meet basic human needs. The Vineyard Worker Services program operates seasonal migrant worker camps during grape harvest season in the Sonoma Valley. Burbank Housing Corporation has worked to increase affordable home ownership for farmworkers, among other special needs groups, and have partnered with the Vineyard Worker Services program in the past on a permanent farmworker housing project. The California Human Development Corporation (CHDC) has a program offering temporary housing assistance for eligible farmworkers, intended to provide transitional housing needs and short-term assistance as farmworkers move from agricultural labor to more stable year-round employment. Assistance provided through this program includes support services for hotel vouchers, rent, mortgage, deposits, utility bills, and other related shelter needs.

According to the Sonoma County 2014 Housing Element, there were a total of 238 farmworker family housing units in the unincorporated County, including 104 rental units within four developments, and 134 ownership units within six developments. In addition, there are 732 beds in the unincorporated County. Despite these farmworker housing resources, the County indicates that reports of overcrowded homes, apartments and motels are common, indicating an unmet need for affordable housing for farmworkers.

Homeless Persons

Homelessness is a visible reminder of the pressing needs facing families and individuals in marginal economic, housing, and health conditions. This population consists of a wide range of persons and families suffering from domestic violence, mental illness, substance abuse, and joblessness among a number of other conditions.

A 2013 Sonoma County Homeless Census and Survey counted 4,280 homeless individuals in the county and 62 within the city. At the county level, 23 percent of homeless individuals were in shelters, leaving 77 percent unsheltered. There were 152 homeless families, or 451 family members. It is estimated that more than one quarter (27%) of the county’s homeless population are chronically homeless.

In cooperation with community groups and citizen committees, in 2008, the City constructed an emergency shelter at 151 First Street West on Police Station property and developed accompanying support programs. The well-designed shelter has a maximum capacity of 12 beds. The maximum stay is four months. The Sonoma emergency shelter typically operates at 80 to 90 percent capacity, though during busy times there can be a waiting list. The City contracts with the non-profit Sonoma Overnight Support (SOS) to run the shelter.

Long term transitional shelters are found in other communities in the county. Table A.14 lists emergency and transitional shelters elsewhere in the region. SOS refers homeless individuals to these resources.

Table A.14: Emergency/Transitional Shelters in Sonoma area	
The Haven (Sonoma Overnight Support)	Description: Emergency shelter & food for men, women & families (Sonoma Valley residents only).
Coffee House Teen Shelter (Social Advocates for Youth)	Description: Shelter, food & counseling for runaway & homeless youth and families in crisis.
Family Support Center (Catholic Charities)	Description: For homeless families. Case management, employment training, housing placement, advocacy, childcare, health clinic.
Homeless Services Center (Catholic Charities)	Description: Drop-in center & shelter intake for single adults, women & families.
Opportunity House (Community Support Network)	Description: For adults with mental illness.
Redwood Gospel Mission	Description: Christian shelter for clean & sober men 18+.
Sloan House (Community Action Partnership Sonoma)	Description: For single women & mothers with children.
The Rose Women’s & Children’s Emergency Shelter	Description: Christian shelter for clean & sober women, girls & boys 11 & under.
YWCA Domestic Violence Safe House	Description: Therapeutic 8-week shelter for women & children at risk of violence who cannot remain at home.
Interfaith Shelter Network (IFSN)	Description: Provides clean & sober men, women & children with supervised, structured housing for up to two years.
Tamayo Village (Social Advocates for Youth)	Description: For homeless, at-risk or former foster care young adults 18-25.
Salvation Army	Description: For clean & sober men 18+.
Wallace House Community Svcs/CCOC (Cloverdale)	Description: Priority given to chronically homeless, disabled, no income people.
Spare Room (North County Community Services) (Healdsburg)	Description: Overnight emergency shelter. Priority given to adults with children.
Mary Isaak Center (COTS) (Petaluma)	Description: Shelter for single adults without children. Services include food, clothing, showers, access to phones & messaging system, computer access, transportation assistance, mental health & chemical dependency recovery, job skills training & assistance with employment & public benefits.

Housing Stock Characteristics

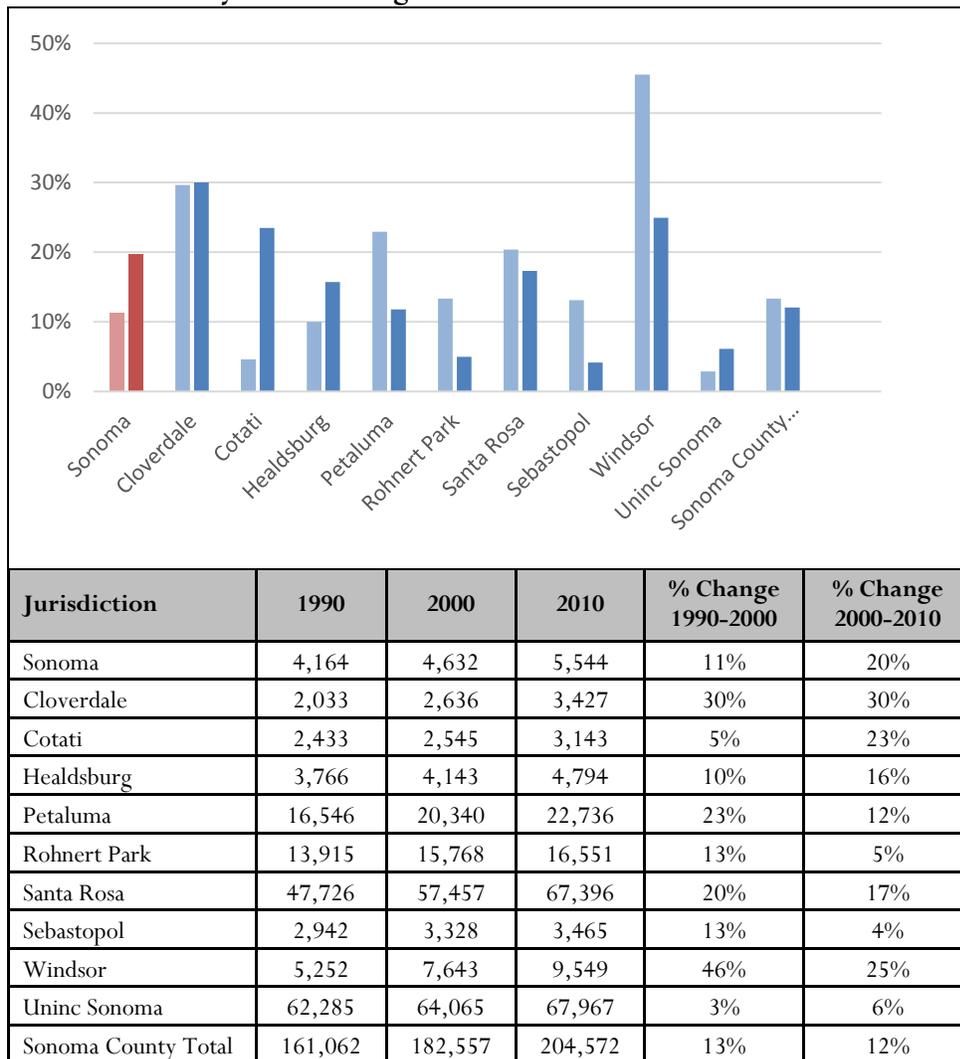
This section of the Housing Element addresses various housing characteristics and conditions that affect the well-being of residents. Housing factors evaluated include the following: housing stock and growth, tenure and vacancy rates, age and condition, housing costs, and affordability, among others.

Housing Growth

Sonoma had 5,544 housing units in 2010 according to the U.S. Census. The housing stock expanded by 11 percent between 1990 and 2000. The housing stock continued to grow between 2000 and 2010 with a 20 percent increase in the housing stock.

Although Sonoma’s housing growth rate during the 1990-2000 period was slightly below the 13 percent countywide, the city's 20 percent increase in housing during the most recent decade well exceeded the county's 12 percent increase. Measured against cities in the county with comparably-sized housing stocks in 2000 – Healdsburg and Sebastopol – Sonoma experienced a higher percentage growth between 2000 and 2010. Table A.15 shows countywide housing growth trends between 1990 and 2010.

Table A.15: Countywide Housing Growth Trends 1990-2010



Source: U.S. Census 1990, 2000, 2010

Housing Type and Tenure

Table A.16 presents the mix of housing types in Sonoma. Of the city's 5,544 housing units in 2010, 66 percent were single-family units, including single-family detached homes (56%) and single-family attached units consisting of townhome style homes (10%). Multi-family units made up 25 percent of Sonoma's housing, compared to 21 percent in 2000, and included duplexes, triplexes, apartments, and condominiums. Sonoma also had three mobile home parks with approximately 400 mobile home units, comprising nine percent of the city's housing.

Table A.16: Housing Unit Type 2000 – 2010

Unit Type	2000		2010	
	Units	Percent	Units	Percent
Single-Family (SF) Detached	2,567	55%	3,088	56%
SF Attached*	647	14%	566	10%
Total Single-Family	3,214	69%	3,654	66%
2 to 4 Units	429	9%	538	10%
5 or more units	555	12%	864	16%
Total Multi-Family	984	21%	1,402	25%
Mobile Homes & Other	434	9%	488	9%
Total Housing Units	4,632	100.0%	5,544	100%

Source: Census 2000. Dept of Finance, E5 Pop. and Housing Estimates with 2010 Benchmark, E8 City/County Pop. and Housing Estimates

*The difference in Single-family attached homes may be due to a change in Census reporting between 2000 and 2010.

Renter households increased between 2000 and 2010. Renter units constituted 41 percent of occupied housing units in 2010, up from 38 percent in 2000. Owner units decreased from 62 percent to 59 percent. In 2010, the city's tenure distribution was close to the county's distribution. (See Table A.17).

Table A.17: Owner/Renter Occupied Units 2000-2010

	2000		2010		
	Number	Percent	Number	Percent	Sonoma Co. %
Renter	1,667	38%	2,027	41%	40%
Owner	2,706	62%	2,928	59%	60%
Total	4,373	100%	4,955	100%	100%

Source: Census 2000 and 2010

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests a balance between housing supply and demand. As reported by the 2010 Department of Finance statistics, the citywide residential vacancy rate in Sonoma was 10.6 percent, an increase from the 6.4 percent rate measured in 2000. By comparison, vacancy rates also increased in Sonoma County (from 5.9% to 9.2%) and San Francisco (4.9% to 8.3%) during the 2000-2010 period. In terms of vacancies among the rental housing stock, the 2010 Census documents a 7.0 percent rental vacancy rate in Sonoma, 5.1 percent in Sonoma County and 5.4 percent in San Francisco, indicating a rental housing supply in 2010 that can sufficiently meet demand and provide mobility. While updated vacancy rates are not available, the improving economy and associated job growth throughout the Bay Area has resulted in a rising demand for rental housing, reducing vacancies and placing upward pressure on rents.

Table A.18: Citywide Vacancy Rate

	2000	2010
Owner Vacancy Rate	1.8%	2.6%
Renter Vacancy Rate	3.7%	7.0%
Seasonal, Recreational, or Occasional Vacancy Rate	2.7%	4.5%
Total Vacancy Rate	6.4%	10.6%

Source: Census 2000 and 2010.

Housing Age and Condition

The age of a community’s housing stock can be an indicator of overall housing conditions. Housing built over 30 years ago likely begins to exhibit some rehabilitation needs including new plumbing, roof repairs, foundation work, and other repairs. Table A.19 displays the age of Sonoma’s occupied housing stock by owner/renter tenure and indicates that as of 2011, approximately 2,800 occupied housing units have reached the 30 year age threshold, or over half the city's housing.

Table A.19: Age of Housing Stock – 2011

	Number	Percent
Built 2005 or later	278	5%
Built 2000 to 2004	450	8%
Built 1990 to 1999	843	16%
Built 1980 to 1989	932	17%
Built 1970 to 1979	961	18%
Built 1960 to 1969	833	16%
Built 1950 to 1959	511	10%
Built 1940 to 1949	138	3%
Built 1939 or earlier	385	7%
Total	5,331	100%

Source: 2007-2011 American Community Survey

Sonoma homes tend to be in relatively good condition, and problems with property maintenance and housing deterioration have not been a significant issue. High property values, a strong sense of neighborhood pride, and an emphasis on historic preservation have all contributed to well-maintained neighborhoods. Nonetheless, given the community’s aging housing stock, combined with a growing senior population that may face difficulties maintaining their homes, both code enforcement and housing rehabilitation assistance are important components of the City’s overall housing program. In terms of developing a general estimate of the number of units in need of rehabilitation in Sonoma, the City used the following approach. Using 30 years as the benchmark when residential structures begin requiring major systems replacement or repair, units built prior to 1980 can be considered as potential candidates for rehabilitation needs. Of Sonoma’s approximately 2,800 pre-1980 units, an estimated five percent, or 140 units, may require some degree of rehabilitation over the Housing Element planning period. Discussions with County housing rehabilitation staff indicate the majority of households receiving assistance under their program reside in mobile home units. No units have been identified as needing replacement.

Housing Costs and Affordability

Housing affordability is a concern in Sonoma and the City continues to play an active role in addressing housing affordability issues. The following section provides current market information on rents and housing sales prices in Sonoma, and compares these costs with the amount households of different income levels can afford to pay for housing.

Sales and Rental Survey

Table A.20 provides information on all sales of existing and new single-family homes and condominiums within Sonoma in 2013. A total of 541 single-family home sales were recorded during this period. The median sales price was \$464,500, which was a 20.7 percent increase over the median price of 2012. Despite an increase in prices, the number of sales grew by less than three percent.

Table A.20: Sonoma Home and Condominium Prices in 2013

	Zip Code	Sales	% Change from 2012	Median Sales Price	% Change from 2012	Price/Sq. Ft.
Sonoma	95476	541	2.9%	\$464,500	20.7%	\$360
Bodega Bay	94923	67	19.6%	\$635,000	-0.5%	\$346
Cloverdale	95425	215	9.1%	\$313,750	28.1%	\$213
Cotati	94931	107	-20.7%	\$360,000	32.8%	\$245
Forestville	95436	93	-6.1%	\$317,500	41.1%	\$274
Glen Ellen	95442	40	-21.6%	\$700,000	64.7%	\$423
Guerneville	95446	136	7.1%	\$275,000	37.5%	\$251
Healdsburg	95448	255	5.8%	\$475,000	9.2%	\$332
Penngrove	94951	45	-10.0%	\$680,000	23.5%	\$297
Petaluma	94952	380	-0.8%	\$525,000	19.6%	\$316
Petaluma	94954	438	-10.6%	\$410,000	23.9%	\$261
Rohnert Park	94928	487	-4.7%	\$325,000	31.2%	\$233
Santa Rosa	95401	373	-3.1%	\$305,000	26.0%	\$236
Santa Rosa	95403	498	-7.6%	\$357,500	24.6%	\$236
Santa Rosa	95404	601	1.9%	\$440,000	18.9%	\$273
Santa Rosa	95407	328	-11.8%	\$290,000	22.9%	\$207
Santa Rosa	95409	489	-5.1%	\$435,000	17.9%	\$277
Sebastopol	95472	329	4.8%	\$567,000	26.0%	\$324
Sonoma	95476	541	2.9%	\$464,500	20.7%	\$360
The Sea Ranch	95497	100	26.6%	\$542,000	3.7%	\$332
Windsor	95492	402	-6.1%	\$400,500	16.7%	\$237

Source: Dataquick Annual Sales Price Charts by Zip Code, 2013

While the prior Table A.20 provides an overview of the subregional housing sales market, the following Table A.21 provides more detailed information on residential sales differentiated by unit type within the Sonoma city limits over the most recent 12 month period (May 2013-April 2014). A total of 441 single-family home sales were recorded during this one year period, with prices ranging from a median of \$360,000 (one-bedroom) to a median of \$780,000 (four to five-bedroom). Housing sales reflected the wide diversity of Sonoma's housing stock, ranging from smaller, older units (one bedroom homes averaged just 1,000 square feet in size and on average were built in 1942), to luxury units on large lots (lot sizes for four to five bedroom homes averaged 10,000 square feet). The overall median single-family home price was \$569,000.

Condominiums comprised just 15 percent of recent housing sales in Sonoma, with 82 units sold. Median prices for condominiums were substantially below that of single-family homes, and ranged from \$177,500 for a one-bedroom, to \$377,000 for a two-bedroom, and \$445,000 for a three-bedroom unit. Condominiums remain a relatively affordable homeownership option in Sonoma, with two and three bedroom condominiums of comparable size to single-family homes.

Table A.21: Sonoma Home and Condominium Sales Prices May 2013 - April 2014

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Year Built	Median Parcel Size
Single-Family Homes						
1	15	\$160,000 - \$1,807,000	\$360,000	1,000 sf	1942	6,100 sf
2	150	\$124,000 - \$3,700,000	\$442,000	1,300 sf	1964	7,200 sf
3	217	\$142,000 - \$4,600,000	\$625,000	1,800 sf	1974	8,000 sf
4-5	59	\$180,000 - \$4,100,000	\$780,000	2,475 sf	1978	10,000 sf
<i>Total</i>	<i>441</i>	<i>\$124,000 - \$4,600,000</i>	<i>\$569,000</i>	<i>1,700 sf</i>	<i>1970</i>	<i>7,840 sf</i>
Condominiums						
1	4	\$135,000 - \$212,000	\$177,500	750 sf	1980	--
2	49	\$169,000 - \$950,000	\$377,000	1,320 sf	1982	--
3	29	\$175,000 - \$849,000	\$445,000	1,770 sf	1992	--
<i>Total</i>	<i>82</i>	<i>\$135,000 - \$950,000</i>	<i>\$445,000</i>	<i>1,450 sf</i>	<i>1985</i>	<i>--</i>

Source: Dataquick On-Line Real Estate Database.

Home Foreclosures

Approximately 1.5 million of the 8.7 million homes and condominiums in California have been involved in a foreclosure proceeding since 2007. In addition to the impact of people losing their homes, foreclosed properties can lead to other problems as these homes are left abandoned, becoming potential blight and criminal concerns. Fortunately, the number of mortgage default notices in California has been consistently declining since its peak in 2009, with the number of default notices filed in the fourth quarter of 2013 the lowest level in eight years. According to the real estate information service DataQuick, the drop in foreclosure notices resulted from a combination of rising home values, an improving economy, and the use of various foreclosure prevention efforts - short sales, loan modifications, and the ability of some underwater homeowners to refinance.

Within the 95476 Sonoma zip code, www.Realtytrac.com identified 57 residential units in April 2014 in various states of foreclosure, including “pre-foreclosure” having received a notice of mortgage default, notice of a trustee sale, and bank-owned. The number of properties that received a foreclosure filing in Sonoma in April was 25 percent higher than the previous month and at the same level as one year prior (April 2013). The current level of foreclosure activity represented one filing for every 1,120 residential units in the city. In comparison, at one foreclosure filing to every 1,349 housing units, the ratio of foreclosure filings in Sonoma County was slightly lower than in the city.

Cloverdale	1 : 755
Rohnert Park	1 : 871
Napa County	1 : 1,051
California	1 : 1,059
Sonoma (city)	1 : 1,120
Sonoma (county)	1 : 1,349
Santa Rosa	1 : 1,419
Petaluma	1 : 1,869

Current rental housing costs in Sonoma were obtained through a rent survey compiled from the internet. The survey found median rents of \$1,225 for studio/1-bedroom apartments, \$1,750 for 2-bedroom apartments, and \$2,200 for 3-bedroom apartments. Single-family home were also commonly listed, with median rents of \$1,638 for a 2-bedroom home, \$2,700 for a 3-bedroom home, and \$3,600 for a home with 4 or more bedrooms.

Table A.22: Survey of Rental Units, 2014

Unit Type and Bedrooms Type	# Units Advertised	Rental Range	Median Rent
Apartments/Condominiums/Townhomes			
Studio/1-bedroom	11	\$850 - \$1,600	\$1,225
2-bedroom	13	\$1,300 - \$2,120	\$1,750
3-bedroom	4	\$1,700 - \$3,200	\$2,200
Single-Family Homes			
2-bedroom	4	\$1,450 - \$2,000	\$1,638
3-bedroom	17	\$1,625 - \$4,500	\$2,700
4-bedroom or more	3	\$2,800 - \$4,500	\$3,600
Rooms			
1-bedroom	3	\$650 - 800	\$700

Source: Craigslist and Rental Source April-May 2014

Mobile homes represent an important source of affordable housing in Sonoma. As a means of preserving the affordability of its mobile home parks, primarily occupied by seniors, the City has implemented a mobile home park rent control ordinance since 1993 (Chapter 9.80 of the Municipal Code). This ordinance limits rent increases to a maximum of 80 percent of the increase in the consumer price index, but no greater than five percent in a 12-month period. The ordinance ensures stable rents for those residents of the mobile home parks who are not on long-term leases (in excess of 12 months). Park owners are permitted to charge a new base rent for a mobile home space whenever a coach-in-place sale or lawful space vacancy occurs.

The two rent-controlled parks vary in rental structure: DeAnza Moon Valley’s 247 spaces have a median rent of \$780 and Pueblo Serena’s 127 spaces have a median rent of \$547. Conversion of rent-controlled parks to condominiums or market rate parks is a major threat to the affordable housing stock of Sonoma, since mobile home parks are a significant portion of that supply. In 2009, the majority of Rancho de Sonoma residents voted in favor of a condominium conversion to their 99 space mobile home park, although this conversion was ultimately not implemented.

Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in Sonoma with the maximum affordable housing costs to households which earn different income levels. This information can provide a picture of who can afford what size and type of housing in Sonoma, as well as the type of households that would likely experience housing problems such as overcrowding or overpayment. California Health and Safety Code¹ defines affordable owner and rental housing costs as follows:

Affordable Ownership Housing Cost – moderate income

- Housing costs consist of mortgage debt service, homeowner association dues, insurance, utility allowance, and property taxes.
- Affordable costs are up to 35 percent of the defined household income.
- Affordable costs for moderate income households are based on standard of 110 percent of Area Median Income (AMI) for a household size equal to one more person than the number of bedrooms in the unit.

Affordable Renter Housing Cost

- Housing costs include rent plus utilities paid for by the tenant.
- Affordable rent is up to 30 percent of the defined household income.
- Affordable rents are based on a standard of 50 percent of AMI for very low income households; 80 percent of AMI for low income households; and 120 percent AMI for moderate income households for a household size equal to one more person than the number of bedrooms in the unit.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide, including Sonoma County, to determine the maximum affordable payments of different households and their eligibility for federal housing assistance. The 2013 Income Limits for a four-person household in Sonoma County is \$82,600.

The affordability of housing in Sonoma can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table A.23 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with market sales prices for single-family homes and condominiums in Sonoma (refer to Table A.21). As illustrated below, the maximum affordable purchase price ranges from \$355,000 (two person household) up to \$478,000 (five person household), rendering median single-family home prices in Sonoma out of reach. However, particularly among the smaller unit sizes, there were numerous individual home sales in Sonoma that fell within moderate income affordability levels.

While more limited in number than single-family homes, condominiums do provide an affordable homeownership option for many moderate income households. For example, a three-person moderate income household can afford a purchase price up to \$402,000 and is thus able to afford the \$377,000 median-priced two-bedroom condominium. Expanding the supply of condominiums, combined with inclusionary housing requirements, can be an effective way to extend affordable housing opportunities and ensure households earning moderate incomes remain part of the Sonoma community.

¹ Health and Safety Code Section 50052.5 establishes affordable housing cost, and Section 50053 - affordable rents.

Table A.23: 2013 Sonoma County Maximum Affordable Housing Cost (Moderate Income)

Moderate Income Affordable Housing Cost	1 Bedroom (2 persons)	2 Bedroom (3 persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 120% Median	\$79,300	\$89,200	\$99,100	\$107,050
Income Towards Housing @ 35% Income	\$27,755	\$31,220	\$34,685	\$37,465
Maximum Monthly Housing Cost	\$2,310	\$2,600	\$2,890	\$3,120
Less Ongoing Monthly Expenses:				
Utilities	(\$145)	(\$175)	(\$200)	(\$260)
Taxes (1.1% affordable hsg price)	(\$325)	(\$365)	(\$410)	(\$435)
Insurance	(\$85)	(\$100)	(\$115)	(\$130)
HOA Fees & Other	(\$180)	(\$180)	(\$180)	(\$180)
Monthly Income Available for Mortgage	\$1,575	\$1,780	\$1,985	\$2,115
Supportable 30 yr Mrtg @ 4.25% interest	\$320,000	\$362,000	\$404,000	\$430,000
Homebuyer Down payment (10%)	\$35,000	\$40,000	\$45,000	\$48,000
Maximum Affordable Purchase Price	\$355,000	\$402,000	\$449,000	\$478,000
Sonoma Median Single-Family Price	\$360,000	\$442,000	\$625,000	\$780,000
Sonoma Median Condo Price	\$177,500	\$377,000	\$445,000	n/a

Source: Karen Warner Associates.

Utility costs based on 2014 Sonoma County Housing Authority utility allowance schedule for attached units (gas appliances).

Table A.24 presents the maximum affordable rents for very low, low, and moderate-income households by household size, and compares with average apartment rents in Sonoma (as documented previously in Table A.22). As the table below indicates, citywide median rents were above the level of affordability for very low and low income households with a monthly affordability gap for very low income households ranging from \$525 to \$1,335 for very low income households, and \$50 to \$745 for low income households, depending on household size. Households earning moderate incomes, regardless of household size, were easily able to afford market rents in Sonoma.

Table A.24: 2014 Maximum Affordable Rents in Sonoma County

Income Level ¹	Maximum Affordable Rent After Utilities Allowance ²			
	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$630	\$701	\$775	\$863
Low Income	\$1,043	\$1,175	\$1,308	\$1,455
Moderate Income	\$1,639	\$1,858	\$2,075	\$2,308
Sonoma Median Apartment Rent	n/a	\$1,225	\$1,750	\$2,200

Source: Karen Warner Associates

¹ Income levels based on State HCD published Income Limits for 2014.

² Utility costs based on Sonoma County Housing multi-family utility allowance schedule (gas heating, cooking and water heating; assumes monthly refuse service included in rent): \$95 for studios, \$125 for 1 bedrooms, \$155 for 2 bedrooms, and \$170 for 3 bedrooms. Affordable rent is based on 30% of household income.

Assisted Rental Housing At Risk of Conversion

This section presents an inventory of all assisted rental housing in Sonoma; evaluates those units “at-risk” of conversion during the ten year, 2015-2025 planning period; and proposes programs to preserve or replace at-risk units. Rent restricted housing in Sonoma consists of both publicly subsidized affordable housing, and deed-restricted rental units provided through Sonoma’s inclusionary housing and density bonus programs. Table A.25 presents a complete inventory of all subsidized and restricted rental housing projects in the City. A total of 146 subsidized rental units are provided in five developments, with an additional 86 affordable inclusionary and density bonus rental units integrated within 18 market rate projects.

Table A.25: Inventory of Assisted and Restricted Affordable Rental Units

Name of Development	Year Built	Address	Number of Affordable Units	Target Group	Funding Source(s)	Expiration Date/Resale Restrictions
Subsidized Units						
1. Village Green II	1983	650 Fourth St.	34	Senior	CDBG, FmHA 515, Section 8	Perpetuity
2. Sonoma Creek Apartments	1987	703-841 Oregon St.	34	Senior	HUD/202, CDBG, CDA	Perpetuity
3. Cabernet Apartments	1988	510-550 Seventh St. W.	7	Senior	CDBG, CDA Funds/Burbank Housing Funds, CHFA	2018
4. Firehouse Village	2001	560-620 Second St. West	29	Large Family	Density Bonus, GMO Exempt, CDA, CDBG, Tax Credits	Perpetuity
5. Sonoma Valley Oaks	2013	19344 Sonoma Hwy	42	Large Family	Bonus, GMO Exempt, CDA, CDBG, Tax Credits	2067
Inclusionary and Density Bonus Units						
6. Balma/Germano Apartments	1992	571 Oregon St.	2	Family	Density Bonus	2022
7. Maysonnave Apts I	1996	270 First St. East	10	Senior	Bonus Density; GMO Exempt	2025
8. Maysonnave Apts II	1996	673 First St. West	8	Senior	Density Bonus	2025
9. Sonoma Hills – Griffin	1996	405 W. MacArthur St.	20	Senior	Inclusionary	2025
10. Lynch Office/Apartments	2002	135 West Napa St.	1	Family	Inclusionary	2047
11. Heritage Court	2002	144-145 Piper Lane	2	Family	Inclusionary	2047
12. Sonoma Centro	2003	19230 Sonoma Highway	1	Family	Inclusionary	2048
13. Remembrance	2003	745-765 E. Napa St.	5	Family	Inclusionary	2058
14. MacArthur Village Subdivision	2003	281/291 E. MacArthur St.	3	Family	Inclusionary	2033
15. Vintage Sonoma (Sonoma Valley Oaks)	2003	Jones St., Engler St., Brockman Lane	10	Family	Inclusionary	2033
16. Tarassa (Eastside Estates III)	2003	442-462 Saunders Drive	11	Family	Inclusionary	2033
17. Gamber Rentals	2004	293/295 W. MacArthur St., 910/912 Amedeo Ct.	4	Family	Inclusionary	2037
18. Bel Terreno	2005	471/473 San Lorenzo Ct	2	Family	Inclusionary	2035
19. Starr Ranch	2005	1337/1349 Jones	2	Family	Inclusionary	2035
20. Chiappellone Apartments	2006	1143 Broadway	1	Family	Inclusionary	2061
Second Units (Income & Rent Restricted)						
21. Troy Lane Subdivision	2001	497 Troy Lane	1	Second Unit	Inclusionary	2031
22. Remembrance (Chiotti/Setzer Subdivision)	2003	744/764 William Cunningham Ave.	2	Second Unit	Inclusionary	2058
23. Vintage Sonoma	2003	402 Engler St.	1	Second Unit	Inclusionary	2033

Sources: Sonoma Community Development Department, 2014. California Housing Partnership Corporation - TCAC and HUD Section 8 database, March 2014.

At-Risk Projects

This section evaluates those lower income rental projects in Sonoma at risk of converting to market-rate uses during the ten year, 2015-2025 planning period. As illustrated in Table A.25, the majority of Sonoma's affordable rental projects carry long-term use restrictions, with several projects restricted in perpetuity. Just one subsidized project is potentially eligible for conversion within the next ten years: the seven unit Cabernet Apartments. These garden apartments were built in 1988, and are restricted to occupancy by very low income seniors age 62 and above. The project was financed through a variety of sources, including Sonoma Community Development Agency funds, Community Development Block Grant funds, CalHFA funds, and Burbank Housing Corporation Funds. The use restrictions on the CalHFA funds expire in 2018, although use restrictions on the other funding sources extend out further. Cabernet Apartments are owned and operated by the non-profit Burbank Housing, and are thus considered at very low risk of conversion. Discussions with Burbank Housing indicate they have been successful in maintaining affordability on similar projects where use restrictions have expired.



Cabernet Apartments

In addition to Cabernet Apartments, affordability controls on the following non-subsidized, mixed income projects regulated through the City's density bonus and inclusionary housing programs are eligible for conversion to market rate by 2025:

- Balma/Germano Apartments - 2 units (family)
- Maysonnave Apts I - 10 units (senior)
- Maysonnave Apts II - 8 units (senior)
- Sonoma Hills - 20 units (senior)

Preservation and Replacement Options

Preservation or replacement of the identified at-risk projects in Sonoma can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance to tenants using other funding sources; and 3) replacement or development of new assisted units. Each of these options are described below, along with a general cost estimate for each.

Option 1: Transfer of Ownership

Transferring ownership of the at-risk projects to non-profit organizations has several benefits: 1) affordability controls can be secured indefinitely; and 2) projects become eligible for a greater range of governmental assistance. The feasibility of this option depends on the willingness of the owner to sell the property, the existence of qualified non-profit purchasers, and the availability of funding. In 2006, the City of Sonoma, through its Community Development Agency, purchased the 34 unit Village Green II apartments to preserve this at-risk project as very low income affordable housing in perpetuity.

The transfer of ownership preservation option is, however, not applicable to the at-risk Cabernet Apartments as they are already owned by a non-profit corporation – Burbank Housing. This project is determined to be at low risk of conversion largely due to its non-profit ownership status. Transferring ownership of Balma/Germano Apartments is also not a viable option, as only a small portion of the project units carry rent restrictions.

The current market value for Maysonnave Apartments I and II, and Sonoma Hills can generally be estimated based on each projects' potential annual income and standard costs associated with apartment maintenance and management. As shown in Table A.26, the market value of the combined 38 project units is estimated at \$5.2 million. These estimates are intended to demonstrate the magnitude of costs relative to other preservation and replacement options; actual market values of these projects will depend on the building and market conditions at the time of appraisal.

Table A.26: Market Value of At-Risk Projects

Project Units	Maysonnave Apts I & II	Sonoma Hills	Total
1 bdrm	18	20	38
Annual Operating Cost	\$115,000	\$128,000	\$243,000
Gross Annual Income	\$251,000	\$279,000	\$530,000
Net Annual Income	\$136,000	\$151,000	\$287,000
Est. Market Value	\$2,500,000	\$2,750,000	\$5,250,000

Market value for each project based on the following assumptions:

1. Average market rents: 1-bd \$1,225
2. Vacancy Rate = 5%
3. Annual operating expense = 35% gross income + 1.1% property taxes
4. Market value based on 5.5% capitalization rate

Option 2: Rental Assistance

None of the at-risk projects currently utilize federal Section 8 rent subsidies. One preservation option would be to apply to HUD for project-based Section 8 rent subsidies, or to utilize alternative State or local funding sources to provide subsidies. Assistance could be structured similar to the Section 8 program, where HUD pays the owners the difference between what tenants can afford to pay (30% of household income) and what HUD estimates as the Fair Market Rent (FMR) in the area.

The feasibility of this alternative depends upon the availability of federal and non-federal funding sources necessary to make rent subsidies available and the willingness of the property owner to accept rental vouchers if they can be provided. As depicted in Table A.27, the cost of providing rent subsidies to all 47 at-risk units in Sonoma (the difference between HUD Fair market Rents and maximum affordable rents for very low income households) is generally estimated at \$11,000 per month, translating to roughly \$2.6 million in subsidies over a 20-year period.

Table A.27: Estimated Rental Subsidies Required

At-Risk Units	# Bedrooms	Sonoma Co. Voucher Payment Standard	Household Size	Very Low Income Threshold	Maximum Affordable Cost	Monthly Per Unit Subsidy	Total Monthly Subsidy
45	1	\$1,051	2	\$33,050	\$826	\$225	\$10,125
2	2	\$1,376	3	\$37,200	\$930	\$446	\$892

Another way rent subsidies could be structured is as a rent buy-down. This would involve the Agency providing a one-time assistance loan to the property owner to cover the present value of the decrease in rents associated with the extended affordability term compared with market rents achievable on the units. This approach offers a benefit to the owner in that they receive cash upfront from the loan.

Option 3: Acquisition or Construction of Replacement Units

The construction or purchase of a replacement building is another option to replace at-risk units should they be converted to market-rate. The cost of developing housing depends upon a variety of factors, including density, size of the units, location, land costs, and type of construction. A general estimate of the cost to develop affordable rental housing in Sonoma can be assessed based on the 2008 financial pro forma prepared for Valley Oaks apartments. Development costs for this project were estimated at \$350,000 per unit, exclusive of land, which was contributed by the Community Development Agency. Assuming a similar cost structure and land donation, the cost to replace the 47 units in the five at-risk projects can generally be estimated at \$16 million.

Cost Comparisons

In terms of cost effectiveness for preservation of the 47 at-risk units, 20 years' worth of rent subsidies (\$2.6 million) are less expensive than construction or purchase of replacement units (\$16 million). Transfer of ownership of the 38 units in Sonoma Hills and Maysonnave Apartments I and II would also be more expensive than rent subsidies at an estimated \$5.2 million. As described in the beginning of this section, while technically at-risk, Cabernet Apartments is owned by the non-profit Burbank Housing, rendering its conversion to market rate highly unlikely.

Regional Housing Needs

State law requires all regional councils of governments, including the Association of Bay Area Governments (ABAG) to determine the existing and projected housing need for its region (Government Code Section 65580 et. seq.) and determine the portion allocated to each jurisdiction within the ABAG region. This is known as the "Regional Housing Needs Assessment" (RHNA) process. In the studying the anticipated needs, existing and future housing needs were reviewed.

Existing Housing Needs

Overcrowding

Overcrowding occurs when housing costs are so high relative to income that families double up to devote income to other basic needs of food and medical care. Overcrowding also tends to result in accelerated deterioration of homes, a shortage of street parking, and additional traffic. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing the quality of life in the community.

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways); severe overcrowding is defined as greater than 1.5 persons per room. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Table A.28 shows the incidence of overcrowding in Sonoma by tenure, as measured by the 2006-2010 CHAS based on the American Community Survey Census. In 2010, ten households in Sonoma met the definition of living in overcrowded conditions, representing less than one percent of all households. Household overcrowding in Sonoma was much lower than the 4 percent rate of overcrowding countywide.

Table A.28: Overcrowded Households

Overcrowding	Households	Percent	Sonoma Co.
Owners			
Overcrowding (1.01+ persons per room)	10	<1%	2%
Severe Overcrowding (1.51+ persons per room)	0	0%	<1%
Renters			
Overcrowding (1.01+ persons per room)	0	0%	7%
Severe Overcrowding (1.51+ persons per room)	0	0%	2%
Total Overcrowding	10	<1%	4%

Source: American Community Survey (ACS) 2006-2010 (as compiled by ABAG for Bay Area Housing Elements).

Note: Severe overcrowding is a subset of overcrowding.

Overpayment

Housing overpayment refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent. As is the case in throughout the Bay Area, it is not uncommon to overpay for housing in Sonoma. However, to the extent that overpayment is often disproportionately concentrated among the most vulnerable members of the community, maintaining a reasonable level of housing cost burden is an important contributor to quality of life. Table A.29 shows the incidence of overpayment in Sonoma.

According to the 2006-2010 American Community Survey, 55 percent of renters and 46 percent of homeowners in Sonoma were overpaying for housing. Overpayment was lower in the county with 42 percent of renters overpaying and 34 percent of owners overpaying. Severe overpayment impacted 30 percent of the city's renters and 20 percent of owners. In terms of lower income (<80 percent AMI) households overpaying, 985 lower income renters and 479 lower income homeowners were faced with overpayment in Sonoma. Overpayment affected 89 percent of lower income renter households and 35 percent of lower income owner households in Sonoma.

Table A.29: Housing Overpayment

Overpayment	Households	Percent	Sonoma Co. %
Owners			
Overpayment (>30% income on housing)	1,354	46%	34%
Severe Overpayment (>50% income on housing)	584	20%	14%
Lower Income Households Overpaying	479	35%	42%
Renters			
Overpayment (>30% income on housing)	1,105	55%	42%
Severe Overpayment (>50% income on housing)	600	30%	22%
Lower Income Households Overpaying	985	89%	88%
Total Overpayment	2,459	50%	37%

Source: American Community Survey (ACS) 2006-2010 (as compiled by ABAG for Bay Area Housing Elements).
 Note: Severe overpayment is a subset of overpayment.

Future Housing Needs

California’s Housing Element law requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups, as determined by the jurisdiction’s Council of Governments. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

In the Bay Area region, the agency responsible for assigning these regional housing needs to each jurisdiction is the Association of Bay Area Governments (ABAG). The regional growth allocation process begins with the State Department of Finance’s projections of population and associated housing demand for the planning period. ABAG began developing the methodology to distribute projected housing need across the region in 2012. In 2013 ABAG adopted the *Final Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022*. The State, in consultation with ABAG, identified a total housing need for 187,990 housing units in the Bay Area during the 2015-2023 planning period.

ABAG is responsible for allocating the region’s projected housing needs among its jurisdictions by income category. This is referred to as the Regional Housing Needs Allocation (RHNA) process. The RHNA represents the minimum number of housing units each community needs to be able to accommodate through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element.

The methodology used in the RHNA projections focuses much of the growth in Priority Development Areas (PDA) throughout the region. Seventy percent of the region’s housing need has been allocated based on growth in PDAs. Sonoma County currently has 12 PDAs, but none of them are located in the city.

The RHNA distribution also includes a Fair Share Component, which considers the following factors:

- Upper housing threshold for PDA locations
- Past RHNA performance
- 2010 employment (in non-PDA areas)
- Transit service (coverage and frequency)
- A minimum household formation growth of 40 percent
- Proportion of a jurisdiction’s households in various income categories compared to the region-wide proportion

As defined by the RHNA, Sonoma’s new construction need for the 2015-2023 period has been established at 137 new units, distributed among the income categories as shown in Table A.30. The RHNA represents the minimum number of housing units each community is required to plan for by providing “adequate sites” through the general plan and corresponding zoning regulations. The 137 units for the fifth cycle RHNA is actually a decrease from the previous RHNA of 353 units, which means that much of the planning for opportunity sites conducted in the last Housing Element can serve as a solid foundation for this Housing Element.

Table A.30: Regional Housing Needs Allocation

Income Level	Percent of AMI*	RHNA Allocation
Extremely Low**	0-30%	12
Very Low	31-50%	12
Low	51-80%	23
Moderate	81-120%	27
Above Moderate	120%+	63
Total		137

Source: Association of Bay Area Governments (ABAG) 5th Cycle RHNA.

* AMI - Area Median Income

** An estimated half of Sonoma’s 24 very low income housing needs (12 units) are for extremely low income households earning less than 30% AMI.



Governmental Constraints

Governmental actions affect the cost and provision of housing in numerous ways, both directly and indirectly. The following review examines the primary local governmental constraints on housing development, with the intent of identifying opportunities for removing or mitigating barriers to the extent feasible.

Land Use and Zoning Regulations

In 2006, the City of Sonoma completed a comprehensive update of its entire General Plan, except the Housing Element. The 2020 General Plan is committed to responsible development aligned within natural resource limitations, providing a diversity of housing that is available and affordable to residents and the local workforce. In furtherance of this goal, the General Plan increased permitted residential densities in Sonoma’s multi-family, commercial and mixed use districts. The Plan provides expanded opportunities for multi-family housing, including encouraging residential uses in the Town Center and along Broadway through mixed use development. Furthermore, within its commercial and mixed use land use districts, the City now requires new development to include a residential component of at least 50% the total building area, a policy that has proven effective in integrating housing within walking distance of commercial uses. Sonoma’s General Plan land use designations and corresponding zoning districts provide for a wide range of residential development types and densities. Table A.31 summarizes the basic standards for the City’s residential zoning districts, including the standards for setbacks, lot coverage, building height, and parking requirements.

Table A.31: Planning/Development Standards

Land Use Category	Zone District	Density	Min Setbacks (ft.) (Front/Rear/ Side)	Lot Coverage	FAR	Max. Height (ft.)	Parking Spaces/ Unit
Hillside Residential	R-HS	1 du/10 acres	15/15/15	20%		30’ (2 stories)	1
Rural Residential	R-R	Up to 2 du/acre	30/30/50	40%	0.2	35’ (2 stories)	1
Low Density Residential	R-L	2-5du/acre	20/20/15	40%	0.35	35’ (2 stories)	1 (SF) 1.5 (Duplex)
Sonoma Residential	R-S	3-8 du/acre		40%	0.35	35’ (2 stories)	1 (SF), 1.5 (MF)
Medium Density Residential	R-M	7-11 du/acre	20/15/15	50%	0.5	30’ (2 stories)	1 (SF), 1.5 (MF)
High Density Residential	R-H	11-15 du/acre	15/15/15	60%	0.7	30’ (2 stories)	1.5
Housing Opportunity	R-O	15-25 du/acre	15/15/15	60%	0.7	36’ (3 stories)	1.5
Mobile Home Park	R-P	Up to 7 du/acre	20/20/15	50%	0.3	16	1.5
Commercial	C	Up to 20 du/acre	Varies	70 – 100%	0.6 – 2.0	36’ (3 stories)	1.5
Gateway Commercial	C-G	Up to 20 du/acre	Varies	50%	0.8	36’ (3 stories)	1.5
Mixed Use	MX	Up to 20 du/acre	Varies	70 – 100%	0.6 – 1.2	36’ (3 stories)	1.5

Source: Sonoma 2020 General Plan, 2006; Sonoma Development Code, 2009.

Setbacks requirements can vary among planning areas within the City. The table above presents average setback requirements; refer to the Development Code for specific setbacks by planning area.

In addition to the standards presented in this table, multi-family projects (except duplexes) are required to provide permanently maintained outdoor open space for each dwelling unit (private open space), and for all residents (common open space). Private open space requirements vary depending on unit size, and range from 75 square feet for studio and one-bedroom units, to 150 square feet for two-bedroom units, and 225 square feet for three-bedroom units and larger. Common open space is to be provided at a rate of 300 square feet per unit. A reduced open space requirement of 300 square feet has been adopted for residential development within commercial and mixed use districts and 250 square feet for live-work developments; any combination of public and private open space may be used to fulfill these requirements. As a means of encouraging pedestrian-oriented open spaces that exceed the minimum requirements, the City offers the following incentives:

- Reduced parking
- Increased lot coverage
- Reduced front and street-side setback

Table A.32 provides examples of several affordable projects developed in Sonoma and demonstrates how the City’s development standards have permitted the development of affordable housing.

Table A.32: Comparison of Selected Affordable Projects

Project	Affordable Units	Density	Lot Coverage	Open Space	General Plan Land Use	Zoning District
Wildflower PUD 404 Napa Road	34	11.4 du/acre	26%	16%	High Density Residential	High Density Residential (HDR)
Firehouse Village 560-620 Second Street	29	20.4 du/acre	30%	38%	Housing Opportunity	Housing Opportunity (HO)
Casa Primera 805 First Street	13	18 du/acre	27%	49%	Medium Density Residential	Medium Density Residential (MDR)
Maysonnave Apartments I (Donahue Apts) 270 First Street	10	10 du/acre	23%	57%	Mixed Use	Mixed Use (MX)
Maysonnave Apartments II (Setzer Apts) 673 First Street	8	33 du/acre	25%	30%	Medium Density Residential	Medium Density Residential (MDR)
Sonoma Valley Oaks	42	20 du/acre	23%	38%	High Density Residential	High Density Residential (HDR)
Cabernet Apartments 510-550 Seventh Street	7	17 du/acre	32%	57%	Medium Density Residential	Medium Density Residential (MDR)

Source: City of Sonoma Planning Division

Sonoma’s Development Code allows for flexibility in the application of many of its development standards. For example, the Planning Commission retains the option of allowing for a reduction in the minimum private open space requirement within multi-family and mixed use districts based on a finding that the quality of common open space provided justifies a lesser amount. Parking requirements for mixed use developments may be reduced upon a determination by the Planning Commission that a reduction is justified. Furthermore, the Planning Commission is permitted to grant the following Exceptions to the Development Code of up to 30% in response to environmental features and site conditions, to historic development patterns, and to promote creativity in site planning and development:

- Exceptions to Dimensional Standards – building heights, distance between structures, building area and coverage, landscape and paving requirements
- Exceptions to Parking Standards – number and dimension of parking spaces, loading spaces, landscaping and lighting requirements

While the Planning Commission retains the discretion to provide exceptions to the Development Code and does so where justified, the City could provide greater certainty to developers by further defining its multi-family parking standards and incorporating within the Code. Current parking standards of 1.5 spaces per multi-family unit, plus an additional 25% for guest parking, could potentially serve as a disincentive to the provision of studio and one-bedroom units, although the Planning Division has not observed this to be the case. Nonetheless, the City has included a program in the Housing Element to re-evaluate its residential parking requirements, and to refine as appropriate to better facilitate the provision of a variety of housing types and sizes.

The Development Code allows residential uses in the Mixed Use (MX) zone by right or through a conditional use permit, and conditionally permits residential developments in the C (Commercial) and CG (Gateway Commercial) zoning districts. Stand-alone residential development is permitted in the MX, C, and CG zoning districts.

Facilitating Affordable Housing

Sonoma has adopted several provisions within its Development Code to facilitate and encourage the development of housing affordable to low and moderate income individuals and families. These provisions include an inclusionary housing program, density bonus provisions, growth management exemptions, reduced development fees, and mobile home rent control.

Inclusionary Housing Requirement

The purpose of an inclusionary housing requirement is to ensure a component of affordable housing is provided as part of residential development. Sonoma’s inclusionary housing program is authorized under Section 19.44.020 of the Development Code, and is applicable to projects with five or more residential units or lots. The City currently requires 20% of units within a development project to be provided at an affordable housing cost to at least moderate income households. (In smaller developments of between 5 to 9 units, the inclusionary requirement is one unit). Within the Sonoma Residential District which generally pertains to properties at least 3 acres in size, at least one-half of the inclusionary units must be affordable to low income households.

As illustrated in the City’s inventory of affordable rental units (Table A.25 Inventory of Assisted and Restricted Affordable Rental Units), inclusionary zoning has proven an effective tool in integrating a small number of affordable units within market rate developments. On-site development of Inclusionary Units is the City’s preferred approach to achieving mixed income housing. Nonetheless, as a means of providing flexibility, the City will consider alternatives, including off-site construction, land donation, and, for projects with ten or fewer units, payment of an in-lieu fee. For example, the City has in the past allowed for-sale developers to provide rent-restricted second units as a means of fulfilling their inclusionary obligations.

A developer subject to the City’s inclusionary housing ordinance may appeal to the City Council for a reduction, adjustment or waiver based a determination that the requirements would legally constitute a taking of property without just compensation. The Developer has the burden of providing economic information and other evidence necessary to justify the taking finding.

In summary, Sonoma’s inclusionary housing requirements are reasonable, provide flexibility, and have not served as a constraint to development.

Permit and Fee Payments

Prior to the dissolution of redevelopment agencies under Assembly Bill 1X 26, the Sonoma Community Development Agency (CDA) contributed low and moderate income housing funds into the City General Fund to pay for some or all of a developer's building permit fees for units that have affordability restriction covenants. The City of Sonoma began to serve as the successor to the CDA, however a consistent and reliable source of funding for affordable housing has yet to be identified.

Affordable Housing Density Bonus

In addition to establishing the City's inclusionary requirements, Chapter 19.44 of the Development Code specifies density bonus incentives the City offers to support development of affordable rental and ownership housing. On June 23, 2014, the City adopted updated density bonus provisions consistent with current State provisions and implemented Programs #21 and #22 of the 2009-2014 Housing Element with respect to density bonus objectives. The provisions reflected changes in the State law regarding the calculation of density bonuses. The density percentage increase will be calculated in accordance with Government Code Section 65915(f). Incentives provided through the density bonus are listed in Section 19.44.030 of the Development Code and summarized below.

- Reduction in Standards – modification to site development standards that would result in identifiable, financially sufficient and actual cost reductions.
- Mixed Use Zoning – approval of mixed use in conjunction with residential if nonresidential would reduce project cost and be compatible with the project and surroundings.
- Other Incentives – other incentives or concessions proposed by the developer or City that would result in identifiable, financially sufficient and actual cost reductions
- Alternative Parking Ratios – use of parking ratios that result in parking reduction in excess of that provided in parking standards set forth in Government Code Section 65915(c)

Sonoma has approved density bonuses for several affordable housing projects in the past (Firehouse Village, Maysonave Apartments), but has had no requests for density bonuses in recent years.

Mobile Home Park Rent Stabilization

Mobile homes represent an important source of affordable housing in Sonoma. As a means of preserving the affordability of its mobile home parks, primarily occupied by seniors, the City has implemented a mobile home park rent control ordinance since 1993. This ordinance limits rent increases to a maximum of 80% of the increase in the consumer price index, but no greater than 5% in a 12 month period. The ordinance ensures stable rents for those residents of the mobile home parks who are not on long-term leases (in excess of 12 months). Park owners are permitted to charge a new base rent for a mobile home space whenever a coach-in-place sale or lawful space vacancy occurs. The City's Mobile Home Park Rent Review Board reviews requests for rental increases

Growth Management Ordinance – Exception for Affordable Housing

Sonoma’s Growth Management Ordinance (GMO), adopted in 1980, currently limits development in the City to an average of 65 units per year, a level determined after extensive study to allow for manageable increases in service and infrastructure demand without exhausting available water and sewer treatment capacity. (Between 2007 and 2013, actual residential development in Sonoma has averaged 22 units per year). While the entire GMO is evaluated in detail later in this section, the following discussion focuses on GMO incentives to facilitate production of affordable housing.

The GMO exempts the following types of development from the allocation process in that a qualifying development may apply for a building permit or planning approval, as applicable, at any time:

- Applications in which at least 60 percent of the proposed units qualify as deed-restricted affordable housing, and which involve City participation in planning, financing or development, as determined by City Council on a case-by-case basis. (To date, the City has approved all requests for GMO exemptions for projects with an affordable housing component).
- Inclusionary units provided at the very low or low income level
- Density bonus units
- Second units

Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family homes, multi-family housing, factory-built housing, mobile homes, single-room occupancy housing, emergency shelters and transitional housing among others. Table A.33 summarizes housing types permitted within Sonoma’s residential and commercial zone districts.

Table A.33: Housing Types Permitted by Zone

Housing Types Permitted	R-R	R-L	R-S	R-M	R-H	R-O	R-P	C / CG	MX	P	A
Residential Uses											
Single-Family Dwellings (including transitional & supportive housing) ⁽¹⁾	P	P	P	P	UP	--	--	--	p ⁽²⁾	--	--
Second Units	P	P	P	UP	UP	--	--	--	--	--	--
Duplexes	--	UP	P	P	UP	UP	--	--	--	--	--
Multi-Family (4 or fewer) (including transitional & supportive housing) ⁽¹⁾	--	--	UP	P	P	P	--	UP	P	--	--
Multi-family (5 or more) (including transitional & supportive housing) ⁽¹⁾	--	--	UP	UP	UP	P	--	UP	UP	--	--
Live-Work Facilities	--	--	--	UP	--	--	--	UP	UP	--	--
Mobile Home Park	--	--	--	--	--	--	UP	--	--	--	--
Single Room Occupancy	--	--	--	--	--	--	--	UP ⁽³⁾	--	--	--
Special Needs Housing											
Residential Care Homes (6 or fewer clients)	--	P	P	P	--	--	--	--	--	--	--
Residential Care Homes (7 or more clients)	--	--	--	UP	--	--	--	--	UP	--	--
Senior Residential Care Facilities	--	--	--	UP	--	--	--	--	--	--	--
Emergency Shelter	--	--	--	UP	UP	UP	--	UP	UP	p ⁽⁴⁾	--
Caretaker and Employee Housing ⁽⁵⁾	--	--	--	--	--	--	--	--	--	UP	UP
Agricultural Employee Housing	--	--	--	--	--	--	--	--	--	--	P

P = Permitted UP = Use Permit -- Not Allowed

- (1) Supportive and transitional housing shall be subject to those restrictions that apply to other residential dwellings of the same type in the same zone.
- (2) Limited to single residence on existing lot; otherwise use permit required
- (3) UP for SRO required in C; SRO not permitted in C/G
- (4) Emergency shelters with 15 or fewer beds are permitted; emergency shelters with 16 or more beds require a use permit in P District.
- (5) Caretaker and employee housing also permitted in PK and W zone districts with a use permit Source: City of Sonoma Development Code, 2014

Second Units

The purpose of permitting additional living units in single-family districts is to allow more efficient use of the existing housing stock and infrastructure to provide the opportunity for the development of small rental housing units designed to meet the special housing needs of individuals and families, while preserving the integrity of single-family neighborhoods.

The passage of AB 1866 (effective July 2003) now requires local governments to use a ministerial process for second unit applications for the purpose of facilitating production of affordable housing. AB 1866 does allow cities to impose development standards on second units addressing issues such as building size, parking, height, setbacks, and lot coverage.

In conjunction with the comprehensive revision to the City’s Development Code in 2003, the City amended its second unit provisions consistent with current State requirements. As depicted in Table A.33, the City now permits second units within the Rural Residential, Low Density Residential and Sonoma Residential districts by right, and within the Medium and High Density districts with a use permit.

Sonoma’s Development Code (Section 19.50.090) establishes the following standards for second units:

- A minimum parcel size is not required, but all applicable residential zoning district requirements regarding coverage and floor area must be met.
- Unit sizes for detached units must fall between 150 to 850 square feet, and for attached second units, between 150 square feet and 30% of the living area of the existing primary unit.
- At least one on-site parking space shall be provided for each second unit, in addition to the minimum number required for the primary dwelling. The additional space may be uncovered for an attached unit, but must be covered for a detached unit.
- The owner of the property must reside in either the main or second unit.
- Factory-manufactured second units are permitted in compliance with all applicable requirements.
- The second unit shall be compatible with the design of the main unit and surrounding neighborhood in terms of exterior treatment, height, landscaping, scale, and setbacks.

Second units that comply with the above requirements are reviewed and approved ministerially through the issuance of a zoning clearance. Exceptions to these standards may be approved subject to a conditional use permit.

Between 2007 and 2013, a total of 11 second units received building permits, averaging one to two second units annually. Several residential subdivisions have, in the past, provided second units as a means of fulfilling their affordable housing requirements under the City’s inclusionary housing ordinance, although due to difficulty in monitoring, the City’s current policy is to not allow inclusionary requirements to be met through second units. Sonoma’s second unit development standards are reasonable, less restrictive than many jurisdictions, and do not serve as a constraint to their development.

Manufactured Housing/ Mobile Homes

Section 65852.3 of the California Government Code requires jurisdictions to administratively allow manufactured homes on lots zoned for single-family dwellings if they meet certain standards. Consistent with this requirement, Sonoma’s Development Code includes mobile homes on a permanent foundation within its definition of “single-family dwelling.”

Sonoma has three mobile home parks containing approximately 400 mobile home units. The City has established a permanent mobile home land use designation in its General Plan, as well as R-P, mobile home park zoning, as a means of protecting its three parks for long-term mobile home park use.

Live-Work Units

In 2003, the City adopted section 19.50.050 of the Development Code as a means of facilitating the provision of live-work units. As indicated in Table A.33, live-work units are permitted within the Residential Medium Density, Commercial, Gateway Commercial, and Mixed Use zoning districts, subject to a use permit. Due to their commercial nature, the City’s residential density limitations are not applicable, with the number of live-work units permitted within a given development subject to Planning Commission approval. Development standards are fairly flexible to provide for creative design solutions, specifying only that the residential component not exceed 70% of the unit area, and standards for a minimum work area of 300 square feet, a minimum unit size of 700 square feet, and an average project-wide unit size not in excess of 1,200 square feet. The Development Code establishes a reduced parking requirement of one space for every 300 square feet of work area, plus one space for every 4 units, as well as a reduced open space requirement of 250 square feet.

The City has approved several live-work projects under its ordinance, including Carneros Village Lofts (30 units); Sonoma Centro (4 units); and Sonoma Lofts I (18 units).

Single Room Occupancy Housing (SRO)

SRO residences are small, one room units (generally 100-250 sq. ft.) occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

Sonoma classifies SROs without individual kitchen facilities the same as hotels for zoning purposes, and as such are permitted with a use permit in the C zone. SROs with individual kitchens would be regulated the same as any multi-family residential use. The City's Development Code does not prescribe minimum unit sizes. The City has established a discrete SRO use category, as proposed in the 2009-2014 Housing Element, which has been incorporated into the City's Development Code.

Residential Care Facilities

Section 1566.3 of the California Health and Safety Code requires residential facilities serving six or fewer persons to be considered a residential use of property for purposes of local zoning ordinances. No local agency can impose stricter zoning or building and safety standards on these residential facilities – such as a use permit, zoning variance or other zoning clearance – than is required of a family dwelling of the same type in the same zone.

Sonoma's Development Code defines residential care facilities as "facilities providing residential, social, and personal care for children, the elderly, and people with limited ability for self-care, but where medical care is not a major element; includes children's homes, transitional houses, orphanages, rehabilitation centers, and self-help group homes." The Code does not impose any spacing requirements between residential care facilities. The Development Code identifies residential care homes with 6 or fewer clients as a permitted use within the R-L, R-S and R-M districts and residential care facilities with seven or more clients as a conditionally permitted use within R-M and MX districts. Pursuant to City Council adoption of Ordinance 03-2014 on June 23, 2014, residential care facilities with seven or more clients were expanded to the MX district.

Definition of Family

The California courts have invalidated the following definition of "family" within jurisdictions' Zoning Ordinances:

(a) *an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit.* Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the City, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

While Sonoma's Development Code does not currently contain a definition of "family," this has not functioned to preclude community care facilities from single- or multi-family residential zones, as evidenced by the State Community Care Licensing Division website (September 2014) which identified one 6-bed Adult Residential Facility and two Residential Care Facilities for the Elderly (150 bed combined capacity) within the Sonoma City limits.

Transitional Housing, Permanent Supportive Housing and Emergency Shelters

Transitional housing is defined under Section 19.92.020 of the Code as housing developments with limits on occupancy of 6 months for each program participant. Transitional housing can take several forms, including single family group housing or multi-family units. Residents may be provided with a range of support services to promote a transition to permanent housing, typically including case management, education and training, employment assistance, mental and physical health services, and support groups. Senate Bill 2 (SB2) enacted in 2007 requires jurisdictions to consider transitional housing as a residential use, subject to the same standards as other residential units of the same type within the same zone. In June 2014, the City of Sonoma adopted transitional housing definitions and provisions within the Code. With this action, the City has also addressed Program #22 of the 2009-2014 Housing Element.

As indicated in Table A.33, transitional housing facilities are currently permitted by-right or with a use permit in the following zone districts: R-R, R-L, R-S, R-M, R-H, R-O, C, C-G, and MX. Hence, transitional housing is treated the same as multi-family residential or single-family residential in most zoning districts.

Permanent supportive housing is affordable housing for people with disabilities that includes on- or off-site services to assist residents achieve stability. Supportive housing is permanent housing without a limit on the length of stay that is occupied by the target population as defined in the Health & Safety Code Section 53260(d) and assists its residents in retaining housing, improving their health, maximizing their ability to live and, when possible, work. With the adoption of supportive housing definitions and provisions into the Code in June 2014, the City of Sonoma has met the requirements of SB2 and addressed Program #22 of the 2009-2014 Housing Element.

This long-term solution has proven effective both nationwide and locally in ending homelessness for many people who have been outside for years. The Sonoma County Continuum of Care identified a total of 1,012 permanent supportive housing beds in the County, listed in the April 2013 Sonoma County Permanent Supportive Housing Inventory. Similar to transitional housing, supportive housing is permitted by right or with a use permit in zones R-R, R-L, R-S, R-M, R-H, R-O, C, C-G, and MX. They abide by the same standards and permitting procedures as other residential uses.

Emergency shelters are defined in Sonoma’s Development Code as “temporary lodging for homeless persons with minimal supportive services that may be limited to occupancy of six months or less. Emergency shelters are permitted with a use permit in zoning districts R-M, R-H, R-O, C, C-G, and MX, and permitted by-right in the P zoning district.

Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are now required to identify a zone where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. In Sonoma, emergency shelters accommodating 15 or fewer beds are permitted without a use permit in the “P” (Public) zone. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters. In accordance with SB2, the City of Sonoma has adopted emergency shelters within Section 19.50.033 of the Development Code.

Site Development Standards

- Each facility shall provide an indoor client intake and waiting area;
- Exterior lighting shall be required to ensure safety;
- Shelter not be less than 300 feet from any other emergency shelter;

Permitted Amenities and Services

- An indoor and/or outdoor recreation area may be provided;
- A counseling center may be provided;
- Laundry facilities located within an enclosed structure may be provided;
- Kitchen and dining hall. A kitchen to serve on-site clients and a dining hall may be provided;
- A client storage area for belongings may be provided;

Operational Standards

- Maximum stay shall not exceed 120 days in a 365 day period;
- Beds are on a first-come, first serve basis
- Clients may only be admitted between 5:00pm and 9:00am; clients shall be vacated no later than 9:00am;
- One employee per 15 beds shall remain on duty during hours of operation;
- Counseling programs are to be provided with referrals to outside assistance agencies.
- A safety, security and operation plan shall be submitted and address facility management, client congregation, admittance and discharge, refuse collection, alcohol and drug regulation and contact information.

As discussed in the homeless section of the Housing Needs Assessment, the 2013 Sonoma County Point in Time Homeless Survey identified more than 4,280 homeless people in the county, 62 of which were identified within the Sonoma city limits. The City developed its three-unit emergency shelter on the City-owned Police Station property in 2008, which is now operated by Sonoma Overnight Support. With less than half of this seven acre site currently developed, the site provides ample room for expansion of the current shelter facility, or even provision of a separate shelter facility. While the Police Station property is probably the most suitable for a shelter, shelters will be permitted on all Public zoned sites, as well as R-M, R-H, R-O, C, CG and MX zones with a use permit and subject to conditions in Section 19.50.033 of the Municipal Code.

The "Public" land use designation applies to multiple parcels encompassing approximately 210 acres. These lands include a number of sites, including various public schools and the Sonoma Valley Hospital that are unlikely to be developed with facilities serving the homeless. However, the following two sites with Public zoning do have sufficient capacity and may be suitable for an emergency shelter use: a) a 14-acre City-owned site that is partially developed with the Police Station, a community meeting room, various playing fields, and the existing emergency shelter; and b) a 9-acre County-owned site, located across the street from the Police station, that is partially developed with a Veterans Building and associated parking. The vacant and underutilized portions of these two sites are sufficient to accommodate the City's need for 62 shelter beds, as identified in the Housing Element update.

Farm Employee Housing

Agriculture is a key part of the Sonoma County economy, with an estimated 5,000 farm-related jobs in the County. The 2012 USDA Census of Agriculture counted 13,170 hired farmworkers in Sonoma County, more than half of which were seasonal and worked less than 150 days per year. Although there are numerous vineyards in the Sonoma Valley, the city of Sonoma is a small, relatively urbanized community with just 25 acres of agriculturally zoned lands within its city limits and no farms of significant size. The American Community Survey estimated that 41 persons within the city of Sonoma and its sphere of influence were employed in agriculture and natural resource jobs in 2011, representing just one percent of the total jobs in the city. The city's farmworker population is predominately non-migratory, and as such, their housing needs are best addressed through the provision of year-round, affordable rental and ownership housing. The City assisted in development of the 34 unit Wildflower sweat-equity homeownership project which included units specifically designated for occupancy by farmworkers. The City acknowledges the important role farmworkers play in the regional economy, and is committed to assisting in the provision of housing for this special needs group.

According to the 2014 Sonoma County Housing Element, within the unincorporated county where agricultural production is focused, there is a significant need for housing to accommodate peak farm labor activity in the late summer through the grape harvest in the fall. While there are no farm labor camps in Sonoma County, the California Human Development Corporation operates three camps in neighboring Napa County. Some Sonoma County vineyards provide bunkhouses for workers, although many farmworkers crowd into motel rooms or live in outdoor encampments. Vineyard Worker Services provides temporary housing at trailer camps in the county. The City of Sonoma will continue to coordinate with Vineyard Worker Services to address farmworker housing needs, and support the County's efforts to provide housing for seasonal farmworkers.

According to the Sonoma County 2014 Housing Element, there are a total of 238 farmworker family housing units in the unincorporated county, including 104 rental units within four developments, and 134 ownership units within six developments. In addition, there are 732 beds in the unincorporated county. Despite these farmworker housing resources, the County indicates that reports of overcrowded homes, apartments, and motels are common, indicating an unmet need for affordable housing for farmworkers.

Where a community has a demonstrated need for housing for farmworkers, the Housing Element must ensure that local zoning, development standards, and permitting processes comply with provisions specified under California Health and Safety Code Section 17021.5-6 pertaining to certain agricultural employee housing. More specifically, State law requires any agricultural employee housing consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single household, be deemed an agricultural land use designation. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. In June 2014, the City added a definition of "Agricultural Employee Housing" into the Code and identified it as a permitted use in the Agricultural Zone. The action also fulfills objectives set in Program #22 of the 2009-2014 Housing Element. The permitted occupancy of employee housing in an agricultural zone shall include

agricultural employees who do not work on the property where the employee housing is located. In addition, any agricultural employee housing with six or fewer employees shall be deemed a single-family structure and shall only be subject to those restrictions that apply to other single-family residential uses. Thus, as indicated in Table A.33, agricultural housing with six or fewer occupants is to be permitted by right within Sonoma's R-R, R-L, R-S, R-M, and MX zone districts, and permitted by use permit in the R-H zone.

While agricultural land within the City of Sonoma is limited to just 25 acres and farmworkers in the community are non-migratory, the City recognizes that farmworker housing needs are a significant issue impacting the entire region.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing. Sonoma accommodates most accessibility modifications through issuance of building permits. Handicapped ramps or guardrails are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents. The Building Department has adopted the 2013 California Building Code without amendment, and enforces the disabled access regulations delineated in chapters 11A (Housing Accessibility) and 11B (Accessibility of Public Buildings, Public Accommodations, Commercial Buildings and Publicly Funded Housing). New apartment buildings with three or more units are subject to requirements for unit "adaptability" on ground floor units, and accessibility to common use areas. Adaptable units are built for easy conversion to disabled access, such as doorway widths, hallway widths, and added structural support in the bathroom to allow the addition of handrails.

It is the policy of the City of Sonoma to provide reasonable accommodation for persons with disabilities seeking fair access to housing in the application of its zoning and building laws. Reasonable accommodations include exceptions to development standards, allowing an otherwise prohibited use, or allowing uses by right where discretionary approval might otherwise be required, for the purpose of removing constraints to housing for persons with disabilities.

Growth Management Ordinance

Sonoma's residential growth control system – the Growth Management Ordinance or GMO – was adopted by City Council in 1980 based on a computer model developed by ABAG that examined various rates of growth against the City's ability to maintain an appropriate level of services. Factors addressed in the model included City revenues, water supply and infrastructure requirements, police and fire service, street maintenance, and capital improvements. The evaluation indicated that an annual average of 100 new units would allow for manageable increases in service without exceeding the available water supply for at least 20 years. In 2005, the average rate of allowed development was reduced to 88 units, and in 2008 reduced to 65 units to reflect the current and projected availability of water and sewer treatment capacity² and the actual rate of development experienced, while maintaining sufficient development capacities to accommodate Sonoma's fair share housing allocation (RHNA).

² As detailed in the 1999 Water System Improvement Study, the 2003 Addendum to the Water System Improvement Study, the 2007 Water Connection Charge and Rate Study, the 2010 Urban Water Management Plan, and the review of municipal services conducted for the 2005-2020 General Plan.

Key provisions of the current GMO are as follows:

- Control occurs at the planning approval stage, or “front-end,” of the development process through an annual distribution of allotments.
- Projects of fewer than five (5) units, which are defined as “small developments,” may be processed at any time, but the number of units in such projects is counted against the succeeding year’s available allotment.
- Developments of five (5) units or more that do not otherwise qualify as “infill developments” (defined as “large developments”) are processed on a first-come/first-served basis depending on their place on a “Pre-Application Waiting List.” There is no fee to get on the list; all that is required is a preliminary development plan and the authorization of the property owner. A one-page form is used to record pre-applications.
- The ordinance defines a “development year” over the course of which units are counted and allotments are distributed as described below. The development year runs from September 1st to August 31st.
- Each September, the City Council distributes allotments from the 65-unit pool, as follows: a) any unused development or forfeited allocations from the prior year are added to the pool, at the discretion of the City Council, except that the number of allocations available for distribution shall not exceed 165 allocations; b) the number of small developments approved during the previous twelve months is subtracted from the available development applications; c) 30 allocations are made available for potential “infill” developments; d) development allocations are distributed to large developments and exempt developments which have received some but not all of their allotments requested through their pre-application (up to 20 per year); e) any remaining development allocations are distributed to the next available pre-applications in the processing queue in order of date received (up to 20 per project). Allotments are distributed until either the pool is used up or there are no more projects in line to receive them.
- The 30 allocations for “infill” development are made available for that development year on a first-come, first-served basis to projects of 15 units or fewer that are proposed for sites that have been within city limits for at least three years and that fully develop the site.
- Large developments may receive a maximum of 20 allotments per development year (in order to prevent one project from taking an entire year’s allocation).
- Once a potential development on the waiting list receives at least 50% of the requested allotments, the prospective developer has four years to file an application; otherwise, the allotments are forfeited. Forfeited allotments are added to the following year’s allocation pool.
- In cases where a development is denied or withdrawn, any allotments accumulated by such developments are added to the following year’s allocation pool, except that the number of allocations available for distribution shall not exceed 165 allocations.
- Although over the long term the 65-unit per year average is maintained, the system may result in some peaks in actual construction because of varying market conditions or a group of approved projects all building at the same time.
- Until November 1993, when this exemption was removed, projects in which 100 percent of the units were affordable were exempt from the processing restrictions; however, the units were eventually counted in the year they would have been eligible to begin processing had the project been market-rate.

The GMO exempts the following types of development from the allocation process in that a qualifying development may apply for a building permit or planning approval, as applicable, at any time:

- Applications in which at least 60 percent of the proposed units qualify as deed-restricted affordable housing, and which involve City participation in planning, financing or development, as determined by City Council on a case-by-case basis. (*To date, the City has approved all requests for GMO exemptions for projects with an affordable housing component*).
- Inclusionary units provided at the very low or low income level
- Density bonus units
- Second units

Since the Growth Management Ordinance allows for 65 units to be built per year, and Sonoma’s 2014-2022 fair share RHNA allocation is 137 units, or an average of 17 units per year over the eight year period, the GMO will not prohibit the City from meeting its target housing needs allocation. The GMO is not a voter-approved initiative, allowing City Council the discretion to amend the Ordinance over time as appropriate. As indicated in Housing Element program #16, the Council will annually review the GMO in conjunction with the monitoring of affordable housing production to ensure adequate incentives for the provision of affordable housing and fulfillment of regional housing growth needs. Monitoring will continue future housing element cycles to ensure the GMO does not impede Sonoma from addressing its regional housing needs for all income levels.

Fees

Planning-Related Fees

Planning fees are charged by the City upon the submittal of any application for a discretionary development approval, such as a use permit, minor subdivision, or planned unit development permit. Table A.34 lists the City’s 2014 planning fee schedule for various residential development applications. These fees vary, from \$365 for a Minor Use Permit, to \$1,250 for Planned Unit Developments. As a percentage of the total cost of any residential development project, these fees are relatively minor; most of them do not increase as the size of a project increases, and those that do increase are not significant in comparison to the total value of a project.

Table A.34: Planning Department Fee Schedule, 2014

Procedure	Fee
Public Notice	\$85.00
Tentative Parcel Map	\$700.00 + \$50 per lot
Tentative Subdivision Map	\$1700.00 + \$50 per lot
Minor Use Permit	\$365.00
Major Use Permit	\$700.00
Temporary Use Permit	\$100.00
Variance	\$435.00
Planned Unit Development	\$1,250.00
Rezoning	\$790.00
General Plan Amendment	\$1240.00
Prezoning/Annexation	\$1060.00
Modification of an Approved Plan	\$315.00
Environmental Review (Initial Study)	\$940.00
Design Review (Major)	\$500.00
Design Review (Minor)	\$200.00
Design Review (Alteration)	\$125.00
Design Review (Landscape Plan)	\$215.00
Design Review (Demolition Permit)	\$300.00
Building Plan Review	\$89.00 per hour

Source: City of Sonoma Planning Department, July 2014

Construction-Related Fees

Far more significant than planning fees are construction-related fees, which fall into five major groups: building permit fees, City impact fees, water connection fees, school impact fees, and sewer connection fees. The first three are set and collected by the City of Sonoma, while school fees are set and collected by the Sonoma Valley Unified School District and sewer fees are charged by the Sonoma Valley County Sanitation District. Although the amounts involved may be reasonable individually, collectively these fees represent a significant cost component in the price of a new home. Table A.35 illustrates the typical construction-related fees associated with a single-family residence, and detached and attached units in a Planned Unit Development.

The City has used restraint in setting its own fees. While building permit fees have grown incrementally over the years, the increases have been in line with other comparably-sized communities. The City's largest fees, the Capital Improvement Fee and the Impact fee, have not been increased in several years (proceeds from the Capital Improvement Fee and the Impact Fee go into the Capital Improvement Fund and are used for infrastructure improvements such as road maintenance and storm drain upgrades). Unlike most California jurisdictions, Sonoma does not impose park fees or land dedication requirements.

Two of the highest fees are charged by outside agencies, the school district and the sanitation district. School impact fees are regulated by State law. The local school district charges at the upper level of what the State allows because the school system is approaching capacity and the funds are needed to provide additional classroom space. The sanitation district sets its fees with the goal of ensuring that the district is self-sufficient. Its fees have increased considerably in recent years to cover the cost of capital expenditures.

Table A.35: Building Department Fee Estimates for Residential Development, 2014

	Single Family Dwelling (2,600 sq. ft. w/ 2-car Garage)	Detached Unit in P.U.D. (2,100 sq. ft. w/ 2-car Garage)	Detached Unit in P.U.D. (1,650 sq. ft. w/ 2-car Garage)	Attached Apartment Unit (1,200 sq. ft. w/ carport)
Construction Valuation:				
Inspection Fees	\$3,507.00	\$3,090.00	\$3,149.70	\$2,142.49
Plan Check	\$1,294.00	\$1,294.00	\$865.50	\$216.38
Miscellaneous Fees Charged w/ Building Permit	\$488.00	\$488.00	\$319.00	\$163.65
Subtotal	\$5,289.00	\$4,872.00	\$4,334.20	\$2,522.52
Capital Improvement ¹	\$614.00 (3-bed)	\$614.00 (3-bed)	\$614.00 (3-bed)	\$478.00 (2-bed)
Impact Fee	\$966.00	\$966.00	\$966.00	\$966.00
Subtotal	\$1,580.00	\$1,580.00	\$1,580.00	\$1,444.00
Water Connection Fees	\$11,696.00	\$8,511.00	\$8,511.00	\$7,616.00
School Impact (\$3.20/sq. ft.)	\$8,320.00	\$6,720.00	\$5,280.00	\$5,440.00
Sewer Connection and Inspection	\$13,302.00	\$13,302.00	\$13,302.00	\$10,053.00
Subtotal	\$33,318.00	\$28,533.00	\$27,093.00	\$23,109.00
Total Fees	\$40,187.00	\$34,985.00	\$33,007.20	\$27,075.52

Source: City of Sonoma Building Department, May 2014

(1) Based on number of bedrooms.

Total Development Fees

Table A.36 shows the total planning and construction fees charged for selected residential projects in Sonoma.

Table A.36: Development Fee Estimates for Typical Projects, 2014

Three-Lot subdivision	Fee	Cost Per Unit
Arborist Report	\$1,100.00	\$366.67
Public Notice	\$85.00	\$28.33
Tentative Parcel Map	\$850.00	\$283.33
City Engineer Plan Check Fees	\$5,000.00	\$1,666.67
Building Dept. Fees (Three detached 2,100-sq. ft. SFDUs)	\$19,356.00	\$6,452.00
School Impact Fees	\$20,160.00	\$6,720.00
Water Connection Fees	\$28,718.00	\$9,572.67
Water Agency (SCWA) Fees: Review of Drainage Plan	\$1,500.00	\$500.00
Sanitation District Fees: Sewer Connection & Inspection	\$40,000.00	\$13,333.33
Totals:	\$116,769.00	\$38,923.00
Two-Unit apartment in Commercial Zone	Fee Estimate	Cost Per Unit
Public Notice	\$85.00	\$42.50
Major Use Permit	\$700.00	\$350.00
Design Review (Minor)	\$200.00	\$100.00
Design Review (Landscaping Plan)	\$215.00	\$107.50
City Engineer Plan Check Fees	\$1,500.00	\$750.00
Building Dept. Fees (One building w/ two 1,200-sq. ft. apartments)	\$9,430.00	\$4,715.00
School Impact Fees	\$7,680.00	\$3,840.00
Water Connection Fees	\$14,016.00	\$7,008.00
Water Agency (SCWA) Fees: Review of Drainage Plan	\$3,500.00	\$1,750.00
Sanitation District Fees: Sewer Connection & Inspection	\$19,838.50	\$9,919.25
Totals:	\$57,164.50	\$28,582.25
Eight-Unit Planned Development	Fee	Cost Per Unit
Arborist Report	\$1,200.00	\$150.00
Initial Study	\$940.00	\$117.50
Public Notice	\$170.00	\$21.25
Planned Development Permit	\$1,250.00	\$156.25
Tentative Subdivision Map	\$2,100.00	\$262.25
DFG & County Filing Fees	\$2,231.25	\$278.91
Design Review (Demolition Permit)	\$300.00	\$37.50
Design Review (Major)	\$500.00	\$62.50
Design Review (Landscaping Plan)	\$215.00	\$26.88
City Engineer Plan Check Fees	\$3,960.00	\$495.00
Building Dept. Fees (Eight detached 1,650-sq. ft. SFDUs)	\$47,313.60	\$5,914.20
School Impact Fees	\$42,240.00	\$5,280.00
Water Agency (SCWA) Fees: Review of Drainage Plan	\$3,500.00	\$437.50
Water Connection Fees	\$71,518.00	\$8,939.75
Sanitation District Fees: Sewer Connection & Inspection	\$109,794.40	\$13,724.30
Totals:	\$287,232.25	\$35,904.03

Table A.36: Development Fee Estimates for Typical Projects, 2014

Twelve-Unit Apartment Complex	Fee Estimate	Cost Per Unit
Arborist Report	\$1,300.00	\$108.33
Initial Study	\$940.00	\$78.33
Public Notice	\$170.00	\$14.17
Use Permit (Major)	\$700.00	\$58.33
DFG & County Filing Fees	\$2,231.25	\$185.94
Design Review (Demolition Permit)	\$300.00	\$25.00
Design Review (Major)	\$500.00	\$41.67
Design Review (Landscaping Plan)	\$215.00	\$17.92
City Engineer Plan Check Fees	\$3,000.00	\$250.00
Building Dept. Fees (Three buildings each with four 1,200 sq. ft. apartments)	\$47,598.00	\$3966.50
School Impact Fees	\$46,080.00	\$3,840.00
Water Agency (SCWA) Fees: Review of Drainage Plan	\$3,500.00	\$291.67
Water Connection Fees	\$82,644.00	\$6,887.00
Sanitation District Fees: Sewer Connection & Inspection	\$119,320.52	\$9,943.38
Totals:	\$308,498.77	\$25,708.23
24-Unit Subdivision	Fee	Cost Per Unit
Arborist Report	\$2,500.00	\$104.17
Initial Study	\$940.00	\$39.17
EIR	\$100,000.00	\$4,166.67
Public Notice	\$170.00	\$7.08
Tentative Subdivision Map	\$2,900.00	\$120.83
DFG & County Filing Fees	\$3,079.75	\$128.32
Design Review (Demolition Permit)	\$300.00	\$12.50
Design Review (Major)	\$500.00	\$20.83
Design Review (Landscaping Plan)	\$215.00	\$8.96
City Engineer Plan Check Fees	\$11,000.00	\$458.33
Encroachment Permit Fee	\$1,000.00	\$41.67
Building Dept. Fees (24 detached 2,100-sq. ft. SFDUs)	\$154,848.00	\$6,452.00
School Impact Fees	\$161,280.00	\$6,720.00
Water Agency (SCWA) Fees: Review of Drainage Plan	\$6,000.00	\$250.00
Water Connection Fees	\$223,864.00	\$9,328.00
Sanitation District Fees: Sewer Connection & Inspection	\$328,840.11	\$13,701.67
Totals:	\$997,436.86	\$41,559.87

Source: City of Sonoma Planning, Building & Public Works Departments, May 2014

Building Codes

The City of Sonoma has adopted the 2013 California Building Code, based on the International Building Code of 2012. The City has not made any amendments to the State Building Code, although the City did adopt fire sprinkler requirements in 1999 mandating that *all* new buildings and remodels requiring a building permit install an automatic sprinkler system.

The City lacks the resources to conduct regular surveys to identify building code violations, and instead relies on public complaints of alleged violations. Once a violation has been confirmed by City staff, the City's primary recourse for securing compliance is the abatement process. The City typically receives fewer than ten phone inquiries per year regarding housing code violations, the vast majority of which are related to property maintenance. As Sonoma's housing stock is generally very well maintained, residential code enforcement is not a significant issue.

Public Improvements

Typical public improvements required by the City for residential development include: 1) reconstruction of curb, gutter, sidewalk, and street; 2) installation of separate sewer mains and laterals; 3) installation of separate water service; 4) provision of private underground utility services (gas, electricity, cable T.V., telephone) to each lot; 5) installation of street trees and street lighting; 6) development of storm drains and related facilities; and 7) provision of asphalt or concrete paving for all parking and driveway areas. These improvements are standard for most cities since most local governments cannot afford to pay for the improvements necessitated by new development and can, therefore, charge improvement fees, as long as the fees charged are reasonably related to the cost of providing the improvements.

Development Review and Processing Procedures

Planning Entitlements

Many forms of housing development, including residential developments of five or more units and specialized housing types, such as live-work facilities, require discretionary planning approvals such as a use permit, subdivision map, and/or site plan and architectural review. In addition, the City adopted new regulations in 2007, which expanded the design review requirements for projects in the Historic Overlay zone, requiring discretionary approval of infill development on existing lots. Although the Planning Division is primarily responsible for administering the planning permit process, there is close coordination with all branches of the City government, including the Public Works Division, the Building Division, the City Engineer, the Police Department, and the Fire Department. Outside agencies and organizations may also play a role in the review process, depending upon the circumstances of the application. (For example, the State Department of Fish and Game participates in the review of projects involving wetlands, while Caltrans reviews developments involving changes with the right-of-way associated with State Highway 12.)

The City's planning permit requirements associated with various types of housing developments are summarized in Table A.37 below (refer to Table A.33 for exceptions where Use Permits are required or exempted in certain zoning districts).

Table A.37: Planning Permit Requirements

Type of Development	Review Authority and Permit Type			Estimated Timing
	Planning Commission		Design Review Commission	
	Use Permit	Parcel Map or Tentative Map	Landscape and/or Architectural Review***	
Single-Family Residence on an Existing Lot	No*	No	No, unless in Historic Zone	30 days
Duplex on an Existing Lot	No*	No	No, unless in Historic zone	30 days
Four-plex (rental)	No*	No	Yes	60 - 90 days
6-unit Apartment Building	Yes**	No	Yes	90 - 120 days
10-lot Single-Family Subdivision	Yes	Yes	Yes	180 - 270 days
24-unit Planned Unit Development	Yes	Yes	Yes	270 - 540 days
12-unit Condominium	Yes**	Yes	Yes	180 - 270 days

Source: City of Sonoma Planning Division, 2014

*Use permit required for: single-family in R-H zone; duplexes in R-L, R-H and R-O zones; four-plexes in R-S and C/CG zones.

**As a means of facilitating higher density development, the R-O zoning district permits multi-family uses by right without a use permit.

*** Design Review Commission only conducts site plan review for projects that are not also subject to review by the Planning Commission.

Applications involving more than one approval by a review authority (e.g., the Planning Commission) are processed concurrently. For example, a Planned Unit Development requires both a subdivision map and a planned development permit. The Planning Commission, which is the review authority for those types of permits, hears and acts upon both permit requests at the same time. In addition, the Planning Commission would also conduct site plan review and approve the architectural concepts of the development. The findings required for approval of a use permit are as follows:

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

Subsequent design review, which is conducted by the Design Review Commission, is typically completed in one or two meetings and is focused on landscaping and architectural details. The City Council does not have review authority with respect to planning permit applications unless a decision by Planning Commission or the Design Review Commission is appealed.

To apply for a planning permit, an applicant must submit a complete application, which includes an application form, the application fee, and the specific submittal requirements associated with the particular application. For example, a use permit application requires the applicant to provide a project narrative describing the proposal, a site plan, and (for new development) building elevations. An application for a subdivision requires the submittal of a tentative map. The specific requirements associated with a given application are listed on the application form. The City of Sonoma employs a single form for all types of planning applications in order to simplify the process for applicants. Sonoma's review process is aimed at ensuring that new development is consistent with the General Plan and the Development Code, as required by State law, and it does not introduce significant uncertainty, costs or delays to development review.

Design Review

The City does not normally conduct design review for single-family units or duplexes, unless such units fall within the Historic Overlay zone. There is, however, design review for all multi-unit projects of more than two units and all PUDs (including landscape review).

When applicable, the design review of new residential development is conducted by the City's Design Review Commission (DRC), a five-member citizen commission that normally meets once each month. The authority of the DRC can differ depending on the scope of a project. If a project is subject to discretionary review by the City's Planning Commission, then subsequent DRC review is normally limited to three areas: 1) architectural details; 2) colors and materials; and, 3) landscaping and lighting. This approach is intended to ensure that when a project is subject to Planning Commission review, the subsequent design review does not result in changing or revisiting key elements of the project. However, when discretionary projects are not subject to review by the Planning Commission, the DRC's authority is much broader, including consideration of the project site plan, building massing and elevation concepts. The applicant is required to submit a one-page application form, the application fee, site plan, and drawings documenting proposed building designs, colors, materials, lighting, and landscaping. The application is evaluated by the DRC in a public meeting. The applicant has the option of conducting the review in stages (e.g., having the architecture colors and materials reviewed at one meeting and having the landscaping reviewed at another meeting) or all at once. Usually, only one or two meetings are necessary to receive an approval.

The DRC makes use of design guidelines set forth in the City's Development Code that address site plan elements, building types, and materials appropriate to Sonoma. Although they are reasonably detailed and give an applicant practical guidance as to the City's expectations with regard to design, they are necessarily somewhat subjective. The findings required for approval of site plan and architectural review are as follows:

1. The project complies with applicable policies and regulations, as set forth in this Development Code (except for approved Variances and Exceptions), other City ordinances, and the General Plan;
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in this Development Code; and
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions

and environmental features.

In addition to the basic findings set forth above, additional findings are applicable for any project located within the Historic Overlay District:

1. The project will not impair the historic character of its surroundings; and
2. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.

As mandated by state law, the City has adopted a low-water use landscaping ordinance that sets forth requirements applicable to the landscaping associated with new development. This ordinance makes use of a quantified “water budget” approach that gives applicants maximum flexibility in selecting plant types as long as an overall water use limit is met. In compliance with State Law, this ordinance is being updated with respect to water conservation requirements.

Processing Time

The time it takes to move a residential development from an initial application to a final planning approval (e.g., tentative map or use permit approval) can have a significant effect on housing prices because of the costs of carrying the land. In Sonoma, processing times for smaller residential developments (those of four units or less) have increased slightly over the last several years, particularly for projects located within the City’s Historic overlay zone. It normally takes an application of this kind two to four months to be decided. Somewhat larger projects of five to twenty units for which a negative declaration is required typically involve a minimum processing time of five months.

The processing times for larger-scale developments are longer, especially for those for which an environmental impact report (EIR) is required. There are several factors responsible for this increase in processing time. The requirements of the California Environmental Quality Act (CEQA), which governs the preparation of EIRs, have grown increasingly complex and the standards for legal adequacy have become more rigid. As a result, the City and its environmental consultants must spend considerable time in document preparation to ensure that the EIR is legally adequate. In addition, public involvement in the EIR process has increased, which also leads to additional time in document preparation since all public comments must be addressed. Delay may also result when developers do not submit information needed for the review process in a timely manner.

A project for which an EIR is required normally takes one and a half years to process, but it can take up to three years if there are special environmental circumstances involved, such as drainage issues or the presence of archaeological/historic resources, wetlands, nesting sites, or vernal pools. For example, the review process for the Sonoma Valley Oaks/Eastside Estates Unit III developments, for which an environmental impact report was prepared, took about three and one-half years to complete. The City has taken the position that it is critical to take the time needed to prepare a complete and legally defensible EIR, since in many cases the EIR is subjected to litigation. The City takes seriously its responsibility to process applications in a timely way, but it will require action by the State with regard to the reform of environmental laws to significantly shorten the environmental review process.

One method that the City has instituted, with partial success, to expedite environmental review is the “Expanded Initial Study,” which provides a detailed assessment of potential impacts for a development project prior to the decision on whether to prepare an EIR. This approach is typically used for applications where potential environmental impacts are limited to a few areas of concern. The expanded initial study may show that a negative declaration is appropriate or it may find that there are significant impacts associated with the project that cannot readily be mitigated, resulting in the requirement of an EIR. While the preparation of an expanded initial study is something of a gamble from the applicant’s point of view, if an EIR is eventually needed, the analysis that goes into the study may shorten the EIR preparation period. In some cases this approach has worked to mitigate potential impacts while avoiding the need for an EIR. An example of a residential project where a mitigated negative declaration was adopted through an expanded initial study process is the Willows Wild Planned Development, a 15 unit development on a 2.4 acre site. The application for this project was filed in November 2004 and planning approvals were granted in October 2005, a review process of just under one year.

Infrastructure and Service Constraints

This section provides an overview of the availability of public services (sewer and water) to serve projected growth within the city of Sonoma during the Housing Element planning period 2009-2014.

Wastewater Treatment

The treatment of wastewater generated within the city of Sonoma and the urbanized unincorporated area of Sonoma Valley is provided by the Sonoma Valley County Sanitation District (SVCSD), which has one treatment plant, located on Eighth Street East. The SVCSD is operated and maintained by the Sonoma County Water Agency (SCWA). The SVCSD service area encompasses central Sonoma Valley from Glen Ellen to south Sonoma, including all of the city of Sonoma. The service area, which is approximately eight miles long and two miles wide, is roughly aligned with Sonoma Creek. Not all properties within the service area have been annexed to the district. As of 2005, the district served approximately 16,513 equivalent single-family dwelling units (ESDs). An ESD is a measure of sewage flow equal to the amount generated by a single-family residence. The district uses ESDs, rather than population, to monitor treatment capacity and estimate future needs.

The SVCSD treatment plant operates under a National Pollutant Discharge Elimination System (NPDES) permit, which was granted by the San Francisco Regional Water Quality Control Board. While the estimated maximum capacity of the treatment plant is 20 MGD, the NPDES permit limits the permitted average dry weather flow (ADWF) of the treatment plant to 3.0 million gallons per day (MGD). Currently, the average dry weather flow at the treatment plant amounts to 2.34 MGD or 78 percent of permitted plant dry weather discharge limit. When a treatment plant reaches 75 percent of its permitted capacity, the Regional Water Quality Control Board and the State Water Resources Board require the preparation of plans for additional treatment and disposal capacity. The Sonoma Valley Treatment Plant was identified as exceeding the 75 percent threshold as early as 1985. Since that time, the SVCSD has analyzed alternative methods to increase treatment capacity and limit discharge. In this regard, the District has focused on water conservation and the recycling of treated wastewater as the preferred methods of conserving the effective capacity of the plant by limiting discharge in accordance with its NPDES permit limitations. Water conservation benefits capacity by reducing flows into the plant. The recycling of treated wastewater reduces discharge into the Bay. The addition of tertiary treatment capability further assists the District in limiting discharge from the plant by expanding the range of uses for reclaimed water, although storage and distribution improvements will be needed to take full advantage of options for recycled water use.

This NPDES permit does not directly cover wet weather flows, which are difficult to estimate due to stormwater infiltration. During the wet weather months the plant discharges treated water into Schell Slough (no discharge is allowed during the dry weather period, defined as May 1st through October 31st). In addition, the plant has several equalization basins, which can store excess wastewater during wet weather flows. During wet weather months, discharges from the plant are currently limited to approximately 11 MGD by the capacity of the pumps that release water into Schell Slough. Because the equalization basins allow the plant to store excess flows until they can be treated, the plant is currently able to adequately treat all of the wet weather flows.

Since 1994, the District has implemented a number of water conservation programs aimed at conserving treatment capacity by reducing flows. These programs include the following:

- Incentives for the retrofit of existing residences with water conservation devices, such as low-flow toilets.
- Applicants for new service, residential or commercial, have been required to submit proposals to the district for the retrofit of five or more single-family dwellings per ESD (or the equivalent). Connections would only be granted upon the completion of the program and the payment of connection fees.
- The District works with large institutional users to implement water conservation and retrofit programs.
- The District has recently upgraded the treatment plan by providing tertiary treatment capability.
- The District is refining its engineering and cost-benefit analysis regarding the most appropriate use of recycled wastewater.

The conservation programs have been effective in reducing flows to the treatment plant, thereby conserving treatment capacity. In addition, the District has entered into agreements with local farmers and others to use reclaimed water (treated at the secondary level) for the irrigation of nearby dairies and vineyards, as well as wetland enhancement. Currently, the use of recycled water in this manner amounts to 1,000-1,200 acre-feet per year.

As previously noted, the treatment plant has a current unused capacity of approximately 0.66 MGD ADWF. The SVCSD strategy for meeting projected treatment requirements is focused on conservation and recycling. The District estimates that its water conservation programs will successfully conserve treatment capacity within the current allowance of 3.0 MGD during the dry period through 2010-2020. This estimate is based on 2% growth rate within the District, an amount that is consistent with City and County growth management regulations. (This estimate does not take into account the City Council's decision in February 2008 to reduce the maximum allowed growth rate from 88 units per year to 65 units per year.) To address projected treatment demand through the year 2020 and beyond, the District has recently implemented tertiary treatment, which greatly enhances its recycled water programs. Achieving this capability will allow the District to greatly increase the recycling of treated wastewater while respecting the 3.0 MGD discharge limit, thereby meeting the treatment needs associated with future development within the district. However, storage facilities will have to be expanded and new users of reclaimed water found in order to take advantage of the tertiary treatment capability. In addition to implementing tertiary treatment capability, the Sanitation District is taking the following actions to provide treatment capacity necessary to serve projected growth within the city and the sanitation district as a whole:

- The District is continuing to implement water conservation programs aimed at reducing flows from existing connections.
- The District has upgraded the reclamation facility by providing for tertiary treatment and is increasing the amount of reclaimed wastewater use by pursuing additional reclaimed water user contracts.
- The District is working with the Regional Water Quality Control Board to renew the plant's NPDES permit.
- The District is completing additional engineering and environmental studies on required improvements as needed.

In consideration of these factors, it is anticipated that wastewater treatment will be adequately available to serve development as anticipated in the City's General Plan.

Water Supply

The City of Sonoma purchases most of its potable water from the Sonoma County Water Agency (Water Agency), distributed to the city via the Sonoma Aqueduct, which travels north and south from Sonoma to Santa Rosa. The City's contract with the SCWA provides for a peak delivery rate of 6.3 million gallons per day (mgd), with an annual limit of 3,000 acre-feet on total water purchases by the City. However, the SCWA has informed the its water contractors that there is uncertainty in the Agency's ability to provide water supply beyond its existing water right permit amount of 75,000 acre-feet per year (AFY). The SCWA advises that in planning for future water supply, the City should not assume that the SCWA will be able to deliver the contracted entitlement of 3,000 AFY provided for under the Restructured Agreement, because that entitlement was premised on the buildout of facilities whose construction is now precluded as a result of litigation. Furthermore, the SCWA indicates that changes in regulations to protect listed salmonids could affect the Agency's ability to deliver the full allocation to the city. Through consultations between the City and the SCWA, the SCWA has clarified that the city is projected to receive a maximum of 2,355 AFY in 2019, increasing in five-year increments to 2,626 in 2035.

The SCWA supply is supplemented by a system of City-owned groundwater wells, identified in Table 1 below. These wells would provide a potable water source in the event that aqueduct deliveries are interrupted or are otherwise unable to meet demand. They also serve to help meet peak demands during the summer. The City currently operates seven groundwater production wells, five of which are operational. An eighth well will be brought on line in 2015. During a typical water year, the groundwater wells are only used during seasonal high water demand months, and are not operated during the winter except for short-term operation to exercise the pumps. Table A.38 summarizes the estimated pumping capacity and current status of the city's existing and planned groundwater production wells.

Table A.38: City Well Production Capacity

Well	Pumping Capacity (gpm)	Depth (feet)	Location	Status
1	460	450	On Second Street East, north of bike path	Active
2	140	220	At Youth Center on Mission Terrace	Pending Active
3	140	263	In Depot Park	Active
4	90	500	North of the Brazil Street/Fourth Street East intersection	Active
5	190	730	Behind former Sonoma Bowl on Highway 12	Standby
6	150	241	On First Street West northwest of Veterans Building	Active
7	N.A.	666	At 1990 Seventh Street West	Monitoring
8	300	298	Field of Dreams, north of Police Station, off of First Street West	Pending

Source: City of Sonoma Public Works Department.

Although the total estimated capacity of the city’s wells is approximately 1,470 gpm, for practical purposes the capacity of Well No. 5 should not be counted since it is not currently available for regular use. In addition, the capacity of the largest single unit (Well No. 1) should be deducted from the total for purposes of establishing the firm capacity of the well system, which is estimated to be 820 gpm. Over the past five years, city wells have supplied an average of 4.4 percent of annual water needs.

As shown in Table A.39, below, on an annual basis the city has received less than 2,355 AFY from the SCWA over the past seven years, meaning that additional capacity remains available to serve new development. The average amount of water delivered by the SCWA annually from 2000 to 2013 has been 2,215.42 AFY, and current deliveries to the city are substantially below the 2002 peak. Most recently, in 2013, the city received 2,121.40 AFY from the SCWA in comparison to the 2,355 AFY that the city could receive as estimated in the 2010 UWMP. In addition to water delivered by the SCWA, city wells provide an additional source of water that is available above any allocation delivered by the SCWA.

Table A.39: City of Sonoma Water Use

Year	Purchased From SCWA (AF)	Produced by City Wells (AF)	Total (AF)
2013	2,121.40	173.40	2,294.80
2012	1,944.40	80.10	2,024.50
2011	1,910.02	21.89	1,931.91
2010	1,908.52	43.07	1,951.59
2009	1,837.99	227.1	2,065.090
2008	2,270.794	104.92	2,375.714
2007	2,239.534	73.307	2,312.841
2006	2,253.448	65.5	2,317.948
2005	2,305.145	76.710	2,381.855
2004	2,418.985	69.048	2,488.033
2003	2,511.409	75.000	2,586.409
2002	2,605.142	84.400	2,689.542
2001	2,490.932	76.100	2,567.032
2000	2,481.906	0	2,481.906

Source: City of Sonoma Public Works Department.

The State-mandated mechanism by which cities plan for meeting future needs is known as the “Urban Water Management Plan” (UWMP). The State Legislature has declared that “every urban water supplier should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry water years.” Through the process of preparing Sonoma’s UWMP, a number of significant constraints were identified, including the following:

- *SCWA Supply.* As discussed above, there are limitations on the SCWA’s ability to provide increased allocations to its contractors.
- *Biological Opinion.* In response to concerns about declining salmonid populations in the Russian River, the SCWA cooperated with the Nation Marine Fisheries Service in the development of a Biological Opinion to guide Agency operations in a manner that would lead to the restoration of these populations. The Biological Opinion found that under certain conditions, increased summertime flows in Dry Creek and the Russian River due to releases from Lake Mendocino and Lake Sonoma as part of SCWA operations harmed rare and endangered fish species, including Steelhead, Coho and Chinook salmon. To address this problem over the long-term, the SCWA is working on a long-term set of restoration projects aimed at reducing water velocity. In the meantime, the SCWA has to carefully manage summertime flows, sometimes to the detriment of meeting the supply needs of its contractors. Under certain circumstances, Agency contractors, including the City of Sonoma, must accept reduced deliveries during the summer months, sometimes by as much as 25%.

- Flood Control. Lake Sonoma and Lake Mendocino are used for flood control and operations in this regard are regulated by the Army Corps of Engineers. In years where there are heavy rains early in the wet season, water is released from the lakes in order to account for the possibility of heavy rains later in the season. If these rains do not materialize, the water available for use in the summer is reduced even though the total level of rainfall is considered “normal.”
- Groundwater. A 2006 USGS report estimated, through the groundwater flow modeling analysis, that between 1975 and 2000, 17,300 acre-feet of groundwater was lost from overall groundwater storage. As a result, Sonoma Valley has been experiencing localized declining groundwater levels in some areas and potential groundwater quality problems from seawater intrusion and geothermal upwelling in the southwestern area of the Sonoma Valley basin. That said, the groundwater depression area indicated in the southwest part and southwest of the city is not related to pumping that the City does. Pumping from the City occurs in the northern portion of the city and does not show depressed groundwater levels. Nonetheless, the City needs to carefully manage and monitor its ground water use in order to avoid contributing to the overdraft of the basin.

These constraints have been addressed through updated analyses, regulations, conservation programs, and planned water supply enhancements as set forth in the 2010 Urban Water Management Plan. Water conservation programs include the City’s Water Efficient Landscape Ordinance (WELO), adopted by the City Council in 2010, and the 2010 California Building Code and the 210 California Green Building Code, which includes heightened requirements with respect to water conservation. In addition, the City Council adopted amendments to the Building Code to impose still more stringent water conservation standards with respect to new construction. According to the 2010 UWMP, it is estimated that these measures will result in an annual savings of 317 acre-feet per year by the year 2030 (an amount that is factored into the estimates of projected water use set forth in Table A.40). Planned enhancements to the city’s water supply include conjunctive use (groundwater banking), offsets from recycled water, and increased well production. In light of these factors, as reflected in Table A.40, the city’s total water usage is not projected to exceed SCWA deliveries in the 20-year horizon under normal rainfall conditions.

Table A.40: Projected City Water Use and Supply Sources (Acre Feet)

Year	2010	2015	2020	2025	2030
Projected Water Use/Demand	1,995	2,605	2,642	2,680	2,719
SCWA Sales to City	1,952	2,355	2,392	2,485	2,576
Supplier-produced Groundwater	43	250	250	195	143
Total Supply	1,995	2,605	2,642	2,680	2,719
Difference as % of demand	0%	0%	0%	0%	0%

Source: City of Sonoma, *Urban Water Management Plan, 2010*.

As there are many complex issues that may affect future SCWA water deliveries to the city of Sonoma, and recognizing the uncertainty inherent in implementing needed programs and capital improvements, the City Council has established a “Will Serve” policy, initially adopted in 2010 and renewed in 2013. Specifically, establishing the following requirement:

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

The Will-Serve requirement applies to any proposed subdivision or residential development of more than two units and to new commercial development or expansions of existing commercial projects.

As documented in the City's 2010 Urban Water Management Plan and the 2014 Water Rate Study, the City has developed and is implementing a comprehensive strategy to ensure its future water needs are met. The elements addressed in this strategy are conservation, imported supply, groundwater supply and management, recycling/re-use, system management, and demand reduction.

Market Constraints

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment, and can potentially hinder the production of new affordable housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address the impacts of these constraints.

Development Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type depending on the size of unit, type of parking provided, and the number and quality of amenities. According to the Association of Bay Area Governments, wood frame construction at 20-30 units per acre is generally the most cost-efficient method of residential development.

The typical cost to build an average-quality, two-story, wood frame, single-family, detached home is about \$125/square foot, and more for expensive custom-built homes. Land costs for single-family homes account for approximately 40 percent of the total cost, with hard construction costs (including labor and materials) and soft costs (including design and insurance) accounting for 40 percent and 20 percent, respectively. Generally, land zoned for single-family homes is less expensive than land zoned for multifamily homes.

The total cost for construction of new multifamily units ranges from \$320,000 to \$350,000 based on an estimate provided by Burbank Housing Development Corporation, a local non-profit developer that has constructed numerous projects in Sonoma County, including the Wildflower owner/builder project within the city.

Financing Costs

Financing for above moderate or market rate housing is not restrained for those who can qualify. It is difficult, however, for first-time home buyers without capital or equity to qualify for financing without incomes above \$100,000. For example, the income required for a \$450,000 mortgage at 4.5% is about \$100,000, which requires a monthly payment of about \$2,800 (inclusive of expenses).

Financing new construction has also become more difficult, as lenders have reduced their loan to value ratios, thus requiring builders to shoulder a larger portion of project costs. Complicated projects, such as mixed-use developments, are often the most difficult to finance. Non-profit developers may have even greater difficulty securing funding from the private sector, and the increasing competition for federal funding can create additional roadblocks to the construction of affordable housing units. Additionally, smaller projects often cost more to develop, which may necessitate higher prices above the affordability level of low-income renters or buyers. The reduction of tax credits for low-income housing has also had a chilling effect on the construction of affordable housing. Despite these barriers, smaller projects have been successfully built in Sonoma County by several local community based organizations.

To address potential constraints and expand homeownership and home improvement opportunities, the City of Sonoma participates in a variety of programs. These include Mortgage Credit Certificates (MCC), as well as rehabilitation programs for single-family homes and rental properties. Such programs assist lower- and moderate-income residents by increasing access to favorable loan terms to purchase or improve their homes. The Housing Plan provides more detailed information on the type and extent of programs available.

HOUSING ACCOMPLISHMENTS

In order to develop an effective housing strategy for the 2015 to 2023 planning period, the City must assess the achievements of the existing housing programs. This assessment allows the City to determine the effectiveness and continues appropriateness of the existing programs and make necessary adjustments for the future eight year planning period.

Evaluation of Accomplishments under Adopted Housing Element

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g. the number of units that were rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

Sonoma's last Housing Element was adopted in 2010, and set forth a series of housing policies and related implementation measures under each of the following goals:

- Goal HE-1: To provide a mix of housing types affordable to all income levels, consistent with community and regional needs.
- Goal HE-2: To protect and conserve the existing housing stock and ensure that new residential development is consistent with Sonoma's town character and with neighborhood conditions.
- Goal HE-3: To promote energy conservation.
- Goal HE-4: To ensure housing opportunity.

This section reviews the progress in implementing the housing programs since 2010, and their continued appropriateness for the 2015-2023 Housing Element. Table A.41 summarizes the City's housing accomplishments since 2010.

Table A.41: Program Accomplishments of the 2009-2014 Housing Element

Implementing Program	Accomplishments
HOUSING DIVERSITY	
<p>1. Inclusionary Housing Ordinance <u>2009-14 Objective:</u> Continue implementation of the Inclusionary Housing Ordinance to facilitate development of low and moderate income rental and ownership units.</p> <p>Achieve 10 low-income and 30 moderate-income inclusionary units over 5-year period.</p> <p>Timeframe Objective: Achieve 40 affordable units by 2014.</p>	<p><u>Progress:</u> During the 2007-2013 RHNA period, a total of 156 units were constructed, of which approximately half (77 units) were divided between two single affordable housing developments (Sonoma Valley Oaks and Wildflower). Within the remainder, 7 inclusionary units were built, all of them at the moderate income level. This represents of relatively low percentage of the units built because few projects constructed during the review period exceeded the 5-unit threshold at which inclusionary units are required.</p> <p><u>Effectiveness:</u> The inclusionary ordinance was consistently applied during the review period and resulted in the development of affordable units that would otherwise not occur in the market. (As an example, another five inclusionary units are currently under construction as part of a 26-unit multi-family development.)</p> <p><u>Appropriateness:</u> The inclusionary requirement should be retained. However, consideration should be given to reducing the percentage to 10%, but requiring that the units be provided at the low income level. Recently it has been found that ownership inclusionary units priced at the moderate income level are not attractive to buyers because unrestricted units are available at a similar price range.</p>
<p>2. Land Assembly and Write-Down <u>2009-14 Objective:</u> Facilitate development of affordable housing. Work closely with selected developer of Sonoma Highway site to facilitate development process, with a goal of completing construction in 2011. Issue an RFP for the Four Corners site by 2011, with a goal of completing development by 2013. Continue to actively seek sites for purchase by the CDA for affordable housing.</p> <p>81 extremely low, very low and low income family rental units.</p> <p>Timeframe Objective: 2011- Complete construction on Sonoma Hwy site. 2013- Complete construction on Four Corners site.</p>	<p><u>Progress:</u> Two sites were acquired by the Sonoma Community Development Agency (CDA). Construction of a 43-unit low/very low-income rental development (Sonoma Valley Oaks) has been completed on one of the sites. The ownership of the “Broadway” site, also known as “Four Corners,” has been transferred to the Sonoma County Housing Authority as a result of State legislation terminating redevelopment.</p> <p><u>Effectiveness:</u> 77 units of affordable housing have been added with the completion of the Sonoma Valley Oaks development and the Wildflower development. The development of the Sonoma Highway site (Sonoma Valley Oaks) was completed in 2013. The Broadway site (at Broadway and Clay Street) has not been developed.</p> <p><u>Appropriateness:</u> This program should be retained, but consideration needs to be given to the funding source, since redevelopment set-aside funding is no longer available.</p> <p>In addition, consideration should be given to working with the Housing Authority and a development partner on the development of the 2-acre Broadway parcel located at the northwest corner of Broadway and Clay Street.</p>

Implementing Program	Accomplishments
<p>3. Partnerships with Affordable Housing Developers <u>2009-14 Objective:</u> Continue to partner with affordable housing providers through provision of land write-downs, regulatory incentives and/or direct assistance. By 2010, contact the Community Land Trust of Sonoma County and Habitat for Humanity to discuss available housing sites and opportunities for infill development. Annually meet with County representatives to discuss farmworker housing needs and potential applications for funding.</p> <p>Contact additional nonprofits to discuss available housing sites and opportunities for development.</p> <p>Timeframe Objective: Contact nonprofits by 2010.</p>	<p><u>Progress:</u> The CDA entered into a disposition and development agreement with a non-profit housing developer to develop a low-very-low income affordable rental project ("Valley Oaks") on a site that had been purchased by the CDA. In 2011, the site was transferred to the non-profit developer and the project was completed in 2013. At the beginning of the review period, the City completed a 34-unit ownership affordable project that was developed in partnership with the non-profit Burbank Housing Corporation.</p> <p><u>Effectiveness:</u> This program was effective.</p> <p><u>Appropriateness:</u> This program should be retained, but consideration needs to be given to the funding source, since redevelopment set-aside funds are no longer available.</p>
<p>4. Adaptive Reuse <u>2009-14 Objective:</u> By 2011, evaluate expansion of the current adaptive reuse ordinance to encompass non-historic structures.</p> <p>Timeframe Objective: Evaluate expansion of the ordinance by 2011.</p>	<p><u>Progress:</u> In progress.</p> <p><u>Effectiveness:</u> No applications were made for the adaptive re-use of a historic structure as higher-density housing.</p> <p><u>Appropriateness:</u> Applications for adaptive reuse are infrequent and applicants typically apply for uses such as vacation rentals and bed and breakfasts. However, it is appropriate to maintain the option of higher-density housing as an adaptive reuse, although consideration should be given to eliminating vacation rentals as an adaptive reuse option.</p>
<p>5. Alternative Housing Models <u>2009-14 Objective:</u> Facilitate the development of alternative housing models suited to the community's housing needs through the provision of flexible zoning regulations, financial assistance, and/or other incentives. By 2010, evaluate the expansion of senior residential care facilities to additional zone districts.</p> <p>Timeframe Objective: Evaluate expansion of senior residential care by 2010.</p>	<p><u>Progress:</u> Ordinance adopted to expand allowance for residential care facilities with seven or more occupants into more zoning districts.</p> <p><u>Effectiveness:</u> The City was effective in expanding locations for large residential care facilities, although <u>no</u> applications were made for such facilities during the review period.</p> <p><u>Appropriateness:</u> Provision of alternative housing models remains appropriate to the updated element, and will be expanded to specifically evaluate regulations to facilitate junior second units.</p>
<p>6. Second Dwelling Units <u>2009-14 Objective:</u> Implement City's current ordinance, and facilitate the construction of second units by making information available to the public on the City's website and at the City Hall public counter.</p> <p>Timeframe Objective: Make information available by 2010.</p>	<p><u>Progress:</u> The City advertises its second unit program on its website, with eleven second units issued building permits during the prior RHNA cycle (2007-2013).</p> <p><u>Effectiveness:</u> The City has been effective in encouraging second units.</p> <p><u>Appropriateness:</u> Second units remain an integral part of Sonoma's housing stock, and a program to promote their use remains appropriate to the updated Housing Element.</p>

Implementing Program	Accomplishments
<p>7. Affordable Housing Funding Sources <u>2009-14 Objective:</u> Actively pursue federal, State, county and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance. Support developers in securing outside funding sources.</p> <p>Timeframe Objective: Annually as RFPs are issued.</p>	<p><u>Progress:</u> CDBG, HOME funds, and a sustainable communities grant were secured to assist the Valley Oaks project. An application for tax credits was approved in 2011 and the project was completed in 2013.</p> <p><u>Effectiveness:</u> This program was effective, especially in conjunction with an experienced affordable housing developer.</p> <p><u>Appropriateness:</u> This program is appropriate and should be retained. In the absence of redevelopment, grants and other outside funding sources have become increasingly important.</p>
HOUSING AFFORDABILITY	
<p>8. Multifamily Acquisition and Rehabilitation with Affordability Covenants <u>2009-14 Objective:</u> Allocate housing set-aside funds towards the acquisition and rehabilitation of suitable multifamily properties and preservation as long-term affordable housing. Contact non-profit housing providers regarding the City's interest in working in partnership to acquire and rehabilitate target properties.</p> <p>Timeframe Objective: Allocate set-aside funds and contact nonprofit providers by 2010.</p>	<p><u>Progress:</u> As a result of State legislation terminating redevelopment, housing set-aside funds are no longer available to support multi-family acquisition and rehabilitation. No alternative funding source has been identified.</p> <p><u>Effectiveness:</u> This program no longer has funding.</p> <p><u>Appropriateness:</u> Unless an alternative funding source is identified, this program should be eliminated.</p>
<p>9. Section 8 Rental Assistance <u>2009-14 Objective:</u> Through the County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents. The City will encourage landlords to register units with the Housing Authority, and provide a handout for rental property owners for distribution in conjunction with business license applications and renewals.</p> <p>Timeframe Objective: Prepare and disseminate property owner handout by 2010.</p>	<p><u>Progress:</u> Sonoma continues to participate in the Section 8 Rental Assistance Program administered through the County Housing Authority. The City has not however provided a handout for rental property owners to register their units with the Housing Authority</p> <p><u>Effectiveness:</u> The Section 8 Program continues to be an effective tool to reduce rental costs for extremely low and very low income households, allowing them to afford to live in the community.</p> <p><u>Appropriateness:</u> This is a much needed program and remains appropriate for the future Housing Element.</p>
<p>10a. First-Time Homebuyer Program <u>2009-14 Objective:</u> By 2010, evaluate establishment of a Citywide down-payment assistance program in light of available resources and other affordable housing priorities. Continue to provide project-based homebuyer assistance on Agency assisted affordable housing developments.</p> <p>Timeframe Objective: Evaluate establishing Citywide program by 2010.</p>	<p><u>Progress:</u> Redevelopment set-aside funds are no longer available to support such a program as a result of the State legislation to terminate redevelopment.</p> <p><u>Effectiveness:</u> This program was never implemented due to the loss of redevelopment funding.</p> <p><u>Appropriateness:</u> This program has no funding source and cannot be implemented. It should be eliminated.</p>

Implementing Program	Accomplishments
<p>10b. Mortgage Credit Certificate <u>2009-14 Objective:</u> Continue to participate in the MCC program through the County, and assist in promoting in conjunction with all Sonoma’s housing programs. Advertise through brochures and on City’s website.</p> <p>Timeframe Objective: Ongoing advertisement of program.</p>	<p><u>Progress:</u> The City has promoted this program in the past (which is managed by the Sonoma County Community Development Commission with emphasis on assistance to mobile home units). The program, however, appears to be dormant at this time.</p> <p><u>Effectiveness:</u> The program has been limited in use.</p> <p><u>Appropriateness:</u> While the program has been periodically funded, given its limited use, it is no longer applicable as a separate program.</p>
<p>10c. Limited Equity Housing Cooperatives <u>2009-14 Objective:</u> Invite outside experts to present educational information to City staff, City Council, and community groups on limited equity cooperatives models. Utilize limited equity co-ops as a tool to facilitate affordable homeownership.</p> <p>Timeframe Objective: Invite experts on coops by 2010.</p>	<p><u>Progress:</u> During the review period, planning staff has become educated on limited equity cooperatives. One prospect for this type of development has emerged, although no application has been filed at this time.</p> <p><u>Effectiveness:</u> Limited equity housing cooperatives are an allowed option for development in Sonoma and planning staff has become educated on the subject.</p> <p><u>Appropriateness:</u> Because the objective of this program has been met, it should be removed from the Housing Element.</p>
<p>11. Foreclosure Prevention <u>2009-14 Objective:</u> Promote foreclosure counseling via City newsletter, counter, website and referrals. Initiate early contact with households delinquent on mortgage payments.</p> <p>Timeframe Objective: Initiate foreclosure outreach in 2009.</p>	<p><u>Progress:</u> The City maintains a foreclosure tracking program. At this time available resources are focused on ensuring that affordability restrictions are maintained on foreclosed affordable units.</p> <p><u>Effectiveness:</u> The City was able to refer persons undergoing foreclosure to available programs. The City has not established its own counseling program and does not have the resources to do so.</p> <p><u>Appropriateness:</u> This program has been useful and the City should continue to track foreclosures.</p>
HOUSING AND NEIGHBORHOOD PRESERVATION	
<p>12. Housing Rehabilitation Program <u>2009-14 Objective:</u> Advertise the availability of the Housing Rehabilitation Program on the City’s website and through handouts available at the City Hall public counter and Sonoma Community Center as well as through the local real estate community. Seek to assist a total of 20 lower income households during the planning period.</p> <p>Timeframe Objective: Assist 20 households by 2014.</p>	<p><u>Progress:</u> Information on this program, which is managed by the Sonoma County Community Development Commission, has been made available at the front counter and on the City's website.</p> <p><u>Effectiveness:</u> Over the course of the review period, 30 mobile homes were rehabilitated, 19 mobile homes received seismic bracing, and 2 single-family homes were rehabilitated. The program was effective, and well exceeded the City's goal to assist 20 households.</p> <p><u>Appropriateness:</u> This program has been successful and should be retained.</p>
<p>13. Mobile Home Park Space Rent Protection Ordinance <u>2009-14 Objective:</u> Continue to enforce the mobile home park rent stabilization and conversion ordinances to preserve the affordability and long-term use of mobile home parks in Sonoma.</p> <p>Timeframe Objective: Ongoing.</p>	<p><u>Progress:</u> The City continues to administer this adopted ordinance.</p> <p><u>Effectiveness:</u> A total of 385 mobile home units receive protection under the mobile home rent stabilization ordinance.</p> <p><u>Appropriateness:</u> This program has been successful and should be continued.</p>

Implementing Program	Accomplishments
<p>14. Condominium Conversion Ordinance <u>2009-14 Objective:</u> Continue to provide tenant protections through implementation of the City’s condominium and mobile home park conversion regulations. Monitor changes in state law applicable legal decisions and update the ordinances as necessary.</p> <p>Timeframe Objective: Ongoing.</p>	<p><u>Progress:</u> The conversion of one of the City’s three mobile home parks (Rancho de Sonoma) to resident ownership was approved in 2010; however, this conversion has not been implemented.</p> <p><u>Effectiveness:</u> Although State law restricts the authority of local government in this area, having a local ordinance has proved useful.</p> <p><u>Appropriateness:</u> This program should be retained.</p>
<p>15. Preservation of Assisted Rental Housing <u>2009-14 Objective:</u> Facilitate long-term preservation of Cabernet Apartments through the following actions:</p> <ul style="list-style-type: none"> • Meet with Burbank Housing one year prior to the CalHFA expiration date to evaluate the potential impact of the expiring CalHFA loan on project rents. • To the extent affordability will be impacted, work with Burbank to restructure existing financing and/or secure supplementary financing to extend affordability controls. <p>Monitor conversions on the horizon.</p> <p>Timeframe Objective: Meet Burbank Housing Corp by 2017</p>	<p><u>Progress:</u> No conversions of rent restricted housing to market rate occurred during the planning period. For Cabernet Apartments, while the CHFA use restrictions expire in 2018, restrictions on the other funding sources extend out further. Because Cabernet Apartments are owned and operated by the non-profit Burbank Housing, this project is considered at very low risk of conversion.</p> <p><u>Effectiveness:</u> Units continue to be monitored.</p> <p><u>Appropriateness:</u> Preservation of rent restricted housing remains an important program for the future Housing Element.</p>
<p>16. Affordable Housing Monitoring and Administrative Procedures Review <u>2009-14 Objective:</u> In conjunction with the annual Housing Element progress report, monitor housing production and progress towards attainment of the City’s RHNA by affordability category. Complete the review of administrative procedures and monitoring related to affordable housing in 2009, and implement recommendations in 2010.</p> <p>Timeframe Objective: Implement recommended changes to administrative procedures by 2010.</p>	<p><u>Progress:</u> Annual monitoring occurs as a matter of course. An evaluation of the City’s administrative procedures was completed as part of the City’s 2009-2014 Housing Element update.</p> <p><u>Effectiveness:</u> Housing production has been tracked annually.</p> <p><u>Appropriateness:</u> Maintain program and integrate within an overall program for completion of the Annual Progress Report (APR) on the Housing element to the State Department of Housing and Community Development (HCD).</p>
<p>17. Design Guidelines and Design Review <u>2009-14 Objective:</u> Continue to implement design review to ensure maintenance of Sonoma’s architectural character and quality of the built environment as the town continues to grow.</p> <p>Timeframe Objective: Ongoing.</p>	<p><u>Progress:</u> The City administers this process on an ongoing basis.</p> <p><u>Effectiveness:</u> The design review process is effective in ensuring that new development is in keeping with Sonoma’s visual character. Having this process in place gives residents greater confidence that larger, denser housing projects will be designed in a compatible manner.</p> <p><u>Appropriateness:</u> This program should be retained.</p>

Implementing Program	Accomplishments
REMOVING GOVERNMENTAL CONSTRAINTS	
<p>18. Growth Management Ordinance – Exception for Affordable Housing <u>2009-14 Objective:</u> Annually review the Growth Management Ordinance in conjunction with the monitoring of affordable housing produced (refer to Program #16), and modify as necessary to ensure adequate incentives are provided for the development of affordable housing and fulfillment of regional housing needs in the current and future housing element cycles. Establish a system to track unused and forfeited allocations. Amend the ordinance to establish procedures and criteria addressing unused and forfeited allocations.</p> <p>Timeframe Objective: Annually in conjunction with Housing Element review.</p>	<p><u>Progress:</u> The Growth Management Ordinance is reviewed annually, in September. Unused and forfeited allocations are tracked. The City has adopted revisions to the Growth Management Ordinance that would:</p> <ol style="list-style-type: none"> 1) Track unused and forfeited allocations and report them to the City Council as part of the annual housing allocation process; 2) Automatically add unused and forfeited allocations to the annual allocation pool; 3) Increase the maximum size of the annual allocation pool from 97 to 165, which includes forfeited and unused allocations; and 4) Change the requirement such that an application could be made once 50% of requested allocations have been received, rather than 100%, and once 100% of allocations have been received the amount of time for a developer to file an application would increase from three years to four years. <p>Although residential development is limited to 65 units per year on average under the Growth Management Ordinance, these revisions allow for the potential of greater development in any one year.</p> <p><u>Effectiveness:</u> This program has been implemented.</p> <p><u>Appropriateness:</u> This program should be retained, as the annual review of the Growth Management Ordinance is an ongoing commitment.</p>
<p>19. Building and Impact Fee Reimbursements <u>2009-14 Objective:</u> Allocate at least \$25,000 annually in Agency housing set-aside funds towards the affordable housing fee reduction program.</p> <p>Timeframe Objective: Annual budget allocation.</p>	<p><u>Progress:</u> This program has been suspended because redevelopment funds are no longer available to support it as a result of the State legislation to terminate redevelopment.</p> <p><u>Effectiveness:</u> This program has not been effective as its funding source has been eliminated.</p> <p><u>Appropriateness:</u> Unless an alternative funding source is identified, this program should be removed.</p>
<p>20. Parking Incentives and Modified Standards <u>2009-14 Objective:</u> Continue to provide options for reduced parking as an incentive for development of affordable, special needs, mixed use, live-work, and pedestrian oriented housing. By 2011, re-evaluate multi-family parking standards and modify as appropriate.</p> <p>Timeframe Objective: Ongoing incentives. Re-evaluate standards by 2011.</p>	<p><u>Progress:</u> The Planning Commission is evaluating proposed revisions to the parking standards, but they have not yet been adopted.</p> <p><u>Effectiveness:</u> No changes have been implemented yet to the parking standards.</p> <p><u>Appropriateness:</u> Because this program is still underway, it should be retained in the updated Housing Element.</p>

Implementing Program	Accomplishments
REMOVING GOVERNMENTAL CONSTRAINTS	
<p>21. Affordable Housing Density Bonus <u>2009-14 Objective:</u> Update Chapter 19.44 of the Development Code by 2010 to reflect current State density bonus provisions and clarify the relationship between local inclusionary requirements and eligibility for density bonus eligibility. Advertise on Sonoma’s website, and promote in conjunction with discussions with development applicants.</p> <p>Timeframe Objective: Revise Code and advertise program by 2010.</p>	<p><u>Progress:</u> The Development Code has been reviewed and updated to reflect current State density bonus provisions and clarify the relationship between inclusionary requirements and density bonus eligibility.</p> <p><u>Effectiveness:</u> The City was effective in providing zoning incentives for the provision of affordable housing.</p> <p><u>Appropriateness:</u> Providing information on regulatory incentives and concessions to facilitate affordable housing remains appropriate to the updated Housing Element.</p>
<p>22. Zoning Text Amendments <u>2009-14 Objective:</u> Amend the Zoning Ordinance in 2010 to make explicit provisions for a variety of special needs housing. Develop objective standards to regulate emergency shelters as provided for under Senate Bill 2.</p> <p>Timeframe Objective: Complete Code revisions in 2010.</p>	<p><u>Progress:</u> On June 23, 2014, City Council adopted updates to the Zoning Ordinance in the following areas:</p> <ul style="list-style-type: none"> • Density bonus provisions were updated to reflect changes in State law and reference Government Code Section 65915 (f) for density bonus percentage calculations. • “Emergency Shelters” are permitted without a use permit in the Public (P) zone. • “Agricultural Employee Housing” has been defined and identified as a permitted use in the Agricultural zone. • “Supportive Housing” and “Transitional Housing” have been defined, districts to accommodate them have been identified and development standards have been clarified. • “Single Room Occupancy Housing” has been defined and identified as a conditionally-permitted use in the Commercial zone. • “Residential Care Facilities” serving seven or more clients have been established in the code and identified as conditionally permitted use in Medium Density Residential and Mixed Use zones. <p><u>Effectiveness:</u> These changes have been implemented.</p> <p><u>Appropriateness:</u> Because this program has been implemented, it may now be removed from the Housing Element.</p>
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS	
<p>23. Fair Housing Program <u>2009-14 Objective:</u> Continue to promote fair housing practices, and refer fair housing complaints to Fair Housing of Sonoma County. As a means of furthering fair housing education and outreach in the local community, the City will advertise the fair housing program through placement of fair housing services brochures at the public counter, the Sonoma Community Center and on the City’s website.</p> <p>Timeframe Objective: Disseminate fair housing brochure and web advertising in 2010.</p>	<p><u>Progress:</u> City has obtained flyers from Fair Housing of Sonoma County (FHOSC) regarding fair housing and makes these flyers available at City Hall.</p> <p><u>Effectiveness:</u> The City has been effective in providing information about fair housing. Flyers are available at the Planning Counter.</p> <p><u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>

Implementing Program	Accomplishments
REMOVING GOVERNMENTAL CONSTRAINTS	
<p>24. Universal Design <u>2009-14 Objective:</u> Develop a Universal Design Principals brochure by 2010, and provide to residential development applicants.</p> <p>Timeframe Objective: Develop brochure by 2010.</p>	<p><u>Progress:</u> The Building Department has prepared a series of handouts on accessibility principles.</p> <p><u>Effectiveness:</u> The City was effective in providing public information on universal design.</p> <p><u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>
<p>25. Reasonable Accommodation Procedures <u>2009-14 Objective:</u> By 2010, develop written procedures for reasonable accommodation requests with respect to zoning, permit processing, and building codes. Procedures will specify who may request an accommodation, time frame for decision-making, and modification provisions.</p> <p>Timeframe Objective: Adopt procedures by 2010.</p>	<p><u>Progress:</u> The Planning Commission has reviewed a draft Reasonable Accommodation ordinance, and forwarded to City Council for introduction on December 1st, with second reading and adoption scheduled for December 15th.</p> <p><u>Effectiveness:</u> While the City has had an administrative procedure in place for responding to reasonable accommodation requests, adoption of a written ordinance is an effective way to further clarify the process for persons with disabilities.</p> <p><u>Appropriateness:</u> Providing information on opportunities for reasonable accommodation for persons with disabilities remains appropriate for the updated Housing Element.</p>
<p>26. Homeless Services and Shelter <u>2009-14 Objective:</u> Continue to operate the Sonoma Homeless shelter, support area homeless service providers, and participate in regional efforts to address homelessness.</p> <p>Timeframe Objective: Ongoing.</p>	<p><u>Progress:</u> Sonoma continues to support its homeless shelter.</p> <p><u>Effectiveness:</u> The shelter at 151 First Street West has 12 beds to serve homeless individuals in Sonoma. The City contracts with the non-profit Sonoma Overnight Support (SOS) to run the shelter.</p> <p><u>Appropriateness:</u> Maintaining the City's shelter and support of services for the homeless remains appropriate for the Housing Element.</p>
ENVIRONMENTAL SUSTAINABILITY	
<p>27. Green Building Program <u>2009-14 Objective:</u> Provide outreach and education to developers, architects and residents to provide information on how to incorporate sustainability in project design, as well as in existing structures. By 2011, evaluate incorporation of incentives into the Green Building Ordinance to achieve higher levels of energy efficiency, or other changes that might be necessary to reflect the pending State green building standards.</p> <p>Timeframe Objective: By 2010, evaluate additional Green Building incentives.</p>	<p><u>Progress:</u> Sonoma's green building ordinance was updated in 2010. Brochures related to green building practices have been developed on a number of topics.</p> <p>The green building ordinance will continue to be updated, as required, to meet State standards.</p> <p><u>Effectiveness:</u> The Building Ordinance was reviewed and updated to the CalGreen 2 standard. Brochures and other informational materials have been and continue to be disseminated.</p> <p><u>Appropriateness:</u> This program needs to be continued as the State standards continue to evolve.</p>

Implementing Program	Accomplishments
REMOVING GOVERNMENTAL CONSTRAINTS	
<p>28. Energy Conservation Initiatives <u>2009-14 Objective:</u> Contact GRID Alternatives in 2010 regarding program participation, and provide a list of potentially eligible affordable homes. Advertise the Energy Independence Loan Program to residents and businesses.</p> <p>Timeframe Objective: Contact GRID Alternatives in 2010. Conduct outreach on Energy Independence Program in 2010.</p>	<p><u>Progress:</u> The City is focused on promoting the Sonoma County Energy Independence Program, which provides low-interest financing for residential energy efficiency retrofits. Within the 2009-2014 period, 33 residential applications were received by SCEIP.</p> <p><u>Effectiveness:</u> Programs from SCEIP have received interest from property owners. This program will continue to be promoted.</p> <p><u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.</p>
<p>29. Sonoma Water Action Plan <u>2009-14 Objective:</u> Implement the conservation and improvement measures called for in the Water Action Plan. Conduct periodic reviews of the Plan and modify as necessary to ensure adequate water supply to meet Sonoma’s regional housing needs (RHNA). Advertise available water conservation programs and incentives.</p> <p>Timeframe Objective: Review Water Action Plan on an annual basis. Update website as new water conservation programs become available.</p>	<p><u>Progress:</u> A will-serve water connection policy was adopted by the City Council in 2010 and renewed in 2013. Water conservation programs are advertised through brochures and other means and the City has sponsored a number of classes and other outreach events on water conservation. The City Council has reviewed its water supply and conservation programs three times over the course of the review period.</p> <p><u>Effectiveness:</u> A review of the City’s water supply and conservation strategy is underway at this time and is expected to be completed within six months.</p> <p><u>Appropriateness:</u> This program should be retained in some form, as it is necessary for the City to periodically review and update its water supply and conservation strategy.</p>
<p>30. Water and Sewer Priority for Affordable Housing <u>2009-14 Objective:</u> Distribute adopted 2009-2014 Housing Element to water and sewer providers, within 60 days of Element adoption, emphasizing requirements to prioritize allocations to affordable housing.</p> <p>Timeframe Objective: Distribute Element in 2009, within 60 days of adoption.</p>	<p><u>Progress:</u> Housing Element has been distributed to water and sewer providers.</p> <p><u>Effectiveness:</u> This program has been implemented.</p> <p><u>Appropriateness:</u> When the new update of the Housing Element is complete, it will again be necessary to distribute the element to the water and sewer providers.</p>
<p>31. Flood Hazards: Safety, Conservation and Land Use <u>2009-14 Objective:</u> By 2011, review, and amend as necessary, the Safety, Conservation and Land Use elements to address flood hazard requirements under AB 162. Review the Housing Element to ensure internal consistency.</p> <p>Timeframe Objective: 2011.</p>	<p><u>Progress:</u> In progress.</p> <p><u>Effectiveness:</u> Although the City has completed an updated city-wide storm drain plan to address flood hazards, the General Plan has not yet been updated. However, the storm drain plan did not identify any significant new issues that would lead to changes in land use designation or a reduction in the amount of land zoned for housing development.</p> <p><u>Appropriateness:</u> Because this program is not yet complete, remaining tasks should be continued.</p>

Summary of Quantified Objectives: 2009-2014

The following table summarizes the quantified objectives contained in Sonoma's 2009-2014 Housing Element, and compares the City's progress in fulfilling these objectives.

Table A.42: Quantified Objectives for Sonoma's 2009-2014 Housing Element planning period

Income Level	New Construction Objectives		Rehabilitation Objectives		Conservation Objectives	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low (31-50% AMI)	73	40	10	0	10	10
Low (51-80% AMI)	55	31	10	49	400	400
Moderate (81-120% AMI)	69	24	0	2	0	0
Above Moderate (>120% AMI)	156	61	0	0	0	0
Totals	353	156	20	51	410	410

New Construction: Goal reflects 2007-2014 RHNA. Progress reflects units issued residential building permits 1/2007-12/2013, and include the following by income: Sonoma Valley Oaks family rental housing (36 very low, 7 low); Wildflower owner/builder ownership housing (18 low, 16 moderate); 7 moderate income inclusionary units; and 11 second units.

Rehabilitation: Goal and progress reflects Sonoma County's Housing's Rehabilitation Loan Program, and includes 30 mobile homes and 2 single-family homes which received rehabilitation assistance, and 19 mobile homes which received seismic bracing.

Conservation: Goal and progress reflects conserving 10 very low income units at risk of conversion in Cabernet Apartments, and conservation of 400 mobile home spaces.



APPENDIX A2

Public Participation

City of Sonoma

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OUTREACH AND PARTICIPATION

The City of Sonoma welcomed members of the public to provide feedback on housing issues that concerned them and solicited input about housing needs in the community.

Members of the community were invited to learn about the Housing Element process and express their thoughts about housing needs and priorities in public meetings and through a Housing Needs Survey.

- Planning Commission Study Session – April 10, 2014 – provided background on the Housing Element update process, and reviewed the initial findings of the Housing Needs Assessment.
- Community Workshop – June 25, 2014 – provided an overview of key housing needs in the community, solicited feedback on housing needs and opened discussion on housing policies and programs.
- Planning Commission & City Council Joint Study Session – September 3, 2014 – presented the results of the Housing Needs Survey, reviewed City's accomplishments under the adopted Housing Element, and solicited input on potential new housing programs.



Public Outreach Summary

A number of common themes surfaced from comments received at public meetings and through the Housing Needs Survey. Table A.43 summarizes these comments by topic, and identifies programs in the 2015-2023 Housing Element.

Table A.43: Issue Areas Raised during Public Outreach

Issue Area	Comments	Program where Addressed
Mobile Home Protections	Numerous community members urged the City to address the threat of mobile home park closures in the General Plan and Housing Element. Rising space rents is a significant concern as many park tenants are on limited, fixed incomes. Strengthening the City's rent stabilization ordinance, within the parameters of State law, was also discussed.	#11. Mobile Home Park Rent Stabilization and Conversion Ordinance #12. Condominium Conversion Ordinance #19. Fair Housing
Housing for Seniors	Seniors are vulnerable to running out of money, and preserving their investment in their homes and support to allow those who choose to age in place is very important. Housing options to allow seniors to downsize is also important, such as small condominiums or cottage housing.	#5. Alternative Housing Models #6. Second Dwelling Units #10. Housing Rehabilitation Program
Housing for Younger Generation	The proportion of young adults and families has been declining in Sonoma, and the community has identified housing for these groups as an important need. Smaller apartment units or studios are suitable for young adults, whereas two and three bedroom rental and ownership units are appropriate for young families with children.	#1. Inclusionary Housing Ordinance #2. Land Assembly and Write-Down

Issue Area	Comments	Program where Addressed
Housing for Persons with Disabilities	Comments were made about the need for additional housing options for persons with disabilities, particularly with the potential closing of the Developmental Center. Developmentally disabled adult children living with aging parents will require housing options when parents can no longer care for them.	#7. Affordable Housing Funding Sources #20. Universal Design Features #21. Reasonable Accommodation
Smaller Housing Units	Planning Commission has been considering cottage housing and was in support of this housing type to provide smaller housing units. Second units, junior second units and micro apartments also received support. Utility hook-up fees and setback requirements can serve to constrain the provision of second units.	#5. Alternative Housing Models #6. Second Dwelling Units
Funding for Affordable Housing	The loss of redevelopment has removed Sonoma's primary source of funding for affordable housing. Although programs to support affordable housing are welcomed, there were questions about how to fund housing that isn't through inclusionary housing requirements. The City Manager discussed potential repayment of bonds previously issued by the CDC, with \$1.45 million available for affordable housing. Alternate funding sources were presented, including affordable housing impact fees.	#1. Inclusionary Housing Ordinance #2. Land Assembly and Write-Down #7. Affordable Housing Funding Sources #8. Affordable Housing Impact Fees #9. Section 8 Rental Assistance
Parking	Comments about parking as it relates to housing touched on various issues, such as 1) support for the idea that junior second units won't need additional parking, 2) discussion over how parking standards apply for older homes that receive upgrades, and 3) suggestion that parking ratios for multi-family developments were too high and limit development potential.	#5. Alternative Housing Models #17. Parking Incentives and Modified Standards
Vacation Rentals	Concerns were raised about the number of vacation rentals, and the impact on availability of longer term rental housing. For example, many property owners rent their second units for short term vacation rentals.	#4. Adaptive Reuse #6. Second Dwelling Units
Retaining Community	There is concern that increasing housing costs are causing modest income Sonoma residents to leave the community. Preserving Sonoma's mobile home parks is also critical.	#11. Mobile Home Park Rent Stabilization and Conversion Ordinance #13. Preservation of Assisted Rental Housing.
Multigenerational Housing	There was support for junior second units as a way of meeting the growing trend of multigenerational families living together.	#5. Alternative Housing Models
Maximizing Development Potential	The City needs to keep in mind that while aiming to maximize site development potential under zoning, people want light and air coming into their homes. Important to allow some room to breathe – for the project and surrounding buildings.	#15. Design Guidelines and Design Review

Housing Needs Survey

To supplement input gained at the public meetings, the City developed a Housing Needs Survey which it distributed at City Hall, made available at the community workshop, mailed to those on the notification list, and posted on the City's website. A total of ninety-nine surveys were completed by residents. From the results of the survey, the issue of housing affordability was shown through the 41 percent of respondents whose housing is not affordable. Housing will require some degree of maintenance or improvement as 54 percent of respondents indicated a need for home repair. The top three rated housing needs were housing for young families, workforce housing and single family homes. The three highest rated housing priorities were housing for all income levels, maintaining housing stock quality and supporting affordable rental units. The results of the survey are presented below.

Reasons you chose to live in Sonoma (select all that apply)

Community/neighborhood	74%
A more rural setting	59%
Environmental quality	42%
Proximity to open space/recreational area	37%
Safety	36%
Other	24%
Quality of housing	19%
Proximity to jobs	18%

Affordability of housing for your currently living situation

Affordable for my household income (0-30% of household income)	59%
Not very affordable (31-50% of household income)	27%
Unaffordable (more than half of household income)	14%

Physical condition of your residence

Excellent	46%
Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc.)	38%
Needs modest rehabilitation improvements (i.e. new roof, new wood siding, etc.)	13%
Needs major upgrades (i.e. new foundation, new plumbing, new electrical, etc.)	2%

Average rating for housing needs*

Housing for young families	3.57
Workforce housing	3.33
Single-family homes	3.29
Apartments	3.18
Senior housing	3.17
Housing for persons with disabilities	3.14
Condominiums/townhomes	3.04
Second units	2.67
Mobile homes	2.40

*Respondents asked to rate the need of each housing type as *high* (4 points), *medium* (3 points), *low* (2 points) or *no need* (1 point). The total points for each housing type were then averaged.

Average rating for housing priorities**

Plan for housing available to all income levels	3.53
Maintaining the quality of housing stock	3.51
Support development of affordable rental housing	3.44
Expand senior housing opportunities	3.18
Provide opportunities for new housing construction	3.03
Promote second unit development	2.79

**Respondents asked to rate each housing priority as *high* (4 points), *medium* (3 points), *low* (2 points) or *no need* (1 point). The total points for each housing priority were then averaged.

If you are a single-family homeowner and are interested in having a second unit on your property, how would you envision its use?

Not interested	34%
Housing a family member	31%
Providing rental income	25%
Housing a caregiver	5%
Other	5%

If you are senior citizen and were to become unable to continue living in your present home, which of the following options would be possible for you? (select all that apply)

Buying or renting another home in Sonoma that is more affordable	29%
Buying or renting another home in Sonoma that would be easier to maintain	26%
Living in an independent living senior facility	23%
Living in an assisted living senior facility	18%
Moving in with friends or family	27%
Living in a city other than Sonoma	35%

Other comments:

Housing affordability was a major area of concern for survey respondents. In particular, mobile home residents and seniors are worried about increasing rents and the cost of housing. Written comments in the survey identified the following issues:

- Need for affordable housing.
- Support rent control, especially for seniors and fixed income households.
- Protect affordability of mobile home parks and senior housing. Rents driven up significantly by new owners/LLCs.
- The expense of building new affordable housing and the need to retain current affordable housing.
- The barriers to obtaining affordable housing— high rents, large deposits, fixed income, and lack of subsidies.
- Families leaving the community due to housing costs.
- Concern for increasing number of vacation rentals reducing availability of housing.
- Maintain the character of Sonoma; limit additional residential development that would take away the charm.
- Desire for more townhomes and rental units in downtown to support more local use of the downtown.
- Keep Sonoma walkable, avoid sprawl and promote infill.
- Sonoma is becoming less affordable. Have to travel out of Sonoma for shopping needs.
- Better public transportation and bicycle connections are needed.

Employer Survey

A survey of employers was conducted in May 2014 by the Sonoma Valley Economic Development Partnership to poll their thoughts about housing needs for employees. Sixteen employers provided responses, of which nine were major employers (more than 50 employees). To keep up with the needs of their employees and continue to attract new qualified workers, employers contributed their thoughts on housing and employment in Sonoma.

- 69% reported that the majority of their employees live in Sonoma Valley
- 63% found it “somewhat difficult” to find qualified applicants and 13% found it very difficult
 - Positions there it has been difficult to find employees included culinary/kitchen, maintenance/engineering and experienced automotive.
- The highest rated workforce issue of highest concern is availability of housing in Sonoma Valley for employees (50% highly concerned, 19% somewhat concerned).
- When asked “from an employee recruitment and retention perspective, is being located in Sonoma Valley a strength or a weakness”
 - 38% said weakness
 - 19% said strength
 - 50% said “both” or “neither” (some overlap)
 - Comments cited quality of life as a positive, but housing (particularly lack of rental housing) and cost of living as negatives and commute was perceived as problematic by workers from outside the area, creating a limited/shallow pool of candidates.

Contact List

In addition to public postings and announcements inviting community members to provide feedback at public meetings, the City also provided notification to individuals on a contact list. Those on the list were included by request or due to involvement in some part of the Housing Element update. They consisted of commissioners, nonprofit organizations, affordable housing developers, housing advocates, architects, property owners of opportunity sites and citizens.

Table A.44: Public Outreach Contacts

Contact Person	Organization, Company or Group
Tyler Turkle, Executive Director	Habitat for Humanity of Sonoma County
Victor Conforti	Victor Conforti - Architect
Doug Hilberman	Axia Architects
Steve Ledson	Ledson & Ledson Development
Bill Willers & Carol Marcus	Marcus & Willers Architects
Cynthia Scarborough, Executive Director	Vintage House Senior Center
Catherine Barber, Executive Director	Sonoma Overnight Support
James Cribb	Planning Commissioner
Gary Edwards	Planning Commissioner
Robert Felder	Planning Commissioner
Mark Heneveld	Planning Commissioner
Matt Howarth	Planning Commissioner
Chip Roberson	Planning Commissioner
Matthew Tippell	Planning Commissioner
Angela Beran	Sonoma Valley Chamber of Commerce
Tom Anderson	DRHP Commissioner
Kelso Barnett	DRHP Commissioner
Christopher Johnson	DRHP Commissioner
Robert McDonald	DRHP Commissioner
Micaelia Randolph	DRHP Commissioner
Leslie Tippell	DRHP Commissioner
Owen Smith, President	SunLever Corporation
Luana Vaetoe, CEO	Becoming Independent
Juan Hernandez, Executive Director	La Luz Center
Chuck Cornell	Burbank Housing
Angela White	SVCAC Commissioner

Ditty Vella	SVCAC Commissioner
Jack Ding	SVCAC Commissioner
Pat Pulvirenti	SVCAC Commissioner
Maureen Cottingham, Executive Director	Sonoma Valley Vintners & Growers Alliance
Amy Alper, Architect	Architect
Mark Perry	MTP Architecture
George Bevan	Bevan & Associates
Cynthia Wood	c/o Woodfield Properties
Robert Baumann	Architect
Fred O'Donnell	FIGO Construction Drawings
Michael Ross	RDC Architecture
Les Peterson	c/o Peterson Mechanical
Eve Stewart, Director of Housing Development	SAHA
Pascal Sisich, Director of Housing Development	Burbank Housing Corp.
Chuck Fernandez, Executive Director	Catholic Charities of Santa Rosa
Paula Cook, Executive Director	Community Housing Sonoma County
Tim Reese, Executive Director	Community Action Partnership of Sonoma County
Juanita Roland/Lynda Hungerford, Co-Presidents	League of Women Voters
Georgia Berland, Executive Officer	Sonoma Co. Task Force for the Homeless
Dev Goetschius, Executive Director	Housing Land Trust of Sonoma County
Daniel Sanchez, Director Government Affairs	North Bay Association of Realtors
Bob Hamilton, Executive Director	North Bay Regional Center
Bill Hooper	Kenwood Investments
Jenny Abramson, CoC Coordinator	Sonoma County Continuum of Care
Lori Zito	Affordable Housing Consultant
Clark Basdell, President	Northbay Family Homes
Mike Johnson, CEO	COTS Committee on the Shelterless
Brian Ling, Executive Director	Sonoma County Alliance
Nick Stewart	SCCDC
Val Robichaud	Sonoma Valley Sun
David Bolling, Editor	Sonoma Index-Tribune
Ted Appel	The Press Democrat
Deborah Nitasaka	Citizen/Housing Advocate
David Brigode	Citizen/Housing Advocate
Fred Allebach	Citizen
Anna Maria Sablan	Housing Opportunity Site Owner
James & Gloria Smith	Housing Opportunity Site Owner
Rhoda Schatzel-Svensson	De Matei & Co.
Safeway Stores Inc.	Safeway Stores Inc.
Evelyn Montaldo	Housing Opportunity Site Owner
Paul Norrbom	Housing Opportunity Site Owner
Jun & Marlene Miyano	Housing Opportunity Site Owner
Michael Kiser	Housing Opportunity Site Owner
Jack & Lorna Todeschini	Housing Opportunity Site Owner
c/o Matthew Crosby	Denmark Street LLC
Carol Schantz	Housing Opportunity Site Owner
Kenneth Doyle	Housing Opportunity Site Owner
Karin Smith	Housing Opportunity Site Owner
Richard & Diane Merlo	Housing Opportunity Site Owner
Dante Cernobori	Housing Opportunity Site Owner
Steven & Margaret Serafini	c/o Phyllis Serafini
Robert Sanders	Citizen
Jeremy Madsen, Executive Director	Greenbelt Alliance
Sandy Piotter	Friends in Sonoma Helping
Elizabeth Brown, President	Community Foundation Sonoma County
Chris Paige, CEO	California Human Development Corporation
Ralph Benson, Executive Director	Sonoma Land Trust

Development and Construction Report

Project	Location	S.F. Res. Units	M.F. Res. Units	Live-Work Units	Second Units	Cong. Care Units	Hotel Units	Restaurant Seats	Comm. Sq. Ft.
Growth Management Allocations Received									
870 Broadway	870 Broadway	38							
Peterson	254 First Street East	53							
Cresson	475 Denmark Street	20							
Subtotal		111	0	0	0	0	0	0	0
Applications Filed (Planning Department)									
Sonoma Hotel	117, 123, 135 & 153 West Napa St. & 541 First St. West						59	80	
Subtotal		0	0	0	0	0	59	80	0
Approved Applications (Planning Approved)									
West Spain Street Development	800 West Spain Street		7						
Rabbitt Apartments	840 West Napa Street		11						
Old Sonoma Firehouse	32 Patten Street								3,800
Merlo Apartments	830 Broadway		3						
Mission Square	165 East Spain Street		14						3,514
Nicora Place Planned Development	821-845 West Spain Street	18							
Howarth Second Unit	850 Donner Avenue				1				
Pursell Condominium Development	210 Perkins Street		9						
Giannis Condominiums	19323 Sonoma Highway		8						
Ikeda Planned Development	881-887 First Street West		4						
Crawford Minor Subdivision	400 La Quinta Street	1							
Tenenbaum Minor Subdivision	170 Newcomb Street	1							
Subtotal		20	56	0	1	0	0	0	7,314

SEE OTHER SIDE

Development and Construction Report

Project	Location	S.F. Res. Units	M.F. Res. Units	Live-Work Units	Second Units	Cong. Care Units	Hotel Units	Restaurant Seats	Comm. Sq. Ft.
Under Construction (Building Permit Issued)									
Brown Residence	236 Second Street East	1							
Fichtenberg Minor Subdivision	20144 Fifth Street East	3							
MacArthur Planned Development	165-179 West MacArthur St.		26						
Weiler B&B	168 East Napa Street						6		
Wagner Mixed Use Building	19312 Sonoma Highway								1,200
Lobsinger Minor Subdivision	301 East MacArthur Street	1							
Curusis Minor Subdivision	20095 Fifth Street West	3							
Hayden Miller Planned Development	617-647 Iris Way	2							
Subtotal		10	26	0	0	0	6	0	1,200
Total		141	82	0	1	0	65	80	8,514

SEE OTHER SIDE