City of Sonoma Planning Commission
AGENDA

Regular Meeting of May 12, 2016 -- 6:30 PM
Community Meeting Room, 177 First Street West
Sonoma, CA 95476

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

CALL TO ORDER – Chair, Robert Felder

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

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

PLEDGE OF ALLEGIANCE

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

MINUTES: Minutes from the meetings of February 11, 2016 and March 24, 2016.

CORRESPONDENCE

ITEM #1 – 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 29, 2016.

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

ITEM #2 – PUBLIC HEARING

REQUEST:
Consideration of an Exception in order to allow the installation of a second driveway on a residential property.

Applicant/Property Owner:
Bill and Helen Fernandez

Staff: David Goodison

Project Location:
228-232 Patten Street

General Plan Designation:
Low Density Residential (LR)

Zoning:
Planning Area: Central-East Area

Base: Low Density Residential (R-L)
Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:
Categorically Exempt

ITEM #3 – PUBLIC HEARING **REQUEST:** Consideration of a Use Permit to relocate a sparkling wine bar (Sigh) to an existing commercial tenant space. **Applicant/Property Owner:** Jayme Powers/David and Linda Detert **Staff:** Rob Gjestland	**Project Location:** 120 West Napa Street **General Plan Designation:** Commercial (C) **Zoning:** **Planning Area:** Downtown District **Base:** Commercial (C) **Overlay:** Historic (/H)	**RECOMMENDED ACTION:** Approve with conditions. **CEQA Status:** Categorically Exempt
ITEM #4 – PUBLIC HEARING **REQUEST:** Consideration of a Use Permit and Tentative Map to construct a 6-unit condominium development. **Applicant/Property Owner:** Scott and Claudia Murray/Gola Properties LLC **Staff:** Rob Gjestland	**Project Location:** 1181 Broadway **General Plan Designation:** Mixed Use (MU) **Zoning:** **Planning Area:** Broadway Corridor **Base:** Mixed Use (MX) **Overlay:** Historic (/H)	**RECOMMENDED ACTION:** Approve with conditions. **CEQA Status:** Categorically Exempt

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 May 6, 2016.

CRISTINA MORRIS, ADMINISTRATIVE ASSISTANT

Rights of Appeal: **Any decision of the Planning Commission may be appealed to the City Council.** Appeals must be filed with the City Clerk within fifteen (15) calendar days following the Planning Commission's decision, unless the fifteenth day falls on a weekend or a holiday, in which case the appeal period ends at the close of the next working day at City Hall. Appeals must be made in writing and must clearly state the reason for the appeal. Appeals will be set for hearing before the City Council on the earliest available agenda. A fee is charged for appeals.

Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Monday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA, (707) 938-3681. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Planning Commission regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the Administrative Assistant office, No. 1 The Plaza, Sonoma CA during regular business hours.

If you challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on the agenda, or in written correspondence delivered to the Administrative Assistant, at or prior to the public hearing.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 933-2216. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CITY OF SONOMA
PLANNING COMMISSION
Special MEETING
February 11, 2016

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

Draft MINUTES

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

Roll Call:

Present:	Chair Felder, Comms. Willers, Wellander, Heneveld, Roberson, Roberson, McDonald
Absent:	Comm. Coleman
Others Present:	Planning Director Goodison, Administrative Assistant Morris

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

COMMENTS FROM THE PUBLIC:

APPROVAL OF MINUTES: Comm. Heneveld made a motion to approve the minutes of January 14, 2016 with changes noted. Comm. Roberson seconded. The motion was unanimously approved, 7-0.

CHANGES TO AGENDA ORDER: None.

CORRESPONDENCE: None.

Item #1 – Consent Calendar – Request for a one-year extension to the Planning approvals allowing a mixed-use development (Mission Square) at 165 East Spain Street (Applicant: Marcus & Willers Architects).

Planning Director Goodison presented staff's report.

Chair Felder opened the item to public comment.

No public comment.

Chair Felder closed the item to public comment.

Comm. Heneveld made a motion to approve the one-year extension to the Planning approvals allowing a mixed-use development (Mission Square) at 165 East Spain Street. Comm. Roberson seconded. The motion was adopted 5-2. (Comms. Cribb and Willers abstained.)

ITEM #2 – PUBLIC HEARING – Consideration of a Use Permit to allow a vacation rental use at 78 Chase Street.

Applicant/Property Owner: Patrick and Barbara Collins

Planning Director Goodison presented staff's report, noting that the applicant was suggesting an interpretation of the Development Code that was not supported by staff.

Chair Felder opened the item to public comment.

Patrick Collins, co-owner, said the rental will be occupied only when they are home and that one extra parking space is required. He is confident the criteria are met to obtain a Use Permit.

Chair Felder closed the item to public comment.

Comm. Roberson stated that he could consider Use Permit approval, as he felt that it could be viewed as beneficial in the present instance, but he was interested to hear the views of his fellow Commissioners with respect to the issue of interpreting the Development Code.

Comm. Willers opposed allowing the use since he sees no ambiguity in the code between operating a vacation rental and renting a room in a home.

Comm. Cribb opposed the proposal based on inconsistency with the Development Code.

Comm. Wellander stated that he was conflicted in that he sees some benefits in allowing the use in this instance, but felt the Code does not clearly allow for the proposed option.

Comm. Heneveld agreed with his fellow commissioners that the applicant's proposed interpretation could not be supported..

Comm. McDonald concurred with Comm. Heneveld' s comments.

Chair Felder agreed with his fellow commissioners that City Council direction is clear not to allow this type of use.

Comm. Willers made a motion to deny the application. Comm. Heneveld seconded. The motion was approved 6-1. (Comm. Wellander abstained).

ITEM #3 – PUBLIC HEARING – Consideration of an Exception to the fence height standards for perimeter fencing on a residential property at 440 Lovall Valley Road.

Applicant/Property Owner: Ted Wittig

Associate Planner Atkins presented staff's report.

Comm. McDonald confirmed with staff that no building permit is required for the fence.

Chair Felder opened the item to public comment.

Ted Wittig, property owner, thanked Associate Planner Atkins for her diligent work.

Cathleen Murphy, adjoining property owner, agreed with the neighbors to accommodate their needs since the only access is on the deck. The design is essential for her continued privacy and she supported the project.

Gary Massa, neighbor, approved the plan as long as his privacy is maintained.

Chair Felder closed the item to public comment.

Comm. Roberson is reluctant to support a solid fence higher than six feet under any circumstances.

Comm. Wellander visited the site and questioned whether the privacy issue was a compelling enough reason for approving an exception to the fence height standards.

Comm. Willers agreed with Comms. Roberson and Wellander's comments and believed other options are available to screen for privacy besides a solid wall. In his view, the trellis allowance available under the normal standards would provide adequate screening.

Chair Felder opposed a solid fence at the proposed height.

Comm. Cribb made a motion to deny the exception to the fence height standards for perimeter fencing and requested the existing fence be modified to comply with the normal standards. Comm. Willers seconded. The motion was adopted 6-1(Comm. Heneveld dissenting).

ITEM #4 – DISCUSSION – Consideration of Development Code amendments updating provisions related to affordable housing and clarifying provisions related to the Mixed Use zone and Planned Developments.

Planning Director Goodison presented staff's report.

Chair Felder opened the item to public comment.

Larry Barnett, resident, is concerned with affordable housing relative to mixed use/PUD developments. He agreed with Planning Director Goodison that there are "good and bad" examples of Planned Developments. He respected the City's commitment for the allowance of affordable housing within specific zoning districts and opposed any changes that might reduce housing requirements.

Victor Conforti, resident/local architect, felt developers are provided many options in mixed use zones and agreed there should be more clarification in the definitions.

Chair Felder closed the item to public comment.

With respect to the issue of retaining the option of 100% residential development in the Mixed use zone, Planning Director Goodison noted that tax credit financing incentives are only available for affordable housing projects and are not an option for funding mixed use developments.

Comm. Willers expressed the view that the Housing Element designates affordable housing sites through the sites inventory and that the intent of the General Plan through the Mixed Use designation is to provide a combination of affordable housing and income-producing uses. He suggested making revisions to the policy direction instead of drafting new ordinances.

Planning Director Goodison stated that the proposed amendments are intended to clarify the Development Code in a manner that preserves options for developing affordable housing.

Comm. Cribb agreed with Comm. Willers that increased density lends itself to smaller units resulting in more affordability for residents. He suggested that auto trips are reduced if some commercial businesses are integrated into housing communities.

Comm. Roberson expressed the view that in some areas the Development Code does not support the intent of the General Plan and should therefore be amended. In his view, the option for 100% residential development in the Mixed Use should be an available option, but it should be subject to similar findings as the current waiver provisions for a commercial component.

The Commission discussed potential revision to the draft amendments and provided direction to staff to return with a revised set of changes.

ITEM #5 – DISCUSSION – Parameters and conduct of study sessions.

Planning Director Goodison presented staff's report.

Chair Felder opened the item to public comment.

Larry Barnett, resident, agreed with having a study session in the early stages of a project so the public can comment on the merits. He felt it would be a good practice to re-open the public comment period after the commissioners have had their discussion, as this would provide for more interactive dialogue.

Comm. Roberson felt the study session forum works can work well, but that guidelines would be beneficial with respect to getting the needed project information rather than extraneous materials and by focusing the discussion on issues of land use and compatibility.

Comm. McDonald suggested that in a study session submittal, developers should be asked to describe the outcome of any neighbor outreach processes.

Victor Conforti, resident/local architect, appreciated having study session reviews, especially for large scale proposals. He felt discussing the broader concepts in relation to regulations is critical for the success of a project.

Comm. Willers agreed with the importance of study sessions and suggested applicants limit presentations to broader issues instead of outlining specific details. He felt that often times study sessions result in decision making that should not occur until after a formal application submittal has been submitted and reviewed. On the issue of fees, he suggested that the first study session should be free of charge, as is the case now, but that any subsequent study sessions on the same project should be charged.

Fred Allebach, Sonoma Valley resident, appreciated Chair Felder's efforts to educate the public about the meeting protocol. He agreed with Victor Conforti and Comm. Willers that study sessions should be more focused on compliance with the General Plan/Development Code.

Chair Felder closed the item to public comment.

The Planning Commission provided direction to staff on draft guidelines for study sessions that will be brought back to the Planning Commission for further review and discussion.

Issues Update: Planning Director Goodison reviewed ongoing and upcoming issues.

Comments from the Commission: Comm. Roberson will not be able to attend the special meeting on February 25, 2016.

Comm. Heneveld appreciated working with his fellow commissioners over the years in particular on fence height issues.

Chair Felder thanked Comm. Heneveld for his dedicated service as the county representative.

Comments from the Audience: None.

Adjournment: Comm. Heneveld made a motion to adjourn. Comm. Willers seconded. The motion was unanimously adopted. The meeting adjourned at 9:13 p.m. to the next regular meeting scheduled for 6:30 p.m. on Thursday, March 10, 2016

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

Approved:

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Cristina Morris, Administrative Assistant

CITY OF SONOMA
PLANNING COMMISSION
Special MEETING
March 24, 2016

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

Draft MINUTES

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

Roll Call:

Present:	Chair Felder, Comms. Wellander, Roberson, Coleman, McDonald
Absent:	Comms. Heneveld, Willers
Others Present:	Planning Director Goodison, Administrative Assistant Morris

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

COMMENTS FROM THE PUBLIC: Anna Gomez, non-resident, requested no new development approvals until the sanitation system is repaired.

APPROVAL OF MINUTES: None

CHANGES TO AGENDA ORDER: None.

CORRESPONDENCE: Late mail was received on Item 1 from Tom and Peggy Henry, Dennis and Susan McQuaid, Thomas Jones, Claudia Clerici, and Bob Mosher.

Item #1 – Public Hearing – Study session on an updated proposal for a mixed-use project at 216-254 First Street East and 273-299 Second Street East, including a hotel, restaurant, and residential units.

Applicant/Property Owner: Caymus Capital LLC

Chair Felder reviewed the guidelines pertaining to study sessions and emphasized that it is an informational meeting, so no decision will be made by the Planning Commission.

Planning Director Goodison reviewed the staff report.

Comm. Roberson inquired about the height of the existing buildings on and nearby the site.

Comm. Wellander confirmed with staff that the inclusionary units can be either in one area or scattered throughout the project, at the discretion of the Planning Commission.

Chair Felder opened the item for public comment.

JJ Abodeely, applicant/resident presented a video to illustrate the features of the First Street East project.

Doug Hillberman, project architect, reviewed site planning and design issues.

Larry Barnett, resident, gave background to gain perspective for what was intended for the site, expressing the view a commercial component was not contemplated and not appropriate. He stated that in 1996, the City Council clarified that the interim zoning ordinance in place at that time did not allow commercial uses in the area and this direction should be carried forward in the interpretation of the Northeast Planning Area provisions of the Development Code. He stated the Development Code regulates land use and that financial objectives should not be considered. He urged the Commission to look at a broader future snapshot of the area before considering changes that he considered problematic.

Regina Baker, resident, cautioned the commissioners not to approve the development until water and sewer infrastructure deficiencies are solved. She requested more consideration for the needs of residents. She disagreed with what she considered a sales pitch whereby collecting TOT revenue would benefit the community. She viewed it as using funds to pay for additional services needed to fulfill a void that was ultimately created to benefit the developer.

Ned Forrest, resident/local architect, opposed the project.

Sam Taylor, neighbor/representing North of the Mission group requested building height data from staff. His main concerns and those of the organization are with building heights, the hotel, increased traffic, and limited parking and the resulting change in the character of the neighborhood. He stated that the development of Mission Square should be accounted for in traffic projections.

Andrew Wilson, neighbor, is concerned with future deliveries, including large trucks at the hotel/restaurant, as well as the prospect of tour vans in the neighborhood.

Steven Rouse, Valley resident, felt that development of the site is inevitable and is pleased with the project amenities. In his view, the developer is willing to work with the community and the neighbors, which is a good thing.

Tom Henry, Valley resident, supported the plan. He agreed with Steven Rouse that it is an improvement to what is currently there. With regard to the issue of deliveries, he noted that as residents, everyone brings in food, postal deliveries, and other forms of traffic. Hotel units are not occupied full-time and so will generate less traffic.

David Eicher, Valley resident, showed graphs, including a powerpoint presentation, illustrating the ramifications of more traffic. In his view, the developer is underestimating the traffic generation potential of the project. He is concerned that more cars will negatively impact the tranquil environment of the neighborhood. He questioned whether the project would actually result in a net increase in TOT generation for the City. In his view, the City needs more housing, not more low-paying jobs.

Richard Peters, neighbor/architect, referred to the letter he submitted. He opposes the project because there will be a parking area/ driveway and 3-story buildings behind his home, as well

as overall impacts on the neighborhood. In his view the changes made to the project since the previous review are not positive, in particular the three-story buildings proposed along the First Street frontage. He is satisfied with the neighborhood as it is and welcomed the commissioners to take a tour of the area.

Mark Manns, resident, stated that he supports the project. In his view, Sonoma needs additional hotel rooms and he supports the proposed community pool. This would be a benefit for residents.

Pat Coleman, resident of Meadow Gardens, opposes the hotel component. She asked if the residential units would be governed by an HOA. While she did not object to residential development on the site, in her view the hotel component would detract from the sense of community for the residential units. She was concerned that the proposed residences would be used as second homes and vacation rentals. She questioned whether the occupants of the affordable units could afford the dues.

Ross Edwards, resident, felt mixed use developments benefit the community and that the project opponents were in the minority. Many of his friends and peers support the proposal, which will benefit the community as a whole. He feels that hotel rooms are needed and the pool will be a good resource.

Leslie Whitelaw, resident, recommended one or two story buildings and an independent traffic study. In her view, the three-story units would be completely out of place in the neighborhood. She is concerned that traffic generated by the project will cause problems on both Second Street East and First Street East.

Joe Diggins, resident, supported the plan and agreed with a previous speaker that a vocal minority opposed the project. In his view, the project is well designed and the hotel rooms are need. He agrees that tax revenues from the project will benefit local schools and he welcomes the proposed restaurant. He reviewed positive comments submitted by letter.

Fred Allebach, Valley resident, is of the opinion that the economic multiplier is not relevant and that the City should not rely on revenues generated from the project. He recommended that more importance be placed on sustainability/global warming issues as identified in the Climate Action 2020 plan. Any hotel component should be strictly limited to perhaps six rooms.

Vince Bennett, resident, supported the project and stated that tax revenues will support schools. In his view, the project will benefit local businesses and will create good jobs for local residents. He envisioned fewer cars because of the proximity of the development to the Plaza. In his view, the focus should be on the good of the community as a whole, not the interests of a select few.

Dana Hunter, resident/Napa winery worker, is impressed with the changes made and applauded the developer for engaging with the community and making positive revisions to the proposal in response to the concerns that were expressed. In his view, as a resident of Second Street, there are already traffic issues, but the project seems thoughtfully designed.

Anna Gomez, Valley resident, requested a sewer evaluation because of her concern with sewer capacity and water issues. She felt the project is not appropriate in Sonoma.

Bastian Schoell, Valley resident, endorsed the proposal because it would improve the City's economic vitality and the quality of life of the community. In his view the proposed residential

component is a valuable asset, as is the proposed swimming pool. He stated that the scale of the project was consistent with that of neighboring development.

Karin Skooglund, resident and member of the North of the Mission Neighborhood Association, supported the housing component but opposed the hotel and restaurant. In her view, neighbor concerns reflect the fact that local residents have a natural interest and concern in maintaining the qualities of their surroundings.

Lou Braun, resident, applauded the previous speaker and agreed that neighbors input should be carefully considered in the development review process. He agreed with Larry Barnett that a commercial component was not anticipated for this site and should not be supported.

Jim Bohar, resident, First Street West, is disappointed with the mixed use designation and guidelines as applied to the neighborhood and felt this type of proposal might start a negative trend. In his view, the commercialization of this area is not appropriate and should be rejected.

Lynda Corrado, resident, felt the project did not fit in the neighborhood since increased traffic would be problematic and privacy would be compromised. She pointed out that many speakers in favor of the proposal lived outside the city limits. In her view, the height of three story buildings was excessive and inappropriate. She would like to see story poles.

Tony Westphal, resident and business owner, supported the proposed uses for the site. He noted that potential visitors to Sonoma have to stay in a hotel in Petaluma, that adds to traffic. He feels that the housing component will be welcomed by those who work in Sonoma. He feels it is consistent with the General Plan.

Laurie Winter, resident, recognized infill projects should support housing needs and urged the commissioners to preserve the quality of the neighborhoods. She would like to ensure that any housing units are occupied as full-time residences, not as second homes. In her view, the hotel would work better with the neighborhood if it had more of a bed and breakfast scale, but she did feel that the design was well done. She respected the comments of the neighbors and encouraged the Commission to protect the qualities of the neighborhood.

Bob Blanusa, Valley resident, frequents the neighborhood and supports the proposed plan. In his view, the traffic issue is has been over-stated and the project will improve a site that is currently blighted. He feels that the residences, the pool, and the café will add to the area and that the aesthetics are compatible.

Jack Cunningham, longtime resident/owns a 12-unit complex, questioned why so many people are attracted to Sonoma and he attributed it to a successful planning process. Sonoma is a beautiful place with a great quality of life and we are fortunate that so many are attracted to it.

Joseph Aaron, resident/pollster, conducted his own sentiment survey regarding the project. He contends that 68% of respondents to the poll supported the project.

Karin Skooglund, resident, recommended more realistic drawings and story poles. Her primary concerns with the project are with the three-story buildings, the increased traffic, limited parking, sewer, and water. She feels that the architecture needs to be improved. She asked how access to the pool and the provision for valet parking could be guaranteed.

Ed Routhier, resident/applicant, is a member of the North of the Mission Neighborhood Association and said his viewpoint is not the same as those expressed by other members. He

felt the 36 feet height of the buildings on First Street East is in context with the overall neighborhood and helps increase the diversity of housing.

Chair Felder closed the item to public comment.

Comm. Cribb reiterated his view that the area in question is already mixed use and has been historically. In his view, a mixed use development would not be historically out of character for the site. In the previous review, he was concerned about the intensity of the project and the deficiency of parking. The revised proposal goes a long way towards addressing those issues. He recognizes that the hotel is a lightning rod for some, but he noted that the site is already used for relatively intensive commercial purposes. One issue that will require more study is that of the scale and massing of the project, especially with regard to the three-story buildings. That said, he appreciates the articulation introduced in the project architecture and there is a balancing act to be done between height and the desire for additional residential units.

Comm. Wellander is open minded with respect to a hotel component, but he does have concerns associated with it. He is not enthused by the swimming pool, as it takes up a lot of space on the site that could be used to address other site planning issues. He is concerned with the building massing along the frontage of First Street East and visual compatibility with neighboring uses. In his view, consideration should be given to placing any three-story elements in the interior of the site. He noted that the internal site circulation creates some compatibly issues. He supports the recent change to the Second Street East circulation, with the introduction of a loop and he cautioned that grass-crete, as proposed for the fire turnaround, is not usually successful. He asked that future elevations show the context of adjoining development. He appreciates the variety of housing proposed. He places a high priority on preserving Sonoma's sense of community as he evaluates infill development.

Comm. Roberson appreciates the changes made in the revised proposal as it points to a more positive direction that is more compatible with its surroundings. That said, his biggest concerns relate to height and mass along First Street West and the proposed three-story buildings do not appear compatible to him. The major points he wishes to address are the restaurant the pool and hotel. In his view, the concept of a small hotel does not raise such concerns that he would reject it. He appreciates environments that are heterogeneous and contribute to variety and he feels that the neighborhood exhibits this kind of variety. With regard to parking, he wishes to take a conservative approach as parking is a sensitive issue in this neighborhood. In the matter of the pool, he feels that a publically-accessible pool, subject to a covenant, is consistent with the concept of mixed use and would provide neighborhood and community benefits.

Comm. Coleman thanked the public for their input. He supported the reduction in the mass of the hotel as shown in the revised proposal, but the three-story buildings proposed on First Street East are of concern to him. He suggested height reductions on the north and south. He appreciated the change to the circulation on Second Street East. He concurred with Comm. Roberson that a community pool could have benefits to the neighborhood, but it needs to remain accessible to the public. He supports preserving the significant oak trees as proposed. He does not object to the concept of valet parking, but he concerned about the design of the parking area with respect to neighbor compatibility. He supports the concept of infill but he recognizes that change is difficult at times and would strive to strike a balance for this project to ensure it is compatible with the neighborhood.

Comm. McDonald is a proponent of infill and views it as good urban planning. He supports a variety of housing types to maintain an eclectic mix in Sonoma that is already exemplified in this neighborhood. That said, he recognizes concerns about the size of the hotel and could see it

being scaled back even further. He opposes the parking area adjoining First Street East and would preferred café outdoor seating instead, as an activated street front could be a cornerstone of the development and would contribute to the vitality of the neighborhood in a way that parking does not. With regard to the 3-story buildings on First Street, it is difficult for to visualize this as compatible with the neighborhood. He suggested internal circulation improvements, including a looped connection to First Street East, as the one-way design creates a bottle-neck, as well as compatibility issues on the north. He would like to see additional consideration given to the design of the single-family component, as it feels auto-oriented and is lacking in pedestrian amenities. In addition, the parking layout feels very tight. He agreed with his fellow commissioners that a public pool could be a community asset.

Chair Felder appreciated the comments from the public. He is mainly focused on not losing housing opportunity sites that could provide units for seniors and the work force in Sonoma. He is resistant to the hotel component because it reduces the site area available for housing and would prefer that it would be scaled back even further. He agreed with his fellow commissioners that the 3-story buildings along the First Street East frontage are out of scale with the neighborhood. He is concerned with the proposal to cluster all affordable units in one area of the site and only one unit type.

Chair Felder re-opened the item for public comment.

Jack Wagner, resident, is disappointed there are not enough rentals units provided for Sonoma's workforce. He opposes three story buildings that will block the skyline. He recommended slowing down development overall.

Fred Allebach, non-resident, recommended more affordable housing opportunities.

Laurie Winter, resident, inquired if the building heights could be gradual, placing the lower buildings in front of the higher buildings.

Larry Barnett, resident, suggested the development was intended for transients not necessarily creating a new community for residents.

Lynda Corrado, resident, is concerned with potential impacts to birds that roost in the trees on the site.

Fred Allebach, resident, believed more study is needed for the General Plan, housing elements primarily since the plan takes away from the limited housing stock and opportunity for affordable units. He felt non-profit developers might be more sensitive to "social equity" principles.

Patty Daffurn, resident/former Planning Commissioner, suggested story poles so the community can better visualize the scope of the project.

Jim Bohar, resident/Historic District, viewed the project elements as inconsistent with the neighborhood.

Ed Routhier, Founder/Caymus Capital, said the heritage Oak trees will be preserved, as that was a prime consideration in the site plan.

Chair Felder closed the item for public comment.

Chair Felder thanked those in attendance for their input.

Ed Routhier, resident/Founder/CaymusCapital, thanked the Commission for their comments.

Comments from Commissioners:

None.

Comments from the Audience:

None.

Adjournment

Comm. Roberson made a motion to adjourn. Comm. Cribb seconded. The motion was unanimously adopted.

Adjournment: The meeting adjourned at 10:17 p.m. to the next regular meeting scheduled for 6:30 p.m. on Thursday, April 14, 2016

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

Approved:

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Cristina Morris, Administrative Assistant

City of Sonoma Planning Commission **STAFF REPORT**	***Agenda Item #1*** ***Meeting Date: 05/12/16***

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 29, 2016.

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: 05/06/16

PROJECT SUMMARY

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 29, 2016.

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 near 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:

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

Staff Recommendation: Approve subject to conditions.

PROJECT ANALYSIS

DETAILED PROJECT DESCRIPTION

The 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 the Food Truck Friday/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 the date of the event, including the zucchini car races, would be accommodated within the winery's main parking lot, which has over 190 parking spaces. Although six mobile venders 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.

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
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. Similar to last year, this 2016 zucchini race is proposed on the same date as a Food Truck Friday so there will be a greater parking demand overall. However, this did not present issues at last year's 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
389 Fourth Street East
Sonoma, CA 95476

Bret Sackett, Police Chief (via email)

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Temporary Use Permit for 2016 Zucchini Car Races
389 Fourth Street East

May 12, 2016

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

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.

DRAFT

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Temporary Use Permit for 2016 Zucchini Car Races
389 Fourth Street East

May 12, 2016

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*

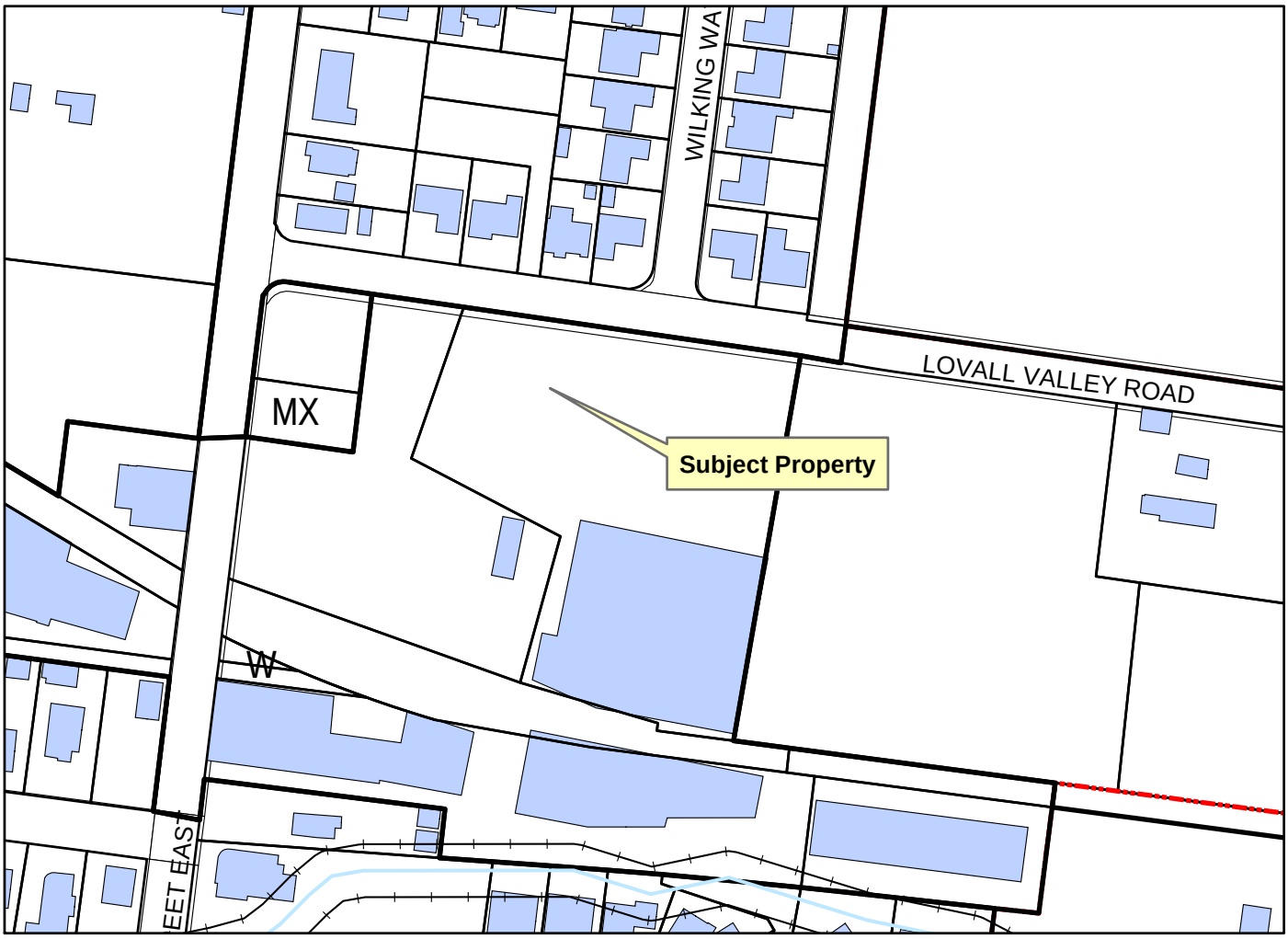
4. No other outdoor activities specific to this event, including food service, the performance of live music or the playing of pre-recorded music are authorized under this permit.

   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



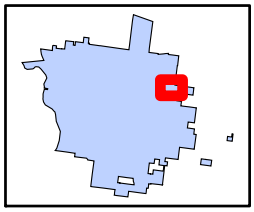
Zoning Designations

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

Project Summary

Property Address:	389 Fourth Street East
Applicant:	Sonoma Valley Certified Farmers Market
Property Owner:	Foley Family Wines Inc.
General Plan Land Use:	Wine Production
Zoning - Base:	Wine Production
Zoning - Overlay:	Historic
Summary:	

Application for a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery on Friday, July 29, 2016.



N

0 100 200 400 Feet

1 inch = 200 feet

Date: April 15, 2016

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

Here is what we are proposing for the 28th annual Zucchini Car Races on Friday, July 29, 2016 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, 2016.

Google

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

= zucchini race track

spectators

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.

May 6, 2016
Agenda Item 2

M E M O

To: Planning Commission

From: David Goodison, Planning Director

Subject: Application of Bill and Helen Fernandez for a second driveway serving the property located at 228-232 Patten Street

Background

The subject property is a rectangular parcel having an area of 15,000 square feet, located on the north side of Patten Street, east of Second Street East. The property, along with its neighbors, has a zoning of Low Density Residential and is located within the Historic Overlay zone. It is developed with two residences, both of which were developed many years ago, including one that dates back to 1938. Off-street parking on the property is limited to a driveway along the western edge of the site. Neither unit has covered parking, so it is necessary for vehicles associated with the two residences to attempt to share the driveway, which is problematic, or to park on the street, an option that has its own difficulties as Patten Street is rather narrow. The property owner proposes to rectify this situation by constructing a two-car carport, proposed to be located within the southwest quadrant of the property and set back 24 feet from the front property line (see attached site plan and carport detail). The carport would be associated with the unit at 232 Patten Street, making the existing driveway parking available for the sole use of the 228 Patten Street unit. In the Central-East Planning Area, garages are normally required to be placed twenty feet behind the face of a residence. However, this restriction does not apply to carports. The proposed driveway would require the removal of a street tree, which was approved by the Tree Committee at its meeting of April 21, 2016.

Pursuant to Section 19.48.100 of the Development Code, a parcel having an area of less than two acres is normally limited to a single driveway cut. Because the subject property does not meet that size threshold and has already been developed with a driveway, an Exception to this standard would need to be granted in order to allow the proposed carport. The findings required for approval of an Exception are set forth below:

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

   The proposal does not raise any issues of General Plan consistency. The Development Code normally requires on covered parking space for each single-family residence, a direction that the proposed carport complies with.

2. *An exception to the normal standards of the Development Code is justified by environmental features or site conditions; historic development patterns of the property*

or neighborhood; or the interest in promoting creativity and personal expression in site planning and development.

The property was developed prior to the adoption of the Development Code and prior to the adoption of any standard requirement for covered parking. Given the configuration of the residences on the property, the proposed carport appears to be the most feasible solution to the problems created by the lack of separate parking for the two units as it would comply with setback standards and would eliminate the need to manage the use of the existing driveway or park on the street.

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

   Although the creation of a second driveway would eliminate one on-street parking space, the development of a second driveway and covered parking on the site would lead to a reduction in the number of vehicles parking on Patten Street. Due to the narrow configuration of Patten Street, staff views this as a safety improvement and a benefit to neighbors as well as the subject property. Furthermore, it is staff's view that the design and location of the carport would not create compatibility issues with any neighboring property.

In summary, it is staff's view that the findings necessary to approve an Exception to the driveway standards may be made in this instance.

Recommendation

Approve the requested Exception, subject to the attached conditions of approval.

Attachments

1. *Findings*
2. *Draft Conditions of Approval*
3. *Vicinity Map*
4. *Project Narrative*
5. *Site Plan/Carport Detail*

cc: Bill and Helen Fernandez
228 Patten Street
Sonoma, CA 95476

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Fernandez Driveway Exception – 228-232 Patten Street

May 12, 2016

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

Exception Approval:

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

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

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

DRAFT

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Fernandez Driveway Exception – 228-232 Patten Street

May 12, 2016

1. The carport, driveway, and driveway cut shall be constructed in conformance with the project narrative, approved site plan and building elevations. The driveway and driveway apron shall conform to City of Sonoma Standard Plan 111 for residential driveways.

   Enforcement Responsibility: *Planning Department; Building Department, Public Works Department*
   Timing: *Prior to construction; Prior to final occupancy*

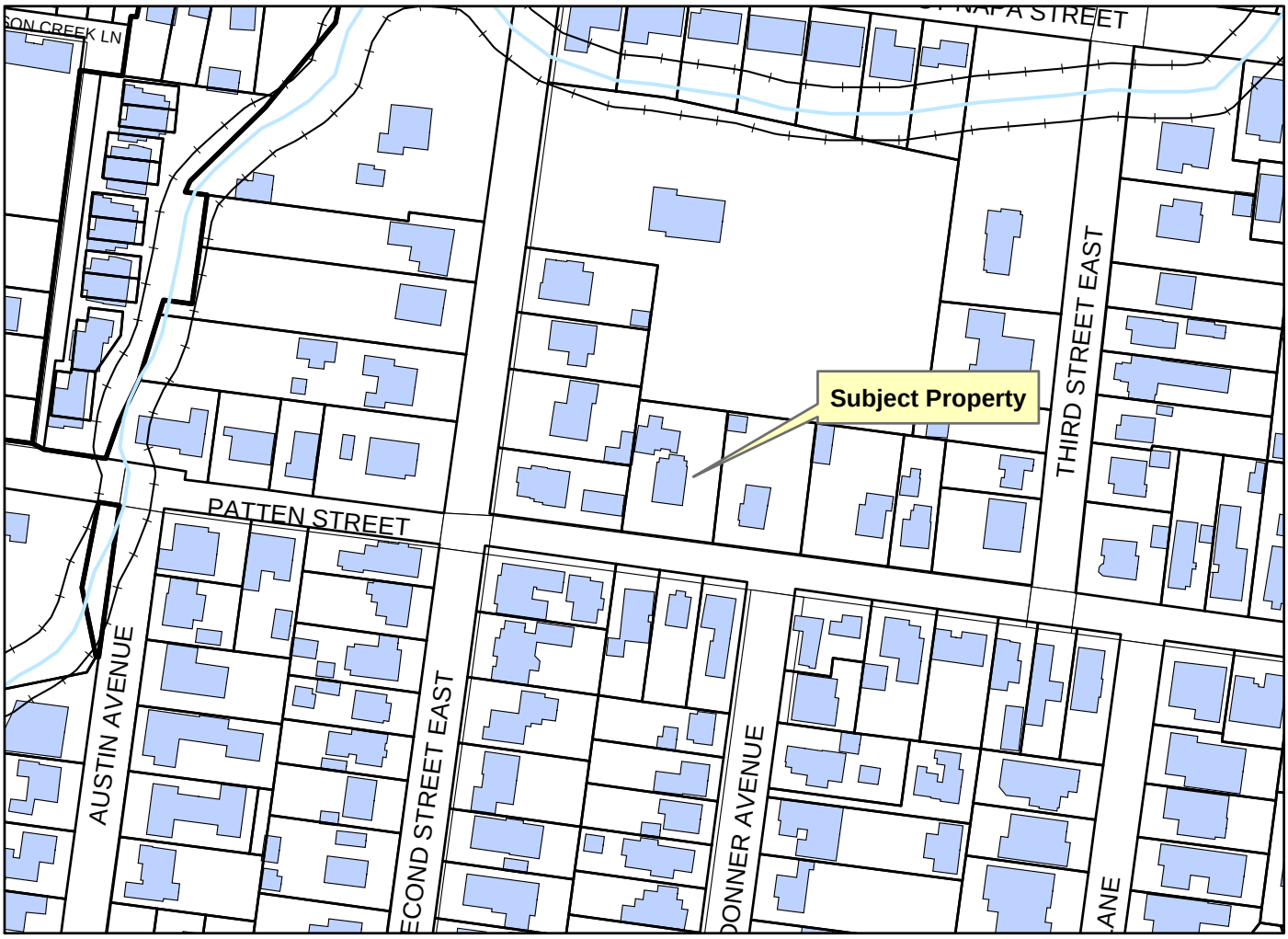
2. All Building Department requirements shall be met.

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

3. An encroachment permit shall be obtained for work within the City right-of-way.

   Enforcement Responsibility: *Public Works Department*
   Timing: *Prior to construction*

Vicinity Map



Zoning Designations

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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)
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P	Public Facility
Pk	Park
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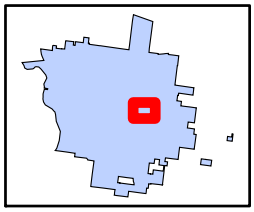

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Project Summary

Property Address:	228-232 Patten Street
Applicant:	Bill and Helen Fernandez
Property Owner:	Same
General Plan Land Use:	Low Density Residential
Zoning - Base:	Low Density Residential
Zoning - Overlay:	Historic
Summary:	

Consideration of an Exception in order to allow the installation of a second driveway on a residential property.

0 95 190 380 Feet

1 inch = 200 feet

228/232 PATTEN ST.

WITH 2 ADDRESSES AT 228/232 PATTEN ST., FRONT HOUSE 232 WOULD HAVE 2 COVERED PARKING SPACES & 2 OUT SIDE OFF STREET PARKING SPACES, ALSO SOME NEEDED STORAGE. PRIOR TENANTS HAVE OWNED UP TO 4 VEHICLES. PATTEN ST. IS VERY NARROW AND STREET PARKING MAKES VERY HARD FOR TRAFFIC. BROKEN SIDE MIRRORS OCCUR AND GARBAGE PICK UP IS HARDER. I FEEL OFF STREET PARKING IS THE BEST SOLUTION. I'M LUCKEY ENOUGH TO HAVE THE AREA TO DO SO.

THANK YOU

Helen Fernandez

SITE NOTES:

1– SITE GRADING TO BE LIMITED TO CARPORT AREAS.
2– EXCESS EARTH TO BE REMOVED TO AN APPROVED SITE.
3– SLOPE GRADE 1/4" PER FT. FOR MIN. 4' FROM BUILDING.
4– DOWN SPOUTS TO BE CONNECTED TO A CLOSE CONDUIT TO DRAIN WATER AWAY FROM FOUNDATION TYP. CONTRACTOR TO VERIFY PROPER LOCATION

5– PROVIDE DRAINAGE GRADIENT OF 2 PERCENT AROUND STRUCTURES TO STREET OR APPROVED DRAINAGE SYSTEM NOTE THAT DRAINAGE SHALL NOT AFFECT ADJACENT PROPERTIES. CBC SEC. 1803.3. EXCEPTION: "A" DRAINAGE SYSTEM DESIGNED BY A REGISTERED DESIGN PROFESSIONAL BASED ON RECOMMENDATIONS PROVIDED BY A SOIL/GEOTECHNICAL ENGINEER MAY BE APPROVED BY THE BUILDING OFFICIAL AS MEETING THE INTENT OF THIS SECTION "SRCC SEC 18–16.1803.3 CBC 1803.3 AND APPENDIX J SEC. J106.4

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES AND REGULATIONS

EDITION CALIFORNIA BUILDING CODE, 2013 EDITION VOLUMES 1&2
UNIFORM BUILDING CODE, 2013 EDITION VOLUME 3
UNIFORM HOUSING CODE, 2013 EDITION
CALIFORNIA PLUMBING CODE 2013 EDITION (CPC)
CALIFORNIA ELECTRICAL CODE 2013 EDITION (CEC)
CALIFORNIA MECHANICAL CODE 2013 EDITION (CMC)
THE UNIFORM BUILDING SECURITY CODE, 2013 EDITION
2013 BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL BUILDINGS THE UNIFORM ADMINISTRATIVE CODE, 2013 EDITION CALIFORNIA FIRE CODE 2013 EDITION
UNIFORM FIRE CODE STANDARDS
AND ALL CODES WITH ADOPTED LOCAL AMENDMENTS PER CITY OF SONOMA ORDINANCES

INDEX TO DRAWINGS

A1.1 COVER SHEET, SITE PLAN
A2.1 EXTERIOR ELEVATIONS, FLOOR PLAN, ELECTRICAL PLAN
A3.1 BUILDING SECTIONS, FOUNDATION& ROOF FRAMING PLAN FOUNDATION AND ROOF FRAMING DETAILS
SD1 TYPICAL STANDARD DETAILS

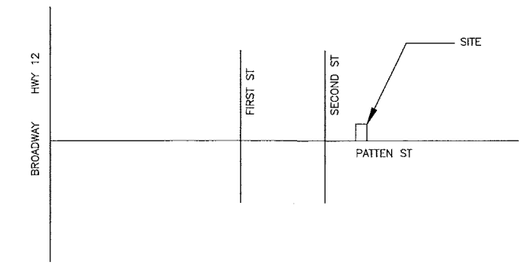
CARPORT

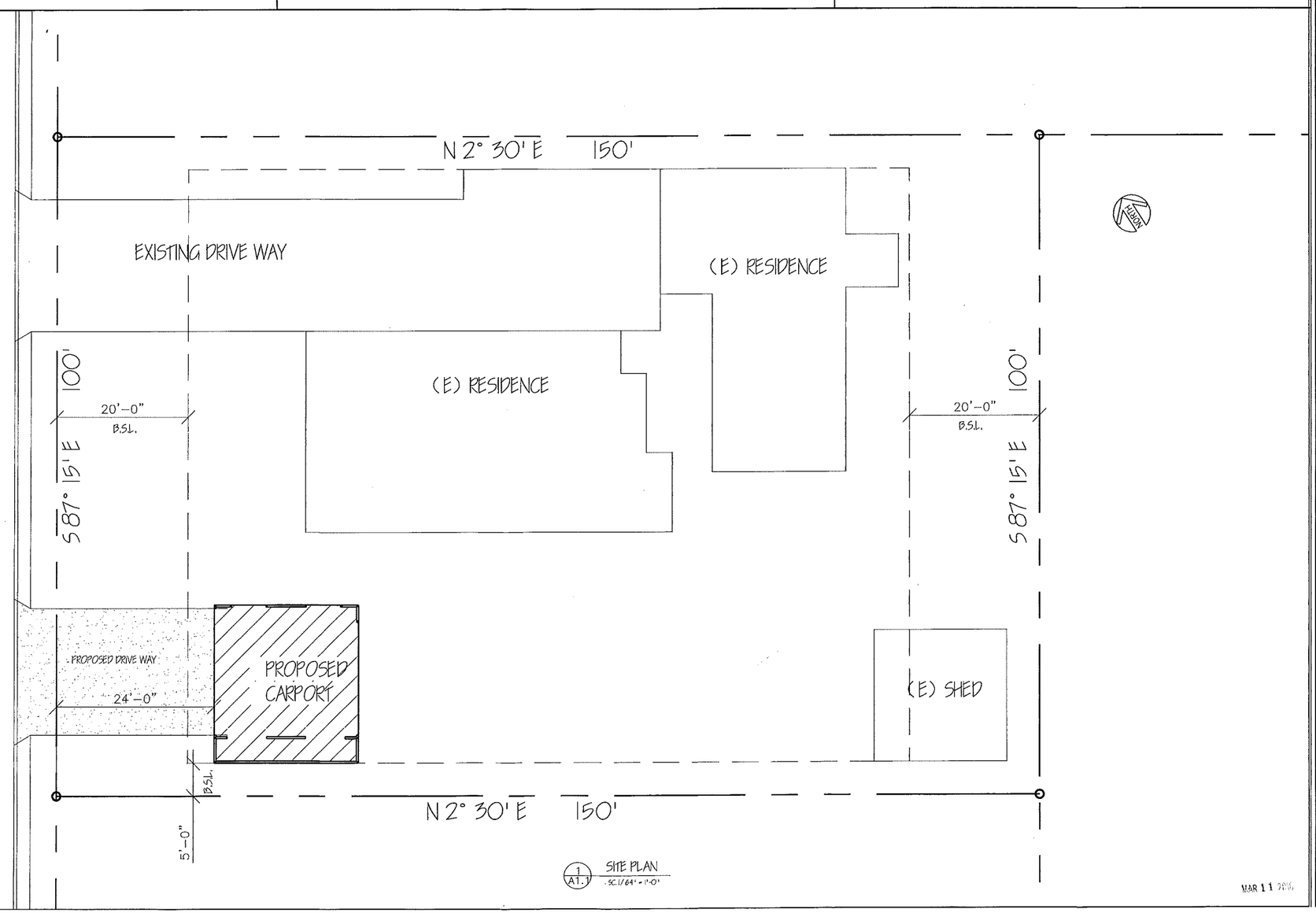
FERNANDEZ HELEN M.

232 PATTEN ST.
SONOMA CA. 95476

A.P. NO. 018–262–006

VICINITY MAP





1 A1.1 SITE PLAN
SC.1/64" = 1'-0"

MAR 11 2016

BILL FERNANDEZ
232 PATTEN ST
SONOMA CA. 95476

Subject to revision until permit is issued.

PRINTED FOR:
☐ Preliminary Review
☐ Bidding Purposes
☐ Permit
☐ Construction

OWNER
PROPOSED PLANS FOR A CARPORT
FERNANDEZ HELEN M.
232 PATTEN ST
SONOMA CA. 95476

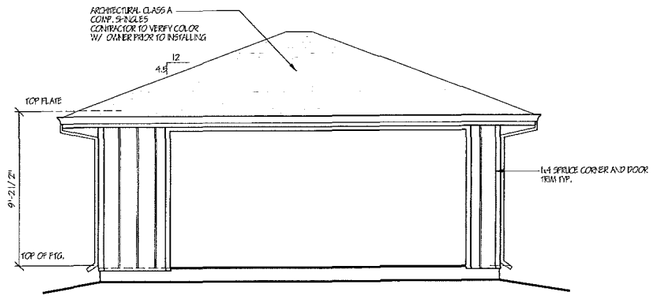
REVISIONS

No.	Date	By

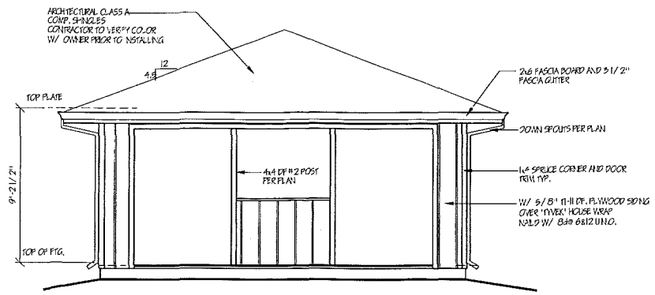
SHEET TITLE:
SITE PLAN
COVER SHEET
VICINITY MAP

DATE: 2-18-16
DRAWN: BILL
SCALE: AS NOTED
JOB#

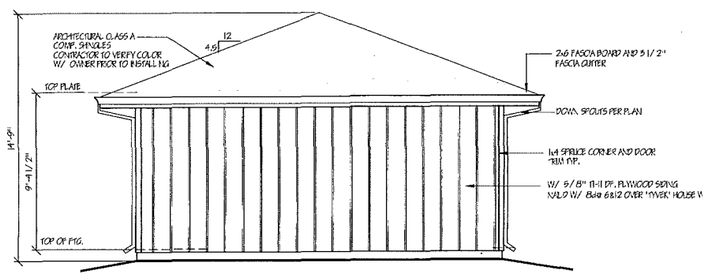
SHEET NUMBER
A1.1
OF 4 SHEET



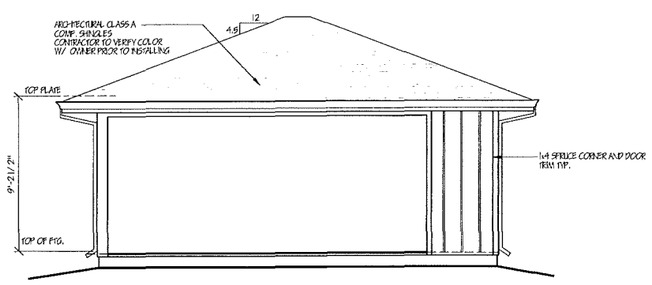
4 / A2.1 REAR SIDE ELEVATION
1/4" = 1'-0" NORTH



2 / A2.1 LEFT SIDE ELEVATION
1/4" = 1'-0" EAST



3 / A2.1 RIGHT SIDE ELEVATION
1/4" = 1'-0" WEST

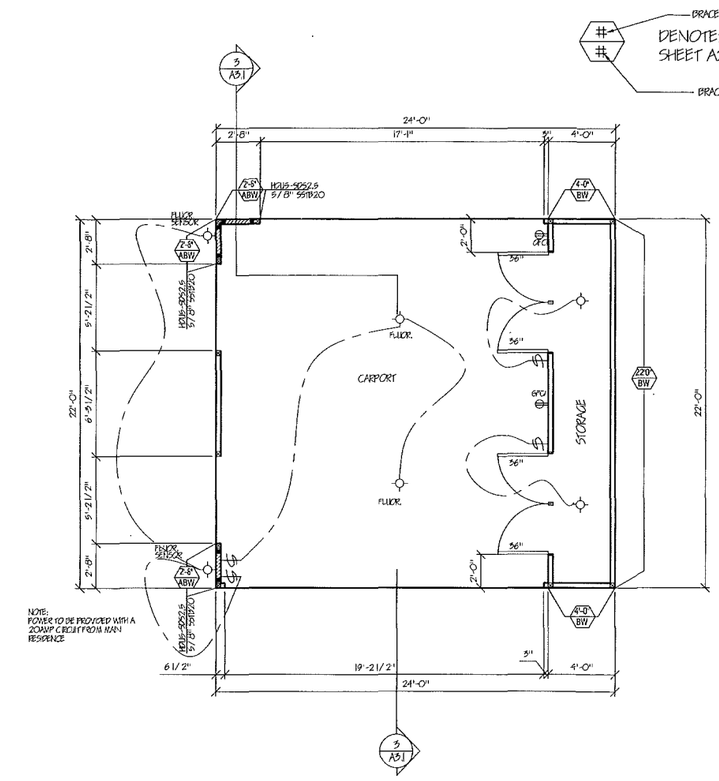


2 / A2.1 FRONT SIDE ELEVATION
1/4" = 1'-0" SOUTH

1. STUDS @ 16" O.C. MAXIMUM SPACING
2. PLYWOOD NAILS ARE TO BE COMMON WIRE NAILS OR GALVANIZED BOX. NAILS HEADS PENETRATING OUTER PLYWOOD LAMINATION WILL BE REJECTED & RENAILING WILL BE REQUIRED.
3. FIELD NAILING SHALL BE 8d @ 12" O.C. U.N.O.
4. EDGE NAIL PLYWOOD TO ALL POST & STUDS W/ HOLDOWNS (HD'S) OR PURLINS ANCHORS (PA'S).
5. BLOCK ALL UNSUPPORTED PLYWOOD EDGES W/ 2x OR 3x FULL DEPTH BLOCKING PER SCHEDULE.
6. ALL EXTERIOR WALLS NOT DESIGNATED AS BRACEWALLS ARE TO BE SHEATHED W/ SAME PLYWOOD AS SHEARWALLS & NAILED W/ 8d @ 6" O.C. EDGES & 12" O.C. FIELD.
7. AT BRACE WALLS SHEATHED ON BOTH SIDES, THE PLYWOOD SHEETS SHALL BE STAGGERED SO EDGE NAILING DOES NOT OCCUR ON COMMON STUDS. OR USE MIN. 3x STUDS & BLOCKING AT EDGE NAILING AND STAGGER EDGE NAILING.
8. WHERE MINIMUM 3x MEMBERS ARE REQUIRED AT EDGE NAILING, USE MINIMUM 3x TOP PLATE, SILL OR BOTTOM PLATE, STUDS AND BLOCKING

BRACEWALL SCHEDULE

MARK	SHEATHING	EDGE NAILING/ MIN. NAIL SIZE	SHEAR TRANSFER CLIPS	SILL ANCHORAGE TO CONCRETE	TYPE OF B.W.	SIMPSON HD
ABW	5/8" DF. T1-11 PLYWOOD	8d @ 4" &12 O.C. GALV. NAILS	H1 @ EACH TRUSS	5/8"Ø @ 48" O.C. 5/8"Ø SSTB20 AT POST 3x SILL	A.B.W.	SIMPSON HDU5-SDS2.5 HD
BW	5/8" DF. T1-11 PLYWOOD	8d @ 6 "&12 O.C. GALV. NAILS	H1 @ EACH TRUSS	5/8"Ø @ 48" O.C. 3x SILL	B.W.	



1 / A2.1 FLOOR PLAN/ ELECTRICAL
1/4" = 1'-0"

MAR 1 1 2016

ELECTRICAL LEGEND

1- MAINTAIN A CLEARANCE OF 36" IN FRONT OF THE ELECTRICAL PANEL.

2- PROVIDE A MINIMUM OF ONE 20A RECEPTACLE TO BE USED AS A LAUNDRY RECEPTACLE (CEC 210-52) 210-52)

6- INSTALL RECEPTACLES AT 12' o.c. MAXIMUM IN WALLS. WALL LONGER THAN TWO FEET AND WALLS LONGER THAN 10' MUST HAVE A RECEPTACLE.

7- BOND ALL METAL GAS AND WATER PIPES TO GROUND, AND GROUND CLAMPS MUST BE ACCESSIBLE AND OF AN APPROVED TYPE (CEC 250-80).

12- 100 AMP ELECTRIC MAIN PANEL. WALL TO BE 1hr FIRE RATED ALL AND ANY PENETRATION INTO THIS BAY MUST BE CALLKED WITH A LISTED ONE HR. RATED CALLK. PER CBC 709.6 AND 302.4 EXAMPLE 3; AND CEC 300-21.

14- RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC ART. 210-52(a).

17- ELECTRICAL WORK TO COMPLY WITH THE 2013 NEC AND 2013 CEC.

27- ALL READILY ACCESSIBLE EXTERIOR RECEPTACLES SHALL HAVE GFCI PROTECTION. CEC SEC. 210-8(A)(3). ENCLOSURE IN DAMP LOCATIONS SHALL BE WEATHERPROOF CEC SEC. 406-8(C)(1) & (2).

32- PERMANENTLY INSTALLED LIGHTS ON BUILDINGS ON THE SAME LOT SHALL BE FLUORESCENT FIXTURES (HIGH EFFICACY LUMINARIES, 40 LUMENS PER WATT) INCANDESCENT LIGHTING FIXTURES ARE ALLOWED PROVIDED THEY CONTROLLED BY AN OCCUPANT SENSOR WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 110(K)(1) OF THE 2013 ENERGY EFFICIENCY STANDARDS. PERMANENTLY INSTALLED FIXTURES IN OR AROUND SWIMMING POOLS AND WATER FEATURES NEED NOT BE HIGH EFFICIENCY. 2013 ENERGY EFFICIENCY STANDARDS SEC. 150(K)(6).

33- LUMINARIES INSTALLED TO MEET THE 40 LUMENS PER WATT REQUIREMENTS SHALL NOT CONTAIN MEDIUM BASE SOCKETS AND SHALL BE ON SEPARATE SWITCHES FROM ANY INCANDESCENT LIGHTING 2013 ENERGY EFFICIENCY STANDARDS, SECTION 150(K)(4)

DUPLEX OUTLET MOUNTED 15" ABV. F.F.

+48 DUPLEX OUTLET MOUNTED 48" ABV. F.F.

GFCI DUPLEX OUTLET W/ GROUND FAULT INTERRUPTION

WP WATER PROOF DUPLEX OUTLET

220 OUTLET MOUNTED 15" ABV. F.F.

$ SINGLE POLE SWITCH

CEILING MOUNTED FIXTURE OUTLET

WALL MOUNTED FLOOD LIGHT FIXTURE OUTLET

BRACE WALL PANEL LENGTH

DENOTES BRACE WALLS
SHEET A2.1

BRACE WALL SCHEDULE

BILL FERNANDEZ
252 PATTEN ST
SONOMA CA. 95476

Subject to revision until permit is issued.

PRINTED FOR:
- ☐ Preliminary Review
- ☐ Bidding Purposes
- ☐ Permit
- ☐ Construction

REVISIONS

No.	By	Date

OWNER
PROPOSED PLANS FOR A CARPORT
FERNANDEZ HELEN M.
252 PATTEN ST
SONOMA CA. 95476

SHEET TITLE:
FLOOR PLAN
ELECTRICAL FLOOR PLAN
EXTERIOR ELEVATIONS

DATE: 2-18-16
DRAWN: BILL
SCALE: AS NOTED
JOB#

SHEET NUMBER
A2.1
OF 4 SHEET

City of Sonoma Planning Commission **STAFF REPORT**	Agenda Item #3 Meeting Date: 5-12-16

Agenda Item Title: Application for a Use Permit to relocate a sparkling wine bar (Sigh) to an existing commercial tenant space.

Applicant/Owner: Jayme Powers/David and Linda Detert

Site Address/Location: 120 West Napa Street

Staff Contact: Rob Gjestland, Senior Planner
Staff Report Prepared: 5/06/16

PROJECT SUMMARY

Description: Application of Jayme Powers for a Use Permit to relocate her sparkling wine bar (Sigh) to an existing commercial tenant space located at 120 West Napa Street.

General Plan Designation: Commercial (C)

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

Site Characteristics: The subject property is a 14,375-square foot parcel located on the north side of the West Napa less than half a block from the Plaza. The property is currently developed with a 5,800-square foot, multi-tenant commercial building occupied by retail and restaurant uses.

Surrounding Land Use/Zoning:
North: Parking areas and back of retail building (Eraldi's)/Commercial
South: Retail, offices and apartments (across West Napa St.)/Commercial
East: Retail, offices, and restaurant/Commercial
West: Offices/Commercial

Environmental Review:

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

Staff Recommendation: Approve with conditions.

PROJECT ANALYSIS

DETAILED PROJECT DESCRIPTION

The applicant is requesting approval of a Use Permit to relocate Sigh sparkling wine bar from its current location in Sonoma Court Shops to a larger tenant space on West Napa Street. The operating characteristics of the business would not change, maintaining a focus on the service/sampling, education and retail sales of various sparkling wines. Minimal food items (cheese and charcuterie) would also continue to be served. The existing Type 42 ABC license for Sigh, which allows for the retail sale of wine and beer for on or off-site consumption, would be assigned to the new location through a premise-to-premise transfer administered by the ABC. A total of 24 seats/stools are proposed, with three to five employees operating the business. Proposed hours of operation are 11a.m. to 8p.m. Sunday through Thursday and 11a.m. to 10p.m. Friday and Saturday. Tenant improvements necessary to support the use include the provision of a central bar/counter, two ADA compliant bathrooms, a wash room, and storage areas. Additional details are provided in the attached project narrative and drawings.

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. Wine bars are allowed in the corresponding Commercial zone subject to review and approval of Use Permit by the Planning Commission. The following General Plan policies apply to the project:

Local Economy Element, Policy 1.1: Focus on the retention and attraction of businesses that reinforce Sonoma's distinctive qualities – such as agriculture, food and wine, history and art – and that offer high-paying jobs.

Local Economy Element, Policy 1.8: Preserve and enhance the historic Plaza as a unique, retail-oriented commercial and cultural center that attracts both residents and visitors.

Local Economy Element, Policy 1.10: Promote ground-floor retail uses in commercial areas as a means of generating pedestrian activity

The sparkling wine bar is a type of retail use consistent with the intent of the Commercial land use designation and applicable General Plan policies.

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

Use: The property is located within a Commercial (C) zoning district, which is applied to areas appropriate for a range of commercial land uses including retail, tourist, office, and mixed-uses. Wine bars operating under a Type 42 ABC license are allowed in the Commercial land use designation subject to review and approval of Use Permit by the Planning Commission.

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

Parking Requirements: While there is no formal striped parking on the property, the paved area behind the building accommodates employee parking as well as deliveries. Under the City's parking standards, if a change in use requires the same number of parking spaces as the immediately previous use, then additional parking is not required, regardless of the amount of parking actually provided on site. As illustrated in the table below, the wine bar would have a parking requirement equivalent to the previous

retail use and therefore the proposal does not trigger additional parking or an Exception from the parking standards. That said, the Building Department has indicated that the change in use/occupancy may require an accessible parking space behind the building in conjunction with an accessible path travel to the tenant space.

Use	Parking Requirement	Calculation	Required Spaces
Retail (Previous)	1 space/300 sf of gross sales area	1,687 sf* ÷ 300	6
Wine bar (Proposed)	1 space/4 seats	24 seats ÷ 4	6

* The gross sales area excludes stairwell and small loft storage/office space

Additional Use Permit Findings: The Planning Commission may approve a Use Permit for a wine bar provided the three findings below can be made in addition to those normally required for a Use Permit:

1. The proposed use will not adversely affect the welfare of the area residents, or result in an undue concentration of establishments dispensing alcoholic beverages in the area.

2. The proposed use is located at an appropriate distance from:

    a. Potentially sensitive or incompatible uses such as religious facilities, schools, public parks and playgrounds, and other similar uses; and

    b. The size and proposed activity level of the use will be compatible with the uses in, and/or character of, the surrounding area.

3. The proposed use will provide a service not currently available in the area that it will serve; or, unique or unusual circumstances justify a new Wine Bar/Tap Room in a location where there are similar uses nearby.

As some commissioners may recall, these additional findings are findings that the Police Chief must make (and document through a Letter of Public Convenience or Necessity) in order for the ABC to issue a new Type 42 ABC license in Sonoma. In developing the regulations for wine tasting rooms and wine bars/taprooms (Ordinance 03-2014 adopted in 2014), the Police Chief requested that the Planning Commission consider these findings in review of Use Permit applications for wine bars/taprooms so that the individual circumstances of each application/site could be evaluated and the responsibility did not solely rely on the Police Chief's administrative authority. With respect to this particular application, the Police Chief has no concerns about the proposed relocation of Sigh and associated premise-to-premise transfer of their Type 42 ABC license. The Police Chief notes that the applicant has responsibly operated the business without any issues and generally supports the request.

Design Review: Any exterior modifications to the building, including repainting the façade, changing the front entry or awning, would be subject to design review by the DRHPC (SMC 19.54.080.B.2). Signs are also subject to DRHPC or staff review. Conditions of approval have been included in this regard.

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

ENVIRONMENTAL REVIEW **(☐Not Applicable to this Project)**
Pursuant to Section of 15301 of the State CEQA Guidelines, the leasing, permitting, or operation of existing private structures involving negligible or no expansion of use is considered Categorically Exempt from the provisions of CEQA (Class 1 – Existing Facilities).

DISCUSSION OF PROJECT ISSUES
In staff's view, the proposal does not raise any significant issues. The new location is within the Downtown District in a commercial setting and the use has the same parking requirement as the previous retail tenant. The manner in which the business operates would not change and the Police Chief has no concerns about the request. In general, the proposal is a modest expansion of successful local business that contributes to the vitality of the downtown.

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

Attachments:
1. *Draft Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Vicinity Map*
4. *Project Narrative*
5. *Photo of Façade*
6. *Site Plan and Floor Plan*

cc: Jayme Powers (via email)
Lori Bremner (via email)

DRAFT

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Sigh Sparkling Wine Bar Use Permit
120 West Napa Street

May 12, 2016

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

Use Permit Approval

1. That the proposed use is consistent with the General Plan and any Specific Plan;

2. That the proposed use is allowed with a conditional Use Permit within the applicable zoning district and complies with all applicable standards and regulations of the Development Code (except for approved Variances and Exceptions): 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.

5. The proposed use will not adversely affect the welfare of the area residents, or result in an undue concentration of establishments dispensing alcoholic beverages in the area.

6. The proposed use is located at an appropriate distance from:

    a. Potentially sensitive or incompatible uses such as religious facilities, schools, public parks and playgrounds, and other similar uses; and

    b. The size and proposed activity level of the use will be compatible with the uses in, and/or character of, the surrounding area.

7. The proposed use will provide a service not currently available in the area that it will serve; or, unique or unusual circumstances justify a new Wine Bar/Tap Room in a location where there are similar uses nearby.

DRAFT

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Sigh Sparkling Wine Bar Use Permit
120 West Napa Street

May 12, 2016

1. The tenant space/property shall be improved and used in substantial conformance with the project narrative and approved floor plan, except as modified by these conditions and the following:

   a. The maximum amount of seating for the wine bar shall be limited to 24 seats.
   b. The wine bar shall operate in compliance with Ordinance No. 03-2014

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

2. All Building Department requirements shall be met, including applicable Building Code requirements related to the provision of bathroom facilities/fixtures and ADA requirements (e.g., disabled access including at the entrance, bathrooms, accessible/handicap parking, accessible paths of travel, etc.). A building permit shall be required.

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

3. All Fire Department requirements shall be met, including installation of an automatic fire sprinkler system throughout the structure if the total cumulative valuation of all building permits issued for the structure exceeds $150,000 within any 36-month period.

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

4. If the building permit valuation for the project or other improvements to the property exceeds $40,000 within any two-year period, the applicant/property owner shall be responsible for completing public frontage improvements such as the provision or repair of curb, gutter, and sidewalk as determined necessary by the City Engineer.

   Enforcement Responsibility: *City Engineer; Public Works Department; Building Department*
   Timing: *Prior to final inspection approval/occupancy*

5. An encroachment permit from the City shall be required for any work within the public right of way on West Napa Street.

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

6. The applicant shall obtain any necessary permits, licenses, and/or clearances from the State Department of Alcoholic Beverage Control (ABC) and Sonoma County Environmental Health Division for the retail sale and service of wine and/beer and ancillary food items. Business operations shall conform to the limitations of those permits.

   Enforcement Responsibility: *Department of ABC; Sonoma County Health Division; Planning Department*
   Timing: *Prior to operation; Ongoing*

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

   a. The applicant shall submit a Wastewater Discharge Survey to PRMD. The Applicant shall obtain a **Survey for Commercial/Industrial Wastewater Discharge Requirements** ("Green form") from PRMD, and shall submit the completed Survey, along with two (2) copies of the project site plan, floor plan and plumbing plan to the Sanitation

Section of PRMD. The Survey evaluation must be completed by the Sonoma County Water Agency and submitted to the PRMD Engineering Division before a building permit for the project can be approved.

b. If additional sewer pre-treatment and/or monitoring facilities (i.e. Grease trap, Sampling Manhole, etc.) are required by the Sonoma Valley County Sanitation District per the Wastewater Discharge Survey, the Applicant shall comply with the terms and requirements of the Survey prior to commencing the use. If required, the Sampling Manhole shall be constructed in accordance with Sonoma County Water Agency *Design and Construction Standards for Sanitation Facilities*, and shall be constructed under a separate permit issued by the Engineering Division of PRMD.

c. In accordance with Section 5.05, "Alteration of Use", of the Sonoma Valley County Sanitation District Ordinances, the Applicant shall pay increased sewer use fees as applicable for changes in the use of the existing structure. The increased sewer use fees shall be paid the Engineering Division of PRMD prior to the commencement of the use(s).

d. A sewer clearance shall be provided to the City of Sonoma Building Department verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Sanitation Division immediately to determine whether such fees apply**.

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

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

Enforcement Responsibility: *Public Works Department; Water Operations Supervisor; City Engineer*
Timing: *Prior to final occupancy*

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

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

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

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

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

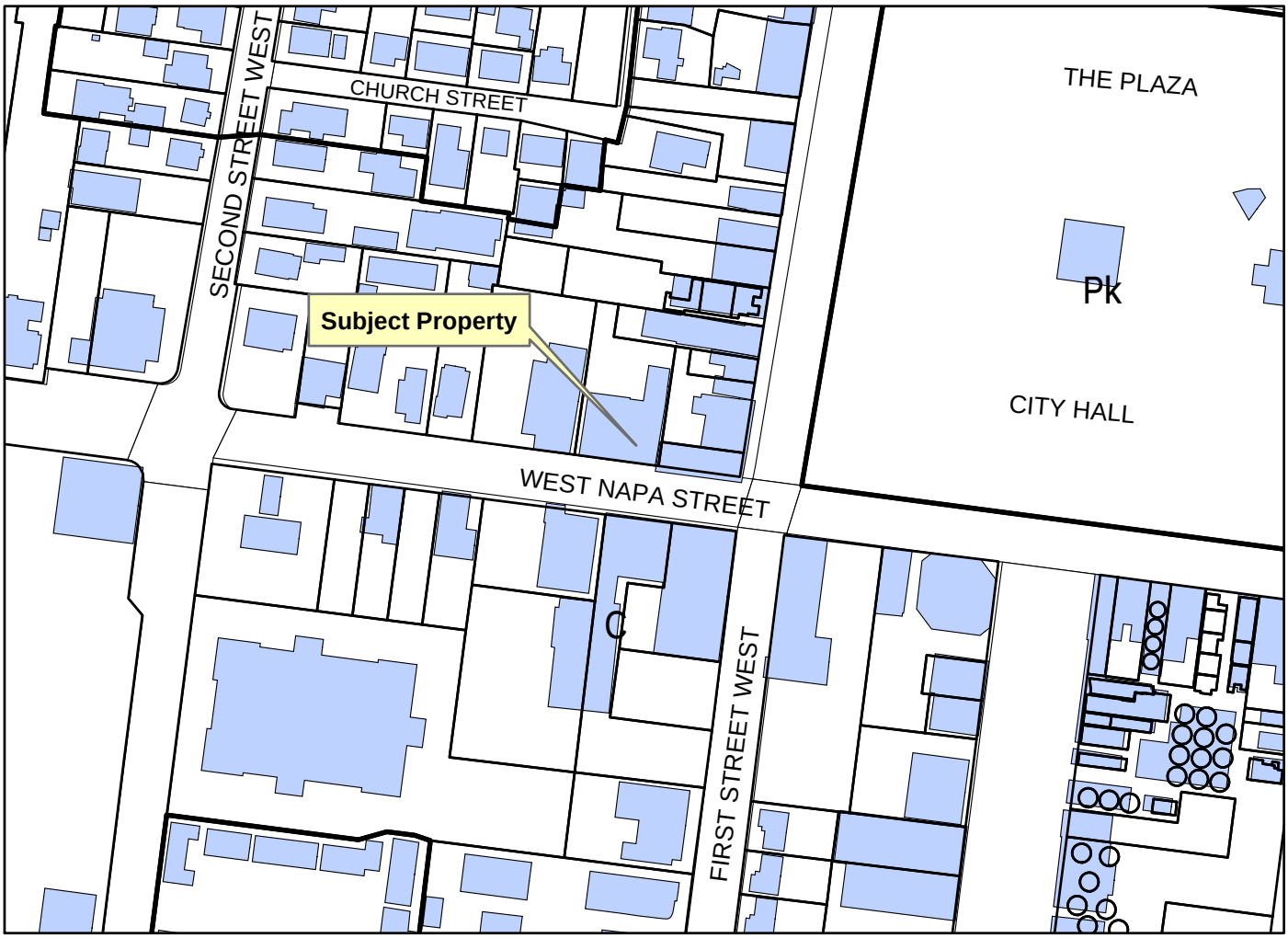
11. Any new signage for the business/property shall be subject to review and approval by Planning Department staff of the Design Review & Historic Preservation Commission (DRHPC) as applicable.

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

12. All applicable stormwater requirements shall be met and implemented on site prior to final occupancy.

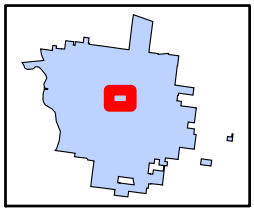
Enforcement Responsibility: *Stormwater Coordinator; City Engineer*
Timing: *Prior to final occupancy*

Vicinity Map



Zoning Designations

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



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Project Summary

Property Address:	120 West Napa Street
Applicant:	Jayme Powers
Property Owner:	David and Linda Detert
General Plan Land Use:	Commercial
Zoning - Base:	Commercial
Zoning - Overlay:	Historic
Summary:	

Application for a Use Permit to relocate a sparkling wine bar (Sigh) to an existing commercial tenant space.

0 100 200 400 Feet

1 inch = 200 feet

Project Narrative for 120 West Napa Street

To: City of Sonoma Planning Department Commissioners

Thank you for considering my proposal. As a native Sonoman I appreciate the time you take and the dedication you bring to keeping a balance to our ever growing, beautiful valley.

Four years ago I started a journey opening a business entirely by myself. It has been the most challenging and rewarding journey of my life without a doubt. I have spent thousands of exhausting yet passionate hours working on and in a business that still brings me such joy and an enormous sense of pride.

For those of you who have not visited yet, I opened a Champagne and sparkling tasting room called SIGH in September of 2012 located at 29 East Napa Street in the Sonoma Court Shops down "Vine Alley." Previously I worked as a tour guide at Schramsberg, a sparkling winery in Calistoga. There has been an obvious increase of visitors and tasting rooms on the plaza in the last decade and I noticed a lack of education in Champagne and sparkling wines. I have a passion about this style of wine and enjoy teaching people about the history, wine making process and regions it comes from. While I greatly appreciate the effort winemakers offer in producing sparkling wines I knew that this was not what I wanted to focus on. It is very difficult and expensive to make sparkling wine and to do it well. I chose to focus on the education behind this delicious treat and leave the production to the pros.

When I opened my business I applied and was granted a type 42 alcohol license which allows me to serve wine and beer unlike a tasting room which allows a winegrower to actually produce wine and serve their own product. I refer to my establishment as a wine bar because by law only people 21 and over are allowed to enter and be served. We serve a variety of bubbly, true Champagnes from the region in France, sparkling wines from many other countries and of course several local sparkling wines as well. I am fortunate enough to say that with three and a half years of

APR 1 5 2016

passionate dedication my business is thriving. We have outgrown our 638 square feet in the court shops and are looking to expand.

I started my business before the Ordinance NO. 03-2014 which established standards for wine tasting facilities and wine bars/tap rooms was in place. Originally, I was required and received a letter of approval from Chief Sackett, however was not required to obtain a use permit for the space. I am requesting this use permit to expand my business and move to a larger space located at 120 West Napa Street. This location is zoned commercial and I am requesting the approval of the planning commission to consider granting me a use permit to continue my business in this new location. If granted I would apply for a premise to premise transfer with the Alcohol Beverage Control keeping the same license and intending the same use simply at a different location. The new location requires construction to bring it up to all current codes including several ADA upgrades to the property.

120 West Napa Street is 2087 square feet in total according to the lease with usable space being about 1687 square feet. There is a staircase and a loft which we would block off and use for dry storage. Part of our construction would include the addition of 2 ADA compliant bathrooms, and a back room including the sinks and sanitary components required by the health department. We would continue to serve minimal food (cheese, charcuterie) with the license granted by the health department like we have now. The counter would be located in the center of the room in an oval shape equipped with a lower counter which would be ADA accessible.

Parking on the plaza of course will always be an issue. Like many buildings on the plaza, ample parking is unavailable. Based on my research thus far with planning retail space requires 1 parking space per each 300 sq. feet. The usable space we would have is approximately 1687 sq. feet (including the 2 bathrooms and the backroom and downstairs storage area). This is the total 2087 sq. feet of the building minus the 400 sq. feet of unusable loft. Based on these calculations this would put the current parking requirement at 5.62 parking spaces. (1687 ÷ 300 = 5.62) There is currently 1 space dedicated per business directly behind each of the four adjacent locations (Tasca Tasca, Perlé, and Outdora).

The rear parking lot is not currently striped although the landlord has looked into plans in doing so. Kenwood Investments located at 144 West Napa has dedicated 2 ADA accessible parking spaces and upgraded an accessible path of travel to the public sidewalk. I am aware that the addition of another parking space and any upgrades to this path of travel may be necessary.

In trying to calculate number of seats permitted I discussed this situation with Rob Gjestland. Current standard is 4 seats per parking space. I understand with the change of use from retail to wine bar the planning department might consider the current existing parking standard to the location (5.62) to equate to 24 seats for a wine bar. We reached this number by assuming 6 parking spaces with 4 seats to each space. An exact calculation of 5.62 X 4 would equal 22.48 seats. If I run my business with either of these numbers I am not asking for any parking exceptions.

Total space according to the lease: **2087 sq ft**
Unusable loft space: **400 sq ft**
Bathrooms, storage, washroom and public area: approx. **1687 sq ft**
1 Parking space per each **300 sq ft** according to retail

1687 ÷ 300 = 5.62 parking spaces currently

4 seats allowed for restaurant/bar per parking space

4 x 6 = 24 seats or exact **4 x 5.62 = 22.48** seats

I intend to operate respectful business hours from 11:00 am to 8:00 pm during the week and closing at 10:00 pm on Fridays and Saturdays. There will be 3-5 staff members employed to serve customers, wash glasses and other various standard tasting room duties. There are no residences attached with this building and we will not disrupt any in the neighboring area. With proper approval from the Design Review

Committee I intend on beautifying the façade of the building and synchronizing the style with Sonoma.

In closing, I want to state that the intention of my business will be the same, I simply need a larger location. I have and will continue to abide by all laws and city codes and respect the reputation I have created thus far. I am grateful for the last three and a half years of compliance and success and want to grow and maintain a congenial relationship with members of the community. Thank you for considering my proposal.

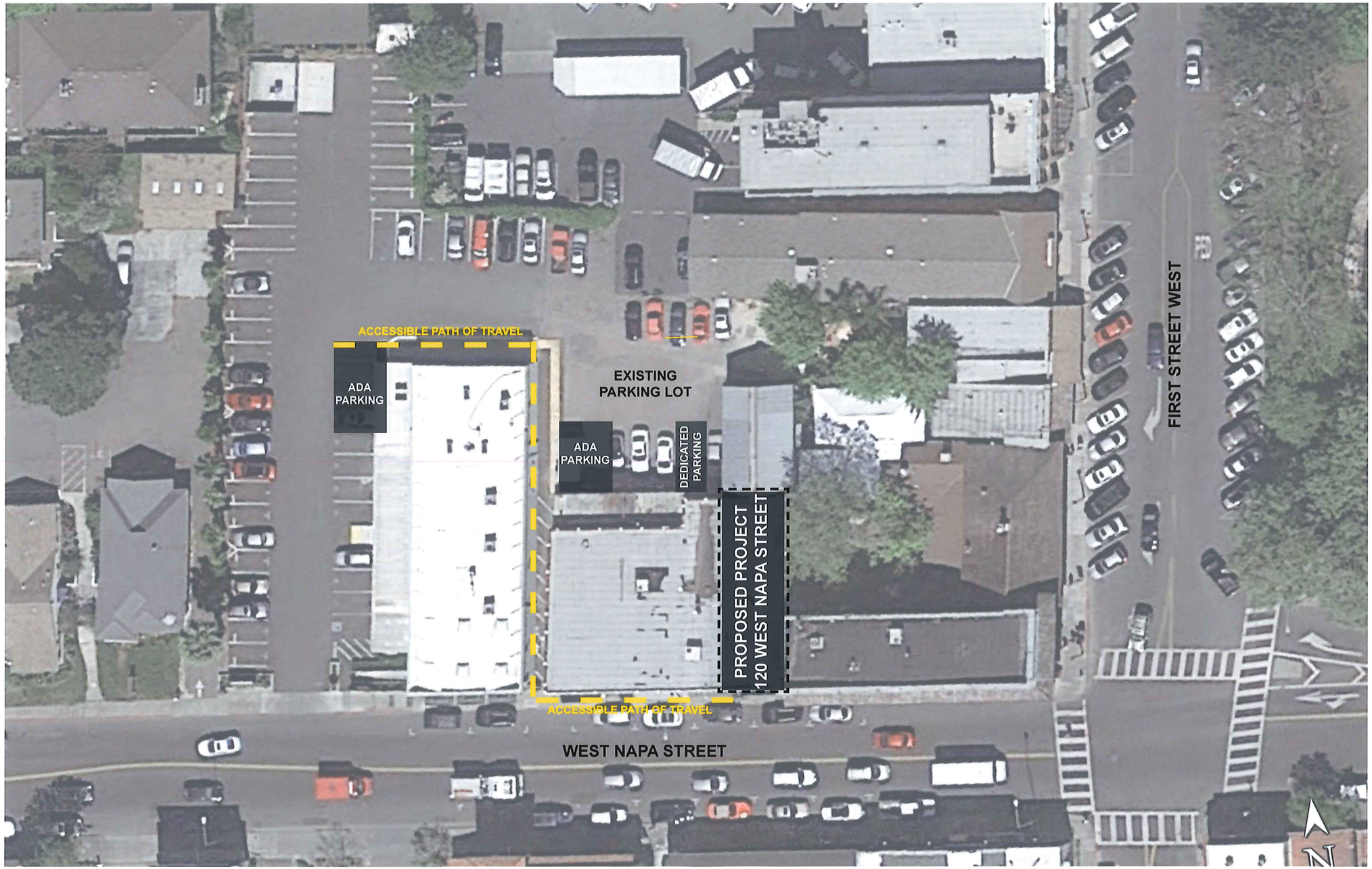
Sincerely,

Jayme L. Powers

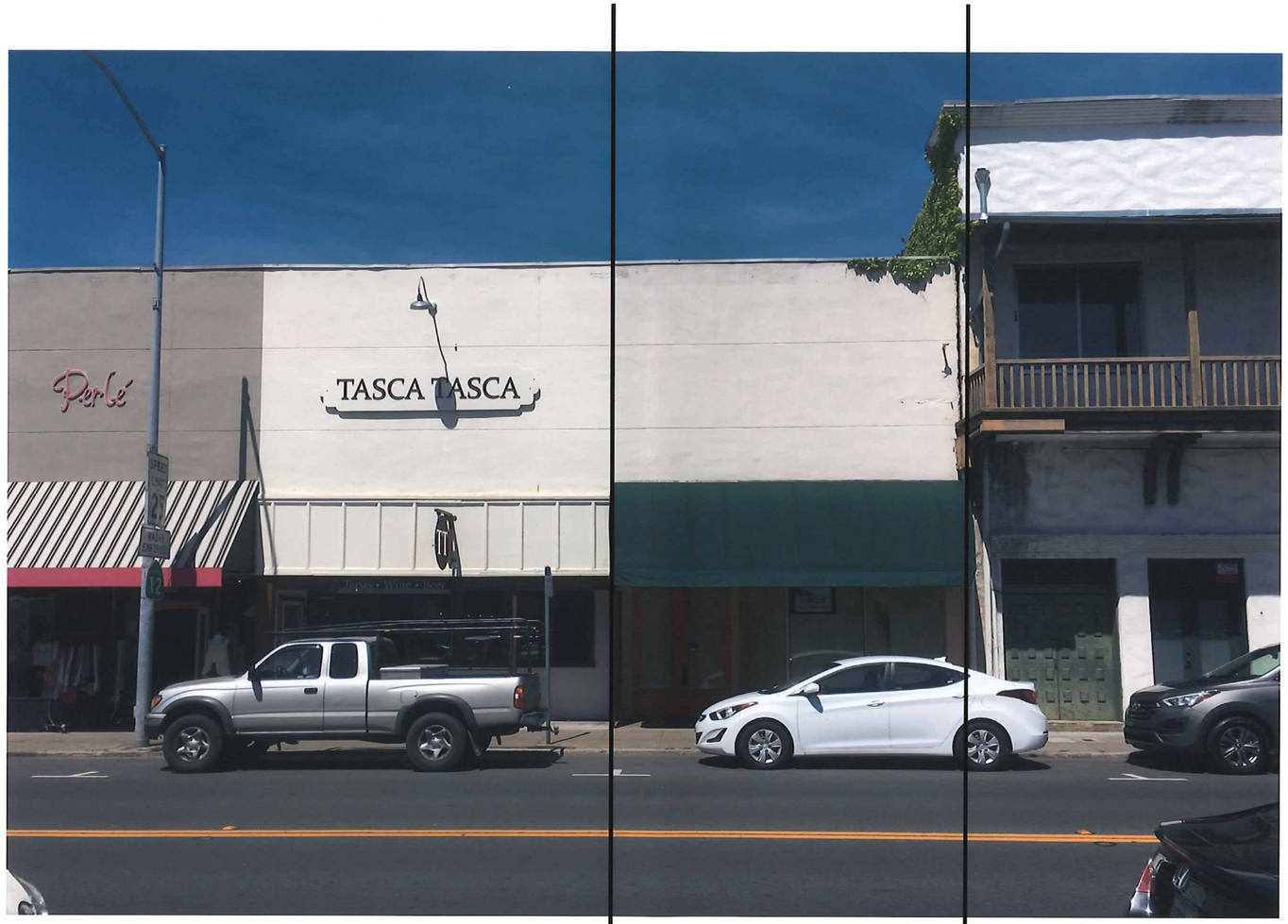
Jayme L. Powers

jayme@sighsonoma.com

(707) 888-2106

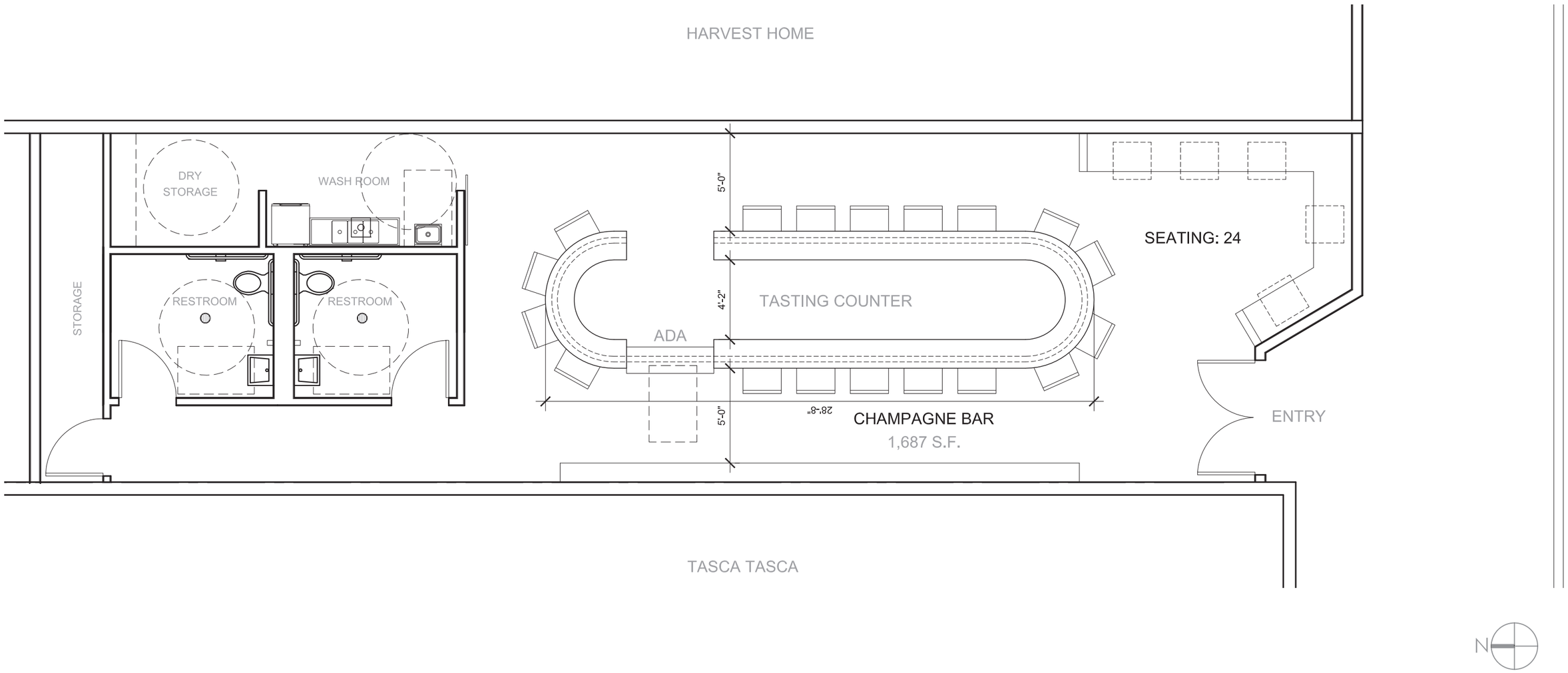


AERIAL SITE PLAN
DATE: 04.16.16



120 WEST NAPA STREET

EXTERIOR ELEVATION
DATE: 04.16.16



FLOOR PLAN
DATE: 04.16.16

120 WEST NAPA STREET

STRATA A|P ARCHITECTURE PLANNING MANAGEMENT

City of Sonoma Planning Commission **STAFF REPORT**	Agenda Item #4 Meeting Date: 5/12/16

Agenda Item Title: Application for a Use Permit and Tentative Map to construct a 6-unit condominium development.

Applicant/Owner: Scott and Claudia Murray/Gola Properties, LLC

Site Address/Location: 1181 Broadway (formerly 20201 Broadway)

Staff Contact: Rob Gjestland, Associate Planner
Staff Report Prepared: 5/6/16

PROJECT SUMMARY

Description: Application of Scott and Claudia Murray for a Use Permit and Tentative Map to construct a 6-unit condominium development at 1181 Broadway.

General Plan Designation: Mixed Use

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

Site Characteristics: The subject property is a narrow 14,850-square foot parcel located on the west side of Broadway, opposite Adele Harrison Middle School. The property is currently developed with a single-family home and various outbuildings.

Surrounding Land Use/Zoning:
North: Apartments and offices/Mixed Use
South: Single-family residence/Mixed Use
East: Single-family homes within Montclair Park Subdivision/Low Density Residential
West: Adele Harrison Middle School/Public Facility

Environmental Review:

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

Staff Recommendation: Approve subject to conditions.

PROJECT ANALYSIS

BACKGROUND

In 2006, the Planning Commission approved a Use Permit and Tentative Map allowing development of a six-unit condominium development on the subject property. However, the approvals were not exercised and subsequently expired. The applicants are now returning to the Planning Commission for consideration of a similar project.

DETAILED PROJECT DESCRIPTION

The current proposal maintains the previous concept of developing the property with a six-unit condominium complex. The condominiums would be distributed between three buildings, including a building at the front of the site with a single unit (Building 3), a building toward the middle of the site with two units (Building 2), and a building on the west with three units (Building 1). Eleven parking spaces are provided within an interior drive court located between Building 2 and 3. All of the buildings and units are two-story. The condominiums are designed as two-bedroom, two-bath units with ±1,080 square feet of living area, except for the front Plan "B" unit which is slightly smaller with ±960 square feet of living area. The same general site layout and architecture from the 2006 project has been maintained; the main difference is the new plan breaks up the five units on the west side of the site into two buildings whereas they were formerly congregated into a single structure.

Common areas of the property, including the land, structures and other improvements would be owned jointly by the unit owners with control under a condominium management association. The individual units, private yards, and parking areas would be exclusive easements over the common area. The existing residence and accessory buildings would be removed to accommodate the project. Further details can be found in the attached narrative and drawings.

GENERAL PLAN CONSISTENCY (☐Not Applicable to this Project)

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

Review of General Plan Consistency	
General Plan Policy	**Project Response**
Community Development Element	
Goal CD-4: Encourage quality, variety, and innovation in new development.	
Encourage a variety of unit types in residential projects (CDE 4.2).	The condominium units are distributed between a duplex, triplex and freestanding unit.
Require pedestrian and bicycle access and amenities in all development (CDE-4.4).	Required bicycle parking is identified adjacent to Building 2 and would be subject to review and approval of the DRC per the conditions of approval.
Goal CDE-5: Reinforce the historic, small-town characteristics that give Sonoma its unique sense of place.	
Promote higher density, infill development, while ensuring that building mass, scale, and form are compatible with neighborhood and town character (CDE-5.5).	The infill project is toward the higher end of the allowed density range providing six small scale units. Building setbacks, orientation, and design are generally compatible with adjacent development and the Broadway corridor.

Environmental Resources Element	
Goal ER-1: Acquire and protect important open space in and around Sonoma.	
Require new development to provide adequate private and, where appropriate, public open space (ERE-1.4).	The project provides a combination of private yards areas, and common open space for residents, consistent with open space standards.
Goal ER-2: Identify, preserve, and enhance important habitat areas and significant environmental resources.	
Protect Sonoma Valley watershed resources, including surface and groundwater supplies and quality (ERE 2.4).	Best practices in post-construction stormwater management will be required in the design of the drainage improvements per the conditions of approval.
Require erosion control and soil conservation practices that support watershed protection. (ER 2.5)	See above. In addition to the post-construction techniques, the conditions of project approval require an erosion control plan that would be implemented over the course of construction.
Preserve existing trees and plant trees (ERE 2.6)	The project would be developed consistent with the arborist report and Tree Committee's recommendations, which include tree replacement plantings.
Goal ER-3: Conserve natural resourced to ensure their long-term sustainability.	
Encourage construction, building maintenance, landscaping, and transportation practices that promote energy and water conservation and reduce GHG emissions (ERE 3.2)	The project will reduce vehicle trips by providing small-scale housing near the downtown area, in proximity to jobs, shopping, and transit. In addition, the project would be subject to the CA Green Building Code and the City's WELO ordinance, which requires low-water use landscaping and irrigation systems.
Circulation Element	
Goal CE-2: Establish Sonoma as a place where bicycling is safe and convenient.	
Incorporate bicycle facilities and amenities in new development (CE 2.5)	As noted above, required bicycle parking is identified adjacent to Building 2 and would be subject to review and approval of the DRC per the conditions of approval.
Goal CE-3: Minimize vehicle trips while ensuring safe and convenient access to activity centers and maintaining Sonoma's small-town character.	
Encourage a mixture of uses and higher densities where appropriate to improve the viability of transit and pedestrian and bicycle travel (CE-3.2).	The proposed development is an infill project with toward the higher end of the allowed density range providing six small scale units. In addition, the project site is located in proximity to downtown on an arterial street, near commercial services, jobs, and public transportation.
Public Safety Element	
Goal PS.1: Minimize risks to life and property associated with seismic and other geologic hazards, fire, hazardous materials, and flooding.	
Ensure that all development projects provide adequate fire protection (PSE-1.3).	The proposal has been reviewed by the SVFRA. Based on this review the conditions of approval including requirements for an on-site hydrant, sprinklers within building, and demarcation of a fire lane where parking is prohibited.
Housing Element	
Goal HE-1: To provide a mix of housing types affordable to all income levels, allowing those who work in Sonoma to also live in the community.	
Encourage diversity in the type, size, price and tenure of residential development in Sonoma, while maintaining quality of life (HE-1.1).	Six small-scale condominium units would be provided by the proposal, within a duplex, triplex and freestanding building.
Encourage the sustainable use of land and promote affordability by encouraging development at the higher end of the density range within the Medium Density, High Density, Housing Opportunity, and Mixed Use land use designations (HE-1.4).	The Mixed Use General Plan/Zoning designation of the site allows for residential densities of up to 20 units per acre. The project has a density of 17 units per acre, which is at the higher end of the density range.

In general, the proposal is consistent with the goals and policies of the *2020 Sonoma General Plan,* which encourage housing opportunities in mixed-use areas. The development is also compatible with adjoining land uses, which are predominately residential.

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

Use: The property is zoned Mixed Use (MX). The MX zone is intended to allow for higher density housing types, such as apartments and condominiums, in conjunction with commercial and office development, in order to increase housing opportunities, reduce dependence on the automobile, and provide a pedestrian presence in commercial areas. Multi-family development of five or more units (including condominiums) are allowed in the MX zone subject to review and approval of a Use Permit by the Planning Commission

Density: The maximum residential density allowed in the MX zone is 20 dwellings units per acre. Based on the size of the parcel (0.34 acres), a maximum of 7 dwelling units are allowed on the property. The proposed 6-unit plan represents a density of ±17 units per acre.

Front Yard Setback: The minimum front yard setback for new development in the MX zone is 15 feet. Building 3 (Unit 6) would be setback 15 feet from the front property line in compliance with this standard. The front porch for this unit would extend 5 feet into the setback as allowed.

Rear Yard Setback: The minimum rear yard setback within the MX zone is 15 feet, except when abutting a residential zone in which case the corresponding setback of the residential zone shall apply. The project site abuts a Low Density Residential (R-L) zone to the west, therefore a minimum 20-foot rear yard setback is required. Building 1 is setback 20 feet from the rear (east) property line in compliance with this standard. It appears that a cantilevered second floor element extends 2 feet into the setback, which is an allowed projection under the Development Code.

Side Yard Setbacks: One-story structures require a minimum side yard setback of five feet and combined side yard setbacks of fifteen feet. For two-story structures, the minimum setback is increased by two feet for every five feet in building wall height above fifteen feet. The side yard setback requirements are met for all structures on the site, including the carports. The first floor of the detached unit is setback five feet from the side (north) property line, and the second floor steps back to provide the required seven-foot setback. Buildings 1 and 2 are setback a minimum of 9 feet from the north property line and a minimum of 8.5 feet from the south property line, and the minimum combined side yard setback of 15 feet is exceeded for all structures.

Coverage: The maximum coverage in the MX zone is 60% of the total lot area. The proposal would result in a lot coverage of 28%, including the carports.

Floor Area Ratio (FAR): The maximum FAR in the MX zone is 1.0. The project would result in a FAR of 0.43.

Building Height: The maximum building height within the MX zone is 30 feet. Buildings 1 and 2 have a height of ±25 feet to the roof peak (the tower feature on Building 2 extends to ±28 feet). Building 3 (the detached unit) has a height of ±23 feet to the roof peak.

Open Space: The Development Code requires 300 square feet of open space per unit, in any combination of private or common open space. Approximately 365 square feet of open space is provided on average for each unit, including private rear patios and a common area at the rear of the site.

Parking: Condominiums require 1.5 parking spaces per unit (one of which must be covered), plus guest parking at the rate of 25% of the total required spaces.

On-Site Parking Requirements				
Type of Residential Unit	**Number of Units**	**Parking Factor**	**Calculation**	**Spaces Required**
Condominiums	6	1.5 spaces per unit plus guest parking at rate of 25% of total required spaces	6 x 1.5 9 x 0.25	9 2.25
Total				**11**

As noted in the table, eleven parking spaces are required for the project. This requirement is met in that eleven parking spaces are provided on site, including six covered spaces. While the parking space dimensions conform to the parking regulations, the back-up distance is less than normal standards (27-feet for standard and 25 feet for compact). In general, 24 feet of back-up distance is provided, with slightly less at the refuse enclosure. However, the proposed configuration is consistent with previous approvals and partly a function of the narrow lot width and desire to provide minimal landscape strips on the north and south edges of the parking court. Staff would note that all spaces are proposed with a standard 10-foot width to help compensate.

Bicycle Parking: Bicycle parking is required for new multi-family development subject to review on a case-by-case basis (§19.48.110). Bicycle parking is identified on the site plan directly east of Building 2. Details on the type and number of racks are typically considered by the DRHPC in design review. A condition of approval has been included in this regard.

Inclusionary Units: Developments with five or more units must provide that at least 20% of the total number of units are affordable to households in the low and moderate-income categories. As a result, the project must provide at least one affordable unit. Unit 2, the central unit within Building 1, is identified as the required affordable unit.

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

Demolition Permit: The existing residence and accessory buildings would be demolished to accommodate the project. The residence is over 50 years old (constructed in 1951) and therefore requires review and approval of a Demolition Permit by the DRHPC (staff would note that the DRC previously approved demolition of the home in 2005 but the approval expired). Review of a Demolition Permit was scheduled for last month's DRHPC meeting, but the meeting was unexpectedly cancelled due to a lack of a quorum. Given this circumstance, a condition of approval has been included making the Use Permit and Tentative Map contingent on upon DRHPC approval of the Demolition Permit, which has been rescheduled to a meeting in May.

CONSISTENCY WITH OTHER
CITY ORDINANCES/POLICIES (☒**Not Applicable to this Project)**
Growth Management Ordinance: Under the Growth Management Ordinance the project is classified as an "Infill Project," which is defined as a residential project with five to fifteen lots or units. Thirty-five allocations are available for infill development during each development year and are distributed on a first-come first-served basis. Sufficient infill allocations are available for the project.

Tree Ordinance: An arborist report was prepared for the previous project indicating that most trees on the property would require removal due to development impacts. The findings of this report are still valid as the overall development plan and site conditions have not substantially changed since that review. Accordingly, the Tree Committee recommendations and requirements from the previous have been incorporated into the conditions of approval:

- Trees removed from the project site shall be replaced on-site at a ratio of 2:1, with a minimum box size of 24 inches.

- The valley oaks identified as Tree #11 and Tree #15 in the arborist report shall be preserved if feasible, depending on fill and/or grading impacts.

- The developer shall adhere to the recommendations and tree preservation guidelines presented in the arborist report.

Water Demand Analysis & Will-Serve Letter: Pursuant to Resolution No. 46-2010, the project will be subject to the requirement for a water demand analysis and will-serve letter from the City Engineer to confirm that adequate water capacity exists prior to the issuance of a building permit for the project. These items have been included in the draft conditions.

ENVIRONMENTAL REVIEW (☐**Not Applicable to this Project)**
Pursuant to Section of 15332 of the State CEQA Guidelines, infill development projects on properties of less than five acres in urban areas are Categorically Exempt from the provisions of CEQA (Class 32 – In-Fill Development Projects) provided that they would not have any significant environmental effects, and are consistent with planning policies. This same exemption was applied in the previous 2006 review and the project/circumstances have not changed significantly.

DISCUSSION OF PROJECT ISSUES
Compatibility: The project is substantially similar to the previous proposal in terms of site layout, architecture and use. The primary difference is the back five units are now broken up into two buildings, which is an improvement from staff's view, given the allowance for more light into the units and reduction in building mass. A buffer area is provided at the rear of the site that can accommodate landscape plantings for screening and the front unit is appropriately designed to contribute to the Broadway streetscape.

Condominium Owners Association: The project would require the establishment of a Condominium Owners Association along with appropriate CC&R's for the continued maintenance of all common areas and interests (a condition of approval has been included to this end).

Fire Department Requirements: The proposal was evaluated by the Fire Marshall who indicated that, while an emergency vehicle turnaround will not be required due to the narrow parcel width, all residential buildings must have fire sprinkler systems, an on-site hydrant will be necessary, and the

driveway must be signed/marked as a fire lane with parking prohibited. These items have been included in this draft conditions of approval.

Driveway Apron Width: The proposal was evaluated by the City Engineer who indicated that the width of the driveway apron on the Broadway frontage must be increased from 18 feet to a minimum of 20 feet to allow for improved ingress and egress. This requirement has been included in this draft conditions of approval.

RECOMMENDATION

Staff recommends approval subject to the attached conditions.

Attachments

1. *Findings*
2. *Draft Conditions of approval*
3. *Location map*
4. *Tentative Condominium Map*
5. *Approved Site Plan & Building Elevations*

cc: Gola Properties, LLC (via email)
Scott & Claudia Murray
P.O. Box 2201
Sonoma, CA 95476

William Dimick AIA Architect (via email)
292 France Street
Sonoma, CA 95476

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Murray Condominium Project – 1181 Broadway

May 12, 2016

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

Use Permit Approval

1. That the proposed use is consistent with the General Plan and any Specific Plan;

2. That the proposed use is allowed with a conditional Use Permit within the applicable zoning district and complies with all applicable standards and regulations of the Development Code (except for approved Variances and Exceptions).

3. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and

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

Tentative Map Approval

1. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the 1995 General Plan land use designation requirements and the applicable provisions of the Development Code.

2. That the tentative map complies with the requirements of the Article VI (Subdivisions) of the Development Code.

3. That the site is physically suited to the type and density of the proposed development, regulated by the conditions of project approval.

DRAFT

City of Sonoma Planning Commission
CONDITIONS OF APPROVAL
Murray Condominium Project – 20201 Broadway

January 12, 2006

1. The Use Permit and Tentative Map approval shall be contingent upon approval of a Demolition Permit by the Design Review & Historic Preservation Commission (DRHPC) allowing for demolition of the existing residence located on the property.

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

2. The development shall be constructed in conformance with the project narrative, approved site plan and building elevations dated 4/15/2016, and the Tentative Map dated 4/13/2016, except as modified by these conditions and the following:

   a. The fence required along the southern property line shall be four feet in height within the front setback and a minimum of six feet in height thereafter.

   Enforcement Responsibility: *Planning Department, Building Department; Public Works Department*
   Timing: *Prior to the issuance of any occupancy permit*

3. A Final Map shall be prepared and submitted to the City Engineer for review and approval. Upon approval and acceptance by the City of all required dedications, the map shall be filed at the office of the Sonoma County Recorder.

   Enforcement Responsibility: *City Engineer; Planning Department; Building Department*
   Timing: *Prior to issuance of building permits*

4. Storm drainage and utility improvements shown on the Tentative Map are not necessarily approved in that configuration and shall be revised as directed by the City and other reviewing agencies.

   Enforcement Responsibility: *City Engineer; Building Department; Affected Agencies*
   Timing: *Prior to issuance of building permits*

5. The applicant shall submit CC&Rs for the subdivision and a Condominium Owners Association shall be established to maintain all common areas and interests. Review of the CC&R's and Condominium Owners Association agreement shall be subject to review and approval by the City Engineer, Planning Director, and City Attorney. In addition, the City Engineer may require the applicant to submit the agreements to applicable State agencies for review and approval.

   Enforcement Responsibility: *City Engineer; Planning Department; City Attorney*
   Timing: *Prior to issuance of building permits for residential building construction*

6. The following public improvements shall be required as deemed necessary by the Public Works Division, City Engineer, Caltrans or other applicable department or agency. All improvement plans shall be prepared by a registered civil engineer and shall be submitted to and approved by the City Engineer and Caltrans prior to issuance of a grading permit. Plans for sanitary sewer facilities shall also be submitted to Sonoma County PRMD Sanitation Division for review and approval. All public improvements shall be completed prior to recordation of the Final Map or appropriately bonded for.

a. Construction and/or repair of curb, gutter, sidewalk, and street structural section along the Broadway/State Hwy 12 frontage of the property as required by the City Engineer and Caltrans. Repair or reconstruction of any street structural section as required by the City Engineer or Caltrans.

b. Provision of a residential driveway apron at the Broadway frontage with a minimum apron width of 20 feet consistent with City of Sonoma Standard Plan 111.

c. Parking and drives shall be surfaced with an approved surface material as approved by the City Engineer and the Building Official. In all cases, driveways shall be paved a minimum of 20 feet from the edge of the sidewalk.

d. The structural section of the driveway shall be designed to support the weight of a fire engine (45,000 lbs.) in all weather conditions.

e. Sewer mains and separate laterals to the development as required by Sonoma County PRMD Engineering Division; water conservation measures installed and/or applicable mitigation fees paid as determined by the Sonoma County Water Agency.

f. Extension and/or upgrade of water mains along the frontage of the property as may be required to link existing portions of the city's water system. Water service to each lot/unit. A dedicated irrigation meter/water service shall be provided for all site landscaping.

g. Construction of on-site storm drains and related facilities as deemed necessary by the City Engineer to connect to the City's existing storm drain infrastructure on the west side of the property.

h. Fire hydrants in the number and at the locations specified by the Fire Marshall and the City Engineer. An on-site fire hydrant shall be required Fire hydrants shall be installed and in working condition prior to beginning combustible construction.

i. Private underground utility services, including gas, electricity, cable TV and telephone, to each lot/unit in the development.

j. Address numbers shall be posted on each structure within the development. Individual address numbers, or an address range, shall be clearly posted on Broadway.

k. Street lighting as required by the City Engineer.

l. Street trees as required by the Planning Division and the City Engineer. All street trees shall be consistent with the City's Tree Planting Program, including the District Tree List. The ultimate number and location of the street trees shall be subject to the discretion of the City Engineer and Caltrans.

m. All required sidewalk, street, storm drainage, water, sewer and public utility easements shall be dedicated to the City of Sonoma or to other affected agencies of jurisdiction, as required.

n. All major grading, including all swales, etc., shall be completed by October 15th, unless otherwise approved by the City Engineer.

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

7. A grading and drainage plan and an erosion and sediment control plan shall be prepared by a registered civil engineer and submitted to the City Engineer and the Sonoma County Water Agency for review and approval. A Stormwater Mitigation Plan (SMP) for the project shall also be prepared and submitted in conjunction with the grading plans for approval, and the measures identified in the SMP shall be incorporated into the grading and drainage plans consistent with applicable standards. The required plan shall be approved prior to the issuance of a grading permit and commencement of grading/construction activities. The erosion control

measures specified in the approved plan shall be implemented throughout the construction phase of the project. Applicable erosion control measures shall be identified on the erosion control plan and shall be implemented throughout the construction phase of the project: soil stabilization techniques such as hydroseeding and short-term biodegradable erosion control blankets or wattles, silt fences and/or some kind of inlet protection at downstream storm drain inlets, post-construction inspection of all facilities for accumulated sediment, and post-construction clearing of all drainage structures of debris and sediment. The plans shall conform to the City of Sonoma Grading Ordinance (Chapter 14.20 of the Municipal Code). The improvement plans will not be accepted by the City Engineer for review without first reviewing and approving the SMP.

Enforcement Responsibility: *City Engineer: Building Department; Stormwater Coordinator; SCWA*
Timing: *Prior to issuance of grading permit*

8. All Building Division requirements shall be met, including compliance with CALGreen standards. Building permits shall be required.

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

9. All Fire Department shall be satisfied, including any code modifications effective prior to the date of issuance of any building permit. In addition, the following shall be required:

   a. An on-site fire hydrant shall be required, the location subject to review and approval of the Fire Marshall.
   b. All structures shall be protected by approved automatic fire sprinkler systems.
   c. Parking shall be allowed only in designated parking places as approved on the site plan. All other areas, including the driveway and drive aisle shall be posted clearly as a fire lane with "No Parking" signs and/or markings (red curbs).
   d. Additional requirements and/or recommendations from the Fire Department may result from a review of detailed project plans and specifications.

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

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

Enforcement Responsibility: *Caltrans; City Engineer; Public Works Department; Building Department*
Timing: *Prior to occupancy*

11. The project shall comply with the applicable stormwater requirements. A Stormwater Mitigation Plan (SWP) shall be submitted for review and approval by the City Engineer and Stormwater Coordinator. Said SMP shall identify specific BMPs and include the BMPs in the project drainage and improvement plans.

Enforcement Responsibility: *Caltrans; City Engineer; Public Works Department; Building Department*
Timing: *Prior to occupancy*

12. The condominium unit identified as "Unit 2" on the site plan shall be designated as an affordable housing unit, affordable to low or moderate-income households. The developer shall enter into a contract with the City assuring the continued affordability of the designated unit for a minimum period of 55 years and establishing maximum rents, maximum sale prices, and resale restrictions. The requirement to provide an affordable unit shall be recorded against the deed of the lot, with a standard City agreement subject to review and approval by the City Attorney and the Planning Director.

Enforcement Responsibility: *Planning Department, City Attorney*
Timing: *Prior to occupancy*

13. The project shall be subject to architectural review by the Design Review & Historic Preservation Commission (DRHPC), encompassing elevation details, exterior colors and materials, and site details, including the carports, refuse enclosure, and bicycle parking.

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

14. A landscape plan shall be prepared by a licensed landscape architect. The plan shall be subject to the review and approval of the Design Review & Historic Preservation Commission (DRHPC). The plan shall address site landscaping (including private rear yard areas), fencing/walls, hardscape improvements, and required tree plantings, including street trees. In addition, tree plantings shall be required along the western edge of the project site for screening purposes. A solid, privacy fence of adequate height shall be provided along the southern project boundary to minimize impacts associated with vehicle headlights. The landscape plan shall comply with City of Sonoma's Water Efficient Landscaping Ordinance (Municipal Code §14.32) and Development Code Sections 19.40.100 (Screening and Buffering), 19.46 (Fences, Hedges, and Walls), 19.40.070 (Open Space for Multi-Family Residential Projects), 19.48.090 (Landscaping of Parking Facilities), and 19.40.060 (Landscape Standards). Street trees proposed along the Broadway frontage shall be consistent with the City's Tree Planting Program, including the District Tree List

Enforcement Responsibility: *Planning Department; DRHPC*
Timing: *Prior to issuance of any occupancy permit*

15. Onsite lighting shall be addressed through a lighting plan, subject to the review and approval of the Design Review & Historic Preservation Commission (DRHPC). All proposed exterior lighting for the buildings and/or site shall be indicated on the lighting plan and specifications for light fixtures shall be included. The lighting shall conform to the standards and guidelines set forth in Section 19.40.030 of the Development Code (Exterior Lighting). No light or glare shall be directed toward, or allowed to spill onto any offsite areas. All exterior light fixtures shall be shielded to avoid glare onto neighboring properties, and shall be the minimum necessary for site safety and security. Light standards shall not exceed a maximum height of 15 feet.

Enforcement Responsibility: *Planning Department; DRHPC*
Timing: *Prior to issuance of an occupancy permit*

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

    a. Trees removed from the project site shall be replaced on-site at a ratio of 2:1, with a minimum box size of 24 inches.
    b. The valley oaks identified as Tree #11 and Tree #15 in the arborist report shall be preserved if feasible depending on fill and/or grading impacts.
    c. The developer shall adhere to the recommendations and tree preservation guidelines presented in the arborist report.

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

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

    a. Caltrans [For encroachment permits and frontage improvements on State Highway 12/Broadway]
    b. Sonoma County PRMD Sanitation Division [For sewer connections and modifications and interceptor requirements]
    c. Sonoma Valley Unified School District [For school impact fees]
    d. Sonoma County Department of Public Health [For closure/removal of septic tank or wells]
    e. Sonoma County Department of Public Health [For closure and removal of septic tanks]

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

18. The applicant shall comply with all requirements of Sonoma County PRMD Engineering Division with respect to sanitary sewer requirements and facilities. A sewer clearance shall be provided to the City of Sonoma Building Division verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County PRMD Sanitation Division immediately to determine whether such fees apply.**

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

19. A soils and geotechnical investigation and report, prepared by a licensed civil engineer, shall be required if deemed necessary by the Building Department or the City Engineer prior to the issuance of a grading permit. Recommendations identified in the report shall be incorporated into the construction plans for the project and into the building permit(s).

    Enforcement Responsibility: *Building Department; City Engineer*
    Timing: *Prior to issuance of a grading permit*

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

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

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

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

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

reviewing authority over this project, except those fees from which any designated affordable units are specifically exempt from.

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

23. No structures of any kind shall be constructed within the public easements dedicated for public use, except for structures for which the easements are intended. No trees shall be planted within easements dedicated for public use except as expressly authorized by the City Engineer.

Enforcement Responsibility: *Planning Department; City Engineer*
Timing: *Prior to the issuance of any building permit and ongoing*

24. Any septic systems on the site shall be removed or closed in place, consistent with the permit requirements of the Sonoma County Department of Environmental Health.

Enforcement Responsibility: *Sonoma County Department of Environmental Health; City Engineer*
Timing: *Prior to construction*

25. Any wells on the site shall be closed in place or equipped with a back-flow prevention device as approved by the City Engineer.

Enforcement Responsibility: *City Engineer*
Timing: *Prior to construction*

26. The property owner(s) shall pay a penalty fee to the City of $1,000 or the appraised value of the tree (as determined by a qualified arborist retained by the City), whichever is greater, for the unauthorized removal of the English walnut tree. This amount shall be deposited into a fund carried upon the financial records of the City which shall be exclusively for the planting of trees in public places in the City and for tree related educational projects or programs.

Enforcement Responsibility: *City Prosecutor; City Attorney; Public Works Administrator; City Planner*
Timing: *Prior to issuance of any building permit*

Vicinity Map

Project Summary	
Property Address:	1181 Broadway
Applicant:	Scott & Claudia Murray
Property Owner:	Same
General Plan Land Use:	Mixed Use
Zoning - Base:	Mixed Use
Zoning - Overlay:	Historic
Summary:	

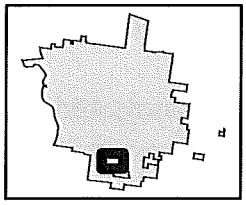
Application for a Use Permit and Tentative Map to construct a 6-unit condominium development.

0 100 200 400 Feet

1 inch = 200 feet

Zoning Designations

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



N

PROPOSAL STATEMENT

Date: 4-15-2016

Project: A Six Unit Condominium Development.
1181 Broadway
Sonoma, CA.

Owner: Gola Properties L.L.C.
Scott Murray
P.O.Box 2201
Sonoma, CA. 95476
Phone: 707-939-9001

Architect: William L. Dimick AIA Architect
292 France Street
Sonoma, CA 95476
Phone: 707-938-5726

Civil Engineer: Doble Thomas & Associates, Inc.
134 South Cloverdale Blvd.
Cloverdale, CA 95425
Phone: 707-894-3182

Landscape Designer: To be selected.

Gola Properties L.L.C. proposes to build a six unit condominium project at 1181 Broadway as shown on the enclosed drawings, Sheets UP-1 thru UP-3 by William L. Dimick AIA Architect, dated 4-15-2016 and the Tentative Map by Doble Thomas & Associates, Civil Engineers, dated 4-13-2016.

This project had been previously submitted and received a Conditional Use Permit and Design Review approval in 2006. Construction Drawings were complete and ready for Building Permit submission, but were set aside due the financial concerns and downturn of the housing market of that time.

The project has now been resurrected and refined to address current market demands and code issues and hereby presented for Use Permit consideration

SITE:
The site is a 50' x 297' parcel on the west side of Broadway across from Adele Harrison Middle School. It is bounded on the north by an office building at street frontage and an office / apartment complex toward the rear of the property.
There is small residence to the south and a large single family sub-division to the west.
Existing improvements include a small sub-standard single family wood frame house, currently used by the applicant as a construction office, and several small wood frame out buildings, all to be demolished for this project.

SITE PLAN:
The project consists of a duplex and a three-plex building on the rear portion of the site and an intervening parking court with covered and guest parking as prescribed by code. The front building is a free standing two story single unit to reflect the residential scale of the Broadway corridor.
As befits its size and location the proposal is an ideal infill project that will address the need for more modest and affordable housing in the community.

LIVING UNITS:
The condos are shown in a conventional townhouse configuration with living, dining, kitchen and half bath on the first floor and two bedrooms and a full bath on the second, with living areas in the 1000 to 1200 sq. ft. range. There is a required affordable unit in Building #1.

BUILDING CONSTRUCTION & MATERIALS:
The buildings are to be conventional wood frame construction on concrete slab foundations and floors. Horizontal and board & batten siding and composition shingle roofing are shown with detailing to reflect the local traditional residential scale and appearance.

WATER, SEWER & UTILITIES:
Services for the project are all public and readily available at the Broadway street frontage. An existing on-site well is within a carport footprint and will be abandoned.

SITE GRADING & DRAINAGE:
There will be extensive on-site grading to construct engineered fill building pads and the parking area, provide site drainage, and to construct underground utilities. Storm water run off will be piped to code required bio-swales and then to an existing drainage system across the westerly boundary of the property.

LIGHTING:
Lighting will be considered as an integral element of the project and used to enhance both building and landscape design. Parking areas will be illuminated as required for security and all lighting will be low-level and directed away from neighboring buildings.

LANDSCAPING:
The landscape planting and irrigation system will be designed to compliment the new buildings and relate to adjoining structures. Street trees and plant material will adhere to current guidelines and prescribed plant lists. Irrigation will be specified to meet low water use guidelines.

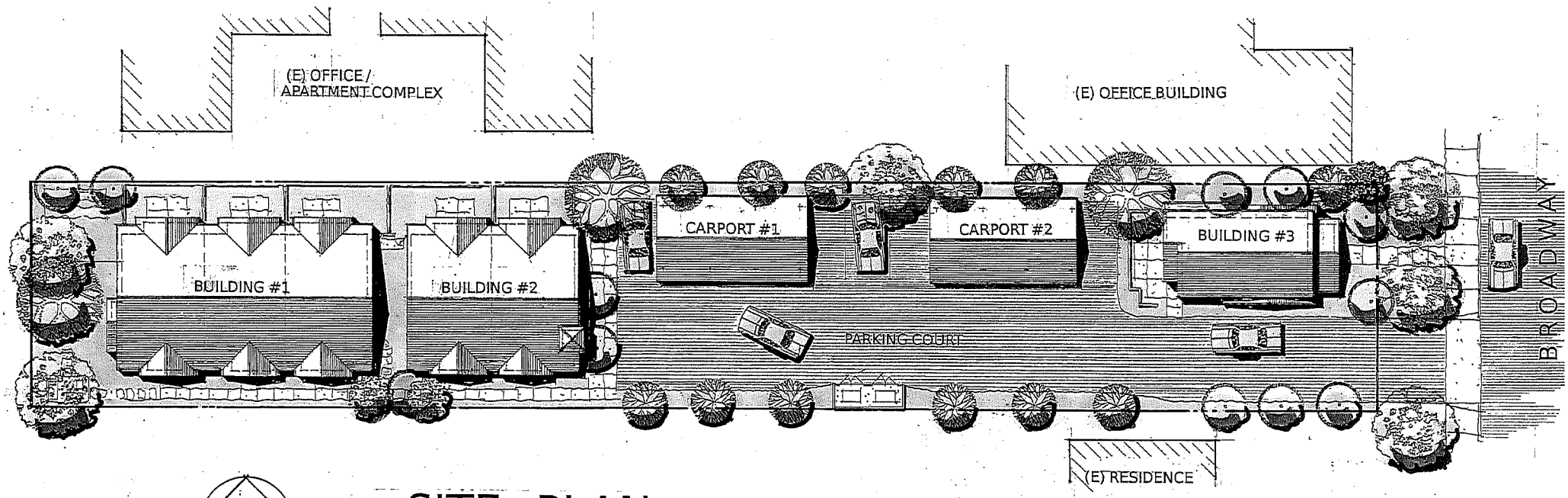
In conclusion, the project as designed, fits comfortably along the Broadway Corridor entrance to Sonoma. The General Plan and zoning designation is Mixed Use which provides for multiple housing of this coverage and density. The proposed project responds to infill concerns and provides much needed modest income housing. The facility is compatible with surrounding land uses and the external impact on traffic and public utilities is well within those anticipated for the area.

Gola Properties therefore request a Conditional Use Permit be granted for the project as provided for in the City of Sonoma Zoning Ordinance.

William L. Dimick

William L. Dimick AIA Architect

4·15·2016
Date



SITE PLAN

SIX UNIT CONDO DEVELOPMENT

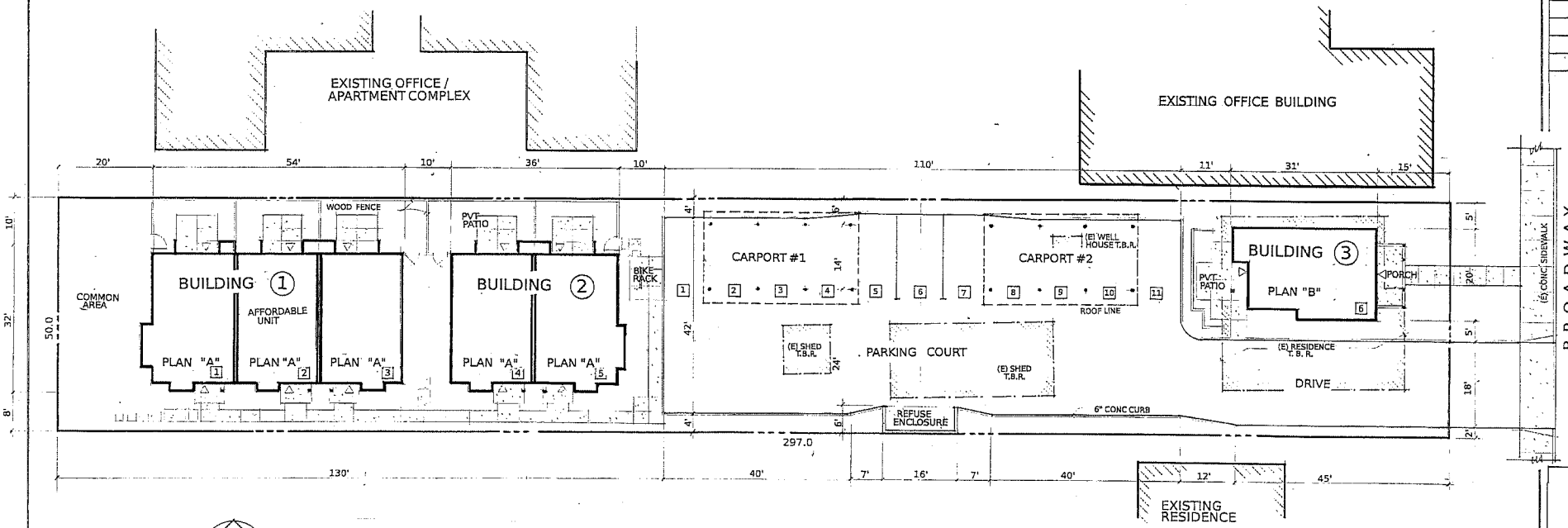
FOR

GOLA PROPERTIES L.L.C.

1181 BROADWAY
SONOMA, CA

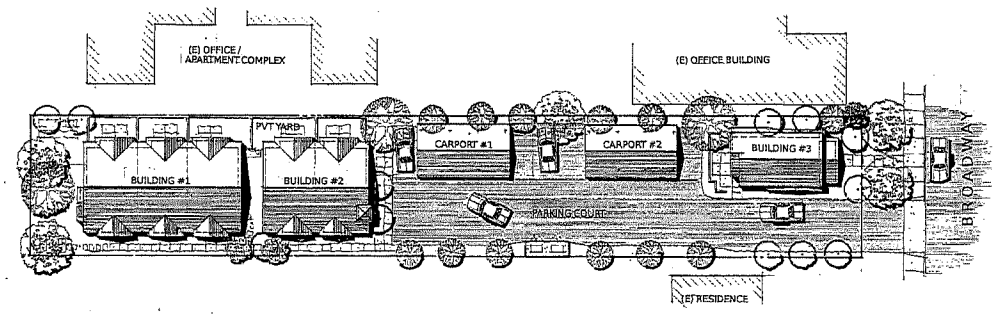
WILLIAM L. DIMICK AIA
ARCHITECT 292 FRANCE ST. SONOMA CALIF. 95476 TELEPHONE 707-938-5726

JOB #1505
4-15-2016



SITE DEVELOPMENT PLAN

0 10 20 30



SITE / ROOF PLAN

0 10 20 30 40

AREA TABULATION

GROSS SITE AREA	14,850 SQ. FT.	34%
BUILDING COVERAGE	3,292	22%
PAVED AREA	5,760	39%
OPEN SPACE	5,798	39%

FLOOR AREA RATIO (FAR)

FLOOR AREA:

PLAN "A"
FIRST FLOOR 548
SECOND FLOOR 532
1080 X 5 = 5400 SQ. FT.

PLAN "B"
FIRST FLOOR 552
SECOND FLOOR 405
957 X 1 = 957 SQ.FT.

TOTAL FLOOR AREA 6357 SQ. FT

FAR: 6357 / 14850 = 42%

PARKING

REQUIRED PARKING:

1.5 SPACES PER LIVING UINT + 25%, 1.5 X 6 = 9 X .25 = 11.25

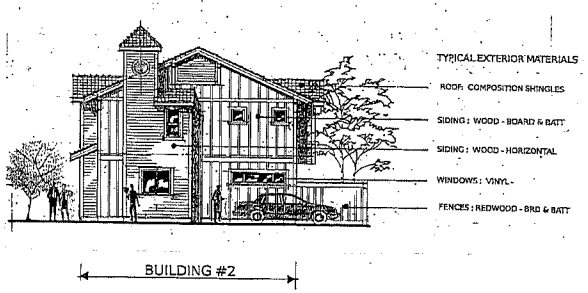
CARPORTS = 6 OPEN = 5 TOTAL = 11 SPACES

REVISIONS	BY

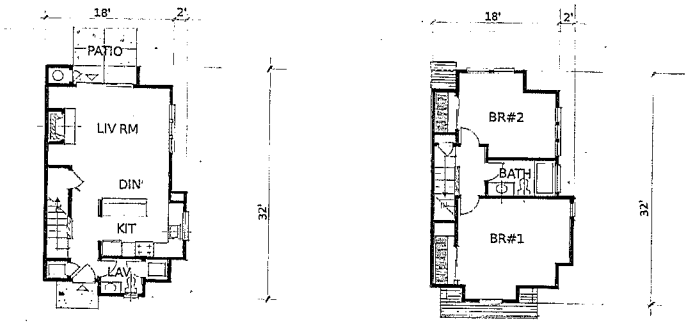
WILLIAM L. DIMICK AIA
ARCHITECT
BROADWAY
282 FRANCE ST. SONOMA CALIF. 95476 TELEPHONE 707-938-5726

SIX UNIT CONDO DEVELOPMENT
GOLA PROPERTIES L.L.C.
1181 BROADWAY SONOMA, CA

Date 4-15-2016
Scale AS NOTED
Drawn WLD
Job 1505
Sheet UP-1
Of 3 Sheets



EAST

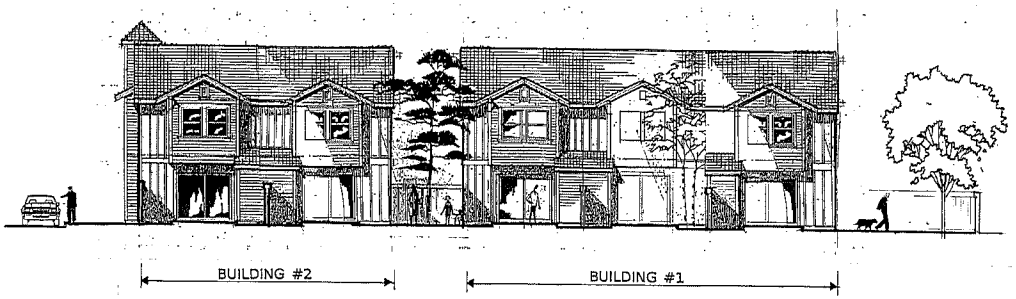


FIRST FLOOR

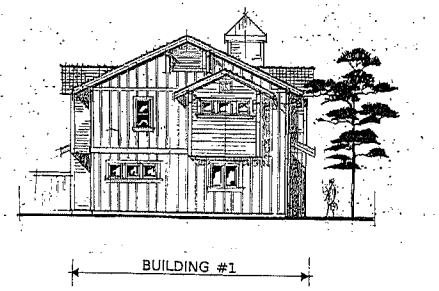
SECOND FLOOR

TYPICAL FLOOR PLAN "A"

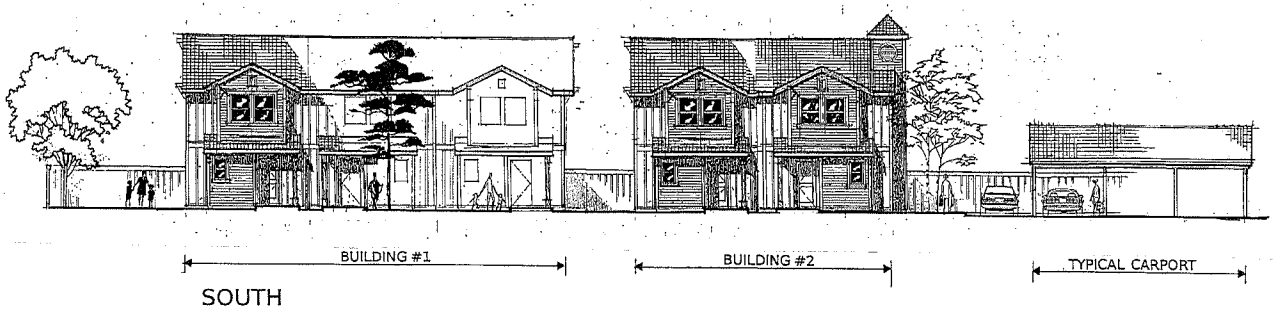
0 4 8 12 16
GRAPHIC SCALE



NORTH



WEST



SOUTH

EXTERIOR ELEVATIONS

0 4 8 12 16
GRAPHIC SCALE

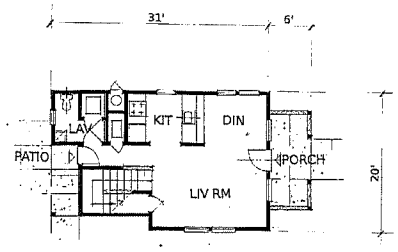
BUILDINGS ① & ②

REVISIONS	BY

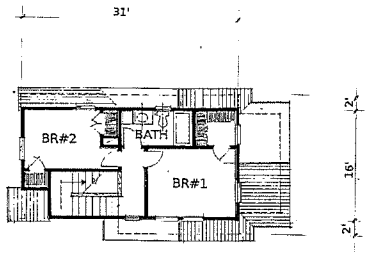
WILLIAM L. DIMICK AIA
ARCHITECT
292 FRANCE ST. SONOMA CALIF. 95476 TELEPHONE 707-938-9726

SIX UNIT CONDO DEVELOPMENT
GOLA PROPERTIES L.L.C.
1181 BROADWAY SONOMA, CA

Date 4-15-2016
Scale AS NOTED
Drawn WLD
Job 1505
Sheet UP-2
Of 3 Sheets



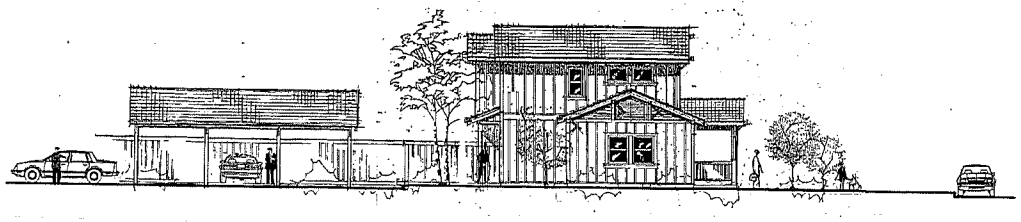
FIRST FLOOR



SECOND FLOOR

TYPICAL FLOOR PLAN "B"

0 4 8 12 16
GRAPHIC SCALE



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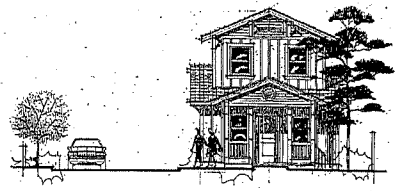

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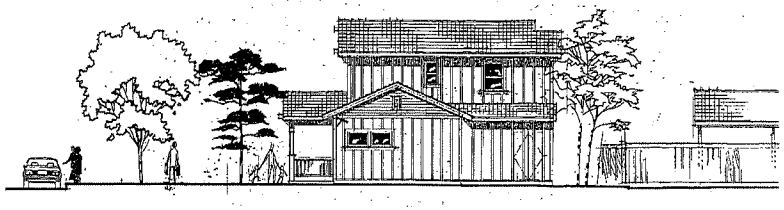
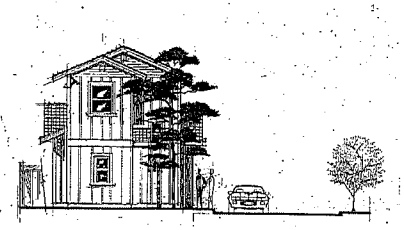


SOUTH



WEST

EXTERIOR ELEVATIONS

0 4 8 12 16
GRAPHIC SCALE

BUILDING 3

REVISIONS	BY

WILLIAM L. DIMICK AIA
ARCHITECT
292 FRANCE ST. SONOMA CALIF. 95476 TELEPHONE 707-938-5726

SIX UNIT CONDO DEVELOPMENT
GOLA PROPERTIES L.L.C.
1181 BROADWAY SONOMA, CA

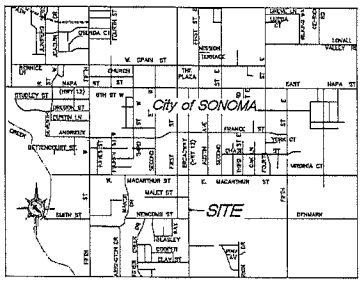
Date 4-15-2016
Scale AS NOTED
Drawn WLD
Job 1505
Sheet UP-3
Of 3 Sheets

TENTATIVE MAP
for
GOLA PROPERTIES LLC

A RESIDENTIAL CONDOMINIUM
1 LOT-6 RESIDENTIAL CONDOMINIUM UNITS
CITY OF SONOMA, SONOMA COUNTY, CALIFORNIA
APN 128-181-005

PROJECT SUMMARY

OWNER:	GOLA PROPERTIES LLC P.O. BOX 2201 SONOMA, CA. 95476 (707) 939-9001
SITE ADDRESS:	20201 BROADWAY APN 128-181-005
NUMBER OF EXISTING LOTS:	1
EXISTING AREA:	14,822 S.F. / 0.34 ACRES
PROPOSED NUMBER OF LOTS:	1
NO OF RESIDENTIAL CONDOMINIUM UNITS	6
NO OF SHARED PARKING SPACES	11
GENERAL PLAN DESIGNATION:	MIXED USE
ZONING:	MIXED USE



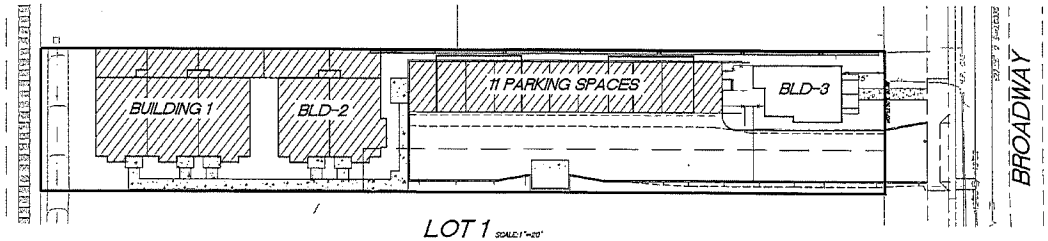
LOCATION MAP
NO SCALE

LEGEND / ABBREVIATIONS

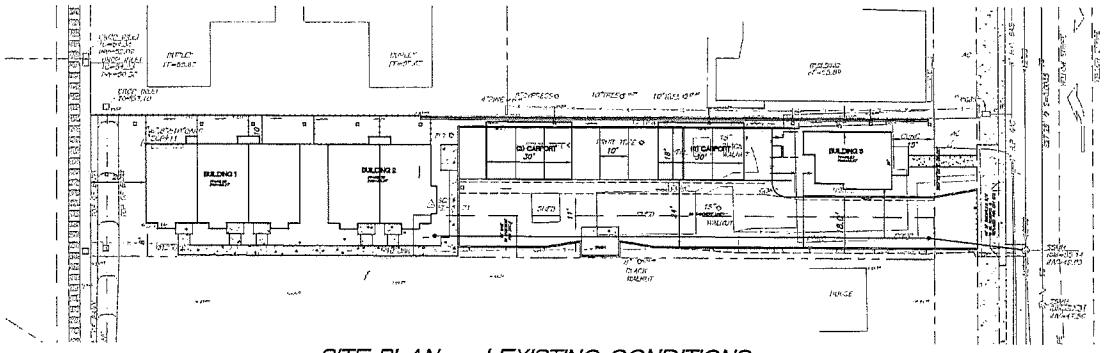
EXISTING CONDITIONS SHOWN SOLIDLY SCREENED

- LOT 1 BOUNDARY LINE PER RECORD OF SURVEY OF THE LANDS OF HENRY AND CARMEL QUINN AND SCOTT AND CLAUDIA MURRAY PER DOCUMENT #2004-121231, FILED IN BOOK 688 OF MAPS, PAGE 28, SONOMA COUNTY RECORDS.
- EXISTING PROPERTY LINE
- OVER HEAD WIRES
- EXISTING FENCE LINE (TYPE VARIES)
- SANITARY SEWER LINE DIRECTION, & SIZE
- WATER LINE
- UNDERGROUND UTILITY LINE
- BUILDING, PARKING OR OTHER EXCLUSIVE USE AREA. ALL REMAINING AREAS WITHIN LOT 1 TO BE COMMON AREA/ PUBLIC ACCESS/ PUBLIC UTILITY EASEMENT

SSMH	SANITARY SEWER MAN HOLE
SDMH	STORM DRAIN MAN HOLE
SSCO	SANITARY SEWER CLEAN-OUT
INV	INVERT ELEVATION
FL	FLOW LINE
AC	ASPHALT CONCRETE
WM	WATER METER
EL	ELEVATION
MB	MAIL BOX
WV	WATER VALVE
FH	FIRE HYDRANT



LOT 1 SCALE:1"=20'



SITE PLAN and EXISTING CONDITIONS SCALE:1"=20'

© 2006, DOBLE THOMAS & ASSOCIATES, INC

APRIL, 2016

INITIAL PLANNING DATE:			
NO.	DATE	DESCRIPTION	BY	APPROVED

GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

PREPARED FOR:
SCOTT MURRAY
GOLA PROPERTIES LLC
P.O. BOX 2201
SONOMA, CA. 95476
(707) 939-9001

PROJECT DESCRIPTION:
GOLA PROPERTIES
20201 BROADWAY
SONOMA, CA.
APN 128-181-005

SHEET DESCRIPTION:
TENTATIVE CONDOMINIUM MAP

Prepared under the supervision of:
Bradley Thomas, PLS 5320
4-13-16
Date
DobleThomas & Associates, Inc.
443 SCI Street
REALTORS • CA 95448
Ph. (707) 433-4792
Fax (707) 433-4793
www.DobleThomas.com
Email: info@doblethomas.com

DobleThomas & Associates, Inc.
CIVIL ENGINEERING
SURVEYING
LAND PLANNING

SCALE:	1"=20'
DRAWN BY:	GK
CHECKED BY:	KDOBLE
FILE No.	2006-021
SHEET No	OF
1	1