



City of Sonoma Planning Commission **AGENDA**

Regular Meeting of April 9, 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: James Cribb
Robert Felder
Mark Heneveld
Chip Roberson
Ron Wellander
Robert McDonald (Alternate)

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

PLEDGE OF ALLEGIANCE

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

MINUTES: Minutes from the meetings of February 12, 2015 and March 12, 2015.

CORRESPONDENCE

ITEM #1 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit amendment and Parking Exception to allow the following uses associated with the William-Sonoma store and culinary center: 1) conversion of residential area to retail display of home furniture/furnishings; 2) outdoor retail display and other uses in the garden area; and, 3) special events.

Applicant/Property Owner:

Williams-Sonoma, Inc.

Staff: Rob Gjestland

Project Location:

605 Broadway

General Plan Designation:

Commercial (C)

Zoning:

Planning Area: Downtown District

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

CEQA Status:

Categorically Exempt

ITEM #2 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit to convert a nonconforming detached garage to a pool house, while adding a carport.

Applicant/Property Owner:

Alan Heoney

Staff: Rob Gjestland

Project Location:

330 Patten Street

General Plan Designation:

Low Density Residential (LR)

Zoning:

Planning Area: Central-East Area

Base: Low Density Residential (R-L)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt

ITEM #3 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit to operate a Bed and Breakfast (B&B) within an historic residence.

Applicant/Property Owner:

Rick Suerth and Pat Coleman

Staff: Rob Gjestland

Project Location:

827 Broadway

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area: Broadway Corridor

Base: Mixed Use (MX)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt

ITEM #4 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit to convert office area to a vacation rental unit.

Applicant/Property Owner:

Len Tillem

Staff: David Goodison

Project Location:

846 Broadway

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area: Broadway Corridor

Base: Mixed Use (MX)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt

ITEM #5 – PUBLIC HEARING

REQUEST:

Consideration of an Exception to the fence height standards to allow overheight fencing within the front yard setback of a residential property.

Applicant/Property Owner:

Mark and Judy Krawec

Staff: David Goodison

Project Location:

289 Chase Street

General Plan Designation:

Low Density Residential (LR)

Zoning:

Planning Area: Central-East Area

Base: Low Density Residential (R-L)

Overlay: None

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt

ITEM #6 – DISCUSSION

ISSUE:

Consideration of an amendment to the Development Code that would identify “Vacation Rental” as a conditionally-allowed use in the Public zone.

Staff: David Goodison

RECOMMENDED ACTION:

Forward to City Council, with recommendations.

CEQA Status:

Not applicable

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 April 3, 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.

MEMO

To: Planning Commission

From: Senior Planner Gjestland

Subject: Consideration of the application of Williams-Sonoma, Inc. for a Use Permit Amendment and Parking Exception to allow the following uses associated with the William-Sonoma store and culinary center at 605 Broadway: 1) conversion of residential area to retail display of home furniture/furnishings; 2) outdoor retail display and other uses in the garden area; and, 3) special events.

Background

On October 10, 2013, the Planning Commission approved a Use Permit for Williams-Sonoma to rehabilitate and upgrade the subject property with a retail store, café, cooking school, and residential unit, including a recreation of the original Williams-Sonoma shop at this location. As part of that approval, the Planning Commission granted an Exception to the parking standards, as the proposed 9-space parking lot was two spaces less than the parking requirement for the approved uses. Design review approvals were subsequently obtained for the building, outdoor features, and landscaping. Upon final inspection by City staff it was found that the residence had been set up for the retail display of interior furnishings. In addition, through discussions with City staff, it became clear that Williams-Sonoma's vision for the property had evolved through the permitting and construction phases, and ultimately a number of other adjustments to use of the property were desired. To address these issues, staff has held extensive discussions with Williams-Sonoma to define the desired mix of uses for the property, as well as related Building Code and Development Code requirements that will need to be addressed. Accordingly, the applicant has filed for an application to amend the Use Permit.

Proposed Changes

Modifications to Typical Business Operations: Beyond the retail and culinary center components that currently operate within the front of the building, Williams-Sonoma is requesting the following adjustments and uses for the site:

1. Use of the former Williams residence for the retail display of furniture and home accessories. This space was previously approved as an industry accommodation unit for use primarily by chefs, executives and guests visiting the property.
2. Transforming the approved café function to gourmet take-away food/beverage items, which would be prepared and offered for sale in the culinary center (this use would not operate concurrently with cooking classes as it requires use of same space). Associated

seating would remain at approved levels but redistributed on the site, with the majority of seating located outdoors in the garden area.

3. Flexible use of the outdoor garden area to accommodate:
 - a. Seating for visitors/patrons to relax, eat, and drink.
 - b. Outdoor retail display of furniture and other items.
 - c. Cooking classes/demonstrations.
 - d. Special events.

Special Events: Beyond adjustments to typical business operations as noted above, the applicant proposes to use the property for a variety of special events throughout the year, primarily after hours. Special events contemplated include food and wine pairings, artisanal markets once per month (likely on Saturday afternoons), Williams-Sonoma sponsored/organized events including cooking events for larger groups, and a very few larger-scale special events, such as a celebrity chef cooking demonstration/reception or annual “Chuck Williams Day” in October. Many of these events would occur outside regular store hours and third-party events/rental of the facility is not proposed. The project narrative further breaks down special events at the facility into the following categories.

1. Small, routine events (up to 50 people in attendance) occurring with some frequency, mostly either after retail hours (6p.m.) or with the gourmet take-away food operation closed for the event. Existing parking would be utilized; however, valet parking may be provided in certain cases (e.g., events above 40 where many attendees are expected to arrive in private cars).
2. Midsize events (51-75 people in attendance) up to 15 times per year, with a maximum of 4 events per month. Valet parking would be provided.
3. Large events (76-100 people in attendance) up to 4 times per year. Large events would almost certainly occur outside normal retail hours, or would require closure of the take away food operation or cooking classes during the event. Valet parking would be provided.

A Temporary Use Permit would be requested for any events with attendance of over 100 people if and when proposed. The applicant also proposes that no special events would occur outdoors before 8a.m. or after 10p.m.

Parking

Typical Business Operations: Under the City’s parking standards, the proposed adjustments to typical business operations create an additional parking demand of up to four spaces, resulting in a total maximum parking requirement of 15 spaces for the facility (this applies when retail uses operate concurrently with typical cooking classes/demonstrations; the parking requirement when retail uses would operate concurrently with the take away food component is slightly less at 14 spaces). However, there are only 9 spaces in the parking lot developed off First Street West and the Planning Commission approved a two-space exception with the 2013 Use Permit.

Accordingly, the applicant is requesting an additional parking exception in conjunction with the proposed Use Permit amendment. A detailed breakdown of the City's parking requirements for the different operational scenarios is included in the attached project narrative and accompanying table. The project narrative indicates that the 15-space maximum parking requirement based on Development Code standards substantially exceeds the real world demand. Furthermore, the applicant asserts that the unique mix of activities/uses on the property, some of which occupy the same spaces at different times, justify an exception to or reduction of the normal parking standards. Several points are presented in support of the request as follows:

1. Regular, paid cooking classes are often short in duration, usually 2 hours in length.
2. Some cooking classes/demonstrations would occur after normal business hours (6p.m.), when retail activities are not operating.
3. The peak periods for the gourmet take away food operation or cooking classes/demonstrations will not generally occur at peak retail hours.
4. Many, if not most, "take away" food customers (or alternately persons attending cooking classes/demonstrations) will also be visiting the retail/furniture display spaces and vice versa.

Based on the above factors, the applicant concludes that if the parking requirement for the take-away food operation or regular cooking classes/demonstrations were reduced by 50%, the maximum parking requirement for the facility would not exceed 11 spaces, which is consistent with the Planning Commission's 2013 approval. If the Planning Commission concurs with this assessment, it would form the basis for approving a parking exception. Otherwise, proposed uses would need to be scaled back or eliminated.

Special Events: The City's parking standards do not address special events. Because of the variety and times of events that may occur, the applicant has put forward a general parking plan that depends largely on expected attendance. This plan relies on valet parking for all events with an attendance of over 50 people and also for some smaller events. For special events, which would usually occur after hours, the applicant believes a mixture of valet parking, including off-site off-street parking as necessary, represents the most practical approach to mitigate any excess parking demand.

Discussion of Project Issues

Accessibility Upgrades: Changing the residential unit to commercial use (i.e., retail display of furniture and home accessories) triggers additional accessibility requirements. These have been thoroughly investigated by the applicant and reviewed by the Building Department. Ultimately, it has been determined that elevator access to the small second-floor display area will not be necessary, which was a significant issue due to the potential for exterior roof modifications that would adversely effect on the historical integrity of the building (refer to attached letter from Tom Origer & Associates, dated February 18, 2105). Accordingly, no exterior modifications to the structure are proposed and only interior accessibility upgrades will be required, including a new lift in the retail area.

Parking Impacts: As previously noted, the Planning Commission granted a two-space parking exception in 2013; a level that has been allowed for a number of other projects in the Downtown Planning District. The additional four-space shortfall now under consideration represents a significant number that the Planning Commission has little experience with. The primary argument put forward in support of the request is that business operations consist of multiple uses that have different peak characteristics, that do not all operate concurrently, and, when operating concurrently, function in a symbiotic manner not necessarily drawing additional customers.

Apart from the question of parking adequacy for typical business operations, the proposed special events would themselves generate parking demand. The commitment to provide off-street valet parking for events above of certain attendance levels is intended to address this. In addition, there would be limitations on other uses of the property at times when events occur. In the draft conditions of approval, staff has recommended that the limitations on special events be reevaluated Planning Commission in one year, with a specific allowance for modifying the conditions of approval related to special events if necessary to assure compatibility with neighboring uses.

Compatibility: The property is located in a Commercial zoning district with a variety of land uses in the vicinity, including residential uses opposite First Street West. Aside from issues related to parking (discussed above) the proposal needs to be considered in terms of compatibility with these nearby uses. Proposed operational adjustments and special events would result in more activity in the outdoor garden area. However, the garden is fully fenced/walled off and uses that directly adjoin the garden (i.e., a post office, coffee shop and offices) are not residential and would generally be closed in the early evening. In addition, staff has recommended that the allowance for special events (which could utilize outdoor areas up to 10p.m. as proposed) be subject to reevaluation by the Planning Commission in one year to address any issues of compatibility that could come up specific to events.

Summary of Options

Options that the Planning Commission may consider for proposed adjustments to typical business operations:

1. Disallow one or more aspects, such as the indoor and/or outdoor retail furnishings display.

Options that the Planning Commission can consider for proposed special events:

1. Approve special events subject to reevaluation by the Planning Commission after one year (i.e., April 2016), as suggested in the draft conditions of approval.
2. Approve a lesser number of events.
3. Approve lesser levels of attendance.
4. Further restrict hours of events, including use of outdoor garden area for events.
5. Require valet parking at lower attendance threshold.

Recommendation

Staff recommends commission discretion. Draft conditions of approval have been prepared that reflect the basic uses and parameters requested by the applicant. However, provisions have also been included that would call for reevaluation of the limitations on special events by the Planning Commission in one year (April 2016).

Attachments

1. *Findings*
2. *Draft Conditions of Approval*
3. *Vicinity Map*
4. *Project Narrative*
5. *Letter report prepared by Vicki R. Beard, M.A., dated August 19, 201*
6. *Site Plan, Use Area Site/Floor Plans*

cc: Max Crome (via email)
Chrome Architecture
905 Fourth Street
San Rafael, CA 94901

Steve Atkinson (via email)
McKenna Long & Aldridge
Spear Tower
One Market Plaza, 24th Floor
San Francisco, CA 94105

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Williams-Sonoma Use Permit Amendment and Parking Exception
605 Broadway

April 9, 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:

Use Permit Approval

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

Parking Exception Approval

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

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Williams-Sonoma Use Permit Amendment and Parking Exception
605 Broadway

April 9, 2015

1. The conditions set forth below shall amend the previous Use Permit conditions of approval from October 10, 2013.

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

2. Condition of approval No. 1 of the conditions of October 10, 2013, is hereby stricken and replaced with the following: The building and property shall be used in conformance with the project narrative prepared by Crome Architecture for the Conditional Use Permit Amendment, dated March 13, 2015, and approved Site Plan (Sheet A0.1 dated 3/13/15), and Use Area Site/Floor Plans (Sheet A0.2 dated 3/13/15), except as modified by these conditions and the following:

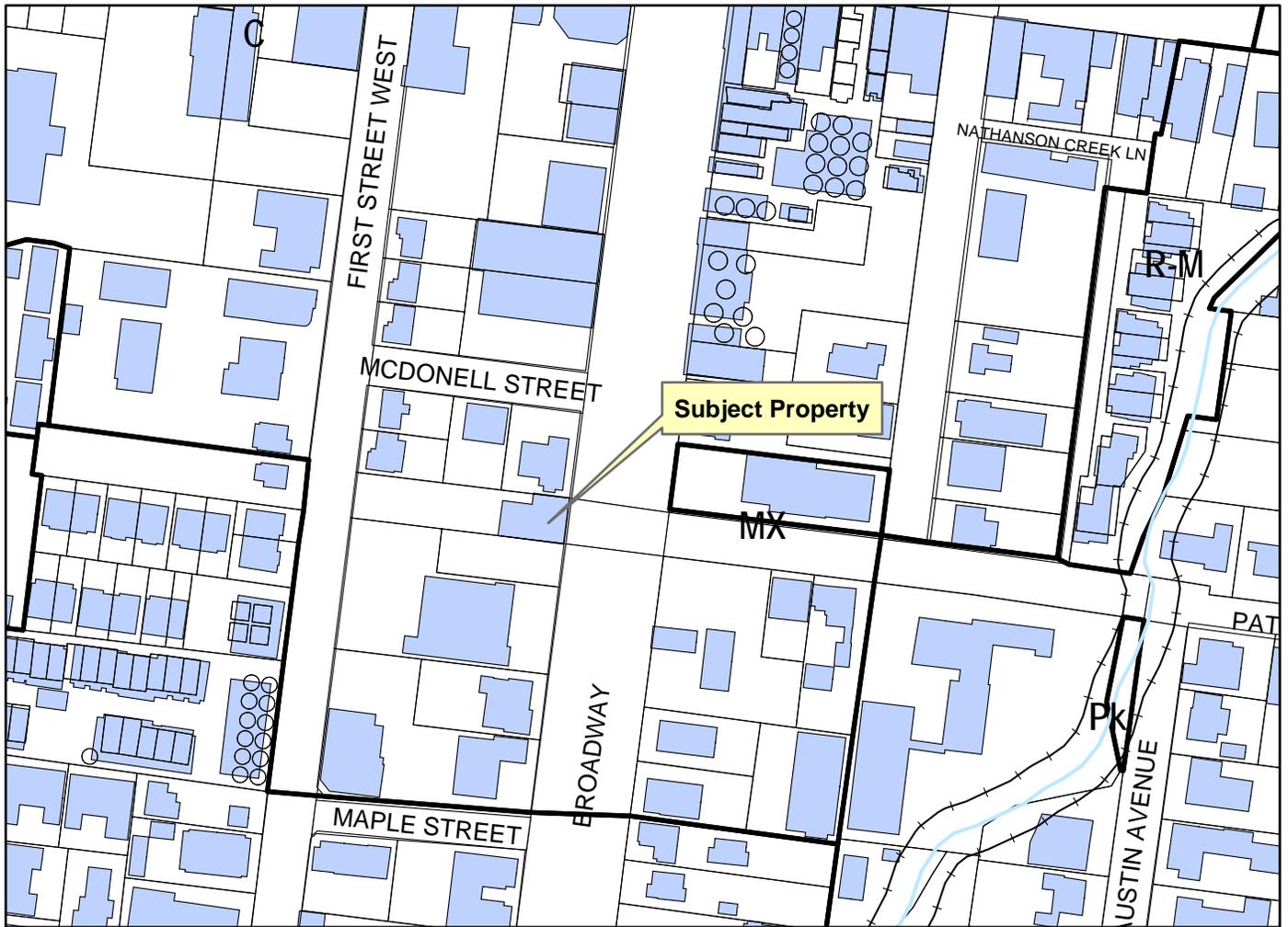
- a. The retail store, cooking school and gourmet take away food preparation/service shall be allowed to operate between the hours of 8a.m. and 10p.m. daily.
- b. The cooking school and gourmet take away food preparation/service shall not operate concurrently.
- c. Seating capacity for the gourmet take away food preparation/service shall be limited to 12 indoor seats and 20 outdoor seats.
- d. The maximum class size for the cooking school shall be 12 students.

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

3. Special events (events larger than the typical 12 person cooking class) shall be allowed on the property, subject to reevaluation by the Planning Commission in April 2016. The Planning Commission reserves the authority to terminate the allowance or amend the limitations on special events at that time. Special events held on the property shall be subject to the following limitations:

- a. Third party events/rental of property or facility shall be prohibited.
- b. Special events shall not occur outdoors before 8a.m. or after 10p.m. daily. Indoor special events shall not occur before 8a.m. or after 11p.m. daily.
- c. Small events (i.e., events with an attendance of up to 50 people) shall be allowed to occur routinely, either after typical business hours (6p.m.), or with the gourmet take away food preparation/service and regular cooking school classes closed during the event. Valet parking shall be required for small events with an attendance level above 40 people when a majority of attendees are expected to arrive in private cars.
- d. Midsize events (i.e., events with an attendance of 51-75 people) shall occur no more than 15 times per year, with a maximum of 4 events per month. Midsize events shall occur either after typical business hours (6p.m.), or with the gourmet take away food preparation/service and regular cooking school classes closed during the event. Valet parking shall be required for all midsize events.
- e. Large events (i.e., events with an attendance of 76-100 people) shall occur no more than 4 times per year. Large events shall occur either after typical business hours (6p.m.), or with the gourmet take away food preparation/service and regular cooking school classes closed for the event. Valet parking shall be required for all large events.
- f. Valet parking shall be limited to off-street parking lots. On-street parking spaces shall not be used.

Vicinity Map



Project Summary

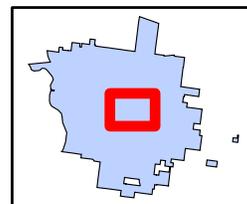
<i>Project Name:</i>	Williams-Sonoma CUP Amendment
<i>Property Address:</i>	605 Broadway
<i>Applicant:</i>	Williams-Sonoma, Inc.
<i>Property Owner:</i>	Williams-Sonoma, Inc.
<i>General Plan Land Use:</i>	Commercial
<i>Zoning - Base:</i>	Commercial
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	Consideration of a Use Permit Amendment and Parking Exception to allow the following uses associated with the Williams-Sonoma store and culinary center: 1) conversion of a residential area to retail home furniture/furnishings; 2) outdoor retail display and other uses in the garden area; and, 3) special events.



1 inch = 200 feet

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



March 13, 2015

Rob Gjestland
Senior Planner
City of Sonoma
1 The Plaza
Sonoma, California 95476

Dear Mr. Gjestland:

As required for the Conditional Use Permit submittal for the proposed updates to the project at 605 Broadway in Sonoma, please find the following project narrative:

Narrative for 605 Broadway Project

In 1956 Chuck Williams purchased a hardware store on Broadway, a few blocks south of Sonoma Plaza. Over the next two years he gradually converted its stock from hardware to French cookware, filling a niche in the market, as European cookware was difficult to buy in America at the time. The concept was successful. Ultimately he moved his operations to San Francisco in 1958. This humble beginning led to the creation of a brand that is now recognized worldwide and continues to be a special Sonoma success story. In 2012, Williams-Sonoma, Inc. re-acquired the Broadway property (now known as 605 Broadway) ("Property") with the intent of bringing Williams-Sonoma back to its original home.

In 2013, the Planning Commission approved a Conditional Use for retail and a café/culinary school, with residential use of the former Williams residence, and a 9 space parking lot, the maximum that the Property (identified in that CU as "599 Broadway") could accommodate. As part of that Conditional Use, the Commission granted a parking exception because, as calculated, the approved uses had a Code requirement for 11 spaces.

As the Property was being restored and improved, Williams-Sonoma's thinking about this unique property's best use continued to evolve. We realized that only occupying the Williams' residence intermittently represented a lost opportunity to enliven the space. Now, we have envisioned the house as a mix of a Williams enterprise museum and display of the company's furniture. Similarly, we recognized that the garden created opportunities as a mixture of visitor seating to relax, eat and drink, outdoor display, and special culinary and other events.

The original plan for this location was a simple concept of honoring Williams-Sonoma's origins in this community. However, as Williams-Sonoma's thinking has progressed, the concept has transformed from just a historical reminder about the company's founder – and founding – to something that links the company's past and present and how it may evolve in the future. The site will not only reflect the company's continued evolution from the kitchen to every area of the home, but can also serve as a kind of laboratory, consistent with the company's overall goal of developing new strategies to engage and satisfy customers.

Each part of the facility would play multiple, often overlapping, roles. The Chuck's Store area, where the original store was opened in 1956, embraces the history by featuring products carefully curated to represent products sold in the original 1956 store, with short explanations of how different products relate to Chuck Williams and the company's beginnings. Similarly, the facility incorporates the residence where Chuck Williams lived during that era, and features both museum displays of Williams' and the company's history, and links the company with the City's historic fabric, as well as displaying furniture and accessories that represent part of Williams-Sonoma's evolution. Williams-Sonoma's present business, with its current non-furniture product lines, is represented by the retail areas at the front, including the New Retail area next to Chuck's Store, and the culinary area which features many of the food items sold at typical Williams-Sonoma stores, or available online and by catalogue. Because the overall retail area is much smaller (about 1/3 size) than the typical Williams-Sonoma store, the products sold onsite represent only a sampling, or a "taste" of the current retail line.

Cooking and entertaining have always been at the core of the company's vision, and so are a key part of the vision for this location. A culinary center offering classes and demonstrations is a natural link, and the facility offers the opportunity for cooking classes and demonstrations both indoor and in the outdoor kitchen area. While other Williams-Sonoma stores do not include sales of food for immediate consumption, this activity makes sense at 605 Broadway because good food is at the core of the Williams-Sonoma idea and because this site offers an attractive garden environment for eating and drinking, which also encourages people to see the furniture and other items on display in the garden area. The gourmet "take away" food to be offered will be prepared and assembled on site using both Williams-Sonoma products and locally-sourced food. (As noted below, the gourmet take away food preparation and sales, and cooking classes, will share the same Culinary Center space but not operate at the same time.)

Finally, Williams-Sonoma anticipates the Property will play a valuable role in the company's continued growth and evolution. The non-typical product mix and size offers the opportunity for experimentation. Also, the facility can be used for a variety of Williams-Sonoma events to help communicate the brand's values and evolution to new generations of employees.

The primary purpose of the proposed revision to our existing conditional use permit is to amend our existing use permit to allow the proposed changes to use of the Property. In addition to the changes in use of the residence and the garden, the previous café function is being transformed to gourmet take away food items and beverages. An area once designated as part of the café is now additional

retail space, with various food items, including those that may relate to the classes or demonstrations offered at the Culinary Center. Outdoor seating for 4 patrons along Broadway remains (reduced from the 6 seats in our original conditional use permit). Additional seating for 16 patrons is provided for food and beverage consumption in the garden area.

As provided in the 2013 CUP, a new parking area has been built, accessed from First Street West, providing 9 parking spaces, including 1 accessible space. Along with the adjustment of uses, we seek the City's approval that this parking is sufficient given the way the facility's mix of activities is evolving. Also, as discussed below, Williams-Sonoma will be addressing the accessibility issues and construction upgrades triggered by adding furniture display space to the residence.

Because the Property will include a unique mix of activities not featured at any other Williams-Sonoma location, some of which will occupy the same spaces at different times, application of the City's parking standards is somewhat complex. Our best calculation, as explained below, is a 14.9 space maximum parking requirement for the typical business day, which we believe will substantially exceed the real world demand. During much of the time the store is open, anticipated operations would have lower requirements. (The 2013 approval included operating hours from 8 a.m. to 10 p.m. although the current business hours are typically from 10 a.m. to 6 p.m.) Therefore, we are requesting that as part of the CUP amendment, the Planning Commission grant a parking exception so that the proposed uses will be determined to meet the parking requirements.

As shown in the attached table, the breakdown of required spaces for typical daytime business hours ("Retail Only" Scenario on Table) is as follows per the Sonoma Development Code Table 4-4. We calculate 2.9 parking spaces are required for the general merchandise retail space, based on 879 square feet of gross sales floor area for the Chuck's Store and New Retail area as shown on the attached diagram (Retail Sales land use type = 1 space for each 300 sq. ft. gross sales area). The Culinary Center Retail area would require one space for its 300 square feet. 1.9 parking spaces are calculated for indoor furniture display area space, in the residence area, based on 1,134 square feet of gross indoor display area (Furniture Sales land use type = 1 space for each 600 sq. ft. gross sales area). 1.1 parking spaces are calculated for outdoor display space, based on 1,096 square feet of gross outdoor display area, (which also includes seating that would be counted toward seating based requirement when the gourmet take away is operating). (Furniture Sales land use type = 1 space for each 1,000 sq. ft. of outdoor display area). Collectively, these "Retail Only" uses would have a parking requirement of 6.9 spaces.

In addition to the "Retail Only" Scenario, 605 Broadway will have two other use scenarios, which involve different uses of the Culinary Center School area, and seating available throughout the Property. The Culinary Center School area is planned to operate in two different modes. First, this area will be used for a variety of culinary classes and events. These events, which are already being held at the site, include paid classes typically two hours in length, as well as cooking technique demonstrations and junior chef classes. These various culinary events, which would typically be for about 12 people, would appear to have a Code parking requirement for about 8 spaces (Trade School use category = 2 spaces per classroom plus one space for every two "students"). When these events

are occurring, in what we have labeled the “Retail with Culinary Class” scenario, the Property would have a 14.9 space requirement.

The alternative use for the Culinary Center School area is for preparation and sale of gourmet take away items. The food items available would generally be prepared in the culinary area by the facility’s chefs, using locally sourced ingredients (through some Williams-Sonoma food products may be sold as well). When the gourmet take away is operating, it appears the Code would have a requirement for 7.25 parking spaces, based on the 32 seats provided (Restaurant/Food consumption category = 1 parking space per each 4 seats; however, per Table 4-4, no off street parking is required for up to 25% of the approved number of indoor seats). When these 7.25 spaces required for gourmet take away are added to the retail uses that would also be occurring at the same time, this “Retail with Gourmet Take Away Food” scenario would have an overall parking requirement of about 13.7 spaces (6.4 spaces for display area plus 7.25 spaces based on seating). (Note, under this scenario, the calculated parking requirement for the outdoor furniture display activity would be reduced from 1.1 to .6 spaces to avoid double counting this area.)

The gourmet take away food preparation and service has not yet begun operation. For the purposes of calculating parking requirements, as indicated in the initial use permit, the key fact is that while the hours for gourmet take away and culinary classes/events will vary, these activities will not occur at the same time, because the gourmet take away cannot operate when the Culinary Center School area is being used for culinary classes/demonstrations.

Thus, the total parking requirements for the facility would be calculated at a maximum of 14.9 spaces based on 6.9 spaces for the retail/display areas and a maximum 8 spaces for the Culinary Center (and associated seating) in either its culinary events mode or its gourmet take away mode. (Since the take away food mode and the Culinary class mode would be alternative and not simultaneous, the parking requirements for those activities would be alternative and not additive.)

Some culinary classes would occur after normal business hours. In those cases, no retail activities would be concurrently generating parking requirements, and the 9 space lot would fully satisfy the 8 space parking requirement for such after-hours classes. However, when culinary events or gourmet take away are in operation during normal business hours, the maximum 14.9 space/13.7 space requirement(s) could exceed the 9 spaces the Property can provide.

In addition to specifying standard parking ratios for different lands use categories, the Code also recognizes that flexibility on parking requirements is appropriate based on specific situations. Under Section 19.48.050, the Planning Commission is given both general authority to reduce parking requirements, as well as specific authority to reduce parking requirements for second uses at a single facility. (Section 19.48.050A.2) We believe that the latter authority is specifically relevant to this unique facility with its mix of different uses. Among other things, many, if not most, of the “take away” food customers (or, at different times, persons attending culinary events in the same area) also will be visiting the retail/furniture display spaces, and vice versa, so that adding up these separate parking requirements for each area/activity would result in a significant over counting of the real

world demand/requirements. Also, the peak periods for “take away” food purchase and consumption or for culinary events will generally not occur at peak retail hours. The Code provision allowing for a reduction in parking requirement for second uses is intended to recognize that reality. If, as the Code contemplates, the parking requirement for the take away food activity (or for culinary events) is reduced by 50% (from 8 or 7.25 parking spaces to 4 or 3.6) the current vision for the Property would have a maximum parking requirement of 10.9 spaces (7 or 6.5 for retail/furniture display spaces plus 4 for the gourmet take away food/culinary class second use(s,) versus the 11 space requirement for the project as originally approved by the Commission, and an updated parking exception would be similar in scope to the original exception granted by the Commission in 2013.

In addition to its current typical 10 a.m. to 6 p.m. operations, as discussed above, and after hours culinary classes, the Property would also be used for a variety of larger special events throughout the year, primarily after hours.

The special events which are contemplated would include the following:

- Events for Williams-Sonoma employees and guests, and other events sponsored/organized by Williams-Sonoma, including cooking events for larger groups.
- Wine tastings.
- Artisanal markets (local food producers displaying/selling their wares, once a month, probably on a Saturday afternoon.)
- A very few larger special events. (For example, the chef Thomas Keller (The French Laundry) cooking demonstration/ reception for approximately 80 people; planned annual “Chuck Williams Day” charitable event in October.)

Many of these special events would occur outside regular store hours and thus would not be at times that there would be other retail/culinary parking demand. Others would occur at times of lower parking demand (e.g., breakfast meetings). To the extent the events require onsite food preparation, there probably would not be any gourmet take away or cooking classes occurring simultaneously. Some events (e.g., wine tastings, artisanal markets) would overlap normal retail areas.

Because of the variety of events that may occur, it is difficult to formulate a specific plan for addressing the parking needs for these special events. However, in general the plan for dealing with parking demand would depend to a large degree on the expected attendance.

The facility’s special events (events larger than the typical 12 person culinary class) can be broken into several categories. Smaller, routine events (up to 50 people) could occur with some frequency, mostly either after retail hours, or with the display or gourmet take away uses closed for the event. Existing parking should be adequate for such events although the company might utilize valet

parking for some of these smaller events (e.g., events above 40 where many attendees are expected to arrive in private cars).

For events with an expected attendance of greater than 50, valet parking would be required. Valet drop off/pickup would be immediately in front of 605 Broadway, with cars then parked either in the facility's own lot or other pre-arranged off-street locations. Events with an attendance of between 50-75 would occur no more than 15 times per year, with a maximum of 4 events a month. Large events (76-100 people) would occur no more than 4 times per year. Examples of such a larger event would be the Thomas Keller cooking demonstration which occurred in February. Again, these larger events would almost certainly occur outside normal retail hours, or would require closure of the display and take away food operations, or cooking classes during the event. Because such midsize and larger events have no clearly applicable Code parking requirements, and occur so infrequently, dealing with parking demands by use of valet parking, and where necessary using offsite parking, is more appropriate than expanding every day parking. (If and when any events were scheduled for attendance over 100 people, for example Chuck Williams' planned 100th birthday event this October, a special temporary event permit would be requested.)

To limit the impact of special events, Williams-Sonoma proposes that no special events would occur outdoors before 8 a.m. or after 10 p.m.

The 9 parking spaces that have been built allow for the landscape buffer and vegetable garden currently on the site and are consistent with the prior approval. For the current typical 10-6 business hours, the proposed reduction in parking requirements, from a maximum 14.9 Code-required spaces, to 9, is consistent with the intent of all plans and codes, and will not be detrimental to the public health, safety, or welfare, or to the Property or adjacent properties. We feel that the exception to the normal parking standards of the Development Code is justified because cooking classes would generally occur when the gourmet take away is not operating and also in the evening when other retail activities are not occurring, and peak "retail" and peak "take away" food or culinary events parking demand would generally not occur simultaneously. For more infrequent larger events, usually after normal business hours, we believe a mixture of valet parking, including offsite off-street parking as necessary, represents the most practical approach to mitigate any excess parking demand.

In regards to staffing and operating hours, the store is staffed by one or two associates and currently operates from 10 a.m. to 6 p.m. (plus culinary and other events some evenings). The furniture display space is staffed by one or two associates and operates the same hours as the store. The Culinary Center may be staffed by one chef and one associate. The total staff will be 4 to 8 at any one time. Two accessible toilet rooms will be shared between the retail and Culinary Center spaces.

The main retail areas, the Culinary Center, and the garden areas are all accessible, and the residence area is accessible from the garden area. The addition of display space in the residence triggers additional accessibility requirements and construction upgrades. Our accessibility consultant has advised us of a number of accessibility improvements which we will be implementing. The most

Rob Gjestland, Senior Planner

March 13, 2015

Page 7

significant accessibility issues are providing more direct access from the front retail area/Culinary Center to the new display areas in the house, and accessibility for the small second level of the house. We have explored options for providing more direct accessibility from the primary retail areas to the main level of the house, which will be addressed by a lift in the New Retail area. To the extent that an elevator might be required for the small second level of the house, we have sought an exception based on our historical consultant's advice that installing such an elevator in the residence would have a significant adverse impact on the historical importance of the residence, and we understand that such an exception will be granted. More specifically, the historian has concluded that reconfiguring a portion of the roof to accommodate the mechanical requirements of an elevator would create a major change to the visual integrity of the building. Installing the elevator would be a significant effect on the historical integrity of the building, and could preclude the property from being listed in the National Register. In addition to the impacts on the roof, an elevator would require demolition of original structural components, and damage the authenticity of a house of that era. In connection with such an exception for second floor access, Williams-Sonoma would provide equivalent facilitation in the form of video and tactile displays for disabled visitors who cannot use the stairs to experience the small upstairs display areas.

The combination of commemoration of Chuck Williams' original location, product display areas, take away food and seating, Culinary Center, indoor and outdoor residential furniture display and garden elements will provide visitors a one-of-a-kind experience unlike any other Williams-Sonoma location, and will help activate this under-utilized section of Broadway. This will be a singular project built around authentic intertwined history of the City and Williams-Sonoma. We seek the City's determination that these uses and our parking response meet the City's parking requirements, for the reasons stated in this letter

Thank you,

Max Crome, Architect
Crome Architecture

A handwritten signature in black ink, appearing to read 'Max Crome', written in a cursive style.

Williams-Sonoma
605 Broadway
Parking Required Per Code

Operational Scenarios

	Retail Only	Retail with Culinary Class	Retail with Gourmet Take Away Food
Chuck's Store plus New Retail (879 sf)	2.9	2.9	2.9
Culinary Center School (300 sf)		8 (2 + 6 for 12 seats)	3.25** (12 seats + 4 outside)
Culinary Center Retail (300 sf)	1.0	1.0	1.0
Residence Retail (1134 sf)	1.9	1.9	1.9
Outdoor Furniture Display–Non Seating (573 sf)	1.1	1.1	.6*
Portion of Outdoor Display Also Sometimes Used for Food Seating (523 sf)			4 (12 seats at large table, 4 at small tables)
Total Parking Required	6.9	14.9 (10.9 if 50% reduction for culinary class 2 nd use)	13.7 (9.7 if 50% reduction for take away food 2 nd use)

*Parking for outdoor display are is reduced while portion of area is being used for food seating.

**For outdoor seating, no off-street parking is required for up to 25% of the approved number of indoor seats (Table 4-4).

Tom Origer & Associates

Archaeology / Historical Research

February 18, 2015

Max Crome
Crome Architecture
905 Fourth Street
San Rafael, CA 94901

Dear Max:

We have reviewed the proposed options for installing an elevator in the building at 605 Broadway, Sonoma. The building comprises two components, a commercial store front and a house that is currently staged for commercial use, marketing domestic items. The owners are pursuing listing in the National Register of Historic Places for the property.

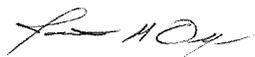
I have discussed the proposals with Vicki Beard, and we agree that installing an elevator would be a significant adverse effect on the historical integrity of the building, and could preclude the property from being listed in the National Register. After reviewing the Secretary of the Interior's *Standards for Treatment of Historic Properties*, we do not see an alternative for installing an elevator that would be compliant with the *Standards*.

The primary issue relates to the necessary modification of the roofline. Reconfiguring a portion of the roof to accommodate the mechanical requirements of the elevator would create a major change to the visual integrity of the building. The change would be an adverse effect that would impact the building's ability to convey its historical importance.

If there is no alternative to constructing the elevator, we will be happy to provide input on reducing the adverse effects, however, in our opinion the impact cannot be mitigated to a less than significant level.

Please let us know if you have questions, or need additional information.

Sincerely,



Janine M. Origer
Senior Associate

MAR 13 2015

WILLIAMS-SONOMA

605 BROADWAY - RESIDENCE, STORE & CULINARY CENTER
CONDITIONAL USE PERMIT AMENDMENT SUBMITTAL

605 BROADWAY
SONOMA, CA 95476



PROJECT DIRECTORY

OWNER:
WILLIAMS-SONOMA, INC.
3250 VAN NESS AVENUE
SAN FRANCISCO, CA 94109
TEL: 415.788.0410
FAX: 415.439.1052
CONTACT: JIMMY CASTELLUCCI
EMAIL: jcastellucci@WSGC.COM

ARCHITECT:
CROME ARCHITECTURE
905 FOURTH STREET
SAN RAFAEL, CA 94901
TEL: 415.453.0700
FAX: 415.453.0785
CONTACT: MAX CROME
EMAIL: MAX@CROMEARCHITECTURE.COM

DRAWING INDEX

T0.0 COVER SHEET
A0.1 OVERALL SITE PLAN
A0.2 USE AREA SITE/FLOOR PLANS

905 Fourth Street San Rafael, California 94901 | 415.453.0700 | 415.453.0785

Crome Architecture

WILLIAMS-SONOMA

STORE & CULINARY CENTER

CONDITIONAL USE PERMIT AMENDMENT

605 BROADWAY
SONOMA, CA 95476

SUBMITTAL

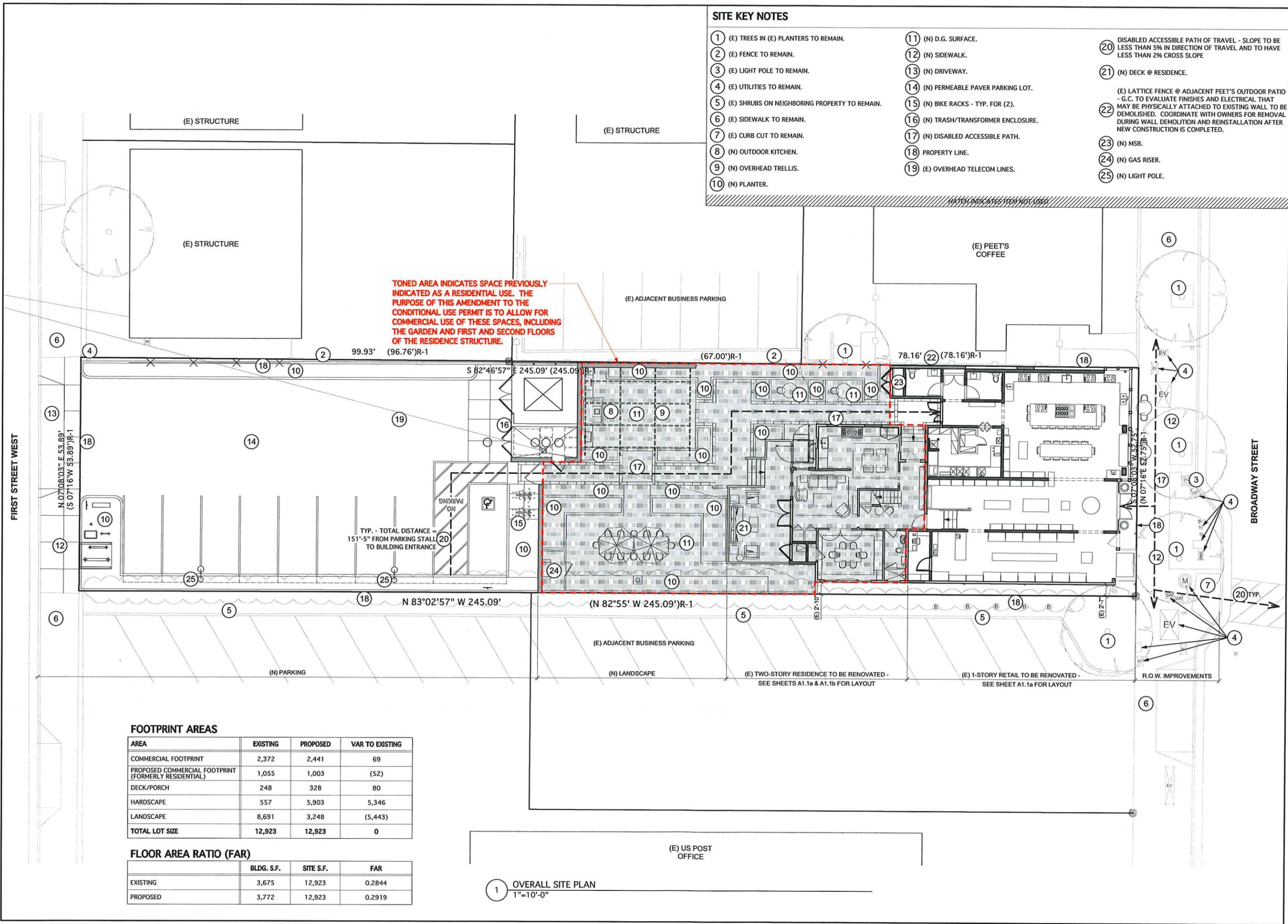
CONDITIONAL USE PERMIT AMENDMENT 03/13/2015

COVER SHEET

SHEET NUMBER

T0.0

MAR 13 2015



SITE KEY NOTES

- 1 (E) TREES IN (E) PLANTERS TO REMAIN.
- 2 (E) FENCE TO REMAIN.
- 3 (E) LIGHT POLE TO REMAIN.
- 4 (E) UTILITIES TO REMAIN.
- 5 (E) SHRUBS ON NEIGHBORING PROPERTY TO REMAIN.
- 6 (E) SIDEWALK TO REMAIN.
- 7 (E) CURB CUT TO REMAIN.
- 8 (N) OUTDOOR KITCHEN.
- 9 (N) OVERHEAD TRELLIS.
- 10 (N) PLANTER.
- 11 (N) D.G. SURFACE.
- 12 (N) SIDEWALK.
- 13 (N) DRIVEWAY.
- 14 (N) PERMEABLE PAVER PARKING LOT.
- 15 (N) BIKE RACKS - TYP. FOR (2).
- 16 (N) TRASH/TRANSFORMER ENCLOSURE.
- 17 (N) DISABLED ACCESSIBLE PATH.
- 18 PROPERTY LINE.
- 19 (E) OVERHEAD TELECOM LINES.
- 20 DISABLED ACCESSIBLE PATH OF TRAVEL - SLOPE TO BE LESS THAN 5% IN DIRECTION OF TRAVEL AND TO HAVE LESS THAN 2% CROSS SLOPE
- 21 (N) DECK @ RESIDENCE.
- 22 (E) LATTICE FENCE @ ADJACENT PEET'S OUTDOOR PATIO - G.C. TO EVALUATE FINISHES AND ELECTRICAL THAT MAY BE PHYSICALLY ATTACHED TO EXISTING WALL TO BE DEMOLISHED. COORDINATE WITH OWNERS FOR REMOVAL DURING WALL DEMOLITION AND REINSTALLATION AFTER NEW CONSTRUCTION IS COMPLETED.
- 23 (N) MSB.
- 24 (N) GAS RISER.
- 25 (N) LIGHT POLE.

TONED AREA INDICATES SPACE PREVIOUSLY INDICATED AS A RESIDENTIAL USE. THE PURPOSE OF THIS AMENDMENT IS TO ALLOW FOR COMMERCIAL USE OF THESE SPACES, INCLUDING THE GARDEN AND FIRST AND SECOND FLOORS OF THE RESIDENCE STRUCTURE.

FOOTPRINT AREAS

AREA	EXISTING	PROPOSED	VAR TO EXISTING
COMMERCIAL FOOTPRINT	2,372	2,441	69
PROPOSED COMMERCIAL FOOTPRINT (FORMERLY RESIDENTIAL)	1,055	1,003	(52)
DECK/PORCH	248	328	80
HARDSCAPE	557	5,903	5,346
LANDSCAPE	8,691	3,248	(5,443)
TOTAL LOT SIZE	12,923	12,923	0

FLOOR AREA RATIO (FAR)

	BLDG. S.F.	SITE S.F.	FAR
EXISTING	3,675	12,923	0.2844
PROPOSED	3,772	12,923	0.2919

1 OVERALL SITE PLAN
1"=10'-0"

905 Fourth Street San Rafael, California 94901 | 415.452.0700 | 415.453.0875
Crome Architecture

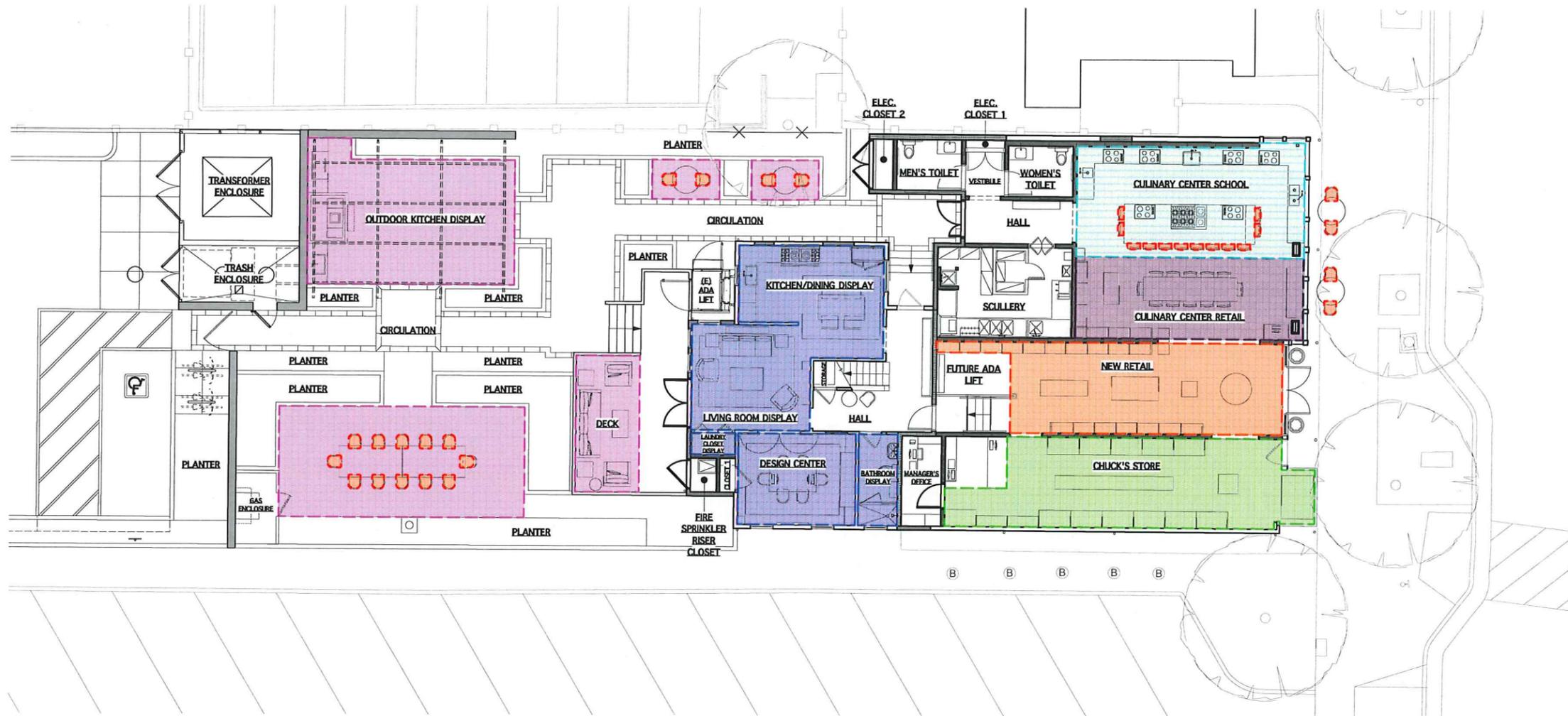
WILLIAMS-SONOMA
STORE & CULINARY CENTER
CONDITIONAL USE PERMIT AMENDMENT
605 BROADWAY
SONOMA, CA 95476

SUBMITTAL
CONDITIONAL USE PERMIT AMENDMENT 03/13/2015

SITE PLAN

SHEET NUMBER

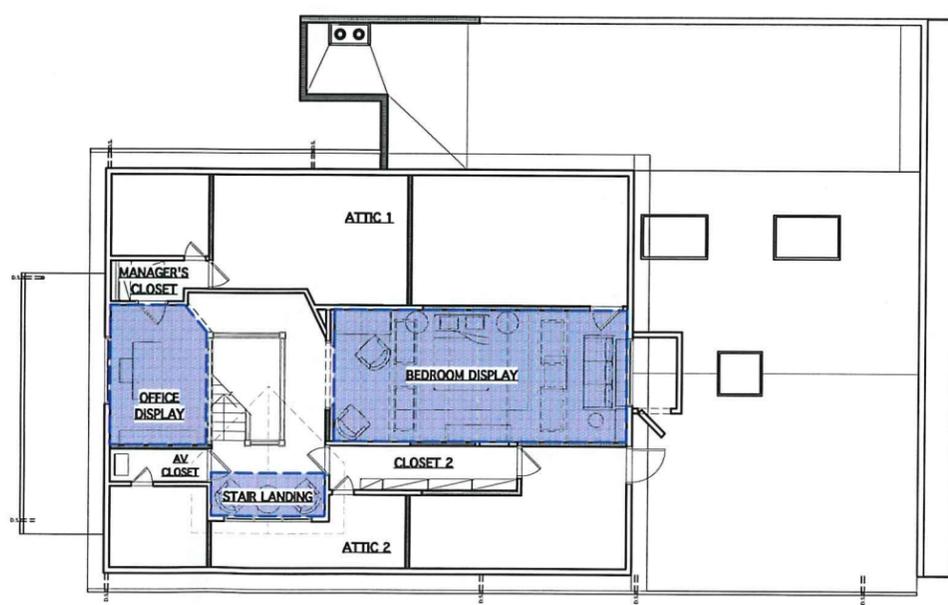
A0.1



1 USE AREA SITE & FIRST FLOOR PLANS
1/8"=1'-0"

LEGEND:

- CHUCK'S STORE RETAIL = 466 SQUARE FEET
- NEW RETAIL = 413 SQUARE FEET
- CULINARY CENTER SCHOOL = 1 CLASSROOM + 12 STUDENTS MAXIMUM
406 SQUARE FEET
- CULINARY CENTER RETAIL = 300 SQUARE FEET
- RESIDENCE RETAIL SPACE = 1,134 SQUARE FEET
- OUTDOOR FURNITURE DISPLAY RETAIL = 1,096 SQUARE FEET
(INCLUDES 523 SQUARE FEET ALSO INCLUDED FOR GOURMET TAKEAWAY SEATING)
- GOURMET TAKEAWAY SEATING = 12 SEATS INDOOR + 20 SEATS OUTDOOR = 32 SEATS TOTAL



2 USE AREA SECOND FLOOR PLAN
1/8"=1'-0"

WILLIAMS-SONOMA

STORE & CULINARY CENTER
CONDITIONAL USE PERMIT AMENDMENT

605 BROADWAY
SONOMA, CA 95476

905 Fourth Street San Rafael, California 94901 | 415.453.0700 | 415.453.0875

Crome Architecture

SUBMITTAL
CONDITIONAL USE PERMIT AMENDMENT 03/13/2015

USE AREA SITE/
FLOOR PLANS

SHEET NUMBER

A0.2

Agenda Item Title: Application for a Use Permit to convert a nonconforming detached garage to a pool house while adding a carport.

Applicant/Owner: Alan Heoney

Site Address/Location: 330 Patten Street

Staff Contact: Rob Gjestland, Senior Planner
Staff Report Prepared: 4/3/15

PROJECT SUMMARY

Description: Application of Alan Heoney for a Use Permit to convert a nonconforming detached garage to a pool house, while adding a carport, at 330 Patten Street.

General Plan Designation: Low Density Residential (LR)

Zoning: **Base:** Low Density Residential (R-L) **Overlay:** Historic

Site Characteristics: The subject property is an 8,750-square foot parcel located on the north side of Patten Street east of Third Street East. The site is currently developed with a 2,300-square foot residence, 400-square foot detached garage with shop, and swimming pool.

Surrounding Land Use/Zoning: **North:** Single-family homes/Low Density Residential
South: Single-family homes (across Patten Street)/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.

PROJECT ANALYSIS

BACKGROUND

In February 1999, the Planning Commission approved an Exception from the setback standards to allow construction of a 400-square foot detached garage with shop toward the northeast corner of the property, as close as three feet from the north and east property lines (normally a minimum 5-foot setback is required). The garage was intended to satisfy the covered parking requirement, replacing another detached garage on the property that was removed due to poor condition and to accommodate an expansion of the home.

DETAILED PROJECT DESCRIPTION

The project involves converting the detached garage into a conditioned pool house and adding a carport to its south side. The footprint, form, and height of the existing building would remain unchanged with some interior and exterior modifications to support the new use (i.e., provision of a bathroom and changing room, skylights, and replacement/relocation of doors and windows on south and west elevations). The new carport addition would be centered on the south side of the structure, setback five feet from the east property line, with a simple gable roof roughly 11 feet in height to its peak. While the carport complies with height and setback standards, converting the garage to a pool house is subject to review and approval of a Use Permit by the Planning Commission because the existing structure is non-conforming with respect to setbacks (the building is setback 3 feet from the north property line and ± 4 feet from the east property line). The purpose of the conversion is to provide a covered area with bathroom facilities conveniently located in proximity to the pool and rear yard for use by residents and guests. Additional details on the proposal can be found in the attached project narrative and accompanying materials.

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

The property is designated Low Density Residential by the General Plan, which is intended primarily for single-family housing and duplexes. Residential accessory uses and structures, including pool houses and carports, are allowed in the corresponding R-L zone subject to certain standards. The project does not raise any issues in terms of consistency with the *City of Sonoma 2020 General Plan*. However, conversion of the nonconforming garage into a pool house does need to be evaluated in terms of whether it will intensify use of the structure in manner that could adversely impact neighboring properties (refer to “Discussion of Project Issues” below).

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

Use: The property is zoned Low Density Residential (R-L). Residential accessory uses and structures, including pool houses, carports, garages, studios, gazebos, workshops, sheds, greenhouses, pools/spas are permitted uses in the R-L zoning district, and normally do not require discretionary review provided specific height and setback standards are met (see standards below). That said, converting use of the detached garage to a pool house in this case is subject to review and approval of a Use Permit by the Planning Commission because the garage structure is non-conforming in terms of setbacks.

Accessory Structure Setback & Height Standards: Detached accessory structures, not exceeding 9 feet in height, measured at the exterior wall line, 13 feet in height within 10 feet of any

property line, and 15 feet at the highest point of the roof can be located as close as 5 feet to a side or rear property line. The proposed carport addition has been designed consistent with these standards and would be setback just over five feet from the side property line (measured from property line to outside of posts). However, the existing detached garage, which is proposed for conversion, is setback 3 feet from the north property line and ± 4 feet from the east property line as approved by the Planning Commission in 1999.

Coverage: The maximum coverage in the R-L zone is 40%. The project would increase the lot coverage from 26% to 34%, including the area of the carport.

Floor Area Ratio (FAR): The maximum FAR in the R-L zone is 0.35. The project would increase the FAR from 0.26 to 0.31. Staff would note that as an open feature the area of the carport is excluded from the FAR calculations under the Development Code.

On-Site Parking Requirement: Under the City's parking standards, one covered parking space is required for a single-family home, and can take the form of a garage or carport. The new carport would provide the required parking and offset conversion of the existing detached garage

Design Review: Detached accessory structures developed in conjunction with an existing primary residence are not subject to architectural review by the Design Review Commission (§19.54.080.B.1).

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

ENVIRONMENTAL REVIEW (Not Applicable to this Project)

Pursuant to Section of 15301 of the State CEQA Guidelines, the leasing, permitting, operation, or minor alteration of an existing private structure involving negligible or no expansion of use is considered Categorical Exempt from the provisions of CEQA (Class 1 – Existing Facilities).

DISCUSSION OF PROJECT ISSUES

Change of Use for Non-Conforming Structure: As previously noted, the existing detached garage is legally non-conforming with respect to setback requirements. As a result, converting its use to a pool house is subject to review and approval by the Planning Commission to ensure continued compatibility with adjoining residential properties. The main question is whether the proposed conversion would significantly intensify use of the building in a manner that could adversely impact directly adjoining properties. While the conversion could intensify its use, staff would note that the non-conforming aspect of the structure is relatively minor (i.e., the structure is short one foot of setback on the east side and two feet of setback on the north side). Accordingly, it seems to staff that use the existing structure as a pool house versus a new pool house at a conforming 5-foot setback (which is allowable simply with a building permit) would have a negligible difference in terms of impacting adjoining neighbors to the north east. In addition, the north and east walls of the existing structure were constructed as firewalls with no openings. For these reasons, staff is inclined to support the request despite correspondence received opposing the project.

RECOMMENDATION

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

Attachments

1. *Findings*
2. *Draft Conditions of Approval*
3. *Vicinity Map*
4. *Project Narrative*
5. *Project Summary*
6. *Correspondence*
7. *Site Plans, Floor Plans & Elevations*
8. *Perspective Renderings*

cc: George Bevan (via email)
Bevan & Associates
P.O. Box 605
Sonoma, CA 95476

Alan Heoney
930 Tahoe Blvd #802-531
Incline Village, NV 89451

Joanne Sanders (via email)
375 East Napa Street
Sonoma, CA 954786

Gary & Teresita Strickland
272 Patten Street
Sonoma, CA 95476

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Heoney Pool House & Carport– 330 Patten Street

April 9, 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:

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
Heoney Pool House & Carport – 330 Patten Street

April 9, 2015

1. The project (i.e., converting the garage into a pool house and adding a carport) shall be constructed in conformance with the approved site plan and building elevations, except as modified by these conditions.

Enforcement Responsibility: Planning Department; Building Department

Timing: Prior to issuance of a building permit; Prior to final occupancy

2. All Building Department requirements shall be met, including Building Code requirements related to compliance with CALGreen standards. A building permit shall be required.

Enforcement Responsibility: Building Department

Timing: Prior to construction

3. All Fire Department requirements shall be met, including the provision of fire sprinklers if necessary.

Enforcement Responsibility: Fire Department; Building Department

Timing: Prior to issuance of a building permit; Prior to final occupancy

4. The applicant shall pay for any necessary City water upgrade fees, as determined by the City Engineer/Public Works Director.

Enforcement Responsibility: City Engineer/Public Works Director

Timing: Prior to issuance of a building permit

5. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:

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

- b. *Sonoma County Permit and Resource Management Department* [For sanitary sewer requirements]

Enforcement Responsibility: Building Department

Timing: Prior to issuance of a building permit

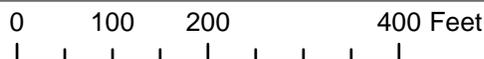
Vicinity Map



Project Summary

<i>Project Name:</i>	Heoney Pool House & Carport
<i>Property Address:</i>	330 Patten Street
<i>Applicant:</i>	Alan Heoney
<i>Property Owner:</i>	Alan Heoney
<i>General Plan Land Use:</i>	Low Density Residential
<i>Zoning - Base:</i>	Low Density Residential
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	

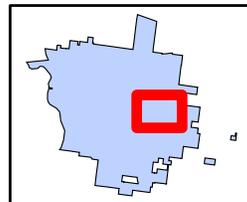
Consideration of a Use Permit to convert a nonconforming detached garage to a pool house while adding a carport.



1 inch = 200 feet

Zoning Designations

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



PROJECT NARRATIVE

330 Patten Street
Sonoma, CA 95476

March 13, 2015



Please accept our Planning Application for the following item:

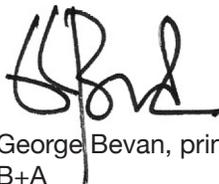
Conversion of an existing garage & workshop into a Conditioned Poolhouse

The home is located on the eastside in a residential neighborhood. It's a beautiful "Cape Cod" style, 2 bedroom cottage situated on a narrow 50x175 flat lot. Our application to convert the existing garage & shop would encourage further use of rear yard for family outdoor entertainment and livability. Our client would like to be able to enjoy a covered area (with full bathroom) by the pool, given the depth of the lot and inconvenience of proximity to the existing guest bathroom inside the house.

Our proposed conversion is a change of use from what was originally designed to be a garage & shop, however it's important to note that the current use today is an informal living space with bookcases, desk and sitting area (not a garage and shop). This conversion would be well within the allowable FAR.

It's important to note that we have collaborated with Staff to incorporate the displaced 1-car covered parking space requirement, as an addition to the front of this existing accessory building. The new covered parking space shall meet all the required setbacks, building and fire requirements. Renderings are included within this application.

Thank you for your review efforts of our project.

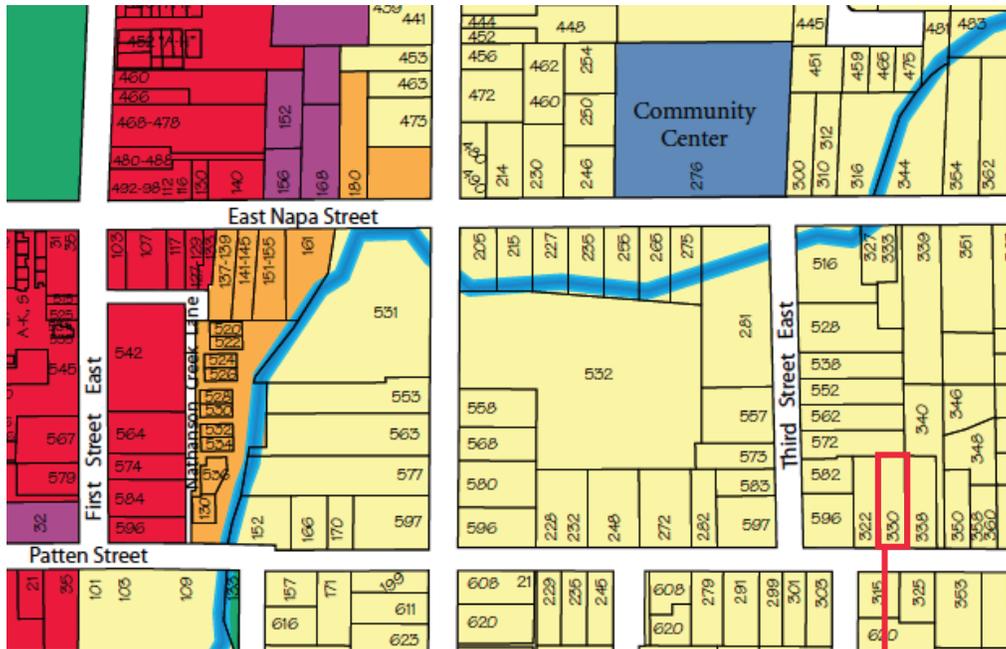


George Bevan, principal
B+A

PROJECT SUMMARY INFO

330 Patten Street
Sonoma, CA 95476

March 13, 2015



SUBJECT PROPERTY

PROJECT SUMMARY

Project Name: Heoney Residence
Property Address: 330 Patten Street
Applicant: Alan Heoney
Property Owner: Alan Heoney
Architecture Firm: Bevan + Associates
General Plan Land Use: Low Density Res
Zoning Base: (LDR) Low Dens Res
Zoning - Overlay: Historic

Application Summary:
An application for change of use from an unconditioned garage/shop, into a conditioned poolhouse with full bath.

Cristina Morris

From: Joanne Sanders <JSanders@boltstaffing.com>
Sent: Friday, March 27, 2015 2:53 PM
To: Cristina Morris
Cc: sanders@vom.com
Subject: Public Hearing 330 Patten Street

Dear Members of the Planning Commission:

I am writing to oppose a use permit for converting the garage to a pool house. The existing building is already non-conforming. It is my experience that a "pool house" can easily be used as living quarters. By converting a garage to a pool house, it intensifies the use of a building that doesn't even meet current development standards.

Thank you for your consideration.

Joanne Bouldt Sanders
Resident: 375 East Napa Street, Sonoma
Founder and President, BOLT Staffing Service, Inc.

An INC 500 Company

www.boltstaffing.com
phone: 707-552-7800
955 Broadway, Sonoma, CA 95476

RECEIVED

MAR 31 2015

CITY OF SONOMA

3/26/15

To: Planning Commission,
Re: Public response Use Permit 330 Patten St.

Planning Commission:

We object to the proposed project at 330 Patten St.

Converting the garage to a "pool house" is a way to add a rental apartment and avoid the city density and parking regulations.

Carports should not be allowed in the city of Sonoma. They are extremely unattractive and invite the collection of exposed household detritus and automobiles. Carports are emblematic of poor neighborhoods lacking esthetic standards.

Mr. Heoney was well aware of the density and zoning regulations when he purchased this property. He has no right to expect that the residents of the city of Sonoma to change their laws for his convenience.

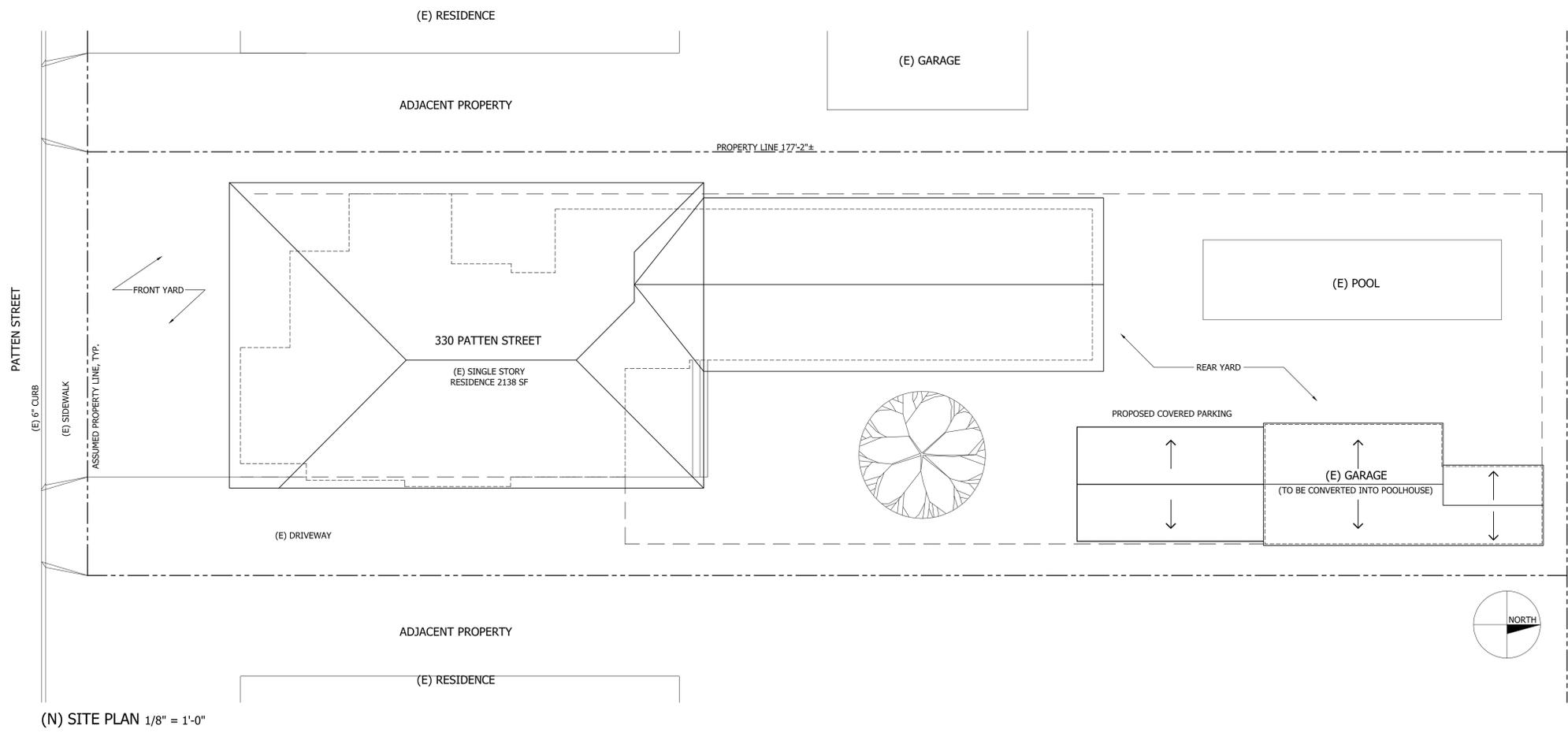
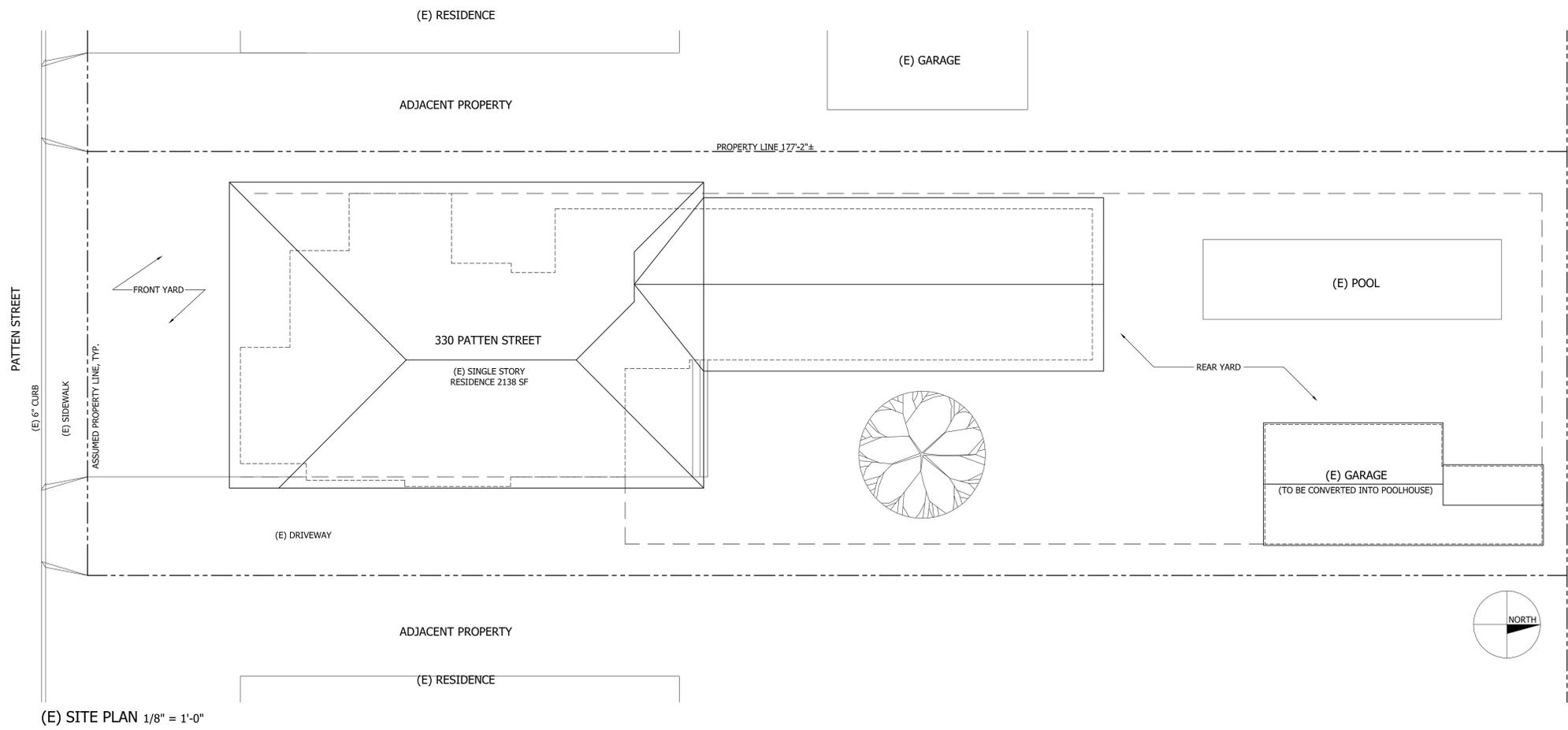
In addition, Mr. Heoney makes his living by renting out large numbers of holiday rentals. Without doubt, he plans to substantially increase his profit by adding an additional rental unit on this property.

We are under no obligations to degrade our neighborhood and city to satisfy Mr. Heoney's speculative schemes.

Sincerely,



Gary and Teresita Strickland
272 Patten St.
Sonoma



bevan + associates
sonoma, california

P.O. BOX 605
SONOMA, CALIFORNIA 95476
(415) 722 - 9217
www.bevanassociates.com

HEONEY RESIDENCE
POOLHOUSE

330 PATTEN STREET
SONOMA, CA
APN: -

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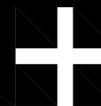
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DATE: 3/13/15 CHECK:

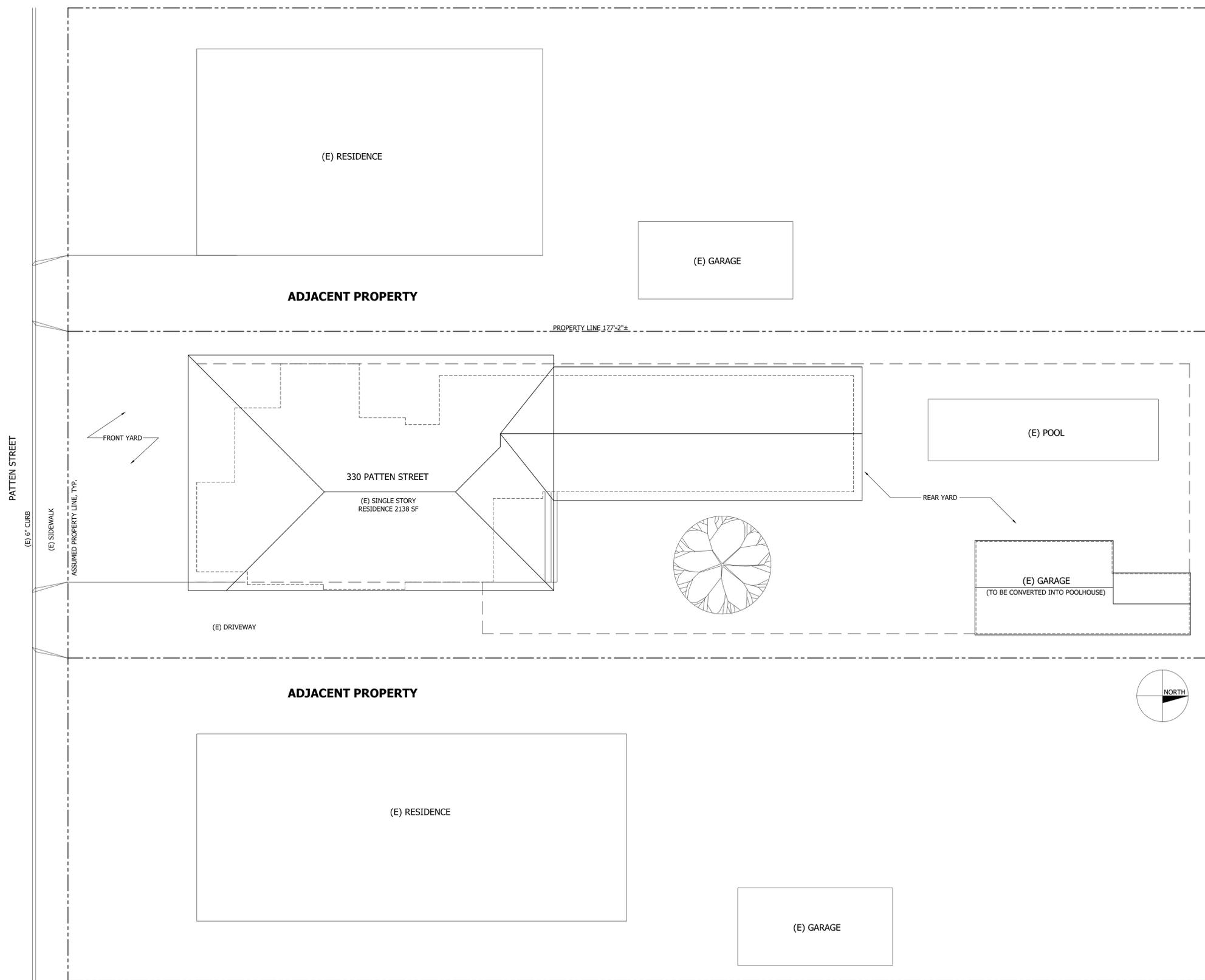
SHEET TITLE:
(E)+(N) SITE PLANS

SHEET NUMBER:
A1.0



**HEONEY RESIDENCE
POOLHOUSE**

330 PATTEN STREET
SONOMA, CA
APN: -



(E) SITE CONTEXT 1/8" = 1'-0"

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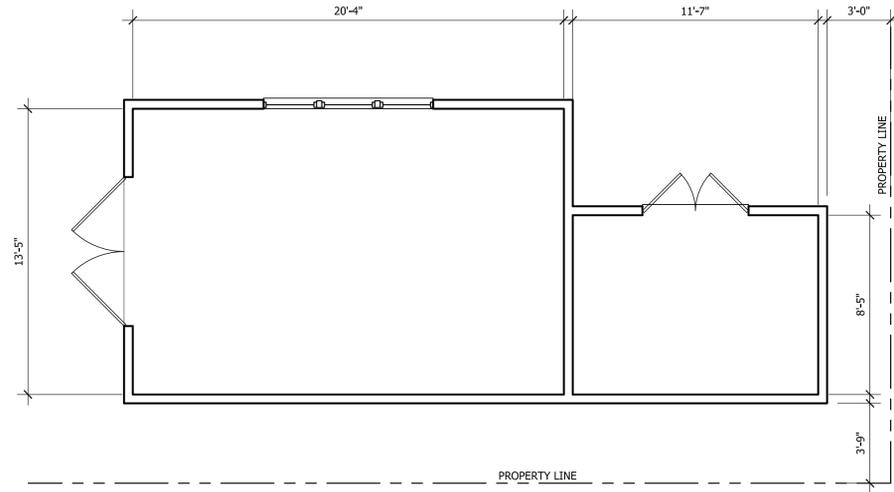
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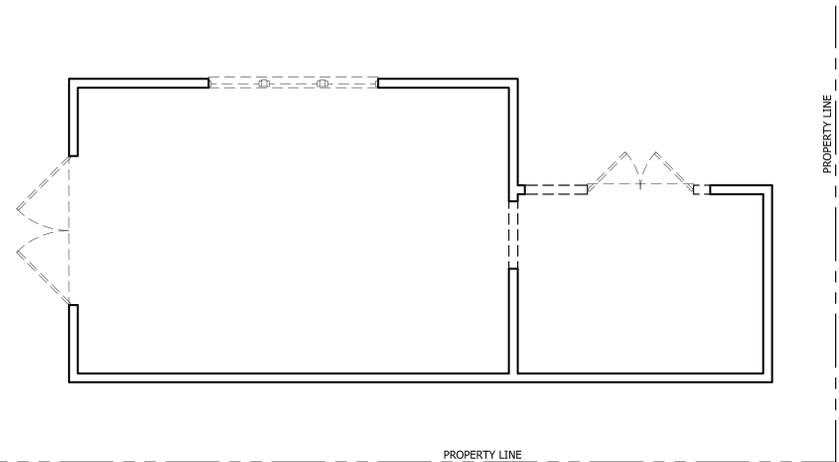
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DATE: 3/13/15 CHECK:

SHEET TITLE:
(E) SITE CONTEXT PLAN

SHEET NUMBER:
A1.1



(E) GARAGE PLAN 1/4" = 1'-0" 374 SF



(E) DEMO PLAN 1/4" = 1'-0"

HEONEY RESIDENCE
POOLHOUSE

330 PATTEN STREET
SONOMA, CA
APN: - -

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REVISIONS:

NO.	DESCRIPTION

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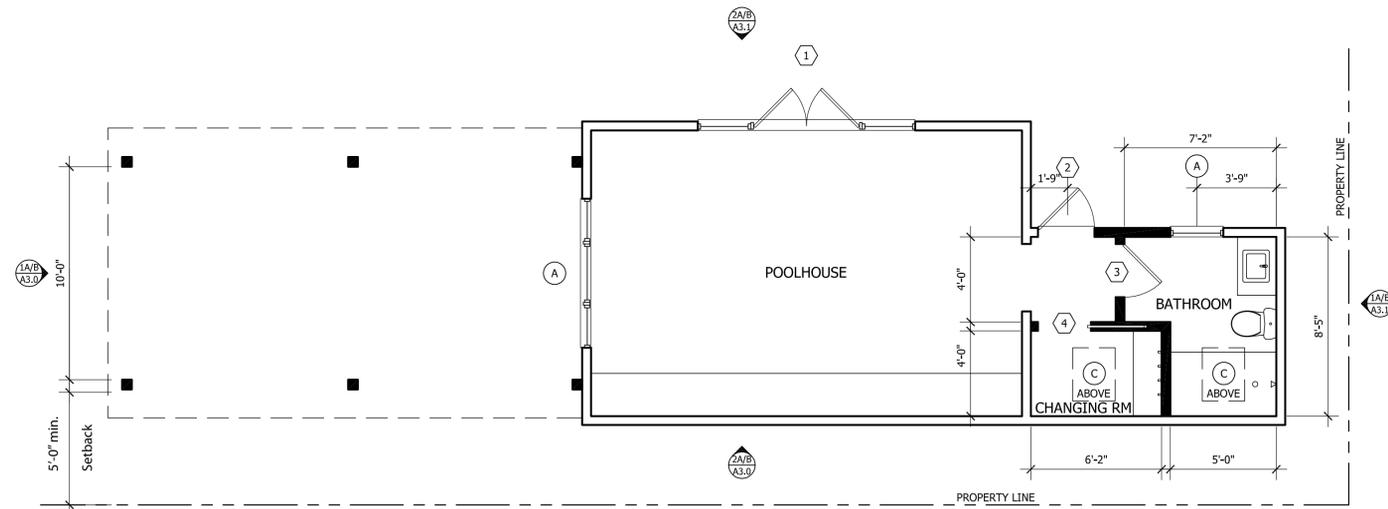
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(E) FLOOR+ DEMO PLANS

SHEET NUMBER:
A2.0



HEONEY RESIDENCE
POOLHOUSE

330 PATTEN STREET
SONOMA, CA
APN: -



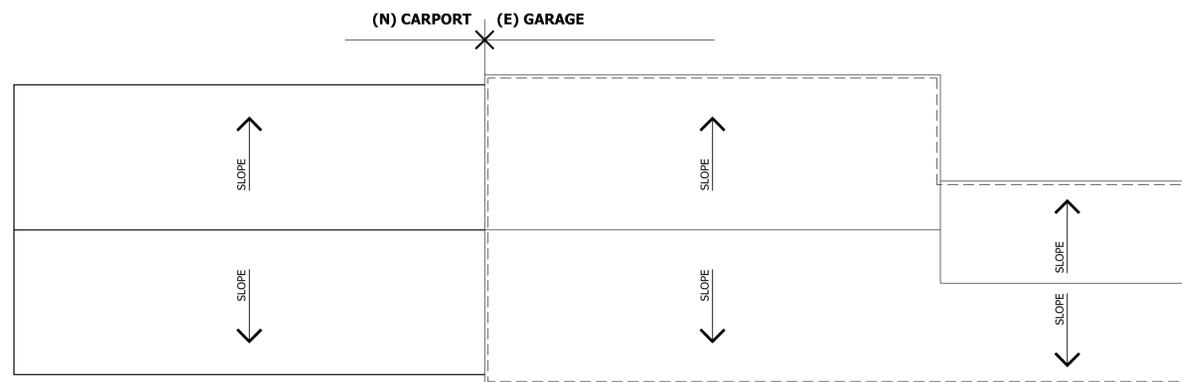
(N) POOLHOUSE PLAN 1/4" = 1'-0" 374 SF

WINDOW SCHEDULE

SYM	DESCRIPTION	NOM SIZE	REMARKS
(A)	CASEMENT PICTURE CASEMENT	7'-0"X5'-0"	LOCATED IN (E) OPENING
(B)	AWNING	2'-6"X2'-6"	LOCATED IN (E) OPENING
(C)	SKYLIGHT	2'-0"X3'-0"	

DOOR SCHEDULE

SYM	DESCRIPTION	NOM SIZE	REMARKS
(1)	FRENCH DOORS W/SIDELITES	10'-0"X7'-0"	5'-0" DOOR SET
(2)	FRENCH DOOR	2'-8"X7'-0"	
(3)	INTERIOR	2'-6"X7'-0"	
(4)	POCKET	2'-6"X7'-0"	



(E)+(N) ROOF PLAN 1/4" = 1'-0"

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REVISIONS:

NO.	DESCRIPTION

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DATE: 3/13/15 CHECK:

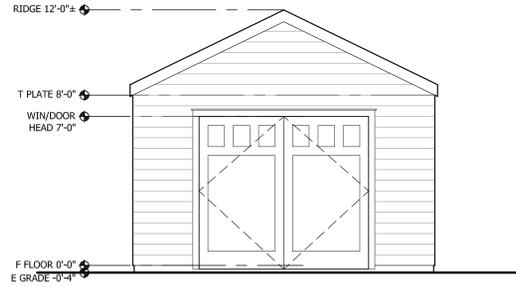
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SHEET NUMBER:
A2.1

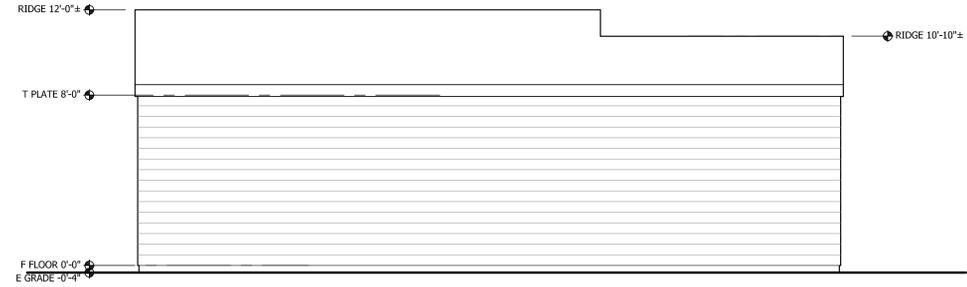


HEONEY RESIDENCE
POOLHOUSE

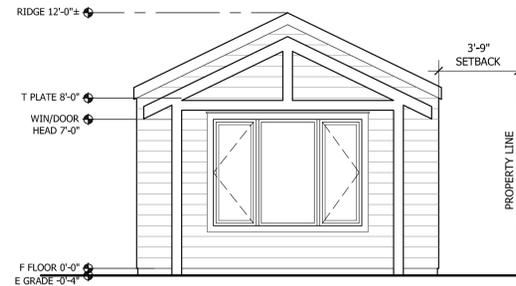
330 PATTEN STREET
SONOMA, CA
APN: - -



1A/A3.0 (E) ELEVATION SOUTH 1/4" = 1'-0"



2A/A3.0 (E) ELEVATION EAST 1/4" = 1'-0"



1B/A3.0 (N) ELEVATION SOUTH 1/4" = 1'-0"



2B/A3.0 (E) ELEVATION EAST 1/4" = 1'-0"

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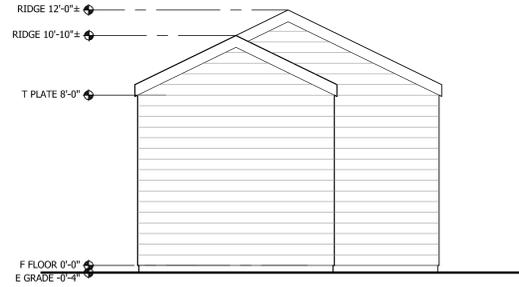
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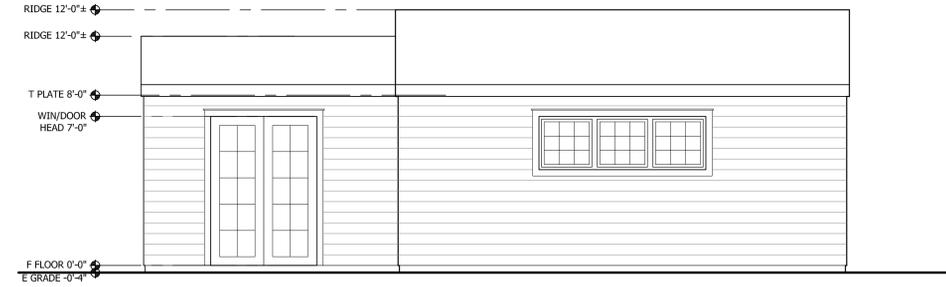
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SHEET TITLE:
(E)+(N) ELEVATIONS

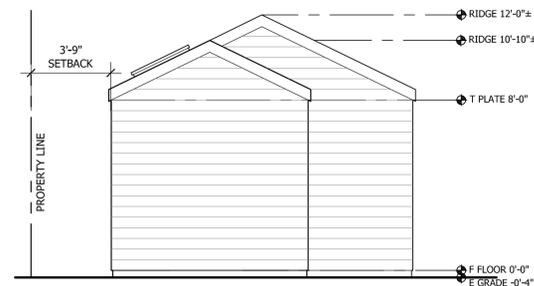
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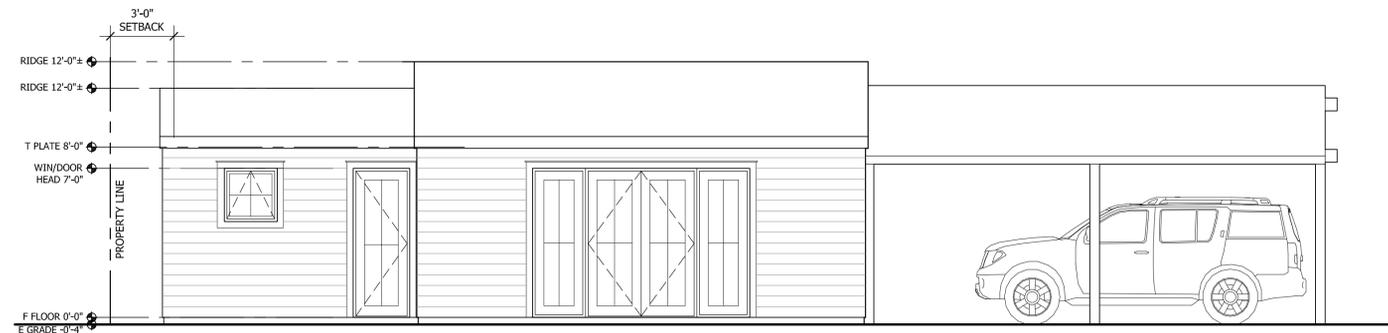
1A/A3.1 (E) ELEVATION NORTH 1/4" = 1'-0"



2A/A3.1 (E) ELEVATION WEST 1/4" = 1'-0"



1B/A3.1 (E) ELEVATION NORTH 1/4" = 1'-0"



2B/A3.1 (E) ELEVATION WEST 1/4" = 1'-0"

HEONEY RESIDENCE
POOLHOUSE

330 PATTEN STREET
SONOMA, CA
APN: - -

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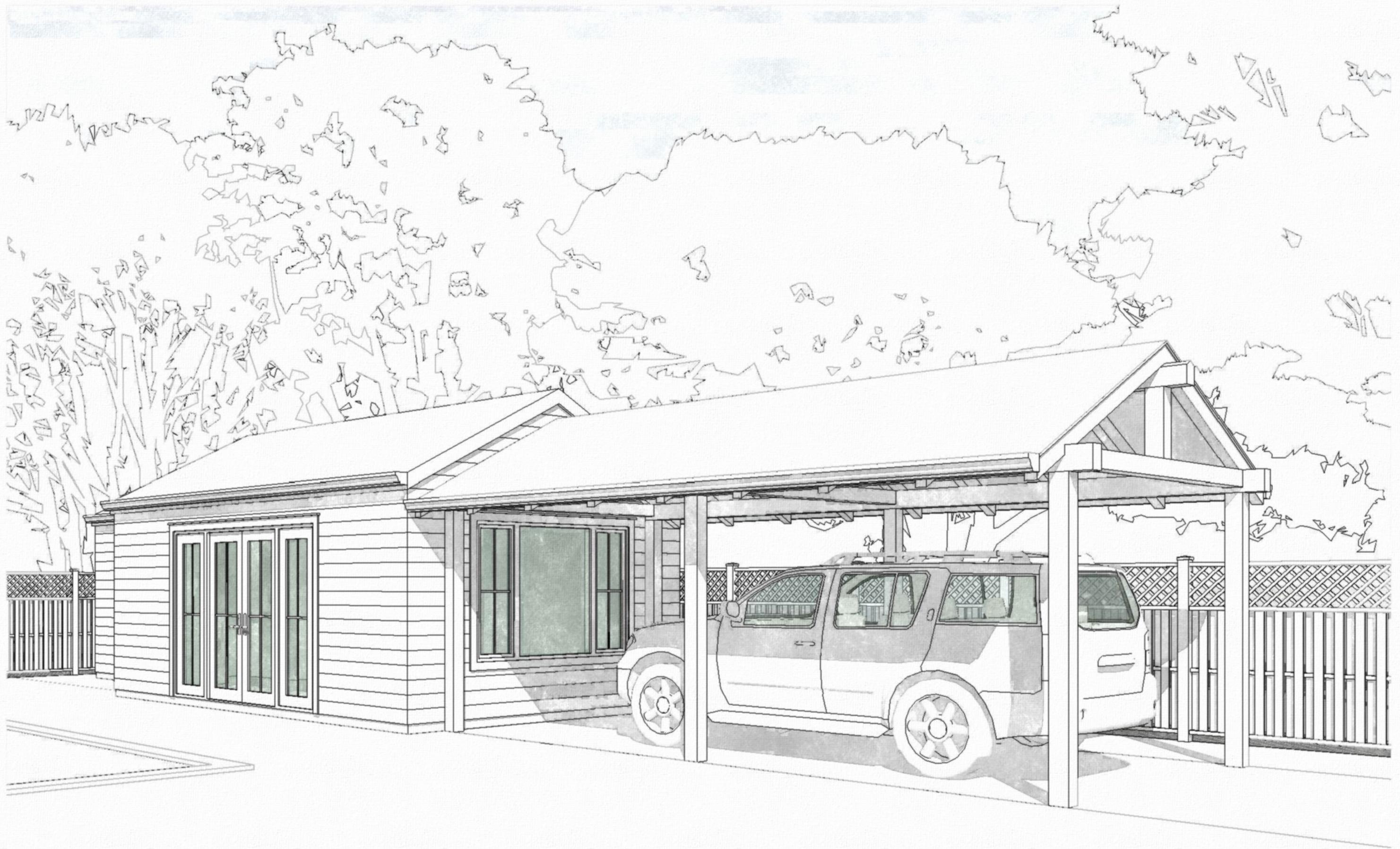
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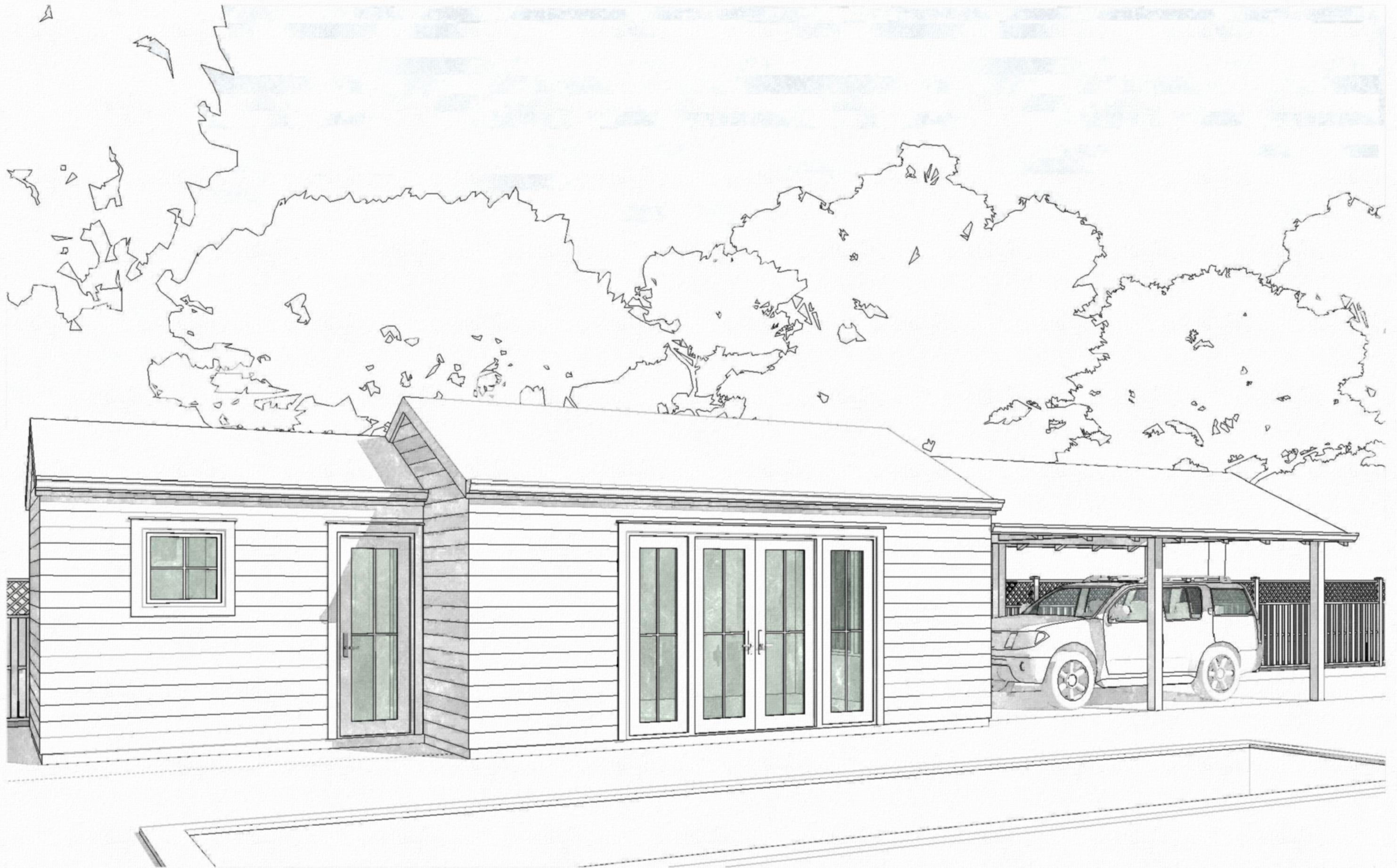
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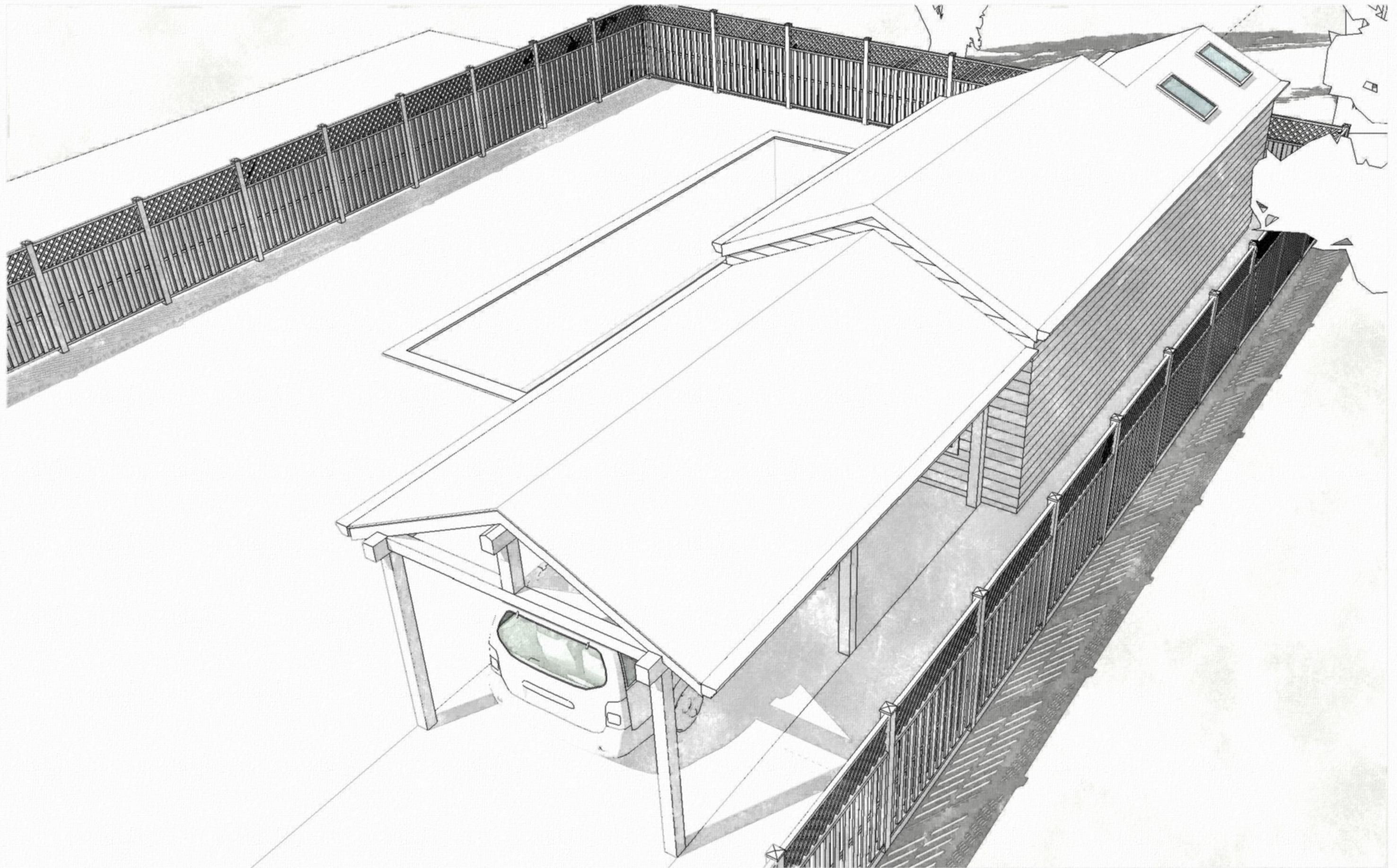
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DATE: 3/13/15 CHECK:

SHEET TITLE:
(E)+(N) ELEVATIONS

SHEET NUMBER:
A3.1







Agenda Item Title: Application for a Use Permit to operate a Bed and Breakfast (B&B) within a historic residence.

Applicant/Owner: Rick Suerth and Patricia Coleman

Site Address/Location: 827 Broadway

Staff Contact: Rob Gjestland, Senior Planner
Staff Report Prepared: 4/3/15

PROJECT SUMMARY

Description: Application of Rick Suerth and Pat Coleman for a Use Permit to operate a Bed and Breakfast (B&B) within the historic residence at 827 Broadway.

General Plan Designation: Mixed Use (MU)

Zoning: **Base:** Mixed Use (MX) **Overlay:** Historic

Site Characteristics: The property is a 0.28-acre through lot with frontages on Broadway and First Street West. An historic residence (built in 1904) is located on the east side of the property oriented to Broadway. The western portion of the property, which is fully fenced, contains landscaping, sheds, and a gravel parking area. Vehicle access is limited to a gated driveway off First Street West.

Surrounding Land Use/Zoning: **North:** Residence and apartments/Mixed Use
South: Office building and apartments/Mixed Use
East: Residential and commercial uses (across Broadway)/Mixed Use
West: Apartment complex parking lot (opposite First St. West)/Medium Density Residential

Environmental Review:

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

Staff Recommendation: Approve subject to conditions.

PROJECT ANALYSIS

DETAILED PROJECT DESCRIPTION

The owners of the property are requesting approval to operate their historic residence on Broadway as a bed and breakfast inn (B&B) with one guestroom. The owners would continue to reside on the second floor of the home and actively manage the B&B. Guests would be provided continental breakfast and could stay for short periods of two to 29 days. The owners operating policy would prohibit wedding events, late night parties, and activities with loud music. On-site parking would be provided on the west side of the property accessed off First Street West. Further details can be found in the attached project narrative.

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

The property is designated Mixed Use by the General Plan. The Mixed Use land use designation is intended to accommodate uses that provide a transition between commercial and residential districts, to promote a pedestrian presence in adjacent commercial areas, and to provide neighborhood commercial services to adjacent residential areas. Bed and breakfast inns are allowed in the corresponding Mixed Use zone, subject to review and approval of a Use Permit by the Planning Commission. The following General Plan goals and policies apply to the project:

Community Development Element, Policy 5.4: Preserve and continue to utilize historic buildings as much as feasible.

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

The proposal is consistent with policies that encourage tourism and the preservation of historic buildings. In addition, a residential use of the building would be maintained. The proposal 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 Mixed Use (MX). The MX zone is intended to allow for higher density housing types, such as apartments and condominiums, in conjunction with commercial and office development, in order to increase housing opportunities, reduce dependence on the automobile, and provide a pedestrian presence in commercial areas. In the MX zone, bed and breakfast inns (B&Bs) are an allowed use for architecturally or historically unique residential structures, subject to review and approval of a Use Permit by the Planning Commission. The residence qualifies in that it is a historic resource, identified as a contributing building within the Broadway Street Historic District and eligible for listing on the National Register.

Development Standards: The proposed use would operate within an existing residence. New construction is not proposed. As a result, the project does not raise any issues in terms of compliance with building setback, FAR, lot coverage, open space, and building height standards.

On-Site Parking: Under the Development Code, a B&B inn is required to have one parking space for each guestroom, plus one space for the resident manager. Accordingly, two on-site parking spaces are required considering only one guest room is proposed. This requirement would be exceeded as the large gravel parking area off First Street West can accommodate more than two vehicles. Staff confirmed with the applicants that guests would be provided with a remote control to operate the automatic gate on First Street West in order to access on-site parking (a condition of approval has also been included in this regard).

Bed & Breakfast Inn Standards: The proposal is consistent with all of the B&B standards set forth under Section 19.50.030 of the Development Code. These include requirements related to maintaining a business license, on-site management, maximum length of stay, food service/cooking limitations, signs, fencing, waste collection, and approval by Sonoma County Public Health Department and Sanitation District (the requirements are also included in draft conditions of approval). In addition, the subject property is historically significant and not located in an area with a high concentration of bed and breakfasts.

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

ENVIRONMENTAL REVIEW (Not Applicable to this Project)

Pursuant to Section of 15301 of the State CEQA Guidelines, the leasing, permitting, or operation of existing private structures involving negligible or no expansion of use is considered Categorical Exempt from the provisions of CEQA (Class 1 – Existing Facilities).

DISCUSSION OF PROJECT ISSUES

The proposal does not raise any significant issues in staff's view. The use would be low-intensity with a single guest room. The property is located in a mixed-use setting that supports an assortment of land uses, including offices, other short-term lodging uses, and various types of residential development. The owners would continue to reside within the home, maintaining a residential component and actively managing the use. In addition, more than adequate on-site parking is available. The applicants have submitted a petition with several neighbor's signatures in support of the proposal.

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. *Vicinity Map*
4. *Project Narrative*
5. *Photos*
6. *Petition in Support*
7. *Floor Plans*
8. *Site Plan*

cc: Rick Suerth & Pat Coleman
827 Broadway
Sonoma, CA 95476

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Suerth-Coleman Bed & Breakfast – 827 Broadway

April 9, 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
FINDINGS OF PROJECT APPROVAL
Suerth-Coleman Bed & Breakfast – 827 Broadway

April 9, 2015

1. The bed and breakfast shall be operated in conformance with the project narrative and the approved site plan and floor plans, except as modified by these conditions and the following:
 - a. The bed and breakfast establishment shall be limited to a single guestroom.
 - b. Outside activity/noise shall cease by 10p.m. daily.
 - c. Guests shall be provided with a remote control to operate the automatic gate off First Street West in order to access on-site parking.

Enforcement Responsibility: Planning Department; Building Department
Timing: Ongoing

2. Two on-site parking spaces shall be provided and maintained for the use.

Enforcement Responsibility: Planning Department; Building Department
Timing: Ongoing

3. The applicant/property owner shall obtain and maintain a business license from the City for the bed and breakfast inn, and shall register with the City to pay associated Transient Occupancy Taxes (TOT), as well as required payments to the Tourism Improvement District.

Enforcement Responsibility: Planning Department; Finance Department
Timing: Prior to operation of the B&B and ongoing

4. An on-site manager shall maintain residence on the subject property.

Enforcement Responsibility: Planning Department; Building Department
Timing: Ongoing

5. Visitor occupancy shall be limited to a maximum of twenty-nine consecutive days.

Enforcement Responsibility: Planning Department; Finance Department
Timing: Ongoing

6. Food service shall be limited to breakfast served to registered overnight guests only. Cooking facilities in individual guestrooms are prohibited.

Enforcement Responsibility: Planning Department; Building Department; Sonoma County Environmental Health Division
Timing: Ongoing

7. Amplified music, lawn parties, outdoor weddings, or similar activities shall not occur on site. This permit does not constitute an approval for a Music Venue or Special Event Venue as defined under Section 19.92.020 of the Development Code.

Enforcement Responsibility: Planning Department; Police Department
Timing: Ongoing

8. Any proposed signs shall identify the establishment as an inn and not as a hotel, lodge, motel, or similar use. Signs shall be limited to two square feet, and shall be subject to review and approval by the City's Design Review & Historic Preservation Commission.

Enforcement Responsibility: Planning Department; DRHPC
Timing: Ongoing

9. Garbage and recycling bins shall be screened from view and shall not occupy any required parking spaces or intrude into required access drives.

Enforcement Responsibility: Planning Department
Timing: Ongoing

10. Safety and security lighting shall be low-intensity and confined to ground lighting wherever possible, and shall not reflect on adjoining properties.

Enforcement Responsibility: Planning Department
Timing: Ongoing

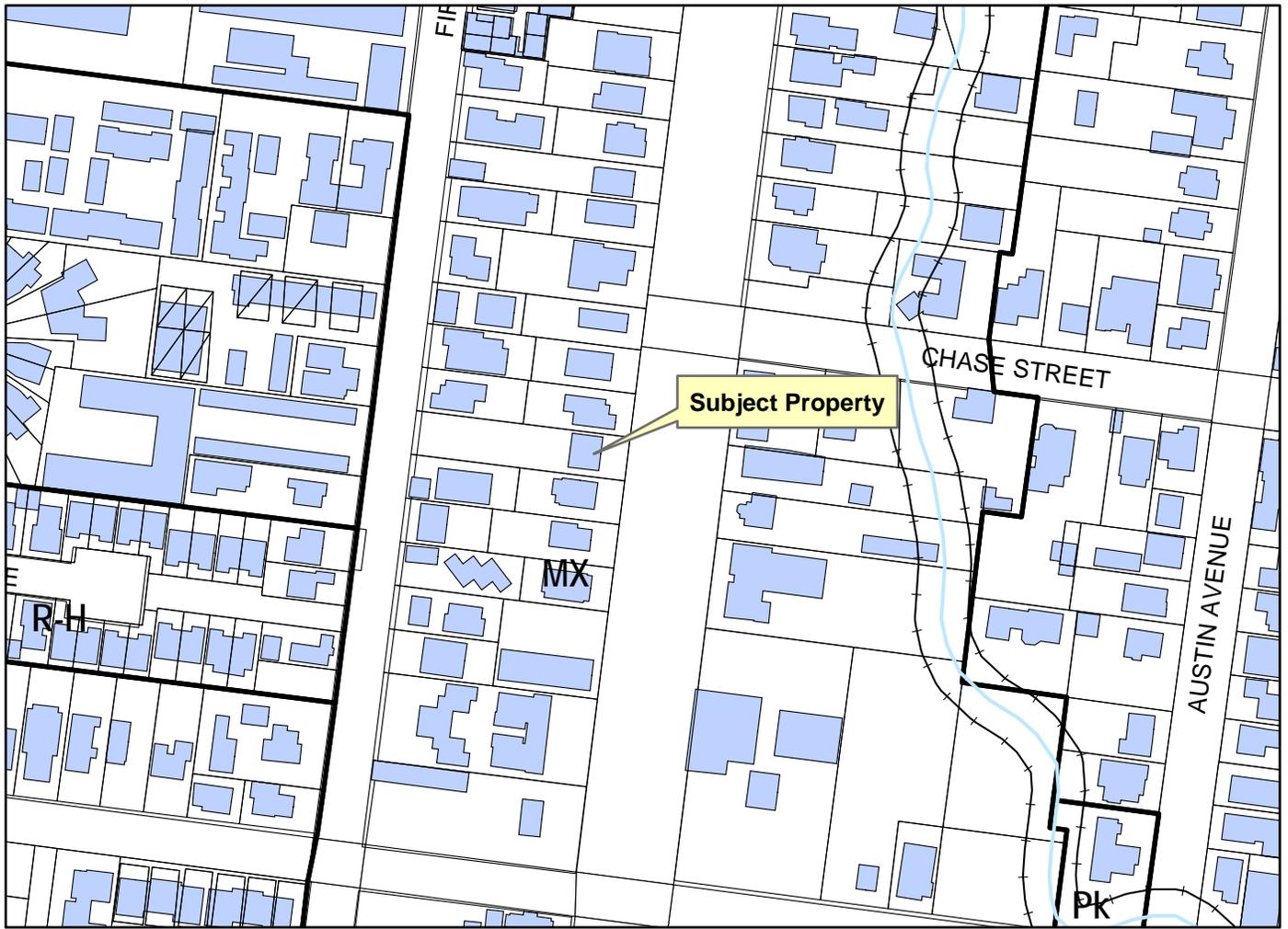
11. The applicants shall receive any necessary approvals/clearances from the Sonoma County Environmental Health Division and Sanitation Division of Sonoma County Planning & Management Resource Department before the bed and breakfast inn becomes operational.

Enforcement Responsibility: Planning Department
Timing: Ongoing

12. The bed and breakfast shall comply with all applicable Fire Department and Building Code requirements, including those related to fire and life safety.

Enforcement Responsibility: Fire Department; Building Department
Timing: Prior to operation and ongoing

Vicinity Map



Project Summary

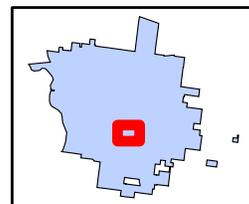
<i>Project Name:</i>	Suerth-Coleman B&B
<i>Property Address:</i>	827 Broadway
<i>Applicant:</i>	Rick Suerth & Pat Coleman
<i>Property Owner:</i>	Rick Suerth & Pat Coleman
<i>General Plan Land Use:</i>	Mixed Use
<i>Zoning - Base:</i>	Mixed Use
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	
Consideration of a Use Permit to operate a Bed and Breakfast (B&B) within a historic residence.	

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



Narrative for Conditional Use Permit
Bed and Breakfast
827 Broadway
Sonoma, CA 95476
By Rick Suerth and Pat Coleman

The property at 827 Broadway was part of "Town Lot 111" in 1834. It was bought by Solomon Carriger in 1849. The first owners who built the house on the lot were Eudora and Skelton Glaister in 1904. In 1912 the home was sold to Elise and Bertha Aguillon, daughters of French winemaker Camille Aguillon. The home has many of the original features, for instance floors of vertical grain fir, a fireplace built for coal (now gas) with original mantel, staircase, coffin corner, two parlors of two rooms each, one on the right and one left of the large foyer. The left back parlor has a private bath with shower and this will become the quarters for our guests. To our knowledge there is no other home in Sonoma like ours. It cannot be called a Victorian, a ranch, or an adobe; it is unique.

Rick Suerth and Pat Coleman are the owners and resident managers whose private suite is on the second floor and who intend to be in the residence when the guest room is occupied. Guests will stay anywhere from two to twenty-nine consecutive days. The guest room is equipped with a fire extinguisher and smoke alarm for guests' safety. Furnishings are appropriate for the style and period of the home.

Meals will be limited to a continental breakfast acquired from our outstanding Sonoma bakeries with coffee, tea, juice and fruit available. Guests will not cook in their room nor in our kitchen.

It is against our policy to permit wedding events, late night parties, or activities with loud music.

The rear is surrounded by a seven foot solid wood fence. The guest room is situated closest to the cottage immediately to the south on Broadway. This cottage is occupied by a business and there is no one on the premises after five o'clock in the evening.

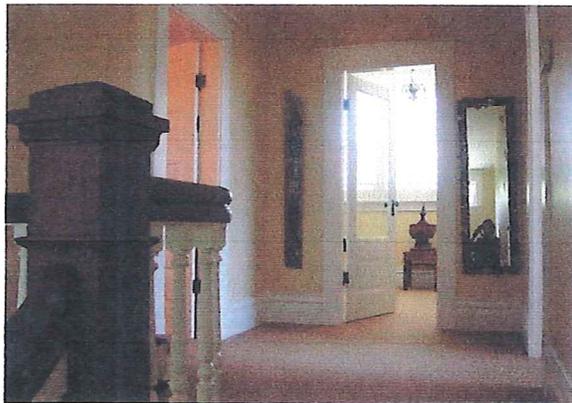
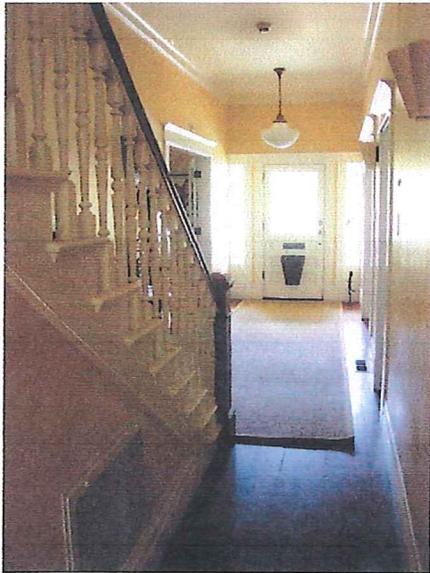
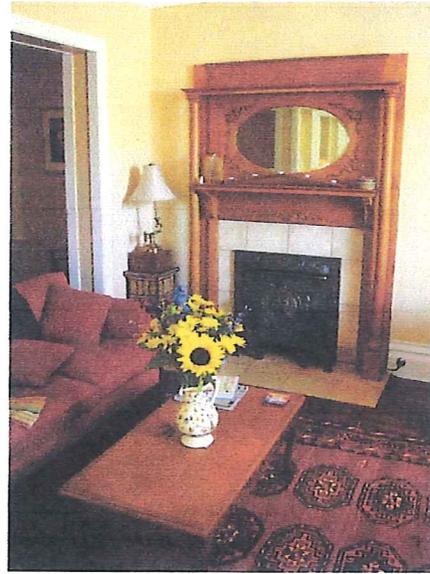
We have ample sized waste bins we use for our personal use, which would accommodate waste from guests. The bins are hidden from guests as they are in an area on the north side of the house and taken to the curb on Broadway Monday evenings for regular trash pick-up. Guests park off the street and in the rear of the property, accessed through a gate from First Street West. (See photo of rear of the house.) The driveway is gravel and has ground solar lighting which leads from the parking area to the back door. We believe our guests will feel secure and safe within our property while they are staying as our guests.

We do not intend to have any exterior signs on Broadway indicating our bed and breakfast. The bright brass address numbers should be enough to show potential visitors where they will stay. We will provide directions on the website to bring guests to our residence and offer telephone guidance for anyone who might be lost.

We look forward to welcoming visitors to Sonoma Valley.

827 BROADWAY

Clockwise from upper left: Front, from Broadway; Front Parlor with what is believed to be the original fireplace mantle; Kitchen and informal dining room; Foundation detail (stone is probably locally quarried basalt); Upstairs landing; Front entry. Center: Fireplace detail.



827 Broadway, Sonoma



MAR 10 2015

Neighbors of Rick Suerth and Pat Coleman at 827 Broadway have been told about their plan to have a City approved bed and breakfast in their home. I have no objection.

Name and address HAILI KAMAHELE/STATE FARM 725 BROADWAY, SONOMA

Name and address Dr. Vallard Forsythe/Broadway Vet 735 Broadway, Sonoma

Name and address Victor Contfort/Victor Contfort Architects 755 Broadway, Sonoma

Name and address James B. Purkan 800 Broadway Sonoma, Feb 3rd

Name and address Lorraine Taylor 771 Broadway, Son.

Name and address ROBERT L. WITHROW, CPA, 843 BROADWAY, SONOMA
VILLA TERRAZZA.

Name and address Michael Robertson 869 Broadway Sonoma.

Name and address Susan Fegan, 846 Broadway, Sonoma

Name and address Jennie Dinwiddie, 822 Broadway, Sonoma, CA

Name and address Kristin DeVincenzi 763 Broadway Sonoma.

Joseph Shoemaker 711 Broadway Sonoma CA

Nancy and Corin Rasmussen 819 Broadway
sonoma, CA

FRONT
↑



PORCH

Foyer
← 6'6" →

PARLOR
13 x 13
↔

LIBRARY
14 x 12
↔

FIRE PLACE

STAIRS
TO 2ND FLOOR

STAIRS
TO 2ND FLOOR

GUEST ROOM
14 x 12
↔

DINING ROOM
13 x 14
↔

LAUNDRY
HVAC
CLOSED

WC

GUEST BATH
5'3" x 7'6"
↔

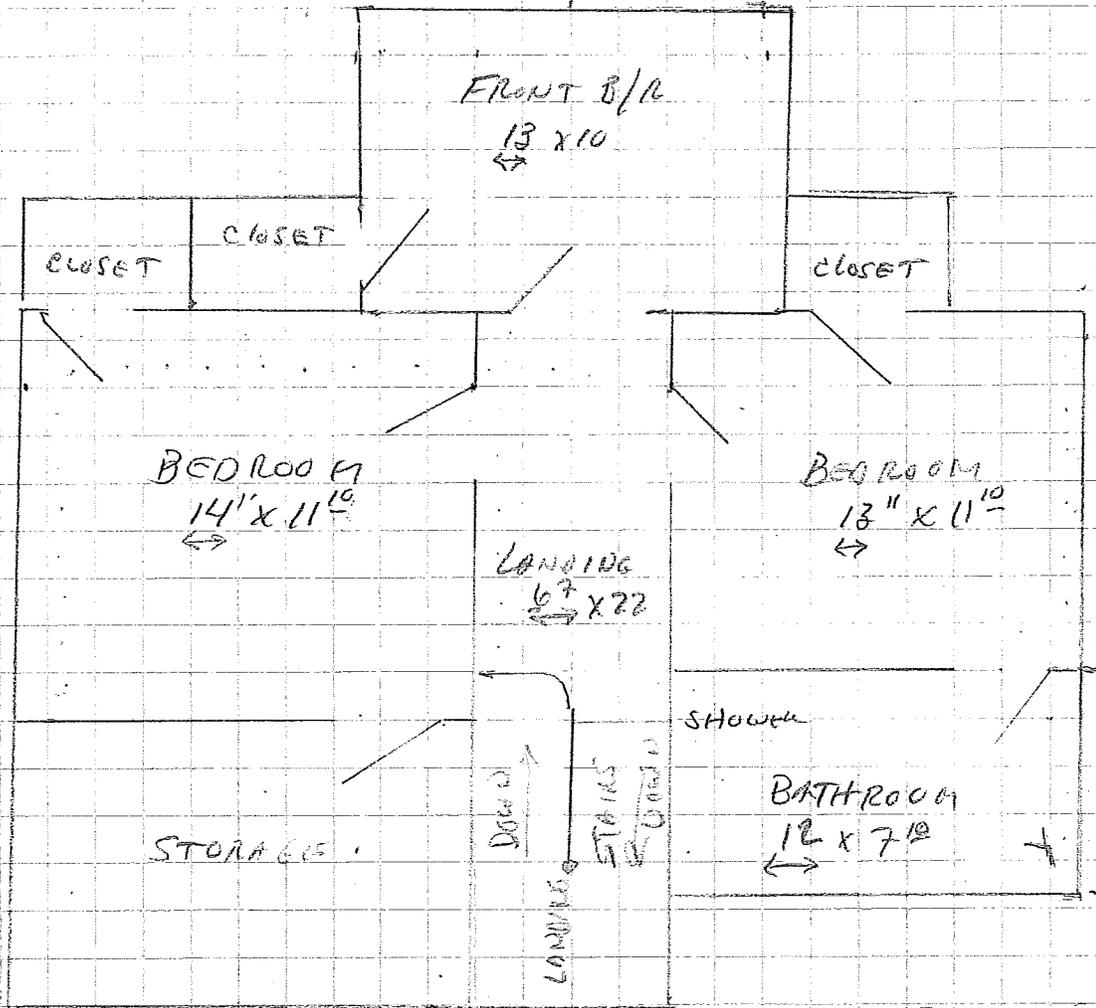
LAUNDRY ROOM
6'5" x 12'
↔

MORNING ROOM
14'3" x 11'0"
↔

KITCHEN

827 BROADWAY
1st Floor

827 BROADWAY
2ND FLOOR



OWNER'S PRIVATE
SPACE

809

819/823

827

835

843

SCHEMATIC DRAWING
OF 827 BROADWAY
SHOWING PROPERTY
AND STRUCTURES PLUS
ADJACENT PROPERTIES

PARCEL #
018.411.004

808

812/816

PARKING

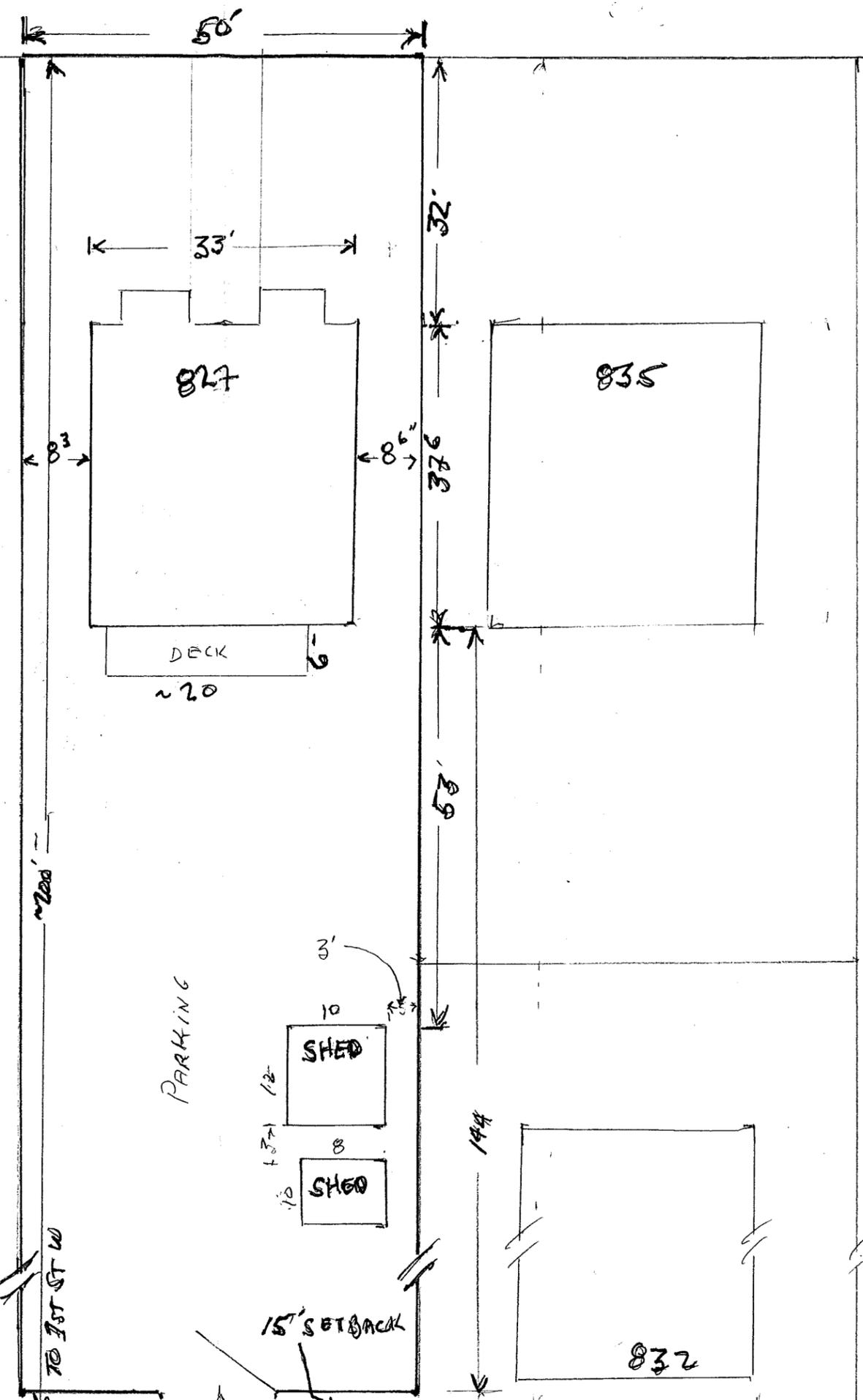
SHED

SHED

15' SETBACK

832

842



Agenda Item Title: Application for a Use Permit to allow a residential unit to be operated as a vacation rental.

Applicant/Owner: Len Tillem

Site Address/Location: 846 Broadway

Staff Contact: David Goodison, Planning Director
Staff Report Prepared: 04/03/15

PROJECT SUMMARY

Description: Application of Len Tillem for a Use Permit to convert a 900-square foot office space within an existing mixed-use development into vacation rental at 846 Broadway.

General Plan Designation: Mixed Use (MU)

Planning Area: Broadway Corridor

Zoning: **Base:** Mixed Use (MX) **Overlay:** Historic (/H)

Site Characteristics: The subject property is a ±30,500-square foot parcel located on the east side of Broadway, mid-block between East MacArthur Street and Chase Street. The property is developed with a mixed use building that contains ±5,500 square feet of offices and two upstairs apartment units, each with an area of ±1,000 square feet), one of which is operated as a legal vacation rental.

Surrounding Land Use/Zoning: **North:** Single-family home/Mixed Use
South: Vacant commercial property (formerly auto sales and repair)/Mixed Use
East: Single-family home (across Nathanson Creek)/Low Density Residential
West: Residence and office (across Broadway)/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: Approve subject to conditions.

PROJECT ANALYSIS

BACKGROUND

The subject property was approved for development with a mixed use building in 1995. The development consists of ±5,500 square feet of offices on the ground floor and two upstairs apartments. A 24-stall parking wraps around the building on the south and east. In 2011, the applicant received use permit approval to operate one of the apartment units as a vacation rental.

DETAILED PROJECT DESCRIPTION

The applicant is requesting approval to convert a ground-floor office space, having an area of approximately 900 square feet, into a two-bedroom vacation rental unit. The tenant space is a one-story building element connected to main portion of the structure by a hallway. As a vacation rental, the unit would be rented on a short-term basis for periods of less than 30 consecutive days. If approved, this unit would be managed in common with the existing vacation rental on the property.

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

The property is designated Mixed Use by the General Plan. The Mixed Use land use designation is intended to accommodate uses that provide a transition between commercial and residential districts, to promote a pedestrian presence in adjacent commercial areas, and to provide neighborhood commercial services to adjacent residential areas. Vacation rentals are allowed in the corresponding Mixed Use zone with a Use Permit. 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. The proposal would have no impact on the City's housing stock.

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

Use: The property is zoned Mixed Use (MX), 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 convert an existing commercial tenant space within a mixed-use building. As a result, the project does not raise any issues in terms of compliance with building setback, FAR, lot coverage, open space, and building height standards.

On-Site Parking: One parking space is required for each bedroom within a vacation rental. Accordingly, two on-site parking spaces would be required for the proposed vacation rental. As set forth in the table below, there are 24 spaces for uses on the property, which exceeds the amount required under the Development Code for the combination of uses on the site.

Type of Use	Parking Requirement	# Spaces Required
Offices (±5,500 sq. ft.)	1 space/300 sq ft of floor area	15
Apartment Unit	1 space/residential unit	1
Vacation Rental Units (2)	1 space/bedroom	4
Total # of spaces required:		20
# of spaces provided on-site:		24

Vacation Rental Standards: The general standards and requirements pertaining to vacation rental 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. Note: no more than two vacation rental units are allowed on a parcel. The proposal complies with this limitation, but no additional vacation rental units could be authorized on the property in the future.

**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

In staff's view, the proposal does not raise any significant issue. The use would occur in a mixed-use setting where a variety of commercial and residential uses are present. The commercial tenant space that is proposed for conversion is located such that no compatibility issues are raised. In addition, the conversion of an office space to a vacation rental unit does not raise any issues with respect to preserving the City's rental housing stock. Staff would also note that the resident of the apartment unit within the development would function as an on-site manager able to address any issues that may arise. Lastly, there is ample parking on the property.

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. Site Plan/Floor Plan/Elevations

cc: Len Tillem and Susan Fagan
3660 Wood Valley Road
Sonoma, CA 95476

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Tillem Vacation Rental Use Permit – 846 Broadway
April 9, 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
Tillem Vacation Rental Use Permit – 846 Broadway
April 9, 2015

1. The vacation rental shall be operated in conformance with the project narrative and the approved site and floor plan.

Enforcement Responsibility: Planning Department
Timing: Ongoing

2. One parking space shall be provided and maintained for each bedroom within the vacation rental, for a total of two on-site parking spaces.

Enforcement Responsibility: Planning Department
Timing: Ongoing

3. 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), as well as required payments to the Tourism Improvement District.

Enforcement Responsibility: Finance Department
Timing: Prior to operation of the vacation rental and ongoing

4. The conversion of the tenant space to a vacation rental unit shall comply with all applicable requirements of the Building Code. Fire and life safety requirements administered by the Fire Department and the Building Division shall be implemented. Minimum requirements shall include approved smoke detectors, installation of an approved fire extinguisher in the structure, and the inclusion of an evacuation plan posted in the unit.

Enforcement Responsibility: Building Department; Fire Department
Timing: Prior to operation and ongoing

5. The vacation rental shall comply with the annual fire and life safety certification procedures of the Fire Department.

Enforcement Responsibility: Fire Department
Timing: Ongoing

6. 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 (DRHPC). Exterior changes associated with the conversion shall be subject to the review and approval of the DRHPC, consistent with SMC 19.54.080.

Enforcement Responsibility: Planning Department; DRHPC
Timing: Prior to installation of a sign or the issuance of any Building Permit

7. The project shall comply with all applicable Fire and Building Code requirements.

Enforcement Responsibility: Building Department
Timing: Prior to operation

8. The applicants shall receive any necessary approvals/clearances from the Sonoma County Environmental Health Division and Sanitation Division of Sonoma County Planning & Management Resource Department before the bed and breakfast inn becomes operational.

Enforcement Responsibility: Planning Department
Timing: Ongoing

9. Visitor occupancy shall be limited to a maximum of twenty-nine consecutive days.

Enforcement Responsibility: Planning Department; Finance Department
Timing: Ongoing

Vicinity Map

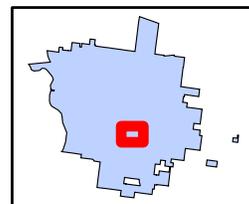


Project Summary

<i>Project Name:</i>	Tillem Vacation Rental
<i>Property Address:</i>	846 Broadway
<i>Applicant:</i>	Len Tillem
<i>Property Owner:</i>	Same
<i>General Plan Land Use:</i>	Mixed Use
<i>Zoning - Base:</i>	Mixed Use
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	Consideration of a Use Permit to convert office area to a vacation rental unit.

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



0 100 200 400 Feet

1 inch = 200 feet

846 BROADWAY

SONOMA, CA 95476

CONVERT EXISTING OFFICE USE TO VACATION RENTAL

EXECUTIVE SUMMARY

This is an existing 7,217 square foot mixed-use building and converting one 900 square foot office into one vacation rental unit is consistent with current zoning regulations.

There are no proposed changes to the existing exterior building elevations, landscaping or parking. The work is limited to the interior space inside an existing structure.

CONVERT OFFICE TO VACATION RENTAL

846 BROADWAY, SONOMA, CALIFORNIA A.P.N. 018 - 412 - 032

EXISTING LOWER FLOOR	conditioned space	5,381 SQ. FT.
EXISTING UPPER FLOOR	conditioned space	1,856 SQ. FT.
TOTAL EXISTING SPACE		7,217 SQ. FT.

Zoning:
 GENERAL PLAN DESIGNATION: MIXED USE (MU)
 PLANNING AREA: BROADWAY CORRIDOR
 LOT SIZE = 30,491 SQ. FT. (0.7 ACRES)
 F.A.R. = 100% ALLOWED
 F.A.R. = 7217/30491 = 24% PROVIDED
 COVERAGE = 60% ALLOWED
 COVERAGE = 5361/30491 = 18% PROVIDED



Thomas Anderson & Co.

822 Broadway
 Sonoma, CA 95476
 707-938-2146 office
 707-938-5023 fax

CONSULTANTS

ISSUE	DESCRIPTION	DATE
1	PLANNING	03-13-15

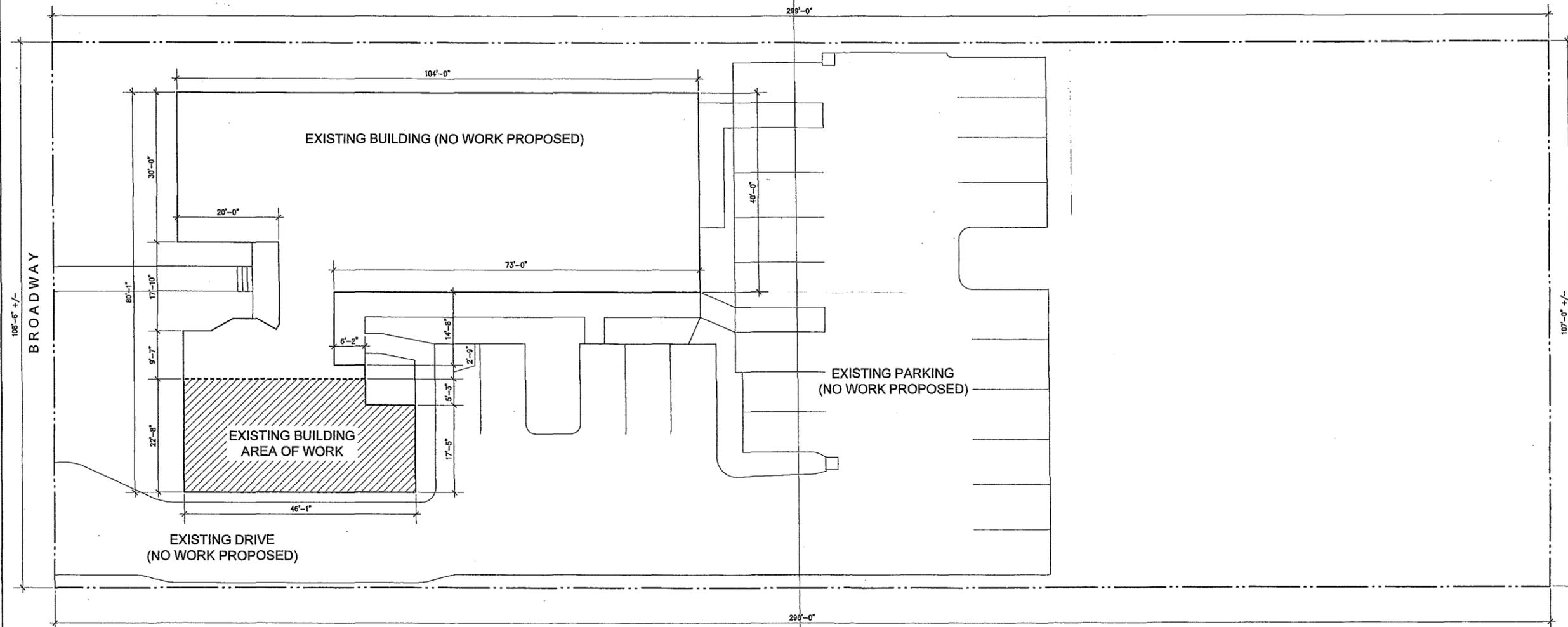
PROJECT

CONVERT OFFICE SPACE TO VACATION RENTAL
 846 BROADWAY
 SONOMA, CA 95476
 APN: 018-412-032

TITLE
 SITE PLAN

DRAWN
 P
 SCALE
 AS NOTED
 CHECKED
 TA
 DATE
 MARCH 13, 2015

SHEET
 1
 OF 3 SHEETS



1 SITE PLAN

SCALE: 1" = 10'-0"

MAR 13 2015



Thomas Anderson & Co.

822 Broadway
Sonoma, CA 95476
707 - 938 - 2146 office
707 - 938 - 5023 fax

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CONSULTANTS

ISSUE	DESCRIPTION	DATE
1	PLANNING	03-13-15

PROJECT

CONVERT OFFICE SPACE TO VACATION RENTAL
846 BROADWAY
SONOMA, CA 95476
APN: 018-412-032

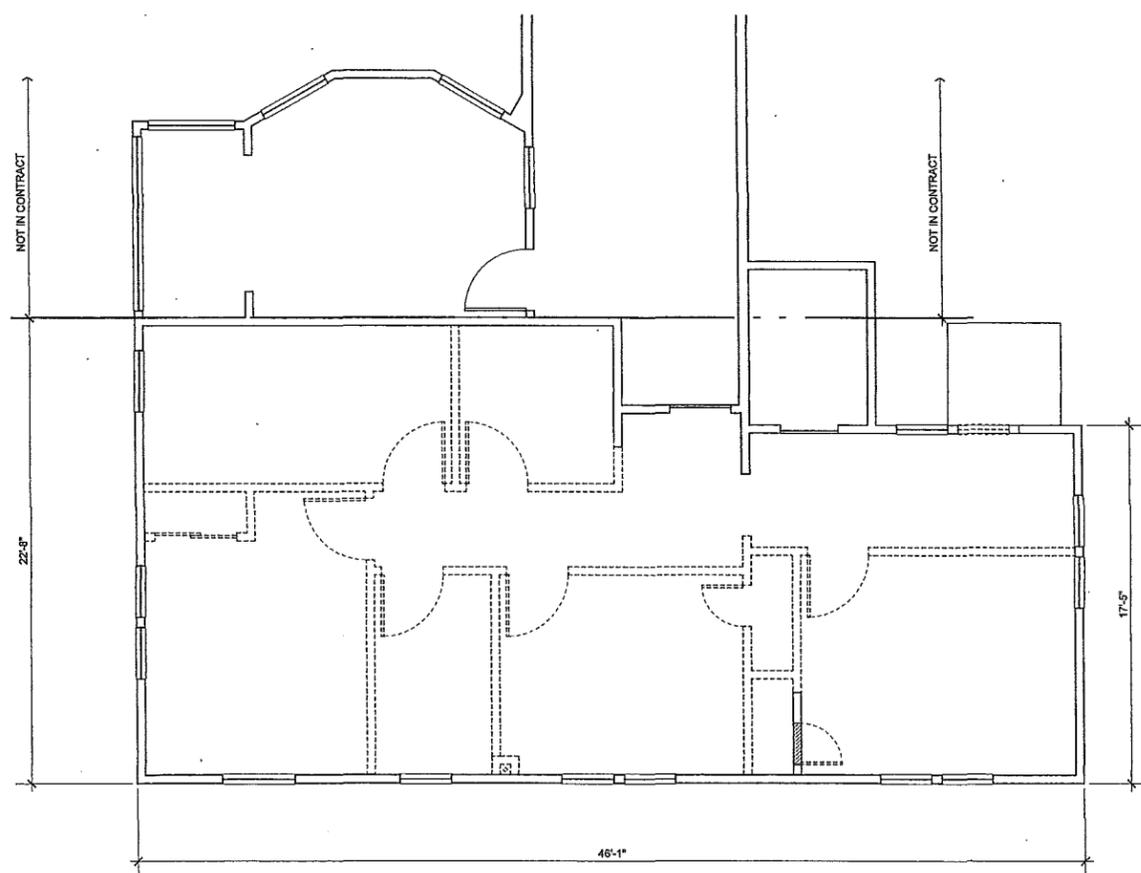
TITLE
FLOOR PLANS

DRAWN
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SCALE
AS NOTED
CHECKED
TA
DATE
MARCH 13, 2015

SHEET

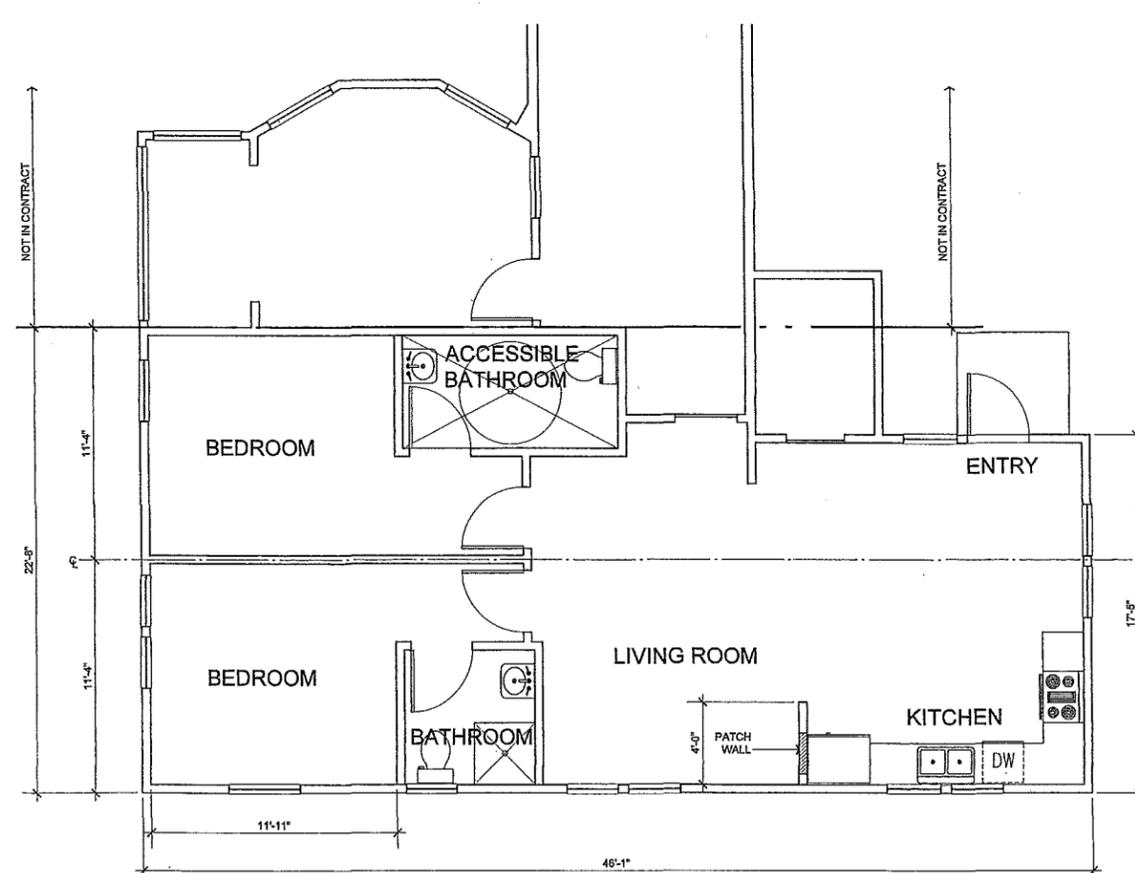
2

OF 3 SHEETS



1 INTERIOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



2 PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



Thomas Anderson & Co.

822 Broadway
Sonoma, CA 95476
707-938-2146 office
707-938-5023 fax

CONSULTANTS

ISSUE	DESCRIPTION	DATE
1	PLANNING	03-13-15

PROJECT

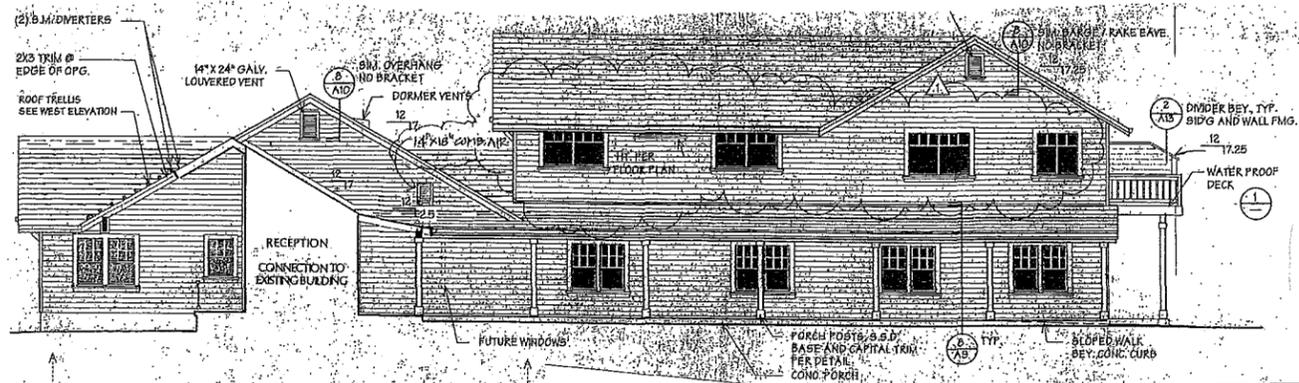
CONVERT OFFICE SPACE TO VACATION RENTAL
846 BROADWAY
SONOMA, CA 95476
APN: 018-412-032

TITLE
EXISTING
EXTERIOR
ELEVATIONS
(NO CHANGES)

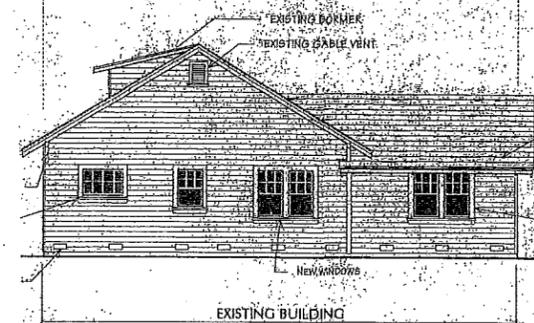
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DATE
MARCH 13, 2015

SHEET
3
OF 3 SHEETS

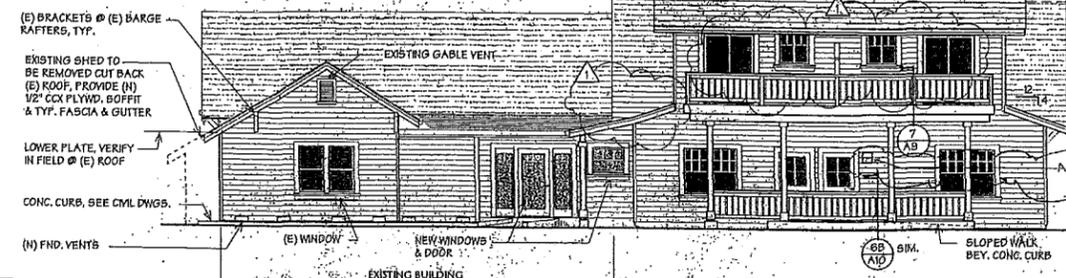
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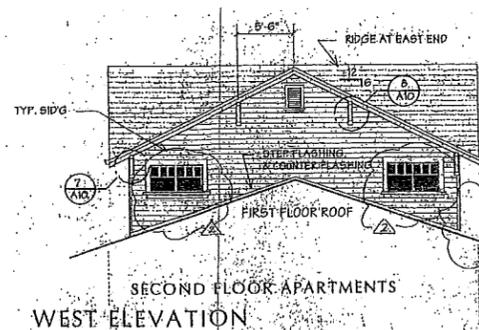
SOUTH ELEVATION NEW BUILDING



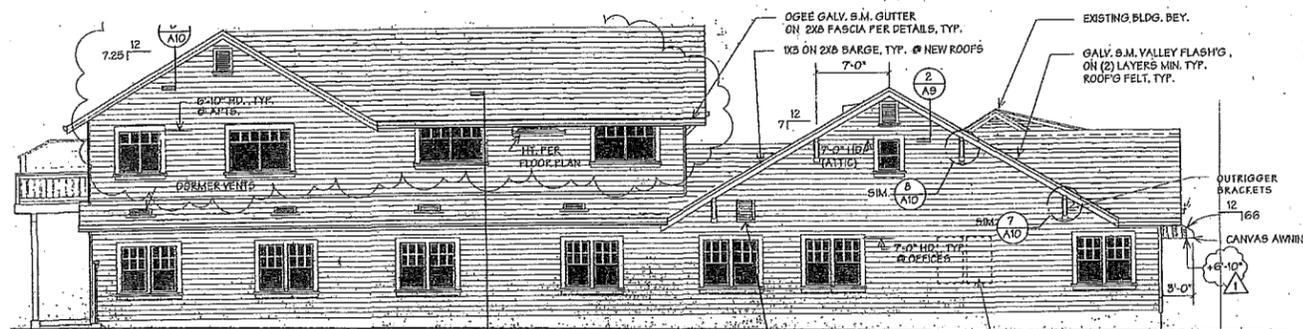
SOUTH ELEVATION EXISTING BUILDING



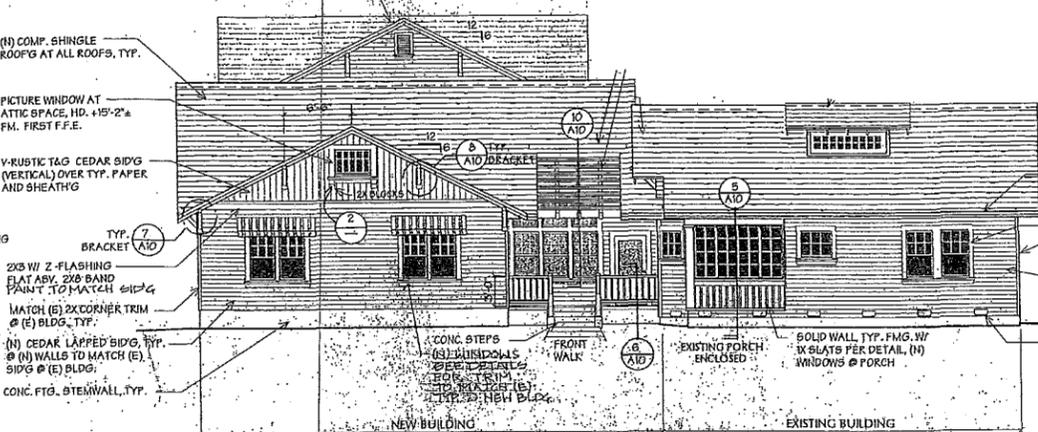
EAST ELEVATION



SECOND FLOOR APARTMENTS WEST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Agenda Item Title: Application for a fence height exception.

Applicant/Owner: Mark and Judy Krawec

Site Address/Location: 289 Chase Street

Staff Contact: David Goodison, Planning Director
Staff Report Prepared: 04/03/15

PROJECT SUMMARY

Description: Application for an exception from the fence height standards to allow a 7-foot fence to encroach into the front yard setback on the property located at 289 Chase Street.

General Plan Designation: Low Density Residential

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

Site Characteristics: The property is a ±9,148 square foot parcel located on the south side of Chase Street, adjoining an unimproved street right-of-way (Third Street East) on the east. The property is developed with a one-story residence.

Surrounding Land Use/Zoning:
North: Single-family home/Low Density Residential (R-L)
South: Vacant parcel/Low Density Residential (R-L)
East: Single-family home/Low Density Residential (R-L)
West: Single-family home/Low Density Residential (R-L)

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 subject property is a rectangular parcel, developed with a single-family residence, located on the south side of Chase Street. The east side of the parcel adjoins an unimproved right-of-way associated with Third Street East. In conjunction with an overall remodeling of the residence, the applicants contracted with Arbor Fence Company to install a perimeter fence. The fence, which has a height of six feet, is designed with horizontal redwood boards spaced 1.5 inches apart. It is placed along the rear and side property lines and, on the west, it extends from the side property line to connect with the residence. This portion of the fence, which has a length of 20 feet, extends into the front yard setback by ten feet. When it was brought to the attention of the applicants that this element of the fence did not comply with the City's fence height standards, they filed for an Exception.

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

The property is designated Low Density Residential 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 regard to General Plan goals and policies.

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

The only provisions of the Development Code relevant to this application are those related to fence heights and exceptions to the normal fence height standards.

Fence Height Requirements: A 20-foot front/street side yard setback is required within the R-L zoning district. Fences within required front/street side yards are limited to a maximum height of 3.5 feet, unless the Planning Commission approves an exception from the fence height standards. (Staff would not that although the fence along the eastern property line adjoins a right-of-way, because it has not been developed as a street, the 3.5-foot fence height limit is not applicable.) In order to approve an exception to these standards, the Planning Commission must make four findings, as follows:

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 horizontal design of the fence is somewhat unusual, but in staff's view it complements the design of the residence and it's simple, clean approach does not raise any issues of visual compatibility with the immediate neighborhood.

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

The height of the fence does not appear out-of-scale with the residence or with nearby properties, especially given that the length of the fence that extends into the front yard setback does not exceed 20 feet. In addition, the fence aligns with a fence extension on the adjoining property to the west that has a height of seven feet.

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

Because the front yard fence element has a length of no more than twenty feet and is setback ten feet from the sidewalk, it is not a visually dominant element and it does not overwhelm adjacent properties, structures or passersby. Other factors that contribute in this regard are the redwood tree, the hedge, and the seven-foot fence on the adjoining property on the west, as well as the spacing of the fence boards, which give it a degree of transparency.

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

The fence is constructed of redwood and is of a sound design and construction. It does not present any safety hazard.

To summarize, it is staff's view that the required findings for a fence height exception may be made for the replacement fences.

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

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

Pursuant to Section of 15303 of the State CEQA Guidelines, construction of accessory structures, including fences, are categorically exempt from the provisions of CEQA (Class 3 – New Construction).

DISCUSSION OF PROJECT ISSUES

The primary issue in the review of this application is conformance with the findings required for the approval of a fence height exception. In staff's view, the findings can be made for this application. When staff first reviewed the application, the extension of the fence into the front yard setback seemed somewhat arbitrary. However, as stated in the project narrative and as shown of the site plan, although the residence is oriented toward Chase Street, the primary usable private yard areas are on the south and west. The applicants are interested in having a garden area, which cannot be accommodated on the south due to the presence of a large oak tree on a neighboring property. The best available area for a garden is on the west and the fence extension is designed to accommodate this feature.

On a related matter, staff recognizes that the Planning Commission has become frustrated with the fact that fence contractors too often ignore the City's fence height regulations, saddling property owners and the Planning Commission to deal with illegal construction after the fact. Staff is preparing an item for the May Planning Commission meeting that could lead to a permit requirement for any fence construction within city limits in order to improve awareness of and compliance with fence height regulations.

RECOMMENDATION

Approve the fence height exception.

Attachments

1. *Location map*
2. *Project Narrative*
3. *Correspondence*
4. *Elevation/Site Plan*

cc: Mark and Judy Krawec
289 Chase Street
Sonoma, CA 95476

Arbor Fence Company
22725 8th Street East
Sonoma, CA 95476

DRAFT

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Krawec Fence Height Exception – 289 Chase Street

April 9, 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 is of sound construction and located so as not to cause a safety hazard.

Vicinity Map



Project Summary

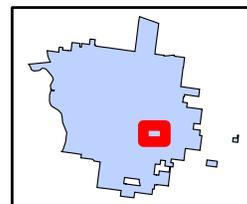
<i>Project Name:</i>	Fence Height Exception
<i>Property Address:</i>	289 Chase Street
<i>Applicant:</i>	Mark and Judy Krawec
<i>Property Owner:</i>	Same
<i>General Plan Land Use:</i>	Low Density Residential
<i>Zoning - Base:</i>	Low Density Residential
<i>Zoning - Overlay:</i>	N/A
<i>Summary:</i>	Consideration of an Exception to the fence height standards for overheight fencing within the front yard setback of the property.



1 inch = 200 feet

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



Landscaping & Fencing Project Description

Location: 289 Chase St., Sonoma, CA

1. Project Overview

Front and back landscaping is planned for our home at 289 Chase St. upon remodel completion and construction clean-up by the builder. The remodel work has completed, and construction clean-up is currently underway. Drainage and irrigation work to support landscaping has also just begun.

Our fencing structure is designed to support the following goals of our landscaping project:

- a. Achieve low water consumption usage for plants and trees
 - We do not plan to have lawn areas in the front yard or back yard
 - Use primarily drought-tolerant plants and trees such as olives and succulents (specific plant selections to be finalized)
- b. Allow filtered lighting to create an open feel while providing privacy
 - A horizontal fence with 1-1/2 inch spacing design
 - Slow-growing slender olive plants are planned to screen the exterior of fence along north side of property while still allowing filtered light through
- c. Maximize the western portion of property with full sun exposure for raised vegetable planters
 - There is a large oak tree from our back neighbor's property (south side) that is blocking full sun across a substantial portion of the southern part of our property that is the back yard.
 - We wish to maximize the western side of our property that does get full sun exposure for raised vegetable planters. This is the reason that we used the 6-foot fence in the front yard on the west side of property.

2. Proposed Use of Fence at Front Yard

- a. Usage - It is our hope to obtain approval of a conditional use permit for our existing 6-foot fence in the front yard on the west side of property to support our goals (in particular items b and c) as stated in Project Overview above.
- b. Size - This existing 6-foot fence is 10 feet setback from the sidewalk, and is approximately 20 feet in length.
- c. Design - Horizontal redwood fence with 1-1/2 inch spacing
- d. Compatibility with Property - The design of the horizontal fence is chosen to complement the contemporary design elements of the house. We have enclosed a photo of our house and the front fence for your review.

FEB 23 2015

3. Landscaping Project Phases

- a. Drainage and Irrigation - Target to complete by mid-March, weather permitting (in progress).
- b. Plantings in Front Yard - Target to complete by end of April, weather permitting.
- c. Plantings in Back Yard - Target to complete by end of June, weather permitting.

4. Justification for Conditional Use of Fence Height in Front Yard

- a. We chose the 6-foot fence location for the western side of our front yard based on what we observed as similar fence/hedge height and location at multiple neighboring homes nearby. We truly thought we were following a common design practice within the city. We used a fence company (Arbor Fence, Inc.) recommended by our builder because Arbor Fence is widely used in Sonoma; however, we were not informed by Arbor Fence of any fence height regulations. Below are some of the neighboring homes with similar fence/hedge height and location design — Please also refer to enclosed attachments with photos:

- 233 Chase St.
- 184 Chase St.
- 226 E. MacArthur St.
- 885 Donner Ave.
- 890 Donner Ave.
- 608 Donner Ave.
- 875 2nd St. E.
- 885 2nd St. E.
- 199 Patten St.
- 476 Patten St.
- 388 Patten St.
- 539 5th St. E.

- b. Special circumstances

Due to the large oak tree in our back neighbor's yard, we have very limited back and side yard space with full sun exposure. With the 6-foot fence height at the current front yard location, we hope to be able to gain a little more space in the western side yard and northern front yard that has full sun for the purposes of raised vegetable planters.

- c. Coordinating with neighbor

Prior to installing our front fences, we discussed with our neighbor on Chase St. to get agreement on location.

- d. Pleasing visual fence appearance

With the horizontal fence design, we hope the filtered light will provide a pleasing visual appearance (vs. the block-out of a complete privacy fence) from the street view. We have already received positive comments from multiple neighbors that our current fence looks good and is very complementary of our house design.

Attachment I: Proposed Use of Front Fence at 289 Chase St.



FEB 23 2015

Attachment II: Photos of Nearby Homes with Similar Fence/Hedge Setback

1. 233 Chase St.



2. 184 Chase St.



3. 226 E. MacArthur St.



4. 885 Donner St.



5. 890 Donner St.



6. 608 Donner Ave.





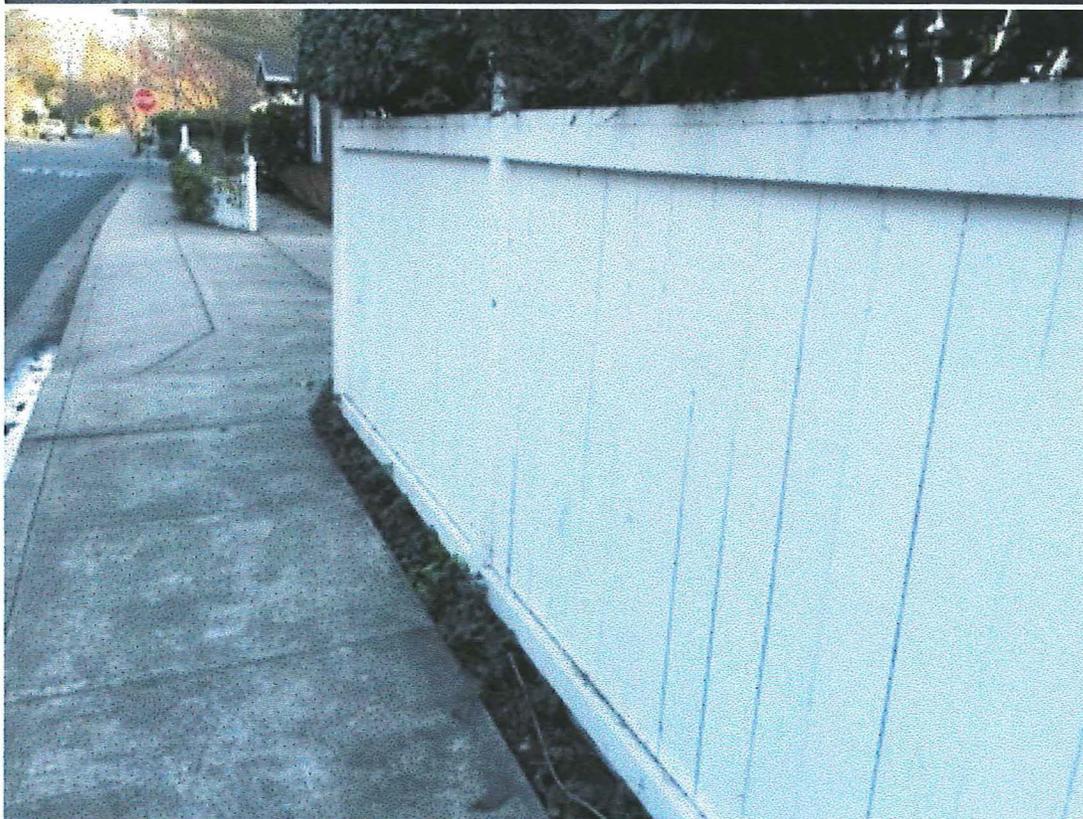
7. 875 2nd St. E.



8. 885 2nd St. E.



9. 199 Patten St.



10. 476 Patten St.

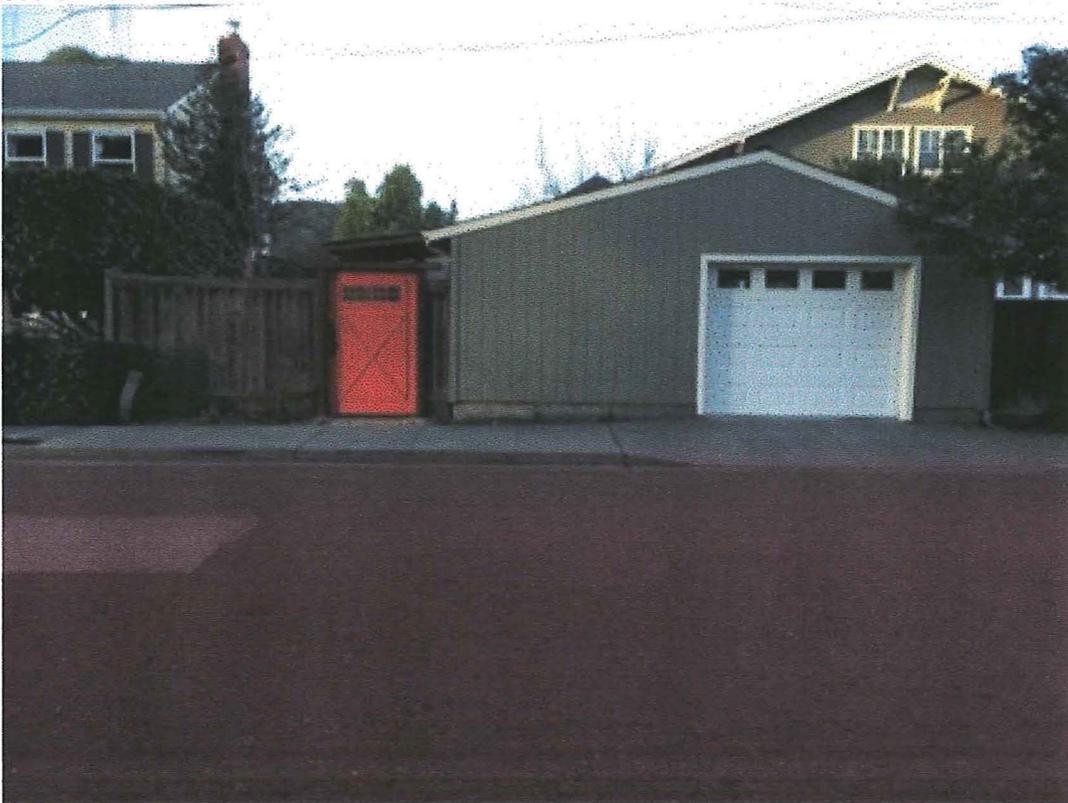


FEB 23 2015

11. 388 Patten St.



12. 539 5th St. E.



FEB 23 2015

323 Chase St.
Sonoma, CA 95476

RECEIVED

MAR 27 2015

CITY OF SONOMA

March 27, 2015

Planning Commission
c/o Sonoma City Hall
No. 1 The Plaza
Sonoma, CA. 95476

Re: Exception to fence height standards front yard 289 Chase Street

Dear Planning Commissioners,

I am in support of GRANTING the exception for the front yard over height fencing at 289 Chase Street. Across the street from this property there is a fence with same height similarity with nice landscaping in front of it. Also the property at the south corner of Chase and Donner Street has a fence at least the same height in the front yard. The fence at the property at Chase and Donner pretty much resembles what the 289 Chase Street fence is trying to achieve, albeit with a different but pleasing fence design, which is to enclose and maximize a side yard on what is a shallow lot. Granting the exception enables the owners to have some yard space to enjoy and much needed privacy from a more and more busy and noisy Chase Street thoroughfare populated with nonstop vehicle traffic, walking clubs, joggers, skate boarders, bicyclists and motorcycles, etc. It is not the once quiet street where horseback riders occasionally came by. The fence at 289 Chase Street is congruent with the immediate neighborhood and should be permitted to stay in place. Thank you for your consideration.

Sincerely,



Karen Mason
323 Chase Street
Sonoma, Ca 95476

830 Oak Lane
Sonoma, Ca. 95476
March 24, 2015

RECEIVED

MAR 27 2015

CITY OF SONOMA

Planning Commission
City of Sonoma

Re: Mark & Judy Krawec
/exception to height standard in front yard, 289 Chase St.

Dear Sirs:

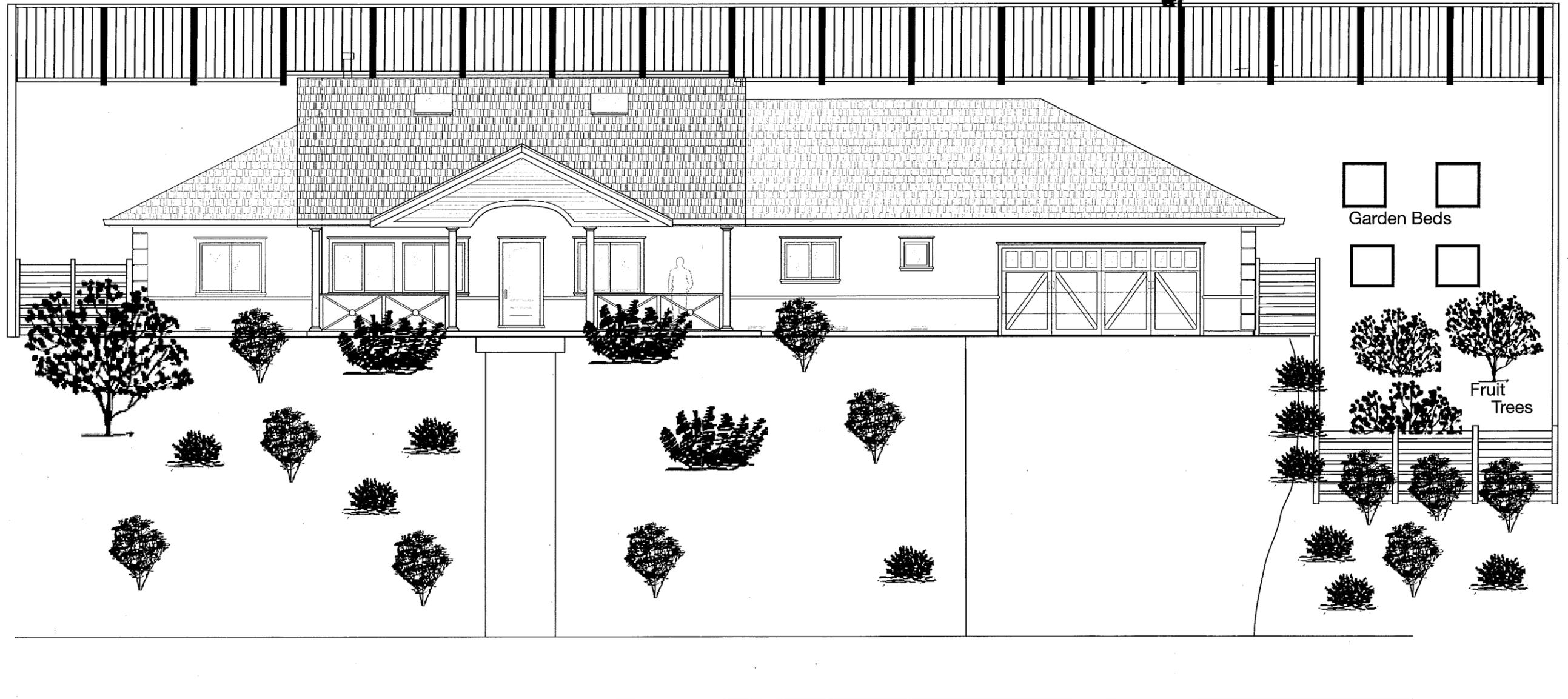
Increasing the height of any fence in that area blocks views of drivers and particularly if they emerge from 3rd. Street East south of Chase St. Bushes used to be there impeding the view.

There are many walkers in this area and traffic is heavy because of the school. I am opposed to any exception for fence height standards particularly in the front of properties.

Sincerely yours,


Dan and Bobbie Jenkins

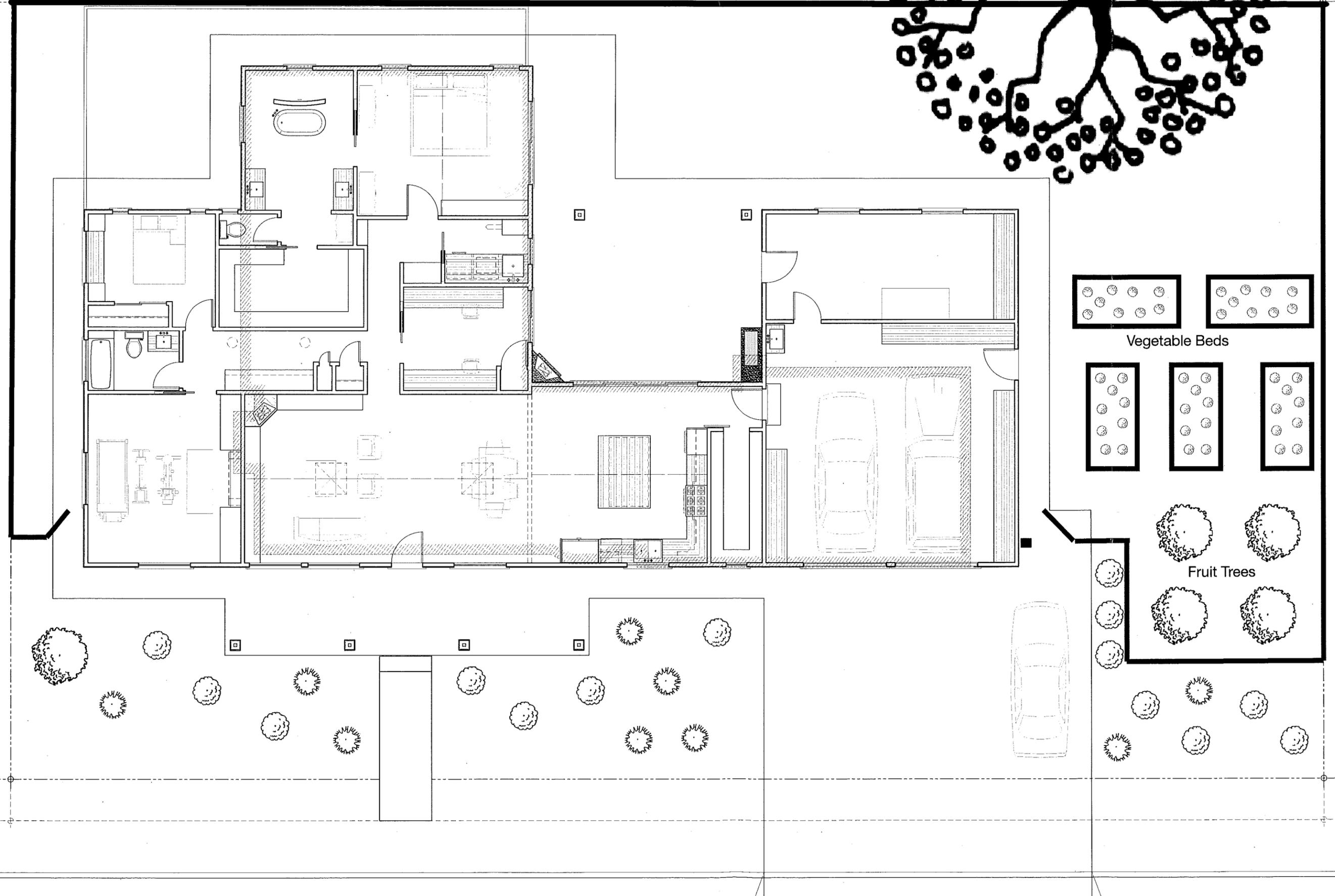
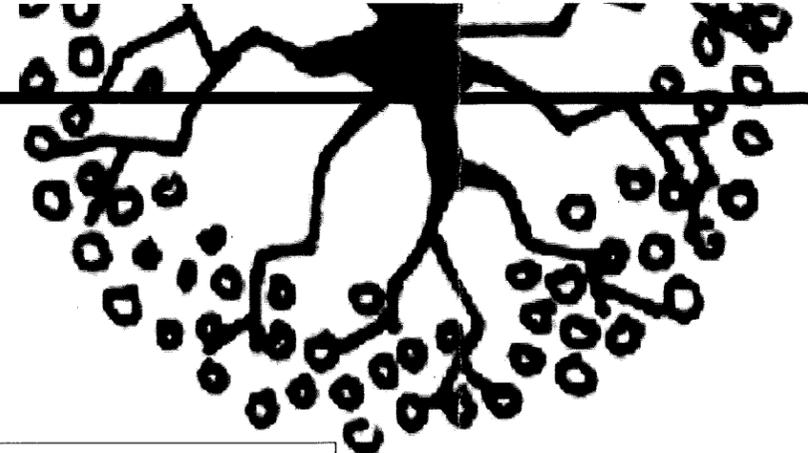
Elevation Plan for: 289 Chase St., Sonoma, Ca.



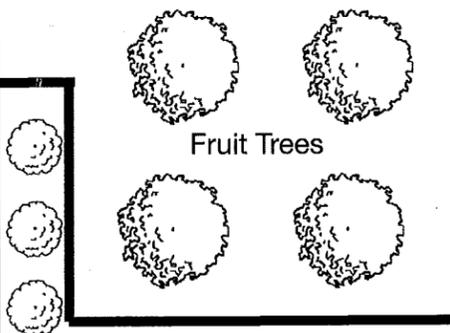
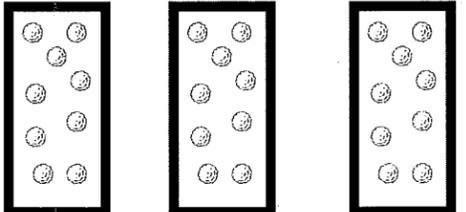
Garden Beds

Fruit Trees

Site Plan
for:
289 Chase St.
Sonoma, Ca.



Vegetable Beds



Fruit Trees

FEB 23 2015

MEMO

To: Planning Commission

From: David Goodison, Planning Director

Re: Consideration of an amendment to the Development Code identifying vacation rentals as a conditionally-allowed use in the “Park” zone

Background

Since February of 2012, when the City Council declined to proceed with its demolition, the Council has been exploring alternative uses of the cottage on the Maysonnave property as a means of facilitating its renovation and continued preservation. Because the renovations required to upgrade the building to a public use standard are cost-prohibitive (estimated at as much as \$700,000), the focus has been on identifying approaches that would enable the cottage to be used in a manner that would justify the cost of upgrading it, while maintaining compatibility with neighboring uses. Options discussed included the following:

- Subdividing the property so that the cottage could be sold as residence, subject to requirements for its renovation (which would require amending the will through a process known as “equitable deviation”).
- Entering into a long-term lease, with an allowance for an income-generating use that would enable the renovation of the cottage.
- Relocating the cottage.
- Demolishing the cottage and allowing the development of additional bocce courts.

Some of these options were raised by the City Council, while others were suggested by members of the community. In order to provide an opportunity for those interested in making use of the cottage to make specific proposals that the Council could then evaluate, the City Council, at its meeting of May 20, 2013, directed staff to circulate a request for proposals (RFP) for the re-use of the Maysonnave Cottage. As originally circulated, the RFP had a response deadline of June 21, 2013, but staff extended the deadline twice in order to accommodate potential respondents. Ultimately, only one proposal was submitted, from Benchmark/Hoover, which calls for a twenty-year lease of the property with an allowance for the cottage to be used as a vacation rental in exchange for lease payments and the renovation of the cottage to a residential occupancy standard. After the conclusion of the lease, the City could then use the accumulated lease payments to improve the cottage to a public standard. The City Council approved the proposal in concept at its meeting of November 4, 2013, directing staff to negotiate a lease.

Due to the unusual nature of the proposal, the lease negotiations were lengthy and complicated and, in December of 2014, the Council was asked to provide direction on an issue pertaining to

the potential added cost of renovating the structure in the event that the payment of prevailing wage is required. Once that issue was resolved, City staff and Benchmark/Hoover were able to complete negotiations on the lease, which is scheduled to be acted on by the City Council at its meeting of April 6, 2015.

Development Code Amendment

Under the terms of the lease, the City has several obligations. The City is responsible for improving the substandard electrical connection to the property (completed), creating an accessible connection to First Street West, demolishing the barn that adjoins the cottage (completed), and, lastly, processing an amendment to the Development Code to allow for the vacation rental use. It is this latter obligation that is now before the Planning Commission. Staff has prepared a draft amendment to Table 2.4 (Special Purpose Uses and Permit Requirements) of Chapter 19.10 (Zones and Allowable Uses). This amendment, very simply, adds “Vacation Rental” as a conditionally-permitted use in the “Park” zone.

Recommendation

Staff recommends that the Planning Commission recommend approval of the proposed amendment to the City Council.

CITY OF SONOMA

ORDINANCE NO. X - 2014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONOMA AMENDING TITLE 19 OF THE SONOMA MUNICIPAL CODE BY IDENTIFYING “VACATION RENTAL” AS A CONDITIONALLY-ALLOWED USE IN THE “PARK” ZONE

The City Council of the City of Sonoma hereby ordains as follows:

Section 1. Amendment.

Table 2-4 (Special Purpose Uses and Permit Requirements) of Title 19, Section 19.10.050 of the Sonoma Municipal Code, is hereby amended as follows:

<i>Allowed Uses and Permit Requirements for Special Purpose Zoning Districts</i>	<i>Permit Required by District</i>				<i>P Use permitted UP Use Permit required L License required — Use not allowed</i>
	<i>A</i>	<i>Pk</i>	<i>P</i>	<i>W</i>	
<i>Land Use (1)</i>	<i>A</i>	<i>Pk</i>	<i>P</i>	<i>W</i>	<i>Specific Use Regulations</i>
<i>Residential Uses (2)</i>					
<i>Agricultural Employee Housing</i>	<i>P</i>	<i>—</i>	<i>—</i>	<i>—</i>	
<i>Caretaker and Employee Housing</i>	<i>UP</i>	<i>UP</i>	<i>UP</i>	<i>UP</i>	
<i>Emergency Shelters, 15 or fewer beds</i>	<i>—</i>	<i>—</i>	<i>P</i>	<i>—</i>	<i>19.50.033</i>
<i>Emergency Shelters, 16 or more beds</i>	<i>—</i>	<i>—</i>	<i>UP</i>	<i>—</i>	<i>19.50.033</i>
<i>Residential Accessory Structures and Uses</i>	<i>P</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>19.50.080</i>
<i>Single-Family Dwellings, including Supportive and Transitional Housing</i>	<i>P</i>	<i>—</i>	<i>—</i>	<i>—</i>	
<i>Supportive Housing</i>	<i>—</i>	<i>—</i>	<i>UP</i>	<i>—</i>	
<i>Transitional Housing</i>	<i>—</i>	<i>—</i>	<i>UP</i>	<i>—</i>	
<i>Vacation Rental</i>	<i>—</i>	<i>UP</i>	<i>—</i>	<i>—</i>	<i>19.50.110</i>
<p><i>Notes:</i></p> <ol style="list-style-type: none"> <i>1. See Section 19.10.050.C regarding uses not listed. See Division VIII for definitions of the listed land uses.</i> <i>2. New residential developments subject to the City’s Growth Management Ordinance (SMC 19.94).</i> <i>3. Supportive and Transitional Housing shall be subject to those restrictions that apply to other residential dwellings of the same type in the same zone.</i> 					

Section 2. Exemption from Environmental Review.

The amendments to the Municipal Code effected by this ordinance are exempt from environmental review pursuant to Section (b)(3) of title 14 of the California Code of Regulations,

as it can be determined with certainty that the Ordinance does not increase residential density or the intensity of use allowed uses.

Section 3. Effective Date.

This ordinance shall become effective thirty (30) days from and after the date of its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Sonoma this XX day of XX, 2015.