



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

*Regular Meeting of June 11, 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.

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**CALL TO ORDER** – Chair, Bill Willers

Commissioners: Michael Coleman  
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 special meeting of January 22, 2015.

**CORRESPONDENCE**

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**ITEM #1 – PUBLIC HEARING**

**REQUEST:**

Consideration of a Use Permit Amendment to allow an outdoor seating area for a coffee service trailer (Coffee & Coco).

**Applicant/Property Owner:**

Rocio Fuentes/Northwest Dealerco Holdings LL

**Staff:** Wendy Atkins

**Project Location:**

195 West Napa Street

**General Plan Designation:**

Commercial (C)

**Zoning:**

**Planning Area:** Downtown District

**Base:** Commercial (C)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Commission discretion.

**CEQA Status:**

Categorically Exempt

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**ITEM #2 – PUBLIC HEARING**

**REQUEST:**

Consideration of a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery on Friday, July 31, 2015.

**Applicant/Property Owner:**

Sonoma Valley Certified Farmers Market/Foley Family Wines, Inc.

**Staff:** Rob Gjestland

**Project Location:**

389 Fourth Street East

**General Plan Designation:**

Wine Production (WP)

**Zoning:**

**Planning Area:** Northeast Area

**Base:** Wine Production (W)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Approve with conditions.

**CEQA Status:**

Categorically Exempt

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**ITEM #3 – PUBLIC HEARING**

**REQUEST:**

Consideration of a Use Permit to construct a new concrete foundation for a non-conforming detached garage on a residential property.

**Applicant/Property Owner:**

David Martineau/Mark Hoffman and  
Alexsis deRaadt St. James

**Staff:** Wendy Atkins

**Project Location:**

649 Second Street East

**General Plan Designation:**

Low Density Residential (LR)

**Zoning:**

**Planning Area:** Central-East Area

**Base:** Low Density Residential (R-L)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Approve with conditions.

**CEQA Status:**

Categorically Exempt

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**ITEM #4 – 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

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**ISSUES UPDATE**

**COMMENTS FROM THE COMMISSION**

**COMMENTS FROM THE AUDIENCE**

**ADJOURNMENT**

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on June 5, 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.*

**CITY OF SONOMA  
PLANNING COMMISSION  
Special MEETING  
January 22, 2015**

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

**Draft MINUTES**

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

**Roll Call:**

Present: Chair Willers, Comms. Felder, Howarth, Heneveld, Comm. Cribb  
(Alternate)

Absent: Comm. Roberson

Others Present: Planning Director Goodison, Administrative Assistant Morris

Chair Willers stated that no new items would be heard after 10:30 p.m. unless the Planning Commission so decides. Any decisions made by the Planning Commission can be appealed within 15 days to the City Council. Chair Willers led the Pledge of Allegiance.

**COMMENTS FROM THE PUBLIC:** None

**APPROVAL OF MINUTES:** None

**CHANGES TO AGENDA ORDER:** None

**CORRESPONDENCE:** Letters from Fred Allebach and Gary Hermes.

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**Item #1 – Public Hearing – Consideration of the draft 2015-2023 Housing Element of the General Plan, including review of draft Initial Study.**

Planning Director Goodison introduced the project consultants, Heather Hines, of the Metropolitan Planning Group, and Karen Hines, of Karen Warner & Associates.

The Metropolitan Planning Group presented a report overview and the timeline for future public hearings before the Housing Element is adopted by the City Council. The City's past program performance was considered in conjunction with a housing needs assessment for Sonoma. The primary constraints identified were the loss of redevelopment funding and limited water availability.

Planning Director Goodison noted that the Planning Commission had held hearings on the Housing Element update in April, September, and November of 2014. The Department of Housing and Community Development has written to the City, giving its preliminary acceptance of the updated Housing Element, subject to some minor revisions. The adoption phase of the Housing Element is projected for the end of May 2015.

Comm. Howarth inquired about the vacant parcel on Broadway, formerly owned by the Sonoma Community Development Agency. Planning Director Goodison responded that he and the City Manager had met with Sonoma County Housing Authority, who now own the site, and they are committed to working with the City to develop it with affordable housing.

**Chair Willers opened the item to public comment.**

Linda Corrado, resident and local property manager for low income seniors, is concerned with the lack of affordable housing opportunities in Sonoma. She supported building one bedroom apartments to fill the void for seniors and work force housing and offered her help in this effort. She supported designated mobile home parks exclusively for seniors. In her opinion, a good example of small housing units is cottage housing in Tiburon since a minimal amount of land is required and construction costs per unit are less than in a standard floor plan.

Gary Hermes, Rancho de Sonoma mobile home park resident, described how rents increased when the mobile home park changed ownership. He said a 10% rate increase is allowed under the current ordinance and he expressed concern that it is difficult for seniors on fixed incomes to pay these higher rates. He is encouraged by the fact that the rent stabilization ordinance will be reviewed by the City Council with a view toward strengthening its provisions.

Bonnie Jo Kaplan, resident and De Anza mobile home park association President, is pleased the City responded to concerns regarding mobile home rent control.

Linda Vincent, resident, appreciated Planning Director Goodison's memo and the efforts of the consultants that drafted the report. She is pleased with the stated objective for a revised rent stabilization ordinance.

Fred Allebach, resident, said the Housing Element and General Plan have a lot of "inclusive" values; however, he views Sonoma as an "exclusive" community with limited affordable housing opportunities. He is optimistic that local Government via the Planning Commission will continue to work on providing more affordable housing opportunities in Sonoma and is encouraged that the City Council will have a roadmap of concrete ideas and direction for adaptable solutions.

Ted Sexaeur, Pueblo senior mobile home park resident recommended that more emphasis be placed on strengthening zoning protections to maintain senior-only status within mobile home parks.

**Chair Willers closed the item to public comment.**

Comm. Felder agreed with the various concerns expressed by the mobile home park residents.

Chair Willers supported Planning Director Goodison's recommendation to place a high priority on revising the senior housing language in the ordinance,

Karen Hines, consultant, suggested including senior housing language in the assessments section and recommended that program #1 might help provide more low income affordable housing units.

Comms. Felder and Howarth supported the changes and suggested that moderate affordable units only be offered.

Planning Director Goodison said that there is more flexibility with affordable rental units than with resale units. The affordable covenants at the moderate income level result in units that are close in price to market-rate condominiums, which makes selling covenanted units difficult.

Chair Willers felt that some incentives should be available so that developer/builders are encouraged to build low income units instead of only moderate units since the demand for smaller affordable units is constant and growing.

Karen Hines, consultant, agreed that program #1 might help satisfy the lower income affordable housing need in Sonoma. The Nexus study is a Housing Element recommendation and the City Council can adopt and impose a reduced impact fee since the current fee might discourage building affordable housing.

Comm. Cribb suggested that perhaps the required percentage of affordable units would be reduced if low income units are provided rather than moderate income units.

All the Commissioners recommended low income units instead of moderate units. There are lower construction costs that include impact school impact fees, capital improvements, per bedroom fees and standard infrastructure fees.

Comm. Felder confirmed with Planning Director Goodison that second units as vacation rentals are not allowed in residential zoning districts, except as an adaptive re-use of a historic structure.

Comm. Heneveld is pleased that cluster housing and cottage housing are discussed in the Housing Element.

Chair Willers is encouraged by the study presented by the City consultants and the progress made to produce more affordable housing units in Sonoma.

Comm. Howarth made a motion to approve the Negative Declaration. Comm. Heneveld seconded. The motion was unanimously adopted.

Comm. Howarth made a motion to forward the recommended changes to the 2015-2023 Housing Element draft December 23, 2014 that included changes to the mobile home parks outlined in Item #11 of the report, and forward to the City Council for approval. Comm. Felder seconded. The motion was unanimously adopted.

Planning Director thanked the consultants, the public, and Planning Commission for all their work on the Housing Element update.

**Issues:** Planning Director Goodison reported that Comm. Howarth's final meeting is February 12, 2015.

Comm. Heneveld noted that Steve Ledson, Developer of the MacArthur Subdivision, has retained the five affordable units as rentals.

**Public Comments:** Karla Noyes, Sonoma Valley resident, appreciated the special meeting discussion on the draft Housing Element. She encouraged everyone to attend a Watershed/Russian River movie at the Sebastian Theater on February 7<sup>th</sup> at 3:30 p.m.

Linda Corrado, resident, agreed that the format and discussion of the Housing Element was productive.

Comm. Heneveld made a motion to adjourn the meeting. Comm. Howarth seconded. The motion was unanimously approved.

**Adjournment:** The meeting adjourned at 9 p.m. to the next regular meeting scheduled for 6:30 p.m. on Thursday, February 12, 2015

I HEREBY CERTIFY that the foregoing minutes of were duly and regularly adopted at a regular meeting of the Sonoma Planning Commission on the day of, 2015.

Approved:

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Cristina Morris, Administrative Assistant

**Agenda Item Title:** Application for a use permit amendment to allow an outdoor seating area for the coffee service trailer (Coffee & Coco).

**Applicant/Owner:** Rocío Fuentes/ Northwest Dealerco Holdings LLC

**Site Address/Location:** 195 West Napa Street

**Staff Contact:** Wendy Atkins, Associate Planner  
Staff Report Prepared: 05/06/15

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**PROJECT SUMMARY**

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**Description:** Application for a use permit amendment to allow an outdoor seating area for the coffee service trailer (Coffee & Coco) located at 195 West Napa Street.

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

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

**Site Characteristics:** The property is located on a ±0.51-acre parcel located on the southeast side of West Napa Street, at the corner of West Napa Street and Second Street West. It is currently developed with a service station building (Sonoma 76), one accessory structure, a storage container, and associated parking and landscaping.

**Surrounding Land Use/Zoning:** **North:** 7-Eleven/Commercial (C)  
**South:** Best Western Sonoma Valley Inn/Commercial (C)  
**East:** Meritage Restaurant/Commercial (C)  
**West:** Sonoma Marketplace/Commercial (C)

**Environmental Review:**

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

**Staff Recommendation:** Commission discretion.

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## **PROJECT ANALYSIS**

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### **BACKGROUND**

On January 9, 2014, the Planning Commission approved a Use Permit to operate a mobile coffee service trailer on the subject property, with the condition that the allowance was permitted strictly on a temporary basis, subject to reconsideration by the Planning Commission within six months following the date of occupancy (see attached Conditions of Approval). The applicant is now returning to the Planning Commission for the required reconsideration. In addition, the applicant is requesting consideration of a proposal to create a screened seating area that would allow for the placement of six tables and twelve chairs.

### **DETAILED PROJECT DESCRIPTION**

As approved by the Planning Commission, the applicant is operating a self-contained, mobile coffee service trailer adjacent to the Sonoma 76 building. As set forth in the previous project narrative (attached), staffing is limited to three employees (including the owner). Hours of operation are 6 a.m. to 6 p.m. seven days a week, including food deliveries. The trailer is located next to the existing Sonoma 76 building and serves coffee and premade food items. Specifically, the trailer is located on the west side of the building facing Second Street West. Drive-through service is not allowed, so customers who drive to the site are expected to park and purchase products at the trailer location. These aspects of the use would not change. However, the applicant is proposing to expand the current allowance by enclosing a 9 x18 square-foot area north of the coffee trailer, adjacent to the entrance to the gas station, with a four-foot tall iron fence. The purpose of the enclosure is to provide a seating area for customers consisting of six tables and twelve chairs.

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

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

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

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

*Building Height/Setbacks/Other Development Standards:* The mobile coffee service trailer and enclosure are not considered permanent structures; therefore, they are not required to meet setback standards.

*Parking:* The City's Parking and Loading Regulations for restaurants and other food serving uses are based on seating. One space is required for each four seats. For outdoor seating, no off-street parking shall be required for up to 25% of the approved number of indoor seats. However, since there is no indoor seating for this use, the 25% rule is not applicable in this situation.

*Service Station Parking Regulations:* Section 19.50.100 of the Development Code states that on-site parking shall be provided at a minimum ratio of one space for each pump island, plus one space for each service bay. Accordingly five on-site parking spaces are required for the service station use. Sixteen parking spaces are provided on-site, which means that eleven spaces are available for the mobile coffee service trailer. Based on the original project narrative, it was estimated that a maximum of seven spaces

would be needed for the coffee service (including employee parking), leaving an excess of four spaces. The Development Code specifies a parking ratio of one space for every four restaurant seats. Based on that formula, the available parking could support 16 seats. However, it has been staff's observation that the service station does regularly make use of more than five parking spaces due the parking of vehicles waiting for repair or pick-up.

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

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

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

**DISCUSSION OF PROJECT ISSUES**

*Parking and Circulation:* As discussed above, going strictly by the Development Code parking ratios for the various uses on the site, it appears that there may be sufficient parking to support the requested twelve seats. However, as previously mentioned, as a practical matter, the service station use often occupies more than five spaces, which is a circumstance that the Planning Commission should consider in determining the allowed number of seats, if any.

In the previous review, it was noted that the existing on-site parking spaces were not clearly defined as the pavement markings have faded. Therefore, a condition of approval was included requiring that the parking spaces be restriped subject to the City of Sonoma Parking Regulations. As of the date of this staff report only seven parking spaces have been restriped. A condition of approval has been included to require that all sixteen spaces be restriped subject to the City of Sonoma Parking Regulations

The location of the seating area does not appear to interfere with site circulation or access to the pumps.

*No Drive-Through Allowance:* The conditions of approval prohibit the coffee service trailer from operating as a drive-through. Customers in vehicles are required to either park in one of the parking spaces in the southern portion of the property or at the pump island. A condition of approval was included in the previous review by the Planning Commission to require that customers park before approaching the coffee service trailer and that condition remains in place with the Use Permit Amendment. Staff is emphasizing this limitation because, on occasion, we have witnessed what amounts to drive-through service on the site.

*Electrical Connection:* Currently power is supplied to the trailer by a 220-volt outlet and connection located on the outside of the gas station building. The Building Department has determined that issues exist with the current power configuration and that a Building Permit shall be required. A condition of approval has been included to require that the applicant coordinate with the Building Department to obtain a Building Permit.

*Visual Issues/Compatibility/Intensity of Use:* Staff is concerned that the visual component of the outdoor seating and enclosure area may not be compatible with the gas station and the surrounding uses. While the iron fence is simple in design, the combination of the iron fence and umbrellas may appear out of place located in front of the entrance to the gas station cashier area, especially as no other site improvements or landscaping is proposed. Lastly, twelve seats may be excessive, if the purpose, as stated in the narrative, is to provide seating for senior customers. The initial application, which staff

supported, was for a coffee cart. In Sonoma, coffee carts have typically been approved with little or no seating. Staff would not like to see this use morph into an outdoor café.

**RECOMMENDATION**

Commission discretion. Staff has no objection to approving a Use Permit for the coffee cart operation as it currently operates, subject to conditions. However, as discussed above, staff does have concerns about the seating proposal.

Attachments

1. *Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Location Map*
4. *Project narrative date April 17, 2015*
5. *Project narrative dated February 25, 2014*
6. *Seating Plan*
7. *Pictures of proposed enclosure*
8. *Site Plan*
9. *Drawing of enclosure*
10. *Conditions of Approval from January 9, 2014*
11. *Correspondence*
12. *Site map*
- 13.

cc: Rocio Fuentes  
88 Loma Vista Drive  
Sonoma, CA 95476-3250

Northwest Dealerco Holdings LLC  
30343 Canwood Street #200  
Agoura Hills, CA 91301-4329

Bret Sackett, Police Chief

City of Sonoma Planning Commission  
**FINDINGS OF PROJECT APPROVAL**  
Use Permit Amendment for Mobile Coffee Service Trailer – 195 West Napa Street

June 11, 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 Findings**

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

City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL**  
Use Permit Amendment for Mobile Coffee Service Trailer – 195 West Napa Street

June 11, 2015

1. The use shall be operated in a manner consistent with the project narrative, except as modified by these conditions. The hours of operation, including deliveries, shall be limited to the following hours: 6 a.m. to 6 p.m. seven days per week. The maximum number of employees shall not exceed three (including the owner).

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

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

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

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

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

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

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

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

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

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

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

9. The electrical connection for the mobile food service trailer shall be subject to the review and approval of the Building Official. A Building Permit shall be required.

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

10. On-site parking spaces shall be restriped to include sixteen spaces subject to the City of Sonoma Parking Regulations. The seven parking spaces available for the coffee service shall be clearly marked for that use.

*Enforcement Responsibility: Planning Division; Building Division*

*Timing: Prior to occupancy*

11. The coffee service trailer shall not be used as a drive-through use. Customers shall be required to either park in one of the parking spaces in the southern portion of the property or at the pump island.

*Enforcement Responsibility: Planning Division*

*Timing: Ongoing*

12. Signs shall be required (subject to the review and approval of the DRHPC) directing customers to park in parking spaces in the southern portion of the property or at the pump island.

*Enforcement Responsibility: Planning Division; DRHPC*

*Timing: Prior to occupancy*

14. The size of the mobile coffee service trailer shall be limited to 6 x 12 feet in area.

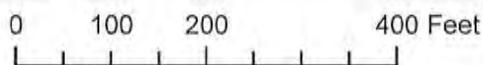
*Enforcement Responsibility: Planning Division*

*Timing: Ongoing*

# Vicinity Map



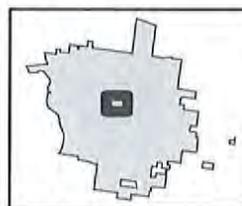
<b>Project Summary</b>	
<i>Project Name:</i>	Coffee & Coco Use Permit Amendment
<i>Property Address:</i>	195 West Napa Street
<i>Applicant:</i>	Rico Fuentes
<i>Property Owner:</i>	Northwest Dealerco Holdings LLC
<i>General Plan Land Use:</i>	Commercial
<i>Zoning - Base:</i>	Commercial
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	Consideration of a use permit amendment to allow an outdoor seating area for the coffee service trailer.



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



RECEIVED

APR 17 2015

CITY OF SONOMA

SONOMA CITY HALL / BUSINESS OFFICE

1 The Plaza

Sonoma, CA 95476

DATE: April 16, 2015

RE: COFFEE & COCO, `195 West Napa Street, Sonoma, CA 95476

TO WHOM IT MAY CONCERN:

I would like to incorporate tables and chairs to our business, Coffee & Coco, also add umbrellas to provide shade in the summer and provide protection against any other weather conditions (ie rain etc) for my customers. At the present time I have no place for my elderly customers to sit and enjoy their cup of coffee at this location

I would also like to enclose the area of the tables and chairs with a small 4=ft high brown iron fence surrounded with green shrubs giving the effect of a patio. I will submit a drawing of what I am proposing. I feel that it will provide a nice place for customers to be able to sit and enjoy a cup of coffee and also enjoy our beautiful city of SONOMA.

Thank you for your time!

Sincerely yours,

Rocio Fuentes

Owner / Coffee & Coco

Cc: File

# Coffee & Coco

## Products & Services:

Coffee & Coco will offer high quality of coffee, tea, hot coco for a fair price. We will also sell homemade cookies, brownies, and pastries using our local ingredients. We will strive to be a leader in coffee experience this means we will provide customer service bar none, and support our community. We believe customer service is key.

Fair trade coffee farm to cup

## Operation:

Coffee & Coco proposed hours of operation are Monday – Sunday 6am – 6pm.

## Staff:

Coffee & Coco will have highly trained staff and friendly usually 2-3 employees at different times. Coffee & Coco staff will try to put the best quality of product for our consumer.

## Mobile Unit:

Mobile coffee unit dimensions are 6 x 12 x 83 inches high. Custom trailer that we will make fit in with the look of Sonoma. A walk up coffee unit.

## Plan with leaving cart at location:

The plan with leaving cart at location is to have the cart looking clean every day and the area around the cart.

Note: Page with photos ideas for plants and vegetation.

## Parking:

Coffee & Coco will make sure there is parking available for customers. Owner of 76 gas station Jeff Martínez has giving us use of 7 spots or more if needed.

February 25, 2014

2nd ST

STEEL  
TABLE 30" DIA

X CHAIRS STEEL

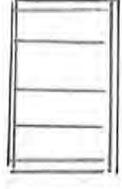
Umbrellas 4' Dia

Steel 4' High

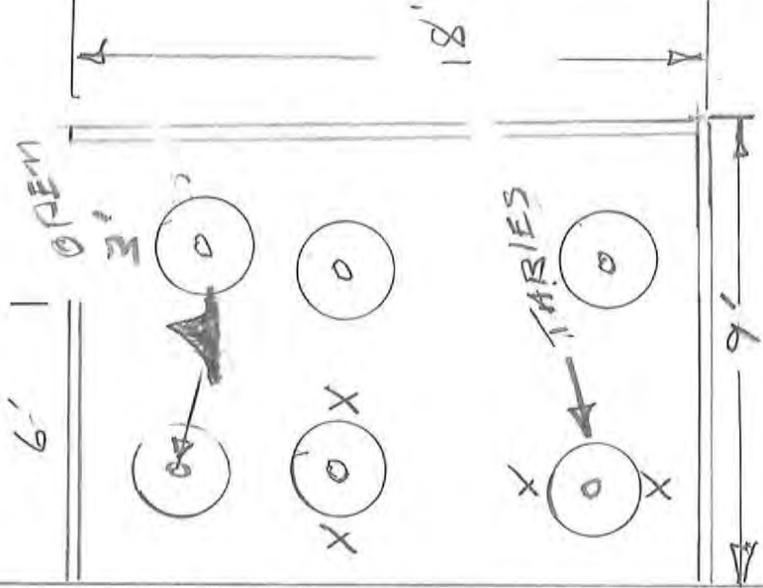
TOP 1/2" X 2"

BOTTOM 1/4" X 2"

RODS - 1/2" DIA



TOP VIEW



76 GAS STATION

DOOR'S

SIDE WALK

GAS PUMP

[X] COFFEE & COCO

Mapa ST

APR 17 2015

6 TABLE

12 CHAIRS

6 Umbrellas

FENCE STEEL

TOP & BOTTOM

1/4" X 2' X 9' STEEL BAR

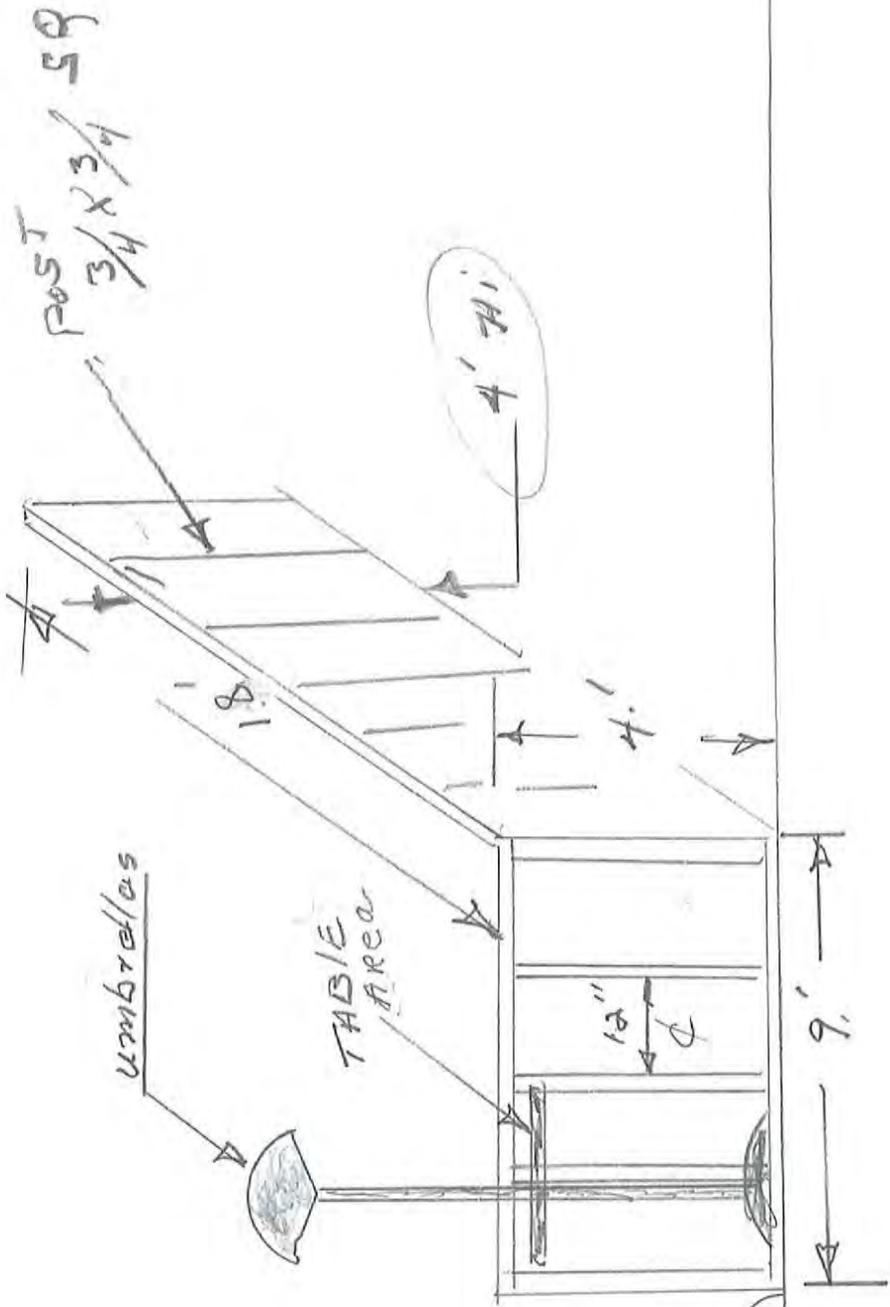
4" " 6'

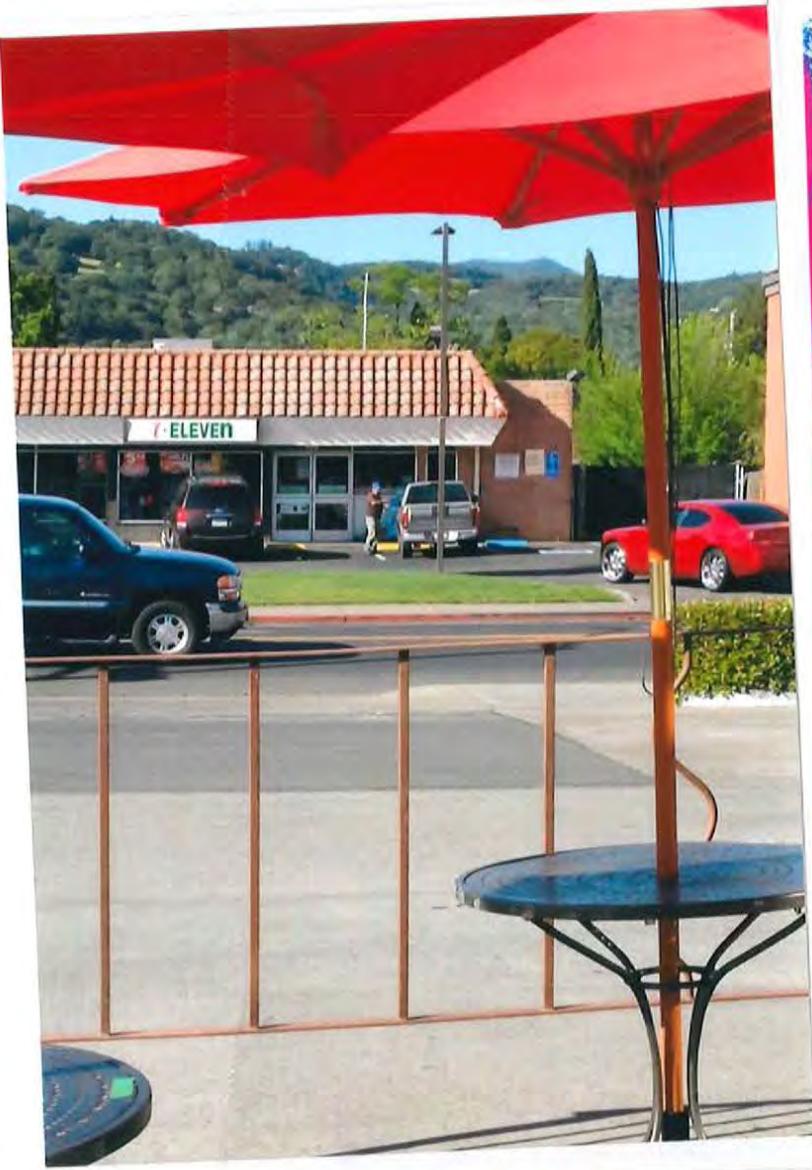
4" " 18'

76 GAS STATION

Doors

SIDEWALK





City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL**  
Use Permit for Mobile Coffee Service Trailer – 195 West Napa Street

January 9, 2014

1. The use shall be operated in a manner consistent with the project narrative, except as modified by these conditions. The hours of operation, including deliveries, shall be limited to the following hours: 6 a.m. to 6 p.m. seven days per week. The maximum number of employees shall not exceed three (including the owner).

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

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

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

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

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

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

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

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

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

6. No table or chairs shall be allowed.

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

7. The applicant shall notify the following agencies of its application, and obtain any necessary written approvals prior to operation of the business.

- a. Sonoma County Health Department (for food-serving establishments)

*Enforcement Responsibility:* Planning Division

*Timing: Prior to occupancy*

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

*Enforcement Responsibility: Planning Division*

*Timing: Ongoing*

9. The electrical connection for the mobile food service trailer shall be subject to the review and approval of the Building Official. A Building Permit shall be required, if applicable.

*Enforcement Responsibility: Planning Division; Building Division*

*Timing: Ongoing*

10. On-site parking spaces shall be restriped to include sixteen spaces subject to the City of Sonoma Parking Regulations. The seven parking spaces available for the coffee service shall be clearly marked for that use.

*Enforcement Responsibility: Planning Division; Building Division*

*Timing: Prior to occupancy*

11. The coffee service trailer shall not be used as a drive-through use. Customers shall be required to either park in one of the parking spaces in the southern portion of the property or at the pump island.

*Enforcement Responsibility: Planning Division*

*Timing: Ongoing*

12. Signs shall be required (subject to the review and approval of the DRHPC) directing customers to park in parking spaces in the southern portion of the property or at the pump island.

*Enforcement Responsibility: Planning Division; DRHPC*

*Timing: Prior to occupancy*

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

*Enforcement Responsibility: Planning Division*

*Timing: Ongoing*

14. The size of the mobile coffee service trailer shall be limited to 6 x 12 feet in area.

*Enforcement Responsibility: Planning Division*

*Timing: Ongoing*

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APR 29 2015

CITY OF SONOMA

**NO**

**Rocio Fuentes USE PERMIT SHOULD NOT BE ALLOWED for any outdoor seating for his coffee service trailer at 195 West Napa Street.**

This area should be used for its intent and purpose which is to provide gas and vehicle repair with coffee on the side.

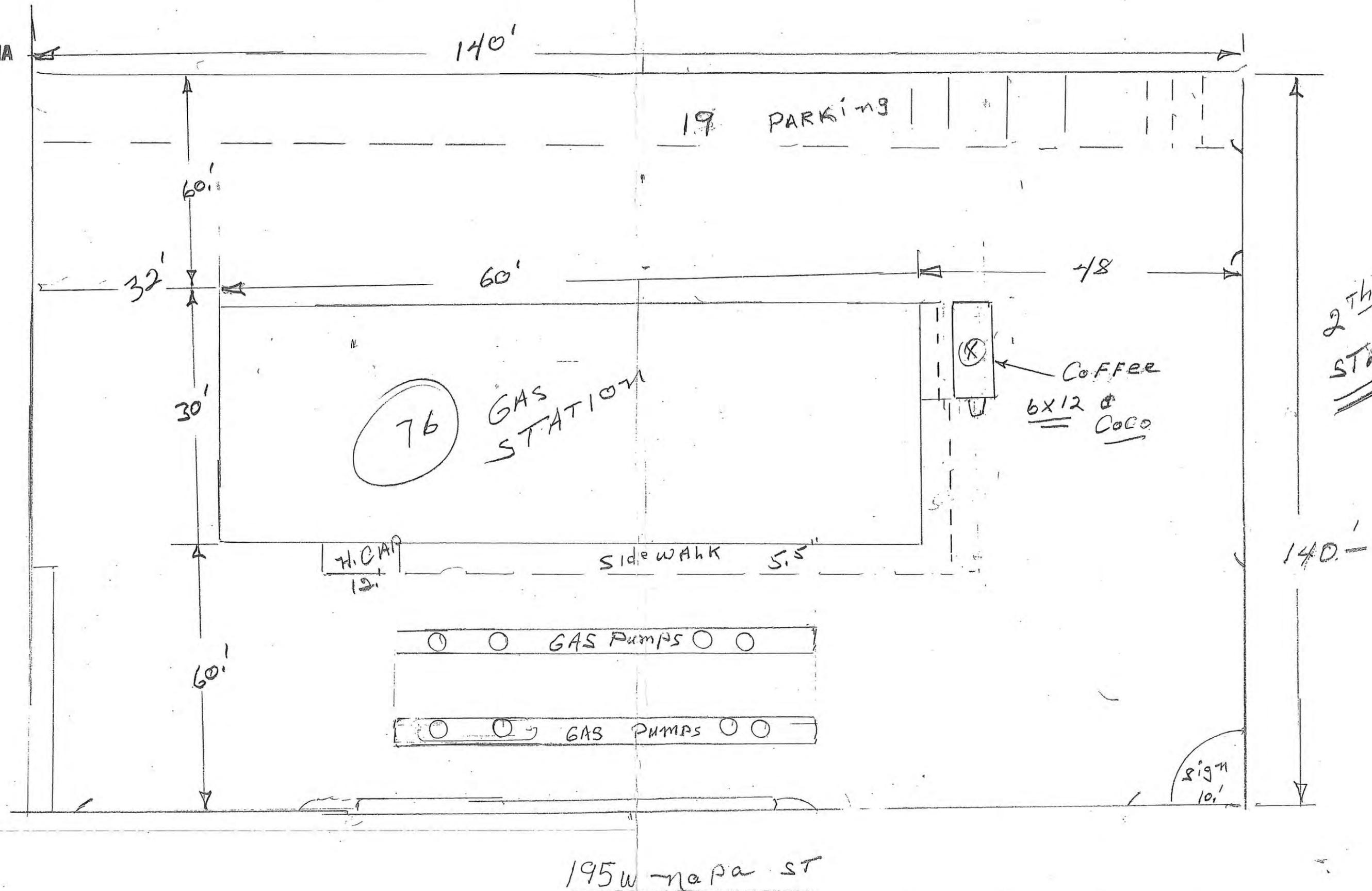
This is not in the best interest of the City of Sonoma and is already a safety hazard. Now they want you to sit and breathe in the car fumes coming in for gas or waiting at the light. Ridicules.

What's next...? He wants his taco truck too?

PLEASE.....let make sure the feedback is from people who are living here LEGALLY.

A concerned citizen of the United States and the City of Sonoma.

RECEIVED  
DEC 13 2013  
CITY OF SONOMA



**Agenda Item Title:** Application for a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery on Friday, July 31, 2015.

**Applicant/Owner:** Sonoma Valley Certified Farmers Market/Foley Family Wines, Inc.

**Site Address/Location:** 389 Fourth Street East

**Staff Contact:** Rob Gjestland, Senior Planner  
Staff Report Prepared: 06/03/15

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**PROJECT SUMMARY**

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**Description:** Application of the Sonoma Valley Certified Farmers Market for a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery at 389 Fourth Street East on Friday, July 31, 2015.

**General Plan Designation:** Wine Production (WP)

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

**Site Characteristics:** The Sebastiani Winery is located on Fourth Street East between East Spain Street and Lovall Valley Road. The facility consists of a several properties and buildings used for wine production, wine tasting, and related activities. The proposed zucchini race event would occur in the grassy area toward Lovall Valley Road, referred to as the "Arbor Park."

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

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## **PROJECT ANALYSIS**

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### **DETAILED PROJECT DESCRIPTION**

The Sonoma Valley Certified Farmers Market is requesting approval of a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery. The event would take place in the grass park area located toward Lovall Valley Road on Friday, July 31, 2015, between 4:30 p.m. and 8 p.m. (including set-up and breakdown time). The races themselves would occur from 6:15 p.m. to 6:45 p.m. No microphones or music are proposed as part of the event and the race track would be positioned so spectators face the winery to minimize noise impacts on the nearby residential neighborhood. It is anticipated that up to 100 people could attend the event, which would occur concurrently with Food Truck Friday and Friday Night Music Series at Sebastiani winery.

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

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

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

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

*On-Site Parking:* Parking for activities at the winery property on July 31<sup>st</sup>, including the zucchini car races, would be accommodated within the winery’s main parking lot, which has over 190 parking spaces. Although six mobile vendors associated with the Food Truck Friday would occupy the southernmost portion of the lot (near the tasting room), a significant amount of on-site parking would still be available.

*Development Standards:* Because the proposal does not involve construction of any new permanent structures, coverage, setbacks, building height, and other development standards are not applicable.

*Temporary Use Permit Approval:* Pursuant to Development Code Section 19.54.030.J, the Planning Commission may approve a Temporary Use Permit provided that the following findings can be made:

1. That the establishment, maintenance or operation of the temporary use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use; and
2. The temporary use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and
3. The temporary use does not involve the construction of new permanent structures for which a building permit is required.

Because the winery has not elected to apply for an annual calendar of special events, individual outdoor events (excluding weddings), such as the zucchini races, are now forwarded to the Planning Commission for review on a case-by-case basis in order to allow public notice and comment from neighboring

residents. In this instance, it appears the findings for a temporary use permit can be made in that the zucchini car races are an annual community event with the majority of activity – the races themselves – occurring within a half-hour between 6:15 and 6:45pm. That being said, in review of the permit the Planning Commission can take into consideration the frequency of special events at the winery and the winery’s responsiveness to neighbor concerns that have arisen from previous events.

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

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

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

**DISCUSSION OF PROJECT ISSUES**

The primary issue to be considered in review of the event is compatibility with neighboring residential uses in terms of noise. Given the limited hours of the event (4:30 p.m. to 8 p.m. with races occurring from 6:15 p.m. to 6:45 p.m.) and that music, microphones and/or amplification are not proposed it is staff’s view that the zucchini race event would not significantly impact residential neighbors. As noted above, this year’s zucchini race is proposed on the same date as a Food Truck Friday. Accordingly, a greater parking demand will be generated; however, a significant amount of on-site would still be available and staff expects that there would be considerable overlap among persons attending the race and persons attending the larger Food Truck Friday event.

**RECOMMENDATION**

Staff recommends approval of the Temporary 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 plans

cc: Gary Peter, President (via email)  
Sonoma Valley Certified Farmers Market

Thale MacRostie, Advisory Committee (via email)  
Sonoma Valley Certified Farmers Market

Sebastiani Winery (via email)  
Attn: Christopher Johnson  
389 Fourth Street East  
Sonoma, CA 95476

Bret Sackett, Police Chief

City of Sonoma Planning Commission  
**FINDINGS OF PROJECT APPROVAL**  
Temporary Use Permit for 2015 Zucchini Car Races  
389 Fourth Street East

June 11, 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:

**Temporary Use Permit Findings**

1. That the establishment, maintenance or operation of the temporary use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use; and
2. The temporary use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and
3. The temporary use does not involve the construction of new permanent structures for which a building permit is required.

City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL**  
Temporary Use Permit for 2015 Zucchini Car Races  
389 Fourth Street East

June 11, 2015

1. The zucchini car race event shall be operated and managed in accordance with the project narrative and approved site plan, except as modified by these conditions of approval.

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

2. Hours of operation in for the event, including set-up, breakdown, and attendance by the public shall not exceed 4:30 p.m. to 8 p.m.

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

3. Compliance with the decibel limits of the Noise Ordinance shall be required.

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

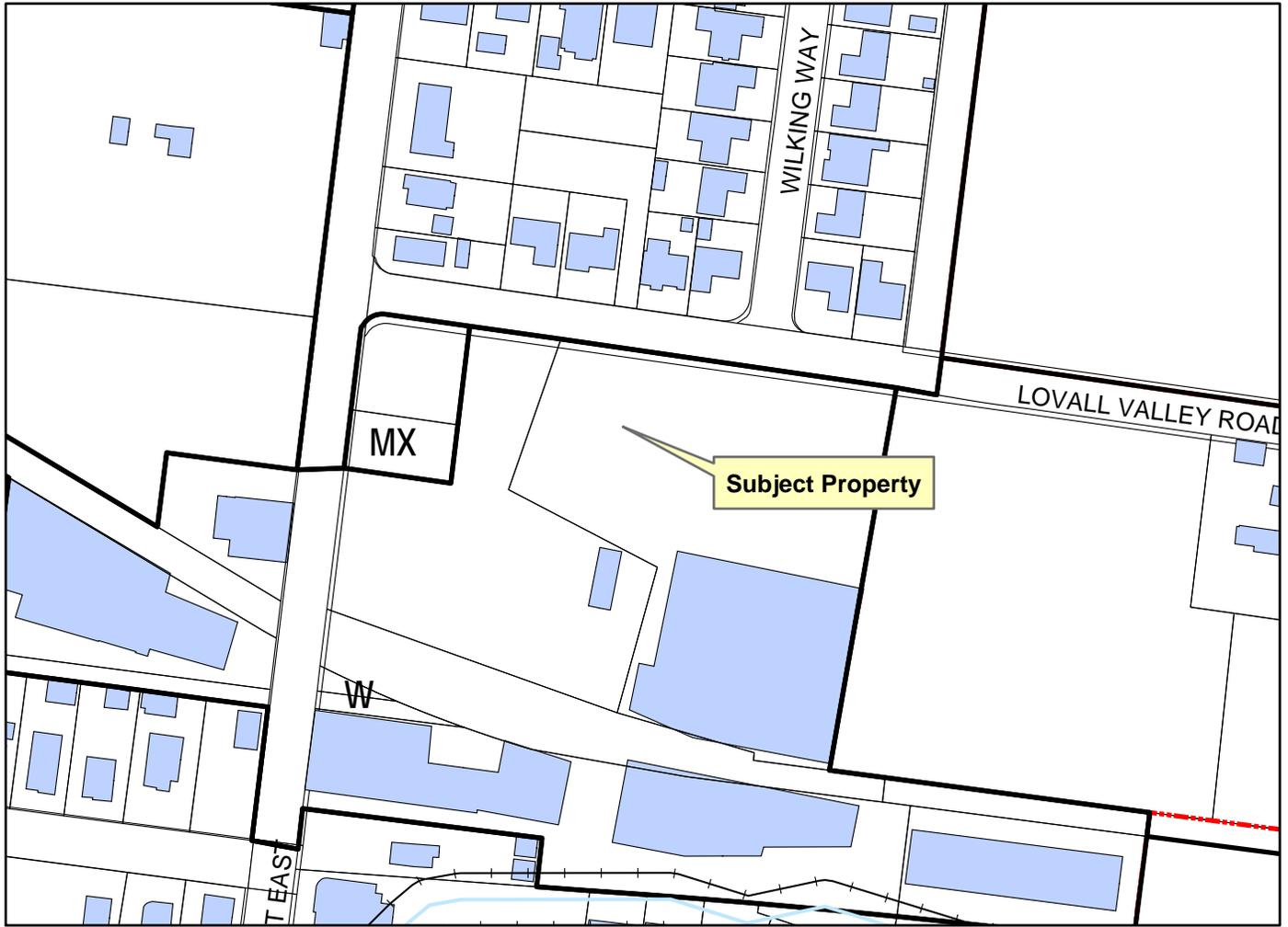
4. No other outdoor activities specific to this event, including food service, the performance of live music or the playing of pre-recorded music are authorized under this permit.

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

5. There shall be no amplification or microphones associated with the event.

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

# Vicinity Map

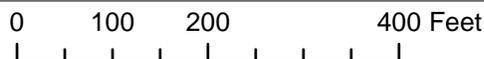
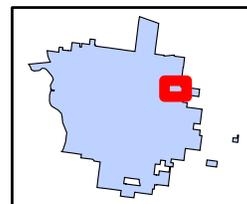


## Project Summary

<i>Project Name:</i>	Zucchini Car Race Event
<i>Property Address:</i>	389 Fourth Street East
<i>Applicant:</i>	SVCFM
<i>Property Owner:</i>	Foley Family Wines, Inc.
<i>General Plan Land Use:</i>	Wine Production
<i>Zoning - Base:</i>	Wine Production
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	Consideration of a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery on Friday, July 31, 2015

## 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

Date: April 20, 2015

To: \_\_\_\_\_

From: Gary Peter, President 707.934.7340  
garypatrickpeter@gmail.com  
Thale MacRostie, advisory committee 707.935.1003  
thalem@comcast.net  
Sonoma Valley Certified Farmers' Market

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APR 21 2015  
CITY OF SONOMA

Here is what we are proposing for the 27th annual Zucchini Car Races on Friday, July 31, 2015 at Arbor Park at Sebastiani Winery.

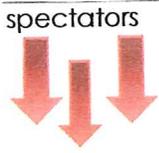
1. What we are proposing: We are proposing a Zucchini Car race. We will set up the race track on the grass. Children and adults enter wheeled and decorated zucchini's.
2. How many people might come? Because we are adjacent to the Friday night activities at Sebastiani Winery, we might have 100 people drifting in and out. Most will be spectators. Perhaps we will have 30 entries.
3. Noise factor: The only noise we will generate will be occasional clapping and cheering. There will be no music or microphone. The clapping and cheering will last no more than 30 minutes.
4. Hours: Setup starts at 4:30 pm. Racing from 6:15 to 6:45pm. We will breakdown the track, put away tables and clean up. We should be finished by 8:00 pm.
5. How many working? + -15 volunteers.
6. How would we be impacting the neighbors? Minimally! We have no music and no microphone.
7. There will be no food or crafts for sale.
8. The site plan is attached.
9. SVCFM is fully insured. The proof of insurance documents will be available in July, 2015.



To see all the details that are visible on the screen, use the "Print" link next to the map.



 = zucchini race track



spectators will face Sebastiani Winery. clapping and cheering sounds will go away from the neighbors.

There will be no music or microphones



To see all the details that are visible on the screen, use the "Print" link next to the map.



**Agenda Item Title:** Application for a Use Permit to construct a new concrete foundation for a non-conforming detached garage.

**Applicant/Owner:** David Martineau/Mark Hoffman and Alexis deRaadt St. James

**Site Address/Location:** 649 Second Street East

**Staff Contact:** Wendy Atkins, Associate Planner  
Staff Report Prepared: 06/03/15

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**PROJECT SUMMARY**

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**Description:** Application of David Martineau for a Use Permit to construct a new concrete foundation for a non-confirming detached garage located at 649 Second Street East.

**General Plan Designation:** Low Density Residential

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

**Site Characteristics:** The property is a ±8,712 square foot lot located on the west side of Second Street East midblock between Patten Street and France Street. The property is currently developed with a two-story residence and detached garage.

**Surrounding Land Use/Zoning:** **North:** Single-family home/ Low Density Residential (R-L)  
**South:** Single-family home/ 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:** Staff recommends approval, subject to conditions.

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## **PROJECT ANALYSIS**

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### **DETAILED PROJECT DESCRIPTION**

The applicant is requesting a Use Permit to construct a new concrete foundation for a non-conforming detached garage. The new foundation is proposed to be constructed with the same floor area, coverage, and setbacks as the original foundation. The new foundation would be located seven feet to the west of the residence and it would have a side yard setback of 3 feet, consistent with the original foundation. The applicant has indicated that the current concrete slab was constructed lower than the adjacent soil, which is causing water damage to the siding and framing on the lower portions of the walls. The proposed improvements include forming and pouring a concrete stem wall and spread footing. This would be accomplished by supporting the structure, cutting of the lower eight inches of the wall, and pouring the new foundation under it. One half of the garage will be completed at a time.

### **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)

*Use:* The property is zoned Low Density Residential (R-L). Single-family homes and related accessory structures are permitted uses in the R-L zoning district. The structural alteration of a structure that is non-confirming only as to height and setback regulations may be allowed with Conditional Use Permit approval if:

- a. The additions or improvements conform to all other applicable provisions of the Development code;
- b. The exterior limits of new construction do not exceed the applicable height limit or encroach any further into the setbacks than the comparable portions of the existing structure;
- c. Changes involving the replacement/reconstruction do not include the replacement of more than 50 percent of the original floor area, or more than 50 percent of the total length of all exterior walls of the original structure; and
- d. The enlargement of the structure will not accommodate the expansion or enlargement of a nonconforming use of land.

The height of the garage and the side and rear setbacks are consistent with the original structure, meaning that there is no “new construction” that would exceed the normal height limit. In addition, no changes are proposed involving the replacement/reconstruction of the structure. In summary, it is staff’s view that all of the criteria associated with the structural alteration of a non-conforming structure are met in this application.

*Setbacks & Building Height for Accessory Structures:* Under the Development Code, detached accessory structures may be located as close as five feet from side or rear property lines provided that they meet specific height criteria (i.e., a wall/plate height of nine feet or less and a maximum roof height of 15 feet). The garage structure is non-conforming in that it is set back 3 feet from the side property line. If the garage were moved to meet the five-foot setback requirement, vehicles would enter and exit the garage at an angle, which could create a hazard due to its close proximity to the residence.

*Garage Setback:* Within the Central-East Planning Area, garages must be set back 20 feet from the face of the residence. The garage is setback 35 feet from the front of the home.

*Building Height:* The maximum building height within the R-L zone is 30 feet. The accessory structure has a maximum height of 11 feet.

*Parking:* Under the Development Code, one covered parking space must be provided for each single-family home. The parking requirement is met by garage.

*Non-Conforming Structures:* Because the existing accessory structure is non-conforming in terms of setback requirements, its structural alteration requires a use permit (“refer to Discussion of Project Issues”).

*Design Review:* For existing residential development, constructed prior to 1945, other exterior alterations or additions for which a building permit is required located inside the Historic Overlay zone are exempt from architectural review by the Design Review Commission (§19.54.080.C).

**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, maintenance of accessory structures, including fences, are categorically exempt from the provisions of CEQA (Class 1 – Existing Facilities).

**DISCUSSION OF PROJECT ISSUES**

A Condition Use Permit (CUP) is required for structural alterations of a nonconforming structure. The applicant may apply for a CUP because the replacement is limited to the concrete foundation. The garage structure and associated foundation will be located in the same location as the original structure and foundation. The only difference would be the addition of a new concrete foundation.

**RECOMMENDATION**

Staff recommends approval subject to the attached conditions.

**Attachments**

1. *Draft Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Location Map*
4. *Project Narrative*
5. *Aerial Map*
6. *Correspondence*
7. *Pictures of Existing Garage*
8. *Site Plan*
9. *Exterior Elevations*

cc: David Martineau  
4525 Montecito Avenue  
Santa Rosa, CA 95404-1932

Mark Hoffman and Alexis deRaadt St. James  
3756 Jackson Street  
San Francisco, CA 94118-1609

City of Sonoma Planning Commission  
**FINDINGS OF PROJECT APPROVAL**  
Hoffman/deRaadt St. James Conditional Use Permit – 649 Second Street East

June 11, 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 APPROVAL**  
**FINDINGS OF PROJECT APPROVAL**  
Hoffman/deRaadt St. James Conditional Use Permit – 649 Second Street East

June 11, 2015

1. The project shall be constructed in conformance with the approved site plan, floor plan, and building elevations except as modified by these conditions.

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

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

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

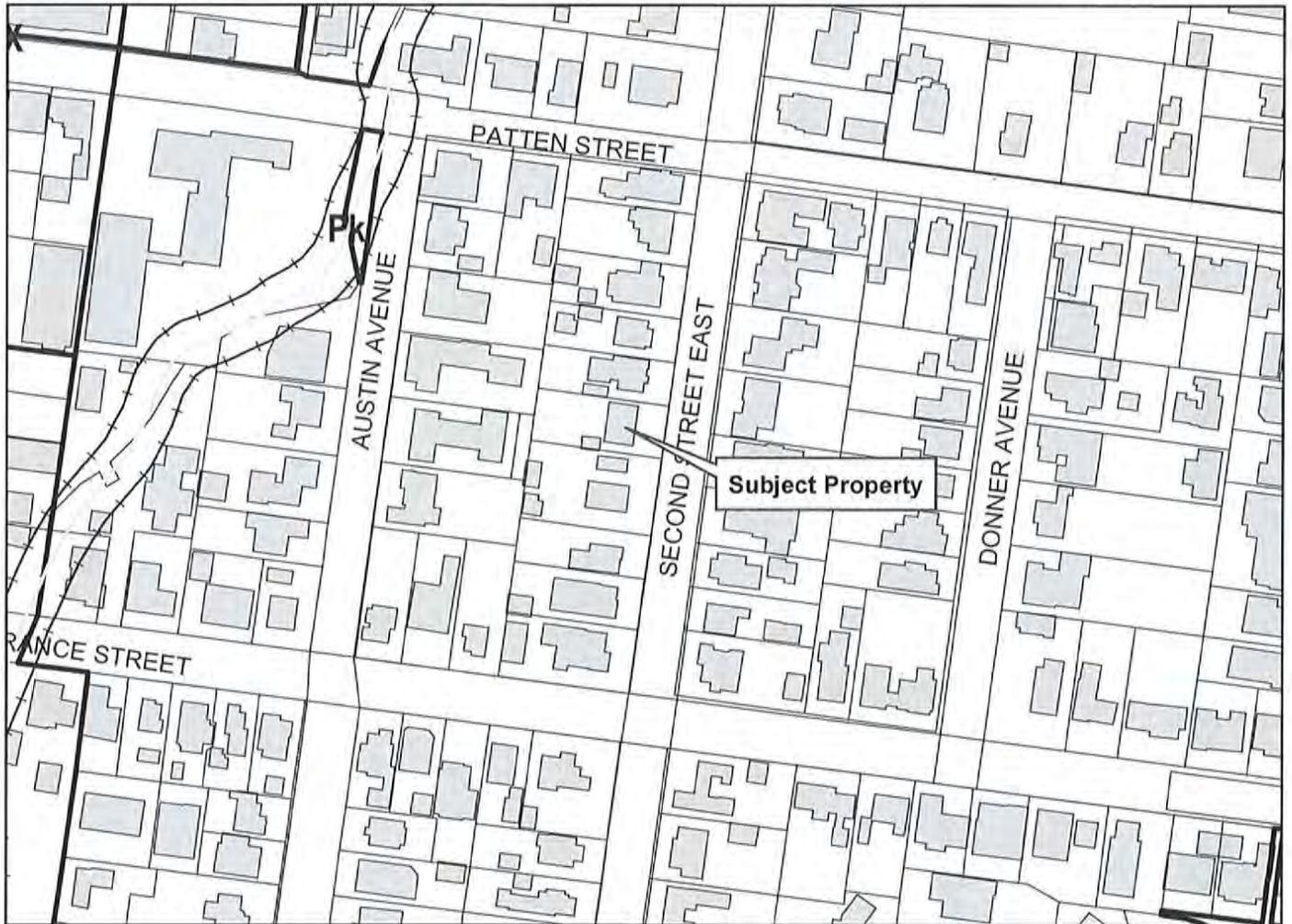
3. All Fire Department requirements shall be met.

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

4. If access is necessary from adjoining property to the south for construction, the applicant shall provide written authorization from affected property owner(s). Furthermore, if construction activities require removal of the existing property line fence, the applicants shall install temporary construction fencing for safety and security.

*Enforcement Responsibility: Planning Division*  
*Timing: Prior to issuance of a building permit*

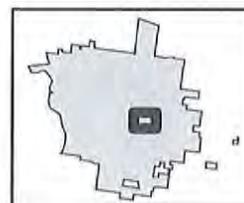
# Vicinity Map



<b>Project Summary</b>	
<i>Project Name:</i>	Hoffman/deRaadt St. James Use Permit
<i>Property Address:</i>	649 Second Street East
<i>Applicant:</i>	David Martineau
<i>Property Owner:</i>	Mark Hoffman and Alexis deRaadt St. James
<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 application for a Use Permit to construct a new concrete foundation for a non-conforming detached garage.

## Zoning Designations

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



0 100 200 400 Feet

1 inch = 200 feet

Narrative  
649 Second Street East Garage Improvements

Conditional Use Permit Application

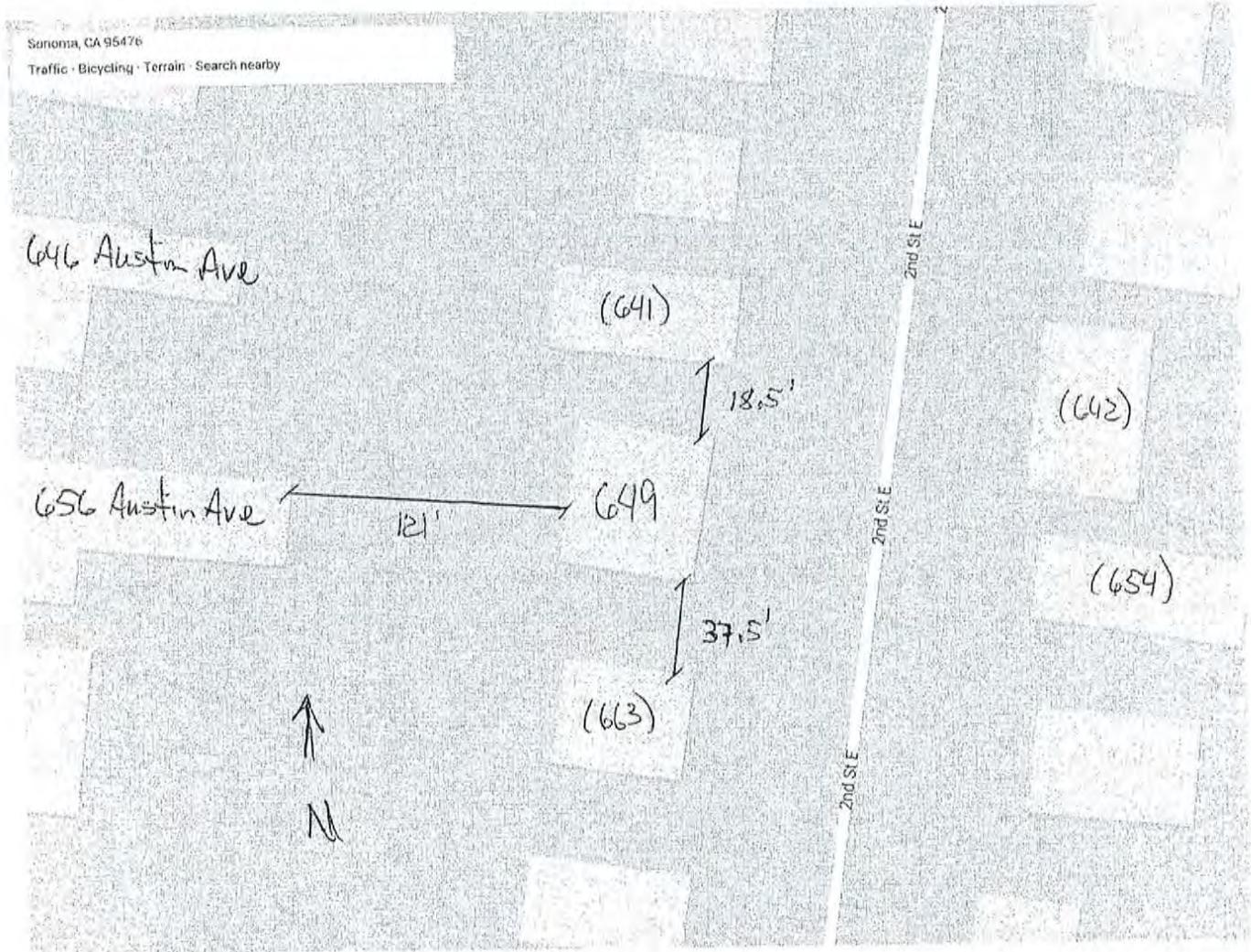
The existing single car garage at 649 Second Street East is to be used to park a single car under a covered space as required by current building regulations. It is built on a concrete slab that is lower than the adjacent soil on the exterior which is causing water damage to the siding and framing on the lower portions of the walls. The proposed improvement includes forming and pouring a concrete stem wall and spread footing as designed by Vinson Engineering, Inc. This will be accomplished by supporting the structure, cutting off the lower 8 inches of the wall and pouring the new foundation under it, one half of the garage at a time. There will be no change to the outside appearance or dimensions of the existing structures.

The existing garage is currently 3 feet from the adjacent property line to the south, which does not conform to the current 5 foot setback requirement as it was built prior to the adoption of the current requirement. Moving the garage to conform to current set back requirements would create a situation that would make the garage unusable for parking and potentially hazardous because of the driveway's current close proximity to the existing house.

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MAY 18 2015

CITY OF SONOMA



649 Second Street East  
Sonoma, CA

MAY 13 2015

649 Second Street East Garage

To whom it may concern,

I have been informed of the plan to replace the concrete foundation of the garage on the property at 649 Second Street East, which is directly adjacent to the northern side of my property. I have no objection to this modification.

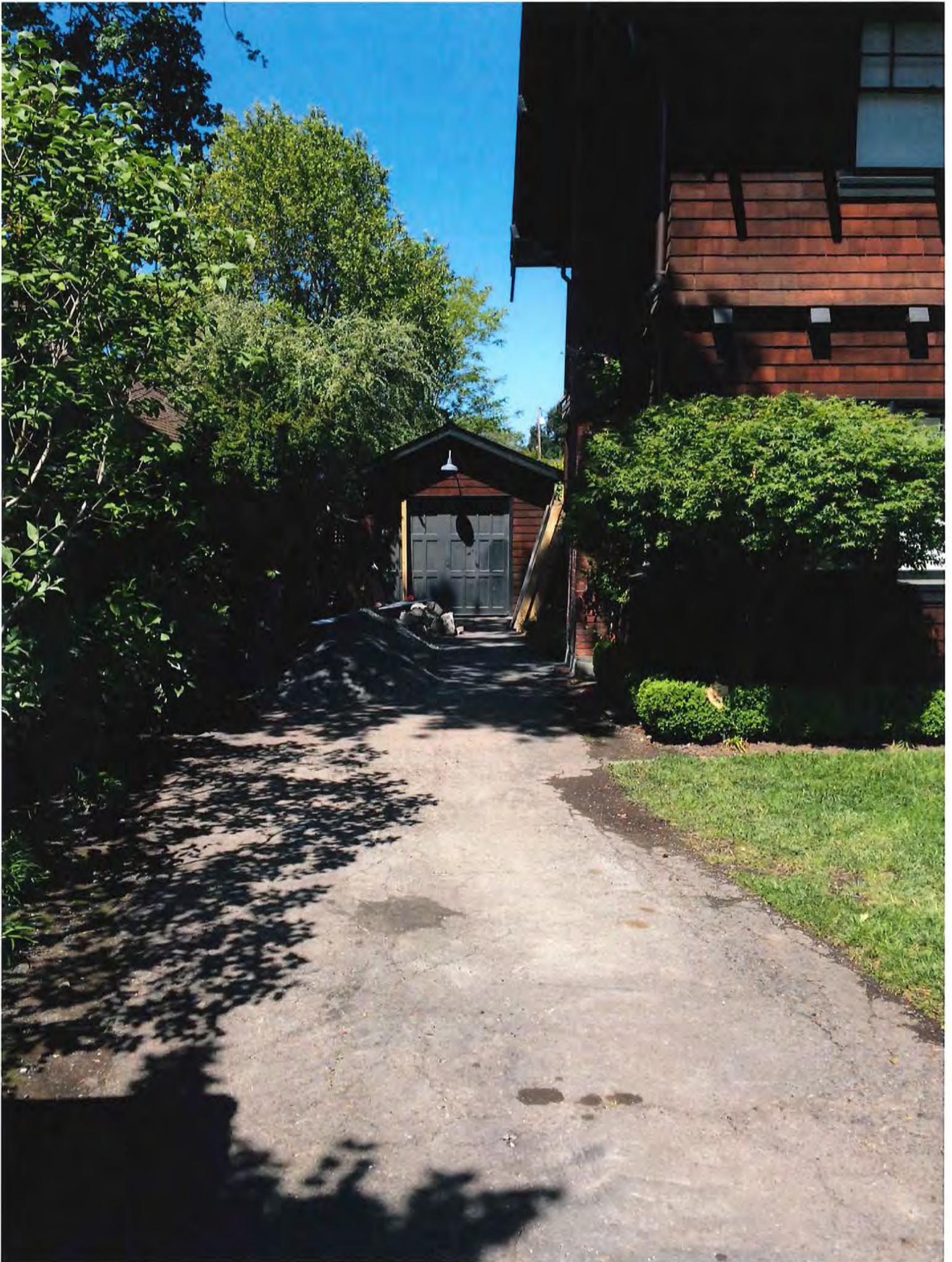
*Judy Brown*

*5/13/15*

*Ellen S Hoover*

*5/13/15*

MAY 13 2015



MAY 13 2015

DESIGN BUILD OR ARCHITECT

LAUREN BRANDWEIN  
DESIGN

1011 2ND STREET  
SUITE #202  
SANTA ROSA, CALIF.  
Ph. 707-290-5789

STRUCTURAL ENGINEER

VINSON ENGINEERING  
DAVID VINSON, P.E.

P.O BOX 1651  
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PROJECT

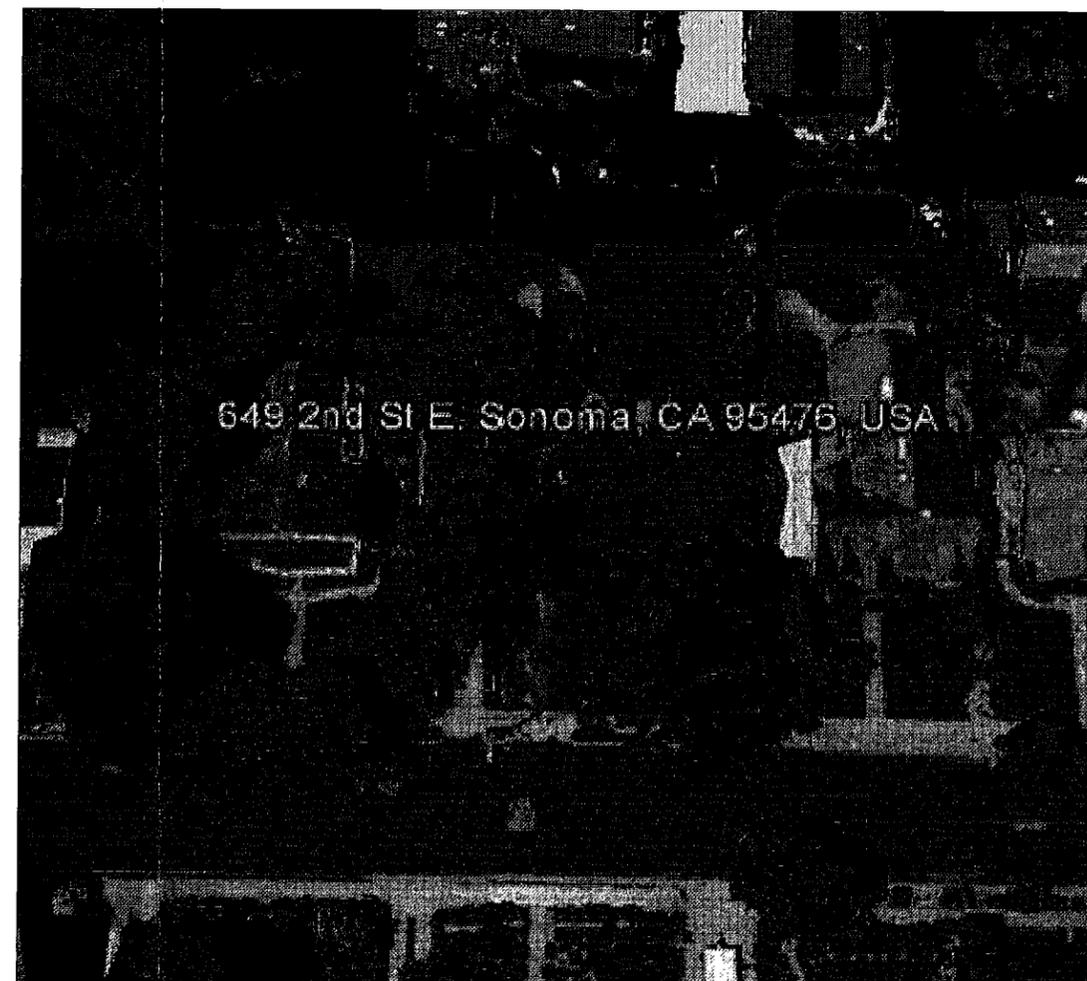
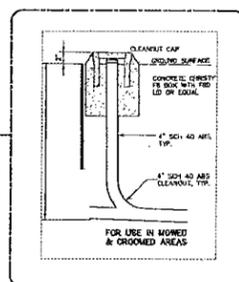
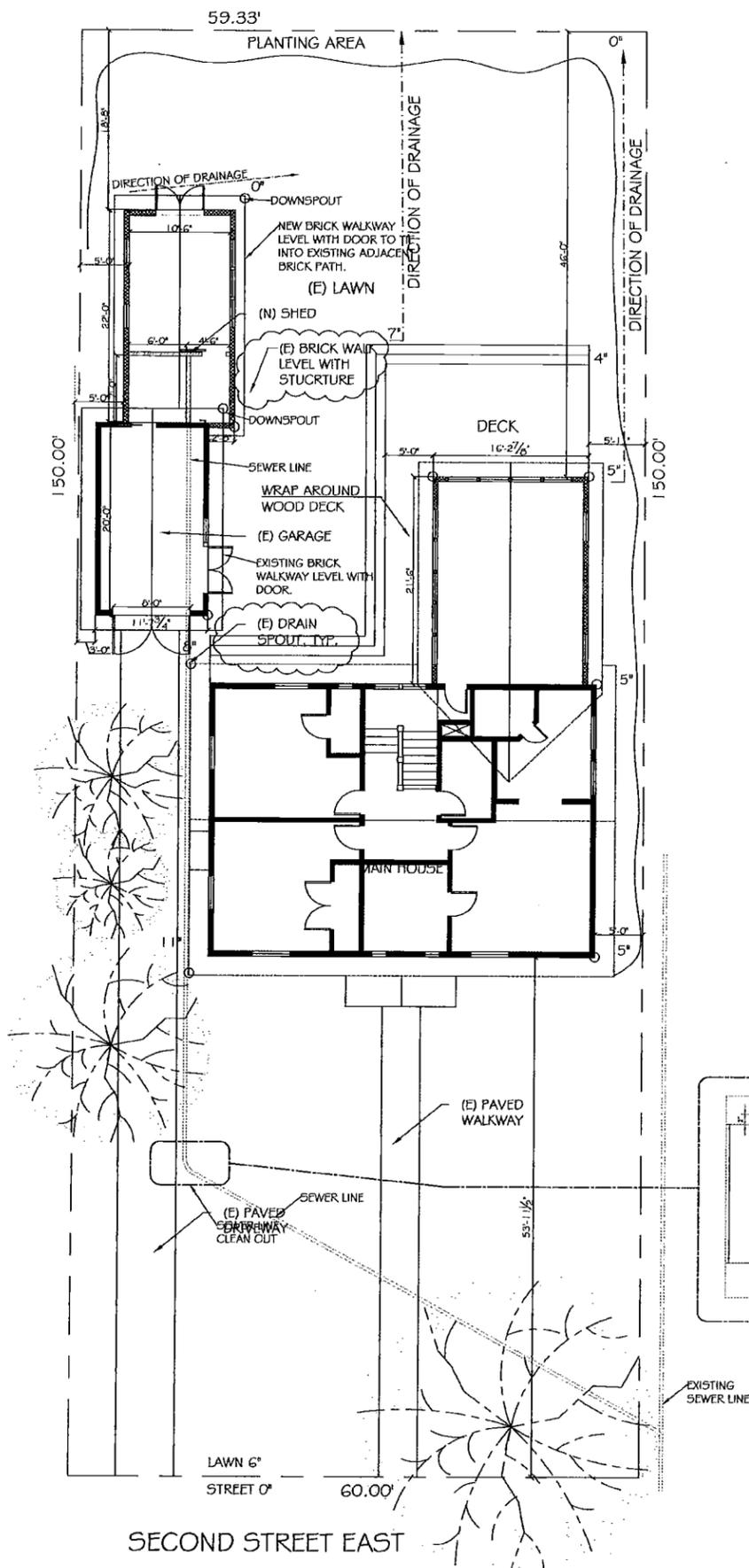
649 SECOND STREET E  
SONOMA CA 95476

ISSUES/REVISIONS

NUMBER DATE / DESCRIPTION

1 10-20-14 PERMIT

2 1-20-15 RESUBMITTAL



### SITE & DRAINAGE PLAN

SHEET TITLE

AS NOTED  
SCALE

NORTH

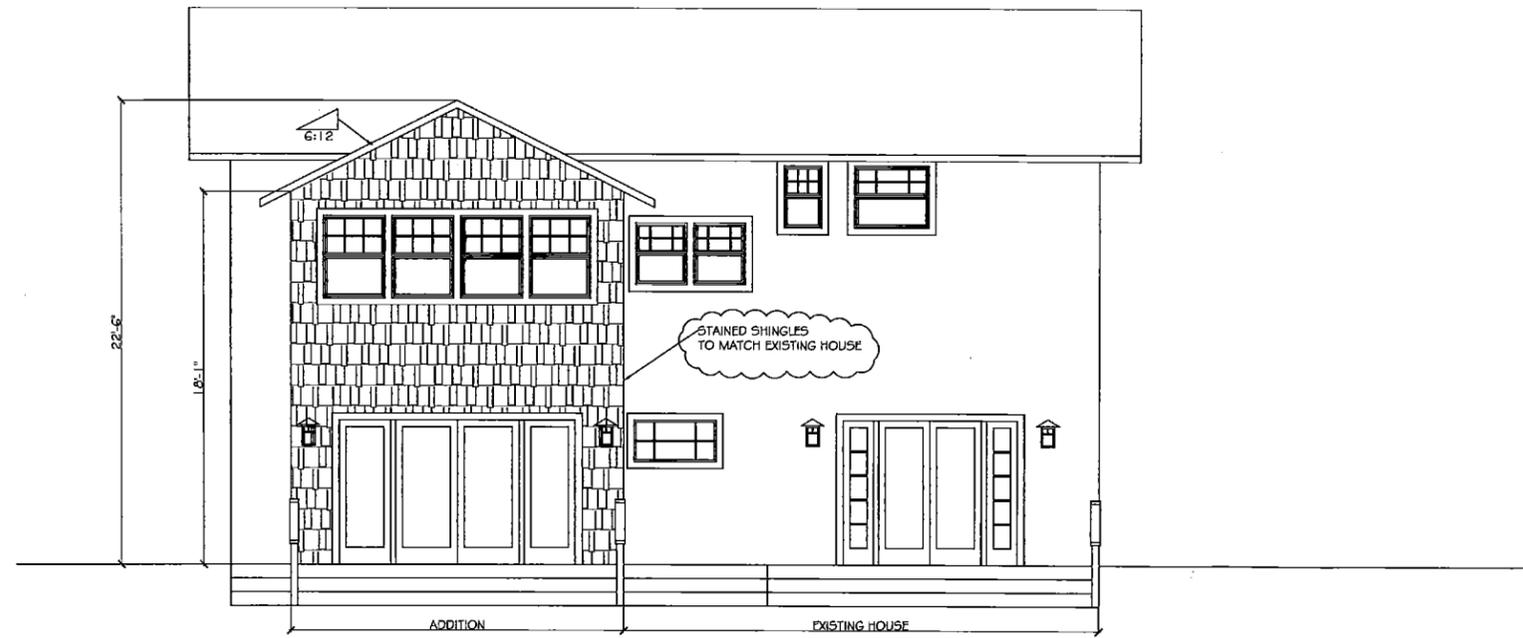
SHEET NUMBER

# A-0-1

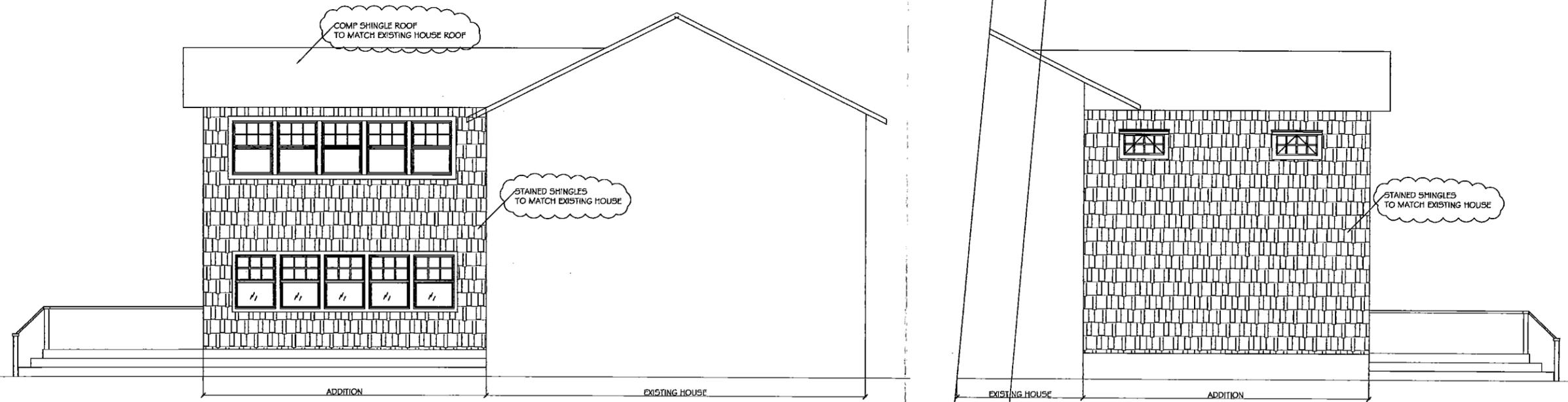
SITE PLAN  
SCALE: 1/8" = 1'-0"



VICINITY IMAGE  
NTS

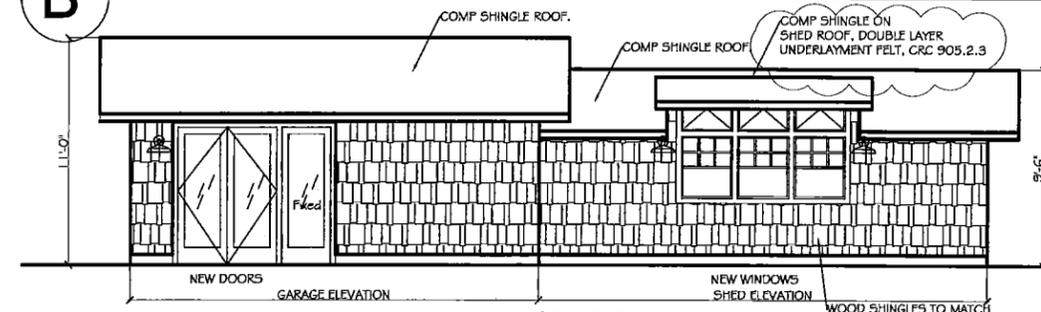


**A** ELEVATION-WEST

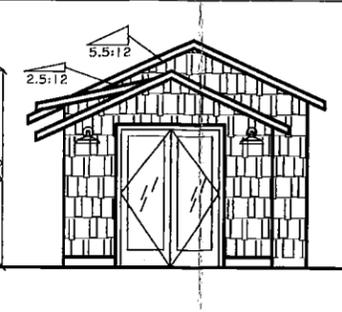


**B** ELEVATION-SOUTH North

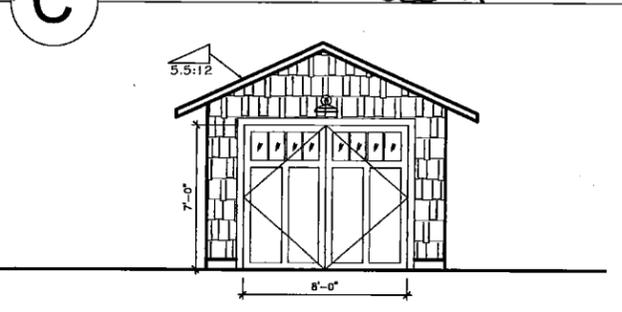
**C** ELEVATION-NORTH South



**D** GARAGE / SHED ELEVATION-SOUTH North



**E** SHED ELEVATION-WEST



**F** GARAGE FRONT ELEVATION-EAST

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

DESIGN BUILD OR ARCHITECT  
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STRUCTURAL ENGINEER  
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PROJECT  
 649 SECOND STREET E  
 SONOMA CA 95476

ISSUES/REVISIONS

NUMBER	DATE / DESCRIPTION
1	10-20-14 PERMIT
2	1-20-15 RESUBMITTAL

EXTERIOR ELEVATIONS

SHEET TITLE

AS NOTED  
 SCALE

NORTH SHEET NUMBER

**A-10**

## MEMO

**To:** Planning Commission

**From:** Senior Planner Gjestland

**Subject:** Continued review 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 (including a recreation of the original Williams-Sonoma shop at this location), café, cooking school, residential unit and parking lot. 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 (however, it is worth noting that a similar mix of uses had been operating on the property with no on-site parking). 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 extensive discussions with City staff, it became clear that Williams-Sonoma's desired other adjustments to use of the property. Accordingly, the applicant filed an application to amend the Use Permit, which was considered by the Planning Commission on April 9, 2015 (the basic elements of the proposal are summarized in the following section). At that meeting, the Planning Commission expressed a variety of concerns about the unpermitted conversion and revised proposal, including the lack of parking mitigation and scope of special events. Ultimately, the Planning Commission continued the item to allow the applicant an opportunity to address the concerns and provide additional information. The minutes from the April 9<sup>th</sup> Planning Commission meeting are attached for consideration.

### 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, employees 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, the applicant is also seeking approval 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 staff would emphasize that Williams-Sonoma is not applying to become an “Event Center”, as defined in the Development Code, as there would be no third-party rental of the facility. Any events would be directly related to the business.

### **Modifications in Response to April 9 Hearing**

#### ***Typical Business Operations***

*Parking Mitigation:* At the April meeting, the commission was not opposed to the proposed changes to typical business operations (primarily additional retail display inside and outdoors) but felt that parking mitigation was warranted. In response, the applicant has proposed the following measures:

1. Williams-Sonoma has reached an agreement for use of two parking spaces at a lot on Broadway, toward the Plaza. Employees that drive to work will be directed to park in those spaces (per the narrative only one employee currently drives to work though this is subject to change).
2. An additional bike rack will be provided to better accommodate employees that bicycle to work (there are currently two bike racks in the parking lot).
3. The Williams-Sonoma van that was being parked on First Street West has been relocated out of the area. In the future any trucks/vans serving the store will park in the store's lot.

As noted in the narrative, these measures are in part informed by a survey of employee commute patterns and a parking survey of the store’s lot and nearby streets (Attachment 3). In particular, the parking survey found multiple parking spaces available throughout the day within the study area, both in the store’s lot and on the immediately adjacent streets.

#### ***Special Events***

*Event Size & Frequency:* At the April meeting the commission felt the scope of special events proposed for the site was too intense and should be scaled back. The large event category was of particular concern, originally defined as events with 81-100 people in attendance, occurring up to 4 times per year. In response, the applicant has reduced the size and frequency of all event categories by 20% as set forth below:

1. Small, routine events (no more than 40 people in attendance). Activities in this category include book signings, sales and promotions, employee gatherings, special cooking

classes/demonstrations, and similar activities considered incidental and accessory to the retail store and culinary center. Existing parking would be utilized.

2. Midsize events (41-60 people in attendance) up to 12 times per year, with a maximum of 3 events per any month. Valet parking would be provided.
3. Large events (61-80 people in attendance) up to 3 times per year. Valet parking would be provided.

A Temporary Use Permit would be requested for any events with attendance of over 80 people if and when proposed. In general, events would occur either after typical business hours (6 p.m.), or with the gourmet take-away food preparation/service and regular cooking school classes closed during the event.

*Procedures for Special Events:* Beyond a general reduction in the scope of events, at the April meeting the Commission requested additional details/logistic on events and how they would be managed, including valet parking arrangements. In response, the applicant has provided the following information/items in the narrative and accompanying attachments:

1. Event procedures, including Large Event Planning Guidelines (Attachment 5). Some key procedures include, but are not limited to:
  - a. No special events would occur outdoors before 8 a.m. or after 10 p.m.
  - b. Music shall cease by 10 p.m. indoors and 9 p.m. outdoors, with outdoor music volume limited to conversational level.
  - c. All vehicles used for delivery/catering shall be prohibited from idling or generating noise, such as compressor noise from refrigeration trucks.
  - d. Catering vendors (if needed) shall park on-site.
  - e. Neighbor shall be notified at least two weeks ahead of midsize and large events.
2. Valet parking procedures applicable to midsize and large events, including Valet Parking Criteria & Plan (Attachments 4a, 4b, and 4c). Some key details and procedures identified include:
  - a. The adjacent post office would be used for evening events (after 6p.m.). Valet parking lot(s) for daytime events would be identified on an event-by-event basis and would be subject to staff review and approval.
  - b. The store's parking lot could be used to accommodate up to 25 cars on a valet basis for evening events if not needed for other event support purposes.
  - c. Two parallel street parking spaces on Broadway would be reserved through an encroachment permit for event valet pick-up and drop-off.
  - d. Event invitations will include specifics about valet parking availability.

Further details on revisions to the proposal made in response to the April 9 hearing can be found in the attached narrative and attachments. The draft conditions of approval reference and include the various procedures and limitations set forth in the revised application submittal.

### **Discussion of Project Issues**

The primary issue that the Planning Commission must consider is whether the proposed parking mitigation, reduction in scope of special events, and procedures/details for special events adequately respond to the commission's concerns and direction from the April 9 meeting. As noted through the previous review, the site is located in an area that supports a variety of land uses and compatibility with other businesses and residential neighbors in the vicinity is a key consideration.

## **Recommendation**

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 (June 2016).

### Attachments

1. *Findings*
2. *Draft Conditions of Approval*
3. *Vicinity Map*
4. *Minutes from the Planning Commission meeting of April 9, 2015*
5. *Correspondence*
6. *Project Narrative*
7. *Attachments to Project Narrative*

cc: Max Crome (via email)  
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San Francisco, CA 94105-3470

Bud Cope (via email)  
Williams-Sonoma, Inc.  
3250 Van Ness Avenue  
San Francisco, CA 94109

Regina Baker (via email)

Mary Martinez (via email)  
Members of 10 Maple Place LLC  
Sonoma, CA 95476

Patricia List (via email)  
649 First Street West, Unit 15  
Sonoma, CA 95476

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

June 11, 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

June 11, 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, dated June 5, 2015, and associated Attachments, including the approved Use Area Site/Floor Plans (dated 6/5/15), 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.
- e. Employees that drive to work shall be directed to use the two leased off-site parking spaces or in the store's on-site parking lot.
- f. Any Williams-Sonoma trucks/vans serving the store shall be parked in the store's on-site parking lot.

*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 June 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 40 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 not be required for small events.
- d. Midsize events (i.e., events with an attendance of 41-60 people) shall occur no more than 12 times per year, with a maximum of 3 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 61-80 people) shall occur no more than 3 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. All events shall adhere to the procedures set forth in the project narrative and Attachment 5.
- g. All vehicles used for delivery/catering shall be prohibited from idling or generating noise, including compressor noise from refrigeration trucks. Catering vendors, if any, shall use only the store parking lot for delivery and pick up, and shall not be parked on the street.
- h. Valet parking shall be limited to off-street parking lots. On-street parking spaces shall not be used.
- i. Valet parking applicable to midsize and large events shall adhere to the procedures set forth in the project narrative, and Attachments 4a, 4b, 4c, and 5.

- j. Notification shall be provided to the Planning Department at least 15 days in advance of any midsize or large event, including verification of valet parking arrangements.
- k. In May of 2016, the applicants shall file a report with the Planning Department summarizing the midsize and large events held during the trial period.

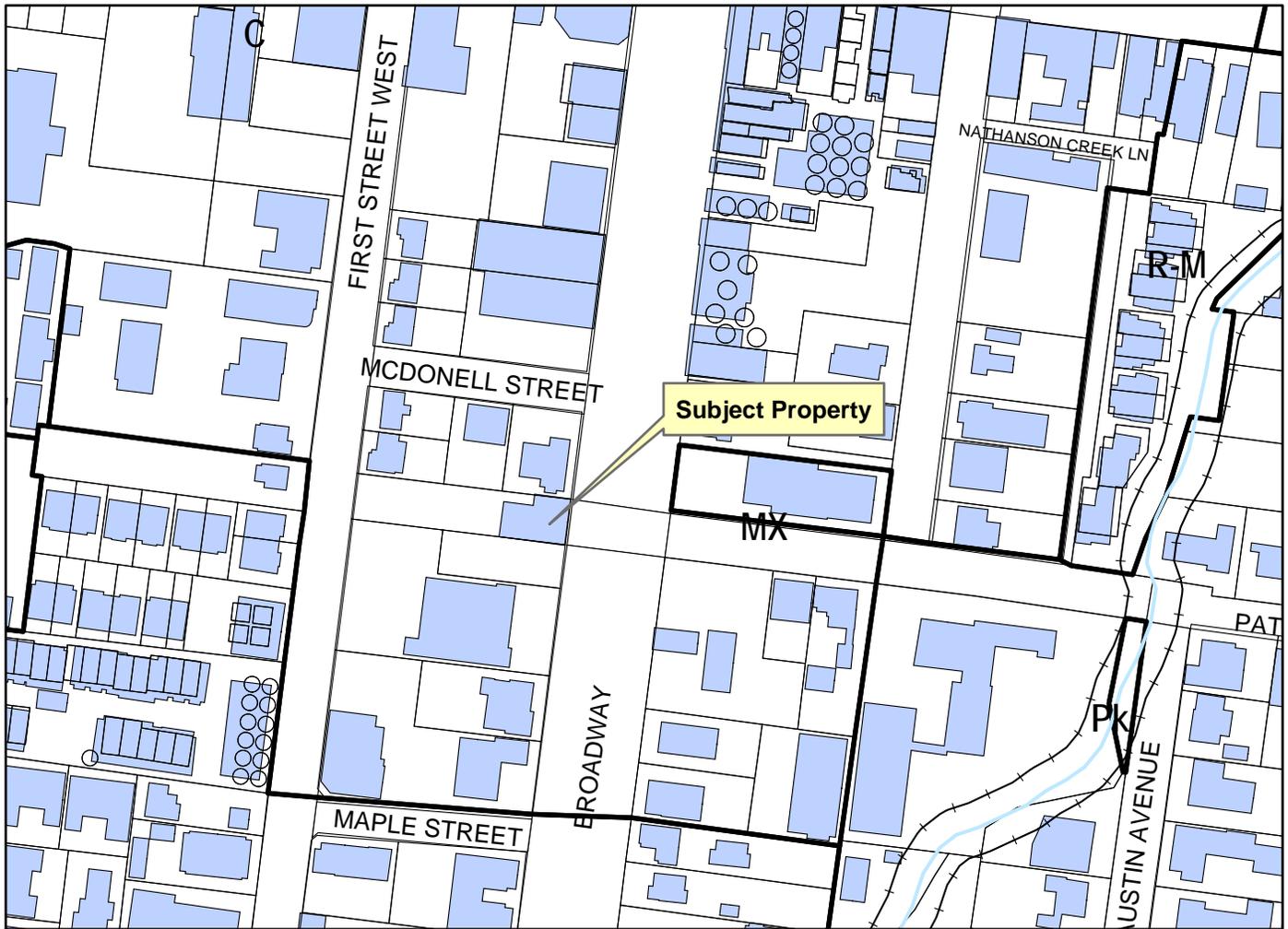
In reevaluating the limitations on special events in June 2016, the Planning Commission decision's to terminate or modify the allowance for special events shall consider whether the nature, scale, size, frequency, and operating characteristics of special events held on the property have been conducted in a manner compatible with land uses in the vicinity, including any evidence in the record that demonstrates that special events are having adverse effects on the public health, safety, or welfare of residences and/or businesses in the vicinity or otherwise constitutes a nuisance.

*Enforcement Responsibility: Planning Department; Planning Commission*  
*Timing: Ongoing; Subject to reevaluation by the Planning Commission in June 2016*

- 4. All Building Department and Building Code requirements shall be met, including compliance with CALGreen and ADA standards. A building permit shall be required for the conversion of residential areas to commercial use.

*Enforcement Responsibility: Building Department*  
*Timing: Prior to Final Occupancy*

# Vicinity Map



## Project Summary

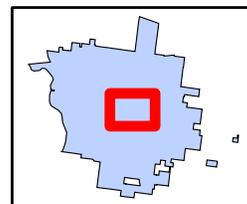
<i>Project Name:</i>	Williams-Sonoma CUP Amendment
<i>Property Address:</i>	605 Broadway
<i>Applicant:</i>	Williams-Sonoma, Inc.
<i>Property Owner:</i>	Williams-Sonoma, Inc.
<i>General Plan Land Use:</i>	Commercial
<i>Zoning - Base:</i>	Commercial
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	Consideration 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



**CITY OF SONOMA  
PLANNING COMMISSION  
REGULAR MEETING  
April 9, 2015**

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

**MINUTES**

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

**Roll Call:**

Present: Chair Willers, Comms. Heneveld, Cribb, Wellander, Roberson

Absent: Comms. Felder and McDonald

Others Present: Planning Director Goodison, Senior Planner Gjestland, Administrative Assistant Morris

Chair Willers stated that no new items would be heard after 10:30 p.m. unless the Planning Commission so decides. Any decisions made by the Planning Commission can be appealed within 15 days to the City Council. Comm. Cribb led the Pledge of Allegiance.

**COMMENTS FROM THE PUBLIC:**

**APPROVAL OF MINUTES:** Comm. Roberson made a motion to approve the Minutes of February 12, 2015. Comm. Heneveld seconded. The motion was unanimously approved. Comm. Cribb made a motion to approve the Minutes of March 12, 2015. Comm. Heneveld seconded. The motion was unanimously approved (Comm. Roberson abstained).

**CHANGES TO AGENDA ORDER:** None

**CORRESPONDENCE:** Late Mail was received on Items #1, #3 and #4.

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**Item #1 – 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 retail display and other uses in the garden area ; and, 3) special events at 605 Broadway.**

**Applicant/Property Owner: Williams-Sonoma, Inc.**

Senior Planner Gjestland presented staff's report.

**Chair Willers opened the item to public comment.**

Max Crome, Crome Architecture, introduced the Williams-Sonoma representative and land use attorney, who are available to answer questions. He noted that the redevelopment of the site resulted in an additional nine parking spaces. He envisioned special events to include wine

tasting and celebrity chef book signings. He reviewed the results of the neighbor outreach that had been conducted regarding the proposed changes in use.

Comm. Roberson confirmed with the applicant that valet parking for special events would utilize the private, off-street parking lot of a nearby church. The applicant noted that there have been some individual events with valet service that has worked successfully.

Comm. Cribb asked the applicant about existing and proposed business operations, kitchen capacity, staffing levels, deliveries, parking, and how events would be handled. Through this questioning, the applicant confirmed that 1) the commercially rated kitchen can handle all food preparation needed for events (i.e., no outside catering needed); 2) approximately 15 staff are needed for events with 100 people; 3) some staff for events would be contracted out; 4) staff park on street; 5) shipments to the adjoining property leased by Williams-Sonoma at 596 First Street West are limited to standard UPS deliveries 4-5 times per week; 6) food for events is picked up by Williams-Sonoma in a van; 7) take away food operation would offer pre-prepared items from the culinary center area

Comm. Roberson stated that he had seen delivery trucks parked on First Street West. The applicant noted that a refrigerated delivery truck was parked off First Street West for an event that generated a noise complaint but Williams-Sonoma has since addressed that issue to ensure that it won't happen again. Typically, there is space available in the parking lot and they have not heard of other neighbor complaints about parking impacts.

Comm. Wellander confirmed with the applicant that the residential unit was never used as a corporate retreat as was originally intended.

Comm. Cribb asked the applicant if they had considered developing additional parking on the adjoining property leased at 596 First Street West. The applicant said it had been discussed but the property lease is short-term.

Larry Barnett, resident, strongly opposed the proposal. He stated that the property is not an appropriate site for an event center with the levels of attendance proposed and that events are unclear and not quantified. He felt that Williams-Sonoma should accept the limitations of the site and restrict its activities in accordance with the approved use permit.

Pamela Garant, neighbor directly across the street at 617 First Street West, indicated that she does not object to the changes but had some concerns. She objected to the Williams-Sonoma delivery van consistently parked on First Street West taking up two spaces, given limited parking available on street. In addition, she was impacted by a refrigerated delivery truck with loud compressor that parked within the parking lot several days. She felt that such refrigerated trucks should be banned from events, and also noted that some people may not utilize valet parking for events, which could impact street parking along with staff parking on-street.

Lynn Downey, archivist, supported the proposal and was impressed by Williams-Sonoma's reverence for the town and Check William's legacy.

Mary Martinez, resident and nearby property owner, appreciated Larry Barnett's comments and agreed that the scope of the revised proposal is inappropriate. She expressed concern about parking and traffic impacts and doubted that there is sufficient off-site, off-street parking for events using valet parking. She opposed granting an exception from the parking requirements since, in her opinion, it erodes the effectiveness of the Development Code.

Sondra Bernstein, resident/owner of the Girl & The Fig, supported the proposal and commended Williams-Sonoma's investment in upgrading the property and giving tribute to Chuck Williams and Sonoma. She acknowledged that certain issues need addressed but there is room to negotiate some level of events. She noted that parking is always going to be an issue downtown and emphasized Williams-Sonoma's contribution to the local economy.

Comm. Roberson asked Sondra Bernstein, based on her experience, what size event would work on the property. She indicated that 100 people is doable, but less may work better. However, it is hard to put a number on it because people can come and go at different times.

Patricia Cullinan, resident, supported the initial concept, but is concerned about parking impacts with the revised proposal. She opposed allowing a parking exception and suggested that an EIR may be necessary given the intense use now proposed for the small space.

Bob Garant, neighbor/local engineer, followed all parking guidelines for his projects and is disappointed that a parking exception is considered. He expressed concern about the proposal involving so many uses, all of which generate parking demand. He felt that additional details and a parking plan were needed, especially considering that parking is problematic on First Street West.

Jay Rook, resident, appreciated that business plans can change as you get into the details. He supported the proposal and felt that reviewing the allowance for special events after one year makes sense.

Robert Berger, resident, expressed concern that the valet parking service would take over 4-5 public parking spaces on Broadway during events, which could occur frequently.

Max Crome, project Architect, indicated that the valet parking service could be better managed so as not to lose 4-5 public parking spaces on Broadway during events. He clarified that a maximum of 15 mid-size events are proposed per year with no more than 4 mid-size events per month. He explained that the furniture showroom represented the evolution of the Chuck William's legacy.

**Chair Willers closed the public comment.**

Chair Willers requested two separate discussions for the changes to retail and for special events.

**Retail Discussion:**

Comm. Roberson felt challenged to make a decision tonight. He expressed disappointment that the retail display of home furniture and accessories was put in without any approval and that the outdoor garden area is not what the Planning Commission originally considered. He is perplexed that store management is not familiar with where staff parks. He felt that the applicant should come back with more information, including a plan that addresses staff parking and how parking impacts can be mitigated.

Comm. Cribb supported the initial proposal, which he viewed as a "like for like" change with 9 on-site parking spaces gained. However, with the commercial intensification and parking exception now requested he feels that some form of parking mitigation must be provided.

Comm. Wellander noted that he was not involved in the previous review. In general, he feels the project has been beneficial and is he open to additional retail uses but the parking demand needs to be addressed. He likes that the project is not wine related and contributes to the diversity of businesses in town.

Comm. Heneveld agreed with Comms. Roberson and Cribb.

Comm. Roberson indicated that he is challenged by the conversion of the residential unit to retail sales area because it is after the fact. However, he is ok with changing the previously approved café use to take away food service..

Chair Willers was dismayed that the residential unit had been converted to a furniture showroom from opening day and indicated that he would not have approved that use if it had been presented with the original proposal. He felt that on-site parking is working as expected, except that the staff and the delivery van are not utilizing the parking lot, which results in on-street parking impacts. He expressed comfort with the retail furniture display but opposed relocation of the majority of seating for the food service component to the rear yard.

### **Special Events Discussion:**

Comm. Heneveld requested more specifics on the special events and expressed concern about allowing proposed large scale events.

Comm. Roberson expressed willingness to support some events at the facility but agreed with Comm. Heneveld that the intensity of proposed large scale events is problematic and could negatively impact the traffic flow on Broadway. He felt that all three special event categories defined in the project narrative should be scaled back by 20% and that mitigation should be identified.

Comm. Cribb supported allowing Williams-Sonoma to have some special events, provided they are managed well and do not occur too often. In general he viewed events as a benefit that enrich the fabric of the community, citing the Tuesday night Farmer's Market as an example. However, he felt that more details are needed, including the timing of events, if support vehicles are needed, and staff levels. He indicated that the attendance levels set forth in the project narrative are too high.

Comm. Wellander expressed willingness to support some small and medium size events but had difficulty with the large scale events. Regardless, he felt that the details and logistics for events needed clarified.

Chair Willers was not convinced that the property could handle events with over 50 people attending, and opposed large scale events, especially four times per year as proposed. He felt that events requiring valet parking four or more times per month as proposed could negatively impact the area and residential neighbors, and emphasized that the majority of events would occur in the evening at a time when activity on First Street West has finally died down. He felt that the applicant should greatly reduce the number and size of events and develop a plan for how they would be managed, including parking.

Comm. Cribb made a motion to continue the item in order for the applicant to respond to the concerns raised. Comm. Roberson seconded. The motion was unanimously approved.

RECEIVED

JUN 03 2015

CITY OF SONOMA

649 1<sup>st</sup> St. West, Unit 15  
Sonoma, CA 95476  
June 2, 2015

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

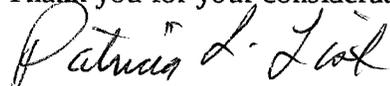
To the Planning Commission:

Regarding the continued review of the application of Williams-Sonoma, I request that you severely restrict the use of that business for special events.

I am disappointed in the new Williams-Sonoma store. With the displacement of three businesses, what we were promised was a museum, a small store selling items that Chuck Williams originally sold, and a cafe, plus an overnight spot upstairs for visiting chefs. What we got was just a small version of the normal run-of-the-mill Williams-Sonoma stores—nothing special or particular to Sonoma.

Sonoma already has plenty of event venues. Allowing an expanded event schedule for a business opening out on 1<sup>st</sup> St. West, which is already a very busy street parked solidly all day except for Sunday, seems like a mistake. I live on 1<sup>st</sup> St. West and traffic is a nightmare already due to speeding cars and numerous delivery trucks blocking the street.

Thank you for your consideration.



Patricia L. List

June 5, 2015

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

Dear Mr. Gjestland:

At the April 9 Planning Commission hearing, Williams-Sonoma was gratified for the support that we received, but also recognized that members of the community and Planning Commissioners raised significant questions about parking and other issues. Since that hearing, we have been working diligently to address those issues, and this letter and the attachments are intended to explain how we have tried to address those concerns. Except as modified in this letter, the matters discussed in our previous letter, including our responses to accessibility issues, continue to apply.

### **Brief Narrative for 605 Broadway Project and Proposed Changes**

In 1956 Chuck Williams purchased a hardware store on Broadway, a few blocks south of Sonoma Plaza. In 2012, Williams-Sonoma reacquired the property. In 2013, the Planning Commission approved a Conditional Use for retail and a café/culinary school, with residential use of the former Williams' residence, a garden and a 9 space parking lot, and granted a parking exception.

By the October 2014 opening, the project evolved so that the residence became a mix of a Williams' enterprise museum and display of the company's furniture, and the garden added visitor seating to relax, eat and drink, outdoor furniture display, and space for special culinary and other events. The café concept was revised to gourmet takeaway, part of the culinary area became food-related retail, and some seating changed. Regrettably, in the company's rush to meet the deadline of Chuck Williams' 99<sup>th</sup> birthday on October 2, 2014, the company did not have time to apply for the necessary approvals.

The purpose of the proposed CUP revision is to allow the proposed changes to use of the Property and to obtain authorization to conduct various events.

**Response to Questions Raised on April 9, 2015**

**Crome Architecture**

As discussed at the prior hearing, and as detailed in Attachment 1, with the proposed changes, the facility would meet the parking requirements when in a retail only mode, but would exceed the parking requirements when either cooking classes or gourmet take away were operating. At the April 9, 2015 hearing, questions were raised about how to mitigate the increased parking requirements.

Williams-Sonoma surveyed the store's current employees, and found that most are local, and either bike or walk to work; only one employee now drives to work. To address employee parking needs, Williams-Sonoma has reached an agreement for use of two parking spaces at a lot along Broadway, toward the Plaza. If for any reason we are unable to continue this arrangement, we will commit to secure another 2 off street spaces nearby. We will direct any driving employees to use these spaces, thus freeing up on street space. For employees who bike to work, another bike rack will be added.

In addition, since the hearing, store staff have been documenting the availability of parking both in the store's lot and nearby streets. As shown in Attachment 3, at the surveyed times (3 times per day) there are always multiple parking spaces available, both in the lot and on the immediately adjacent streets, which supports Williams-Sonoma's belief that 605 Broadway is not having a significant impact on parking availability, and that the lot will can handle one employee car.

### **Request for Approval of rules for Special Events**

In addition to its current typical 10 AM to 6 PM operations, as discussed above, and after hours culinary classes, Williams Sonoma requests confirmation that the Property could also be used for a variety of events, larger than a typical cooking class, throughout the year, primarily after hours.

The types of 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 e.g. evenings, breakfast meetings, and thus at times that there would be less parking demand. 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/hours.

### **Proposed Modifications to Events Proposal in Response to April 9 Commission Hearing**

At the April 9 hearing, concerns were expressed that as proposed, the events would be too large and too frequent or would otherwise be disruptive. We have revised the events proposal to reduce the size and frequency of each category of events by 20%, and to propose procedures to limit impacts.

The category of small, routine events has been reduced to a maximum of 40 people, vs. the 50 initially proposed. Valet parking would not be necessary.

The medium sized category of events, proposed for 51-75 people before, would now be limited to 41-60 people, and limited to a maximum of 12 events annually (vs. 15 before) and to a maximum of 3 per any month. The large events category would allow only 61-80 people (vs. 76-100 before) and would be limited to no more than 3 occasions a year, instead of 4 as originally proposed. An example of such a larger event would be the Thomas Keller cooking demonstration that was held in February. When more than 80 attendees are expected, such as the planned Chuck Williams' hundredth birthday this October, an individual permit would be sought. (These limitations on event size, and the applicable procedures, would be applied for events in which there was an invitation, advance reservation or sign up from which attendance could be reasonably estimated. Without such information, there would be no reasonable way to predict how many would attend.)

For medium and larger events, valet parking would be required. While valet parking had been proposed before, questions were raised about how this would function. We have worked with the local valet operator to develop detailed procedures, including locations of valet lot and vehicle routes. All valet parking would utilize off street parking lots. For evening events, after 6 PM, the adjacent Post Office lot would be used. (The store's parking lot could accommodate up to 25 cars on a valet basis, and could be used when not needed for other purposes, such as catering trucks.) For daytime events (before 6 PM), valet parking lot(s) would be identified on an event-by-event basis. Evidence of arrangements for the valet lot for such a daytime event will be submitted to the City as part of the 15-day notice as required by the conditions of approval. (See Attachment 4 for a full description of the proposed valet parking procedures.)

As proposed for the prior hearing, all events held outdoors (including the routine smaller events) would be limited to the 8 AM-10 PM period. In response to Commission questions, Williams-Sonoma has prepared procedure guidelines for each event size category.

Some of the key procedures for all events would be:

- Music should cease by 10 PM in the store interior, and 9 PM in the garden. Any outdoor music volume should be limited to a conversational level.
- Breakdown and cleanup shall occur before 10 PM as part of the event timeline
- Catering vendors shall use the store parking lot for delivery and pick up

Rob Gjestland, Senior Planner  
June 5, 2015  
Page 4

Additional procedures would apply to medium and large events:

- all invitations shall include specifics about valet parking availability
- the store manager will notify neighboring businesses and residents at least two weeks prior to the event, as a courtesy. (In addition, Planning staff has proposed that they be given 15 days notice before any medium or large events.)

Attachment 5 is an example of the event guidelines, in this case for a large event.

Williams-Sonoma believes that with these limitations on the number and size of events, and the proposed valet parking and events procedures, the events can be conducted so as to provide interesting experiences to enjoy the facility without any significant disturbance. However, Williams-Sonoma will, in coordination with City staff, carefully monitor the events to assure that these expectations are achieved, and will modify its events procedures if reasonably necessary to address problems if they arise. Furthermore, we are fully in agreement with the proposed condition that the Planning Commission conduct a review of the events authorization in a year, and have the opportunity to adjust the events procedures at that time.

### **Conclusion**

Williams-Sonoma sincerely regrets that in its excitement to achieve all the opportunities presented by the site, in time for the scheduled October 2014 opening, it failed to obtain prior approval of the changes to use of the residence area and garden. Since that time, we have been working closely with city staff to bring the site into full compliance.

With its mix of interior spaces and garden, 605 Broadway is ideally suited for a variety of events of various sizes and types. Those events of course create value for Williams-Sonoma, but we believe that they also benefit the Sonoma community as a whole. However, the last thing we want to do is burden and disrupt the community in any way. We have listened carefully to the concerns expressed, and we hope you will find our revised proposal addresses your concerns.

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. We also seek the Commission's approval that, with the further limitations and procedures we have proposed, we have fully addressed your concerns about events. But if concerns remain, we will keep working diligently and in good faith to resolve them.

Thank you,

Max Crome, Architect  
Crome Architecture

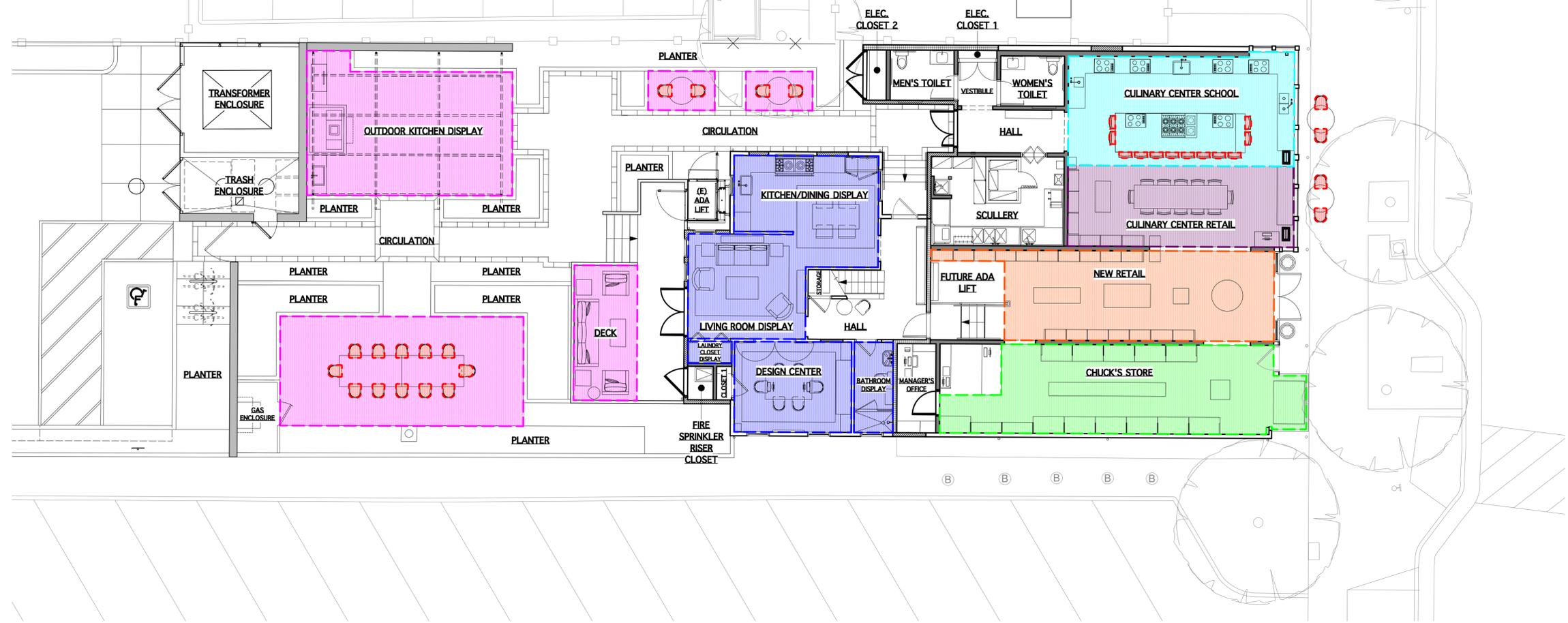
Williams-Sonoma  
 605 Broadway  
 Parking Required Per Code

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 <sup>nd</sup> use)	13.7 (9.7 if 50% reduction for take away food 2 <sup>nd</sup> use)

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

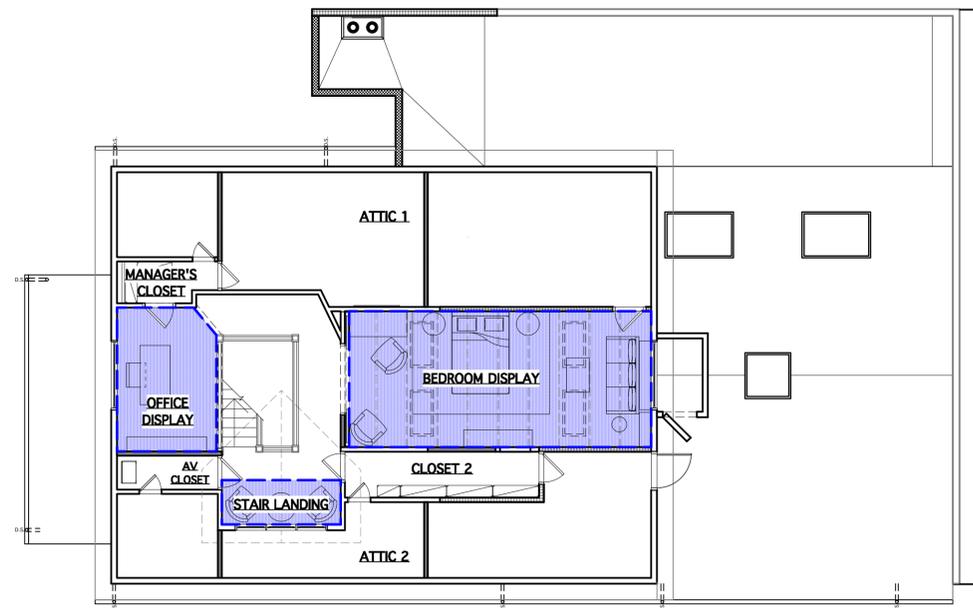
\*\*For outdoor seating, no off-street parking is required for up to 25% of the approved number of indoor seats (Table 4-4).



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"



605 Broadway - Use Area Site/Floor Plans

### 605 Broadway - 30 Day Parking Study

Number of Vacant Spots	Store Parking Lot			Adjacent Street Parking		
	10AM	2PM	5PM	10AM	2PM	5PM
Saturday, April 11, 15	6	2	4	4	2	4
Sunday, April 12, 15	8	6	7	6	2	9
Monday, April 13, 2015	7	6	7	4	7	6
Tuesday, April 14, 2015	8	7	7	2	8	9
Wednesday, April 15, 2015	8	6	7	6	6	9
Thursday, April 16, 2015	8	7	6	7	6	7
Friday, April 17, 2015	7	8	7	6	6	7
Saturday, April 18, 2015	7	6	8	6	9	13
Sunday, April 19, 2015	7	8	7	6	9	12
Monday, April 20, 2015	7	7	8	4	8	11
Tuesday, April 21, 2015	6	7	8	8	12	14
Wednesday, April 22, 2015	7	6	8	6	10	11
Thursday, April 23, 2015	8	7	8	4	8	10
Friday, April 24, 2015	7	8	7	5	11	9
Saturday, April 25, 2015	8	6	6	7	8	10
Sunday, April 26, 2015	8	9	7	8	12	12
Monday, April 27, 2015	7	7	8	6	10	8
Tuesday, April 28, 2015	8	7	8	7	5	10
Wednesday, April 29, 2015	8	7	8	9	6	8
Thursday, April 30, 2015		8	8	10	9	7
Friday, May 01, 2015	8	8	8	7	10	9
Saturday, May 02, 2015	8	5	8	8	8	11
Sunday, May 03, 2015	8	6	7	10	7	11
Monday, May 04, 2015	8	7	8	8	10	12
Tuesday, May 05, 2015	8	6	8	6	8	10
Wednesday, May 06, 2015	8	7	8	7	6	9
Thursday, May 07, 2015	8	5	6	8	3	8
Friday, May 08, 2015	8	8	7	6	8	10
Saturday, May 09, 2015	7	3	5	6	6	12
Sunday, May 10, 2015	8	5	7	7	7	12
Monday, May 11, 2015	8	7	8	6	9	10



AREA OF ON-STREET  
PARKING STUDY

605 Broadway - Parking Study Area



NORTH

Williams-Sonoma  
 605 Broadway, Sonoma  
 Valet Parking Criteria

Event Time	Off-Site Parking Location	Use 605 Broadway Parking Lot	Staff	Occupants
Evening *	USPS - 617 Broadway	Yes **	1 Driver per 15 cars ***	2.5/car ****
Daytime *	Various	No	1 Driver per 8 cars ***	2/car ****

Note: Valet parking required for events with 40 guests and above. Two street parking stalls in front of store will be reserved via encroachment permit with the City of Sonoma for valet drop-off and pick-up.

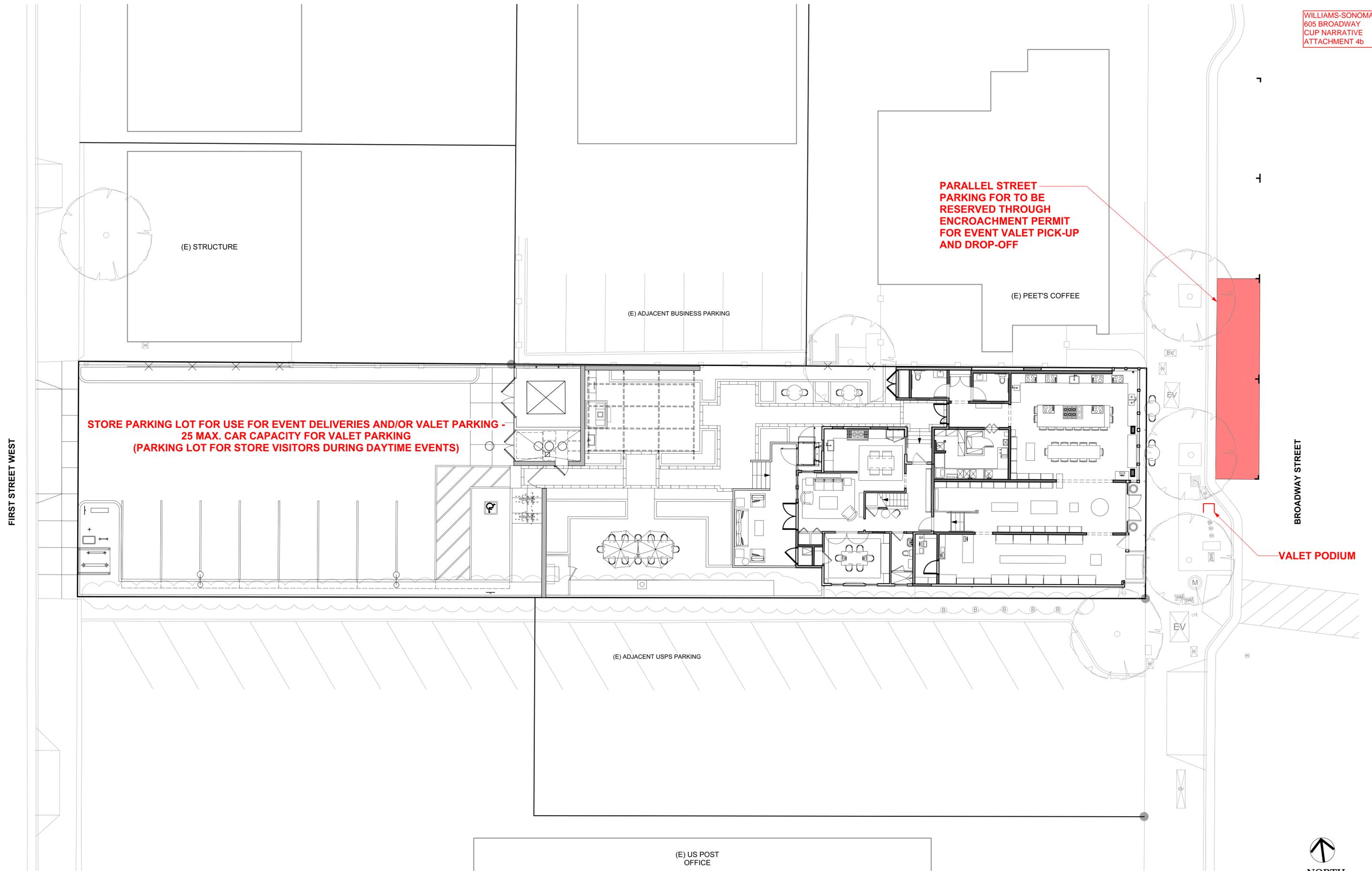
\* Daytime = Opening to 6 p.m.; Evening = 6 p.m. to 10 p.m.

\*\* Existing parking lot at 605 Broadway can accommodate approximately 25 cars using a valet service. WSI to confirm that the parking lot will not be needed by caterers or other event support prior to event.

\*\*\* Plus additional staff to open car doors. Quantity of staff differs based on time of day due to travel distance to parking site.

\*\*\*\* Car quantity estimates based on guest count:

Event Time	Expected Guest Count	Expected Car Count
Evening	40	16
	50	20
	60	24
	70	28
	80	32
Daytime	40	20
	50	25
	60	30
	70	35
	80	40



605 Broadway - Site Plan

**DAYTIME (OPENING TO 6 P.M.)  
EVENTS -  
PARKING LOCATION TBD**  
VALET PARKING FOR DAYTIME EVENTS  
WILL BE IDENTIFIED ON A CASE-BY-CASE  
BASIS. EVIDENCE OF PARKING  
ARRANGEMENT WILL BE SUBMITTED TO  
THE CITY AS PART OF THE 15-DAY  
NOTICE IN CONFORMANCE WITH THE  
PROPOSED CONDITIONS OF APPROVAL.

**EVENING (6 P.M. TO 10 P.M.)  
EVENTS - PARKING AT USPS**  
TRAVEL DISTANCE FROM STORE TO  
DROP-OFF SITE = 0.01 MI.  
TRAVEL DISTANCE FROM DROP-OFF SITE  
TO STORE = 0.2 MI.



**605 Broadway - Valet Parking Plan**

## Williams-Sonoma 605 Broadway

### Large Event Planning Guidelines June 2015

1. **Review:** Large events (41 to 80 people in attendance) may only be held up to 3 times per year. Prior to confirming any large event, the store should notify Theresa Joy Hannig of Store Development and Carrie Crespo-Dixon of PR. Store Development can review execution adheres to permit use specifications and PR can assess scheduling conflicts do not exist with future events plans.
2. **Notification:** The store manager, after establishing the event can proceed, large events requiring early closure, should notify immediate neighboring businesses and residents at least two weeks prior to the event as a courtesy. A sign should be posted in the main doorway of event hours on the day of the event.
3. **Parking:** Secure valet service. The event organizer, upon confirmation that event can proceed, is mandated to hire a specified valet service below. The store is required to secure 'no parking' signage for the two spaces in front of the store for receiving and delivering cars. The valet is required to park cars at a specified pre-arranged parking lot. All cars should be returned to owners before 10pm.
4. **Invitations:** invitations to the event whether printed or digital should include specifics about valet being available for guests.
5. **Timing:** Any large event is required to end promptly by 10pm with breakdown and cleaning occurring before 10pm as part of the event timeline.
6. **Music:** Any music whether live or recorded should cease by 10pm in the store interior. Any music in the garden should cease by 9pm. Music outdoors should be a volume maintained at a conversational level.
7. **Catering:** If a large event requires outside catering, attempts to suggest and utilize Sonoma based vendors are encouraged. Catering vendors are required to use store parking for delivery and pick-up. Depending on the menu, for small bites that only require assembly, the scullery may be used for preparation. Should catering be more elaborate, the catering company must set up a screened staging area in the parking lot for plating, drink preparation, etc. This staging area would be adjacent to the electrical transformer and would not take away any parking spaces. All cooking will occur within the commercial kitchen. In all cases of more elaborate menus it will be requested that caterer completes as much preparation off-site as possible. Any catering vehicles must be parked within our private lot. The catering company will be instructed to make every effort to reduce noise and disturbance to neighbors. The recommended number of servers is one server per ten guests or as dictated by caterer based on menu and event length.

8. Arrivals and departures: guest arrivals and departures should not block the sidewalk. Store staff should periodically monitor guest arrivals and departures to ensure passage of the sidewalk.
9. Smoking: no smoking is permitted in any part of the store. Store staff should monitor the store exterior for any individuals who may be smoking outside the store and ensure that secondhand smoke will not disturb other pedestrians or neighboring business and residents. The store staff should ensure that no cigarette butts or other litter has been left outside the vicinity of the store following the event.
10. Waste management: all trash following an event should be disposed of properly in the store's bins.
11. Lights: Exterior lights in the garden should be turned off by 9pm during a large event.
12. For large events up to 80 people, a minimum of five store staff including two store managers are required to be present onsite. Additionally, it is recommended that a District Manager or member of Corporate staff be present at large events.

Examples of large events include:

-Thomas Keller demo with Team USA: seated presentation and reception with passed small bites and wine (past)

-Williams-Sonoma Home To The Trade Presentation with Monica Bharghava: seated presentation followed by presentation with passed small bites and wine (past)

-Other events might include culinary demos with special guests or book signings. No seated dinners would be possible for large events.

# BICYCLING STREET SKILLS 101

*Free Class*

*Not sure how to best position yourself in the  
travel lane or, turn left at an intersection?*

*Curious about the most efficient gear ratio for riding uphill?*

*Saturday*

**JUNE 27<sup>th</sup> 9AM-1PM**

**SONOMA COMMUNITY CENTER  
276 EAST NAPA STREET**

**← AGES 14+ FOR NOVICE TO  
EXPERT BICYCLISTS**

**OUR NATIONALLY CERTIFIED  
INSTRUCTORS ARE WALKING  
BICYCLE ENCYCLOPEDIAS  
AND CAN ANSWER ANY  
QUESTION YOU MAY HAVE. WE  
GUARANTEE YOU'LL RIDE AWAY  
HAVING BENEFITED  
REGARDLESS OF YOUR PRIOR  
LEVEL OF EXPERIENCE!**



**TO REGISTER: EMAIL [WATKINS@SONOMACITY.ORG](mailto:WATKINS@SONOMACITY.ORG)  
OR CALL (707) 933-2204 CLASS TAUGHT IN ENGLISH**

June 2, 2015

FOR IMMEDIATE RELEASE

Free Bicycling Street Skills Class      CONTACT: Wendy Atkins  
(707) 933-2204

On Saturday, June 27, 2015, the City of Sonoma will sponsor a free one-day bicycle training event featuring Sonoma County Bicycle Coalition's Bicycling Street Skills 101 class. The class will be held at the Sonoma Community Center, located at 276 East Napa Street in the City of Sonoma. The class will take place from 9:00 a.m. to 1:00 p.m.

In October of 2008, the Sonoma City Council adopted the Sonoma Bicycle and Pedestrian Master Plan and in an effort to encourage residents to ride bicycles safely and to encourage more people to get out on bicycles in general, the City of Sonoma is offering free classes to the public.

Street Skills is based on the League of American Bicyclists (LAB) Road I Bicycle Education curriculum. Michelle Nikolayew and Sarah Hadler, all LAB League-Certified Instructors, will teach the courses using engaging, interactive instruction, slide illustrations, and hands on demonstrations. Nikolayew and Hadler are walking encyclopedias of bicycle knowledge, and can answer any question participants may have. Participants learn to communicate effectively with all road users, to be visible, and to avoid crashes. This knowledge leads to more enjoyable riding.

A bicycle is not required, but you are welcome to ride to the event. Participants should bring helmets for proper fitting techniques.

Both expert and novice bicyclists will benefit from the classes.

"Street Skills is for everyone," says Bicycle Coalition Education Director Tina Panza. "Whether you are new to riding and are curious about the most efficient gear ratio for riding uphill, or an expert rider who could use guidance on the best lane positioning when turning left at a busy intersection, the class has valuable information for you. I've been a bike commuter for years, and I thought, 'I'm not going to learn anything new here,' – I'm happy to say I was wrong. I'm a safer bike rider now, and I enjoy riding even more than before."

City of Sonoma is offering this class *free to attendees*. Space is limited. Please contact Wendy Atkins at (707) 933-2204 or [watkins@sonomacity.org](mailto:watkins@sonomacity.org) for reservations.