



City of Sonoma Planning Commission **AGENDA**

Regular Meeting of September 8, 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
Mary Sek
Chip Roberson
Ron Wellander
Bill Willers
Robert McDonald (Alternate)

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

PLEDGE OF ALLEGIANCE

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

CORRESPONDENCE

ITEM #1 – CONSENT CALENDAR

REQUEST:

RECOMMENDED ACTION:

These items will be acted upon in one motion unless removed from the Consent Calendar for discussion by Commissioners or any interested party.

Request for a one-year extension to the Planning approvals allowing an 11-unit apartment development at 840 West Napa Street (Rabbitt Apartments) (Applicant: Victor Conforti, Architect).

Grant one-year extension.

ITEM #2 – STUDY SESSION

REQUEST:

Study session on a proposal to develop a 49-unit affordable rental housing project.

Applicant/Property Owner:

Satellite Affordable Housing Associates/Sonoma County Community Development Commission

Project Location:

20269 Broadway

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area: Broadway Corridor

Base: Mixed Use (MX)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Provide direction to applicant.

Staff: David Goodison

ITEM #3 – DISCUSSION

ISSUE:

Discussion of Junior Second Unit concept, including presentation by Lilypad Homes.

RECOMMENDED ACTION:

Receive and provide direction.

CEQA Status:

Not applicable

Staff: David Goodison

ITEM #4 – PUBLIC HEARING**REQUEST:**

Consideration of a Use Permit to construct a detached garage with second floor guest suite.

Applicant/Property Owner:

Sutton Suzuki Architects

Staff: Wendy Atkins

Project Location:

277 Fourth Street East

General Plan Designation:

Agriculture (A)

Zoning:

Planning Area: Northeast Area

Base: Agriculture (A)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt.

ITEM #5 – PUBLIC HEARING**REQUEST:**

Consideration of an Exception to the combined side yard setback requirement for an addition to a residence.

Applicant/Property Owner:

Vince Dito

Staff: Wendy Atkins

Project Location:

423 Rosalie Drive

General Plan Designation:

Low Density Residential (LR)

Zoning:

Planning Area: Northwest Area

Base: Low Density Residential (R-L)

Overlay: N.A.

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt.

ITEM #6 – PUBLIC HEARING**REQUEST:**

Consideration of a Use Permit to develop a nine-unit hotel.

Applicant/Property Owner:

Michael Marino

Staff: David Goodison

Project Location:

158-172 West Napa Street

General Plan Designation:

Commercial (C)

Zoning:

Planning Area: Downtown District

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Continue to the meeting of October 13, 2016.

CEQA Status:

Categorically Exempt.

ITEM #7 – STUDY SESSION**REQUEST:**

Study Session on proposals to develop two hillside properties off Fourth Street East and Brazil Street (APNs 18-091-018 and 018-051-007) each with a single-family home and related accessory structures.

Applicant/Property Owner:

Nick Lee Architecture/William Jasper

Staff: Rob Gjestland

Project Location:

149 Fourth Street East and 0 Brazil Street

General Plan Designation:

Hillside (H)

Zoning:

Planning Area: Northeast Area

Base: Hillside Residential (R-HS)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Provide direction to applicant.

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 September 2, 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) 933-2215. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

MEMO

To: Planning Commission

From: Associate Planner Atkins

Subject: Request of Victor Conforti, Architect for an extension of the Planning approvals allowing an 11-unit apartment development Street (Rabbitt Apartments) at 840 West Napa.

Background

On October 9, 2015, the Planning Commission approved a Use Permit to construct an 11-unit apartment development at 840 West Napa Street (Rabbitt Apartments). On September 9, 2015, the Planning Commission approved an extension to the Planning Approvals.

Since that time, the applicants have gained the required approvals from the Design Review and Historic Preservation Commission and developed civil improvement plans for the project. While City review of the improvement plans is largely complete, the applicants are in the process of addressing City comments in the re-submittal process. The applicant is requesting additional time to complete the final building plans for the project. Because the Planning approvals are initially valid for only one year, the applicants are requesting an extension in order to exercise the permits (under Section of 19.56.040.A of the Development Code, a permit is not deemed “exercised” until a building permit is obtained). This would be the second extension given to the project, a request that is typically granted in cases where steps have been taken to implement the approval.

Attachments

1. *Extension Request*
2. *Location Map*
3. *Planning Commission Approved Site Plan*

cc: Michael Rabbitt
894 35th Avenue
San Francisco, CA 94121

Victor Conforti, Architect, via email

Wendy Atkins

From: Victor Conforti <victor@victorconforti.com>
Sent: Thursday, August 25, 2016 12:13 PM
To: Wendy Atkins
Cc: David Goodison; Mike Rabbitt; David W. Adams
Subject: Rabbitt - 11 Unit Rental Apt Project 840 W. Napa St. Use Permit Extension

Categories: Planning

City of Sonoma Planning Department & Planning Commissioners
David Goodison - Planning Director
c/o Wendy Atkins - Associate Planner

August 25, 2016

Re: Rabbitt - 11 Unit Rental Apt Project, 840 W. Napa St. Use Permit Extension

As you know, we have nearly finalized the lengthy permit process, and we are close to obtaining the Grading and Site Improvement and Building Permits. Our one year extension will expire October 6, 2016. At your request, please apply for an additional extension to make sure we do not run over the Use Permit extension date.

We have completed permit applications including the following final design from many consultants: Civil Engineer & Land Surveying for Grading and Site Improvement Plans and reports; Demolition Plans and photo documentation; Archeological, Historic Resource and Native American Reports; Arborist Reports; Architectural Plans, specs, energy documents, green building design and documents; Acoustic Engineer noise reports; Geotechnical reports; Structural Engineering Plans & calculations; Mechanical HVAC & Plumbing Engineering plans & specs; Electrical Engineering plans and specs; and PG&E Engineering and Service design. We are currently in the process of the final steps of Planning, City Engineer and Building Department plan reviews, and have nearly completed the re-submittal process. As you can imagine this represent a considerable investment in time and money, and the owner/general contractor Mike Rabbitt has been moving the project forward through out the process.

The project is a valuable asset for the community, as it will provide eleven moderate size rental units that are sorely needed in Sonoma.

Thank You,

Victor Conforti - Architect
755 Broadway
Sonoma, CA 95476
(707) 996-7923
victor@victorconforti.com

Vicinity Map

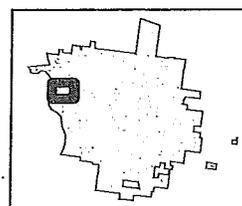


Project Summary

<i>Project Name:</i>	840 West Napa Street Apartments
<i>Property Address:</i>	840 West Napa Street
<i>Applicant:</i>	The Lodge at Sonoma
<i>Property Owner:</i>	Victor Conforti, Architect
<i>General Plan Land Use:</i>	Commercial/Medium Density
<i>Zoning - Base:</i>	Commercial/Medium Density
<i>Zoning - Overlay:</i>	None
<i>Summary:</i>	Review of 840 West Napa Street Apartments, an 11-unit residential apartment development, including consideration of environmental review and a Use Permit.

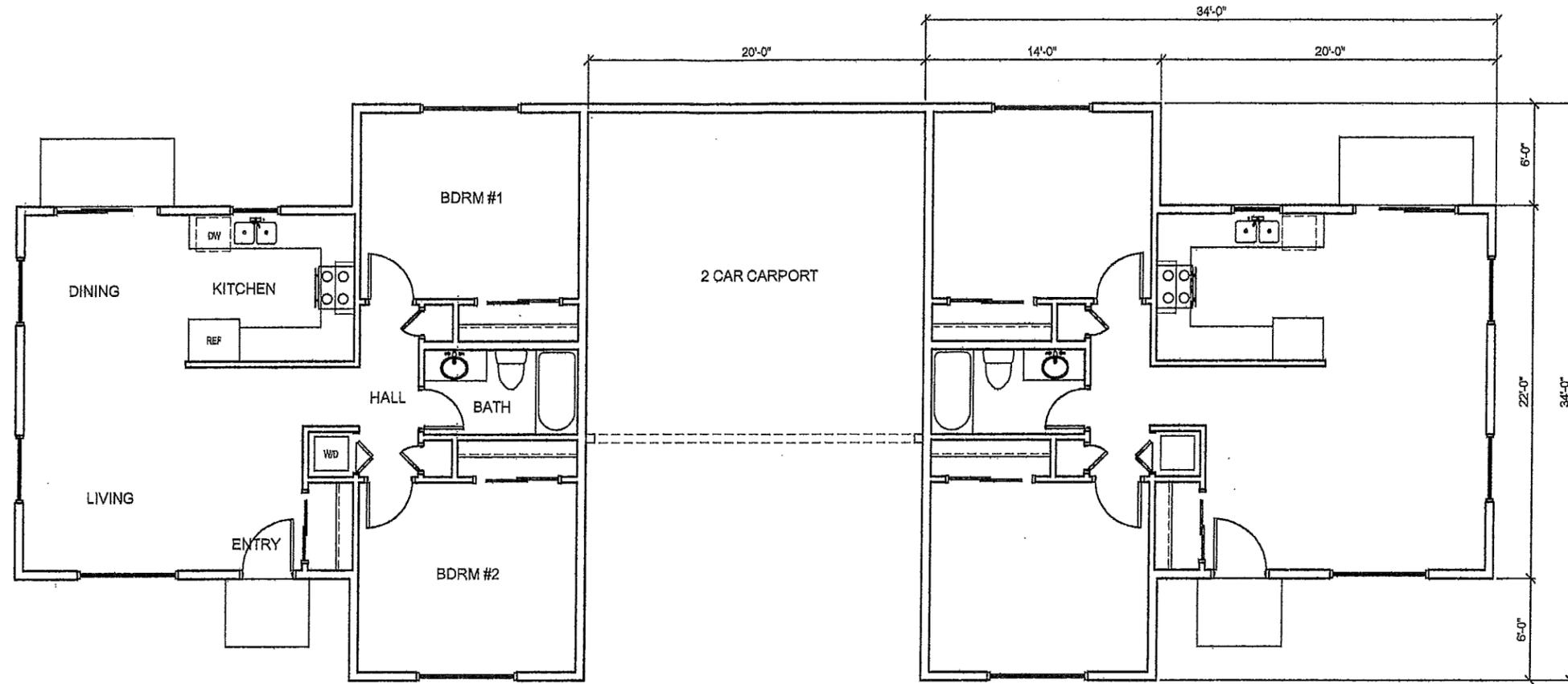
Zoning Designations

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



0 95 190 380 Feet

1 inch = 200 feet



FLOOR PLANS

918 SF

1/4" = 1'-0"

REVISIONS	BY

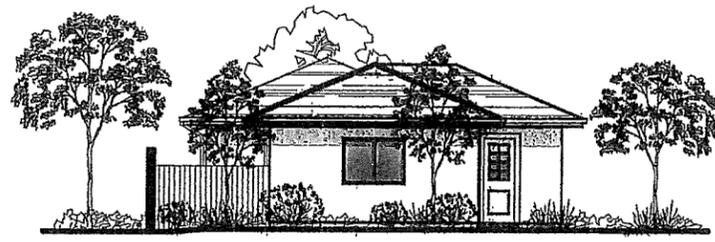
VICTOR CONFORTI - ARCHITECT
 755 BROADWAY, SONOMA, CA 95476 - (707) 996-7923

1 STORY
 FLOOR PLAN



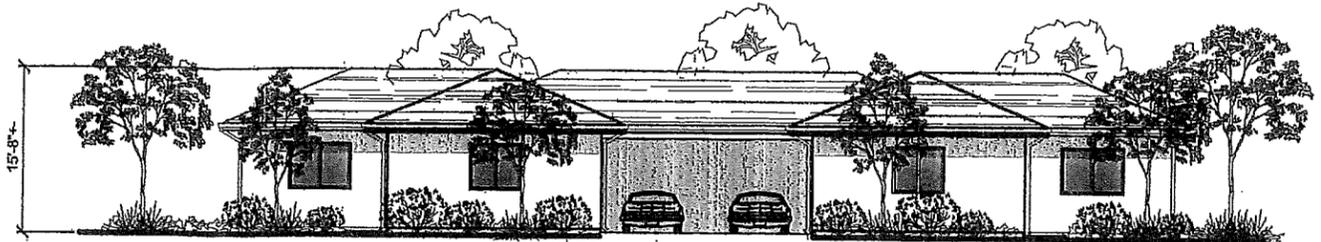
MULTI-FAMILY APARTMENTS
 840 WEST NAPA STREET
 SONOMA, CALIFORNIA 95476

Date	8-19-2014
Scale	AS NOTED
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Job	
Sheet	A2.1
Of	Sheets



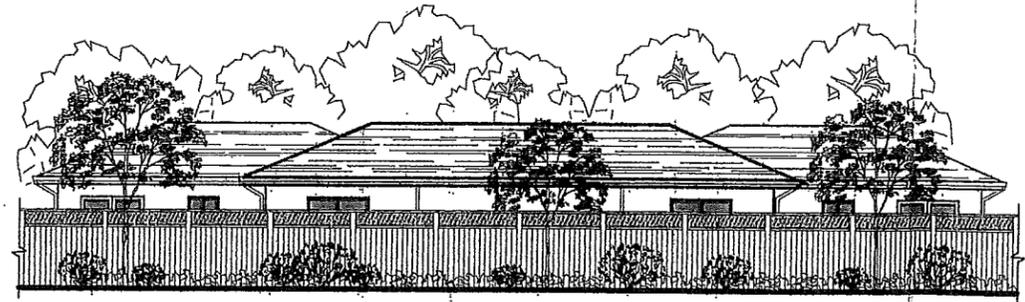
SOUTH ELEVATION

1/8" = 1'-0"



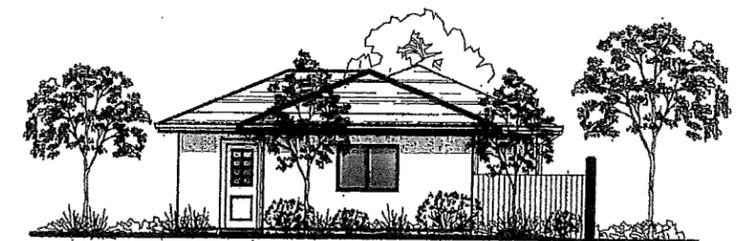
FRONT EAST ELEVATION

1/8" = 1'-0"



REAR WEST ELEVATION

1/8" = 1'-0"



NORTH SIDE ELEVATION

1/8" = 1'-0"

REVISIONS	BY

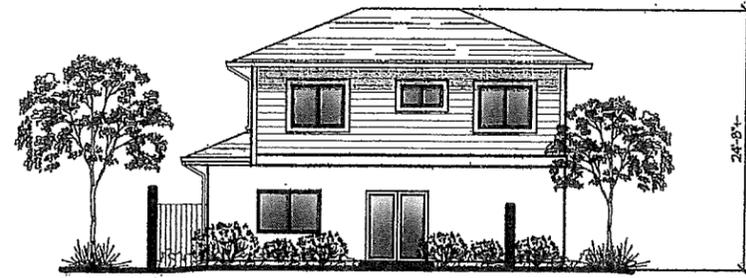
VICTOR CONFORTI - ARCHITECT
 755 BROADWAY, SONOMA, CA 95476 - (707) 996-7923

ONE STORY UNIT ELEVATIONS



MULTI-FAMILY APARTMENTS
 840 WEST NAPA STREET
 SONOMA CALIFORNIA 95476

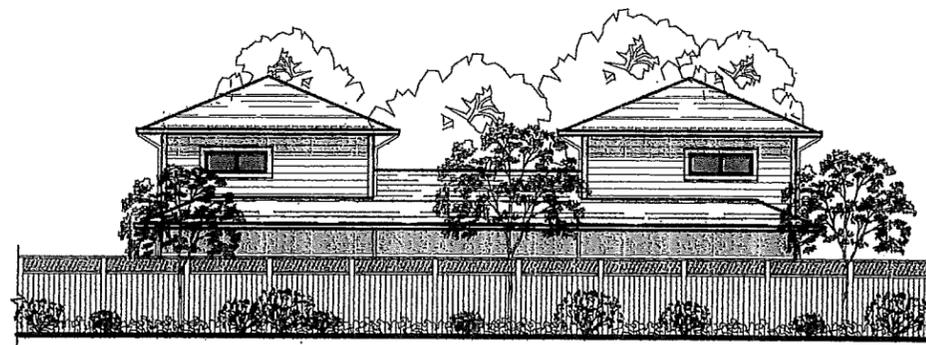
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Of	Sheets



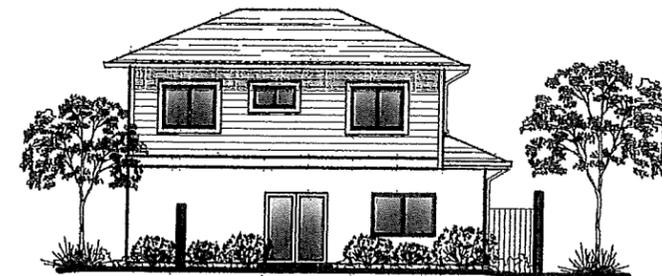
NORTH SIDE YARD ELEVATION
1/8" = 1'-0"



FRONT WEST ELEVATION
1/8" = 1'-0"



REAR EAST ELEVATION
1/8" = 1'-0"



SOUTH SIDE YARD ELEVATION
1/8" = 1'-0"

REVISIONS	BY

VICTOR CONFORTI - ARCHITECT
755 BROADWAY, SONOMA, CA 95476 - (707) 996-7925

**2 STORY
EXTERIOR
ELEVATIONS**



MULTI-FAMILY APARTMENTS
840 WEST NAPA STREET
SONOMA CALIFORNIA 95476

Date	8-19-2014
Scale	AS NOTED
Drawn	DVA
Job	
Sheet	A3.2
Of	Sheets

MEMO

To: Planning Commission
From: David Goodison, Planning Director
Re: Study session on an affordable apartment development proposed for 20269 Broadway.

Study Session Purpose and Limitations

Study sessions are encouraged in order to provide an opportunity for early feedback on a project concept by the Planning Commission and the public prior to or immediately after the filing of an application. Planning Commission feedback provided in a study session will normally focus on:

- Site planning.
- Compatibility with neighboring uses.
- Overall consistency with the General Plan policies and Development Code standards and guidelines.
- Scale and mass.
- Potentially significant environmental impacts.

While a study session provides an opportunity for the Planning Commission to identify potential issues of concern, Commissioners will refrain from making statements of absolute judgment. Commissioners will provide their comments individually. Straw votes or polls of the Commission will not be undertaken. Commissioner comments made in the course of a study session should not be construed as limiting any action that the Planning Commission may subsequently take with respect to a project in the course the entitlement process.

Site Description and Environs/Ownership History

The subject property, which has an area of 1.98 acres, is a flat, rectangular parcel located at the northwest corner of Broadway and Clay Street. Currently, development on the property is limited to two billboards at the southeast corner of the site. In addition, there are number of trees on the site, including several large oak trees. The property had been developed with a home, a detached garage, a former water tower, and several barns, but all of these structures were removed in 2008. The property is located within the city limits of Sonoma and it has a General Plan land use designation and zoning designation of Mixed Use. The Mixed Use zone allows a residential density of up to 20 units per acre, although that may be increased with a density bonus for affordable housing. A commercial component is not necessarily required in the Mixed Use zone, meaning that a 100% residential development may be allowed on the site, subject to findings being made by the Planning Commission. The property is also identified in the City's Housing Element as a "Housing Opportunity Site," meaning that it is considered to be a suitable candidate for development with affordable housing.

Adjoining uses and zoning designations are as follows:

North: An office building and associated parking (Chase Receivables)/Mixed Use
South: A hotel (the Lodge at Sonoma), across Clay Street/Gateway Commercial
East: A small shopping center and Traintown, across Broadway/Gateway Commercial, unincorporated territory

West: Single family residences (part of the St. Francis Place subdivision)/Medium Density Residential.

The Community Development Agency (the City of Sonoma's Redevelopment Agency) purchased the property from the Ranzanni family in 2007 with the intent of developing it with affordable housing. No immediate action was taken to do so, however, because the focus of the CDA at that time was the development of another affordable site, located off of Sonoma Highway (which was ultimately developed with the Sonoma Valley Oaks apartments). In 2012, ownership of the site was transferred from the City of Sonoma Community Development Agency (CDA) to the Sonoma County Community Development Commission (CDC), as parent agency of the Sonoma County Housing Authority and in its capacity as Successor Housing Agency, as a result of the termination of redevelopment agencies throughout California.

Selection of Project Development Partner

In September 2015, the CDC issued a request for proposals (RFP) seeking a non-profit development partner to assist it in developing affordable housing on the site. Because implementing an affordable housing development is a complex process requiring specialized expertise, housing agencies typically seek a partner when developing a site with affordable housing. The development partner, typically a non-profit, undertakes the following responsibilities: 1) conducting neighbor outreach, in conjunction with government partners; 2) project design, from initial site planning to final construction drawings; 3) obtaining financing for construction, including applying for tax credit financing; 4) managing the process of obtaining required permits and entitlements; 5) constructing the project; and 6) owning and managing the project post-construction in conformance with affordability requirements imposed by the City and/or the CDC, including programs for residents.

The RFP called for the development of rental housing affordable at extremely-low, very-low and low-income levels, in accordance with requirements in California Redevelopment Law (CRL). A rental development was identified as the objective in the RFP because there is a critical shortage of rental units in the City of Sonoma and Sonoma Valley, especially at lower income levels, and because CRL requires that property bought using redevelopment housing set-aside funds be used for that purpose. In addition, the RFP suggested that a component of units be made available for households that have become homeless or are at risk of homelessness. The RFP further specified that 30 percent of the units in the development be affordable at 30 percent of Area Median Income, as also required under the law governing Low and Moderate Income Housing Asset Funds (post-redevelopment housing assets) or assets such as this property. Seven responses to the RFP were received and to evaluate them the CDC established a review committee comprised of John Haig, Nina Bellucci, and Nick Stewart of the CDC, along with David Goodison, the City's Planning Director. Based on an initial screening for compliance with RFP objectives, four candidates were selected for in-depth assessment and interviews with the selection committee: Burbank Housing Development Corporation, MidPen Housing, Resources for Community Development, and Satellite Affordable Housing Associates (SAHA). Based on the interviews and a scoring of specified selection criteria, the committee identified SAHA as its consensus recommendation. A number of factors led to the selection of SAHA:

- Their design and community engagement programs were judged to be superior to their competitors.
- Their focus on homeless and disabled veterans not only addresses an important unmet need, it also allows them to apply for Veterans Housing and Homeless Prevention program (VHHP) funds from the State, bolstering project finances and reducing their need for local subsidy.
- Their proposal had a slightly greater percentage of 30% AMI units than the other proponents, and slightly greater degree of average affordability.
- They have experience implementing green building features, including photovoltaics and grey water systems that conserve energy and water and reduce costs for residents.

- With regard to density and total building area, the SAHA proposal was at the mid-range of the proposals received and it was the selection committee’s view that the development concept was an appropriate fit for the site in comparison to the other proposals.

The recommendation of the selection committee was reviewed and confirmed by Kathleen Kane, then the Executive Director of the CDC, the CDC’s citizen advisory committee, and the Board of Supervisors, acting in their role as the Board of the Commission. CDC staff and SAHA are now preparing an Exclusive Negotiating Agreement (ENA) in order to formalize the relationship.

Proposed Development Concept

The conceptual plan developed by SAHA—which has been revised from that provided in the RFP submittal in response to suggestions received through the community outreach process—groups 49 apartment units among eight two-story building clusters, along with a single-story community room/office. The placement of the buildings is intended to engage the two street frontages, provide a yard-to-yard relationship with the adjoining homes on the west, and create a central common open space area that retains two of the larger oak trees on the site. The one-bedroom units are placed on the west, adjoining the Bragg Street residences, as these units are more likely to be occupied by seniors. The 3-unit apartments, which are intended for larger families with children, adjoin the community room and the common open space area. This area would incorporate a play area for children, as well as raised garden beds available for resident use. Pedestrian paths would provide access throughout the site. The main parking lot would be placed along the northern edge of the site, with a smaller court, designed to meet Fire Department turn-around requirements, projecting off of it. The placement of the parking lot allows vehicle access to be limited to Broadway and minimizes potential noise conflicts with the adjoining residences on the west. A total of 70 off-street parking spaces are proposed. The proposed mix of units consists of 22 one-bedroom apartments, 14 two-bedroom apartments and 13 three-bedroom apartments. Sixteen of the units would be affordable to extremely-low income individuals and households at 30% AMI. A schedule of unit types, affordability levels, and rents is set forth in the table below.

Proposed Schedule of Units and Rents			
Unit Type	No. Units	AMI* Affordability	Net Rent**
1 bedroom	12	30% AMI	\$407
1 bedroom	6	50% AMI	\$717
1 bedroom	4	60% AMI	\$871
Subtotal	22 units		
2 bedroom	2	30% AMI	\$482
2 bedroom	2	40% AMI	\$667
2 bedroom	5	50% AMI	\$853
2 bedroom	4	60% AMI	\$1,038
2 bedroom	1	Manager’s Unit	
Subtotal	14 units		
3 bedroom	2	30% AMI	\$553
3 bedroom	2	40% AMI	\$767
3 bedroom	6	50% AMI	\$982
3 bedroom	3	60% AMI	\$1,196
Subtotal	13 units		
Total	49 units		

*Area Median Income.

**Reflects subtraction of utility allowance.

Ten units are proposed to be reserved for veterans, of which five would be set aside for disabled veterans and five for homeless veterans, addressing a priority in the CDC's Low and Moderate Income Housing Asset Fund Policies. This unit allocation is dependent upon the receipt of special funding, however. The SAHA proposal also includes an extensive resident services element, provided through in-house staff and in partnership with local providers such as La Luz.

General Plan Policy Directions

As noted above, the site has a land use designation of "Mixed Use," a designation that encompasses a variety of purposes, including to provide additional opportunities for affordable housing, especially for low and very low income households. The designation allows a density up to 20 residential units per acre. Potentially applicable General Plan policies include the following:

Community Development Element

- Require pedestrian and bicycle access and amenities in all development. (CDE 4.4)
- Promote higher density, infill development, while ensuring that building mass, scale and form are compatible with neighborhood and town character. (CDE 5.5)
- Pursue design consistency, improved pedestrian and bicycle access, and right-of-way beautification along the Highway 12 corridor. (CDE 5.6)

Housing Element

- Facilitate the development of affordable housing through regulatory incentives and concessions, and available financial assistance. Proactively seek out new models and approaches in the provision of affordable housing, including junior second units and cottage housing. (HE 1.2)
- 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)
- Support collaborative partnerships with non-profit organizations to provide greater access to affordable housing funds. (HE 1.7)
- Provide regulatory incentives and concessions to offset the costs of affordable housing development while protecting quality of life goals. (HE 4.1)
- Incentivize the development of affordable housing through growth management prioritization. (HE 4.2)
- Provide reduced parking standards for affordable and special needs housing. (HE 4.7)
- Preserve open space, watersheds, environmental habitats and agricultural lands, while accommodating new growth in compact forms in a manner that de-emphasizes the automobile. (HE 6.1)

In addition, Program 2 of the Housing Element specifically calls upon the City to work with the CDC to develop the Broadway site with affordable housing.

Environmental Resources Element

- Require new development to provide adequate private and, where appropriate, public open space. (ERE 1.4)
- Preserve existing trees and plant new trees. (ERE 2.6)
- Encourage construction, building maintenance, landscaping, and transportation practices that promote energy and water conservation and reduce greenhouse gas emissions. (ERE 3.2)

Circulation Element

- Incorporate bicycle facilities and amenities in new development. (CE 2.5)

- Ensure that new development mitigates its traffic impacts. (CE 3.7)

Although the proposed use is consistent with the Mixed Use land use designation, there are General Plan policy issues that will need to be considered in the review of this development, especially those related to compatibility and traffic. Generally speaking, however, it is staff's view that the proposed development is consistent with and would work to fulfill a number of General Plan policies, especially as related to housing diversity and affordability.

Housing Opportunity Site Inventory

The subject property is listed as a Housing Opportunity site in the Housing Element's inventory of sites suitable for higher-density residential development. In essence, State Housing Element law requires that jurisdictions verify that they have adequate land capacity to meet projected housing needs as defined through the Regional Housing Needs Determination process. This is accomplished by compiling an inventory of available sites that are potentially suitable for higher density residential development. However, the inclusion of the subject property in this inventory does not represent a mandate that it be developed with affordable housing or with housing of any particular type or density.

Development Code Standards and State Density Bonus Law

Mixed Use Zone: 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 dwellings, including apartment developments, are allowed in the MX zone, subject to review and approval of a Use Permit by the Planning Commission.

Density: The maximum density allowed in the Mixed Use, is 20 units per acre, except that the allowed density may be increased for affordable residential developments that qualify for a density bonus under State housing law. Based on the proposed levels of affordability, the project qualifies for a 35% density bonus, which equates to 27 units per acre, or approximately 53 total units on the site. The proposed project density amounts to 25 units per acre, which is within the allowance provided for under State law.

Floor Area Ratio and Coverage. The maximum FAR in the MX zone is 1.0. The project would result in a FAR of approximately 0.52. The maximum coverage in the MX zone is 60% of the total lot area. The proposed building coverage amounts to 27%.

Setbacks: The minimum front/street-side setback required in the Mixed Use zone is 15 feet. Along the Broadway frontage, the community building would be setback 15 feet and the apartment buildings would be set back 15-20 feet. Along the Clay Street, the apartment buildings would be set back 15 feet. The rear yard setback in the Mixed Use zone is 15 feet, except that for properties adjoining residentially-zone parcels, the corresponding residential setback applies. The subject property adjoins six residences within the St. Francis subdivision, which has a zoning designation of Medium Density Residential. The minimum rear yard setback in that zoning district is 20 feet, so that is the standard that applies. Of the three buildings within the Broadway project adjoining the St. Francis residences, two feature a 20-foot setback. However, one building falls short of the normal standard as it features a 15 - 17-foot setback. This building is designed with a one-story element on the west in order to improve its compatibility (see Sheet 8 of the architectural attachment).

Height: The maximum building height in the MX zone is 30 feet, except that within the Commercial, Gateway Commercial, and Mixed Use zoning districts, a maximum height of 36 feet may be allowed in order to accommodate third-floor multifamily residential development. Proposed building heights do not exceed 26 feet. On a related matter, while this remains subject to verification through the engineering

process, it appears that the project site may be developed with a finished grade that is 3-4 feet lower than the neighboring St. Francis Place development.

Parking: Based on the parking standards for multi-family set forth in the Development Code, the normal requirement for a 49-unit development would be 92 off-street parking spaces, including 49 covered spaces. As noted above the applicant is proposing to provide 70 spaces, with no covered parking. The rationale provided in the project narrative is as follows: one parking space is provided for every 1- and 2-bedroom unit and 2 spaces are provided for every 3-bedroom unit. It is also noted that there is on-street parking available along the site frontages, although under the Development Code this is not counted in terms of meeting off-street parking requirements. In addition, as noted by neighbors, there is already competition for this parking on the part of employees of the nearby Lodge at Sonoma as well as visitors and employees of Traintown, although this demand dissipates in the evening. As discussed below, as an affordable housing development, the project qualifies for concessions and incentives with respect to normal zoning standards, including parking requirements.

Bicycle Parking: Bicycle parking is required in all new commercial development subject to review and approval by the Planning Commission. According to the project narrative, bicycle parking will be provided at the open space courtyard and the community meeting room, although specific locations have not yet been specified.

Commercial Component: The Planning Commission and City Council recently amended the language of the Mixed Use zone to establish an expectation for a commercial component in new development for which a discretionary permit is required, unless waived by the Planning Commission. It should be noted that the reduction or waiver of a commercial component does not constitute a variance or an exception, as this allowance is built into the definition of the Mixed Use zone. Circumstances in which the residential component may be reduced or waived, include, but are not limited, to the following:

Interference with the objective of maximizing housing opportunities, especially affordable housing and other housing types that meet community needs as identified in the Housing Element.

No commercial component is proposed in this project for several reasons. Most notably, a commercial component would reduce the amount of land available for affordable housing and would limit eligibility for the tax credit financing necessary to fund the project. In staff's view, there is a substantial basis for waiving a commercial component.

Historic Overlay Zone: The site is located within the Historic Overlay Zone. At the time of site design and architectural review, this means that the following additional findings must be made in conjunction with design review approval:

- A. The project will not impair the historic character of its surroundings;
- B. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
- C. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 SMC (Historic Preservation and Infill in the Historic Zone).
- D. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through SMC 19.42.020.

Not all of these findings may be relevant to the project. For example, apart from the billboards, there are no structures on the site. However, findings A and C are applicable and the project will need to be carefully evaluated in that regard.

Incentives and Concessions. Under State law, an affordable housing development in which at least 15% of the units will be affordable at the very low income level qualifies for a minimum of three “development incentives or concessions”, defined as follows:

A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.

Incentives requested for a qualifying project must be granted by the local jurisdiction, unless it makes a written finding, based upon substantial evidence, of any of the following:

- A. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).
- B. The concession or incentive would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
- C. The concession or incentive would be contrary to state or federal law.

Based on the current submittal, potential concessions that may be requested include a reduction in the amount of parking required, the waiver of covered parking, and a setback exception for the central building adjoining the Bragg Street residences.

Design Guidelines for the Broadway Corridor

In addition to quantified zoning requirements regarding setbacks, coverage, Floor Area Ratio limitations, and so forth, the Development Code sets forth design guidelines tailored to each Planning Area. Within the Broadway Corridor, key guidelines applicable to the proposed development are as follows:

- *Proposed dwellings should be placed on their sites so that the narrow dimension of the structure is parallel to the narrow dimension of the parcel, and so that the primary entrance to the building faces the public street.* The site is a square-shaped parcel with two street frontages, so it does not have a narrow dimension. The design calls for the units facing the street frontages to include openings and windows that engage and address the street.
- *Buildings should reinforce the scale, massing, proportions and detailing established by other significant historic buildings in the vicinity (if any).* There are no historic structures in proximity to the site. However, along the Broadway corridor in general, there are number of historic buildings of a variety of types that could be used in establishing an architectural direction for the project, if desired.
- *The massing of larger buildings should be broken down to an appropriate scale through the use of breaks in the facade.* Although the project architecture is at a preliminary stage, it clearly employs breaks in massing, porch elements, and other details intended to reduce building mass.
- *Architectural styles and details that reflect the Sonoma vernacular should be used. The use of durable, high quality materials is encouraged.* The architectural style for the project has not yet been defined.

- *Site design and architectural features that contribute to pedestrian comfort and interest, such as awnings, recessed entrances, and alleys, are encouraged.* The site plan includes a network of pedestrian pathways linked to common open space.
- *Building types, architectural details and signs having a generic or corporate appearance are strongly discouraged.* The architectural style for the project has not yet been defined.

Staff would emphasize that these are guidelines, not requirements. That said, they do provide context and direction with respect to evaluating the proposal for consistency with the overall objectives for the Broadway Corridor.

Project Issues

The following issues have been highlighted by staff in order to generate discussion and feedback. This list does not represent a complete catalog of the issues that will need to be evaluated in the course of the planning process, nor should it preclude discussion of other topics of interest to the Planning Commission or interested members of the public.

Traffic and Circulation: The preliminary development plan submitted by SAHA in response to the RFP called for vehicle access to the site from both Broadway and Clay Street. The Clay Street access was objectionable to many residents in the area, who cited concerns about increased traffic volumes as well as conflicts with the loading dock at Sonoma Lodge, which is located immediately across Clay Street from the project site. The revised site plan addresses these concerns by limiting vehicle access to a driveway connecting to Broadway. That said, traffic generation remains an issue and a traffic study will be required as part of the environmental review of the project. On a related matter, in recent correspondence several comments have expressed concern about air quality on the site, due to the proximity of the loading dock at the Lodge at Sonoma and the truck deliveries that occur there. In staff's experience, it is unlikely that the site is or will be subject to air quality issues but this question could potentially be addressed as part of the traffic study.

Parking: Although the number of off-street parking spaces has been increased from the original proposal as a result of the community outreach process, the proposed number of off-street parking spaces falls short of the normal requirement. While a reduced parking standard may be appropriate, careful consideration should be given to avoid an outcome in which resident parking associated with the project spills over onto Clay Street beyond the frontage of the site. And while the site frontage is extensive, future street improvements could result in red-curbings, reducing the area available for parking. All of that said, as an affordable development, the project will qualify for reduced parking as a development concession.

Massing: Three buildings are proposed to front Broadway: the community building, which would be located at the project entrance, and two apartment buildings. The apartment buildings are two-story structures with a ridge height of 26 feet. The community building is a one-story structure, but given its function it would likely be relatively tall. Setbacks along Broadway range from 15 to 20 feet. Separations between each building and breaks in the massing of each structure are intended to reduce the sense of mass. Although a low fence or wall would separate the apartment buildings from the sidewalk, the apartments would be designed to visually engage the street. Three apartment buildings would front Clay Street, including a corner building that also fronts Broadway. The Clay Street elevation would be more uniform than that of Broadway and the basic building setback is proposed at 15 feet, although porches and other breaks in façades would provide variation in this regard. The project submittal (attached) includes photographs of a site model that depicts the massing of buildings on the site.

Density: At 25 units per acre, the project is dense relative to most development in Sonoma, a point that has been made by a number of persons commenting on the project. That said, while residential density

may lead to certain impacts—for example, in terms of traffic generation—density is not, in and of itself, an impact and the fact that the project is proposed at a relatively high density does not mean that it is inherently incompatible with the site or its surroundings. Staff would also note that under State law, jurisdictions may not require density reductions in qualifying affordable housing projects merely for the sake of achieving a lower density. Changes or requirements that have the effect of reducing density may only be made as needed to avoid a specific, adverse impact upon health, safety, or the physical environment, and for which there is no other feasible method to satisfactorily mitigate or avoid the specific adverse impact.

Levels of Affordability/Mix of Unit Sizes: Rent levels in the project are targeted at the extremely low, very low, and low income levels. Due to the nature of the some of the funding sources for the project, a minimum of 30% of the units must be affordable at the extremely low income level, which corresponds to a household income at 30% of the area median income. The table below summarizes the mix of units in terms of affordability and number of bedrooms.

Unit Mix: Affordability Level and Bedroom Count*				
Affordability/Bedroom	1	2	3	#/%
30% AMI	12	2	2	16/33%
40% AMI		2	2	4/8%
50% AMI	6	5	6	17/36%
60% AMI	4	4	3	11/23%
Totals	22/46%	13/27%	13/27%	

*This table excludes the 2-bedroom manager’s unit as it is technically not an affordable unit.

Based on income information for different job classifications in Sonoma County, jobs that correspond to the very low income level include restaurant wait staff and cooks, home health care workers, retail sales persons, and child care workers. Jobs at the low income level include emergency medical technicians, bus drivers, bookkeeping and account clerks, and construction and maintenance workers. Household size is also a factor. For example, a single teacher, new to the profession, with two children might qualify as a low income household. Some commenters on the project have suggested that somewhat higher income levels should be targeted, such as the moderate income level. In staff’s view, the focus on very low and low income households is appropriate and is consistent with General Plan policies. The need for units at lower income levels is well-documented and opportunities to develop them are rare.

With regard to unit sizes, almost half of the units are one-bedroom models, with the remainder divided almost equally between two-bedroom and three-bedroom units. In comparison to the RFP submittal, the number of one-bedroom units has been increased somewhat as a result of the community outreach process. Because the one-bedroom units are smaller, increasing their proportion enabled site plan changes that addressed compatibility issues. In addition, one-bedroom units will naturally have fewer occupants and are more likely to be occupied by seniors, so having a larger percentage of them tends to reduce traffic generation and parking demand. In some of the comments received on the project, the suggestion has been made to further increase the proportion of one-bedroom units. In one case, this has been suggested to allow for each of the apartment buildings adjoining the St. Francis subdivision to incorporate one-story building elements on the west. For others, it is suggested as a means of reducing site intensity while maintaining the proposed unit count. In staff’s view, it is important to remember that there are households of many sizes that would benefit from the opportunity for affordable rental housing and further increasing the proportion of one-bedroom units further reduces opportunities to accommodate larger households. The project is already heavily weighted toward one-bedroom units and increasing the proportion of one-bedroom units should not be undertaken lightly.

Household Occupancy: Some neighbors have expressed concern that because federal Housing and Urban Development guidelines allow up to three persons per bedroom within a housing unit, 200 persons or

more will live in the project. It should be noted that these and similar standards set forth in the Building Code represent maximums, not mandates. SAHA recently reviewed the demographics of the affordable rental developments that it manages and identified the following real-world occupancy averages:

Unit Size	Average Occupancy	Proposed Units	Estimated Occupancy
1-bedroom	1.28	22	28
2-bedroom	2.42	14	34
3-bedroom	3.70	13	48
Totals:		49	110

Based on the unit mix suggested in SAHA’s initial proposal, these averages would result in a population of approximately 110 persons, including children.

Senior Preference: Several comments have been received suggesting that the project should include a dedicated component of senior housing or that a preference for senior households should be implemented as part of the resident screening process. The project is proposed as an “all-age” development, meaning that households of any age may apply, including seniors. In addition, the mix of units includes a large proportion (45%) of 1-bedroom units, which tend to be attractive to seniors. However, according to the City’s redevelopment attorney, establishing a senior preference would not comply with state and federal fair housing laws, which prohibit discrimination based on age except in projects dedicated exclusively for seniors.

Local Preference: Many commenters have suggested that a preference should be established for those who live or work in Sonoma. The City has implemented a local preference in previous affordable housing developments and it is possible that a similar preference may be required for this project, if approved. However, any such preference program must be carefully designed and implemented to comply with state and federal housing law. In this regard, it has been confirmed by the City’s redevelopment attorney that a city limits-based preference is unlikely to be permissible due to potential disparate impacts. While a Sonoma County-based preference appears to be an option, it is not clear whether a Sonoma Valley-based preference is possible under the law because “Sonoma Valley” does not necessarily correspond to a defined jurisdiction. In terms of timing, a local preference, however it may ultimately be defined, would be accomplished as a condition of use permit approval. The CDC would need to verify that a project conditioned in this way could use public finance without violating state or federal Fair Housing standards.

Compatibility with Adjoining Residential Uses: Compatibility with adjoining uses—especially residential neighbors—is a key issue on the review of any development application. The revised site plan incorporates the following features to improve compatibility with neighboring residences to the west:

- Vehicle access would be limited to Broadway.
- Adjoining parking is minimized.
- A rear yard to rear yard relationship is provided.
- One-bedroom units are placed on the west, as these would tend to be quieter.
- Second-story windows on the buildings adjoining the St. Francis subdivision will be placed to minimize privacy issues.
- The site may also benefit from a finished grade that is expected to be several feet lower than the adjoining St. Francis subdivision, as this would reduce building heights relative neighboring residences.

Two of the three apartment buildings adjoining the St. Francis development meet the normal 20-foot setback requirement. The central apartment falls short of the normal requirement, with a rear setback that ranges from 15 to 17 feet. However, this building is designed with a single-story element on the west to reduce the visual impact. An upgraded fence or wall would be built along the western property line.

Neighboring residents have expressed a preference for a masonry wall, for reduced maintenance and superior noise buffering.

Compatibility with Broadway and Adjoining Commercial Uses: Traffic noise associated with Broadway and noise associated with commercial deliveries at the loading dock of the Lodge at Sonoma could create compatibility issues for residents of the project if not assessed and mitigated. These issues would be evaluated as part of the environmental review of the project.

Construction Impacts: Project construction can be a noisy and lengthy process. While the disruption associated with construction is temporary, potential impacts on nearby properties need to be addressed in any development. Compliance with standard requirements such as noise ordinance limits on hours of construction and equipment noise, as well as regular watering of the site for dust control address many of these issues. In addition, it has been suggested by some neighbors that the wall or fence along the western property line should be built at the earliest stages of development in order to provide immediate noise buffering.

Utilities: The adequacy of water and sewer availability and infrastructure will be evaluated as part of the environment review process.

Billboards: The billboards at the southeast corner of the site will be removed prior to construction.

Environmental Review

The proposal is a discretionary project subject to the requirements of the California Environmental Quality Act (CEQA). The scope and level of environmental review will be a key issue in the evaluation of the project. These determinations are made following the submittal of a planning application, which has not yet occurred. Once an application has been submitted, staff will prepare an initial study, which is a preliminary assessment of areas of potential impact. Based on the findings of the initial study, the Planning Commission will determine what special studies may be needed (e.g., traffic). Depending on the number and nature of areas of potential impact, an environmental impact report may be required or it is possible that the project may qualify for a mitigated negative declaration, in which only a few, focused special studies are required. These decisions are made by the Planning Commission as part of a noticed public hearing, with an opportunity for public input. Although every project must be evaluated on its own merits, previous affordable housing developments in Sonoma—including the Wildflower development on Napa Road, Firehouse Village on Second Street East, and Sonoma Valley Oaks on Lyon Street—each qualified for a mitigated negative declaration.

Next Steps

The applicant is before the Planning Commission in a study session to obtain feedback from the Commission and receive comments from the public. In terms of next steps, after a formal application is filed, the City would need to prepare an environmental review addressing issues of concern identified by the Planning Commission. After the completion of environmental review, the project would return to the Planning Commission for consideration of the Use Permit and any Exceptions that may be applied for. The project would also be subject to review by the Design Review and Historic Preservation Commission with regard to building design details and landscaping.

Recommendation

Staff recommends that the Planning Commission provide direction to the applicant on the issues identified in the staff report, and any other issues raised by the application.

Attachments

1. Vicinity Map
2. Recent Correspondence (Enclosure 1)
3. Project Narrative/Site Plan and Massing Submittal (Enclosure 2)

cc: Broadway Affordable Project mailing list

John Haig, Deputy Director, CDC

Adam Kuperman/Eve Stewart, SAHA

Vicinity Map

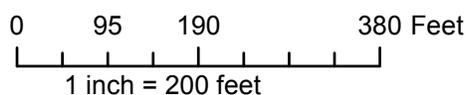
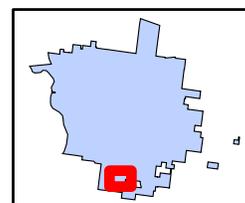


Zoning Designations

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

Project Summary

<i>Project Name:</i>	Broadway Affordable Housing Project
<i>Property Address:</i>	20269 Broadway
<i>Applicant:</i>	Satellite Affordable Housing Associates
<i>Property Owner:</i>	Sonoma County Housing Authority
<i>General Plan Land Use:</i>	Mixed Use
<i>Zoning - Base:</i>	Mixed Use
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	Study session on a proposal to develop a 49-unit affordable rental housing project.



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CITY OF SONOMA

COVER SHEET

September 1, 2016

Dear Robert Felder, Chair, and Planning Commissioners

Enclosed are the signatures of all the residents living on Bragg Street and a letter asking that SAHA incorporate a masonry fence into the design of 20269 Broadway. Bragg is the street on the West property line of the proposed housing development at 20269 Broadway. 

cc: David Goodison, City Planning Director

1240 Bragg, Alicia and Scott Parker
1250 Bragg, Laura and Mark Fraize
1256 Bragg, Lisa and Larry Adams
1260 Bragg, Tori and Steve Matthis
1270 Bragg, Gracie and Guillermo Mendoza
1280 Bragg, Joann and Tony Germano
1290 Bragg, Lynn Fiske Watts and Deborah Dado

20269 Broadway Affordable Housing

Dear Commissioner Felder and all Planning Commission Members, David Goodison, City Planning Director:

All Bragg St. Residents have signed a letter asking with respect that the Planning Commission and City Planning Staff to strongly consider our request for "privacy design" for our homes and the Broadway Housing Development.

We understand the importance to the City of Sonoma to provide affordable housing for our fellow residents. You should also consider existing residents' desire to support this cause while maintaining our neighborhood "sense of place" that we have developed and nurtured over the years. With respect we ask you to implement some modifications to the site design that will benefit all. While SAHA along with the Community Advisory Committee have made substantial improvements to the original design we would hope that with your expertise you can continue to make it better since there is a 55 year City commitment to this project that we all will live with.

Best regards,

Anthony Germano
1280 Bragg Street
Sonoma

Dear Bragg St. Neighbors

As you are aware the City of Sonoma through the CDC has contracted with a developer, Satellite Affordable Housing Associates (SAHA) to provide low income rental housing on the vacant land parcel behind our homes called Broadway Affordable Housing Development.

SAHA along with their Architect are in the process of designing the project and will present their design for a public study session discussion at the September 8, 2016 Plan Commission Meeting.

There is a City link on their web site which has some information.

<http://www.sonomacity.org/Government/Resources/Broadway-Affordable-Housing-Project.aspx>

There have been several design meetings with SAHA and the Community Advisory Committee (CAC) which included neighborhood representatives. If you would like to be updated on the current site design, I would be happy to send you some information if you provide me your email address.

One of the important issues that have been discussed is "privacy for the Bragg St. residents". We have been told this is an important issue for the developer and their architect. They will try to make design accommodations to achieve this. One of the design considerations I proposed has been to include a "sound fence" at the rear of our properties along the west property line of the development. This would be a concrete/masonry fence that would act as a visual and sound buffer.

I believe this is the best solution to difficult privacy concerns. The developer will probably suggest a less costly fence, but looking at the total benefits to all residents this is the best alternative in the long run. This type of fence is more durable, requires less maintenance and its lifecycle costing is a better economical choice. These fences can be designed to be attractive and blend in with the architecture of the development. This will allow for year round privacy and better security. It is also critical that this maximum height "sound fence" be constructed at the beginning of the project construction in lieu of a temporary construction fence to help mitigate the adverse effects of air, water, soil and noise, pollution and other health and safety concerns on the adjacent single family residents and neighborhood. There will be major disruption of quality of life for a period of 15 to 18 months while this construction project is being completed.

I have already sent a letter to the Plan Commission advising them of my personal concerns with this project and requesting they consider the "sound fence" in their review of the project. It would be in our best interest if we as a group submitted a letter requesting this be part of the developers design plan approved by the Plan Commission. I would be happy to put together a letter stating such if there is common interest.

Best Regards,

Anthony Germano
1280 Bragg St. Sonoma

GRACIE MENDOZA
1270 BRAGG ST SONOMA CA 95476

David Goodison and Planning Commission Members

Re: Bragg Street Privacy Issues

Bragg St residents have concerns about the proposed Broadway Affordable Housing project located in our "back Yards". There have been several design meetings with developer (SAHA) and the Community Advisory Committee (CAC) which included neighborhood representatives. One of the important design issues that have been discussed is "privacy for the Bragg St. residents". We have been told this is an important issue for the developer, their architect and we hope for the Planning Commission as well. We have been promised they will make design accommodations to achieve this. One of the design considerations proposed has been to include a "sound fence" at the rear of the Bragg St. properties along the west property line of the development. This would be a concrete/masonry fence that would act as a visual and sound buffer between properties.

As Bragg St. residents we believe this is the best solution to difficult privacy concerns. This type of fence is more durable, requires less maintenance and its lifecycle costing is a better economical choice. These fences can be designed to be attractive and blend in with the architecture of the development. This will allow for year round privacy and better security. It is also critical that this maximum height "sound fence" be constructed at the beginning of the project construction in lieu of a temporary construction fence to help mitigate the adverse effects of air, water, soil and noise, pollution and other health and safety concerns on the adjacent single family residents and neighborhood. There will be major disruption of quality of life for a period of 15 to 18 months while this construction project is being completed.

Our homes have small backyards and are in close proximity to our rear property line. The developer is proposing two story structures only 20 feet away. We feel these structures should be single story structures and the setbacks should be increased.

We are therefore requesting that you strongly consider these design elements and implement them into the final project design and construction.

Alicia Parker Alicia Parker

Scott Paricer Scott Paricer 1240 Bragg St

David Goodison and Planning Commission Members

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Lisa Adams - Lisa Adams
Larry Adams - Larry Adams

1256 Bragg

David Goodison and Planning Commission Members

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Toni Mathis + Trouba 1260 Bragg St.

Deborah Dado Deborah Dado 1290 Bragg St.

Cynn Fiske WATTS Lynn Fiske Walle

1290 Bragg St

MARK + LAURA TRAZE 1250 BRAGG ST

ANTHONY BERNARDI 1280 BRAGG ST

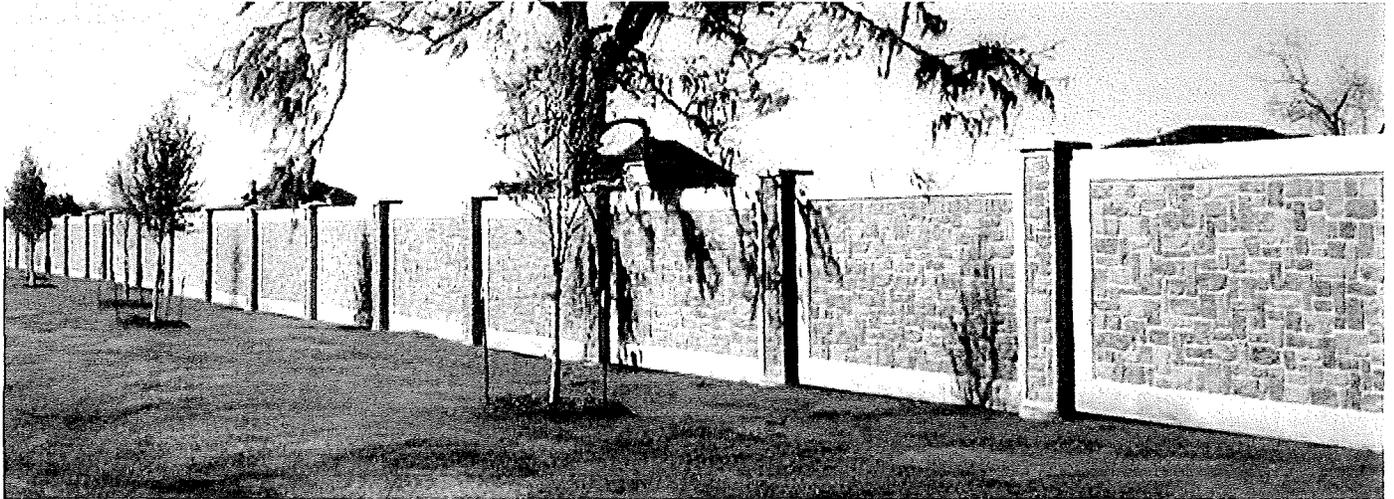
JIMIN BELMANTO

EXAMPLES OF MASONRY FENCES

Residential Concrete Block Fence and Fencing

Written by Dennis Kleinman

Stone Tree® Concrete Fences provide residential fencing that minimizes the transfer of sound, reducing the noise being transferred to either side of your wall, whether it's from neighbors, your own conversations, traffic or other sound-producing nuisance.



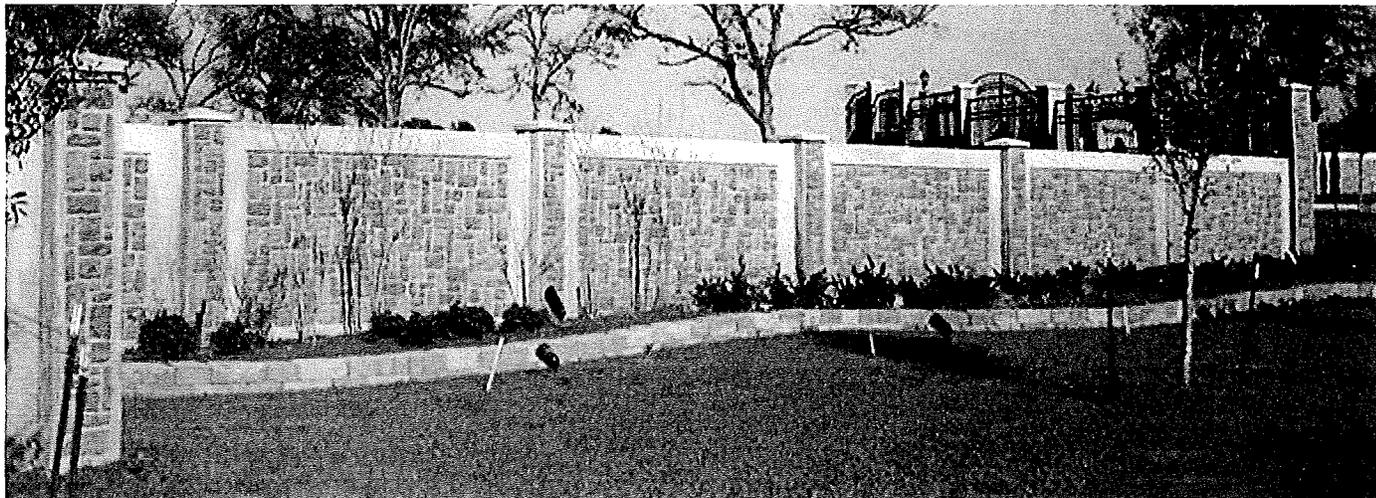
Beautiful Home Fence

Until recently, residential fence styles were limited to decorative but insubstantial options such as vinyl, chain link, post-and-beam and wood picket fences, or costly and sometimes unattractive alternatives such as stone, brick or CMU block. Now, there is an affordable, aesthetically pleasing *residential fencing* design alternative to surround your home. Fences are formed from solid concrete to look like a **concrete block fence**.



Concrete Fence Walls

Stone Tree® Concrete Fence Walls are vertically cast to ensure that a highly defined and natural-looking texture such as ashlar stone, stacked stone, river rock, coral stone, field stone, split face block or slate block is formed on BOTH sides of the wall to look like a *concrete block fence*. This means your home will be enclosed by a fence which looks beautiful from all directions.



Long-Lasting, Low Maintenance Residential

Stone Tree® Precast Concrete Residential Fence Walls are economical, stable and robust. During the concrete fence installation process, they receive a stained sealant that protects them from the elements, vital to ensuring their longevity for generations to come.



Wood Fences Require Maintenance

Wood fences require a lot of maintenance, having to be re-stained or painted, costing both time and money. Vinyl fences are not as versatile against the elements, and need excessive maintenance or to be replaced when excessive heat or cold temperatures cause the vinyl to deteriorate and warp or crack.

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CITY OF SONOMA

Deborah Dado

September 1, 2016

RE: 20269 Broadway proposed development and the environment

Dear Chairman Felder and Planning Commissioners,

I urge the Planning Commission to order an Environmental Impact Report for the proposed housing development at 20269 Broadway.

There are myriad situations that exist in this part of town and they need close scrutiny, which only an EIR can accomplish.

I've lived on the corner of Clay and Bragg for nearly 18 years and know that the area contends with a lot of traffic. Clay Street is a main road for residents of the surrounding neighborhoods and others from around the Valley as they head to the high school. It is also the only street service people and vendors of the Lodge use to make their deliveries; most of the vehicles are big trucks run by diesel fuel. They are loud and heavily pollute the air. Many drivers make illegal U-turns at the corner of Clay and Bragg and when they do, my house fills with diesel fumes, which do not dissipate quickly. I get upset when this happens because I lead a healthy lifestyle and am aware of the bad health effects of these fumes. I've asked for the City's help on many occasions and they included getting the sheriff to issue citations for illegal turns and preventing parking next to my house, which sits only 18 feet from Clay Street. Drivers park their trucks there, engines running, and my house again fills with diesel fumes.

But the diesel fumes will have an even more deleterious effect on future residents of 20269 Broadway because trucks are always concentrated around the loading dock at the hotel. SAHA's proposed plans show buildings just a few feet from the sidewalk and Clay Street.

The people who will live at 20269 will be dosed with fumes and battered by all the noise associated with unloading, garbage dumpster removal, and other activities from 6:30 AM until 7:30 PM every day of the week.

The site plans show buildings on Clay but there are also many on Broadway, which is also thick with truck traffic and fumes. The new folks will be surrounded by traffic and air pollution.

The air pollution needs to be taken seriously because it exacerbates illnesses like asthma and heart disease. All environmental agencies confirm these risks are real and should be avoided.

An Environmental Impact Report will take into account the air quality of the area nearest the proposed development.

I hope the Planning Commission will take the health and well being of future residents into account and order an EIR.

Thank you.

Deborah Dado
1290 Bragg

A handwritten signature in cursive script, appearing to read "Deborah Dado", written in black ink.

August 30, 2016

Dear Planning Commissioners,

We are writing to say an Environmental Impact Report must be required for the property at 20269 Broadway for these reasons, at the very least:

- Broadway and Clay is a busy intersection because two big businesses that draw traffic dominate the area
- There is a lot of truck traffic on Clay Street because the loading dock at the Lodge Hotel is located there
- The block is loud and the air is dirty from the exhaust emissions of big trucks. An EIR would help make sure there are stringent protections for people who will live in the development
- An EIR will be written to include the management of the construction phase of the project, which will bring loud noise, dirt and dust, and the like. These activities must be managed, monitored, and enforced. The formality of an EIR will go a long way to ensure the construction site is well managed.

Paulette Lutjens and Bill Oran

Johanna Avery
1360 Bainbridge, Sonoma

Pat Milligan
415/336-6967

Christa Bianchini and Gary Bianchini
155 Newcomb Street, Sonoma

Jim and Diana McAuliffe
124 Cooper

Scott and Alicia Parker
1240 Bragg Street

September 1, 2016

Charlene Thomason
102 Clay St.
Sonoma, CA 95476

Re: 20269 Broadway, Sonoma

Dear Chairman Felder and Planning Commissioners:

My name is Charlene Thomason and I reside at 102 Clay St. in the St. Francis Place development. Our development includes the first block of homes on Clay, as well as Bragg and Cooper Streets. It is 8.3 acres and includes a protected riparian pond. There are 87 neighbors living in St. Francis Place.

Several years ago neighbors appealed to the Traffic Safety Committee because it was difficult to turn left from Clay St. onto Broadway due to poor visibility. The City painted that corner red.

With the new proposed development at 20269 Broadway these 87 residents will be joined, potentially, by 205 new neighbors. The hazard of visibility will be aggravated by additional problems at this intersection.

The current SAHA site plan allows for only 70 parking places for approximately 205 residents. We presently have traffic and parking problems due to employee parking from The Lodge, loading dock issues due to a daily parade of jackknifed trucks making deliveries and providing services, and overflow parking from Train Town, which on holiday weekends fills our streets.

As planned, the 20269 Broadway development will include disabled veterans. Many of these veterans, perhaps using walkers or wheelchairs, will take the Sonoma County Transit bus that stops at the southern exit of Train Town on Highway 12 for the 2.5 hour bus ride to Santa Rosa for veterans' services. Northbound traffic on Highway 12 changes quickly from two lanes to one lane just as drivers accelerate from the intersection of Leveroni and Broadway. It is a big concern that Vets will ambulate at this unmarked juncture to a bus stop with no cement pad, no benches, no overhang for bad weather and sitting on a gravel patch where cars converge to one lane.

The intersection at Clay and Broadway has visibility issues, loading dock issues,

bus stop issues, parking issues, and traffic issues because it is located between The Lodge, Train Town, Friedman Bros., Sonoma Valley High School, and Adele Harrison Middle School. There are four lanes on Broadway for only a short distance, where accelerating cars move north on Broadway, but the highway then quickly converges into just two lanes in front of Train Town. This is a current problem but when future residents cross to access public transportation, it will become a very serious safety issue for them. Residents in the area struggle already with weekend traffic on Broadway and, while waiting to get onto Broadway, we often watch visiting families push strollers and hang on to toddlers crossing to Train Town from their parked cars on Clay Street. There are some very tense moments as they run across the highway.

The proposed housing development deserves close scrutiny for many legitimate reasons but traffic and safety issues for pedestrians need focused attention. I hope and trust the Planning Commissioners will study all the projected factors and anticipate new ones before unintended consequences take root.

Respectfully,
Charlene Thomason

To the City Council and Planning Commission
In regard to the SAHA proposal for low income housing on Broadway

Like many residents of the city who live near the proposed site, we applaud and support the city for every effort made to meet the housing needs of the low income population of Sonoma. Our experience in other cities and towns shows us that good neighbors don't necessarily have to have the income that supports the purchase of homes in a place like Sonoma, and we welcome a community that represents a diversity in incomes, political ideology, race, age, and occupation. That said, we are concerned—worried is a better word—about some aspects of the proposal, and we want to voice our concerns in the hope that we may convince you that they should be your concerns and the community's concerns if they aren't already.

Based on what we have read about the project and on SAHA's presentation to the community in late August, SAHA paints a picture of a tranquil dwelling for seniors, veterans, and the working poor of Sonoma and nearby environs, where occupancy is well below the allowable maximum and all tenants magically cultivate a predilection to garden solely by virtue of the property's small common space. Certainly that's a nice picture, and it makes a wonderful selling point. And if we had never been exposed to low income housing before, SAHA's vision may be all that we need to get behind their proposal 100 percent. But we have seen and lived near low income housing—new low income housing that we watched as it was built and occupied—and we know that it is never the outcome that exceeds the vision. We have seen seniors, veterans and the working poor pushed aside by a criminal element, and we have seen overcrowding, blight, and innumerable changes to neighborhood dynamics, including the proliferation of drug abuse and petty crime. SAHA's proposal doesn't talk about this. It doesn't account for human nature. Instead, it glosses over the predictable outcomes. It ignores the tough questions so as to focus on the idealistic vision that is required to push the project through.

We welcome SAHA and the planning commission to provide a picture of what the neighborhood will really look like a few years from now. When SAHA predicts only 110 people will live in a space designed for more than 300, we would like to see the justification for their outlook. When they say that overcrowding and illegal subletting are not an issue at their other properties because their onsite managers enforce the rules around tenancy, we want to know how many people they have actually evicted due to illegal subletting. When we express concern for the pedestrians and drivers on Broadway and SAHA says that a crosswalk or stoplight is not in the plans, we want to see an environmental impact study with actual data that inform us about traffic and parking. And when SAHA states that their proposal must meet prescribed density requirements, we say the project should reflect the needs of the community, regardless if SAHA's business model is compromised.

We are concerned about our safety and the safety of our neighbors, the sudden increase in the population density, pedestrian safety, traffic issues and parking issues. And we are concerned that the neighborhood will suffer and yet the community's needs for low income housing still won't have been met. We are concerned about SAHA's "if we build it they will come" attitude and their indifference to our neighbors' requests for more thorough study. We

feel that any low income housing that our neighborhood supports must address the concerns of the inhabitants, not just of the developers and that a project as impactful as this requires careful study rather than purposeful delusion and fantasy.

Sincerely,

Jamie Poolos and Shannon Dunn
20504 David Street, Sonoma
415 599 6414
jpoolos@gmail.com

8/30/2016

134 Cooper Street
Sonoma, CA 95476

August 24, 2016

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

Re: Affordable Housing Project at 20269 Broadway, Sonoma

Dear Mr. Felder:

As currently proposed the development at 20269 Broadway plans for 49 units on 1.97 acres. This is denser at 24.87 units per acre than any other affordable development of similar size and demographics in Sonoma and Sonoma Valley. This density does not fit with the surrounding area and is higher than other developments here.

I did a comparison of units per acre of affordable developments in Sonoma (including Sonoma Valley), Healdsburg, Sebastopol and Cotati. My comparison excluded any developments with less than 20 units or senior only complexes. I included cities with the closest population sizes to Sonoma. The average density (units per acre) for Sonoma and Sonoma Valley is 18.69. (See Attachment A) This is almost 6 units less than proposed at the Broadway site. Both Healdsburg's and Sebastopol's density averages are less than Sonoma's. Only Cotati has a higher average but the combined average of all four cities is 17.97, again almost 6 less than what is planned for the Broadway site. (See Attachments B & C). This seems to be quite a variation from developments to date.

My husband and I have stated before we feel 49 units on that site is too dense. I believe that my research shows that not only is it too dense, but it is more dense than other affordable developments with similar demographics in the county.

Sonoma is a small town and we believe many people living here will state that as one of the main reasons for moving here. Building a complex with this density is not in line with the character of Sonoma and will impact the small-town charm of our city.

Please reduce the density of this development so that it is more similar to other developments in the city and the county and protects Sonoma's sense of place.

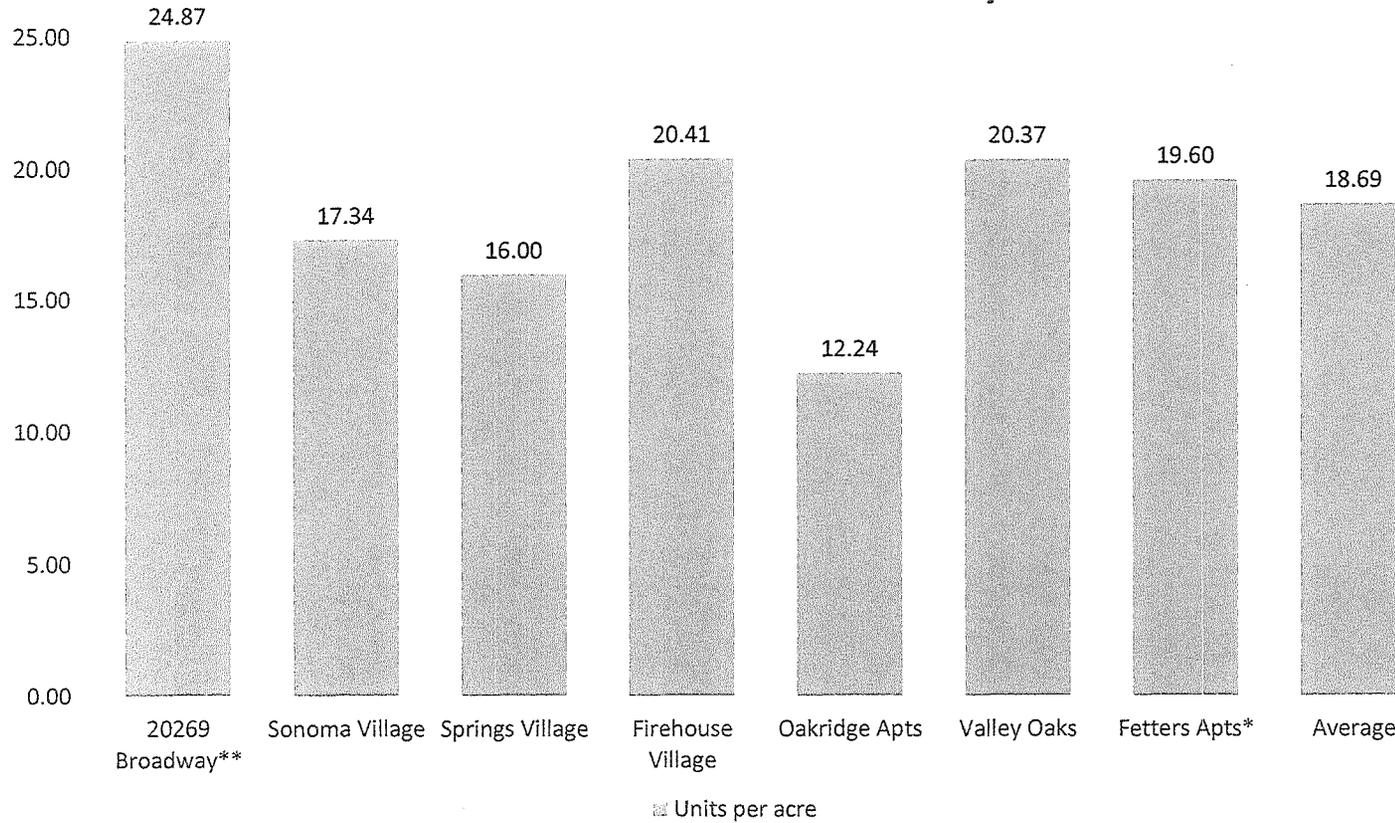
Thank you for your time and consideration.

Sincerely,

Roda Lee Myers

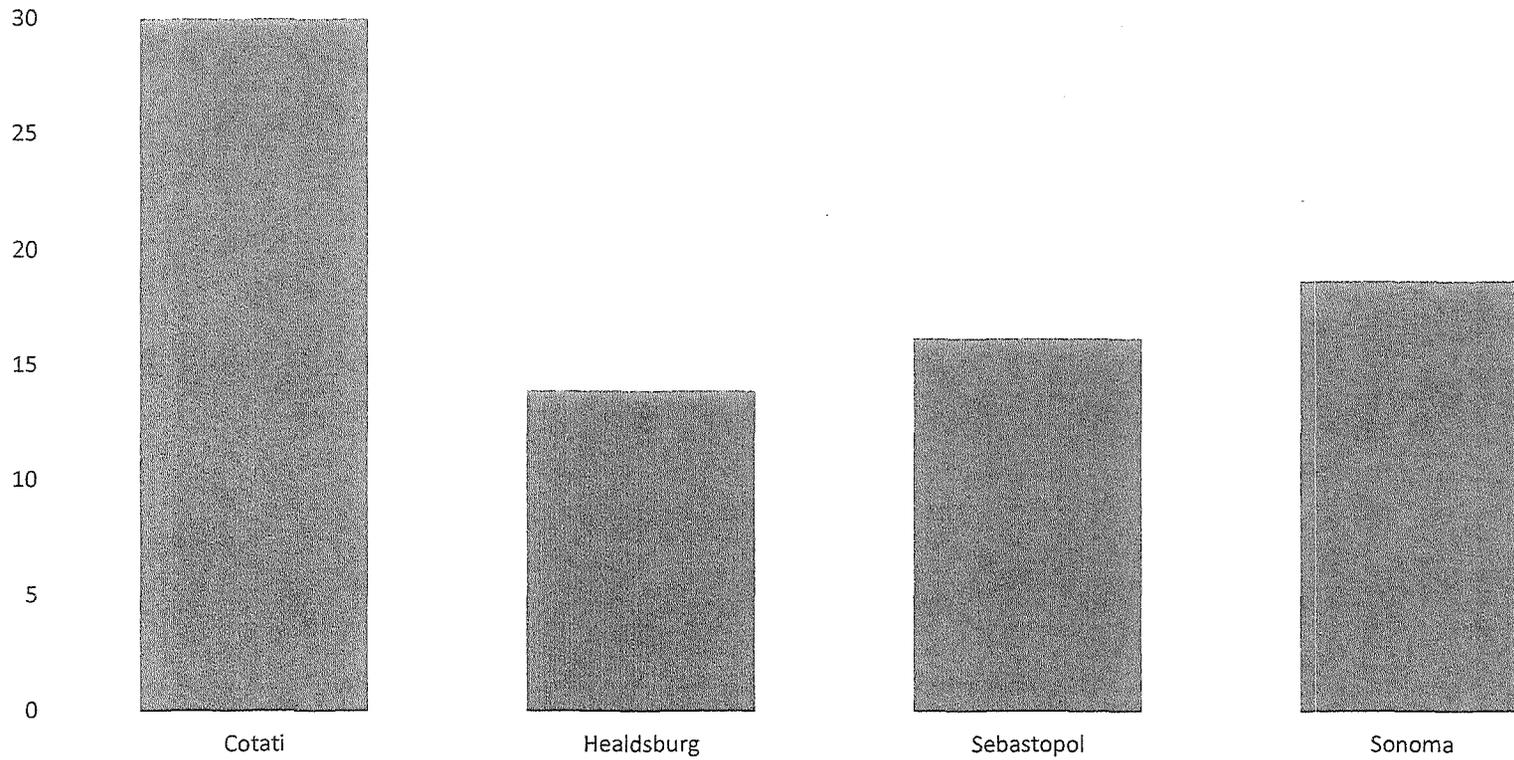
Attachments

Affordable Housing Comparison of Units per acre for Sonoma and Sonoma Valley



** in planning *in development

Sonoma County Affordable Housing 4-City Comparison Average Units per Acre



City	Population	Sq. Miles
Cotati	7,445	1.883
Healdsburg	11,687	4.64
Sebastopol	7,678	1.853
Sonoma	11,017	2.742

**Sonoma County 4-City
Affordable Housing Comparison**

Development	No.of		Units per	
	Units	Parcel Size	acre	City
20269 Broadway**	49	1.97	24.87	Sonoma
Sonoma Village	30	1.73	17.34	Sonoma(C)
Springs Village	80	5	16.00	Sonoma(C)
Firehouse Village	30	1.47	20.41	Sonoma
Oakridge Apts	35	2.86	12.24	Sonoma(C)
Valley Oaks	43	2.11	20.37	Sonoma
Fetters Apts*	60	3.06	19.60	Sonoma(C)
		Average	18.69	
Canyon Run	51	4.25	12	Healdsburg
Fitch Mountain Terrace I	40	3.97	10.08	Healdsburg
Fitch Mountain Terrace II	20	1.55	12.90	Healdsburg
Foss Creek	64	3.2	20	Healdsburg
Harvest Grove	44	3.03	14.52	Healdsburg
Oak Grove	81	5.86	13.82	Healdsburg
		Average	13.89	
Bodega Hills Apts	24	1.54	15.58	Sebastopol
Gravenstein North	60	4	15	Sebastopol
Petaluma Avenue Homes	45	2.5	18	Sebastopol
		Average	16.19	
Marvin Gardens	37	0.97	37	Cotati
Wilford Lane	36	1.52	23.68	Cotati
		Average	30.34	
		Overall Average	17.97	

* in development

** in planning

Dear Mr. Felder -

I am one of eight community members serving on the Satellite Affordable Housing Associates' (SAHA) Community Advisory Committee. SAHA is the chosen developer of the 20269 Broadway housing site. Our job is look at their site plans and make recommendations. We are not allowed to discuss any other topic. But it is important to go on record with the Sonoma Planning Commission that I do not support the proposed building plans because of the scale and the proposed AMI levels. I firmly believe the Commission members should order a full EIR, discuss reducing the density, and consider a change in the proposed AMI levels to include moderate income residents.

Please forward my comments to all of the members of the Commission.

Thank you -

Kimberly Johnson
225 Pickett Street
Sonoma

August 31, 2016

Dear Chairman Felder and Planning Commissioners,

Mary and I were born and raised in San Francisco. We have lived in Sonoma for as long as we lived in San Francisco. We are familiar with the issue of the cost of housing affecting ALL working people. This is a local, County, State and National issue. We support affordable housing.

As members of the community that surrounds this project, we want reasonableness to be the guiding principle. Density is critical. Trying to solve decades-long local "goals" in one project is NOT reasonable and will negatively impact the quality of life for all. Do not try to fit a square peg in a round hole. Thoughtful, reasoned, considerations for diversity, inclusion, safety, density and quality of life needs to prevail at the end of the day.

Mary and Lou Antonelli
175 Cooper Street
Sonoma

cc: David Goodison

Dear Chair Felder and Commissioners:

As a neighbor of the Broadway & Clay Street's affordable housing project and an interested party and member of the neighborhood committee, I write to you now with a list of unresolved concerns that we need answers to before the project progresses too far down the road to breaking ground. I will limit my concerns to those issues that are more within the purview of the Planning Commission and leave questions of the application process, the Housing Element, preferences, set-asides and resident profiles to the City Council.

The issues are numbered and are in no particular order – they are the following:

1. Will there be an EIR or a Negative Declaration?
2. The proposed density of the project is too great for the 1.97 ac. We believe that for the project to be a success, density should be no greater than 25-35 units on this parcel.
3. Has the City explored all options as to other parcels around town? Maybe some of the problems, i.e., density, traffic, and parking could be alleviated if affordable housing were shared with other sites in town.
4. Does the City have the sewage capacity and water availability to meet the project requirements?
5. Should an EIR be required in order to deal with flooding on the project site?
6. Can the surrounding neighborhood absorb the number of

new residents and the parking and traffic they will generate?

7. Are the city schools ready for the influx of new students?

8. Sonoma residents, such as Seniors, should have a "preference" over others!

9. Will the Manager be full-time or merely a drop-by?

10. Project site may become an environmental disaster due to air quality, smells, noise from The Lodge's dock/garbage area. Residents may become sickened.

11. Will the City provide enough police, fire and other services to meet present and future demands?

12. Can public transportation systems be developed and coordinated to meet the project's demands?

13. Will Train Town and The Lodge be required to provide employee parking?

14. Cal Trans has not yet weighed in on modifications to Broadway, such as a center turn lane, a safe crosswalk, a traffic signal and the ingress/egress being established on Broadway.

Thank you for your attention to these concerns and please don't hesitate to call if I can be of any further assistance.

Sincerely,
Bob Mosher
142 Clay St.

Raj Iyer, Ph.D.

1230 Pickett Street

Sonoma, CA 95476

Robert Felder

Chair, Planning Commission, City of Sonoma

1 Sonoma Plaza, Sonoma, CA 95476

September 1, 2016

Ref: Broadway Affordable Housing Project

Dear Mr. Felder:

Notwithstanding the goal of extending access to vulnerable and underserved populations, the proposed affordable housing development on Broadway in Sonoma poses several major concerns to all community stakeholders. I am writing to express serious reservations about the design, facility management and intent-to-serve considerations currently proposed by SAHA, enumerated below:

- **Density:** As proposed, the total number of units and per-unit occupancy levels will create very substantial parking, ingress/egress (even if created solely on Broadway) and traffic safety impacts on our community, ultimately posing grave safety hazards and permanently altering a major town entrepot from its semi-rural character into a fully urban setting. Sonoma's Planning Commission has a long and creditable history of limiting growth plans which are inconsistent with the City's aims of providing a sustainable, high-quality living environment for its citizens and visitors. I daresay that the Commission and City Council would not have allowed this type of development in normal circumstances (should it have been proposed by a private developer). Sonoma needs housing which is well-aligned with local zoning laws, design requirements and size limits.
- **Equal Access:** Affordable housing projects deliver best value when they are designed and built to serve a wide range of needy populations across several economic strata. As proposed, the Broadway project will only serve an extremely narrow sub-section of the needy population consisting of largely homeless and/or otherwise very indigent persons/families, most of whom will not have local community roots. In particular, the absence of a critical mass of unit set-asides for local seniors and other local working professionals runs counter to the basic principles of affordable housing which emphasize intra-community cohesion, reasonable proximity of residences to work locations, etc. Furthermore, given the proposed eligibility criteria and anticipated composition of the applicants, Broadway project residents are unlikely to benefit from work opportunities within Sonoma and/or the surrounding areas.

- **Public Safety:** Homelessness is often regrettably associated with a history of substance and alcohol abuse, mental illness and co-morbidities including a range of chronic diseases. These serious medical conditions trigger frequent emergencies and visits to state-funded facilities. It is reasonable to assume a heavy safety, traffic and noise burden posed by such conditions on a small neighborhood and community. Equally importantly, the Commission and Council must consider the impact of drug and alcohol abuse recidivism and petty crime on the neighborhood, city and business establishments in the vicinity. If allowed to proceed as proposed, these impacts will be in perpetuity, posing serious burdens on local law enforcement, and grave safety concerns for city and neighborhood residents alike. Anecdotal evidence exists for lowering of law enforcement vigilance when faced with repeated violations and petty criminal acts. The danger to community safety cannot be overemphasized. The economic impact from lost tourism revenues is similarly not to be dismissed.
- **Facility Management:** Several affordable housing projects in California have become festering hotbeds of inadequate services, intransigent residents, chronic petty crime and significant neighborhood deterioration because of improperly conceived intent, design, execution and management. In this regard, the Commission must thoroughly assess SAHA's track record with managing other projects to ensure compliance with community aspirations and city ordinances. Equally importantly, the project's long-term financial sustainability specifically in terms of guaranteed Federal / State funding for SAHA must be rigorously validated. If not clearly defined and formalized, this project [whether executed as proposed or in a different configuration] is likely to become a blight and remain an unacceptable financial and safety burden on Sonoma forever.

I urge the Planning Commission to require an EIR and additional studies related to these and other concerns raised by community stakeholders in this important process. Affordable housing is a laudable goal – when designed and executed with the community's interests uppermost, these projects can serve as a valued benchmark and beacon of planning to California. Thank you for your attention.

CC: David Goodison, Director, City Planning, City of Sonoma

Sincerely,



Raj Iyer

Dear Planning Commission Members,

I strongly suggest that you not rush ahead with the approval of the proposed low income housing project at 20269 Broadway without getting an Environmental Impact Report. I understand the town gave \$100,000 to SAHA for the design, so let's spend a few more dollars for the EIR so we are aware of all the effects this large residential project is going to have on the area. I'm not sure why the town would want to rush this through and take the liability of not getting an EIR. The low income housing quota does not need to be in place for several years from now so we certainly have the time to do this.

The particular intersection of Clay and Broadway is very busy with foot traffic, commercial traffic, school traffic, and residential traffic. On Clay Street itself there is a lot of commercial traffic because the loading dock at the Lodge Hotel is located there. That part of Clay Street is loud and the air is dirty from the exhaust emissions of big trucks. An EIR would help make sure there are stringent protections for people who will live in the development.

An EIR will also cover the management of the construction phase of the project, which will bring noise, dirt and dust. I feel it is important that these activities be managed, monitored, and enforced. The formality of an EIR will go a long way to ensure the construction site is well managed and it may reveal items that the town has not thought about, but items that people should certainly be aware of.

Please forward this to the other members of the Planning Commission and anyone else you think should see it.

Thanks for your consideration,

Dean Littlewood
185 Cooper Street
Sonoma, CA 95476

RECEIVED

SEP 01 2016

CITY OF SONOMA

September 1, 2016

Lynn Fiske Watts
1290 Bragg Street
Sonoma CA 95476

RE: 20269 Broadway Housing

Dear Chairman Felder and Planning Commissioners:

There are at least two good reasons not to support SAHA's proposed site plans for 20269 Broadway:

1. To build housing across from the loading dock at the Lodge at Sonoma would be almost a textbook example of environmental injustice because it is an excessively polluted and noisy block of Clay. (See attached images of site plan and Clay Street.)
2. SAHA's financial plan is dependent, in large part, on Federal funding sources, which are widely reported to be at their lowest point in decades and are expected to continue to drop.

We don't know what SAHA will do if and when the Broadway development cannot sustain itself due to lack of a continuous flow of public money.

Environmental injustice and Clay Street

One hallmark of environmental injustice is having to live in areas where air quality is poor and noise levels are high. If the Planning Commission allows the SAHA plan to proceed in its current iteration, future residents of the Broadway development will be exposed to air pollutants known to cause asthma, diabetes, low birth weight and other health complications. The EPA states unequivocally that diesel exhaust is significantly toxic.

I can say, with authority, that Clay Street between Bragg and Broadway is heavily burdened by big trucks using diesel fuel. I've lived on Bragg and Clay for almost 18 years and have experienced high levels of diesel fumes inside my own home during that time. A while ago, a PG&E service person was in my house on another matter and she discussed nitrogen oxides with me. She had a meter and measured the air quality in the living room after a Sierra Nevada truck backed up onto Bragg. While I can't recall the exact reading, the measurements were high and considered in the unhealthy zone.

The addition of more buildings on Clay across from the hotel will create a kind of street canyon, trapping the pollution for longer periods and causing the noise to echo and bounce around.

The entire area around the dock is loud and filthy. Septic trucks blow out a putrid stench and leave their engines on to power the hoses, 18 wheelers with noisy refrigeration units pollute the air with fumes and noise, industrial carpet cleaners run their trucks for as many as 7 hours each day over a period of 4 days. Backup beeps are nearly constant. The Lodge refuses to move its recycling operations to the other side of their property and 15 large bins of wine bottles get dumped on Mondays; that is a shocking experience. The list goes on and on.

Future residents will be situated much closer to the dock at the hotel than I am, 50 yards away. I sincerely hope the Planning Commission looks at the situation on Clay Street and determines the SAHA plan needs to change to move human beings away from known sources of noise and pollution.

For your reference I have included a couple of photos of trucks and their accompanying noise measurements. The City's noise ordinance allows for between 55 and 65 dBA. You can see noise levels exceed that in these instances, but every day the activities at the dock exceed what is allowed.

Sustainable funding and SAHA

SAHA is looking for public funding for its proposed housing development at a time when Federal assistance is dwindling. It is predicted by the Center on Budget and Policy Priorities that housing assistance funding could fall to its lowest level in 40 years (the report is available online).

"Funding for rental assistance has fallen sharply, largely driven by rigid caps on non-defense discretionary programs. Left unchanged the budget caps could drive housing assistance spending to its lowest level since 1980, relative to the size of the economy."

I understand this SAHA project is exciting to many people and, if built to the proposed density, it will be like a wave of a magic wand because it will fulfill and exceed the City's projected housing needs of 47 units by 2023. But what happens when SAHA loses its funding in the years to come? There must be a Plan B and I think it is within the Planning Commission's purview to pose the question and insist on a realistic, defensible answer. Your thoughtful and

deep consideration of this proposed housing project may take time and I do hope you take all the time you need to consider all aspects of building this development, despite SAHA's goal to get this done during this year's funding cycle.

I appreciate your have volunteered carry some heavy weight on your shoulders and hope everyone on the Commission is ready to lead the City through what I have experienced as a contentious time.

Thank you.

Sincerely,

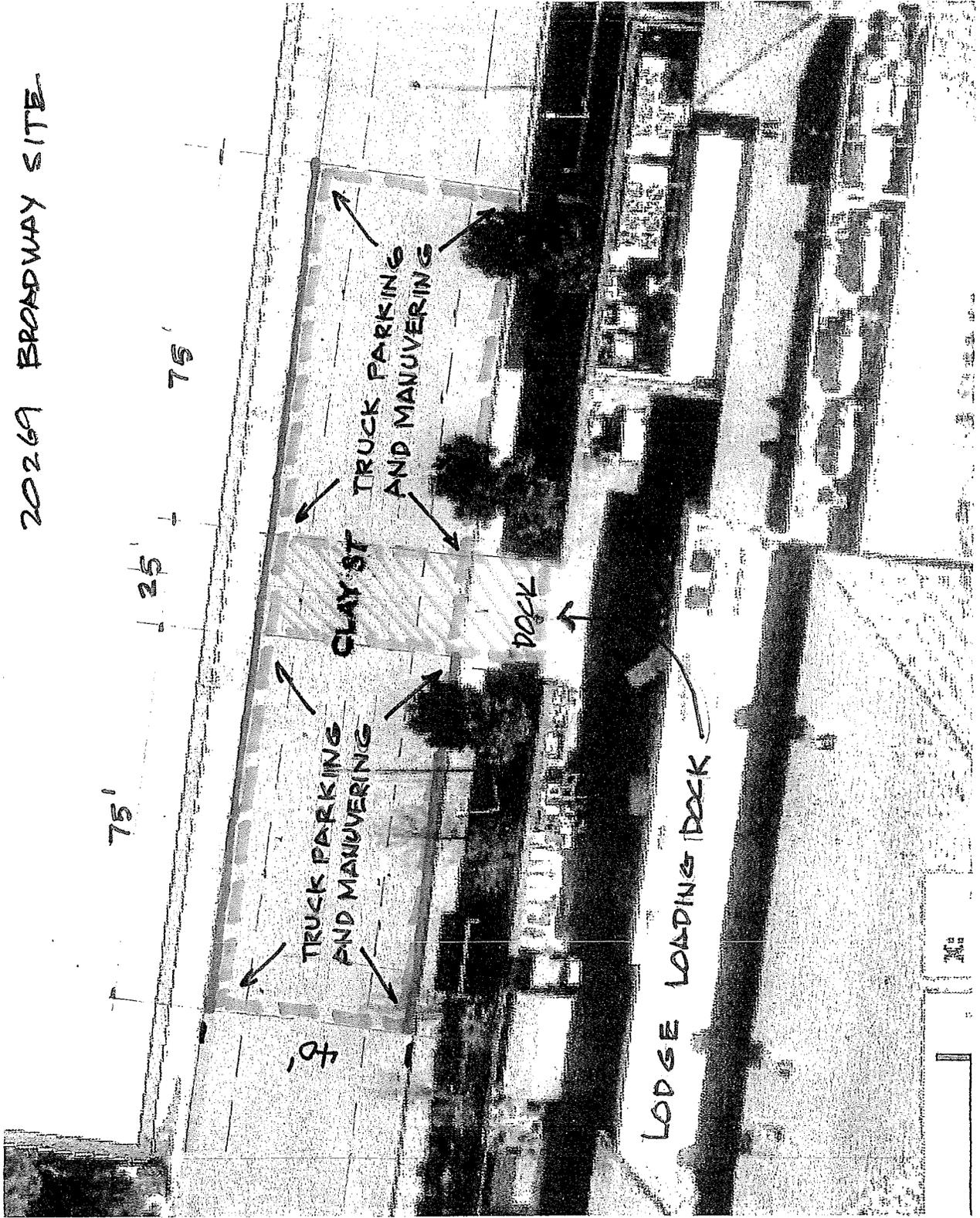
A handwritten signature in cursive script that reads "Lynn Fiske Watts". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Lynn Fiske Watts
1290 Bragg Street

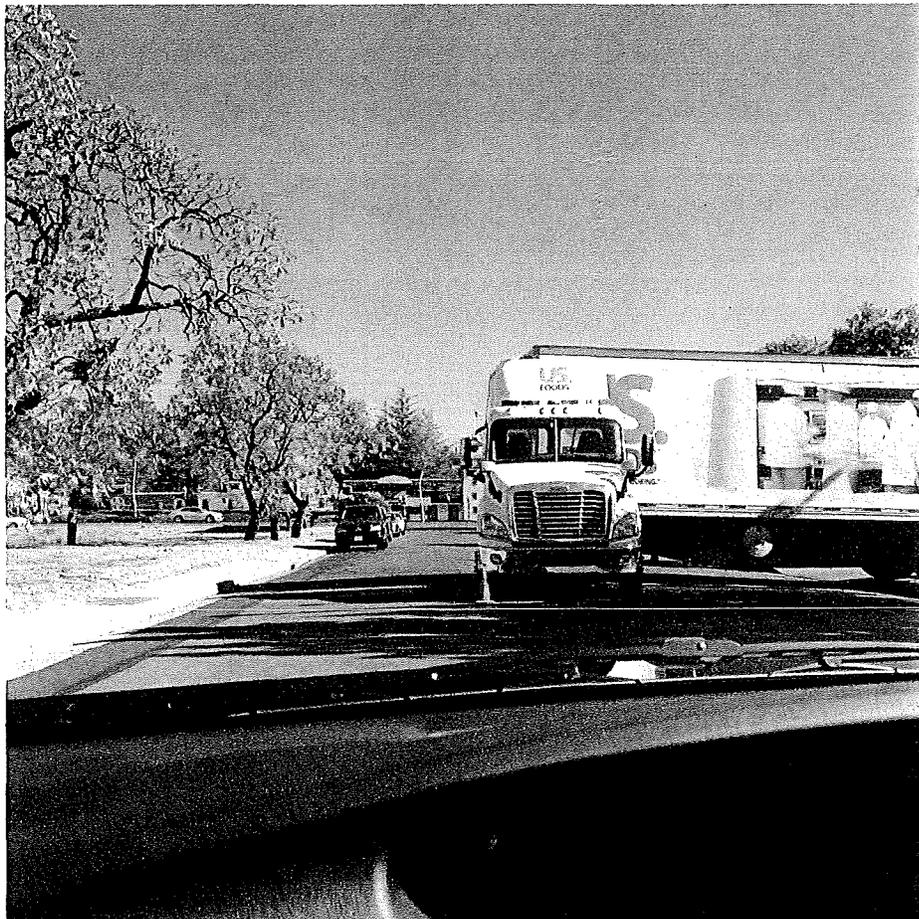
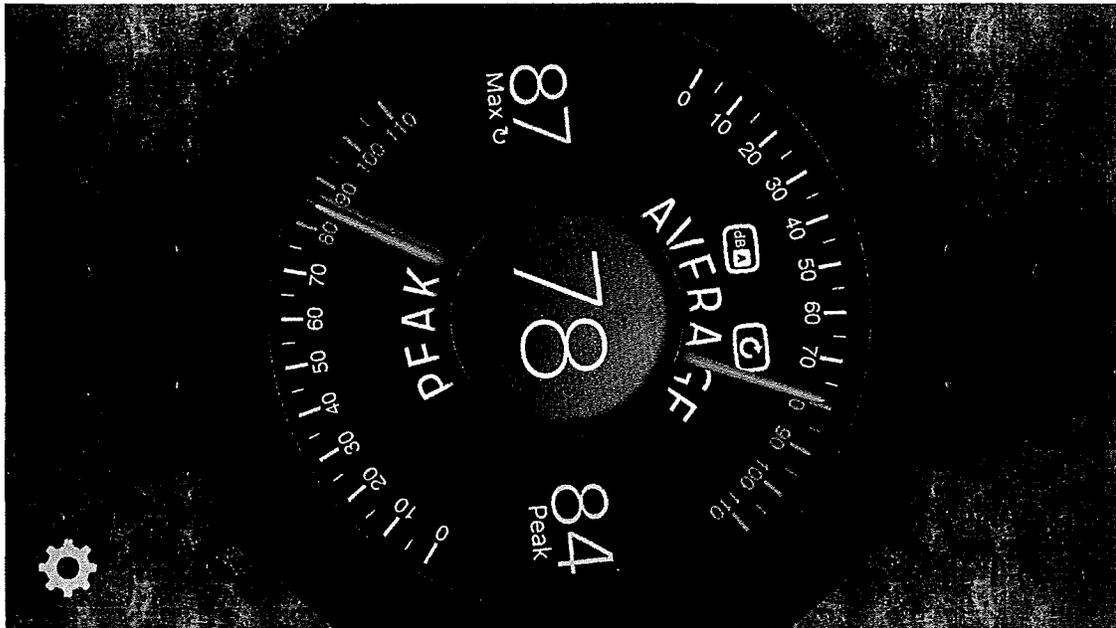
BRAGG STREET



20269 BROADWAY SITE



Noise level of parked truck



Noise level - parked truck



Chef's Warehouse



CLAY Street

SAHA



SAHA HOUSING

CLAY Street

CLAY Street

SAHA
housing



SAHA
Housing



Lodge Loading dock
CLAY Street

CLAY STREET, AT LODGE LOADING DOCK.
FACING WEST.



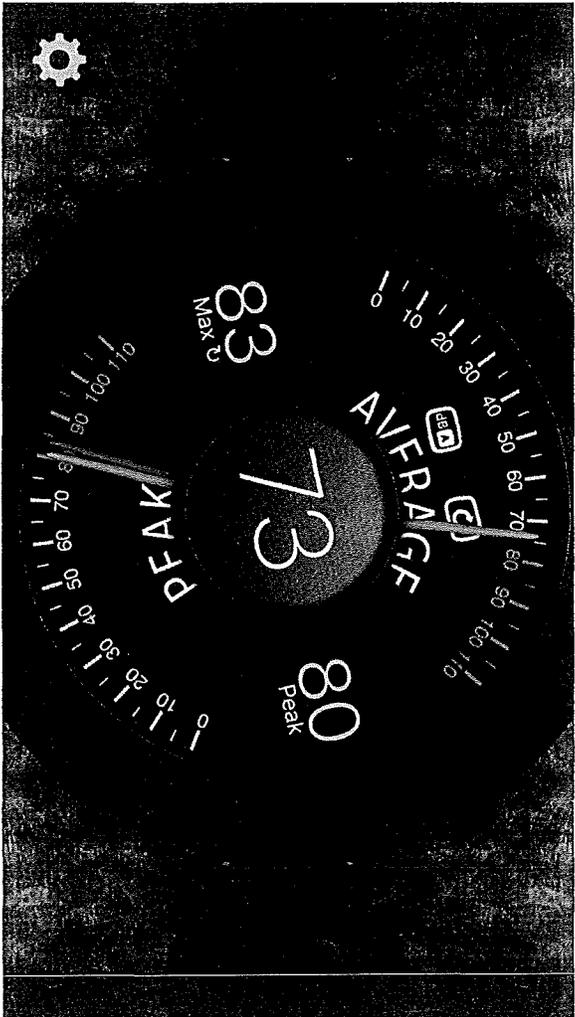
NEW STRUCTURES
(20269 BROADWAY)
PLACED HERE

LODGE LOADING DOCK



NEW HOMES

Pepsi Truck @ Lodge Deck
8-30-16



73 dBA

Diesel Engines and Public Health

Health Impacts of Diesel Pollution

Diesel-powered vehicles and equipment account for nearly half of all nitrogen oxides (NO_x) and more than two-thirds of all particulate matter (PM) emissions from US transportation sources.

Particulate matter or soot is created during the incomplete combustion of diesel fuel. Its composition often includes hundreds of chemical elements, including sulfates, ammonium, nitrates, elemental carbon, condensed organic compounds, and even carcinogenic compounds and heavy metals such as arsenic, selenium, cadmium and zinc.¹ Though just a fraction of the width of a human hair, particulate matter varies in size from coarse particulates (less than 10 microns in diameter) to fine particulates (less than 2.5 microns) to ultrafine particulates (less than 0.1 microns). Ultrafine particulates, which are small enough to penetrate the cells of the lungs, make up 80-95% of diesel soot pollution.

Particulate matter irritates the eyes, nose, throat, and lungs, contributing to respiratory and cardiovascular illnesses and even premature death. Although everyone is susceptible to diesel soot pollution, children, the elderly, and individuals with preexisting respiratory conditions are the most vulnerable. Researchers estimate that, nationwide, tens of thousands of people die prematurely each year as a result of particulate pollution. Diesel engines contribute to the problem by releasing particulates directly into the air and by emitting nitrogen oxides and sulfur oxides, which transform into "secondary" particulates in the atmosphere.

Diesel emissions of nitrogen oxides contribute to the formation of ground level ozone, which irritates the respiratory system, causing coughing, choking, and reduced lung capacity. Ground level ozone pollution, formed when nitrogen oxides and hydrocarbon emissions combine in the presence of sunlight, presents a hazard for both healthy adults and individuals suffering from respiratory problems. Urban ozone pollution has been linked to increased hospital admissions for respiratory problems such as asthma, even at levels below the federal standards for ozone.

Diesel exhaust has been classified a potential human carcinogen by the U.S. Environmental Protection Agency (EPA) and the International Agency for Research on Cancer. Exposure to high levels of diesel exhaust has been shown to cause lung tumors in rats, and studies of humans routinely exposed to diesel fumes indicate a greater risk of lung cancer. For example, occupational health studies of railroad, dock, trucking, and bus garage workers exposed to high levels of diesel exhaust over many years consistently demonstrate a 20 to 50 percent increase in the risk of lung cancer or mortality.²

Diesel Pollution and Public Health Solutions

The public-health problems associated with diesel emissions have intensified efforts to develop viable solutions for reducing these emissions. Both federal and state governments have taken steps to reduce diesel emissions, but more work needs to be done.

Cleaner Fuels – The EPA has adopted more stringent fuel standards to reduce the amount of sulfur allowed in diesel fuel. These requirements went into effect in late 2006 for on-road diesel vehicles, while off-road diesel fuel used in construction equipment and trains will take effect over the next five years. Lower sulfur diesel fuel allows the use of advanced emission control technologies, which when combined, can reduce emissions more than 85 percent. The fuel used in ships visiting our port cities, however, is not

subject to EPA's regulation and remains a significant source of diesel pollution.

New Engine Standards – New engine standards for diesel cars, trucks and heavy equipment have traditionally lagged far behind those for gasoline powered vehicles. For example, diesel construction equipment faced no emissions standards as late as 1996. With mounting pressure to clean-up diesel engines, the EPA has adopted standards for both heavy-duty trucks and off-road construction equipment and more recently for marine vessels and trains, which will phase in over the coming decade. Under current regulations, passenger cars and trucks are subject to the same emission standards regardless of the fuel they use.

Retrofitting – New engine standards only apply to the equipment in the dealer showrooms, not to the diesel engines that are already in operation. The combination of lagging emission standards and durability of diesel engines means there are many high polluting diesel trucks, buses, and off-road equipment that will continue to operate well in to the future. Retrofitting these diesel vehicles and equipment with advanced emission control devices can effectively reduce harmful tailpipe emissions.

With millions of diesel engines in operation throughout the US, there is much more to be done to clean-up the existing fleet.

Faced with more stringent federal and state regulatory measures, diesel technology has

advanced rapidly in recent years. Some diesel passenger cars are now starting to meet California's strict tailpipe standards, with more expected in the future. As vehicles equipped with advanced diesel emissions controls enter the market place, it will be important to ensure that emission levels are maintained throughout the life of the vehicle through periodic testing.

Notes:

1. Particulate Matter (TSP and PM-10) in Minnesota. Minnesota Pollution Control Agency. December 1997.

2. Health Assessment Document for Diesel Engine Exhaust. National Center for Environmental Assessment, Office of Research and Development, US EPA. Washington D.C. May 2002. page 9-11. EPA/600/8-90/057F

Environmental Justice and Air Pollution: The Right to a Safe and Healthy Environment

Introduction

Historically, there are many reasons for environmental injustice: some economic, some aesthetic; some are simply due to a lack of community resources available. Today in the United States, low-income households and people of color are disproportionately affected by indoor and outdoor air pollution. Three times as many blacks compared with whites die from asthma; among children, this rate increases to 5:1. In some inner-city communities, one third of all black children have been diagnosed with asthma.

More than just facts, this is an environmental justice (EJ) issue, as we see lower-income and racially diverse neighborhoods subjected to poorer air quality compared with other neighborhoods. When a community experiences more negative environmental consequences than another -- as polluting entities, including industrial sites, power generation facilities, and waste transfer stations are disproportionately placed in their community -- who is responsible?

The EJ Movement

As described by the US Environmental Protection Agency (EPA), EJ is:

...the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Fair treatment means that no group of people, including racial, ethnic, or socioeconomic group, should bear a disproportionate share of the negative environmental consequences resulting from industrial, municipal, and commercial operations or the execution of federal, state, local, and tribal programs and policies.

The EJ movement in the United States goes back to the end of the 20th century, and was officially recognized as an area of governmental concern during the administration of President William J. Clinton. US Supreme Court rulings not allowing the use of race for making most governmental regulations have made addressing EJ issues more burdensome. The rulings make it more challenging to find an appropriate definition to label communities as EJ communities, and put in place rules to try and better protect citizens in such settings. Given that housing stock is often poorer, the addition of significant community outdoor pollution to existing indoor air-quality problems further

exacerbates potential health issues in such communities. No federal regulations exist in regard to EJ, therefore leaving it up to the states and communities to take action. At the moment little legal recourse is available for many of these communities, and action often only takes place if the community comes together to address the addition of potential new sources of pollution.

Health Effects of Pollution

A number of issues affect EJ, including:

- Percentage of poor or minority residents;
- Access to jobs;
- Home values; and
- Historic exposure to industrial pollution.

This being said, the remediation of brownfields can have a tremendous impact on communities. Brownfields are previously contaminated parcels of land, usually due to prior industrial uses. which after they receive some level of cleanup or restoration can

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- Historic exposure to industrial pollution.

This being said, the remediation of brownfields can have a tremendous impact on communities. Brownfields are previously contaminated parcels of land, usually due to prior industrial uses, which after they receive some level of cleanup or restoration can then be used for the placement of new homes, businesses, or public spaces, such as golf courses or parks. Some, but perhaps not total, cleanup takes place and then re-use of the land can begin. Often, this does not help the originally distressed community if high-end homes are built, a process called gentrification, and no provisions are made for prior neighborhood residents. Advice from professionals is often helpful to local boards of health, zoning commissions, and building code regulators with regard to such land use matters.

Outdoor Air Pollutants

The EPA regulates outdoor air pollutants in the United States and oversees exposures from air, water, and soil. Increasing the awareness of these hazardous exposures within communities and among healthcare professionals is an integral part of EJ. A number of agents are of particular interest to the general topic of outdoor air pollution, and others are of special interest in other, often localized settings. Of special concern are the oxides of nitrogen, called NO_x ; the oxides of sulfur, called SO_x ; and "particulate matter." Until a few years ago, particulates were simply referred to as total particulate matter, or with a view toward those most likely to cause ill health, particulate matter of $10\ \mu\text{m}$ or smaller in aerodynamic diameter (PM_{10} 's). Then it was appreciated that a subfraction of PM_{10} 's had the most significant biological impact, and special attention was then given to $\text{PM}_{2.5}$'s having an aerodynamic diameter of $2.5\ \mu\text{m}$ or smaller.

notes that several thousand cases per year of lung cancer come from elevated levels of radon in homes. The level above which there is concern is 4 pCi, and if levels above this amount are noted in living spaces, then a mechanism should be in place for venting such spaces and diluting the radon to the outdoors.

The other carcinogen of concern, with regulations being set by the EPA, comes from the release of asbestos with asbestos removal activities. Not only is asbestos sometimes removed from inside homes, but the tearing off of old roofing material, which is known to contain asbestos in many cases, also puts those nearby at risk and can lead to fines from the EPA if removal is not done properly. The cancers of concern with airborne asbestos include lung cancer and mesothelioma.

Inventory lists of major pollutants. The EPA documents and publishes inventory lists of major pollutants introduced by industrial sites. This includes a wide range of organic compounds, such as benzene, a cause of leukemia, and other hematologically related diseases, as well as other toxic materials. Major polluters must keep track of their emissions, and these data are collected and then published by the EPA.

Health professionals can support organizations, such as the American Lung Association and the American Thoracic Society, as they endeavor to reduce air pollution. These groups provide written materials for the education of health professionals and the lay public. By further probing patients complaining of respiratory problems and taking an environmental health history, healthcare professionals will gain a better understanding of the source of the problem.

Indoor Air Pollutants

In contrast to the EPA's regulatory activity of outdoor air pollutants, there is little in the way of regulation of indoor pollutants. Even in the case of radon, only guidelines for action are available. One of the only regulatory activities with regard to indoor air quality comes from the rules of the Occupational Safety and Health Administration (OSHA). OSHA requires employers to provide a safe, healthy workplace, but sets no specific limits for indoor pollutants with only a few exceptions, such as CO and CO₂ levels. The only other regulatory activity is related to state or local regulations that restrict or do not allow environmental tobacco smoke (ETS). California has the strictest regulations in regard to ETS, and some communities in that state have even gone so far as to try to restrict smoking in one's own apartment when a common ventilation system is shared by several apartment units.

Asthma

As noted above, asthma is more prevalent in communities of color and poorer communities. Children with asthma react to ETS, dust mites, mold arising from dampness in housing units, and the presence of pets in a household. Efforts to do each of the following have been associated with fewer asthma attacks:

- Educating families about such hazards;
- Providing bed coverings and cleaning supplies; and
- Fixing leaky plumbing.

It is important to remember that it's not only children who suffer, but parents also experience the consequences, eg, losing workdays -- often uncompensated -- when they must take care of their child and his or her asthma attack.

Another aspect of this problem is control of asthma among children in these populations. Asthma is often not managed as well as it should be in these cases due to lack of education, access to healthcare, and access to drug regimens that prevent recurring attacks

Children who are taught to monitor their own lung function and are given medications for both chronic and acute use are better able to manage their asthma. Excellent documentation now shows that in communities with special programs to educate families and provide regular medication to children, the number of asthma deaths and visits to emergency departments can be greatly diminished. By working with local hospitals, pediatricians, and community clinics, efforts can be made to further implement programs to reduce childhood asthma. Such programs are often run out of community hospitals or academic health centers.

Among adults, another area of concern is the buildup of potentially harmful materials in indoor air. With the advent in the 1970s of much better insulation of buildings, coupled with far fewer air exchanges per hour, so-called "tight building" or "sick building" syndrome can occur. This is especially prevalent in new or renovated construction when there is off-gassing of potentially harmful materials from carpeting, furniture made from pressed boards with glues, and other products that enter the indoor air and build up over time. Airing out of facilities after construction or renovation can help, as can ensuring sufficient fresh air exchanges each hour.

Conclusion

Health effects of air pollutants need to be better understood and controlled. Future concerns should include an increased focus on the growing use of nanoparticles of many types for many purposes because these, too, may carry significant health risks, and we are only at the beginning of their use.

As outlined, justice-related issues may come into play when communities of color and poorer communities are disproportionately exposed to environmental pollutants. Health professionals should consider the cumulative exposures of their patients that come from work, personal habits, and living locations. Patients with recognized social vulnerabilities need to be appreciated and efforts made to assist individuals in such communities to coalesce around positive changes that could be made in regard to exposures. Interaction with policy makers who often control what occurs in such communities can be helpful. Lastly, healthcare providers should remember their own role in the improvement of the collective health of communities, not just the care and well-being of their own individual patients.

Resource

For more information from the American College of Preventive Medicine (ACPM) on EJ and the legal rights of patients, check out the free CME/MOC Webcast, "The Right to Breathe: The Medical-Legal Effort to Clean Up Indoor Air," available at www.acpm.org/education/IAQ/index.htm.

September 1, 2016

RE: Long history of noise on Clay near 20269 Broadway

Dear Chair Felder and Planning Commissioners,

David Goodison has been our best advocate over the years, working on difficult noise issues with the Lodge at Sonoma management to try to diminish the negative impacts their operations have on the people in this household and beyond.

I've lived in my house on Clay and Bragg since 1999. The Lodge began operating in December 2000 and it has been a source of loud noise and other disturbances since then. There are septic trucks, which spew a nasty stench while their engines roar, 18 wheelers with loud refrigeration units that don't shut off when parked, industrial carpet cleaners, and mass glass bottle recycling. All these activities and many more occur on Clay across the street from the proposed development.

The future residents at 20269 Broadway will be exposed to even louder noise, more repulsive stench, and unhealthy emissions pollution because the structures are closer to the dock, where the activities take place. Essentially, when they didn't build a proper dock in 2000, Clay Street became the hotel's back alley.

Following are copies of a few email exchanges between David Goodison, Deborah Dado, and me that show examples of noise and situations we've had to deal with (I have a large library of examples). Despite all the efforts made to curtail loud noise it has remained an issue for nearly two decades.

—Lynn Fiske Watts

----- Forwarded message -----

From: David Goodison <davidg@sonomacity.org>

Date: Mon, Aug 15, 2016 at 8:25 AM

Subject: Re: Bottle recycling

To: Deborah Dado <debdado@gmail.com>

Hi Deborah, I will get right on that. Was hoping we had that resolved...

David

On 8/15/16, 8:23 AM, "Deborah Dado" <debdado@gmail.com> wrote:

Hi David,

The Lodge's mass bottle recycling program was up and running outside the dock this morning. Please advise them of the agreements made and provide help with compliance. Thank you for your assistance.

Deborah

Dear David

The Lodge used to schedule the most disgusting services, those that stink and make a lot of noise, contained within the hours of 8 and 5. No longer. Now the rancid oil pick up service is out there, running its motor and sucking equipment, at what I consider the holy hours—after 5 PM. It is loud. It stinks.

Exactly what do I need to do to enjoy all the benefits of living in the peaceful little hamlet of Sonoma? You know, the Sonoma that every other resident enjoys? — Lynn

Hi Lynn

I went out there just now and have emailed the facilities manager.

I am going to try to meet with the facilities manager next week to get this straightened out.

Thanks,

David

On 7/30/15, 9:10 AM, "Lynn Fiske Watts" <lynnfwatts@gmail.com> wrote:

The Lodge acts like Clay Street is their personal alley when they leave their garbage cans out and park their stinky dumpsters here. I can smell their dumpsters in my kitchen. I would like them to move them someplace else. Can you help with this?

Thank you.

Lynn

They are a forgetful bunch, it seems—they “forgot” (again) to take their 15 recycling bins to the other side of the property and Sonoma Garbage has no choice but to dump them from their spot Clay Street. This happened yesterday, again. The driver said they forgot to move them to Leveroni. They stink as neighbors.

Hi Lynn—Once again, I am sorry it has taken so long to get back to you on this, but I wanted to have something concrete to report.

Over the last three weeks I have met several times with the General Manager and the Facilities Manager to discuss the

recycling issue in terms of:

- 1) Recycling occurring outside of the posted hours of 8 am – 7 pm.
- 2) Mass recycling occurring during the posted hours.

On the first issue, employees have been (and will be) reminded of the posted hours and of the importance of keeping to them. I hope this has made a difference.

On the second issue, there are two outcomes.

First, as a short-term measure, the Lodge will be relocating the recycling containers to the area immediately adjacent to the sound wall on the east side of the dock entrance. Right now, the placement of the containers is such that there is a clear line of sight between them and your residence through the dock entrance. Relocating the containers will break the line of sight and should reduce noise levels. I will be taking before and after noise measurements to verify that. There are some fairly large items that need to be moved in order to accomplish this, but it should happen within the next three weeks.

Second, as a long-term measure, the General Manager and the Facilities Manager have come up with a proposal to create a new recycling area located in the commercial parking lot off of Leveroni Road. This facility would result in a number of benefits:

- Reduced recycling activity and associated noise at dock area.
- Reduced trash truck presence on Clay Street.
- Reduced instances of violations of the posted time limits on recycling, since much of it will be occurring elsewhere.

While I want to emphasize that some recycling activities would still occur at the dock, the reduction would be significant with this change. However, this concept will take some time to implement for several reasons: 1) the cost (approximately \$20,000) is such that the Lodge needs to budget for it; 2) the new recycling area needs to be designed and constructed; and 3) the Lodge will need to purchase some specialized compacting equipment to make the new location work.

In addition, it may be the case that the local garbage hauler will need to make an equipment upgrade. For these reasons, the Lodge estimates that the new facility would not be in place until sometime next spring. While that time-frame may be disappointing, I believe that this change will make a big a difference and that it is to be expected that a permanent solution will take time to implement. I will be working with the Lodge and local garbage hauler to make this happen and I will keep you up-to-date on what happens.

David

On 1/31/14 6:15 AM, "Lynn Fiske Watts"
<lynnfwatts@gmail.com> wrote:

Good Morning, David

Because of our past experience with noise from the hood fan, I boned upon why some noises fray nerves while others do not.

There is, of course, the matter of decibels, but the tone or pitch of the noise greatly influence the disturbance to a person's ears.

Does your device make these distinctions?

Thank you.

Lynn

**Linda Kelly, City Manager
City of Sonoma
1 The Plaza, Sonoma CA 95476
707.933.2215**

lkelly@sonomacity.org <<mailto:lkelly@sonomacity.org>>
www.sonomacity.org <<http://www.sonomacity.org/>>

From: lynnfwatts@comcast.net
[<mailto:lynnfwatts@comcast.net>]
Sent: Wednesday, November 04, 2009 6:04 AM
To: Ken Brown; Linda Kelly
Subject: Late night noise and what to do about it

Dear Ken and Linda,

I'm having difficulty living a normal life during the day because my nights are disturbed by people working outside on the hotel's dock, which is right across the street. The scope of their camera does not encompass the entire dock area and cannot and does not record people working on various parts of the dock. Also, the camera does not pick up noise. As a result, Dave Dohlquist apparently believes no one is out there at night.

I would appreciate your feedback and your recommendations.

Perhaps this situation will become a police matter again; I will have to call them, get up out of bed, get dressed, and meet them at the gates of dock at 12, 1 or 2 AM. If the police take their time, since they will not consider this matter a priority, I might be standing out there for a while; further, they might arrive too late to catch the people in the act of making noise. I do not prefer this and I am sure the police will not, either.

After years of being disturbed by insensitive and illegal activities at the Lodge, Officer Luchessi was frustrated with the situation and he referred me to the City Council. I took his advice and members of the council stepped in to help.

**It is now 2009 and I am still awakened 3, 4, 5, 6 nights a week,
but there is no help.**

I am eager to hear your recommendation.

Thank you.

**Lynn Fiske Watts
1290 Bragg Street
Sonoma CA**

Subject: Broadway Affordable Housing/

Date: Thursday, August 11, 2016 at 2:53:02 PM Pacific Daylight Time

From: nicarch@comcast.net

To: Stewart, Eve, Kuperman, Adam

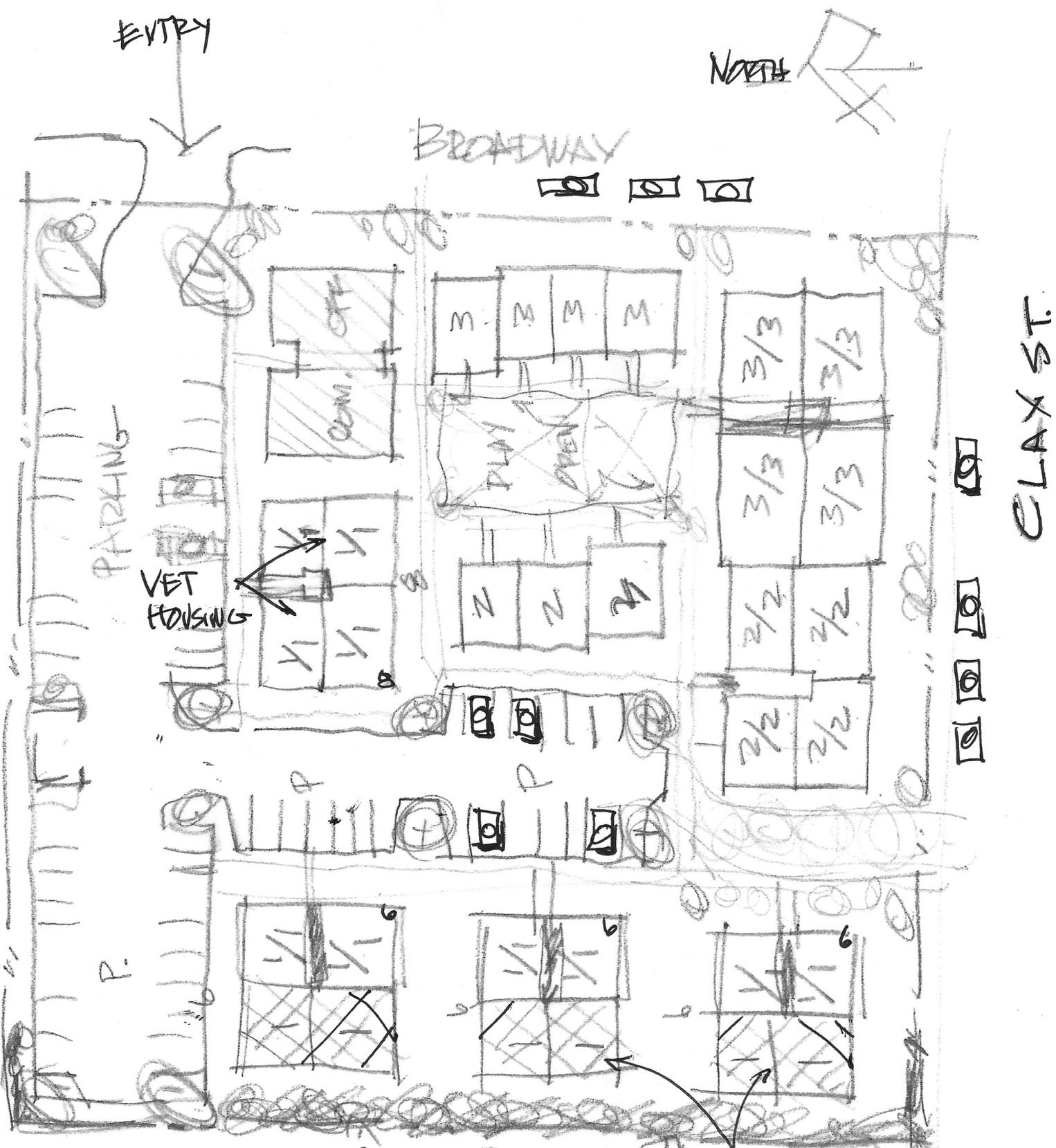
CC: David Goodison

Hi Adam + Eve,

I met with David Goodison last week. We discussed Bragg St privacy (sound fence) and the project unit mix. I am sending you what I shared with him, a sketch of a site plan (attached) with more one-bedroom units (26 total) and 3 buildings along the west property line which have a single story structure on the single family side (similar to the architect's proposal). The sound fence and the single story structures are of the utmost importance to the privacy issue along Bragg St. Also I suggest a building for the vets with disabilities be located nearer to the community building for better access to amenities and services. Having more one-bedroom units,(16 available) will give seniors a better chance to compete for a unit since senior preferences will not be provided. I hope you will consider these suggestions and pass them along to the Architect for consideration.

Let me know what you think.

Best,
Anthony Germano
CAC Member



26	1 BR UNITS (10 VETS)
10	2 BR UNITS
13	3 BR UNITS
<hr/>	
49	

SOUND FENCE
VISUAL/SOUND
BUFFER

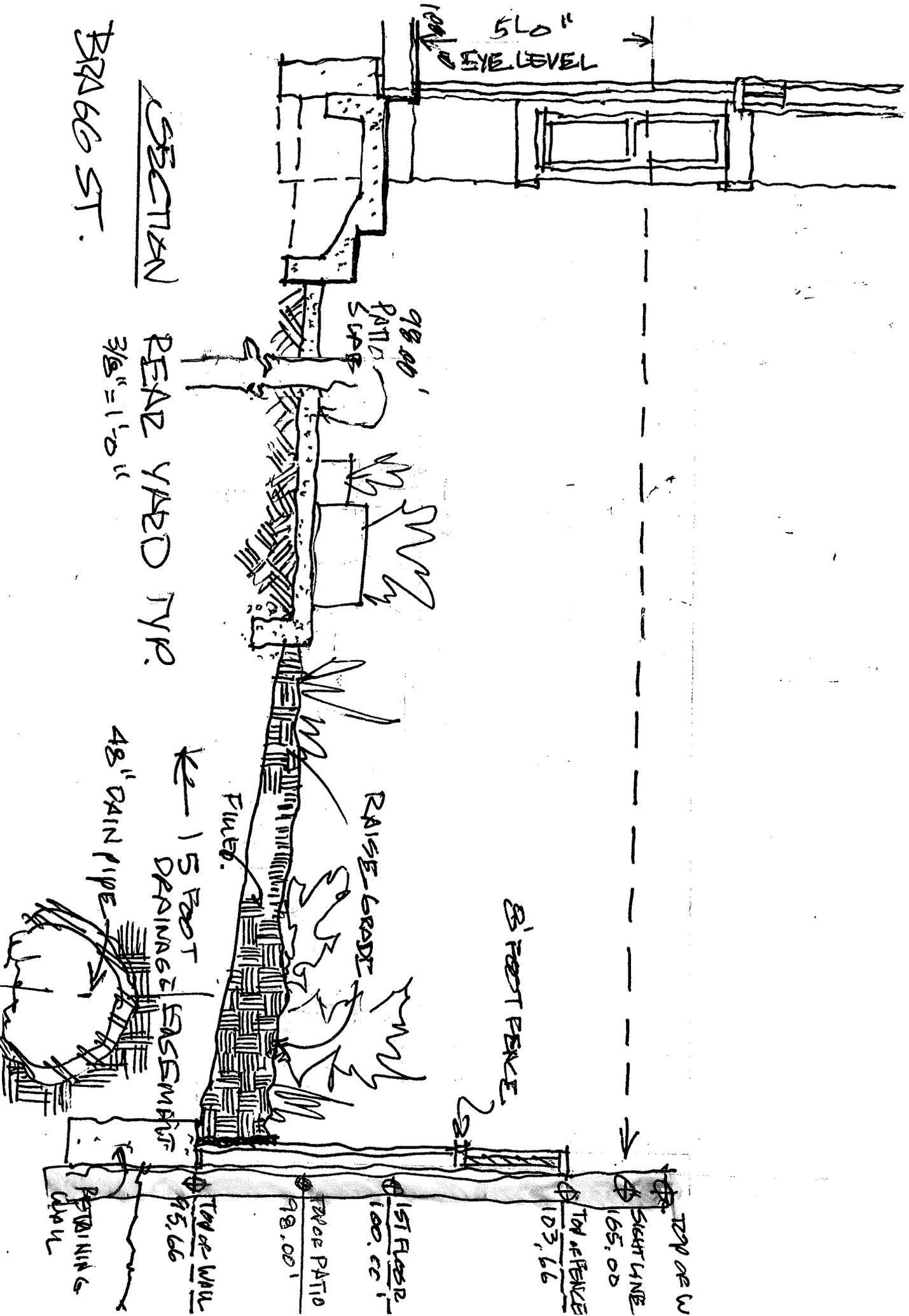
SINGLE STORY
STRUCTURES TYP.
(OVERSIDE)

BRAVO ST.

SECTION

REAR YARD TYP.

3/8" = 1'-0"



5L0"
EYE LEVEL

98.00'
PATIO
SAP

8' FOOT FENCE

RAISE GRAD

FINED.

15 FOOT
DRAINAGE
BASEMENT

48" DRAIN PIPE

TOP OF W

SIGHT LINE

165.00

TOP OF FENCE

103.66

1ST FLOOR

100.00

TOP OF PATIO

98.00

TOP OF WALL

95.66

RAINING
DOWN



1835 Alcatraz Avenue
Berkeley, CA 94703
P 510.647.0700
F 510.647.0820
WWW.SAHAHOMES.ORG

August 15, 2016

David Goodison
Planning Director
City of Sonoma
1 The Plaza
Sonoma, CA 95476

Dear Mr. Goodison,

I am pleased to submit a planning package for the September 8 Planning Commission Study Session. Along with Pyatok Architects, Satellite Affordable Housing Associates (SAHA) has been very pleased with our initial community work surrounding the affordable housing development at 20269 Broadway. We anticipate a great study session on September 8 as we look forward to continued momentum surrounding this development.

Included in this document, please find the following:

- Design Narrative (page 1)
- Community Outreach Process (page 3)
- Project Statistics (page 5)
- Planning Package (page 6)

Thank you very much and if you have any questions, please contact me directly.

Sincerely,

A handwritten signature in black ink that reads 'Adam Kuperman'.

Adam Kuperman

Project Manager
SAHA
510.809.2725
akuperman@sahahomes.org



20269 Broadway / Design Narrative

8/15/16

Program

49 affordable family housing units serving a range of household needs.

1 BR	22	45%
2 BR	14	28%
3 BR	13	27%

Community Facility

Single story community building including meeting room of approximately 1000 SF large enough to accommodate 50 residents, laundry room, administrative offices, small kitchen, restrooms and support spaces. Approximately 2,600 SF total.

Parking

Total of 70 spaces.

Parking is provided at a ratio of 1 space per 1/2 BR unit and 2 spaces per 3 BR units, plus an additional 8 spaces for visitors, for a total of 70 spaces. There is also on-street parking available adjacent to the site on both Clay and Broadway.

On site bike parking will also be provided in common areas at highly visible locations.

Covered parking is not proposed.

Site Plan

Homes are organized around central shared open space that is anchored by existing valley oaks

The larger 2 and 3 bedroom units will be centrally located to provide families direct access to common outdoor spaces and to allow for supervised play.

Parking is placed at the perimeter to avoid conflicts between play areas and vehicles, and also in a central "auto court," providing close access to parking for all residents.

The site plan will also allow for full fire department access with a "T" turn around.

Massing

Buildings on Broadway and Clay Street are 2 story in height with generous porches facing the street along Clay. Maximum height is 26 feet measured to the ridge of the roof gable.

Along the west property line, the middle building steps down to 1-story, where it encroaches into the 20' rear yard setback. This 1- and 2- story rear yard massing is reflective of the existing homes in the adjacent neighborhood. Second floor windows along the west property line will be arranged to provide no direct view toward neighbor's yards.

Open Space amenities

Gathering space immediately adjacent to the community room to allow for indoor outdoor events.

Gathering space will provide shade, built in seating and locations for portable barbecues

Play areas for toddlers and young children centrally located and near the community meeting

Community gardens with raised beds.

Pedestrian paths arranged to encourage strolling

Informal gathering areas.

Plenty of shade

Site Security

The community building will be located to provide oversight of the parking area as well as the courtyard areas, and a straightforward connection to the street.

Driveways will be designed to allow for the installation of auto gates, and the site could be secured with gates if necessary. At this time, no security gates are proposed or considered necessary.

The site design provides good sight lines and avoids hidden areas, consistent with CPTED principals

Lighting will be design to provide appropriate illumination without creating glare.

A good neighbor fence, consistent with the planning code ordinance, will be provided along the west property line between this site and the adjacent homes.

Architecture & Unit Design

Character of the buildings will be consistent with the vernacular traditions of Sonoma and the surrounding communities, and also consistent with high quality contemporary materials and detailing.

Buildings will have sloped roofs, and simple well-proportioned massing

Each unit will have a front porch, or shared front porch.

Principal materials will include high quality cement plaster with troweled finish and horizontal cement board siding.

Service elements such as electric meters, roof vents and downspouts will be carefully integrated into the overall design

3 bedroom units will be predominately townhome units allowing for separation between living and sleeping areas and better access to outdoor spaces

2 & 3 bedroom flats will also be provided for distribution of accessible units and to accommodate households that cannot utilize stairs.

Sustainability

Consistent with Sonoma's community values, the project will target a high level of sustainability.

The design of both buildings and site will utilize passive design principals to reduce energy demand, including deep overhangs to shade windows, use of trees and other planting to provide shade, and high albedo surface materials that reduce surface temperatures

The project will be designed to accommodate extensive PV arrays.

The open space design will incorporate state of the art storm water management practices and drought tolerant landscaping



Community Outreach Process

Satellite Affordable Housing Associates (SAHA) began direct neighbor communication in February 2016 – shortly after learning that we were awarded the opportunity to develop the 20269 Broadway affordable community.

At the first meeting held on February 12, 2016 at neighbor Bob Mosher’s home, we met with a group of 10 neighbors to create dialogue around the development and answer many questions. From the day that SAHA was selected as the developer for this site we were committed to creating transparent communication and an open dialogue with the immediate neighbors and other community stakeholders and continue to operate this way today.

At the first meeting we learned of concerns around the location of the entrance and exit for the development. These concerns were raised because of the existing use on Clay St. between Broadway and Bragg St. as a freight loading zone for the Sonoma Lodge. In addition, concerns were voiced about the height of buildings being explored – the immediate neighbors were concerned about how 3-story buildings would interact with the existing neighborhood fabric. SAHA and Pyatok Architects began thinking about site plan revisions.

SAHA participated at the Sonoma Connect event on March 16 hosted by Supervisor Susan Gorin. At this event we were able to learn of many issues that concerned residents, non-profit organizations, businesses, and local government relating to the need of affordable housing in Sonoma.

On April 7, 2016 SAHA hosted the first of two planned community meetings. This first meeting was dedicated to answering questions from a group of 50+ neighbors, residents and stakeholders, including Mayor Pro Tem Agrimonti.

The Community Advisory Committee (CAC) is a small group of stakeholders and neighbors organized by SAHA at the early stage of a new development project. For 20269 Broadway, we selected a total of eight (8) neighbors and stakeholders to join the CAC. The CAC met three times at Valley Oak Homes at 875 Lyon St. – another affordable housing development that SAHA owns and manages in Sonoma. The meetings were held on June 7, June 22, and July 6. Peter Waller, Principal at Pyatok Architects, was the leader of the CAC meetings which were focused on receiving feedback surrounding the site plan, circulation, and other planning related issues.

At the first meeting, three site plans were presented to the group. Prior to this first meeting SAHA contracted an ingress/egress study through W-Trans to determine if placing the entrance and exit on Broadway instead of Clay St.



was an option. All three site plans at the first CAC meeting showed entrance and exit on Broadway St. and two of the three site plans reflected all two-story buildings. These updated site plans were already favorable to a majority of the group. Over the course of the remaining meetings, additional information was collected about the placement of buildings, parking, amenities, and other crucial elements of the evolved site plan that you see today. These meetings were incredibly effective and maintained SAHA's community involvement goals. A final CAC meeting is scheduled for the end of September.

In parallel to these meetings, SAHA worked directly with City and County officials who were also fielding neighborhood questions. Often times, this resulted in direct communication between SAHA and neighbors that were not in the CAC who had questions about 20269 Broadway. We also maintained an open door for CAC members to discuss the project outside of our scheduled meeting times.

To further communicate with all Sonoma stakeholders, SAHA has reached out to immediate businesses via direct communication as well as invitations to community meetings. On August 17, SAHA will make a presentation at the Chamber of Commerce Table Talk, and on August 25 we will host our second greater community meeting at the Sonoma Community Center. 200 invitations were mailed for this event to immediate neighbors and additional stakeholders.

SAHA will continue to maintain a strong, open, and transparent level of communication with neighbors and community stakeholders throughout the development process.



PYATOK

20269 Broadway, Sonoma CA					
49 unit Statistics, 8/15/16					
Site Area		86,050	sf	1.975	acres
Building Footprint		23,500	sf		
Parking		24,000	sf		
Total Building Area		44,500	sf		
1 bedroom		22	45%	550 SF	
2 bedroom		14	28%	775 SF	
3 bedroom		13	27%	975 SF	Flat
				1035 sf	TH
Total Units		49			
Estimated FAR:		0.52			
Comm.Bldg./Office/Ldry.			2,600 SF	1 story	
All 1- and 2- stories.					
70	autos	1.4 spaces	per unit		



DEVELOPMENT SUMMARY

1 Bedroom: 22 45%
 2 Bedroom: 14 28%
 3 Bedroom: 13 27%
Total Units: 49

70 Parking Spaces
1.43 / Unit



PYATOK
 Lori Cagwin Landscape Architecture

CONCEPTUAL SITE PLAN 8/25/16





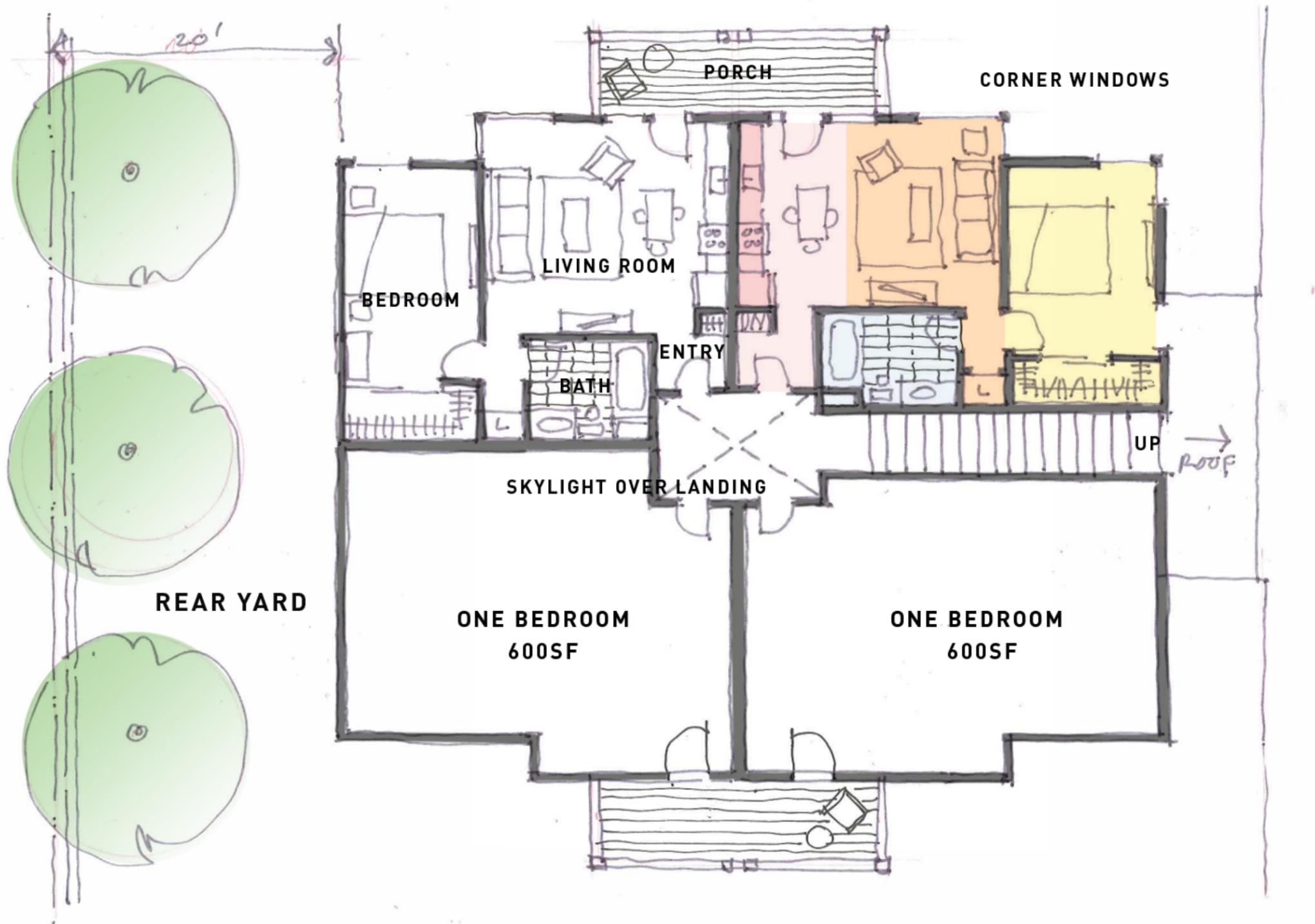
CLAY STREET

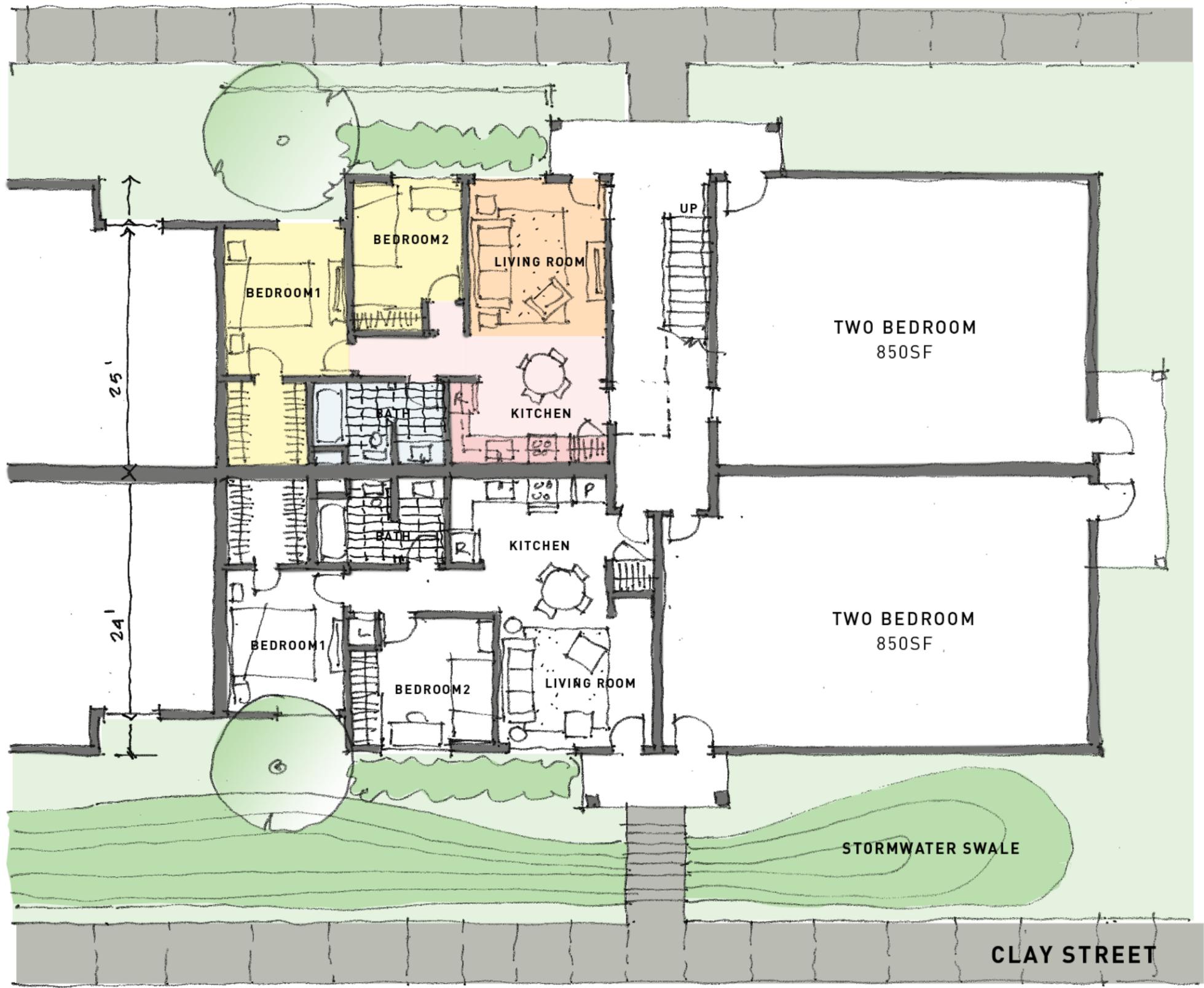
BROADWAY

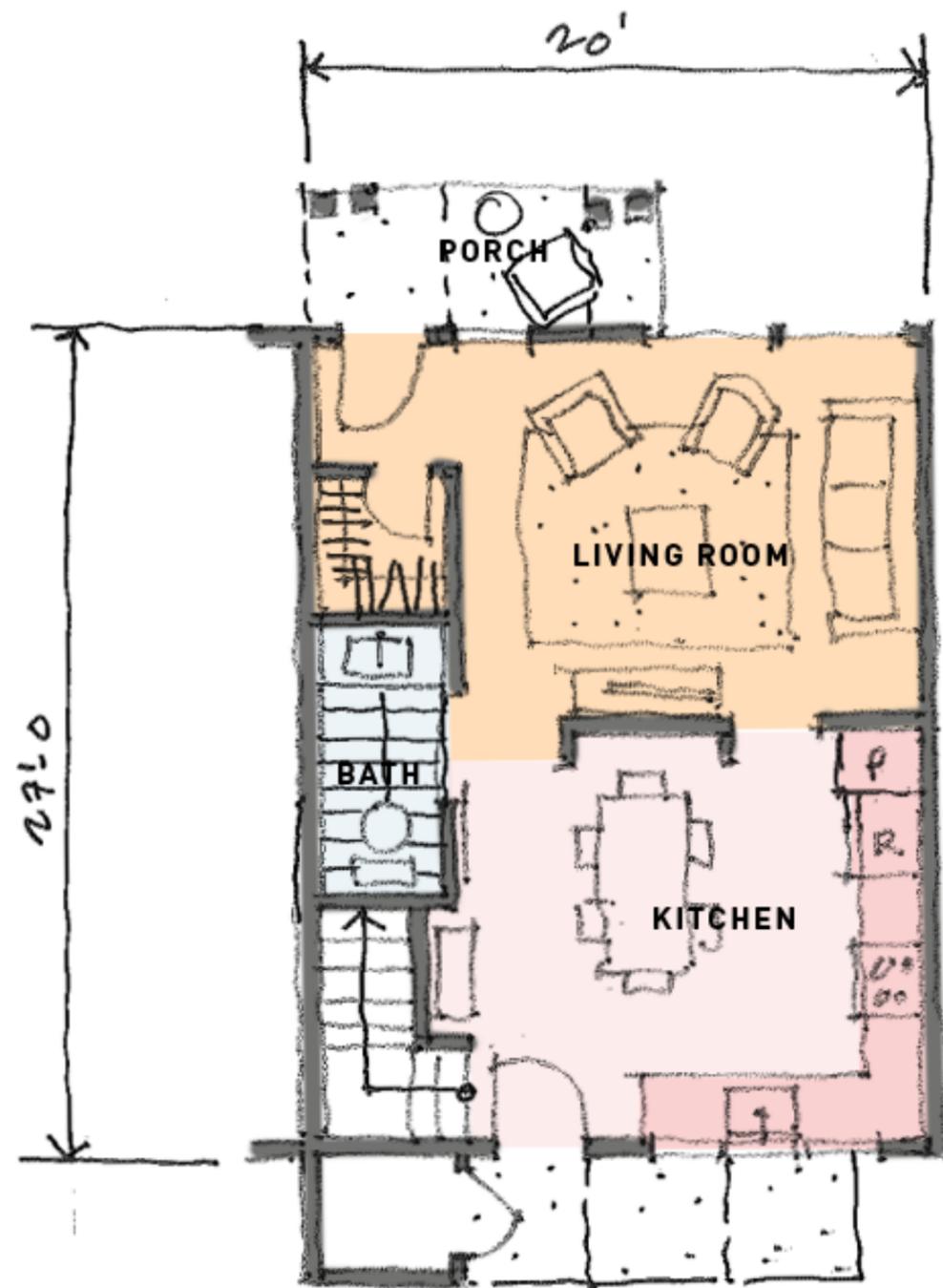
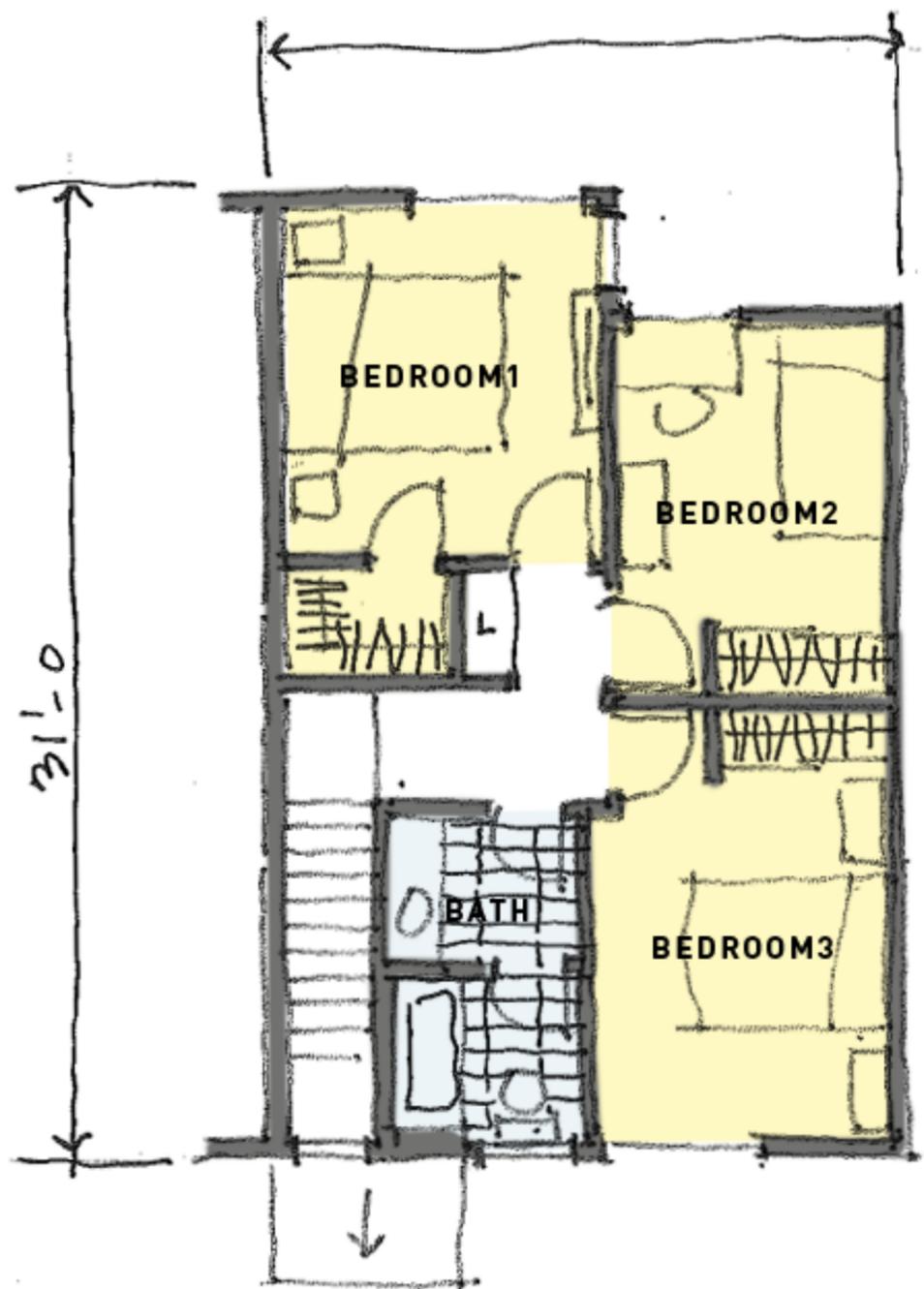




SAHA
SATELLITE
AFFORDABLE
HOUSING
ASSOCIATES





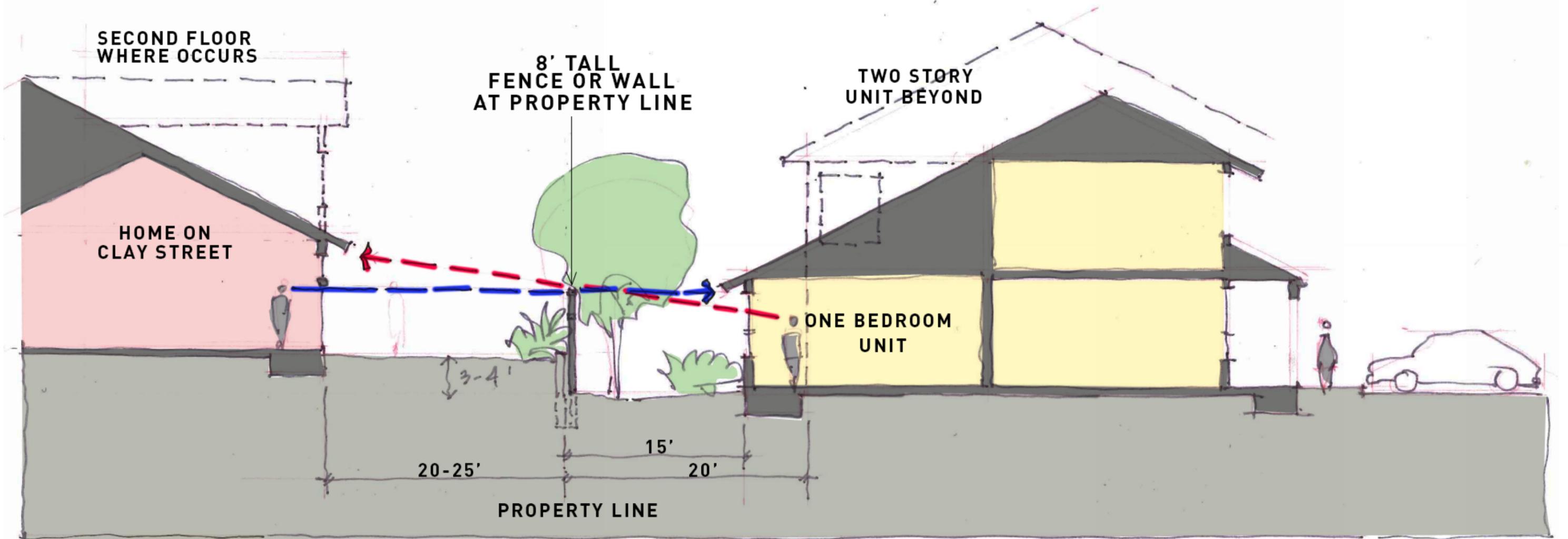


PYATOK

Lori Cagwin Landscape Architecture

20269 BROADWAY THREE BEDROOM TOWNHOUSE





M E M O

To: Planning Commission
From: Planning Director Goodison
Re: Discussion of Junior Second Units

Background

Implementation measure H-11a of the Housing Element also calls upon the City to evaluate and adopt standards junior second units. “Junior Second Units” are attached second units typically created through the conversion of an existing bedroom or other extra room within a residence. Typically, this would be accomplished through the provision of a private entrance, a bathroom (if not already in place), and an efficiency kitchen limited to a countertop with a sink and accessory cooking devices such as a plug-in convection oven. The result is a functional, separate living unit within the main residence that is smaller in size than a standard second unit and much less expensive to implement. Cost-saving opportunities associated with Junior Second Units include the zero or limited water or sewer connection fees and greatly reduced construction costs. In terms of zoning standards, a Junior Second Unit would normally be allowed subject to administrative review, rather than a public hearing before the Planning Commission. In most jurisdictions where the concept has been implemented, additional parking is not required. The attached zoning standards from the City of Novato provide a good example of how this concept could be implemented in Sonoma.

A set of talking points further explaining the concept prepared by Lilypad Homes, is attached. Lilypad Homes is a non-profit organization focused on the promotion of infill affordable housing and they are a leader in the development and promotion of the Junior Second Unit concept. A representative of Lilypad Homes will be in attendance at the meeting to provide a presentation to the Planning Commission.

Recommendation

Receive presentation and provide feedback to staff.

Attachments:

1. Junior Second Units: Talking Points
2. City of Novato Zoning Standards for Junior Second Units

cc: Rachel F. Ginis
Executive Director, Lilypad Homes



Lily pad Homes

Junior Accessory Dwelling Units (JADU) – Talking Points

Fact – The traditional family (mother, father and one or more children) now makes up 33% of the population in California. ([California Census 2010](#))

Fact – There is a steady rise in households consisting of single-parent families, couples without children, empty nesters, retirees, young professionals and individuals of all ages. ([California Census 2010](#))

Fact – Approximately 60% of the housing stock in California is detached single-family and one couple or less live in the majority of these homes. ([California Census 2010](#))

Fact – Only 56% of the housing stock in California is owner occupied, and these households are generally bigger than renter households. ([California Census 2010](#))

Fact – The number of seniors will double in the next 20 years, going from 4.3M to 8.4M. There is not enough time to develop the necessary institutional housing. ([HCD Housing Update 2012](#))

Fact – Young professionals (25 – 34) rely on affordable rental housing for longer periods than previous generations due to low wages, the high cost of living, and outstanding student debt. ([HCD Housing Update 2012](#))

Fact – Homeowners are currently allowed to have roommates in all of their bedrooms with no additional permitting fees, parking, fire sprinklers or fire attenuation required.

Fact – Going through the permitting process makes loans for lower-income households available through [Housing Authority](#) agencies rehabilitation loan programs across the state.

Fact – A recent survey of homeowners 55 years and older in Corte Madera, CA confirms that 24% of homeowners, 171 households, are interested in creating JADUs in their homes. ([Age Friendly Corte Madera Survey 2014](#))

Fact – Baby boomers will live longer than previous generations and the vast majority wish to age in their home. ([HCD Housing Update 2012](#))

Fact – Affluent areas throughout California are experiencing a crisis because teachers, caregivers and other vital workers cannot afford housing in the communities where they work.

Fact – The overwhelming majority of households in California could not afford to rent or purchase their current home if they were coming into the housing market today.

Fact – Fannie Mae has introduced a new loan platform, available in December 2015 that will allow borrowers to qualify for a mortgage based on income from non-signing members of a household, as well as income generated from renting a second unit. ([Fannie Mae Press Release](#))

Fact – We are moving back toward a multi-generational housing model. Having an in-law apartment is the fastest growing trend in residential real estate, boosting home values, as an increasing number of families pool their resources. ([Wall Street Journal 2014](#))



Lily pad Homes

Solution – JADUs privatize spare bedrooms creating flexible in-law apartments that allow for multi-generation housing opportunities in existing homes.

Solution – Because all the water, sewer and energy, road use and parking for existing bedrooms has already been accounted for in the original permit for the home, no additional utility service, parking or infrastructure should be required for the development of JADUs.

Solution – A simple and inexpensive permitting process for JADUs allows for the redevelopment of single-family homes, creating additional housing that is flexible and better suited for the changing demographic of California's population.

Solution – JADUs are the low-hanging fruit in the housing equation. They offer an abundant low-cost, low-impact and high-benefit solution to the affordable housing crisis in California.

Solution – JADUs offer the only new housing option that makes housing more affordable for both renters and homeowners.

Solution – No fire sprinklers or fire attenuation should be required for JADUs because the interior door leading to the main living area remains, offering the option to privatize a bedroom(s) creating a flexible, independent housing unit.

Solution – Development of JADUs will not require capital investment from local, state or federal programs because homeowners finance the development of these housing units.

Solution – JADUs are a more affordable housing option because they are small in size, and are an unconventional form of housing.

Solution – JADUs offer an abundant source of new smaller homes, helping to stabilize the rental housing market in California due to increased supply.

Solution – JADUs will allow seniors the opportunity to age in their home by generating income and offering housing to caregivers, possibly in lieu of payment.

Solution – JADUs allow homeowners to temporarily house loved ones, caregivers and people who work in the community, as well as families who need temporary housing due to environmental emergencies.

Solution – JADUs will help us meet the goals of the California Global Warming Act by allowing people to live in the communities where they work and by more efficiently utilizing the built environment.

Solution – JADUs offer an insurance policy in homes, providing a fallback position in case of unexpected events such as: loss of a job, divorce, injury or illness.

Solution – A home is most people's largest, most personal investment. JADUs allow homes to be flexible enough to meet a homeowner's changing needs during the period of ownership.



Lily pad Homes

Novato Junior Accessory Dwelling Units

Code and Requirements

- **Municipal Code:** [19.34.031 Junior Accessory Dwelling Units](#)
 - Conversion of existing bedroom(s) – no expansion
 - Addition of a wet-bar kitchen:
 - Maximum 16”x16” sink, maximum 1 ½” waste line
 - Food preparation counter and storage cabinets not to exceed six feet in length
 - No gas or 220 V electrical service
 - Interior and exterior access
 - 150 to 500 square feet
 - Private or shared bath
 - Deed restricted to require owner occupancy
- **Parking:** No additional parking is required beyond that required at the time the existing primary dwelling was constructed.
- **Fire Protection:** The Novato Fire Protection District does not require fire sprinklers or fire separation between the main house and the junior unit.

Fees

- **City Fees:** *Planning Permit Fee:* reduced from \$747 to \$374
Building Permit Fee: based on projected cost of project (labor, materials)
- **Novato Fire Protection District Fees:** reduced from \$729 to \$0
- **North Marin Water District Fees:** connection fee reduced from \$10,000 to \$0
- **Novato Sanitary District Fees:** \$8,990 connection fee eliminated; \$40 permit fee established

This information on regulations and fees was provided to *Lily pad* by City and agency personnel and is subject to change.

19.34.031 - Junior Accessory Dwelling Units.

This Section provides standards for the establishment of junior accessory dwelling units, an alternative to the standard accessory dwelling unit, permitted as set forth in Section 19.34.030, and are allowed in accordance with Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards).

- A. *Development Standards.* Junior accessory dwelling units shall comply with the following standards, including the standards in Table 3-13:
1. *Number of Units Allowed:* Only one accessory dwelling unit or, junior accessory dwelling unit, may be located on any residentially zoned lot that permits a single-family dwelling except as otherwise regulated or restricted by an adopted Master Plan or Precise Development Plan. A junior accessory dwelling unit may only be located on a lot which already contains one legal single-family dwelling.
 2. *Owner Occupancy:* The owner of a parcel proposed for a junior accessory dwelling unit shall occupy as a principal residence either the primary dwelling or the accessory dwelling.
 3. *Sale Prohibited:* A junior accessory dwelling unit shall not be sold independently of the primary dwelling on the parcel.
 4. *Deed Restriction:* A deed restriction shall be completed and recorded, in compliance with Section D below.
 5. *Location of Junior Accessory Dwelling Unit:* A junior accessory dwelling unit must be created within the existing walls of an existing primary dwelling, and must include conversion of an existing bedroom.
 6. *Separate Entry Required:* A separate exterior entry shall be provided to serve a junior accessory dwelling unit.
 7. *Kitchen Requirements:* The junior accessory dwelling unit shall include an efficiency kitchen, requiring and limited to the following components:
 - a. A sink with maximum width and length dimensions of sixteen (16) inches and with a maximum waste line diameter of one-and-a-half (1.5) inches,
 - b. A cooking facility or appliance which does not require electrical service greater than one hundred and twenty (120) volts or natural or propane gas, and
 - c. A food preparation counter and storage cabinets which do not exceed six (6) feet in length.
 8. *Parking.* No additional parking is required beyond that required at the [time the] existing primary dwelling was constructed.

Table 3-13

Development Standards for Junior Accessory Dwelling Units

--	--

Site or Design Feature	Site and Design Standards
Maximum unit size	500 square feet
Minimum unit size	150 square feet
Setbacks	As required for the primary dwelling unit by <u>Article 2</u>
Parking	No additional parking required

B. *Application Processing.*

1. The Zoning Administrator shall issue a junior accessory dwelling unit permit if the application provides the information required per the Submittal Requirements (Section C. below) and conforms to the Development Standards (Section A. above).
2. The City shall provide notice in compliance with Division 19.58 - Public Hearings.

C. *Submittal Requirements.* Application for a junior accessory dwelling unit shall include a completed application for a junior accessory dwelling unit permit and the following information as deemed appropriate by the Zoning Administrator:

1. *Plot Plan (Drawn to Scale).* Dimension the perimeter of parcel on which the junior accessory dwelling will be located. Indicate the location and use of all existing and proposed structures on the project site.
2. *Floor Plans.* A dimensioned plan drawn to scale of the existing primary dwelling identifying the use of each room and identifying the room(s) to be dedicated to the junior accessory dwelling unit, including an exterior entrance. The resulting floor area calculation of the proposed junior accessory dwelling unit shall be included, which shall include the area of any dedicated bathroom, if any, for the exclusive use of the junior accessory dwelling unit.
3. *Kitchen Plan.* A dimensioned plan drawn to scale indicating proposed kitchen improvements, including a kitchen sink, cooking appliance(s) food preparation counter and food storage cabinets.

D. *Deed Restriction.* Prior to obtaining a building permit for a junior accessory dwelling unit, a deed restriction, approved by the City Attorney, shall be recorded with the County Recorder's office, which shall include the pertinent restrictions and limitations of a junior accessory dwelling unit identified in

this Section. Said deed restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded deed restriction shall be filed with the Department stating that:

1. The junior accessory dwelling unit shall not be sold separately from the primary dwelling unit;
2. The junior accessory dwelling unit is restricted to the maximum size allowed per the development standards in Section 19.34.031;
3. The junior accessory dwelling unit shall be considered legal only so long as either the primary residence, or the accessory dwelling unit, is occupied by the owner of record of the property;
4. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with any provisions of Section 19.34.030, may result in legal action against the property owner, including revocation of any right to maintain a junior accessory dwelling unit on the property.

(Ord. No. 1595, § 2(Exh. A), 12-16-2014)

Agenda Item Title: Application for a Use Permit to construct a detached garage with second floor guest suite.

Applicant/Owner: Sutton Suzuki Architects/Sealey Mission Vineyard LLC

Site Address/Location: 277 Fourth Street East

Staff Contact: Wendy Atkins, Associate Planner
Staff Report Prepared: 08/26/16

PROJECT SUMMARY

Description: Application of Sutton Suzuki Architects for a Use Permit to construct a detached garage with a second floor guest suite at 277 Fourth Street East.

General Plan Designation: Agriculture (A)

Planning Area: Northeast Area

Zoning: **Base:** Agriculture (A) **Overlay:** Historic (/H)

Site Characteristics: The subject property is a ±216,353.26 -square foot (4.97 acre) parcel located on the west side of Fourth Street East (near the intersection of Lovall Valley Road and Fourth Street East). The property is currently developed with two single-family homes, a shed, and a detached garage with a second story guesthouse.

Surrounding Land Use/Zoning: **North:** Single-family home/ Hillside Residential
 South: Agricultural use (vineyard)/ Agricultural
 East: Agricultural use (“The Patch”)/Agriculture
 West: Single-family homes/ Low Density Residential

Environmental Review:

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

Staff Recommendation: Approve with conditions.

PROJECT ANALYSIS

BACKGROUND

On May 17, 2016, the Design Review and Historic Preservation Commission (DRHPC) reviewed and approved site design and architectural review of a new accessory structure (barn) located on the northwest portion of the property.

DETAILED PROJECT DESCRIPTION

The project involves constructing an additional detached garage to include an upper floor guest suite. The resulting guest suite would have an area of ± 544 square feet (excluding stairwell and elevator). The structure would be located on the north side of the property (north of the existing detached garage), setback 49 feet from the side (north) property line and 340 feet from the rear (east) property line. The detached garage and guest suite structure is proposed in the form of a shed, including a wood exterior, composition shingles, and a cortex steel cupola. While in many cases guesthouses are allowed as of right, a detached guesthouse involving a second floor requires approval of a Use Permit by the Planning Commission. Further details can be found in the attached project narrative.

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

The property is designated Agriculture by the General Plan. This designation is intended to protect remaining tracts of productive agriculture within city limits, including grazing land, truck farms, vineyards, and crop production areas.

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

Use: The property is zoned Agriculture (A). Guesthouses above detached garages are allowed in the A zone, subject to review and approval of a conditional Use Permit by the Planning Commission.

Front Yard Setbacks: A 30-foot front yard setback is required for structures on A zoned parcels within the Northeast Planning Area. The proposed garage and guesthouse would be setback 240 feet from the front property line.

Rear Yard Setback: A 30-foot rear yard setback is required in the A zone. The proposed garage and guesthouse would be setback 340 feet from the rear property line.

Side Yard Setback: A 30-foot side yard setback is required for two-story construction in the A zone. The project meets this requirement.

Coverage: The maximum coverage in the A zone is 10%. The project would result in lot coverage of $\pm 4\%$. The project meets this requirement. Note: pursuant to the Development Code, porches and detached garages (up to 400 square feet) are excluded from coverage calculations.

Floor Area Ratio (FAR): The maximum FAR in the A zone is 0.05. The project would result in a FAR of 0.034, in compliance with the requirement. Pursuant to the Development Code, porches, second units, and detached garages (up to 400 square feet) are excluded from FAR calculations.

Building Height: The maximum building height within the A zone is 35 feet. The detached garage and guesthouse would have a maximum height of ± 23 feet. The project meets this requirement.

Garage Setback: In the A zone, garages shall be setback 30 feet from the front of the primary structure (§19.20.020). The garage and guesthouse is setback 78 feet from the front of the residence. The project meets this requirement.

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

Additional Requirements for Detached Guesthouses:

- *Height Limitation:* In order to be approved administratively, a detached guesthouse is limited to a single story. A second-floor second unit is subject to use permit review by the Planning Commission.
- *Limitation on Numbers:* No more than one guest room and one pool house shall be allowed on a single parcel unless a Use Permit is obtained.
- *Fire and Building Department requirements:* All Building Code requirements must be met for the garage and guesthouse. In addition, the Fire Chief may require fire sprinklers in the guesthouse. These requirements are included in the draft conditions of approval.

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

ENVIRONMENTAL REVIEW (Not Applicable to this Project)

Pursuant to Section of 15303 of the State CEQA Guidelines, construction of a second dwelling unit on a residentially zoned parcel is considered Categorically Exempt from the provisions of CEQA (Class 3 – New Construction or Conversion of Small Structures).

DISCUSSION OF PROJECT ISSUES

Compatibility with Adjoining Uses: The proposal would not adversely impact any adjoining properties. The applicant is proposing a detached garage and guesthouse that is compatible with adjacent development and consistent with height and setback requirements. Attached correspondence received from the neighbor to the north requests that the roof of the building be constructed with non-reflective material. The 16 square-foot cupola at the top of the roof features cortex steel roofing material, while the majority of the roof consists of composition shingles in a warm brownish color blend. The applicants have stated they will address the roof material with the neighbor and make modifications as needed. (As an accessory structure, this building will not be subject to review by the DRHPC.)

Sewer & Water Connection Fees: Given the substantial cost, it is worth noting that a sewer connection fee will likely be required by the Sonoma Valley County Sanitation District (through Sonoma County PRMD) for the guesthouse. The applicant is encouraged to check with the Sonoma County Sanitation Division immediately to determine whether such fees apply. In addition, the City will require a water connection fee of approximately \$4,717 for the guesthouse. These requirements are included in the draft conditions of approval.

RECOMMENDATION

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

Attachments

1. *Findings*
2. *Draft Conditions of Approval*
3. *Location Map*
4. *Project Narrative*
5. *Correspondence*
5. *Site Plan, Existing Site Survey, Floor Plans, and Elevations*

cc: Sutton Suzuki Architects
39 Forrest Street, Suite 101
Mill Valley, CA 94941

Sealey Mission Vineyard
135 San Carlos Avenue
Sausalito, CA 94965

Richard and Mary Ann Cuneo
P.O. Box AA
Sonoma, CA 95476

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Sealey Guesthouse – 277 Fourth Street East

September 8, 2016

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

Use Permit Approval

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

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Sealey Guesthouse – 277 Fourth Street East

September 8, 2016

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

Enforcement Responsibility: Planning Department; Building Department;
Timing: Prior to issuance of a building permit & final occupancy

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

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.

Enforcement Responsibility: Fire Department; Building Department,
Timing: Prior to issuance of a building permit & final occupancy

4. The Applicant shall pay any required increased water fees applicable to the new guesthouse in accordance with the latest adopted rate schedule.

Enforcement Responsibility: Public Works Dept.; Water Operations Supervisor; City Engineer
Timing: Prior to issuance of a building permit

5. 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

6. 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 Division; Public Works Division
Timing: Prior to issuance of a building permit

SEALEY MISSION VINEYARD

277 Fourth Street East

Project Narrative

The subject property is a 216,353.26 sq/ft (4.97 acre) parcel located on the west side of Fourth Street East (near the intersection of Lovall Valley Road and Fourth Street East). The property is currently developed with two single family homes, a small shed, and a detached garage, with a large portion of the property a historical vineyard. In May a proposed "Long Barn" was approved by the Design Review and Historic Preservation Commission, and a remodel and expansion of the existing main residence has been submitted to the DRHP Committee.

Although located in the Historical Overlay zone, per the attached Historical Evaluation and DPR, the buildings on this property are not significantly associated with Sonoma's history or with persons important to Sonoma's history, and are not architecturally significant. In addition, numerous alterations in recent decades have compromised the integrity of both historic-period residences. (The attached report includes photos of the existing structures.) However, the approach on this project has been to be quietly respectful of the historical nature of the area.

New Construction: A new detached two-car garage for the caretaker is proposed. Shed-like in nature, this simple wood structure is intended to blend in as it sits across from the existing detached garage. Very similar in size to the existing detached garage, this structure is nestled into the hill and includes a guest suite above that opens out to an on-grade terrace. Wood siding would match the existing garage, with the addition of a stone base to further ground the structure.

The structures are connected by gravel paths and driveways, and patios. Although the vineyard takes up a good portion of the property, there are numerous trees: about 2 dozen or more live oaks are primarily on the north edge and western end of the property. This project does involve the removal of one Live Oak which is located between the existing detached garage and the proposed house. See the attached photo of the tree. There are also assorted other trees and numerous olive trees (1 that will be relocated on site) that all serve to screen the structures and provide privacy for the residents.

The total project will remain well below both the allowable Site Coverage and Floor Area Ratio per the attached Zoning Chart.

Sealey Mission Vineyard Proposed Garage with Guest Suite Above
 277 Fourth Street East

ZONING: A-H					
DESCRIPTION	CODE	EXISTING	PROPOSED		
LOT AREA		216,353.26 SF			
FLOOR AREA	10,634 sf	6,127	7,708		
FAR	0.05	0.03	0.04		
SITE COVERAGE	21,267 sf	7,308 sf		9,051	
SITE COVERAGE RATIO	10%	3.38%		4.20%	
Floor Area and Site Coverage Breakdown			FLOOR AREA	SITE COVERAGE	
Existing Caretaker's Residence	850/1,105 sf	902 sf	902 sf	902 sf	
Existing Shed		126 sf	126 sf	126 sf	
Main Residence (currently in Planning)					
· Main Floor		2,565	2,565	2,565	
· Covered Veranda and porch				1,300	
Existing Detached Garage and Studio					
· Garage	1000/1,300sf	852 sf	852 sf	852 sf	
· Studio Above		561 sf	561 sf		
· Balcony				42 sf	
Proposed Detached Caretaker's Garage					
· Garage / Storage	1000/1,300sf		1037	1037	
· Studio Above			544		
· On grade Terrace and stairs				706	
Recently Approved Detached Barn					
· Garage, Storage, Workspace	1000/1,300sf	1,121 sf	1,121 sf	1,121 sf	
· Equipment Carport		400 sf		400 sf	
Deduct first 400 sf of detached garage		-400	-400		
HEIGHT					
· Main Residence	30'		21'		
· Proposed Caretaker's Detached Garage	15'		23'		
· Existing Caretaker's Residence		19'			
· Existing Detached Garage		21'			
· Approved Detached Barn	15'		15'		
SETBACKS		FRONT	NORTH	SOUTH	REAR
		CODE	30'	30'	30'
· Main Residence	EXISTING	145'	142'	140'	363'
· Proposed Caretaker's Detached Garage	PROPOSED	228'	49'	261'	376'
· Existing Caretaker's Residence	EXISTING	5'	3'	296'	592'
· Existing Detached Garage	EXISTING	218'	121'	192'	368'
· Approved Detached Barn	EXISTING	446'	60'	248'	76'

RICHARD A. CUNEO

RECEIVED

AUG 29 2016

CITY OF SONOMA

August 29, 2016

Sonoma City Planning Commission;

Subject: Use Permit Application for 277, 4th Street East

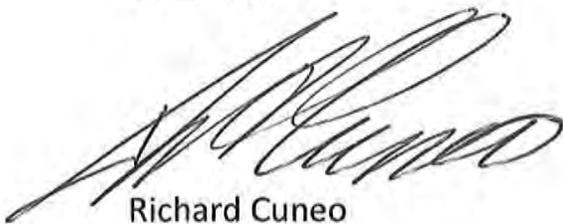
Sutton Suzuki Architects

Dear Commissioners,

We are in receipt of notice for public hearing September 8th, 2016. We are in support of the project. The one item we would request is that the roof of the building be constructed with non-reflective material so as not cause a shine on our property that is adjacent to the project.

Thank you for your consideration and understanding.

Sincerely,

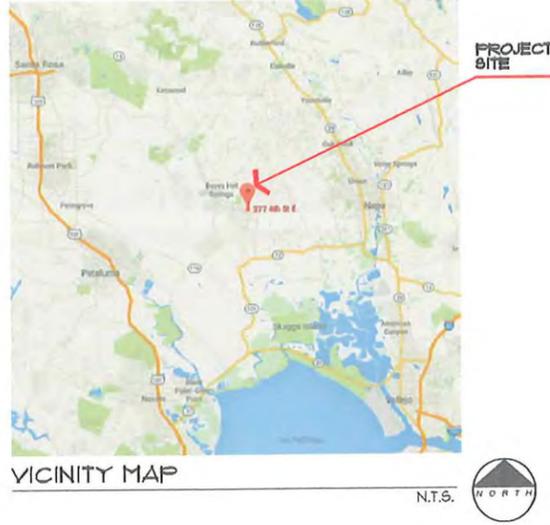
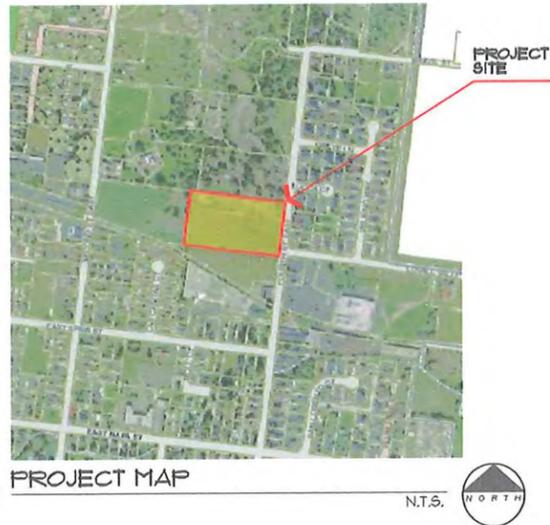


Richard Cuneo



Mary Ann Sebastiani Cuneo





DRAWING INDEX

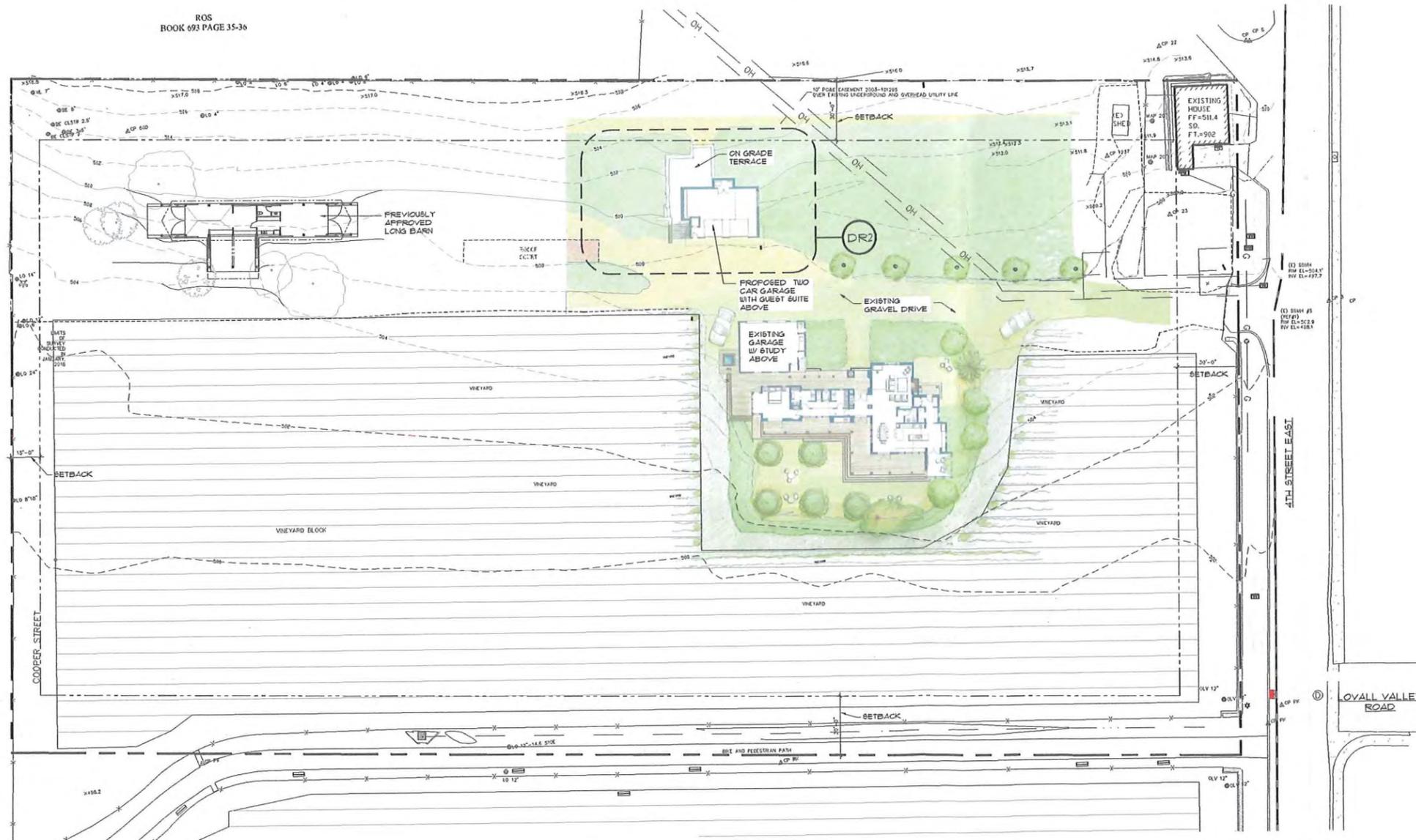
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DR0	COVER SHEET, DRAWING INDEX, PLANNING INFORMATION, VICINITY MAP, PROJECT MAP, SITE PLAN
DR01	EXISTING SITE SURVEY
DR1	PARTIAL SITE PLAN W/ ROOF PLANS
DR2	PROPOSED GARAGE/GUEST SUITE FLOOR PLAN
DR3	PROPOSED GARAGE/GUEST SUITE EXTERIOR ELEVATIONS
DR4	PROPOSED GARAGE/GUEST SUITE EXTERIOR ELEVATIONS-COLORED

PLANNING INFORMATION

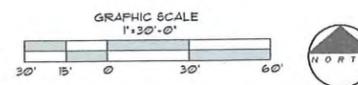
APN: 018-141-004

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Proposed Caretaker's Detached Garage	PROPOSED	145'	142'	140'	363'
Existing Caretaker's Residence	EXISTING	5'	3'	29'	592'
Existing Detached Garage	EXISTING	218'	121'	192'	368'
Approved Detached Barn	EXISTING	44'	60'	24'	76'

ROS
BOOK 693 PAGE 35-36

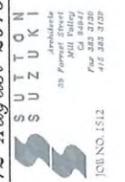


Site Plan



Cover Sheet

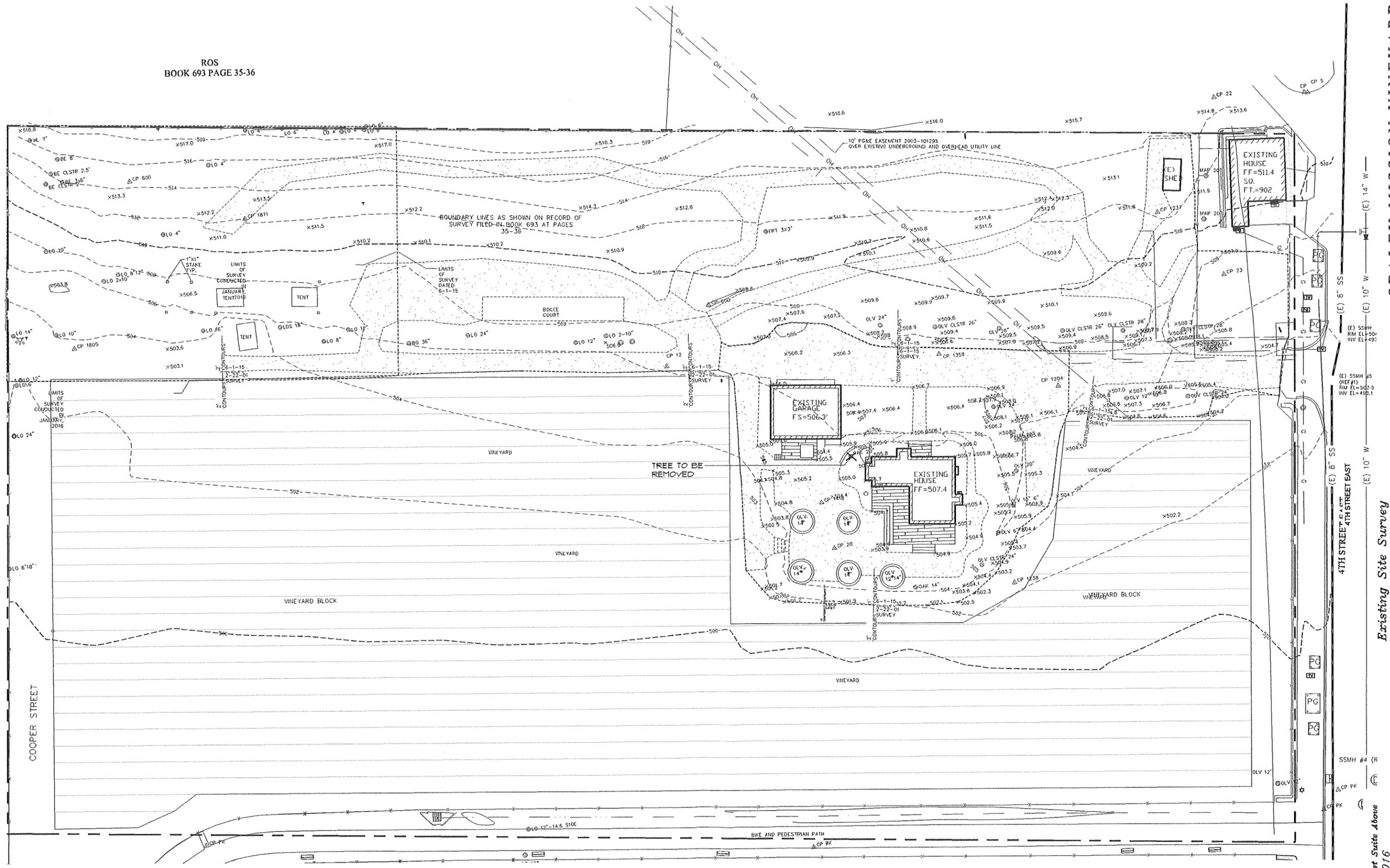
DR0
New Garage/Guest Suite Above
12 August 2016



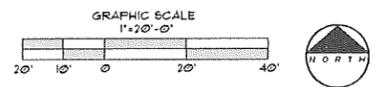
SEALEY MISSION VINEYARD

Elizabeth and Peter Sealey
277 4th Street East, Sonoma, Ca.
A.P.N.: 018.141.004

AUG 11 2016



Existing Site Survey
Scale 1"=20'-0"



DR01
New Garage/Guest Suite Above
12 August 2016

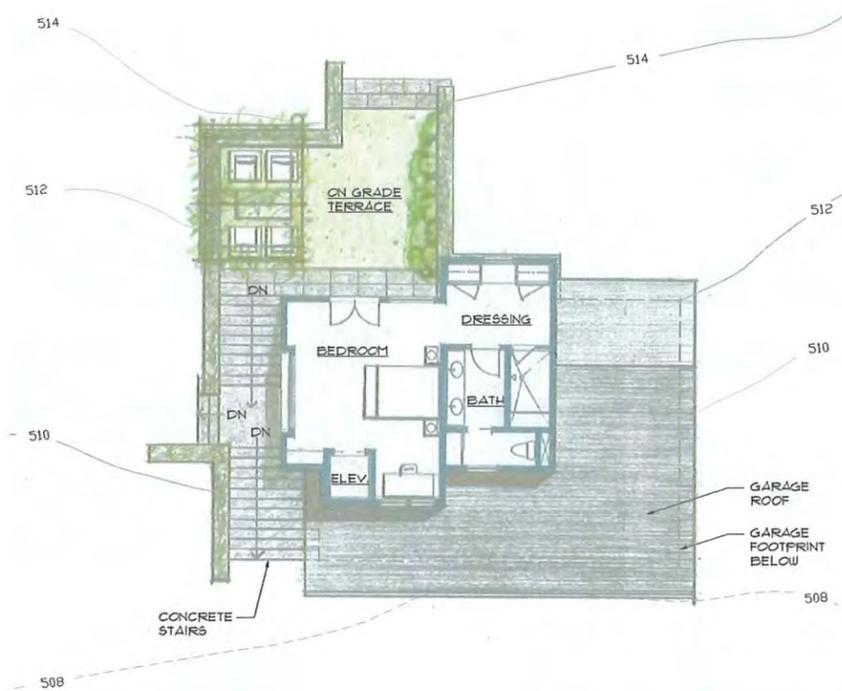
STUTSON
SUZUKI
LAND SURVEYING
1000
415 398 3127

Existing Site Survey
Scale 1"=20'-0"

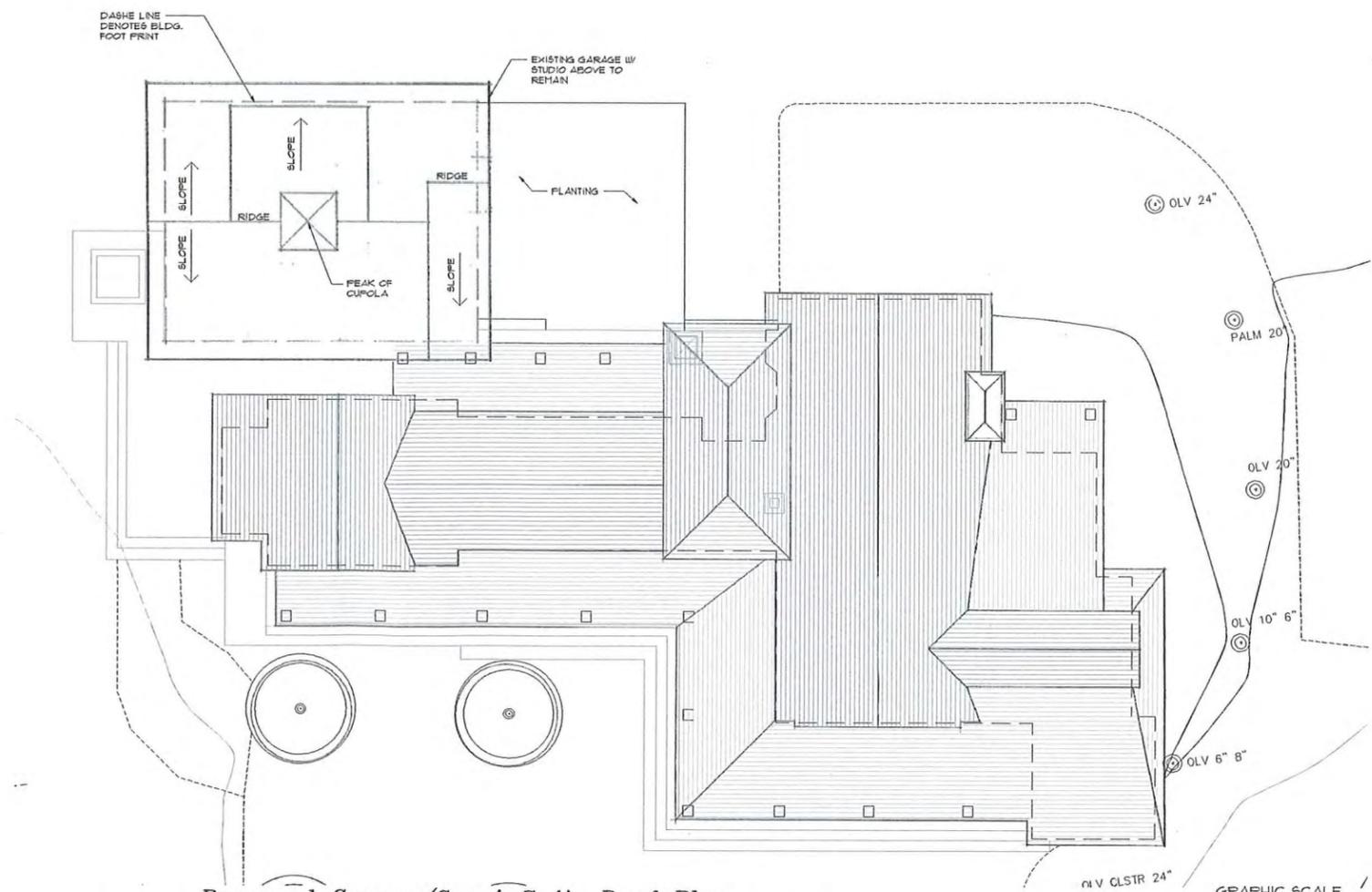
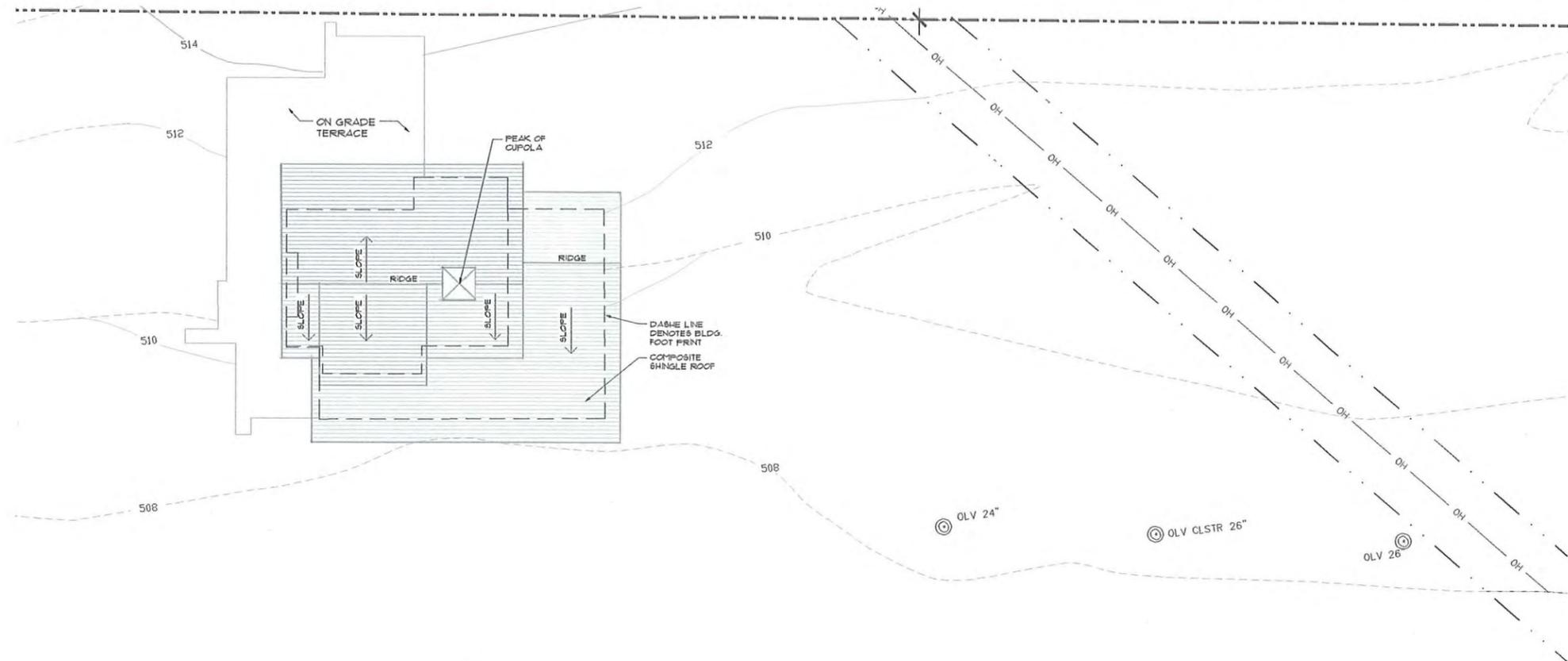
SEALEY MISSION VINEYARD

Elizabeth and Peter Sealey
277 4th Street East, Sonoma, Ca.
A.P.N.: 018.141.004

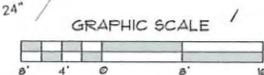
COOPER STREET
4TH STREET EAST
SSMH #4 (R)
SSMH #5 (REF #1)
RM EL=502.9
RV EL=498.1
(E) 8" SS
(E) 10" W
(E) 14" W



Proposed Guest Suite Floor Plan
Scale $\frac{1}{8}'' = 1'-0''$



Proposed Garage/Guest Suite Roof Plan
Scale $\frac{1}{8}'' = 1'-0''$



DR1
New Garage/Guest Suite Above
12 August 2016

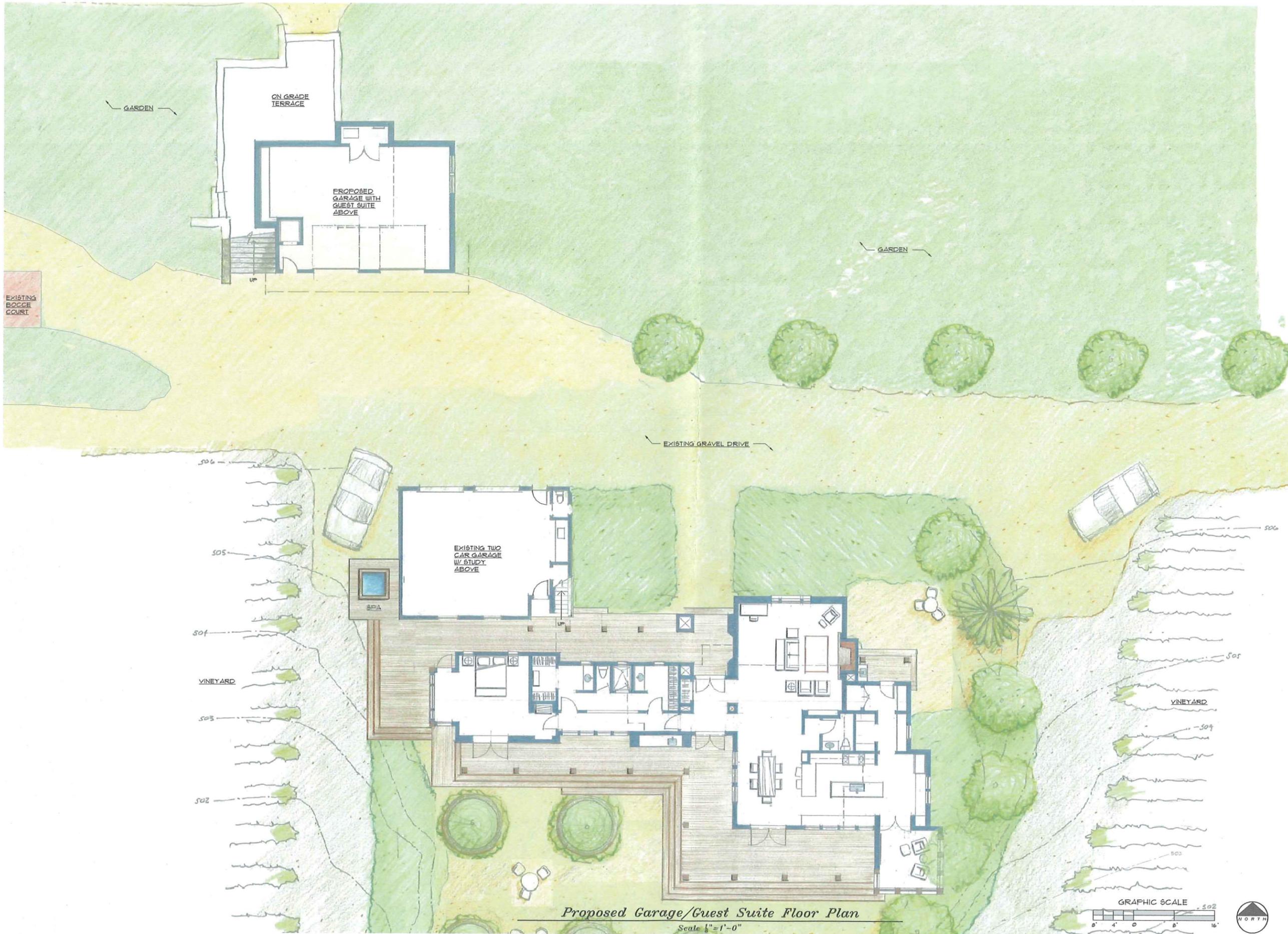


Partial Site Plan/Proposed Guest Suite Roof Plan

Scale $\frac{1}{8}'' = 1'-0''$

SEALEY MISSION VINEYARD

Elizabeth and Peter Sealey
277 4th Street East, Sonoma, Ca.
A.P.N.: 018.141.004



Proposed Garage/Guest Suite Floor Plan

Scale 1/8" = 1'-0"

Proposed Garage/ Guest Suite Main Level Floor Plan

Scale 1/8" = 1'-0"

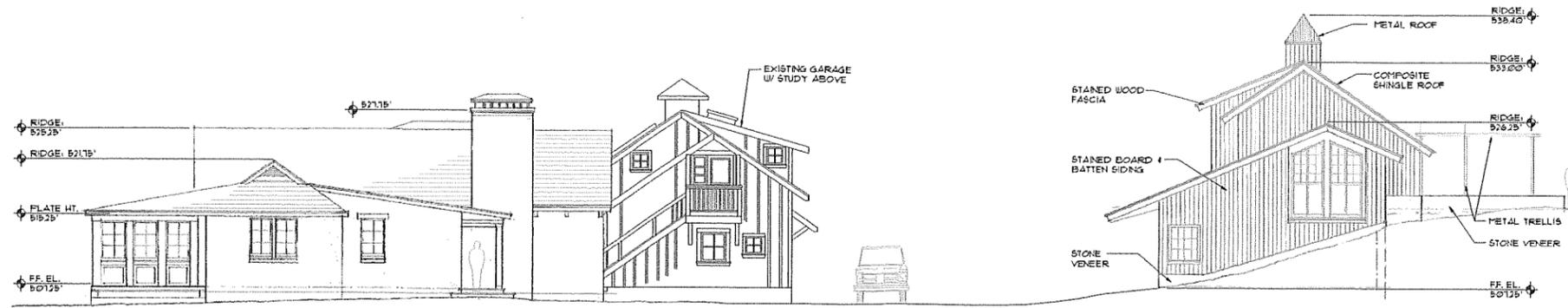
SEALEY MISSION VINEYARD

Elizabeth and Peter Sealey
277 4th Street East, Sonoma, Ca.
A.P.N: 018.141.004

DR2

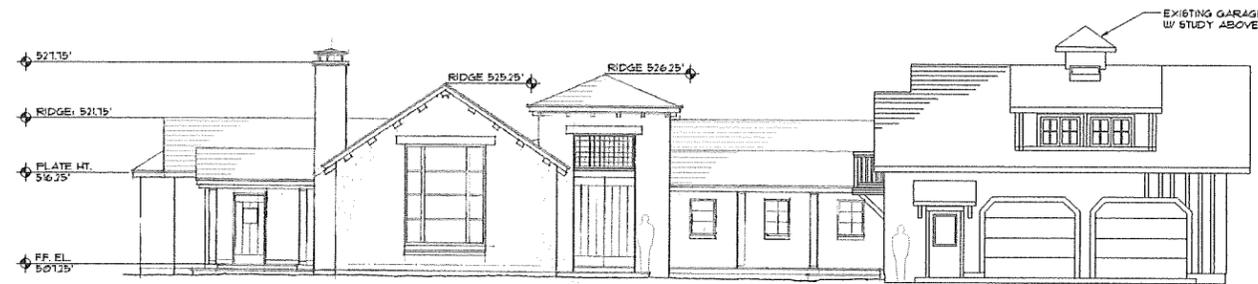
New Garage/Guest Suite Above
12 August 2016

SUZUKI
219 Forest Street
Berkeley, CA 94707
Tel: 925 878 0700
Fax: 925 878 0700
JOB NO. 1512



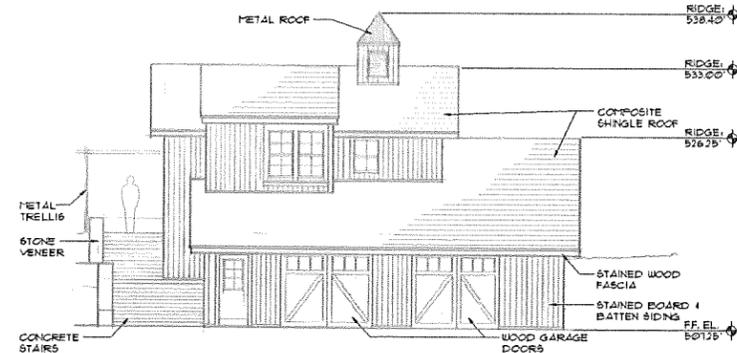
East Elevation

Scale $\frac{1}{8}'' = 1'-0''$



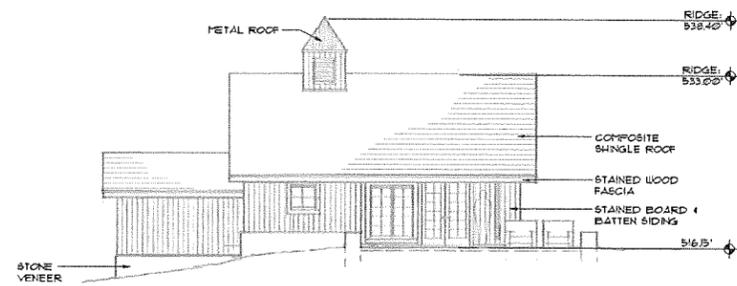
North Elevation

Scale $\frac{1}{8}'' = 1'-0''$



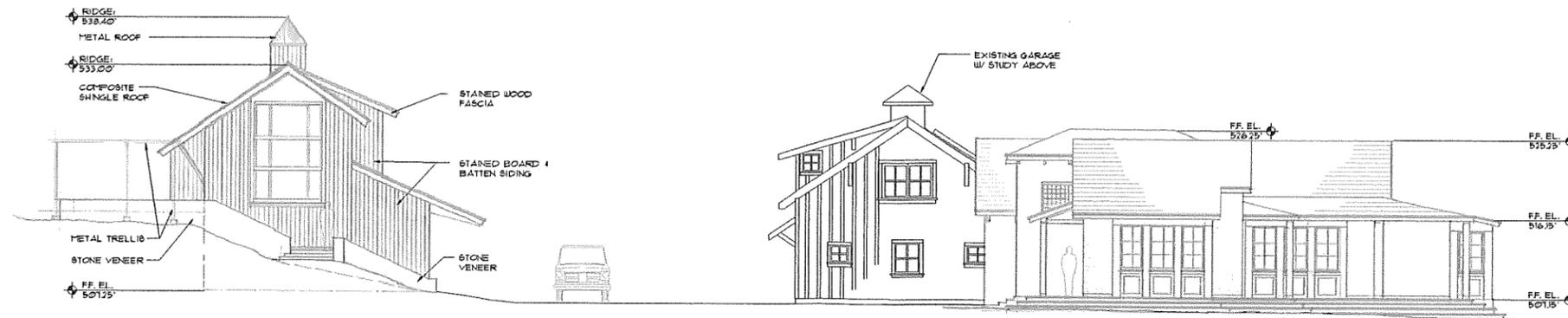
South Elevation - New Garage

Scale $\frac{1}{8}'' = 1'-0''$



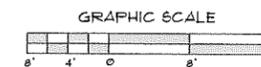
North Elevation - New Garage

Scale $\frac{1}{8}'' = 1'-0''$



West Elevation

Scale $\frac{1}{8}'' = 1'-0''$



SEALEY MISSION VINEYARD

Elizabeth and Peter Sealey
277 4th Street East, Sonoma, Ca.
A.P.N.: 018.141.004

Exterior Elevations
Scale $\frac{1}{8}'' = 1'-0''$

DR3
New Garage/Guest Suite Above
12 August 2016
S U Z U K I
39 Fremont Street
Berkeley, CA 94704
PH: 415 849 3770
415 849 3720
WWW.DR3.COM



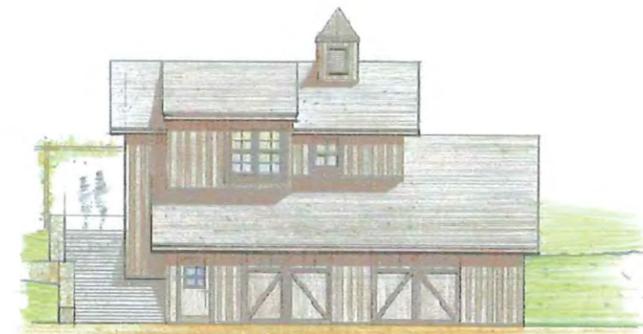
East Elevation

Scale $\frac{1}{8}'' = 1'-0''$



North Elevation

Scale $\frac{1}{8}'' = 1'-0''$



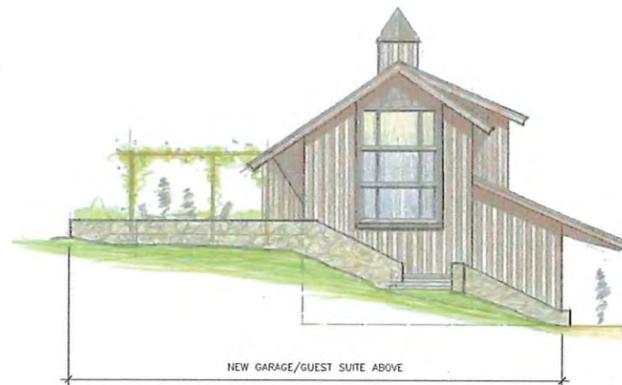
South Elevation - New Garage / Guest Suite

Scale $\frac{1}{8}'' = 1'-0''$



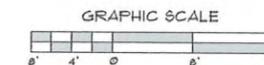
North Elevation - New Garage / Guest Suite

Scale $\frac{1}{8}'' = 1'-0''$



West Elevation

Scale $\frac{1}{8}'' = 1'-0''$



Agenda Item Title: Application for an exception to the combined side yard setback requirement for an addition to the residence at 423 Rosalie Drive.

Applicant/Owner: Vince Dito

Site Address/Location: 423 Rosalie Drive

Staff Contact: Wendy Atkins, Associate Planner
Staff Report Prepared: 08/26/16

PROJECT SUMMARY

Description: Application of Vince Dito for an exception to the combined side yard setback requirements to allow for a ±196-square foot combined addition to the residence located at 423 Rosalie.

General Plan Designation: Low Density Residential (LR)

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

Site Characteristics: The project site is a parcel with an area of ±8,437 square feet. The site is currently developed with a single-family home.

Surrounding Land Use/Zoning:
North: Single-family residence/Low Density Residential
South: Single-family residences/Medium Density Residential
East: Single-family residence/Low Density Residential
West: Single-family residence/Low Density Residential

Environmental Review:

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

Staff Recommendation: Approve subject to conditions.

PROJECT ANALYSIS

DETAILED PROJECT DESCRIPTION

The property owner is requesting an exception from the combined side yard setback requirement to construct a 196-square foot single-story addition on the east side of the residence. The building wall of the addition would be located five feet from the eastern property line, conforming to the minimum side yard setback requirement. However, the combined side setback requirement of 15 feet would not be met. The addition would continue the existing building wall of the residence. As noted in the project narrative, the addition would be utilized a storage area and a restroom.

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

The property is designated Low Density Residential by the General Plan. This designation is intended for urban density single-family housing and duplexes, with attached or clustered development allowed by a use permit. The proposed addition conforms with the goals and policies of the *2020 Sonoma General Plan* and the purpose of the district in which the subject property is located.

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

Use: The property is zoned Low Density Residential (R-L). Single-family homes and related accessory structures are permitted uses in the R-L zoning district. The proposed addition is consistent with the property's zoning in terms of use.

Front Yard Setbacks: A 20-foot front yard setback is required in the R-L zone. The residence is setback 20 feet from the front property line.

Rear Yard Setback: A 20-foot rear yard setback is required in the R-L zone. The addition would be setback 83 feet from the rear property line.

Side Yard Setback: A 5-foot side yard setback is required for single-story construction in the R-L zone. The project complies with this requirement in that the building walls of the addition would be located five feet from the side property line. The combined setback of 15 feet would not be met; the applicant is requesting an exception from this standard.

Coverage: The maximum coverage in the R-L zone is 40%. The project would increase the lot coverage from 17% to 20%.

Floor Area Ratio (FAR): The maximum FAR in the R-L zone is 0.35. The project would increase the FAR from 0.17 to 0.20.

Building Height: The maximum building height within the R-L zone is 30 feet. The proposed addition measures ± 15.5 feet to the peak of the roof.

Design Review: Additions to single-family homes located outside of the Historic Overlay zone are exempt from architectural review by the Design Review and Historic Preservation Commission (§19.54.080.C).

Setback Exception Approval: Pursuant to Development Code Section 19.48.050.A.1, the Planning Commission may grant exceptions from setback standards, provided that the following findings can be made:

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

The residential use associated with the setback exception request is consistent with the property's Low Density Residential land use designation and zoning.

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

The exception request relates to site conditions and the historic development pattern of the neighborhood. Five-foot side yard setbacks are fairly common for homes located in the immediate neighborhood, as most were developed in the 1950's and 1960's prior to the current requirement for a 15 foot combined side yard setback requirement (adopted in 2003). These conditions provide a basis for allowing an exception from the setback requirements.

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

Given the location of the addition, the property to the east would be most affected by the project. This portion of the addition is one-story and it is relatively minor in area (± 196 square feet) compared to the area of the existing residence. The applicant has indicated that both the adjoining neighbors support the proposal.

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

ENVIRONMENTAL REVIEW (Not Applicable to this Project)

Pursuant to Section 15305 of the State CEQA Guidelines, minor side yard and setback variances not resulting in the creation of a new parcel are Categorical Exempt from the provisions of CEQA (Class 5 – Minor Alterations in Land Use Limitations).

DISCUSSION OF PROJECT ISSUES

Setback Exception: In staff's view the setback exception would not significantly impact other properties or residential uses in the vicinity. The addition does not encroach into the required 5-foot setback; however, the combined side yard setback of 15 feet is not met. Many of the residences within the neighborhood have 5-foot side setbacks, but do not meet the required 15-foot combined setback. In staff's view, the findings for an Exception can be made based on the historic development pattern of the subdivision.

Compatibility: Staff did not identify any compatibility issues in the review of the project.

RECOMMENDATION

Staff recommends approval of the setback exception subject to the attached conditions.

Attachments

1. *Findings*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project narrative*
5. *Site Plan & Elevations*

cc: Vince Dito
423 Rosalie Drive
Sonoma, CA 95476

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Dito Residential Addition – 423 Rosalie Drive

September 8, 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
Dito Residential Addition – 423 Rosalie Drive

September 8, 2016

1. The project shall be constructed in conformance with the approved site plan and building elevations.

Enforcement Responsibility: Planning, Building and Public Works

Timing: Prior to issuance of a building permit; Ongoing

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

Enforcement Responsibility: Building Division

Timing: Prior to construction

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

Enforcement Responsibility: Fire Department; Building Division

Timing: Prior to issuance of a building permit

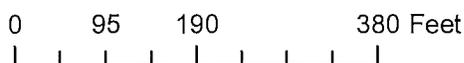
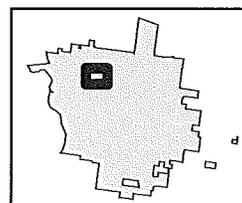
Vicinity Map



Zoning Designations

<i>Project Summary</i>	
<i>Project Name:</i>	Dito Exception
<i>Property Address:</i>	423 Rosalie Drive
<i>Applicant:</i>	Vince Dito
<i>Property Owner:</i>	Same
<i>General Plan Land Use:</i>	Low Density Residential
<i>Zoning - Base:</i>	Low Density Residential
<i>Zoning - Overlay:</i>	N/A
<i>Summary:</i>	
Application for an exception to the combined side yard setback requirements for an addition to the residence.	

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



1 inch = 200 feet

City of Sonoma Planning Commission
STAFF REPORT

Agenda Item #5
Meeting Date: 09/08/16

Agenda Item Title: Application for an exception to the combined side yard setback requirement for an addition to the residence at 423 Rosalie Drive.

Applicant/Owner: Vince Dito

Site Address/Location: 423 Rosalie Drive

Staff Contact: Wendy Atkins, Associate Planner
Staff Report Prepared: 08/26/16

PROJECT SUMMARY

Description: Application of Vince Dito for an exception to the combined side yard setback requirements to allow for a ±196-square foot combined addition to the residence located at 423 Rosalie.

General Plan Designation: Low Density Residential (LR)

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

Site Characteristics: The project site is a parcel with an area of ±8,437 square feet. The site is currently developed with a single-family home.

Surrounding Land Use/Zoning: **North:** Single-family residence/Low Density Residential
South: Single-family residences/Medium Density Residential
East: Single-family residence/Low Density Residential
West: Single-family residence/Low Density Residential

Environmental Review:

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

Staff Recommendation: Approve subject to conditions.

PROJECT ANALYSIS

DETAILED PROJECT DESCRIPTION

The property owner is requesting an exception from the combined side yard setback requirement to construct a 196-square foot single-story addition on the east side of the residence. The building wall of the addition would be located five feet from the eastern property line, conforming to the minimum side yard setback requirement. However, the combined side setback requirement of 15 feet would not be met. The addition would continue the existing building wall of the residence. As noted in the project narrative, the addition would be utilized a storage area and a restroom.

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

The property is designated Low Density Residential by the General Plan. This designation is intended for urban density single-family housing and duplexes, with attached or clustered development allowed by a use permit. The proposed addition conforms with the goals and policies of the *2020 Sonoma General Plan* and the purpose of the district in which the subject property is located.

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

Use: The property is zoned Low Density Residential (R-L). Single-family homes and related accessory structures are permitted uses in the R-L zoning district. The proposed addition is consistent with the property's zoning in terms of use.

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Floor Area Ratio (FAR): The maximum FAR in the R-L zone is 0.35. The project would increase the FAR from 0.17 to 0.20.

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Setback Exception Approval: Pursuant to Development Code Section 19.48.050.A.1, the Planning Commission may grant exceptions from setback standards, provided that the following findings can be made:

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

The residential use associated with the setback exception request is consistent with the property's Low Density Residential land use designation and zoning.

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

The exception request relates to site conditions and the historic development pattern of the neighborhood. Five-foot side yard setbacks are fairly common for homes located in the immediate neighborhood, as most were developed in the 1950's and 1960's prior to the current requirement for a 15 foot combined side yard setback requirement (adopted in 2003). These conditions provide a basis for allowing an exception from the setback requirements.

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

Given the location of the addition, the property to the east would be most affected by the project. This portion of the addition is one-story and it is relatively minor in area (± 196 square feet) compared to the area of the existing residence. The applicant has indicated that both the adjoining neighbors support the proposal.

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

ENVIRONMENTAL REVIEW (Not Applicable to this Project)

Pursuant to Section 15305 of the State CEQA Guidelines, minor side yard and setback variances not resulting in the creation of a new parcel are Categorical Exempt from the provisions of CEQA (Class 5 – Minor Alterations in Land Use Limitations).

DISCUSSION OF PROJECT ISSUES

Setback Exception: In staff's view the setback exception would not significantly impact other properties or residential uses in the vicinity. The addition does not encroach into the required 5-foot setback; however, the combined side yard setback of 15 feet is not met. Many of the residences within the neighborhood have 5-foot side setbacks, but do not meet the required 15-foot combined setback. In staff's view, the findings for an Exception can be made based on the historic development pattern of the subdivision.

Compatibility: Staff did not identify any compatibility issues in the review of the project.

RECOMMENDATION

Staff recommends approval of the setback exception subject to the attached conditions.

Attachments

1. *Findings*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project narrative*
5. *Site Plan & Elevations*

cc: Vince Dito
423 Rosalie Drive
Sonoma, CA 95476

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Dito Residential Addition – 423 Rosalie Drive

September 8, 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
Dito Residential Addition – 423 Rosalie Drive

September 8, 2016

1. The project shall be constructed in conformance with the approved site plan and building elevations.

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

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

Enforcement Responsibility: Building Division
Timing: Prior to construction

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

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

August 11, 2016

City of Sonoma/Planning Commission:

Our home at 423 Rosalie Drive was built in 1951 and consists of 3 bedrooms, 1 bathroom, approx. 1,170 square feet (plus a connected one car garage). Storage space limited in the house & garage, so our objective with this exception request is to increase storage space and to add a half bathroom, connected to & directly in line with the existing garage. (see attached plans)

A typical modern home today consists of a two-car garage and the second car space most often is used as storage area.

With the one car garage, we are lacking this storage space. So we would like to create additional storage, plus add a half bathroom. The half bathroom will allow us another option of convenience, plus provide easy access from the backyard as we spend time out back in the garden.

The current required minimum set-back is 5'-0" on one side of the property & 10'-0" on the other side of the property, when considering house additions (that could potentially stretch the entire width of the property).

We are asking for a 5'-0" side set-back to the east property line, while maintaining approx. a 40'-0" set-back to the west property line with the proposed addition, but due to the existing odd shape of this particular house, the city is requiring a 10'-0" set-back on the east side, not the typical 5'-0".

So we are requesting that the typical 5'-0" set-back be allowed for this 196 square foot addition, while keeping consistent with the existing lines of the garage, by continuing the garage wall line along the east property line towards the backyard (16'-0" in length), staying in line with the current 5'-0" set-back of the existing garage wall.

The addition would not be visible from the street and will continue the existing architectural look of the house, but create a more aesthetically pleasing appearance from the backyard.

The remodel will give us the opportunity to expand & upgrade the house and how it functions, without obstructing the neighbors to the east or compromising the integrity of the neighborhood.

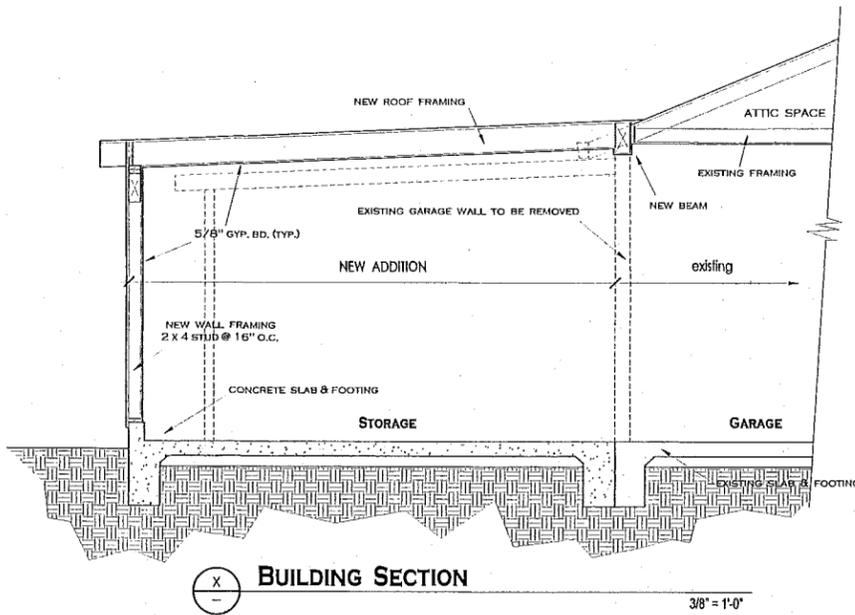
We're hoping the planning commission will take into consideration our proposal upon this review.

Thank you,

Gino & Maria Dito
423 Rosalie Drive
Sonoma, California

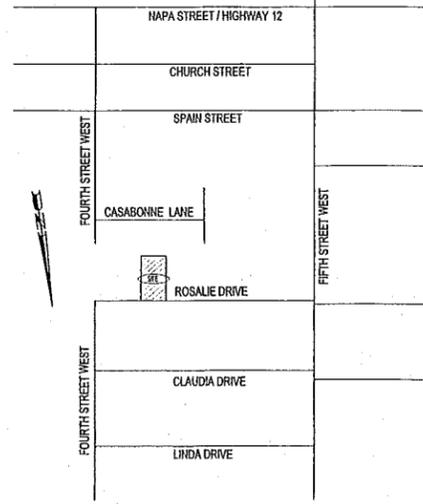
AUG 12 2016

Sonoma State Park / General Vallejo Home



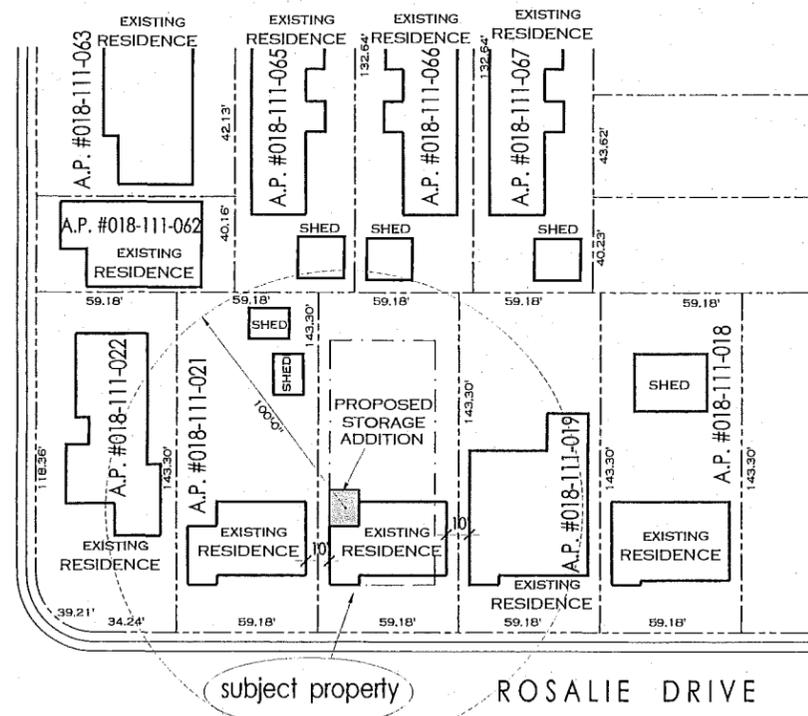
BUILDING SECTION

3/8" = 1'-0"



VICINITY MAP

N.T.S.



subject property

ROSALIE DRIVE

FOURTH STREET WEST

NEIGHBORHOOD PLAN

N.T.S.

Zoning: A.P. #018-111-020
 'R-L' RESIDENTIAL-LOW DENSITY
 NORTH-WEST PLANNING AREA
 SET-BACKS: FRONT 20'; REAR 20'; SIDES 5' MIN., 15' COMBINED
 HEIGHT LIMIT: 30'-0" MAXIMUM
 FLOOR AREA RATIO = .35 MAX. (2,952 SQ. FT. ALLOWED)
 COVERAGE = 40% MAX. (3,374 SQ. FT. ALLOWED)

A.P. #018-111-020 8,437 SQ. FT. (.12 ACRES)

PLAN LEGEND

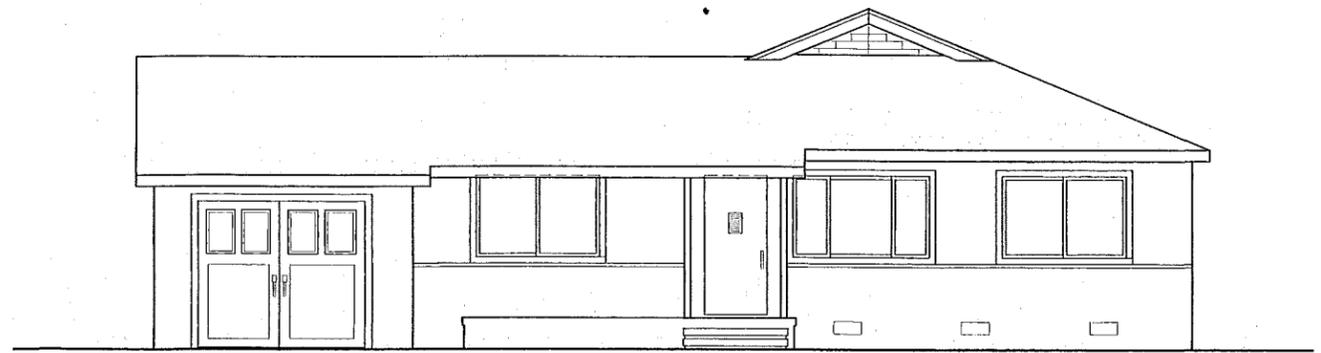
- EXISTING WALL TO REMAIN
- - - EXISTING WALL TO BE REMOVED
- NEW WALL
- (E) OR (N) EXISTING OR NEW CONSTRUCTION

OWNERS:
 VINCE & MARIA DITO
 423 ROSALIE DRIVE
 SONOMA, CALIFORNIA 95476

Scope of Work
 * REMODEL & ADDITION
 TO EXISTING RESIDENCE

BEFORE	EXISTING LIVING SPACE	CONDITIONED	1,171 SQ. FT.
	EXISTING GARAGE	UNCONDITIONED	296 SQ. FT.
	TOTAL (EXISTING)		1,467 SQ. FT.
AFTER	ADDED GARAGE SPACE	UNCONDITIONED	196 SQ. FT.
	TOTAL (EXISTING & NEW)		1,663 SQ. FT.

FLOOR AREA RATIO = 2,952 SQ. FT. ALLOWED

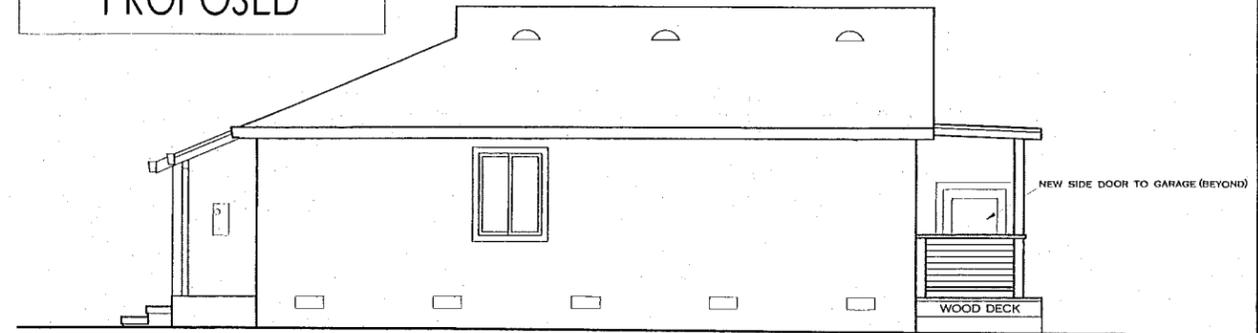


PROPOSED NORTH ELEVATION
 STREET VIEW

NO CHANGES TO THIS ELEVATION

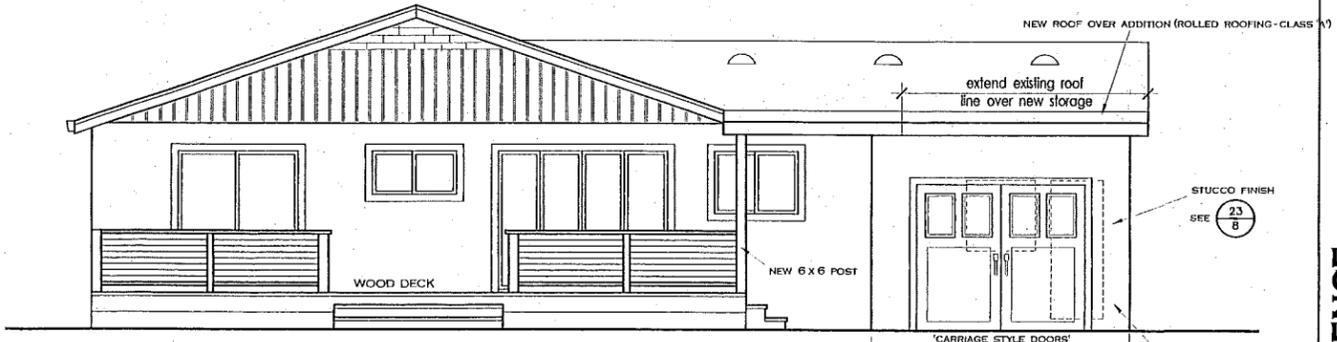
1/4" = 1'-0"

PROPOSED



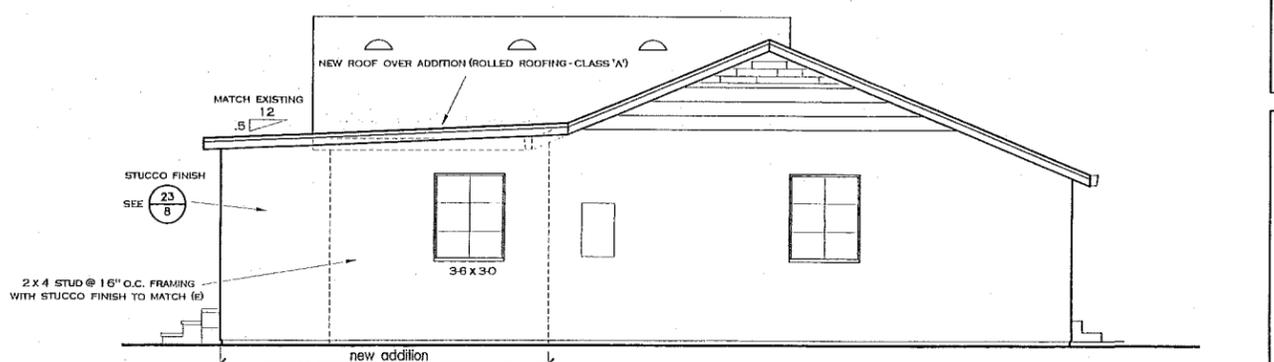
PROPOSED WEST ELEVATION
 SIDE VIEW

1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
 BACKYARD VIEW

1/4" = 1'-0"



PROPOSED EAST ELEVATION
 SIDE VIEW

1/4" = 1'-0"

Revisions:

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

DITO RESIDENCE
 Storage Addition
 423 Rosalie Drive
 Sonoma, California

Date: AUGUST 2016
 Scale: AS NOTED

Section,
 Exterior Elevations

September 8, 2016
Agenda Item #7

MEMO

To: Planning Commission

From: Rob Gjestland, Senior Planner

Re: Study session on proposals to develop two hillside properties at 149 Fourth Street East and 0 Brazil Street (APNs 018-091-018 and 018-051-007) each with a single-family home and related accessory structures (Applicant: Nick Lee Architecture).

Property Descriptions

The proposal involves two adjoining hillside properties near the intersection of Fourth Street East and Brazil Street (these and two others parcels are currently in the final stages of a lot line adjustment). The property at 149 Fourth Street East (Lower Lot 2/APN 018-091-018) is a ± 2.8 acre parcel while the property referred to as 0 Brazil Street (Upper Lot 3/APN 018-051-007) is 1.8 acres in size. Both properties are essentially undeveloped and support oak woodlands and grasslands. The properties have a General Plan land use designation and zoning of Hillside-Residential (R-H) and lie within the Historic Overlay Zone. Adjoining land uses include other hillside properties, some of which are developed with single-family homes and accessory structures/uses.

Proposed Development

Development Proposal for 149 Fourth Street East (Lower Lot 2/APN 018-091-018): A $\pm 5,260$ -square foot residence, ± 900 -square foot detached garage, $\pm 3,220$ -square foot accessory structure, and swimming pool are proposed in the southern or lower portion of this parcel, in an area behind (west) of the remodeled historic home at 131 Fourth Street East, and north of the Sebastiani residence at 175 Fourth Street East. Slopes across the development site (excluding area of detached garage and cul de sac) vary, ranging from 5%-25%. The structures employ a farmhouse architectural style, utilizing neutral-colored exterior materials including gray vertical siding and brown/charcoal roofing and window frames. The residence is designed as a single-story structure with varied roof elements not exceeding 24 feet in height. The detached garage with circular drive is located northwest of the home accessed via an extension off an existing private driveway that originates at the corner of Fourth Street East and Brazil Street. The swimming pool and accessory structure are located slightly below the residence to the south.

Development Proposal for 0 Brazil Street (Upper Lot 3/APN 018-051-007): A $\pm 6,940$ -square foot residence, ± 700 -square foot detached garage, and swimming pool are proposed in the northern or upper portion of this parcel, near the lower edge of a meadow west of the Ghiggioli residence at 436 Brazil Street. Slopes at the development site are fairly consistent, averaging roughly 25%. The structures employ a contemporary architectural style, utilizing neutral-colored exterior materials including gray vertical siding and stone with brown/charcoal roofing and window frames. The residence is designed with two offset floors, the lower floor built partially into the hillside. The home varies in height from 10 feet at the main/upper floor level, to a maximum of 30 feet when measuring the downhill/south facade. The detached garage is located just behind (north of) the residence with swimming pool east of the home, both generally at the

main floor level. A series of retaining walls are utilized for the proposed design. Access to Lot 3 (and an additional future building site on the parcel to the west) would be provided by a new driveway coming off the existing private driveway that originates at the corner of Fourth Street East and Brazil Street.

Additional details can be found in the attached project submittals.

General Plan Policy Direction

The properties are designated Hillside Residential by the General Plan. The Hillside Residential land use designation is intended to preserve Sonoma's hillside backdrop, while allowing limited residential development in conjunction with agricultural uses. The designation allows a density of one residential unit per ten acres (excluding second units). General Plan policies that apply to the project include the following:

Community Development Element:

- Protect important scenic vistas and natural resources, and incorporate significant views and natural features into project designs (CDE Policy 5.3).

Housing Element:

- Promote the use of sustainable construction techniques and environmentally sensitive design for all housing, to include best practices in water conservation, low-impact drainage, and greenhouse gas reduction (HE Policy 6.3).

Environmental Resources Element:

- Require erosion control and soil conservation practices that support watershed protection (ERE Policy 2.5)
- Preserve existing trees and plant new trees (ERE Policy 2.6).
- Encourage construction, building maintenance, landscaping, and transportation practices that promote energy and water conservation and reduce green-house gas emissions (ERE Policy 3.2).

Public Safety Element:

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

Development Code Standards & Guidelines

Use: The property is zoned Hillside Residential (R-HS). Single-family homes and residential accessory structures are permitted uses in the R-HS zoning district, subject to approval of Use Permit by the Planning Commission.

Zoning Requirements: The Hillside Residential (R-HS) zone requires a minimum 30-foot setback from all property lines for a primary residence (low profile, one-story accessory structures may have a lesser setback of up to 5 feet), a maximum FAR of 0.10 (10%), a maximum lot coverage of 15%, and maximum 30-foot building height. The development proposals for each lot comply with these zoning requirements. With respect to FAR and coverage, the residence, detached garage and accessory building proposed on the lower lot (149 Fourth Street East/Lot 2) represent a FAR of 7.4% and lot coverage of 6.3%, while the residence and detached garage on the upper lot (0 Brazil Street/Lot 3) represent a FAR of 7.8% and lot coverage of 5.7%.

Hillside Development: The purpose of the hillside development regulations and guidelines is to preserve and protect views to and from the hillside areas within the City, to preserve significant topographical features and habitats, and to maintain the identity, character, and environmental quality of the City. All new development within the R-HS zone is subject to review and approval of a Use Permit. As set forth under Section 19.40.050.F of the Development Code, the Planning Commission shall evaluate applications for hillside development based on the following objectives, in addition to the normal findings for a conditional use permit:

- *The preservation of natural topographic features and appearances by maintaining the natural topography to the greatest extent possible.*
- *The protection of natural topographic features and appearances through limitations on successive padding and terracing of building sites and the preservation of significant ridgelines, steep slopes, natural rock outcroppings, drainage courses, prominent trees and woodlands, vernal pools, and other areas of special natural beauty.*
- *The utilization of varying setbacks, building heights, foundation designs, and compatible building forms, materials, and colors that help blend buildings into the terrain.*
- *The utilization of clustered sites and buildings on more gently sloping terrain to reduce grading alterations on steeper slopes.*
- *The utilization of building designs, locations, and arrangements that protect views to and from the hillside area.*
- *The preservation and introduction of plant materials so as to protect slopes from soil erosion and slippage and minimize the visual effects of grading and construction of hillside areas.*
- *The utilization of street designs and improvements that minimize grading alterations and harmonize with the natural contours of the hillsides.*

Section 19.40.050 of the Development Code (Hillside Development) also includes specific development standards and design guidelines applicable to hillside development proposals. The entirety of Section 19.40.050 is attached for consideration and a brief analysis is provided under “Project Issues” below.

Design Review: Because the properties are located in the Historic Overlay zone, the proposals would also be subject to subsequent design review by the Design Review & Historic Preservation Commission (Development Code §19.54.080).

Environmental Review

The proposal is a discretionary project subject to the requirements of the California Environmental Quality Act (CEQA). However, construction of a single-family home and accessory structures on a residentially zoned parcel is typically considered categorically exempt

from the provisions of CEQA under Section 15303 of the CEQA Guidelines (Class 3 – New Construction).

Project Issues

The following issues have been identified by staff, some through review of the projects by the Project Advisory Committee on August 25, 2016.

Emergency Vehicle Access: The preliminary plans do not fully reflect emergency vehicle access requirements. Turnouts must be provided on the access drive to the upper lot and firetruck turnarounds (likely hammerheads) are necessary in proximity to both building sites. The Fire Marshall has also asked for confirmation that firetruck turning radius requirements are met at major curves of the new upper driveway.

Emergency Water Supply: In absence of fire hydrants in the vicinity, emergency water storage will be necessary on both sites. However, this requirement can be addressed by the proposed swimming pools (water storage tanks would be another alternative).

Water Delivery: Substantial improvements will be necessary to provide City water service (both domestic and fire sprinkler) with adequate pressure to proposed structures on the lots, possibly requiring booster pumps and backflow prevention devices.

Wildland Interface: The wildland interface requirements under Chapter 7A of the Building Code will apply to both sites, including vegetation management and use of fire-resistant exterior materials.

City Easement: The Public Works Director indicates that the upper development site on Lot 3 (0 Brazil Street) may encroach upon a City easement for access/improvements to a water tank. This matter will need to be clarified and resolved as the project moves forward.

Accessory Building: The two-story accessory building proposed on the lower property, Lot 2 (149 Fourth Street East), would accommodate several functions, including office space, indoor pool, pool house, game room, entertainment/gathering place, and storage. Under the Development Code, some functions (specifically detached pool houses and guest rooms) are normally limited to a single-story unless a second floor is approved by the Planning Commission. Accordingly, the allowance for a second floor as part of this building is subject to the Planning Commission's discretion as part of the Use Permit review. In terms of the potential for the building to accommodate gatherings or social events, staff would note its location roughly 100 feet northwest of the Sebastiani residence; however, there is substantial intervening screening provided by trees along the common property boundary.

Compliance with Hillside Development Standards & Guidelines: While the proposals comply with FAR limits and other quantified zoning regulations, both projects propose a significant amount of floor area, the lower lot with a total floor area of 9,380 square feet, and the upper lot with a total of 6,648 square feet. In general, this correlates to a larger building footprint, more substantial lot pad grading area/terrain alteration, more tree removal, and the potential for increased visibility of structures and improvements. That said, staff was able to walk the properties and discuss the proposals with the applicant in depth and would note the following:

1. In general, the lower lot development site is gently sloping and well-shielded from public views, given the terrain and surrounding vegetation, although proposed improvements may be discernable from limited public views to the east. Accordingly, some flexibility from the hillside design guidelines may be warranted for this proposal.

2. The upper lot development site is more visible and, as noted in the project narrative, the main floor ($\pm 3,000$ square feet of floor area) is designed to afford panoramic views and would be higher than the tree line below. From staff's view, it has been somewhat difficult to ascertain how evident the structures/improvements would be from public views from the submittal materials.

With respect to the hillside design guidelines, notable areas of consistency include detaching the garages, using the roof of the lower level as open space decks for the upper/main floor of the residence on Lot 3, excavating the lower level into the hillside to reduce the bulk of the home on Lot 3, and using exterior materials and colors selected to blend with the natural surroundings. In addition, the layout of the new upper driveway has been designed to meet applicable standards while minimizing grading and preserving as many significant trees as possible. The most notable inconsistencies are listed below.

149 Fourth Street East (Lower Lot 2)

- Per staff's calculations, the lot pad grading area associated with the home and accessory building is over 10,000 square feet, exceeding the 5,000-square foot limit recommended by the hillside design guidelines. Independently, the lot pad grading area associated with the residence is roughly 8,000 square feet.
- The retaining wall proposed southeast of the residence varies in height up to 9 feet (measured from toe to top of wall) with portions exceeding the five-foot height limit recommended by the hillside design guidelines.

0 Brazil Street (Upper Lot 3)

- Per staff's calculations, the lot pad grading area is over 10,000 square feet, exceeding the 5,000-square foot limit recommended by the hillside design guidelines.
- Proposed retaining walls have heights up to 13 feet (measured from toe to top of wall) with the majority exceeding the five-foot height limit recommended by the hillside design guidelines. In addition, the series of retaining walls south and east of the home are not separated from one another by five feet as recommended by the hillside design guidelines.

Next Steps

The applicant is before the Planning Commission in a study session to obtain feedback from the Commission and receive comments from the public. Ultimately, the proposals would come back to the Planning Commission for consideration as two separate Use Permit applications.

Recommendation

Staff recommends that the Planning Commission provide direction to the applicant on the issues identified in the staff report, and any other issues raised by the application.

Attachments

1. Vicinity Map
2. SMC 19.40.050 – Hillside Development
3. Proposal Submittal for 149 Fourth Street East
4. Proposal Submittal for 0 Brazil Street

cc: Nick Lee, Nick Lee Architecture (via email)
Ed Routhier, Caymus Builders (via email)

Vicinity Map

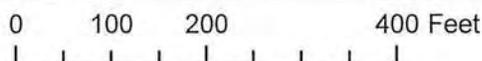
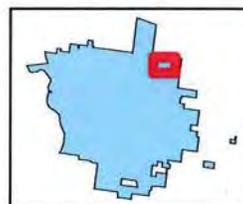


Zoning Designations

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

Project Summary

<i>Project Name:</i>	Caymus Hillside Proposals
<i>Property Addresses:</i>	149 Fourth Street East 0 Brazil Street
<i>Applicant:</i>	Nick Lee Arhitecture
<i>Property Owner:</i>	William Jasper
<i>General Plan Land Use:</i>	Hillside Residential
<i>Zoning - Base:</i>	Hillside Residential
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	Study session on proposals to develop two hillside properties, each with a residence and accessory



1 inch = 200 feet

19.40.050 Hillside development.

A. Purpose. This section establishes regulations and guidelines to preserve and protect views to and from the hillside areas within the city, to preserve significant topographical features and habitats, and to maintain the identity, character, and environmental quality of the city.

B. Applicability.

1. Hillside Areas and Hillside Zoning District. The standards and guidelines contained in this section apply to all uses and structures within areas that have a slope of 10 percent or greater, or areas with slopes that exceed 15 percent over 25 percent or more of the site and to all development within the Hillside zoning district.

2. Basis for Slope Determinations. For the purpose of this section, slope shall be computed on the natural slope of the land before grading, as determined from a topographic map having a scale of not less than one inch equals 100 feet and a contour interval of not more than five feet.

3. Conditional Use Permit Required. New development within a hillside area shall be subject to the approval of a conditional use permit in compliance with SMC19.54.040.

C. Additional Application Requirements. In addition to the standard application submittal requirements, the city council may, by resolution, establish additional informational requirements for applications involving hillside development.

D. Development Standards.

1. Structure Height. The height of structures in a hillside area shall not exceed the maximum established by the applicable zoning district. Measurement of structure height shall be as provided in SMC 19.40.040, Height measurement and height limit exceptions.

2. Grading and Drainage.

a. Grading shall be designed to:

i. Conserve natural topographic features and appearances by minimizing the amount of cut and fill and by means of land form grading to blend graded slopes and benches with the natural topography; and

ii. Retain major natural topographic features (i.e., canyons, knolls, ridgelines, and prominent landmarks).

b. All graded areas shall be protected from wind and water erosion. Interim erosion control plans shall be required, certified by the project engineer, and reviewed and approved by the city engineer.

c. Slopes created by grading shall not exceed a ratio of 3:1, without a soils report and stabilization study indicating a greater permissible slope and shall not exceed 30 feet in height between terraces or benches.

3. Street Layout. To the extent feasible based on property conditions, streets shall follow the natural contours of the terrain in order to minimize the need for grading. Cul-de-sacs and loop roads are encouraged where necessary to fit the natural topography subject to the approval of the city engineer and fire department.

E. Design Guidelines. Within the hillside area and the Hillside zoning district, the following design guidelines should be implemented whenever applicable:

1. Terrain Alteration. The project should be designed to fit the terrain rather than altering the terrain to fit the project. Development patterns that form visually protruding or steeply cut slopes for roads or lots shall be avoided.
2. Lot Pad Grading. Lot pad grading should be limited to the boundaries of the structure's foundation, vehicle parking space and a yard area as shown on the approved grading plan. Pads should not exceed 5,000 square feet in total area.
3. Site and Structure Design. Site design should utilize varying structure heights and setbacks, split-level foundations, and retaining walls to terrace structures with the direction of the slope.
4. Lot Line Locations. Lot lines should be placed at the top of slope areas to help ensure that the slope will not be neglected by the uphill owner.
5. Design and Location of Structures.
 - a. The form, mass, and profile of the individual buildings and architectural features should be designed to blend with the natural terrain and preserve the character and profile of the natural slope. Techniques that should be considered include:
 - i. Split pads, stepped footings, and grade separations to permit structure to step up the natural slope;
 - ii. Detaching parts of a dwelling (e.g., garage); and
 - iii. Avoiding the use of gable ends on downhill elevations. The slope of the roof should be oriented in the same direction as the natural slope.
 - b. Excavate underground or utilize below grade rooms to reduce the visual bulk of a structure.
 - c. Use roofs on lower levels as open space decks for upper levels.
 - d. Exterior structural supports and undersides of floors and decks not enclosed by walls may be permitted provided fire safety and aesthetic considerations have been adequately addressed.
 - e. Building materials and color schemes should blend with the natural landscape of earth tones and natural vegetative growth.
6. Retaining Walls. Retaining walls that result in large uniform planes shall be avoided. Retaining walls shall be divided into elements and terraces with landscaping to screen them from view. Generally, no retaining wall should be higher than five feet. When a series of retaining walls is required, each individual retaining wall should be separated from adjacent walls by a minimum of five feet.
7. Slope Restoration. Transitional slopes shall be replanted with self-sufficient trees, shrubs, and ground cover that are compatible with existing surrounding vegetation in order to enhance the blending of manufactured and natural slopes.
8. Reduced Public Street Widths. On-street parking lanes may be omitted from public streets when the result is a substantial decrease in cutting and/or filling. Where no on-street parking is provided, off-street parking areas shall be provided to yield a ratio of two additional spaces per dwelling unit.

Streets may be reduced to 24 feet in width with no on-street parking, or 32 feet in width with on-street parking on one side.

9. Preservation of Ridgelines. Ridgelines shall be preserved. Structures shall not be located closer to a ridgeline than 100 feet measured horizontally on a topographic map or 50 feet measured vertically on a cross section, whichever is more restrictive. In no case shall the roofline or any other portion of a structure extend above the line of sight between a ridgeline and any public right-of-way, whether the ridgeline is above or below the right-of-way.

E. Evaluation of Applications. The planning commission shall evaluate a conditional use permit application for hillside development based on the following objectives, in addition to the findings for conditional use permits required through SMC 19.54.040:

1. The preservation of natural topographic features and appearances by maintaining the natural topography to the greatest extent possible;
2. The protection of natural topographic features and appearances through limitations on successive padding and terracing of building sites and the preservation of significant ridgelines, steep slopes, natural rock outcroppings, drainage courses, prominent trees and woodlands, vernal pools, and other areas of special natural beauty;
3. The utilization of varying setbacks, building heights, foundation designs, and compatible building forms, materials, and colors that help blend buildings into the terrain;
4. The utilization of clustered sites and buildings on more gently sloping terrain to reduce grading alterations on steeper slopes;
5. The utilization of building designs, locations, and arrangements that protect views to and from the hillside area;
6. The preservation and introduction of plant materials so as to protect slopes from soil erosion and slippage and minimize the visual effects of grading and construction of hillside areas; and
7. The utilization of street designs and improvements that minimize grading alterations and harmonize with the natural contours of the hillsides. (Ord. 2003-02 § 3, 2003).

ITEM #7.a

***Development Proposal for 149 Fourth Street East
Lower Lot (Lot 2; APN 018-091-018)***

Project Narrative

Project Name: **149 Fourth Street East (Lot 2)**

Project Architect: **Nick Lee Architecture**

Zoning: Sonoma R-HS (Residential Hillside)

Project Overview

The proposed project is a single-family dwelling and detached garage on an individual, entitled lot of over 2.8 acres (nearly 123,000 square feet). The lot is zoned Sonoma R-HS Residential Hillside, but is nonconforming because it is less than the standard R-HS ten acre parcel size. The lot is located approximately one-half mile from Sonoma's historic Plaza.

Access to the lot is via an extension of an existing shared private driveway. The existing private driveway entrance is located adjacent to the intersection of Brazil Street and Fourth Street East in Sonoma, California.

The proposed project's planning and design approach is consistent with the Sonoma General Plan and Development Code policies and guidelines. No exceptions or variances are required for this project. Existing topography and mature native trees have guided the development of the proposed driveway extensions, grading, and siting of the proposed structures. Visibility and visual impact of the proposed structures from neighbors and from the valley below have been carefully considered.

Site

The existing site is part of lands held by Mr. N. William Jasper. Aside from fencing, there are no existing structures on the lot.

It is a nearly level coastal oak woodland habitat that has screened vineyard views toward the east, and towards the south, there is an open grassy area without trees. The site has minimal visibility from Fourth Street East and the valley floor below. The property is screened by mature trees on and around the property that make it virtually non-visible from adjacent neighborhood streets. The existing house located at 131 Fourth Street East also provides a visual screen to the property.

Key features of the site are the eastern, downhill views to of the vineyard and distant hills, along with the trees and rock outcroppings on the site.

Proposed Structures

The proposed one story, farmhouse structures for the house, garage, and accessory building have been designed to appear as a cluster of structures rather than one large volume. The design and placement of the proposed structures is intended to conform to the undulating nature of the topography. The house meanders across the site capturing the views to the east from the great room and master bedroom, and places the pool and primary outdoor area at the level and sunnier southern portion of the site. The accessory structure is also located at the

southern portion of the site, nestled below the tall trees along the southerly property boundary. The pool area and accessory structure are proposed at five feet below the elevation of the house, connected with an intermediate outdoor terrace in step with the existing topography.

The garage has been located close to the existing driveway to reduce the amount of added driveway required for the project. The garage also has been sited to feature an existing oak tree between it and the house. The driveway has been deliberately aligned around to preserve and highlight this tree.

Utilities

- Electricity and natural gas will be furnished by connection to the Pacific Gas & Electricity network.
- Water will be furnished by connection to The City of Sonoma Water Division.
- Sewer service will be provided by connection to the Sonoma Valley County Sanitation District.

Trees

An arborist report has been completed for this property and is included in the use permit application package.

Careful consideration for the existing trees have been given during the design and siting of the structures. Where possible, healthy, established trees are being preserved. As mentioned above, the driveway has been designed to protect an existing oak tree. Another existing oak tree is featured on the poolside terrace adjacent to the entry at the main house.

Accessory Structure and Easement.

An accessory structure is proposed at the southwest corner of the property, which will serve as a flexible-use space, with office above. This structure has been located on the uphill side of the property

rather than towards Fourth Street East. This is to minimize grading and any potential visual impact to adjacent properties. The proposed location of the accessory structure is screened from the property to the south by existing tall trees. It will have minimal to no visibility from the property at 131 Fourth Street East due to its distance from that property and the trees that provide visual screening.

An existing utility easement will be realigned to allow for the accessory structure to be located in its proposed location. The sole beneficiary of this easement is Mr. N. William Jasper and is used for his PG&E and Comcast services. Mr. Jasper supports the realignment of this easement. Further, communication has been initiated with PG&E and Comcast, and it has been determined that realignment of the easement and its contents is feasible.

Due Diligence

Certified Arborist's Report

CEQA

This project is categorically exempt from CEQA.

Adjacent Neighbors

95 Brazil Street, Lot 1

131 Fourth Street East (APN 018-091-019)

175 Fourth Street East (APN 018-091-016)

Specific Project Data

Site Parcel Address: 149 Fourth Street East (Lot 2), Sonoma, CA

Assessor's Parcel Number: 018-091-018

Zoning: Sonoma R-HS.

Allowable Setbacks:

-Primary Structure: 30 feet min.

-Accessory Structure: 5 feet min.

(requires 9 foot max wall height and 15 foot max structure height)

Building height limit: 30' maximum

Total Lot Area: 2.803 acres (122,099 square feet)

Proposed House: 5,263 sf

Proposed Garage: 898 sf

(including storage)

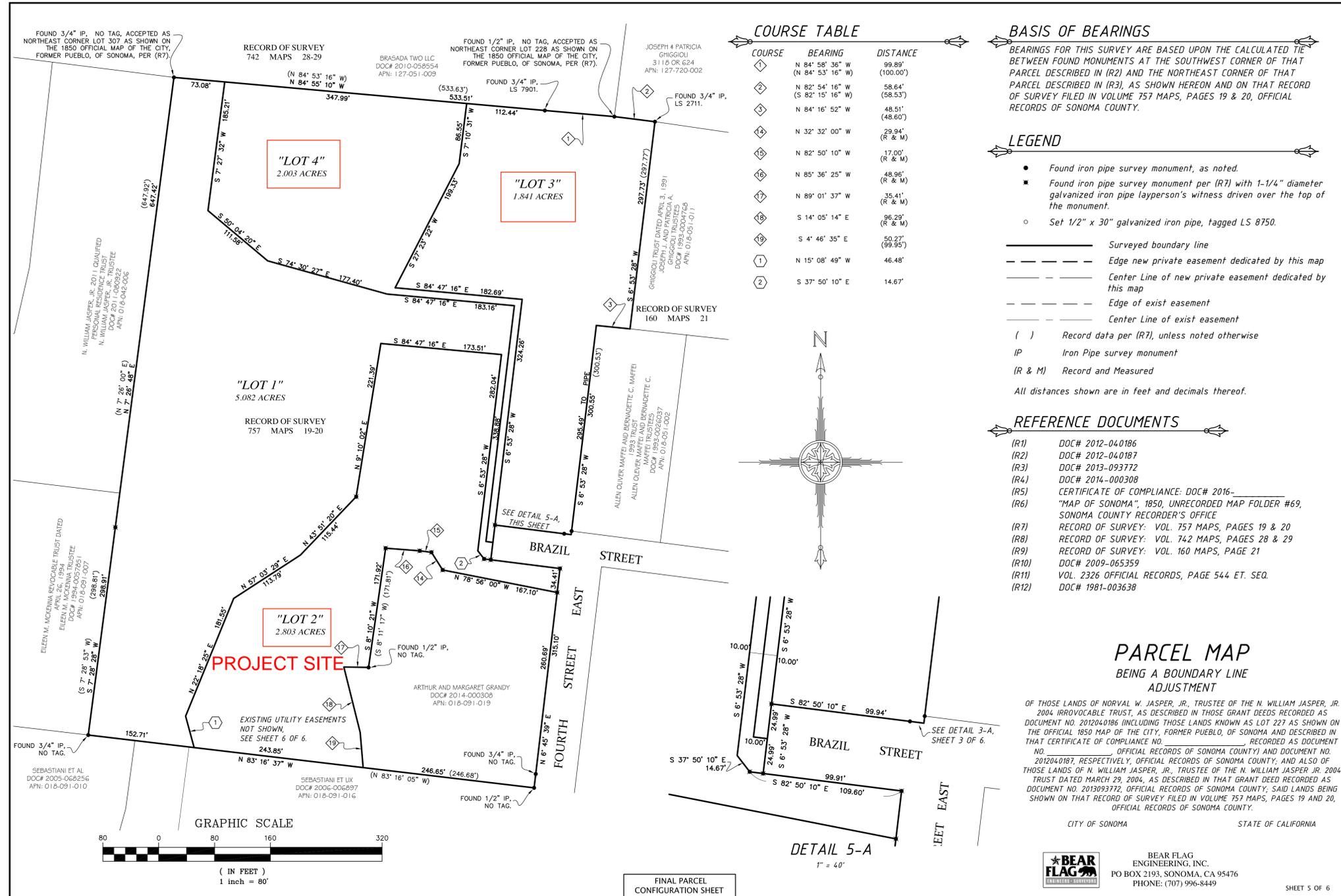
Proposed Accessory Structure: 3,219 sf

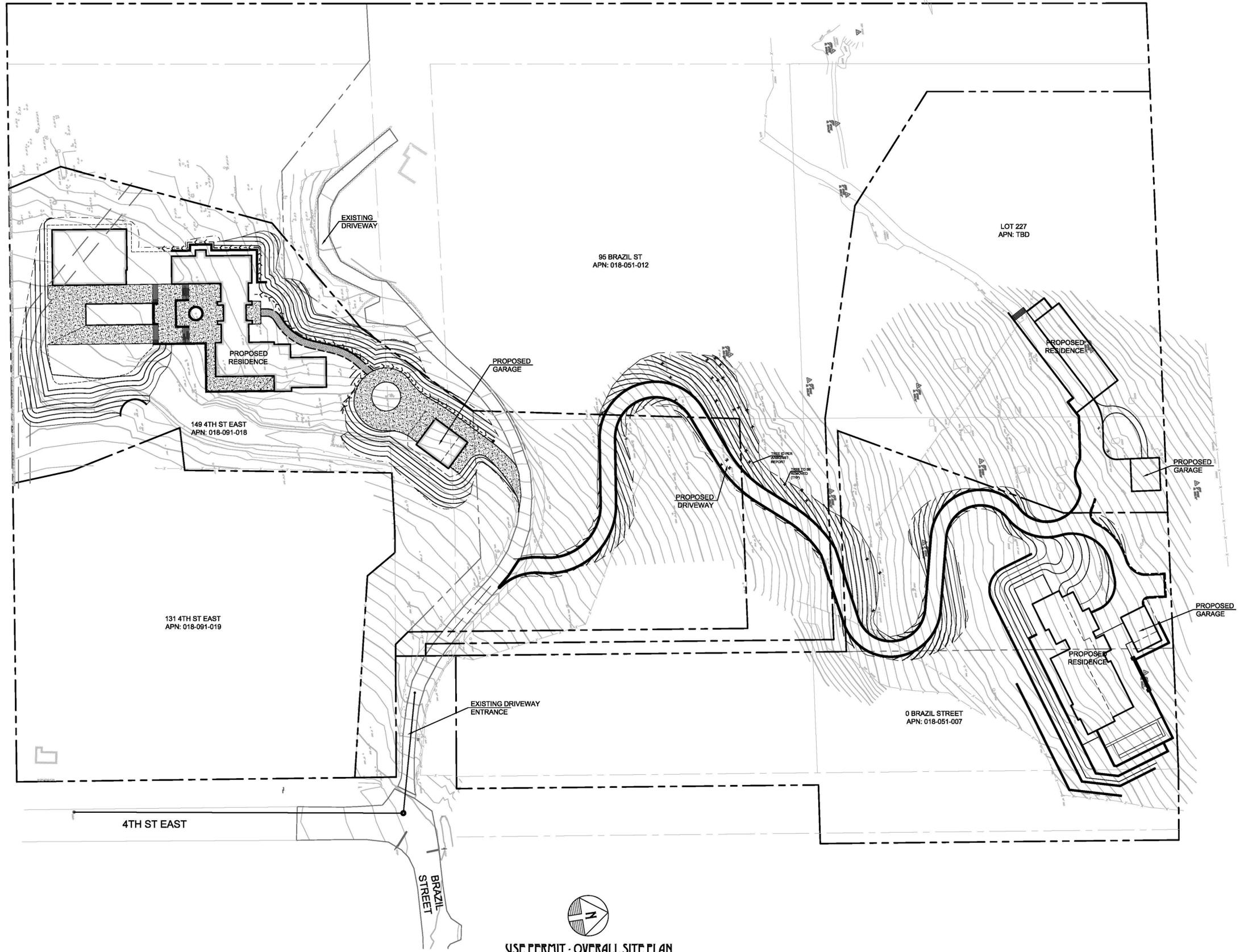
Allowable lot coverage: 15% (18,315 square feet)

Proposed lot coverage: 6.3% (7,651 square feet)

Allowable FAR: 10% (12,210 square feet)

Proposed FAR: 7.4% (8,980 square feet)






USE PERMIT - OVERALL SITE PLAN
 0 20 40 80 160
 SCALE: 1" = 40'



BEAR FLAG ENGINEERING INC

CIVIL ENGINEERING
 LAND DEVELOPMENT
 SEPTIC SYSTEM DESIGN
 PROJECT MANAGEMENT
 SURVEYING
 BUILDING DESIGN
 PO BOX 283, SONOMA, CA 95976
 PHONE: 707 481-9472
 BEARFLAGCIVIL@GMAIL.COM



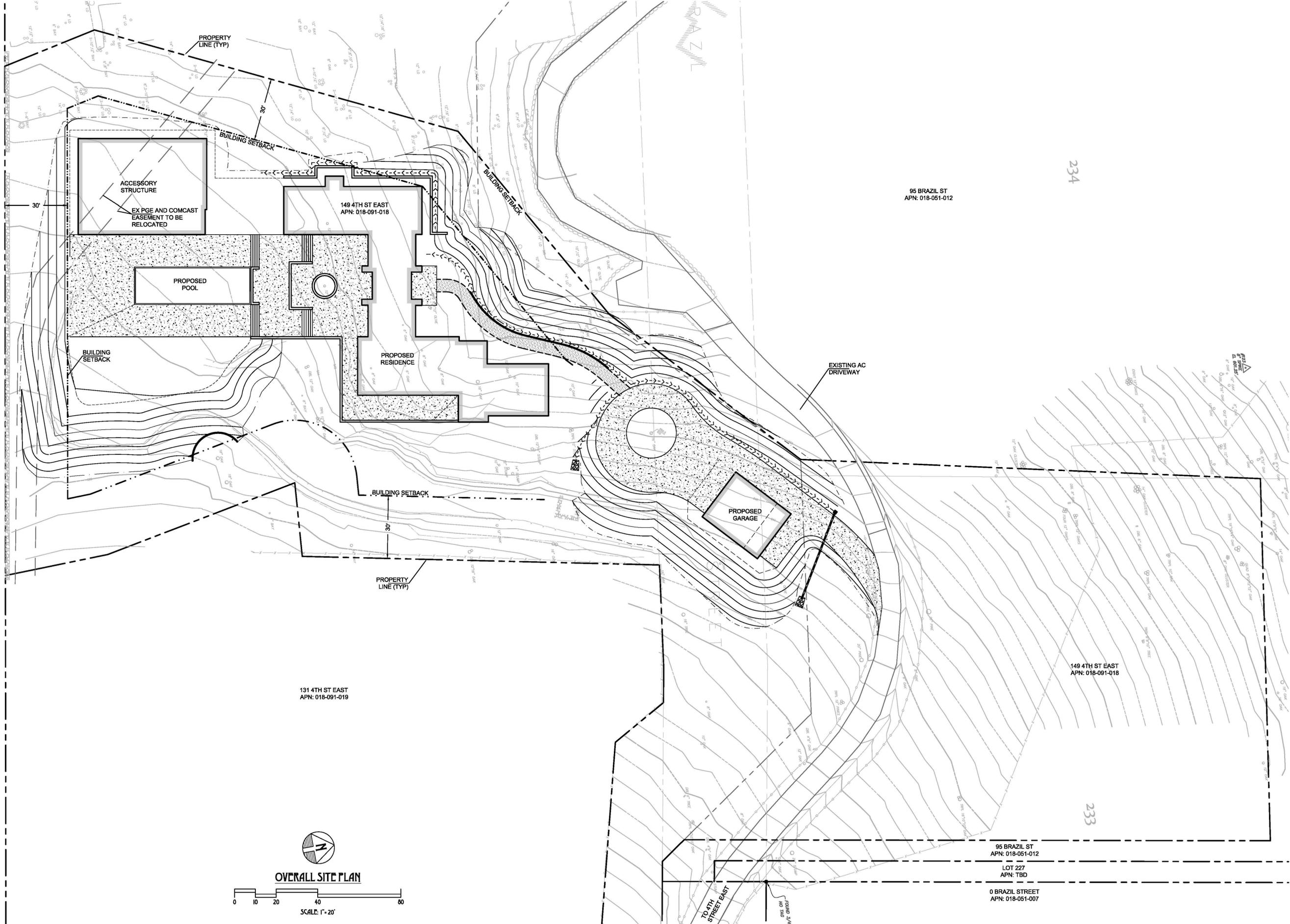
CHAD S. MOLL DATE
 KCC 79721

USE PERMIT - OVERALL SITE PLAN
CAYMUS RESIDENCE
 149 4TH STREET + 0 BRAZIL STREET, SONOMA, CA
 APN: XXX-XXX-XXX

REV	DATE	DESCRIPTION

DATE: 8/12/2016
 DESIGN: CSM
 PROJECT: 16003

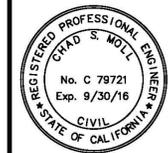
SHEET
1
 OF 1 SHEET



**BEAR FLAG
ENGINEERING
INC**

CIVIL ENGINEERING
LAND DEVELOPMENT
SEPTIC SYSTEM DESIGN
PROJECT MANAGEMENT
SURVEYING
BUILDING DESIGN

PO BOX 283, SONOMA, CA 95476
PHONE: (707) 481-9472
BEARFLAGCIVIL@GMAIL.COM



CHAD S. MOLL DATE
RCE 79721

**OVERALL SITE PLAN
149 4TH STREET RESIDENCE**
149 4TH STREET EAST, SONOMA, CA
APN: 018-091-018

REV	DATE	DESCRIPTION

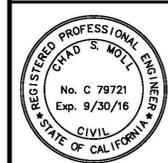
DATE: 8/12/206
DESIGN: CSM
PROJECT: 16002

SHEET
01
OF 3 SHEETS



BEAR FLAG ENGINEERING INC

CIVIL ENGINEERING
LAND DEVELOPMENT
SEPTIC SYSTEM DESIGN
PROJECT MANAGEMENT
SURVEYING
BUILDING DESIGN
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CHAD S. MOLL DATE
RCE 79721

PRELIMINARY GRADING PLAN 149 4TH STREET RESIDENCE

149 4TH STREET EAST, SONOMA, CA
APN: 018-091-018

REV	DATE	DESCRIPTION

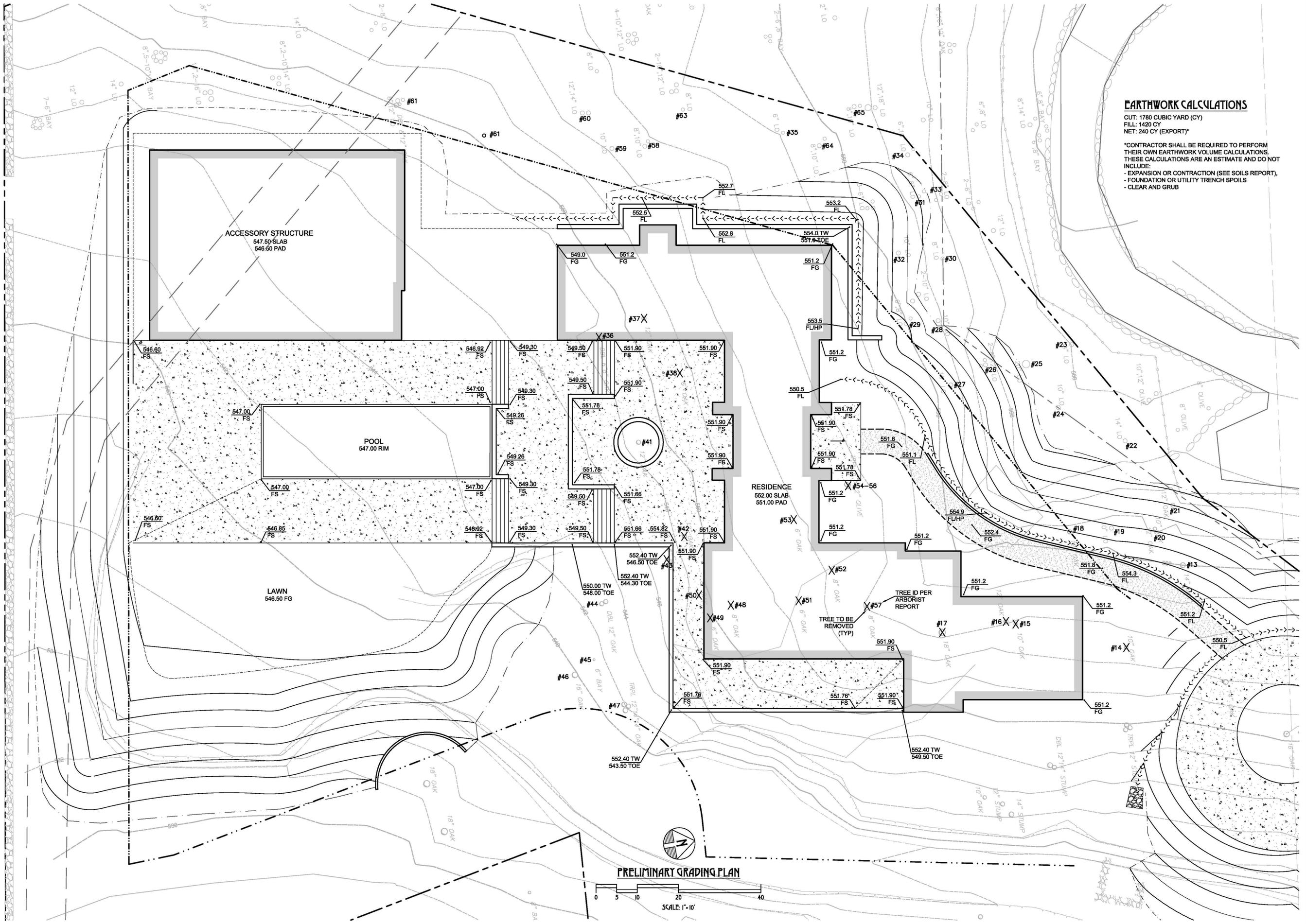
DATE: 8/12/2016
DESIGN: CSM
PROJECT: 16002

SHEET
C2
OF 3 SHEETS

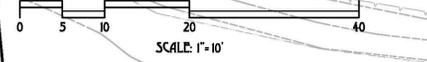
EARTHWORK CALCULATIONS

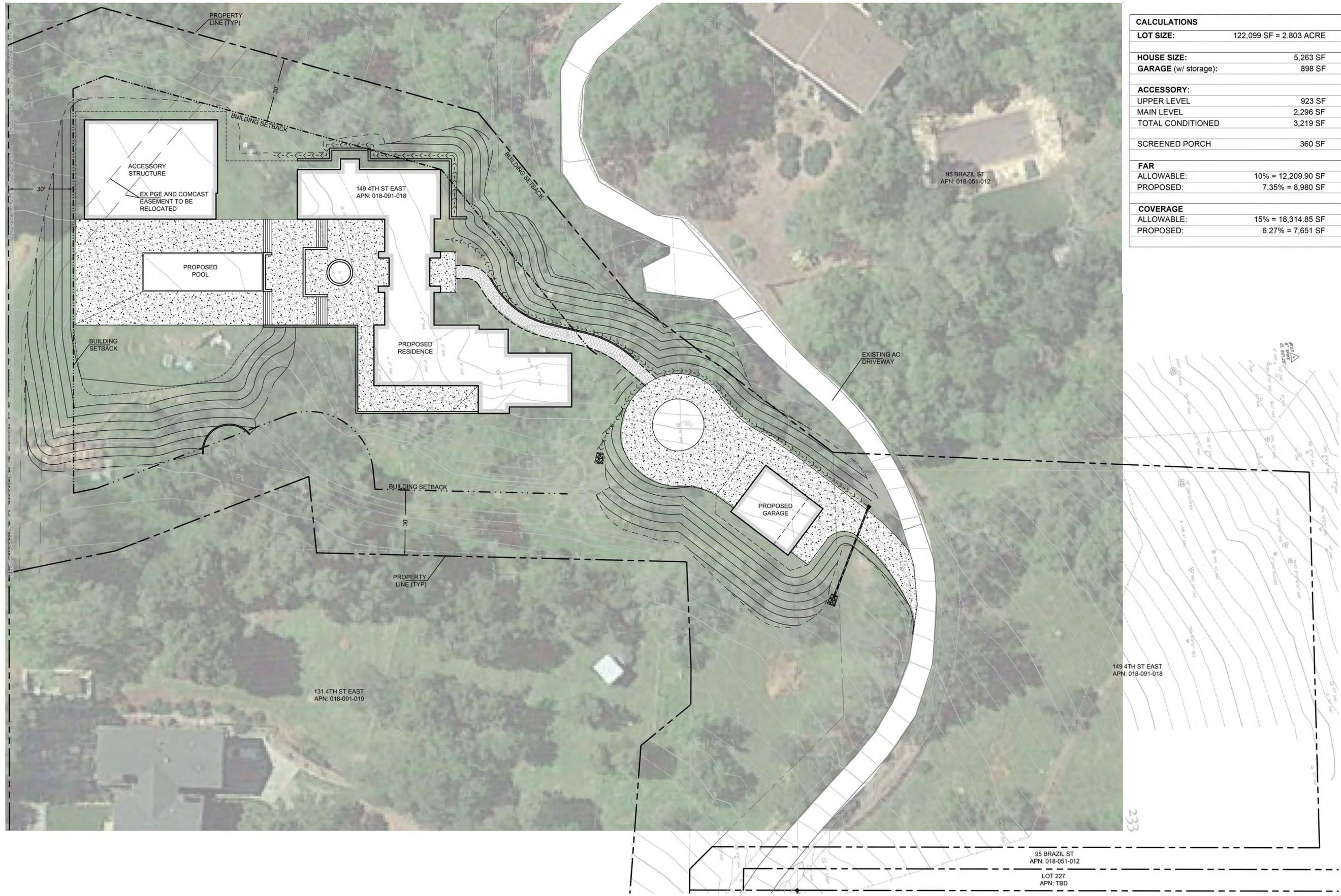
CUT: 1780 CUBIC YARD (CY)
FILL: 1420 CY
NET: 240 CY (EXPORT)

*CONTRACTOR SHALL BE REQUIRED TO PERFORM THEIR OWN EARTHWORK VOLUME CALCULATIONS. THESE CALCULATIONS ARE AN ESTIMATE AND DO NOT INCLUDE:
- EXPANSION OR CONTRACTION (SEE SOILS REPORT),
- FOUNDATION OR UTILITY TRENCH SPOILS
- CLEAR AND GRUB



PRELIMINARY GRADING PLAN





CALCULATIONS	
LOT SIZE:	122,099 SF = 2.803 ACRE
HOUSE SIZE:	5,263 SF
GARAGE (w/ storage):	898 SF
ACCESSORY:	
UPPER LEVEL	923 SF
MAIN LEVEL	2,296 SF
TOTAL CONDITIONED	3,219 SF
SCREENED PORCH	360 SF
FAR	
ALLOWABLE:	10% = 12,209.90 SF
PROPOSED:	7.35% = 8,980 SF
COVERAGE	
ALLOWABLE:	15% = 18,314.85 SF
PROPOSED:	6.27% = 7,651 SF

2016.08.12

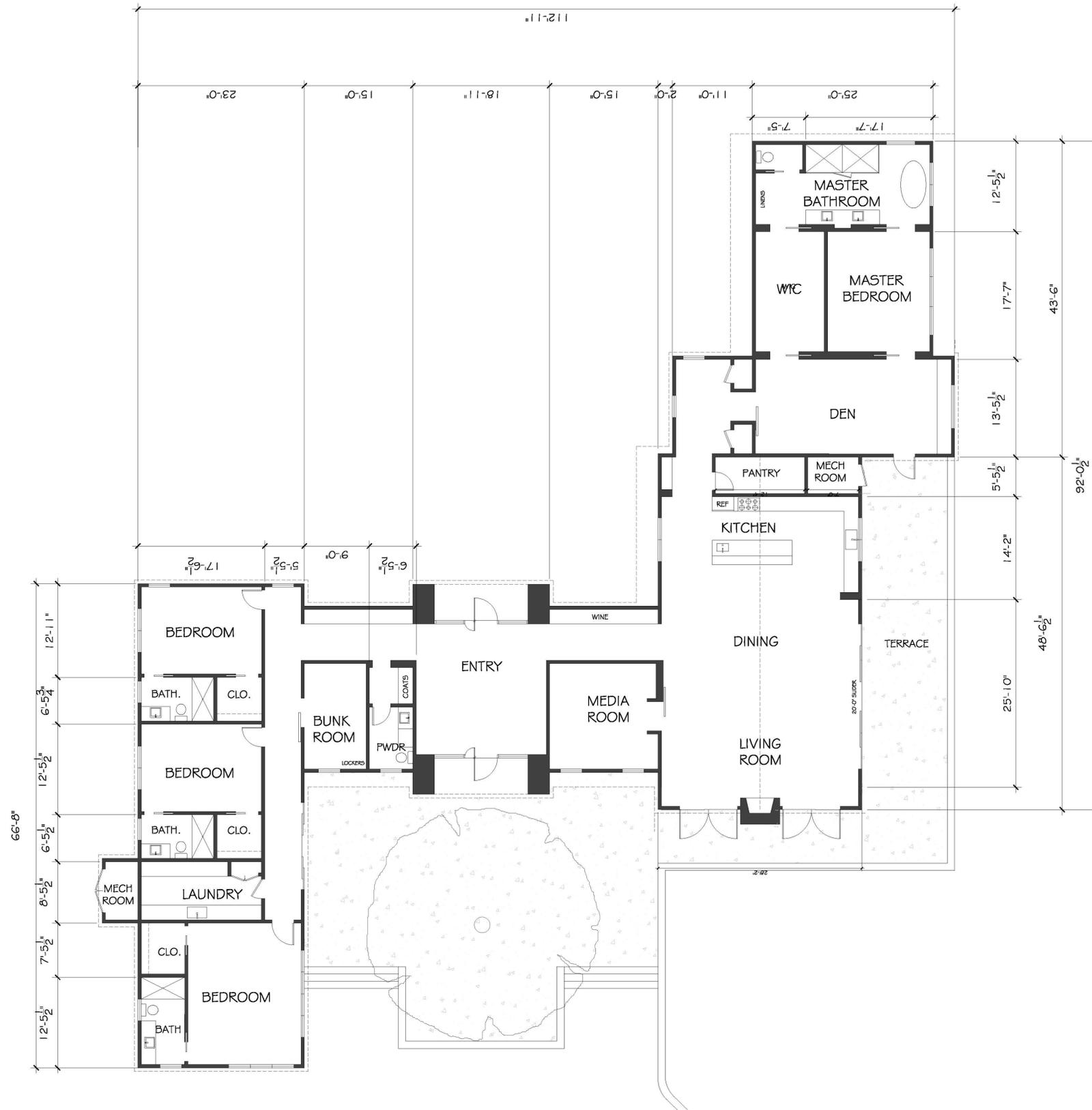
NICK LEE ARCHITECTURE
 CONTACT:
 NICHOLAS LEE
 807, HAIGHT AVE
 ALAMEDA, CA, 94501
 PH: 415.378.4337

4th STREET RESIDENCE

149 4th Street East, Sonoma CA
 APN: 018-091-018



SITE PLAN
 1"=20'-0"



2016.08.12

4th STREET RESIDENCE

2

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149 4th Street East , Sonoma CA
 APN: 018-091-018



FLOOR PLAN
 1/8"=1'-0"



NORTH ELEVATION



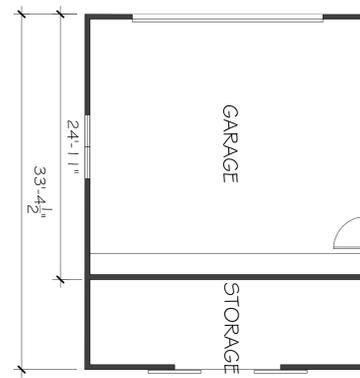
SOUTH ELEVATION



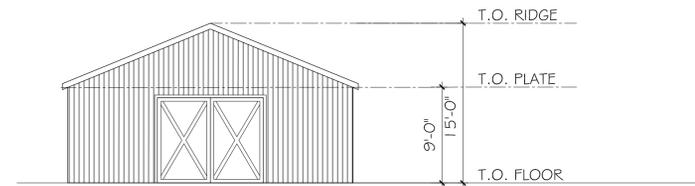
WEST ELEVATION



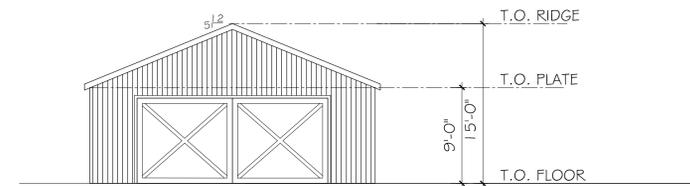
EAST ELEVATION



FLOOR PLAN



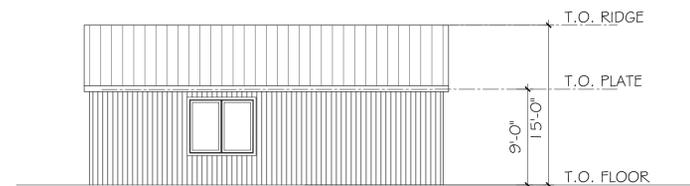
SOUTH ELEVATION



NORTH ELEVATION

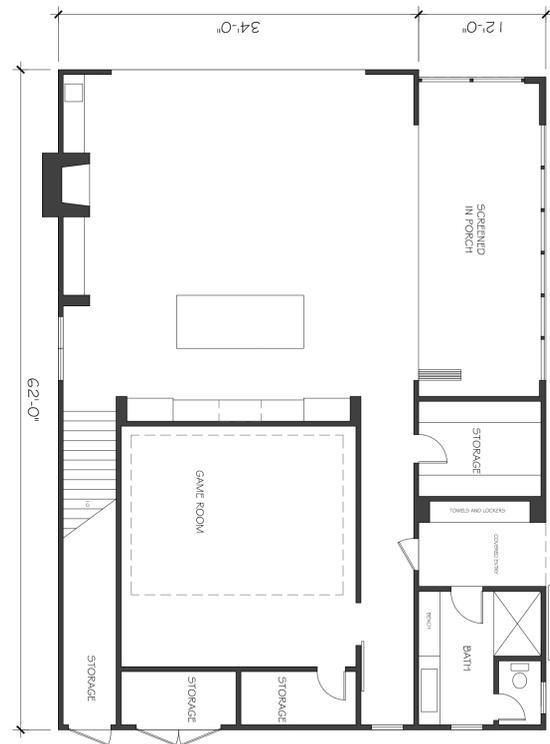


EAST ELEVATION

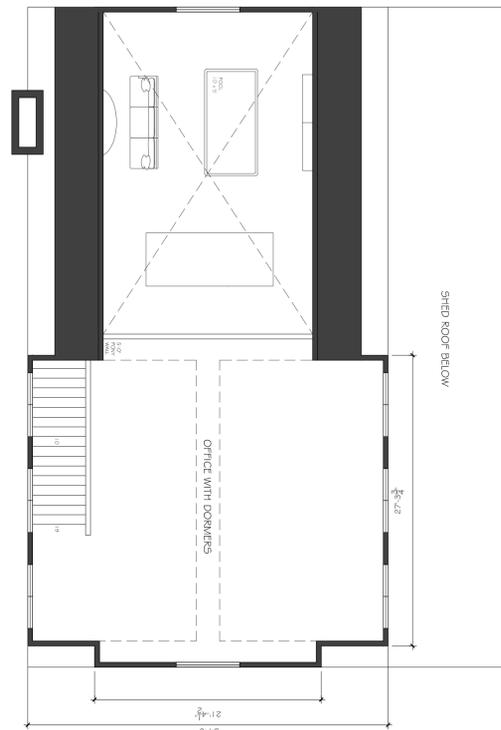


WEST ELEVATION





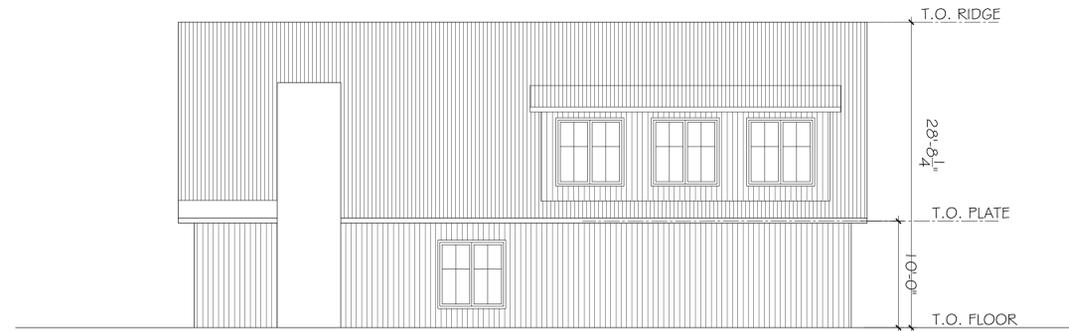
MAIN FLOOR PLAN



LOWER FLOOR PLAN



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION





SITE ELEVATION

2016.08.12

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 ALAMEDA, CA, 94501
 PH: 415.378.4337

4th STREET RESIDENCE

149 4th Street East , Sonoma CA
 APN: 018-091-018

6

SITE ELEVATION

3/32"=1'-0"



2016.08.12

NICK LEE
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4TH STREET RESIDENCE

149 4TH St. Sonoma, CA
APN: 018-091-018

RENDERINGS



2016.08.12

4TH STREET RESIDENCE

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149 4TH St. Sonoma, CA
APN: 018-091-018

RENDERINGS



2016.08.12

4TH STREET RESIDENCE

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149 4TH St. Sonoma, CA
APN: 018-091-018

RENDERINGS



2016.08.12

NICK LEE
ARCHITECTURE

CONTACT:
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4TH STREET RESIDENCE

149 4TH St. Sonoma, CA
APN: 018-091-018

RENDERINGS

ITEM #7.b

***Development Proposal for 0 Brazil Street
Upper Lot (Lot 3; APN 018-051-007)***

Project Narrative

Project Name: **0 Brazil Street (Lot 3)** (formerly 95 Brazil, Lot 228)

Project Architect: **Nick Lee Architecture**

Zoning: Sonoma R-HS (Residential Hillside)

Project Overview

The proposed project is a single-family dwelling and detached, two-car garage on an individual, entitled lot of over 1.8 acres (over 80,000 square feet). The lot is zoned Sonoma R-HS Residential Hillside, but is nonconforming because it is less than the standard R-HS ten acre parcel size. The lot is located approximately one-half mile from Sonoma's historic Plaza.

Access to the lot is via an extension of an existing shared private driveway. The existing private driveway entrance is located adjacent to the intersection of Brazil Street and Fourth Street East in Sonoma, California.

The proposed project's planning and design approach is consistent with the Sonoma General Plan and Development Code policies and guidelines. No exceptions or variances are required for this project. Existing topography and mature native trees have guided the development of the proposed driveway extensions, grading, and siting of the proposed structures. Visibility and visual impact of the proposed structures from neighbors and from the valley below have been carefully considered.

Site

The existing site is part of lands held by Mr. N. William Jasper. The lot was originally created in 1850 and deeded to himself by the founder of the Sonoma, Mariano Guadalupe Vallejo. It is a portion of the northerly edge of the current City of Sonoma city limits. Aside from fencing, there are no existing structures on the lot.

The site is a gently-sloped coastal oak woodland habitat. Being south-facing, it is drier, and because it exhibits evidence that it may have been previously used as pasture, it features some areas of grassland or savannah.

The proposed building site on this lot is a natural shelf, more level than the remainder of the lot, that is grassy and devoid of trees. It is bordered immediately on the southern, downslope edge by a dense hedge of tall oak and bay trees. Above this tree line, an unobstructed view of vineyards and the City of Sonoma below stretch to San Francisco Bay and beyond, eventually to the skyline of San Francisco itself. This is the inspiring beauty and special nature of this hillside lot.

Proposed Structures

The proposed house is designed in a contemporary style, featuring wood and stone siding, and a low-sloped shed roof. The design is comprised of 5,944 square feet on two roughly equal-sized levels, which are staggered to afford the panoramic views while remaining sensitive

to visibility from neighbors and the valley floor below. Stretched low and horizontally across the topography, the design utilizes the mature line of trees below to cloak the lower level and filter the upper level from view. Thus, viewed from the public thoroughfares below, the house is designed and sited to appear only as a single-story above the grove of existing trees.

The proposed site may be viewed locally from Fourth Street East, but only as close as the vicinity of the flagpoles of the Sebastiani Vineyards & Winery parking area, a view that is approximately one-third mile distant. Approaching closer northward along Fourth Street East, the manifold trees occlude any view of the proposed house. Another nearby public view of the proposed structure is along Lovall Valley Road, particularly adjacent to the Sebastiani Vineyard gate one-half mile away. Again, visibility of the house from Lovall Valley is filtered and minimal, due to the natural screening of the existing trees. Aside from these two vantage points, public visibility of the proposed house is only possible from locations further distant.

Utilities

- Electricity and natural gas will be furnished by connection to the Pacific Gas & Electricity network.
- Water will be furnished by connection to The City of Sonoma Water Division.
- Sewer service will be provided by connection to the Sonoma Valley County Sanitation District.

Trees

The expert services of a certified arborist was included from the beginning stages of planning and will be retained throughout the project until completion. Their report is attached.

The siting and design processes were driven by the desire to minimize tree pruning or removal. A high level of work was undertaken to consider the existing tree assets in developing the alignment of the driveway extensions, house and garage design, structure siting, and utilities.

Due Diligence

Certified Arborist's Report

CEQA

This project is categorically exempt from CEQA.

Adjacent Neighbors

95 Brazil Street, Lot 4 (formerly 95 Brazil Street, Lot 227)
400 Brazil Street (APN 018-051-002)
436 Brazil Street (APN 018-051-011)
Unincorporated Sonoma County (APN 127-051-009)

Specific Project Data

Site Parcel Address: 0 Brazil Street (Lot 3), Sonoma, CA (formerly 95 Brazil Street, Lot 228)

Assessor's Parcel Number: 018-051-007

Zoning: Sonoma R-HS.

Allowable Setbacks:

-Primary Structure: 30 feet min.

-Accessory Structure: 5 feet min.

(requires 9 foot max wall height and 15 foot max structure height)

Building height limit: 30' maximum.

Total Lot Area: 1.841 acres (80,194 square feet).

Proposed House Upper Level: 2,943 sf

Proposed House Lower Level: 3,001 sf

Total 5,944 sf

Proposed Garage: 704 sf

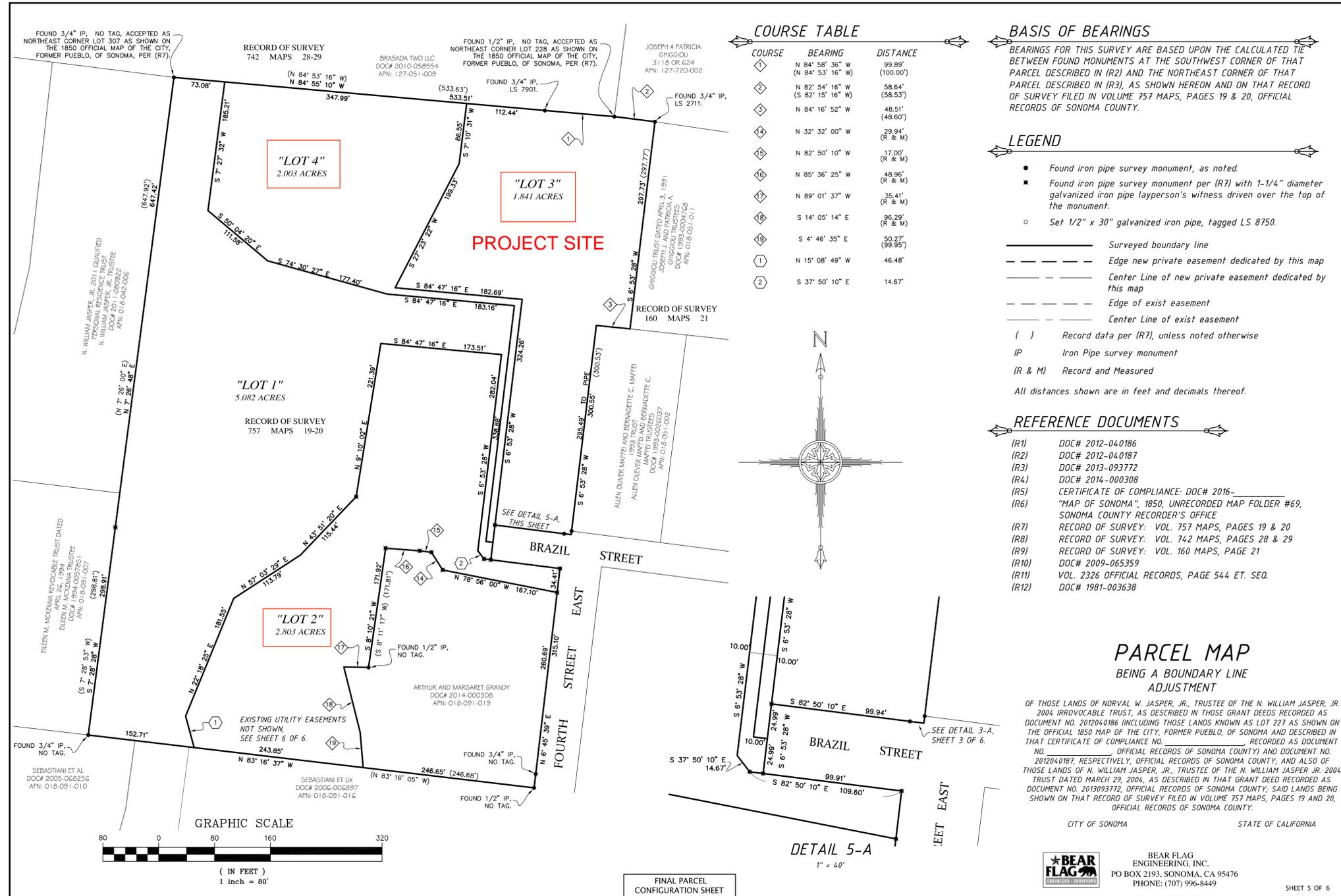
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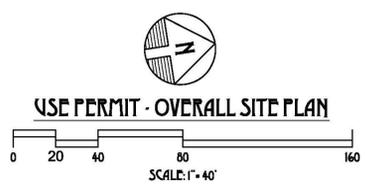
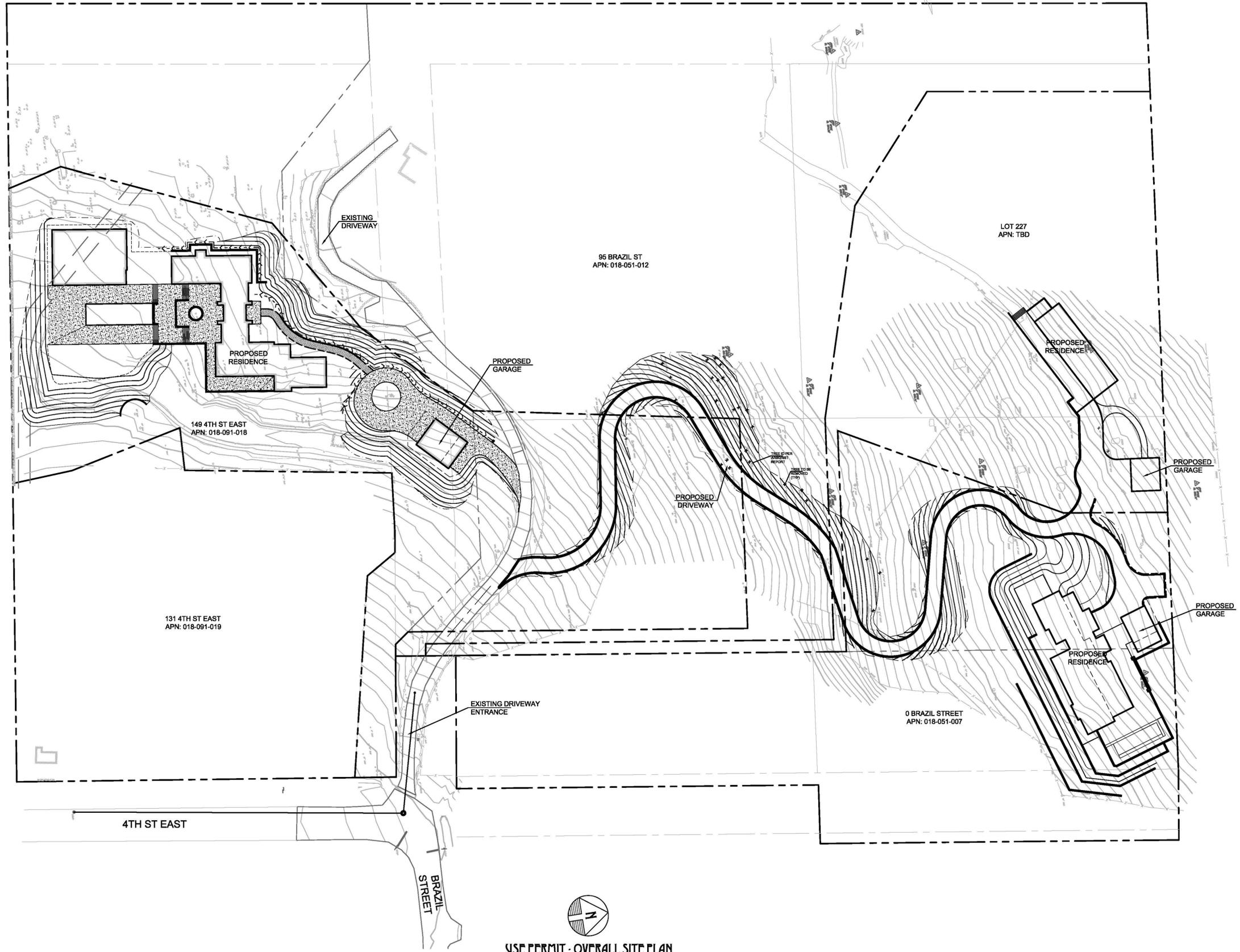
Allowable lot coverage: 15% (12,029 square feet).

Proposed lot coverage: 5.8% (4,625 square feet).

Allowable FAR: 10% (8,019 square feet).

Proposed FAR: 7.8% (6,248 square feet).





BEAR FLAG ENGINEERING INC

CIVIL ENGINEERING
 LAND DEVELOPMENT
 SEPTIC SYSTEM DESIGN
 PROJECT MANAGEMENT
 SURVEYING
 BUILDING DESIGN

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 PHONE: 707 481-9472
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CHAD S. MOLL DATE
 KCC79721

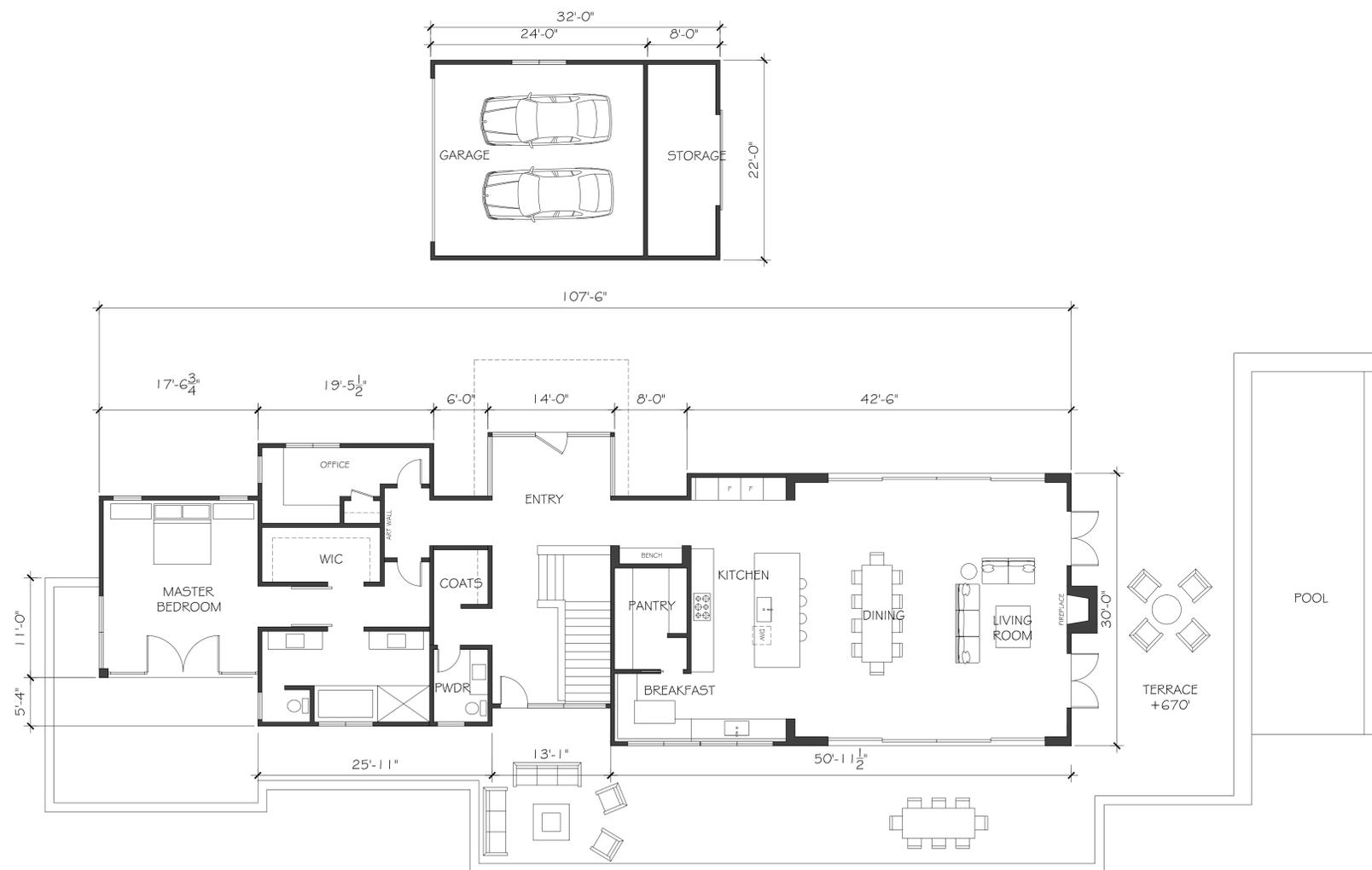
USE PERMIT - OVERALL SITE PLAN
CAYMUS RESIDENCE
 149 4TH STREET + 0 BRAZIL STREET, SONOMA, CA
 APN: XXX-XXX-XXX

REV	DATE	DESCRIPTION

DATE: 8/12/2016
 DESIGN: CSM
 PROJECT: 16003

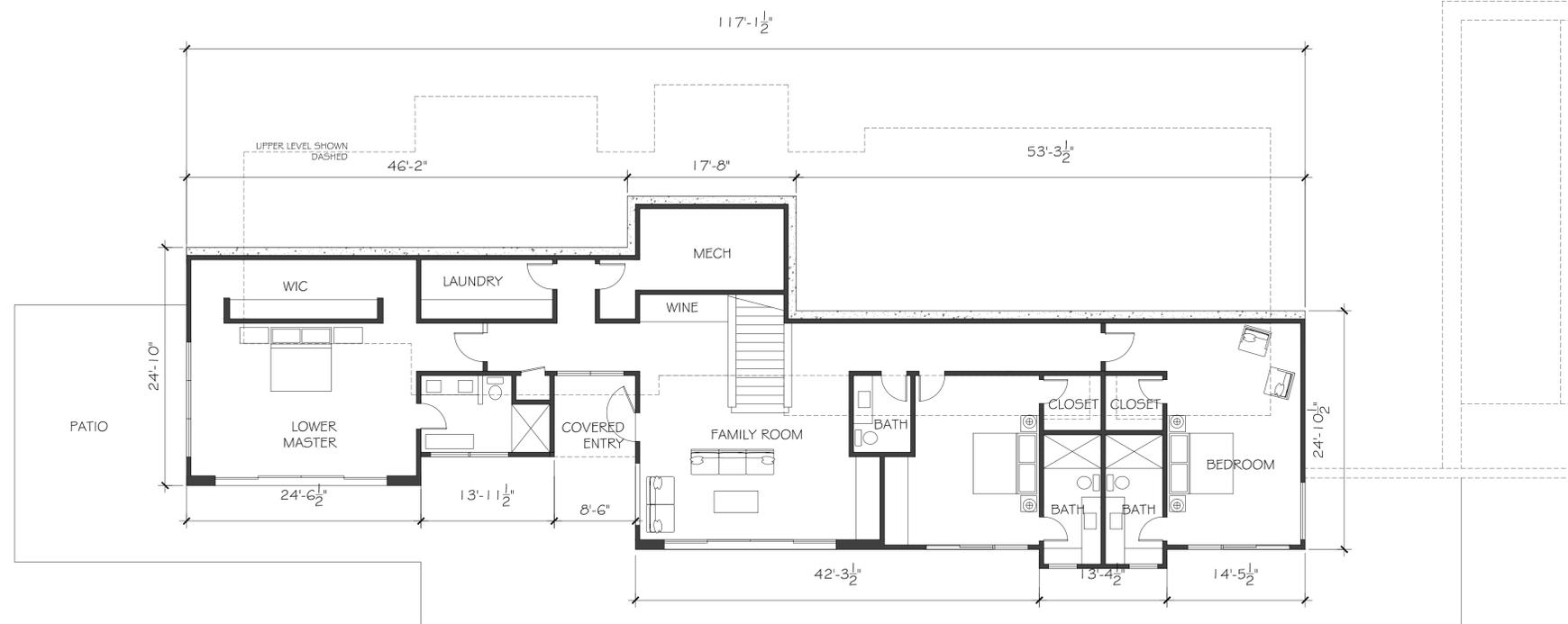
SHEET
1
 OF 1 SHEET

CALCULATIONS	
LOT SIZE:	80,194 SF = 1.841 ACRE
HOUSE UPPER LEVEL:	2,943 SF
HOUSE LOWER LEVEL:	3,001 SF
TOTAL CONDITIONED:	5,944 SF
GARAGE:	704 SF
FAR	
ALLOWABLE:	10% = 8,019.40 SF
PROPOSED:	7.79% = 6,248 SF
COVERAGE	
ALLOWABLE:	15% = 12,029.10 SF
PROPOSED:	5.77% = 4,625 SF



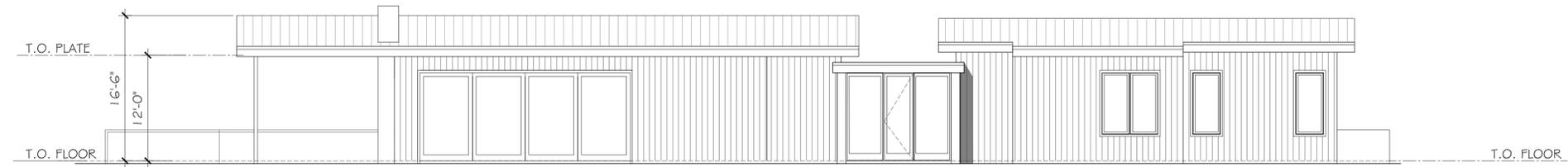
MAIN FLOOR PLAN



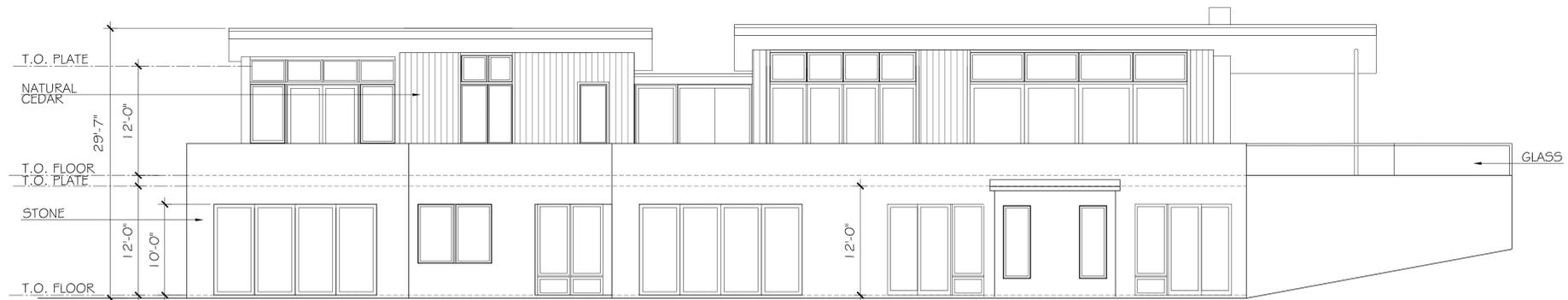


LOWER FLOOR PLAN

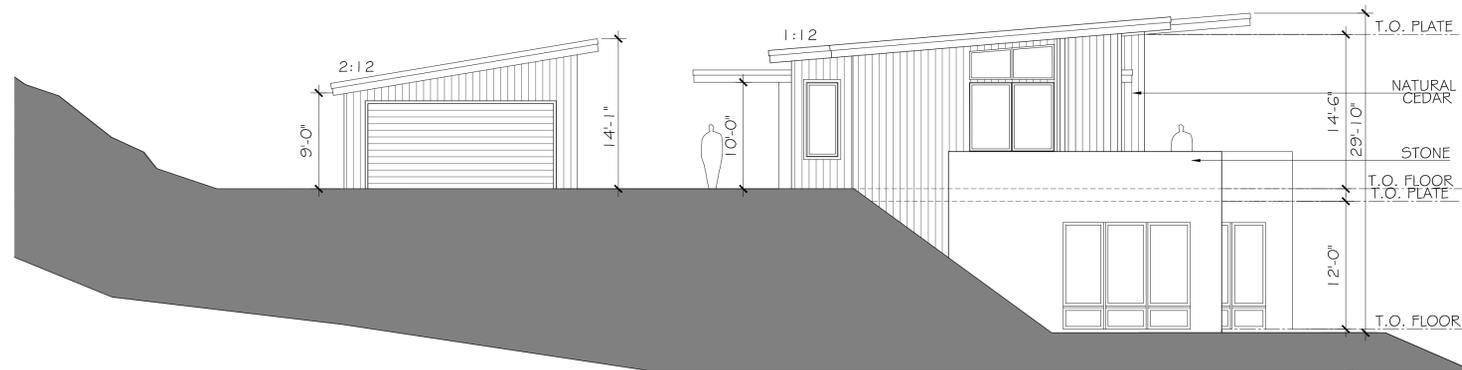




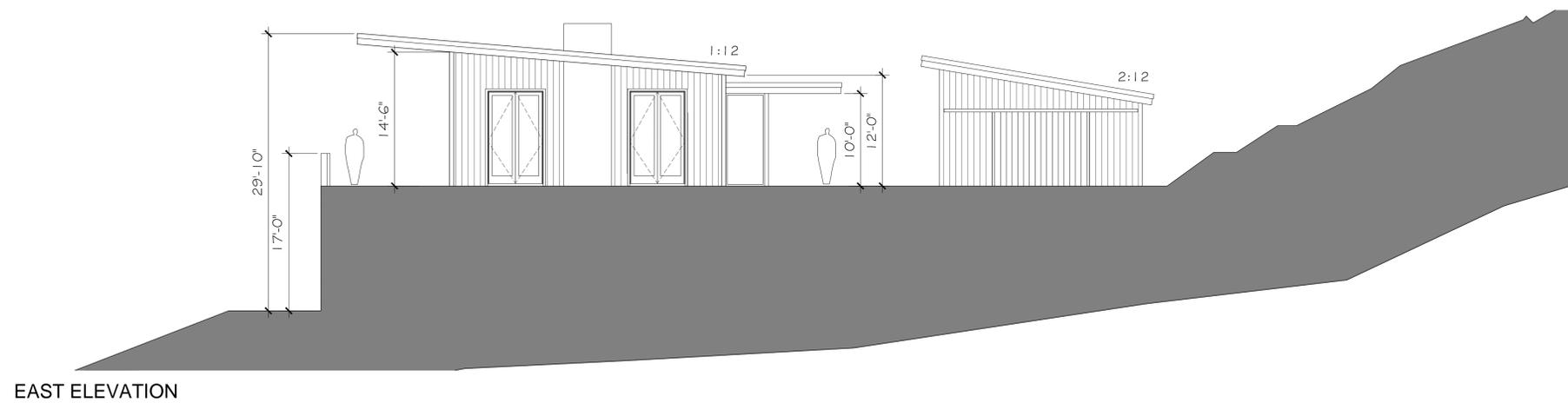
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

2016.08.12

NICK LEE
ARCHITECTURE
CONTACT:
NICHOLAS LEE
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PH: 415.378.4337

0 BRAZIL STREET

0 Brazil Street, Sonoma CA
APN: 018-051-007

4



ELEVATIONS
1/8"=1'-0"



2016.08.12

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0 BRAZIL STREET

0 Brazil Street, Sonoma, CA
APN: 018-051-007

KEY MAP



VIEW FROM 4TH STREET

2016.08.12

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ARCHITECTURE

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0 BRAZIL STREET

0 Brazil Street, Sonoma, CA
APN: 018-051-007

RENDERINGS



VIEW FROM LOVALL VALLEY RD.

2016.08.12

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PH: 415.378.4337

0 BRAZIL STREET

0 Brazil Street, Sonoma, CA
APN: 018-051-007

RENDERINGS



View from 4th Street



View from Lovall Valley Road

2016.08.12

NICK LEE
ARCHITECTURE

CONTACT:
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PH: 415.378.4337

0 BRAZIL STREET

0 Brazil Street, Sonoma, CA
APN: 018-051-007

STORY POLES



2016.08.12

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4TH STREET RESIDENCE

149 4TH St. Sonoma, CA
APN: 018-091-018

RENDERINGS



2016.08.12

4TH STREET RESIDENCE

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149 4TH St. Sonoma, CA
APN: 018-091-018

RENDERINGS



2016.08.12

4TH STREET RESIDENCE

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149 4TH St. Sonoma, CA
APN: 018-091-018

RENDERINGS



2016.08.12

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PH: 415.378.4337

4TH STREET RESIDENCE

149 4TH St. Sonoma, CA
APN: 018-091-018

RENDERINGS

HORTICULTURAL *Associates*

Consultants in Horticulture and Arboriculture

TREE PRESERVATION AND MITIGATION REPORT

11 BRAZIL STREET
Sonoma, CA

Prepared for:

Mr. Rob Auger
Caymus Builders
300 Derek Place
Roseville, CA 95661

Prepared by:

John C. Meserve
Consulting Arborist and Horticulturist
American Society of Consulting Arborists
ISA Certified Arborist, WE #0478A
ISA Tree Risk Assessment Qualified

July 11, 2016

July 11, 2016

Mr. Rob Auger
Caymus Builders
300 Derek Place
Roseville, CA 95661

Re: Completed *Tree Preservation and Mitigation Report*, Brazil Street, Sonoma

Rob,

Attached you will find our completed *Tree Preservation and Mitigation Report* for the above noted project site. A total of 134 trees were evaluated based on their locations within or immediately adjacent to the proposed limits of grading and development. Many other trees are present at the site that were not included in this evaluation because they are located away from areas being proposed for development and are not expected to be impacted by construction activities.

Each tree in this report was documented and evaluated for species, trunk diameter, health, and structural condition. We have provided our evaluation of the impact expected from the development activities illustrated on the plans reviewed, and a recommendation is provided to preserve, remove, or modify the proposed plans. The *Tree Location Plan* shows the location and numbering sequence of all evaluated trees. Also included are *Tree Preservation Guidelines* and *Pruning Guidelines* as reference to working around trees.

This report is intended to be a basic inventory of trees present at this site, which includes a general review of tree health and structural condition. No in-depth evaluation has occurred, and assessment has included only external visual examination without probing, drilling, coring, root collar examination, root excavation, or dissecting any tree part. Failures, deficiencies, and problems may occur in these trees in the future, and this inventory in no way guarantees or provides a warranty for their condition.

EXISTING SITE CONDITION SUMMARY

The project site consists of property with existing residences, outbuildings, fencing, and other improvements. The areas being considered for development consist of native California woodland habitat covered primarily in native Oak species. Native and non-native grasslands are present below and around most trees.

EXISTING TREE SUMMARY

Native species present at the project include primarily Coast Live Oak (*Quercus agrifolia*) and Blue Oak (*Quercus douglasii*). Also present are Oregon Oak (*Quercus garryana*), and California Bay (*Umbellularia californica*).

Non-native species present in small quantities are Olive and Monterey Pine.

CONSTRUCTION IMPACT SUMMARY

Based on this initial review of proposed plans the following summary of impacts to trees is provided:

(67) Removal appears to be required.

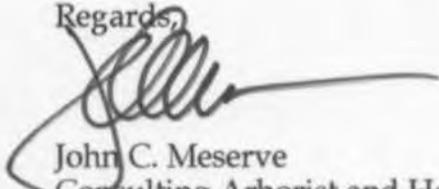
(33) Preservation appears to be possible.

(34) Removal appears to be required, minor changes to the grading plan may allow preservation, and further review of design is recommended.

There are only 134 trees included in this inventory, but it appears that hundreds of other trees may also be present that have not been included at this time.

Please feel free to contact me if you have questions regarding this report, or if further discussion about any tree issue is required.

Regards,


John C. Meserve
Consulting Arborist and Horticulturist
ISA Certified Arborist, WE #0478A
ISA Tree Risk Assessment Qualified



TREE INVENTORY CHART

TREE INVENTORY
11 Brazil Street
Sonoma, CA

July 11, 2016

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Tag?	Expected Impact	Recommendations
1	<i>Pinus radiata</i>	Monterey Pine	12+12+13	40	18	2	2	Yes	3	2
2	<i>Quercus agrifolia</i>	Coast Live Oak	4+5+7	20	12	4	3	Yes	3	3
3	<i>Quercus agrifolia</i>	Coast Live Oak	7+10	25	12	4	3	Yes	2	3
4	<i>Pinus radiata</i>	Monterey Pine	24	35	18	2	2	Yes	3	2
5	<i>Olea europaea</i>	Olive	2+4+4+5+6	15	12	4	3	Yes	3	3
6	<i>Quercus garryana</i>	Oregon Oak	10	22	14	4	3	Yes	2	1, 4, 5, 6, 7
7	<i>Quercus garryana</i>	Oregon Oak	14	35	25	4	3	Yes	1	1, 4, 5, 6, 7
8	<i>Quercus douglasii</i>	Blue Oak	18	35	24	4	3	Yes	3	2
9	<i>Quercus douglasii</i>	Blue Oak	16	35	24	4	3	Yes	3	2
10	<i>Olea europaea</i>	Olive	4+12+10+10+5	30	18	4	3	Yes	3	2
11	<i>Quercus douglasii</i>	Blue Oak	14	35	18	4	3	Yes	3	2
12	<i>Quercus douglasii</i>	Blue Oak	5+5+6	12	10	4	3	Yes	3	2
13	<i>Quercus douglasii</i>	Blue Oak	12	35	18	4	3	Yes	3	2
14	<i>Quercus douglasii</i>	Blue Oak	10	30	12	4	3	Yes	3	2
15	<i>Quercus douglasii</i>	Blue Oak	10	15	12	4	3	Yes	3	2
16	<i>Quercus douglasii</i>	Blue Oak	12	30	18	4	3	Yes	3	2

HORTICULTURAL ASSOCIATES
P.O. Box 1261, Glen Ellen, CA 95442
707.935.3911

TREE INVENTORY
11 Brazil Street
Sonoma, CA

July 11, 2016

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Tag?	Expected Impact	Recommendations
17	<i>Quercus douglasii</i>	Blue Oak	20	40	18	4	3	Yes	3	2
18	<i>Quercus douglasii</i>	Blue Oak	13	40	18	4	3	Yes	3	2
19	<i>Quercus douglasii</i>	Blue Oak	10	35	14	3	3	Yes	3	2
20	<i>Prunus dulcis</i>	Almond	10	30	12	2	3	Yes	2	1, 4, 5, 6, 7
21	<i>Quercus douglasii</i>	Blue Oak	13	30	10	4	3	Yes	1	1, 4, 5, 6, 7
22	<i>Quercus douglasii</i>	Blue Oak	14	35	15	4	3	Yes	1	1, 4, 5, 6, 7
23	<i>Quercus douglasii</i>	Blue Oak	12	35	15	4	3	Yes	1	1, 4, 5, 6, 7
24	<i>Quercus douglasii</i>	Blue Oak	20	35	22	4	3	Yes	3	3
25	<i>Quercus douglasii</i>	Blue Oak	6	25	15	2	2	Yes	3	3
26	<i>Olea europaea</i>	Olive	12	25	16	4	3	Yes	3	2
27	<i>Quercus douglasii</i>	Blue Oak	5+3	8	12	2	2	Yes	3	2
28	<i>Quercus douglasii</i>	Blue Oak	6	30	12	3	3	Yes	3	2
29	<i>Quercus agrifolia</i>	Coast Live Oak	6+4	22	12	2	3	Yes	3	2
30	<i>Quercus douglasii</i>	Blue Oak	6+9	21	15	3	3	Yes	3	3
31	<i>Quercus douglasii</i>	Blue Oak	7	35	15	4	3	Yes	3	3
32	<i>Quercus douglasii</i>	Blue Oak	6	25	14	3	3	Yes	3	2

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TREE INVENTORY
11 Brazil Street
Sonoma, CA

July 11, 2016

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Tag?	Expected Impact	Recommendations
33	<i>Quercus agrifolia</i>	Coast Live Oak	6+6	20	12	4	3	Yes	2	1, 4, 5, 6, 7
34	<i>Quercus douglasii</i>	Blue Oak	5+7	30	15	4	3	Yes	3	3
35	<i>Quercus douglasii</i>	Blue Oak	4	20	12	3	3	Yes	1	1, 4, 5, 6, 7
36	<i>Quercus agrifolia</i>	Coast Live Oak	6+8	18	12	4	3	Yes	3	2
37	<i>Quercus douglasii</i>	Blue Oak	8+8	30	14	4	3	Yes	3	2
38	<i>Umbellularia californica</i>	California Bay	7	25	12	4	3	Yes	3	2
39	<i>Quercus douglasii</i>	Blue Oak	12+18	40	22	3	3	Yes	3	2
40	<i>Quercus agrifolia</i>	Coast Live Oak	10	20	14	4	3	Yes	3	2
41	<i>Quercus douglasii</i>	Blue Oak	12	35	18	4	3	Yes	3	3
42	<i>Quercus agrifolia</i>	Coast Live Oak	13	30	25	4	3	Yes	3	2
43	<i>Umbellularia californica</i>	California Bay	6	30	12	3	3	Yes	3	2
44	<i>Quercus agrifolia</i>	Coast Live Oak	11+12	30	18	4	3	Yes	2	1, 4, 5, 6, 7
45	<i>Umbellularia californica</i>	California Bay	7	35	14	4	3	Yes	1	1, 4, 5, 6, 7
46	<i>Quercus agrifolia</i>	Coast Live Oak	18	35	25	4	3	Yes	1	1, 4, 5, 6, 7
47	<i>Quercus agrifolia</i>	Coast Live Oak	12+16+16	40	28	4	2	Yes	2	1, 4, 5, 6, 7
48	<i>Quercus douglasii</i>	Blue Oak	6	25	14	3	3	Yes	3	2

TREE INVENTORY
11 Brazil Street
Sonoma, CA

July 11, 2016

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Tag?	Expected Impact	Recommendations
49	<i>Quercus douglasii</i>	Blue Oak	6	30	16	3	3	Yes	3	2
50	<i>Quercus douglasii</i>	Blue Oak	7	30	16	3	3	Yes	3	2
51	<i>Quercus douglasii</i>	Blue Oak	6	22	16	4	3	Yes	3	2
52	<i>Quercus douglasii</i>	Blue Oak	7	30	15	4	3	Yes	3	2
53	<i>Quercus douglasii</i>	Blue Oak	7	30	15	4	3	Yes	3	2
54	<i>Quercus douglasii</i>	Blue Oak	6+8+12	35	20	3	2	Yes	3	2
55	<i>Quercus douglasii</i>	Blue Oak	6	18	10	4	3	Yes	3	2
56	<i>Olea europaea</i>	Olive	4	20	10	4	3	Yes	3	2
57	<i>Quercus agrifolia</i>	Coast Live Oak	9	21	12	3	2	Yes	3	2
58	<i>Quercus douglasii</i>	Blue Oak	10+10	30	16	4	3	Yes	2	1, 4, 5, 6, 7
59	<i>Quercus agrifolia</i>	Coast Live Oak	12	14	10	4	3	Yes	2	1, 4, 5, 6, 7
60	<i>Quercus agrifolia</i>	Coast Live Oak	17	35	18	4	3	Yes	3	3
61	<i>Quercus douglasii</i>	Blue Oak	14+8+8+5	40	20	3	3	Yes	3	2
62	<i>Quercus douglasii</i>	Blue Oak	10+14	40	18	4	3	Yes	3	2
63	<i>Quercus douglasii</i>	Blue Oak	5+4	25	14	3	3	Yes	1	1, 4, 5, 6, 7
64	<i>Quercus douglasii</i>	Blue Oak	12+13+13	40	22	4	3	Yes	2	1, 4, 5, 6, 7

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TREE INVENTORY
11 Brazil Street
Sonoma, CA

July 11, 2016

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Tag?	Expected Impact	Recommendations
65	<i>Quercus douglasii</i>	Blue Oak	11	20	16	4	3	Yes	1	1, 4, 5, 6, 7
66	<i>Quercus agrifolia</i>	Coast Live Oak	5+5+7+10+12	15	18	3	2	Yes	2	1, 4, 5, 6, 7
67	<i>Quercus agrifolia</i>	Coast Live Oak	3x4+3x10+5	18	18	3	3	Yes	3	3
68	<i>Quercus douglasii</i>	Blue Oak	8+8+4	18	14	3	3	Yes	3	3
69	<i>Quercus agrifolia</i>	Coast Live Oak	18+15+14	21	16	4	3	Yes	2.5	1, 4, 5, 6, 7
70	<i>Quercus agrifolia</i>	Coast Live Oak	24	16	22	4	2	Yes	3	2
71	<i>Umbellularia californica</i>	California Bay	4+4+4	15	12	4	3	Yes	2.5	1, 4, 5, 6, 7
72	<i>Quercus agrifolia</i>	Coast Live Oak	22	12	24	4	3	Yes	2.5	1, 4, 5, 6, 7
73	<i>Quercus agrifolia</i>	Coast Live Oak	18+18	25	24	4	3	Yes	2.5	1, 4, 5, 6, 7
74	<i>Umbellularia californica</i>	California Bay	7	15	10	4	3	Yes	2	1, 4, 5, 6, 7
75	<i>Umbellularia californica</i>	California Bay	5+5	15	10	4	3	Yes	2	1, 4, 5, 6, 7
76	<i>Umbellularia californica</i>	California Bay	7	15	10	4	3	Yes	2	1, 4, 5, 6, 7
77	<i>Umbellularia californica</i>	California Bay	5+5	10	8	4	3	Yes	2	1, 4, 5, 6, 7
78	<i>Quercus agrifolia</i>	Coast Live Oak	8+10	14	12	3	3	Yes	2	1, 4, 5, 6, 7
79	<i>Quercus agrifolia</i>	Coast Live Oak	6+8	16	12	3	3	Yes	3	3
80	<i>Quercus agrifolia</i>	Coast Live Oak	18+18+12	21	15	3	3	Yes	3	2

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July 11, 2016

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Tag?	Expected Impact	Recommendations
81	<i>Quercus agrifolia</i>	Coast Live Oak	10	20	14	3	3	Yes	3	2
82	<i>Quercus agrifolia</i>	Coast Live Oak	4+4+6+6	18	12	3	3	Yes	3	3
83	<i>Quercus agrifolia</i>	Coast Live Oak	10+12+13	21	15	4	3	Yes	3	3
84	<i>Quercus agrifolia</i>	Coast Live Oak	12	25	18	4	3	Yes	3	3
85	<i>Quercus agrifolia</i>	Coast Live Oak	14+15	30	18	4	3	Yes	3	3
86	<i>Quercus agrifolia</i>	Coast Live Oak	24	40	28	4	3	Yes	3	3
87	<i>Quercus agrifolia</i>	Coast Live Oak	12+12+6	20	20	3	3	Yes	3	3
88	<i>Quercus douglasii</i>	Blue Oak	3x12+14+14+15	30	20	3	3	Yes	3	2
89	<i>Olea europaea</i>	Olive	7+7	15	12	4	3	Yes	3	3
90	<i>Quercus douglasii</i>	Blue Oak	18	35	18	3	3	Yes	3	3
91	<i>Quercus agrifolia</i>	Coast Live Oak	6	16	10	3	3	Yes	3	2
92	<i>Quercus douglasii</i>	Blue Oak	15	30	15	4	3	Yes	3	2
93	<i>Olea europaea</i>	Olive	5+10	30	14	3	3	Yes	3	2
94	<i>Quercus agrifolia</i>	Coast Live Oak	10	14	12	2	2	Yes	3	2
95	<i>Quercus agrifolia</i>	Coast Live Oak	3x12+2x10+4	22	16	3	3	Yes	2	1, 4, 5, 6, 7
96	<i>Quercus agrifolia</i>	Coast Live Oak	15+5	25	16	4	3	Yes	3	3

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Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Tag?	Expected Impact	Recommendations
97	<i>Quercus douglasii</i>	Blue Oak	6+5	20	14	3	3	Yes	3	3
98	<i>Quercus agrifolia</i>	Coast Live Oak	3x6+7	21	14	3	3	Yes	3	2
99	<i>Quercus agrifolia</i>	Coast Live Oak	3x8+2x12+10	18	21	3	2	Yes	3	3
100	<i>Quercus agrifolia</i>	Coast Live Oak	7+7+12+13	25	18	3	3	Yes	1	1, 4, 5, 6, 7
101	<i>Quercus agrifolia</i>	Coast Live Oak	10+10+12	25	20	3	3	Yes	3	2
102	<i>Olea europaea</i>	Olive	4x4	18	10	4	3	Yes	3	2
103	<i>Quercus agrifolia</i>	Coast Live Oak	12	18	18	4	3	Yes	3	2
104	<i>Quercus agrifolia</i>	Coast Live Oak	11	15	12	4	3	Yes	3	2
105	<i>Quercus agrifolia</i>	Coast Live Oak	10x4	30	18	3	3	Yes	3	3
106	<i>Quercus agrifolia</i>	Coast Live Oak	6	14	19	4	3	Yes	3	3
107	<i>Quercus agrifolia</i>	Coast Live Oak	25	25	20	3	3	Yes	3	2
108	<i>Quercus agrifolia</i>	Coast Live Oak	5+8+10	18	18	2	3	Yes	3	2
109	<i>Quercus agrifolia</i>	Coast Live Oak	12+12+6+18	45	22	4	3	Yes	3	2
110	<i>Quercus agrifolia</i>	Coast Live Oak	10+10+8+8+6	35	18	4	3	Yes	3	2
111	<i>Quercus agrifolia</i>	Coast Live Oak	10+10+12+12	45	24	4	3	Yes	3	2
112	<i>Quercus agrifolia</i>	Coast Live Oak	14+14+12	40	21	4	3	Yes	3	2

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Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Tag?	Expected Impact	Recommendations
113	<i>Olea europaea</i>	Olive	6+4+2+2	16	14	4	3	Yes	3	2
114	<i>Quercus agrifolia</i>	Coast Live Oak	10+14	35	18	4	3	No	3	3
115	<i>Quercus agrifolia</i>	Coast Live Oak	12	35	18	4	3	No	3	3
116	<i>Quercus agrifolia</i>	Coast Live Oak	12	35	18	4	3	No	3	3
117	<i>Quercus agrifolia</i>	Coast Live Oak	8	35	18	4	3	No	3	2
118	<i>Quercus agrifolia</i>	Coast Live Oak	14	35	20	4	3	No	3	2
119	<i>Quercus agrifolia</i>	Coast Live Oak	13	35	20	4	3	No	3	2
120	<i>Quercus agrifolia</i>	Coast Live Oak	16	40	20	4	3	Yes	3	2
121	<i>Quercus agrifolia</i>	Coast Live Oak	12+9	40	20	4	3	Yes	3	2
122	<i>Quercus agrifolia</i>	Coast Live Oak	12	25	21	4	3	Yes	3	3
123	<i>Quercus agrifolia</i>	Coast Live Oak	10	40	18	4	3	Yes	3	3
124	<i>Quercus agrifolia</i>	Coast Live Oak	8	35	14	4	3	Yes	3	2
125	<i>Quercus agrifolia</i>	Coast Live Oak	8+8+4	30	15	3	3	Yes	3	2
126	<i>Quercus agrifolia</i>	Coast Live Oak	3x12+2x15+4+14	45	30	2	2	Yes	2	1, 4, 5, 6, 7
127	<i>Quercus agrifolia</i>	Coast Live Oak	18	40	20	4	3	No	3	2
128	<i>Quercus agrifolia</i>	Coast Live Oak	3x18+3x12	40	30	4	3	No	3	2

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Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Tag?	Expected Impact	Recommendations
129	<i>Quercus agrifolia</i>	Coast Live Oak	6+8	40	25	4	3	No	3	3
130	<i>Quercus agrifolia</i>	Coast Live Oak	12+12+11	40	25	4	3	No	3	3
131	<i>Quercus agrifolia</i>	Coast Live Oak	15+3x12	40	25	4	3	No	2	1, 4, 5, 6, 7
132	<i>Quercus agrifolia</i>	Coast Live Oak	6+8+12	40	21	3	3	No	3	3
133	<i>Quercus agrifolia</i>	Coast Live Oak	12	35	21	4	3	No	2	1, 4, 5, 6, 7
134	<i>Quercus agrifolia</i>	Coast Live Oak	3+8	25	15	4	3	No	2	1, 4, 5, 6, 7

KEY TO TREE
INVENTORY CHART

KEY TO TREE INVENTORY CHART

11 Brazil Street
Sonoma, California

Tree Number

Each tree has been identified in the field with an aluminum tag and reference number. Tags are attached to the trunk at approximately eye level and the *Tree Location Plan* illustrates the location of each numbered tree that is outside the creek setback area. Trees in the creek setback area have been tagged and numbered, but only their approximate locations have been illustrated.

Species

Each tree has been identified by genus, species and common name. Many species have more than one common name.

Trunk

The diameter of each trunk has been estimated at 4.5 feet above adjacent grade. Trunk diameter is a good indicator of age, and is commonly used to determine mitigation replacement requirements.

Height

Height is estimated in feet, using visual assessment.

Radius

Radius is estimated in feet, using visual assessment. Since many canopies are asymmetrical, it is not uncommon for a radius estimate to be an average of the canopy size, or different than what is actually present. Radius is generally used as an area of root zone to be protected from development activity.

Health

The following descriptions are used to rate the health of a tree. Trees with a rating of 4 or 5 are very good candidates for preservation and will tolerate more construction impacts than trees in poorer condition. Trees with a rating of 3 may or may not be good candidates for preservation, depending on the species and expected construction impacts. Trees with a rating of 1 or 2 are generally poor candidates for preservation.

- (5) Excellent - health and vigor are exceptional, no pest, disease, or distress symptoms.
- (4) Good - health and vigor are average, no significant or specific distress symptoms, no significant pest or disease.
- (3) Fair - health and vigor are somewhat compromised, distress is visible, pest or disease may be present and affecting health, problems are generally correctable.
- (2) Marginal - health and vigor are significantly compromised, distress is highly visible and present to the degree that survivability is in question.

Structure

The following descriptions are used to rate the structural integrity of a tree. Trees with a rating of 3 or 4 are generally stable, sound trees which do not require significant pruning, although cleaning, thinning, or raising the canopy might be desirable. Trees with a rating of 2 are generally poor candidates for preservation unless they are preserved well away from improvements or active use areas. Significant time and effort would be required to reconstruct the canopy and improve structural integrity. Trees with a rating of 1 are hazardous and should be removed.

- (4) Good structure - minor structural problems may be present which do not require corrective action.
- (3) Moderate structure - normal, typical structural issues which can be corrected with pruning.
- (2) Marginal structure - serious structural problems are present which may or may not be correctable with pruning, cabling, bracing, etc.
- (1) Poor structure - hazardous structural condition which cannot be effectively corrected with pruning or other measures, may require removal depending on location and the presence of targets.

Development Impacts

Considering the proximity of construction activities, type of activities, tree species, and tree condition - the following ratings are used to estimate the amount of impact on tree health and stability. Most trees will tolerate a (1) rating, many trees could tolerate a (2) rating with careful consideration and mitigation, but trees with a (3) rating are poor candidates for preservation due to their very close proximity to construction or because they are located within the footprint of construction and cannot be preserved.

- (3) Significant impact on long term tree integrity can be expected as a result of proposed development.
- (2) Moderate impact on long term tree integrity can be expected as a result of proposed development.
- (1) Minor impact on long term tree integrity can be expected as a result of proposed development.
- (0) No impact is expected

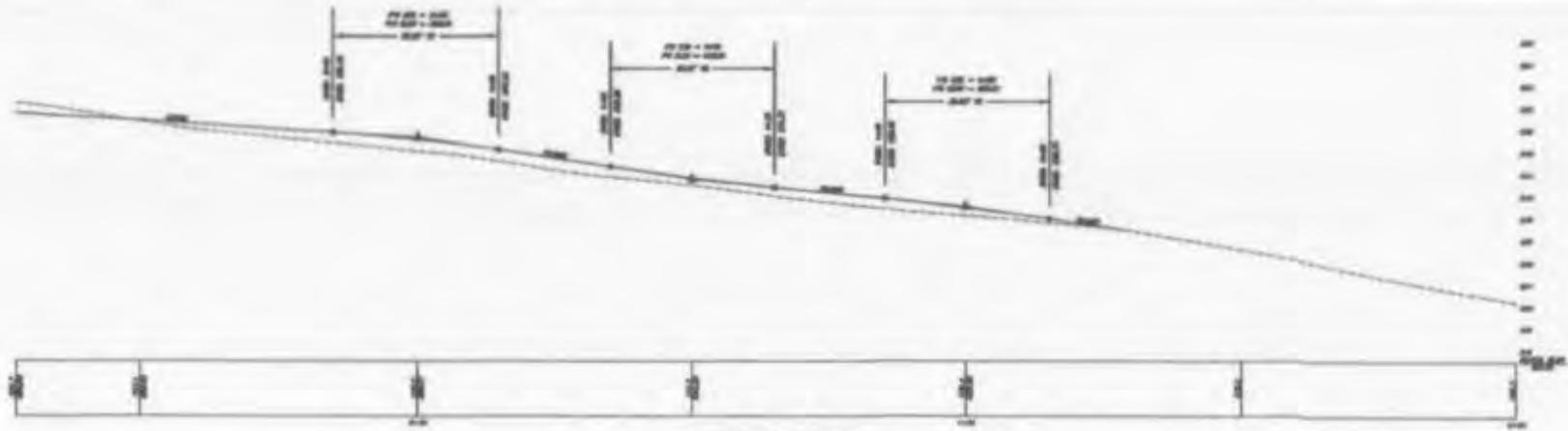
Recommendations

Recommendations are provided for removal or preservation. For those being preserved, protection measures and mitigation procedures to offset impacts and improve tree health are provided.

- (1) Preservation appears to be possible.
- (2) Removal is required due to significant development impacts.

- (3) Removal is required based on the plan reviewed. Project engineer should review proposed grading to determine whether grading adjustments can be made to save this tree. Further study recommended
- (4) Install temporary protective fencing at the edge of the dripline, or edge of approved construction, prior to beginning of grading or construction. Maintain fencing in place for duration of all construction activity in the area.
- (5) Maintain existing grade within the fenced portion of the dripline. Route drainage swales and all underground work outside the dripline.
- (6) Place a 4" layer of chipped bark mulch over the soil surface within the fenced dripline prior to installing temporary fencing. Maintain this layer of mulch throughout construction.
- (7) Prune to clean, raise, or provide necessary clearance, per International Society of Arboriculture Pruning Standards. Pruning to occur by, or under the supervision of, an Arborist certified by the International Society of Arboriculture.

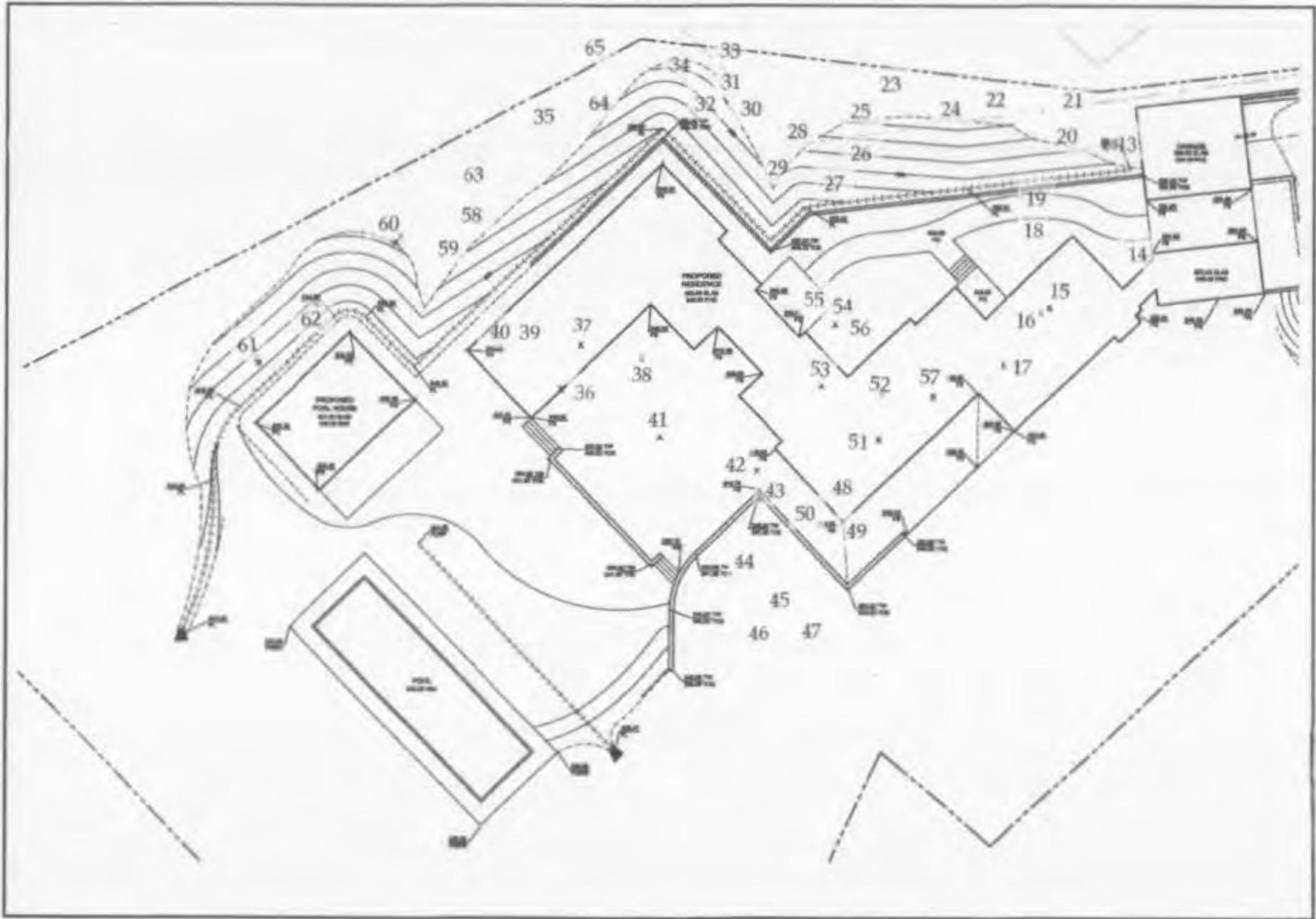
TREE LOCATION PLANS



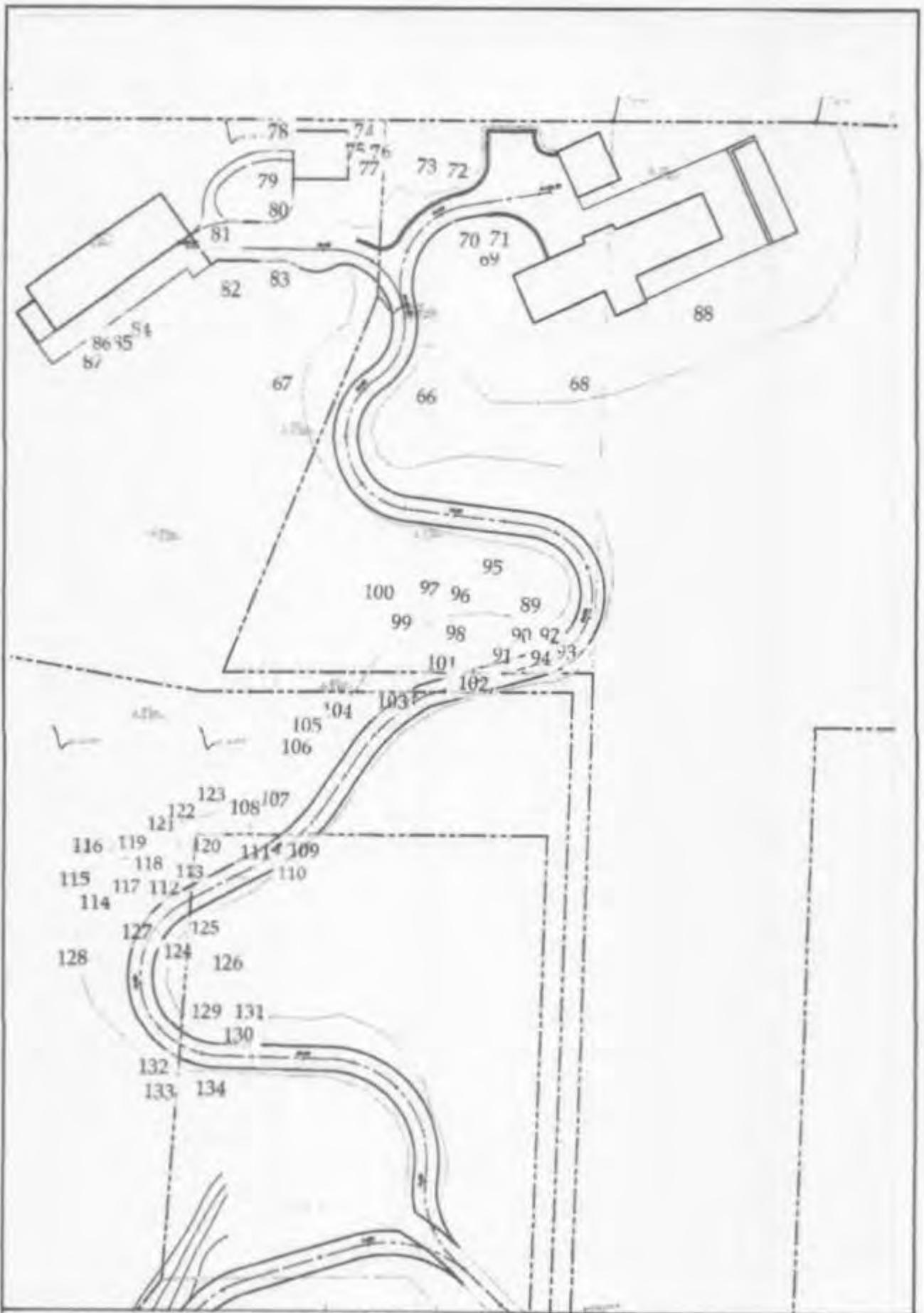
DRIVEWAY PROFILE
SCALE: AS SHOWN
PLAN VIEW



TREE LOCATION AND NUMBERING PLAN
11 BRAZIL STREET
SONOMA, CA

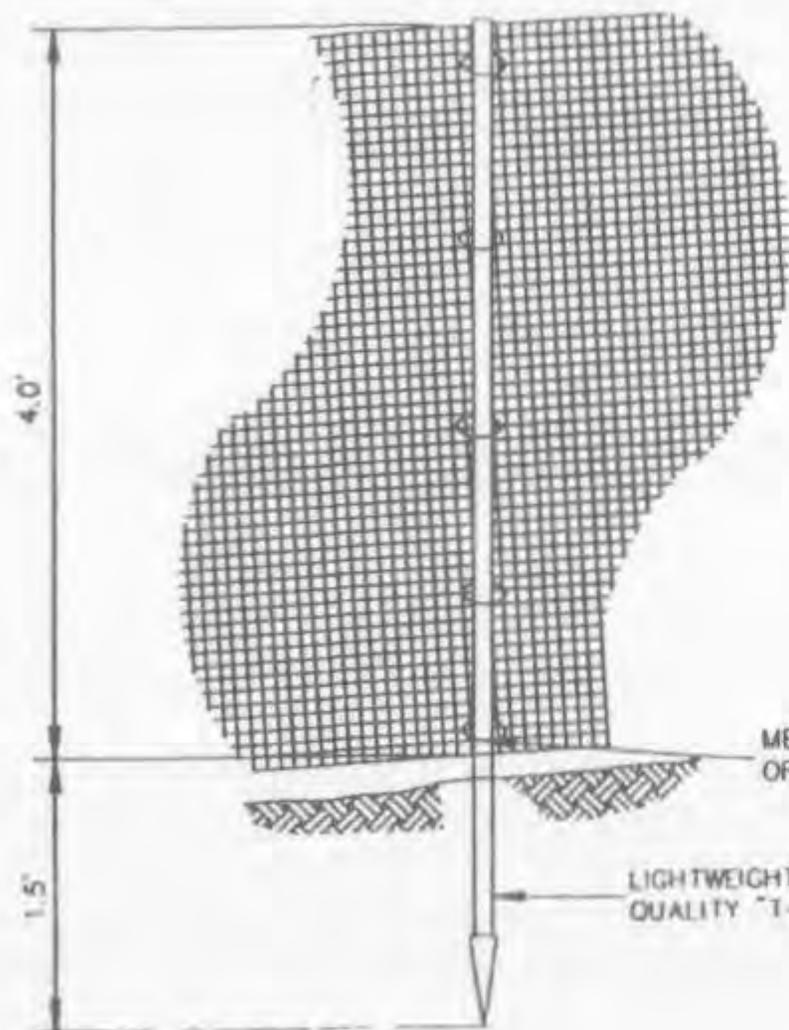


TREE LOCATION AND NUMBERING PLAN
 11 BRAZIL STREET
 SONOMA, CA



TREE LOCATION AND NUMBERING PLAN
 11 BRAZIL STREET
 SONOMA, CA

TREE FENCING DETAIL



NOTE:
 TENSOR LIGHTWEIGHT SAFETY GRID, ORANGE
 COLOR, BX226516, CUT OR FOLD AT POSTS
 AS NEEDED TO CONFORM TO SLOPING TERRAIN.

AVAILABLE THROUGH: ACF WEST, INC.
 26250 CORPORATE AVE, SUITE D
 HAWYARD, CALIF 94545
 (415) 887-4942

METAL TIE WIRE, FLIP TIE
 OR EQUIVALENT, 5 PER POST

LIGHTWEIGHT 5 1/2' HIGH STANDARD FARM
 QUALITY "T-POST" PLACED 10' C-C

PROTECTIVE FENCE

TREE PRESERVATION GUIDELINES

TREE PROTECTION GUIDELINES

FOR CONSTRUCTION AROUND PRESERVED TREES
11 BRAZIL STREET
Sonoma, CA

TREE PROTECTION ZONE

The Tree Protection Zone is illustrated on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing. No encroachment into the Tree Protection Zone is allowed at any time without approval from the project arborist, and unauthorized entry may be subject to civil action and penalties.

The protected area beneath the canopy of each tree will be designated by the project arborist as the Tree Protection Zone at a location determined to be adequate to ensure long term tree viability and health. The Tree Protection Zone may not be consistent with the canopy dripline in many locations.

TREE PROTECTION FENCING

Prior to initiating any construction activity on a construction project, including demolition, vegetation or approved tree removal, grubbing, or grading, temporary protective fencing shall be installed at each site tree or group of trees. Fencing shall be located at the edge of the Tree Protection Zone as specifically designated by the project arborist.

Fencing shall be minimum 4' height at all locations, and shall form a continuous barrier without entry points around all individual trees, or groups of trees. Barrier type fencing such as *Tensar* plastic fencing is recommended, but any fencing system that adequately prevents entry will be considered for approval by the project arborist. The use of post and cable fencing is not acceptable.

Fencing shall be installed in a professional manner using standard quality farm 'T' posts that are placed no more than 8 feet on center. Fencing shall be attached to each post at 5 locations with plastic electrical ties. Fencing shall be stretched tightly between posts in all locations. See fencing detail.

Fencing shall serve as a barrier to prevent encroachment of any type by construction activities including equipment, building materials, storage, outhouses, or personnel.

All encroachment into the fenced Tree Protection Zone must be approved in writing and supervised by the project arborist. Fencing relocation from original

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placement must also be approved in writing and be approved by the project arborist. Approved Tree Protection Zone encroachment may require additional mitigation or protection measures that will be determined by the project arborist at the time of the request.

Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation. All contractors and subcontractors are notified by this specification that there will be no exceptions without prior written approval.

Fencing shall be upright and functional at all times prior to demolition and grading and through completion of construction in the specific area of protected trees. If the project is to occur in phases fencing may be removed as each phase is completed.

GRADING AND TRENCHING

Any construction activity that necessitates soil excavation in the vicinity of preserved trees shall be avoided where possible, or be appropriately mitigated under the guidance of the project arborist. All contractors must be aware at all times that specific protection measures are defined, and non-conformance may generate stop-work orders.

The designated Tree Protection Zone is defined around all site trees to be preserved. Fences protect the designated areas. No grading or trenching is to occur within this defined area unless so designated by the Improvement Plan, and where designated shall occur under the direct supervision of the project arborist.

Trenching should be routed around the Tree Protection Zone whenever possible. Where trenching has been designated within the Tree protection Zone, utilization of underground technology to bore, tunnel or excavate with high-pressure air or water will be specified. Hand digging will be generally discouraged unless site conditions restrict the use of alternate technology.

All roots greater than one inch in diameter shall be cleanly hand-cut as they are encountered in any trench or in any grading activity. The tearing of roots by equipment of any type shall not be allowed. Mitigation treatment of pruned roots shall be specified by the project arborist as determined by the degree of root pruning, location of root pruning, and potential exposure to desiccation. No pruning paints or sealants shall be used on cut roots.

Where significant roots are encountered mitigation measures such as supplemental irrigation and/or organic mulches may be specified by the project arborist to offset the reduction of root system capacity.

Retaining walls are effective at holding grade changes outside the area of the Tree Protection Zone and are recommended where necessary. Retaining walls shall be constructed in post and beam or drilled pier construction styles where they are necessary near or within the Tree Protection Zone.

Placement of fill soils is generally discouraged within the Tree Protection Zone, but in some approved locations may be approved to cover up to 30% of this area. The species and condition of the tree shall be considered, as well as site and soil conditions, and depth of fill. Retaining walls should be utilized to minimize the area of fill within the Tree Protection Zone. Type of fill soil and placement methods shall be specified by the project arborist.

Grade changes near or within the Tree Protection Zone shall be designed so that surface drainage will not be diverted toward or around the root crown in any manner. Grade shall drain away from root crown at a minimum of 2%. If grading toward the root collar is unavoidable, appropriate surface and/or subsurface drain facilities shall be installed so that water is effectively diverted away from root collar area.

Approved fill soils within the Tree Protection Zone may also be mitigated using aerated gravel layers as specified by the project arborist.

Tree roots will be expected to grow into areas of soil fill, and quality of imported soil shall be considered. Fill soil shall be site topsoil that closely matches that present within the root zone area. When import soil is utilized it must be the same or slightly coarser texture than existing site soil, should have a pH range comparable to site soils, and generally should have acceptable chemical properties for appropriate plant growth. A soil analysis is required prior to soil importation to evaluate import soil for these criteria.

Grade reduction within the designated Tree Protection Zones shall be generally discouraged, and where approved, shall be conducted only after careful consideration and coordination with the project arborist.

Foundations or footings of any type within the Tree Protection Zone shall be constructed using design techniques that eliminate the need for trenching into natural grade. These techniques might include drilled piers, grade beams, bridges, or cantilevered structures.

TREE DAMAGE

Any form of tree damage which occurs during the demolition, grading, or construction process shall be evaluated by the project arborist. Specific mitigation measures will be developed to compensate for or correct the damage. Fines and penalties may also be levied.

Measures may include, but are not limited to, the following:

- pruning to remove damaged limbs or wood
- bark scoring to remove damaged bark and promote callous formation
- alleviation of compaction by lightly scarifying the soil surface
- installation of a specific mulching material
- supplemental irrigation during the growing season for up to 5 years
- treatment with specific amendments intended to promote health, vigor, or root growth
- vertical mulching or soil fracturing to promote root growth
- periodic post-construction monitoring at the developer's expense
- tree replacement, or payment of the established appraised value, if the damage is so severe that long term survival is not expected

MULCHING

Trees will generally benefit from the application of a 4 inch layer of chipped bark mulch over the soil surface within the greater root zone area. Ideal mulch material is a chipped bark containing a wide range of particle sizes. Bark mulches composed of shredded redwood, bark screened for uniformity of size, or chipped lumber are not acceptable.

Chipped bark mulch may not originate from any tree infected with, or exhibiting symptoms of, Sudden Oak Death (SOD) due to the potential of infecting existing site trees.

TREE PRUNING AND TREATMENTS

All recommendations for pruning or other treatments must be completed prior to acceptance of the project. It is strongly recommended that pruning be completed prior to the start of grading to facilitate optimum logistics and access.

All pruning shall be conducted in conformance with International Society of Arboriculture pruning standards, and all pruning must occur under the direct supervision of, an arborist certified by the International Society of Arboriculture.

TREE PRUNING STANDARDS

PRUNING STANDARDS

WESTERN



CHAPTER

WESTERN CHAPTER

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WESTERN CHAPTER
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PRUNING STANDARDS

Purpose:

Trees and other woody plants respond in specific and predictable ways to pruning and other maintenance practices. Careful study of these responses has led to pruning practices which best preserve and enhance the beauty, structural integrity, and functional value of trees.

In an effort to promote practices which encourage the preservation of tree structure and health, the W.C. ISA Certification Committee has established the following Standards of Pruning for Certified Arborists. The Standards are presented as working guidelines, recognizing that trees are individually unique in form and structure, and that their pruning needs may not always fit strict rules. The Certified Arborist must take responsibility for special pruning practices that vary greatly from these Standards.

I. Pruning Techniques

- A. A thinning cut removes a branch at its point of attachment or shortens it to a lateral large enough to assume the terminal role. Thinning opens up a tree, reduces weight on heavy limbs, can reduce a tree's height, distributes ensuing invigoration throughout a tree and helps retain the tree's natural shape. Thinning cuts are therefore preferred in tree pruning.

When shortening a branch or leader, the lateral to which it is cut should be at least one-half the diameter of the cut being made. Removal of a branch or leader back to a sufficiently large lateral is often called "drop crotching."

- B. A heading cut removes a branch to a stub, a bud or a lateral branch not large enough to assume the terminal role. Heading cuts should seldom be used because vigorous, weakly attached upright sprouts are forced just below such cuts, and the tree's natural form is altered. In some situations, branch stubs die or produce only weak sprouts.

- C. When removing a live branch, pruning cuts should be made in branch tissue just outside the branch bark ridge and collar, which are trunk tissue. *(Figure 1)* If no collar is visible, the angle of the cut should approximate the angle formed by the branch bark ridge and the trunk. *(Figure 2)*
- D. When removing a dead branch, the final cut should be made outside the collar of live callus tissue. If the collar has grown out along the branch stub, only the dead stub should be removed, the live collar should remain intact, and uninjured. *(Figure 3)*
- E. When reducing the length of a branch or the height of a leader, the final cut should be made just beyond (without violating) the branch bark ridge of the branch being cut to. The cut should approximately bisect the angle formed by the branch bark ridge and an imaginary line perpendicular to the trunk or branch cut. *(Figure 4)*
- F. A goal of structural pruning is to maintain the size of lateral branches to less than three-fourths the diameter of the parent branch or trunk. If the branch is codominant or close to the size of the parent branch, thin the branch's foliage by 15% to 25%, particularly near the terminal. Thin the parent branch less, if at all. This will allow the parent branch to grow at a faster rate, will reduce the weight of the lateral branch, slow its total growth, and develop a stronger branch attachment. If this does not appear appropriate, the branch should be completely removed or shortened to a large lateral. *(Figure 5)*
- G. On large-growing trees, except whorl-branching conifers, branches that are more than one-third the diameter of the trunk should be spaced along the trunk at least 18 inches apart, on center. If this is not possible because of the present size of the tree, such branches should have their foliage thinned 15% to 25%, particularly near their terminals. *(Figure 6)*
- H. Pruning cuts should be clean and smooth with the bark at the edge of the cut firmly attached to the wood.
- I. Large or heavy branches that cannot be thrown clear, should be lowered on ropes to prevent injury to the tree or other property.
- J. Wound dressings and tree paints have not been shown to be effective in preventing or reducing decay. They are therefore not recommended for routine use when pruning.

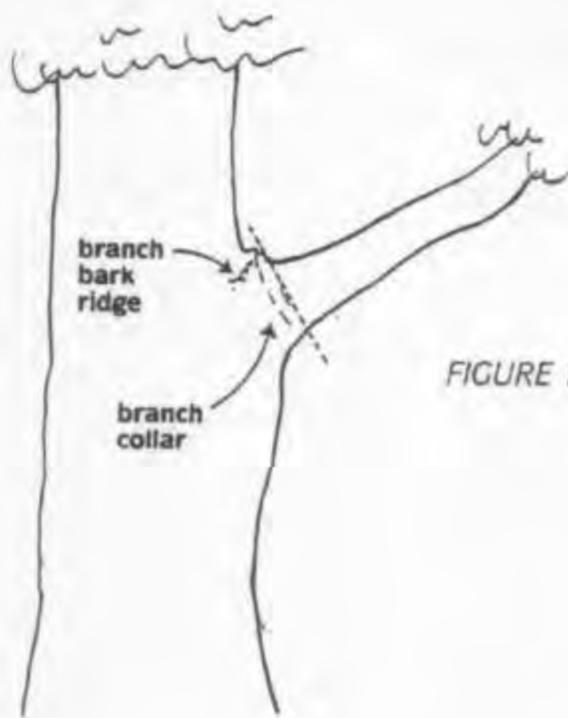


FIGURE 1. When removing a branch, the final cut should be just outside the branch bark ridge and collar.

FIGURE 2. In removing a limb without a branch collar, the angle of the final cut to the branch bark ridge should approximate the angle the branch bark ridge forms with the limb. Angle AB should equal Angle BC.

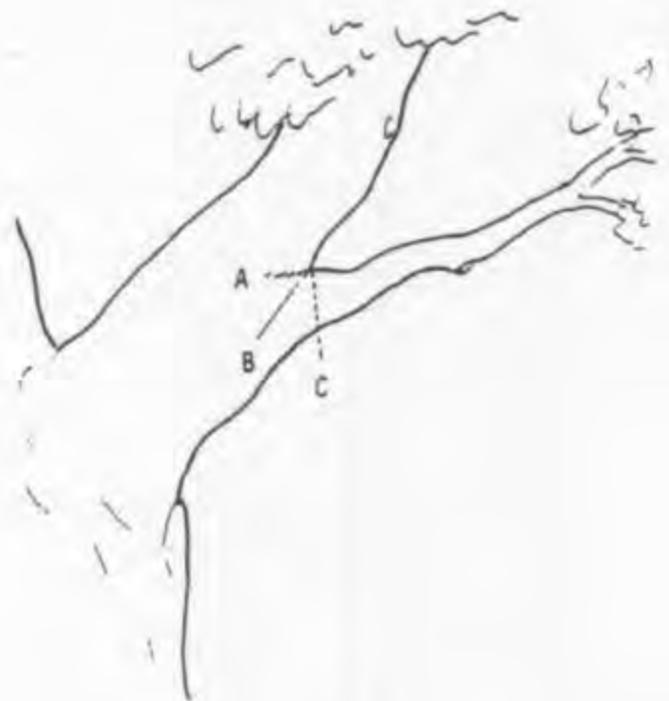


FIGURE 3. When removing a dead branch, cut outside the callus tissue that has begun to form around the branch.

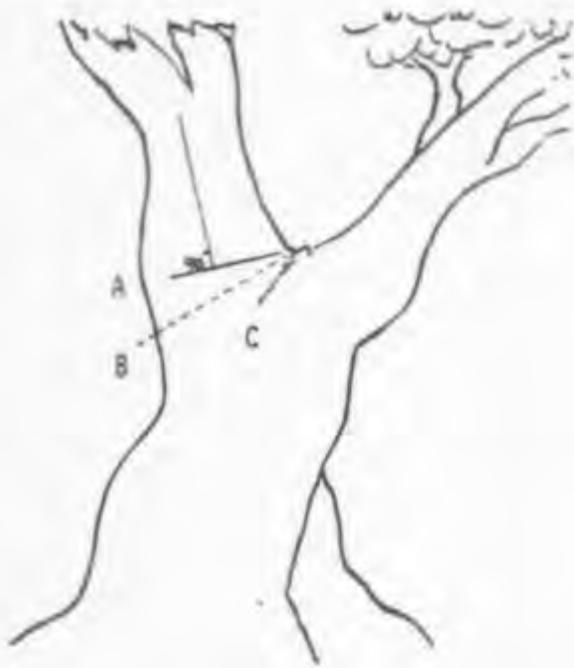


FIGURE 4. In removing the end of a limb to a large lateral branch, the final cut is made along a line that bisects the angle between the branch bark ridge and a line perpendicular to the limb being removed. Angle AB is equal to Angle BC.

FIGURE 5. A tree with limbs tending to be equal-sized, or codominant. Limbs marked B are greater than $\frac{3}{4}$ the size of the parent limb A. Thin the foliage of branch B more than branch A to slow its growth and develop a stronger branch attachment.



FIGURE 6. Major branches should be well spaced both along and around the stem.



II. Types of Pruning — Mature Trees

A. CROWN CLEANING

Crown cleaning or cleaning out is the removal of dead, dying, diseased, crowded, weakly attached, and low-vigor branches and watersprouts from a tree crown.

B. CROWN THINNING

Crown thinning includes crown cleaning and the selective removal of branches to increase light penetration and air movement into the crown. Increased light and air stimulates and maintains interior foliage, which in turn improves branch taper and strength. Thinning reduces the wind-sail effect of the crown and the weight of heavy limbs. Thinning the crown can emphasize the structural beauty of trunk and branches as well as improve the growth of plants beneath the tree by increasing light penetration. When thinning the crown of mature trees, seldom should more than one-third of the live foliage be removed.

At least one-half of the foliage should be on branches that arise in the lower two-thirds of the trees. Likewise, when thinning laterals from a limb, an effort should be made to retain inner lateral branches and leave the same distribution of foliage along the branch. Trees and branches so pruned will have stress more evenly distributed throughout the tree or along a branch.

An effect known as "lion's-tailing" results from pruning out the inside lateral branches. Lion's-tailing, by removing all the inner foliage, displaces the weight to the ends of the branches and may result in sunburned branches, watersprouts, weakened branch structure and limb breakage.

C. CROWN REDUCTION

Crown reduction is used to reduce the height and/or spread of a tree. Thinning cuts are most effective in maintaining the structural integrity and natural form of a tree and in delaying the time when it will need to be pruned again. The lateral to which a branch or trunk is cut should be at least one-half the diameter of the cut being made.

D. CROWN RESTORATION

Crown restoration can improve the structure and appearance of trees that have been topped or severely pruned using heading cuts. One to three sprouts on main branch stubs should be selected to reform a more natural appearing crown. Selected vigorous sprouts may need to be thinned to a lateral, or even headed, to control length growth in order to ensure adequate attachment for the size of the sprout. Restoration may require several prunings over a number of years.

II. Types of Pruning — Mature Trees (*continued*)

E. CROWN RAISING

Crown raising removes the lower branches of a tree in order to provide clearance for buildings, vehicles, pedestrians, and vistas. It is important that a tree have at least one-half of its foliage on branches that originate in the lower two-thirds of its crown to ensure a well-formed, tapered structure and to uniformly distribute stress within a tree.

When pruning for view, it is preferable to develop "windows" through the foliage of the tree, rather than to severely raise or reduce the crown.

III. Size of Pruning Cuts

Each of the Pruning Techniques (Section I) and Types of Pruning (Section II) can be done to different levels of detail or refinement. The removal of many small branches rather than a few large branches will require more time, but will produce a less-pruned appearance, will force fewer watersprouts and will help to maintain the vitality and structure of the tree. Designating the maximum size (base diameter) that any occasional undesirable branch may be left within the tree crown, such as ½", 1" or 2" branch diameter, will establish the degree of pruning desired.

IV. Climbing Techniques

- A. Climbing and pruning practices should not injure the tree except for the pruning cuts.
- B. Climbing spurs or gaffs should not be used when pruning a tree, unless the branches are more than throw-line distance apart. In such cases, the spurs should be removed once the climber is tied in.
- C. Spurs may be used to reach an injured climber and when removing a tree.
- D. Rope injury to thin barked trees from loading out heavy limbs should be avoided by installing a block in the tree to carry the load. This technique may also be used to reduce injury to a crotch from the climber's line.