



## City of Sonoma Planning Commission AGENDA

Regular Meeting of October 10, 2013 -- 6:30 PM  
Community Meeting Room, 177 First Street West  
Sonoma, CA 95476

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

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**CALL TO ORDER** – Chair, Chip Roberson

Commissioners: Gary Edwards  
Robert Felder  
Mark Heneveld  
Matt Howarth  
Mathew Tippell  
Bill Willers  
James Cribb (Alternate)

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

### PLEDGE OF ALLEGIANCE

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

**MINUTES:** Minutes from the meetings of July 18, 2013 and August 8, 2013

### CORRESPONDENCE

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#### ITEM #1 – PUBLIC HEARING

**REQUEST:**

Consideration of a Use Permit to install a wireless telecommunications facility on the Sebastiani Winery site, including an 80-foot tall redwood monopine tower and fenced equipment shelter.

**Applicant/Property Owner:**

AT&T/Foley Family Wines Inc.

**Staff:** Wendy Atkins

**Project Location:**

389 Fourth Street East

**General Plan Designation:**

Wine Production (WP)

**Zoning:**

**Planning Area:** Northeast Area

**Base:** Wine Production (W)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Approve with conditions.

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#### ITEM #2 – PUBLIC HEARING

**REQUEST:**

Consideration of a Use Permit to allow use of a commercial building as a vacation rental.

**Applicant/Property Owner:**

Terence and Melissa Redmond

**Staff:** Rob Gjestland

**Project Location:**

567 First Street East

**General Plan Designation:**

Commercial (C)

**Zoning:**

**Planning Area:** Downtown District

**Base:** Commercial (C)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Approve with conditions.

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**ITEM #3 – PUBLIC HEARING**

**REQUEST:**

Consideration of an Exception to the fence height standards to allow over-height fencing within the front and street-side yard setbacks of a residential property.

**Applicant/Property Owner:**

Step One Residential Design and Construction/Diann Sorenson

**Staff:** David Goodison

**Project Location:**

639 Third Street West

**General Plan Designation:**

Low Density Residential (LR)

**Zoning:**

**Planning Area:** Central-West Area

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

**Overlay:** N.A.

**RECOMMENDED ACTION:**

TBD

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**ITEM #4 – PUBLIC HEARING**

**REQUEST:**

Consideration of a Use Permit and Parking Exception to establish a cooking school and café with a retail component and industry accommodation residential unit within an existing building.

**Applicant/Property Owner:**

Williams-Sonoma, Inc.

**Staff:** Rob Gjestland

**Project Location:**

599 Broadway

**General Plan Designation:**

Commercial (C)

**Zoning:**

**Planning Area:** Downtown District

**Base:** Commercial (C)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Approve with conditions.

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**ITEM 5 – STUDY SESSION**

**REQUEST:**

Study session on a proposal to develop 11 apartments on a 1-acre site.

**Applicant/Property Owner:**

Victor Conforti, Architect/Michael Rabbitt

**Staff:** Wendy Atkins

**Project Location:**

840 West Napa Street

**General Plan Designation:**

Commercial (C)/

Medium Density Residential (MR)

**Zoning:**

**Planning Area:**

West Napa/Sonoma Corridor & Northeast Area

**Base:** Commercial (C)/

Medium Density Residential (R-M)

**Overlay:** None

**RECOMMENDED ACTION:**

Provide direction to applicant.

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**ITEM #6 – PUBLIC HEARING**

**ISSUE:**

Consideration of amendments to Title 19 of the Sonoma Municipal Code to: 1) clarify provisions related to density bonuses and inclusionary housing; 2) modify provisions pertaining to use permit requirements for emergency shelters in the “P” zoning district; and, 3) establish a definition for “Agricultural Employee Housing.”

**Staff:** David Goodison

**RECOMMENDED ACTION:**

Recommend adoption to City Council.

**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 October 4, 2013.

CRISTINA MORRIS, ADMINISTRATIVE ASSISTANT

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

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

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

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

## **MEMO**

**To:** Planning Commissioners

**From:** Cristina Morris, Administrative Assistant

**Re:** Planning Commission Meeting October 10, 2013

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Item # 3-639 Third Street West and Item # 6- Consideration of amendments to Title 19 (zoning) will be distributed on Monday 10-7-13.

Draft minutes from the Special Meeting of July 18, 2013 will be distributed next week.

**CITY OF SONOMA  
PLANNING COMMISSION  
REGULAR MEETING OF  
Community Meeting Room, 177 First Street West  
August 8, 2013  
DRAFT MINUTES**

I hereby declare under penalty of perjury that the agenda for this meeting was posted on Friday, August 2, 2013, on the bulletin board outside the front of Sonoma City Hall, No. 1 the Plaza, Sonoma, California. Chair Roberson called the meeting to order at 6:30 p.m. in the Community Meeting Room, 177 First Street West.

**Roll Call:**

Present:	Chair Roberson, Comms. Edwards, Henevald, Felder, Willers
Absent:	Comms Tippell, Howarth
Others	Planning Director Goodison, Associate Planner Atkins, Administrative
Present:	Assistant Morris

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

**COMMENTS FROM THE PUBLIC: No Public Comments**

**APPROVAL OF MINUTES:** Comm. Edwards made a motion to approve the minutes of July 11, 2013. Comm. seconded. The motion was unanimously approved 5-0. (Comm.Tippell, Howarth absent)

**CORRESPONDENCE:** Late mail regarding Items #3 and #5. Staff Memo Item #5.

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Comm. Willers recused due to proximity and financial interest and left the room.

**Item #1 – Public Hearing** – Request for a one-year extension to an approved Planned Development Permit for a four-unit project at 881-887 First Street West

**Applicant/Property Owner: Clyde Ikeda**

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Associate Planner Atkins explained consent calendar protocol.

Comm. Felder made a motion to approve a third one-year extension of the approved Planned Development Permit for a four-unit project at 881-887 First Street West (maximum number of discretionary extensions for the project is six). Comm. Edwards seconded. The motion was unanimously approved 4-0. Comm. Willers recused. (Comms. Tippell and Howarth absent).

Comm. Willers returned to the dais.

**Item #2– Public Hearing** – Re-evaluation of a previously approved Music Venue License allowing live music to be performed in association with special events at 405 First Street West.

**Applicant/Property Owner:** Treg Finney/EDI Associates

Associate Planner Atkins presented staff's report.

Staff notes that there have been no calls of service for noise or associated issues at the site.

Treg Finney, applicant and General Manager, is pleased with the music license conditions of approval. There have been special events with music-seven DJ's and seven acoustic performers.

**Chair Roberson opened the public hearing.**

No public comments

**Chair Roberson closed the public hearing.**

Comm. Henevald confirms that there are no changes to the amplified music provision.

Comm. Howarth made a motion to approve the re-evaluation of a previously approved Music Venue License subject to the existing conditions of approval. Comm. Willers seconded. The motion was unanimously approved 5-0. (Comms. Tippell and Howarth absent).

**Item #3 – Public Hearing** – Re-evaluation of a previously approved Music License allowing regularly-scheduled live music to be performed at Hopmonk Tavern at 691 Broadway.

**Applicant/Property Owner:** Dean Biersch/Hopmonk Tavern

Planning Director Goodison presented staff's report.

Staff received one written complaint from a neighbor when a performance exceeded the noise limits. There have been no calls of service to the Police department. There have been four separate reviews of the music venue license permit.

Comm. Felder confirms with staff that moving forward the license is administratively reviewed unless issues/complaints arise then the Planning Commission would re-evaluate.

Comm. Henevald confirms that the City has received no other calls about noise disturbances during musical performances.

Dean Biersch, applicant, feels he has compromised and worked through many of the neighbors issues/concerns relating to music performances. He has successfully dealt with each issue as presented. The applicant responded to the recent letter from a neighbor.

Chair Roberson suggests that the owner, restaurant staff and musicians become more familiar with the music limits including the type of instruments. In his view, this is a "wake up call". An ambient noise level check list is recommended and the music should not compete with the crowd noise.

**Chair Roberson opened the public hearing.**

Robert Ryan, commercial property owner, (Broadway) supports the music permit and likes the ambiance at Hopmonk.

**Chair Roberson closed the public hearing.**

Comm. Felder commends Mr. Biersch for acknowledging the isolated noise issue. He wants a more complete report from the restaurant management/staff going forward. He feels the administrative review is fine and is optimistic/confident that there will be continued diligence on the part of Mr. Biersch.

Comm. Edwards agrees with Comm. Felder.

Comm. Edwards made a motion to approve the re-evaluation of a previously approved Music License allowing regularly-scheduled live music to be performed at Hopmonk Tavern subject to the current conditions of approval. Comm. Henevald seconded. The motion was unanimously approved 5-0. (Comms. Tippell and Howarth absent).

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Comm. Willers recused due to proximity and left the room.

**Item #4 – Public Hearing** – Consideration of a Use Permit to convert a single-family residence into a two-bedroom vacation rental at 780 Broadway.

**Applicant/Property Owner:** Donna Dambach and Christine Argenziano/Lisa Ellis

Planning Director Goodison presented staff's report.

Vacation rentals are allowed in mixed use zones with a Use Permit that complies with the standards set forth in the Development Code and met through the conditions of approval. The City of Sonoma has approved 18 vacation rentals within the past 13 years. Although there has been a steady increase in applications, in staff's view vacation rentals do not negatively impact housing stock in Sonoma. The close proximity to the Plaza may reduce traffic since tourists might walk rather than drive a car.

Comm. Henevald suggests a change to the curfew time from 10 p.m. to 9 p.m.

Comm. Edwards would not support this change.

Donna Dambach and Christine Argenziano/Lisa Ellis, applicants, are experienced vacation rental managers and are in contract to purchase the property. They have spoken to many of the neighbors.

**Chair Roberson opened the public hearing.**

No public comments.

**Chair Roberson closed the public hearing.**

Comm. Henevald suggests that the 10 p.m. curfew time change to 9 p.m.

Comms. Edwards and Felder would not support this change.

Comm. Felder made a motion to approve a Use Permit to convert a single-family residence into a two-bedroom vacation rental. Comm. Edwards seconded. The motion was approved 3-1. Comm. Henevald opposes. Comm. Willers recused. (Comms. Tippell and Howarth absent).

Comm. Willers returned to the dais.

**Item #5 – Study Session** – Study session on a proposal to construct 12 apartments on a 1-acre site at 840 West Napa Street.

**Applicant/Property Owner:** Victor Conforti, Architect/ Michael Rabbitt

Associate Planner Atkins presented staff's report.

Victor Conforti, applicant/architect, explains that this rental housing infill project has certain characteristics; difficult site with narrow dimensions. The existing building has no significant historical value. Mr. Conforti met and discussed some of the issues with the neighbors on Palm Court. The Fire Department access drives the site plan and leads to the driveway extension leaving a narrow remainder. There are a series of smaller scale buildings with duplex elements. The enclosed yards are oriented to the North and South ends of the duplex units.

A demolition permit is required from the Building Department and the Design Review Commission will review the project at a later date. If approved, the applicant is amenable to reversing the driveway location. He appreciated Associate Planner Atkin's table showing the adjacent properties. The guest parking has been expanded. A single gate would be agreeable on West Napa Street. The units facing West Spain Street will have private front yards (224 sq. ft. exceeds the private open space minimum requirement) with picket fences and landscaping on both sides of the gate. Trash bins may be located within the fenced yards with recycling bins limited to curbside pick up.

Chair Roberson confirms that Sonoma Garbage will pick up the garbage along the driveway.

Comm. Henevald suggested that the intent for this housing project may be for a future condominium conversion,

The applicant says the project is designed for rental units not condominiums.

Planning Director Goodison explained the process for condominium conversions.

**Chair Roberson opened the public hearing.**

Robin and Kathleen McCartney, Sonoma Garden residents, are situated between Nicora Place and the project. They have not discussed the following concerns with the applicant: noise, traffic, proportion of structures to lot size (small and narrow). They are not opposing development on the site however they expressed reservations for the demolition of the house since it represents a "piece of Old Sonoma". Sonoma Gardens backs up between two new proposed housing projects creating the potential for negatively impacting existing residents. A major concern is the density that will increase traffic in the area at the detriment to pedestrians.

Wendy Byrd, Palm Court resident, says her primary concern is density along with safety. She also discussed "affordable housing".

Jeff Paggini, resident representing his son, is concerned about privacy, garbage, noise and aesthetics. His opinion is that the driveway fire access does not matter.

Jessica Schorr, resident, does not want any changes to the bucolic setting that has been her home for many years. She is concerned about the size of the units. In her opinion, there are differences between homeowners and renters assimilating in the community. She envisions/perceives the changes proposed for the neighborhood as “negatively changing her lifestyle forever”.

Sarah Hartnet, Sonoma Garden resident is concerned about an increase in area traffic. Her family rides bikes and more cars may jeopardize their safety.

Mike and Lori Hemner, resident property managers at Sun Valley (a neighboring 14 unit housing development) received a letter from the applicant but have not had an opportunity to voice their concerns until tonight’s meeting. They feel that the new apartments would not be “visually pleasing” and that there is already enough density in the area. They suggest a senior housing facility may be more suitable with one level units or a smaller scale housing project. Their main objections stem from the demographics, traffic and noise.

Mary Jane, Sonoma Park resident, (24 condos), has similar concerns. She is concerned with noise and air pollution during the construction period. “Quality of life” may be compromised since there would be a demand for limited valuable resources.

Anthony Hass, adjacent property owner is surprised that there is not a denser use. His only concern is to have the driveway flipped to the other side so it would not limit his future development plans. He does not oppose the project.

Mike Rabbitt, property owner, does not intend to have condominiums in the future.

Beryll Brooks, 20 year resident, met with City staff. She feels that only eight units will be directly affected. She hopes there is a revision for either fewer units or one level to make the project more “livable”. She has no issue with garbage trucks. Her opinion is that West Spain Street is “unsafe” at times.

**Chair Roberson closed the public hearing.**

Comm. Henevald is concerned with egress and thinks the hedge along West Spain Street (20 foot sight line) should be addressed. He is concerned for the Palm Court residents living in a “fishbowl”. He proposes a right turn only lane on West Napa Street and the repositioning of the driveway.

Comm. Willers suggests that changing the driveway may cause more concerns. He has practical experiences from a similar development and is familiar with community involvement. There may be a reduction in garbage with this type of project. The neighbors are concerned about setbacks. He is not concerned with the density. The current layout has carports dimension almost 2 narrow between buildings. He feels that garbage can be solved favorably with adjacent properties and yards. It is preferred that dumpster trash be picked up more frequently.

Comm. Edwards confirms with staff that the new Valley Oaks affordable housing project is full and the demand for affordable housing has increased due to the economic climate/recession.

The Housing Element requires some affordable units in new developments. The urban growth boundary dictates the perimeters for infill projects. The traffic on Spain Street is of concern and two people have written to the Traffic Safety Committee. He is of the opinion that the majority of traffic is generated from travelers through Sonoma. He envisions neighbors sharing garbage services. Comm. Edwards feels that the project is not being overbuilt since more units are allowed under the zoning/regulations.

Comm. Edwards encourages the public to continue dialogue with the City and as a Planning Commissioner is happy to be a facilitator. (Planning Commission is a "bridge" to the City.)

Comm. Felder feels the project options are limited by the constrained lots confronted with density issues. He agrees with Comm. Willers that carports and driveway access is problematic. He is also concerned with traffic, water and the impacts on the neighborhood and community at large. He is optimistic that the project has merits and will be successful.

Comm. Roberson wants more width in the driveways and feels the configuration of units to single story might mitigate some of the issues. He feels that constructive feedback is very important in the process.

Comm. Willers discusses the City's condo conversion policy that is not automatic. The owners would apply for a subdivision/tentative map that the Planning Commission reviews. The retrofitting would apply if it was determined to be better for rentals than for owner occupied units.

#### **Issues Update:**

1. The Valley Oaks affordable housing project received 450 applications for the 44 rental units-fully occupied
2. The City Engineer/PW Director will present a report on water issues.
3. The City Council meeting on August 19<sup>th</sup> will discuss the Planning Commission vacancy and the Hotel Ballot measure.
4. The Chateau Sonoma Hotel project was suspended in the planning department by the applicant a while ago.
5. The Sonoma County Water Agency is close to a critical water level for Lake Mendocino. The next meeting is September 1<sup>st</sup>.

**Comments from the Audience:** Wendy Byrd inquired about affordable housing. Staff says there is no longer the substantial financial subsidy offered through the City since the close of the State's Redevelopment Agencies. She suggested senior housing for the project at 840 West Napa Street. .

Comm. Edwards made a motion to adjourn. Comm. Henevald seconded. The motion was approved 5-0. (Comms. Tippell and Howarth absent)

**Adjournment:** The meeting adjourned at 8:38 p.m. to the next regular meeting scheduled for 6:30 p.m. on Thursday, September 12, 2013.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Planning Commission on the     day of             ,             2013.

Approved:

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Cristina Morris, Administrative Assistant

**Agenda Item Title:** Application for a Use Permit to allow a wireless telecommunications facility on the Sebastiani Winery site, including an 80-foot tall redwood monopine tower and fence equipment shelter.

**Applicant/Owner:** AT&T/Foley Family Wines, Inc.

**Site Address/Location:** 379 Fourth Street East (Sebastiani Winery site – APN 127-161-007)

**Staff Contact:** Wendy Atkins, Associate Planner  
Staff Report Prepared: 10/03/13

***PROJECT SUMMARY***

**Description:** Application of AT&T for a Use Permit to allow a wireless telecommunications facility on the Sebastiani Winery site at 379 Fourth Street East.

**General Plan Designation:** Agriculture (A)

**Zoning:**                      **Base:** Agriculture (A)                      **Overlay:** None

**Site Characteristics:** The property is a 3.96-acre parcel that is one of several parcels that make up the Sebastiani Winery complex at 379 Fourth Street East. The parcel is largely undeveloped, but serves as a secondary access and loading area of the tasting room building adjacent to the west.

***Surrounding***

**Land Use/Zoning:**    **North:** Single family homes/Low Density Residential  
**South:** Winery/Wine Production  
**East:** Single family homes, open fields/Agriculture  
**West:** Winery/Wine Production

**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.

## **BACKGROUND**

At its meeting of June 13, 2013, the Planning Commission reviewed the Use Permit application for a wireless facility on the Sebastiani Winery property. In the course of the public hearing, a number of residents spoke in opposition of the project, citing concerns about visual impacts and the lack on any relationship between the Winery site and the proposed facility. Some expressed the view that the tower was unnecessary as cell coverage in the area is adequate in their view. Upon the conclusion of the public hearing, the Commission provided the following feedback to the applicant:

- Provide a map of all wireless facilities (regardless of carrier or type of facility) within five miles of the proposed site (including site on Broadway south of the city limits).
- Explain the reasoning for a 97-foot tall tower and provide coverage maps for towers having heights of 80, 70, 60, and 50 feet. Provide additional information on other candidate sites, including options for colocation, and explain why they might be inferior to the proposed project.
- Research an alternative site location at the City-owned Mountain Cemetery property located at 90 First Street West.
- Describe the process used to reach out to the neighborhood prior to the next hearing on the application.

Because the Planning Commission determined that insufficient information had been provided to take action on the application, they tabled the item and requested that the applicants provide the additional information described above. The Commission further recommended that the applicants conduct outreach to concerned neighbors. The applicants stated that they would provide the requested information and would meet with neighboring residents.

## **DETAILED PROJECT DESCRIPTION**

AT&T is proposing to install and operate a wireless telecommunications facility on the Sebastiani Winery property on Fourth Street East. The project would involve installation of an 80-foot tall redwood monopine tree tower, twelve six-inch panel antennas, fifteen remote radio units, three surge protectors, and an associated equipment building enclosed within a chain-link fence at its base. The height of the proposed tower has been reduced by 15 feet in comparison to the original proposal, but otherwise, the design and location of the tower are unchanged. An equipment area and AT&T emergency generator is proposed near the tower and would be enclosed within the chain-link fence. The facility would be located within an unimproved portion of the property, 35 feet from the west property line and 135 feet from the north property line. The equipment building would have an area of 230 square feet, consisting of prefabricated equipment shelter, with an exterior concrete aggregate finish, and a non-reflective roof measuring 12 feet in height at the peak. In total, AT&T would lease a 1,296-square-foot area from the Sebastiani property. The purpose of the facility is to improve AT&T's network coverage for wireless phone communication in the Sonoma area. Additional details on the proposal are contained in the attached documents.

## **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.

General Plan policies that apply to the project call for the protection of important scenic vistas (Community Development Element, Policy 5.3). In staff's view, the proposed facility does not raise any issues in terms of consistency with General Plan (see "Discussion of Project Issues" below).

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

*Use:* The property is zoned Agriculture (A), which is applied to existing agricultural areas within the City. Under the telecommunications ordinance, telecommunications facilities may be located in all zoning districts (§5.32.070) and are encouraged to locate on sites that are already developed with public or quasi-public uses, excluding parks (§5.32.110.C). Telecommunication facilities that are readily visible from any public place or residential use immediately adjacent to the proposed location may be permitted subject to approval of a Use Permit from the Planning Commission (§5.32.070.A.2).

*Height:* The telecommunications ordinance does not specify a maximum height limit for this type of facility. As proposed, the monopine would have a maximum height of 80 feet.

*Setbacks:* Under the telecommunications ordinance, towers must be setback at least 20% of the tower height from all property lines. This minimum setback requirement is met as the monopole is proposed 35 feet from the west property line and 135 feet from the north property line.

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

*Telecommunications Ordinance:* The following sections of the Telecommunications Ordinance are applicable to the project:

**§5.32.110B.** All telecommunications facilities shall be designed to blend into the surrounding environment to the greatest extent feasible.

**§5.32.110B.4.** Telecommunications support facilities (i.e., vaults, equipment rooms, utilities, and equipment enclosures) shall be constructed out of non-reflective materials (visible exterior surfaces only).

**§5.32.110B.5.** Telecommunications support facilities shall be no taller than one-story (15 feet in height), and shall be designed to blend with existing architecture in the area or shall be screened from sight by mature landscaping, and shall be located or designed to minimize their visibility.

**§5.32.110E.** All telecommunications facilities shall be unlit except when authorized personnel are actually present at night.

**§5.32.110K.** Visual Compatibility. Facility structures and equipment shall be located, designed and screened to blend with the existing natural or built surroundings, as well as any existing supporting structures, so as to reduce visual impacts to the extent feasible.

The proposed project complies with the quantified standards set forth in the Telecommunications Ordinance. The Ordinance also emphasizes the importance of minimizing visual impacts through appropriate design and placement of facilities, which is the primary issue raised by this applica-

tion. As required, the applicants have provided visual simulations from a variety of perspectives in order to assist in the evaluation of this issue (see “Discussion of Project Issues”). In addition, the Ordinance promotes co-location where feasible. As requested by the Planning Commission, the applicants have provided further analysis of co-location options.

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

Pursuant to Section of 15303 of the State CEQA Guidelines, construction and location of new small facilities or structures, and installation of equipment and facilities in small structures is considered Categorically Exempt from the provisions of CEQA (Class 3 – New Construction).

**DISCUSSION OF PROJECT ISSUES**

*Visual Impacts:* The telecommunications regulations are clearly aimed at minimizing potential visual impacts associated with installation of telecommunications facilities. In addition, General Plan policy calls for the protection of scenic vistas. As illustrated by the visual simulations, the facility would not significantly degrade public or private views in the area. The facility is proposed in the northwest corner of a 3.96-acre property and therefore public/private views of the monopole would be distant and obscured by winery buildings, nearby residences, and the riparian corridor. The 15-foot reduction in height has helped to further reduce the prominence of the structure. The equipment building would only be visible from within the winery property and would not be evident from surrounding public or private views. As normally required, the monopine, antennas and accessory building would be painted a neutral, non-reflective colors.

*Co-Location:* As indicated in the project narrative (attached), eight existing and new tower sites were reviewed as alternative locations to the proposed site. The applicant stated that location and achieved coverage (relating to antenna height) were the main factors in considering a new location and each alternative fell short of the AT&T criteria.

*Electromagnetic Field Study:* As required by the telecommunications ordinance, an EMF (Electromagnetic Field) study was prepared to confirm that the facility would comply with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. Based on the study, the proposed facility would operate well below radio frequency exposure standards, and for this reason would not cause a significant impact on the environment or pose a threat to public health.

*Lighting:* Normally, telecommunications facilities cannot be illuminated except when authorized personnel are actually present at night (§5.32.110.E). Two overnight lights are proposed. The applicant has indicated that the light uses a motion sensor and will only come on with the cell technician visits the site.

*Maintenance/Facility Removal Agreement:* In accordance with §5.32.070 of the telecommunications regulations, an agreement will be required to ensure proper maintenance of the exterior appearance of the facility, and ultimate removal of all improvements upon cessation of use (condition of approval No. 4).

*Results of Neighbor Outreach:* On August 29, 2013, AT&T conducted a community workshop; notices were mailed out on August 14, 2013. The meeting yielded eight total visitors. The appli-

cant stated that issues were raised related to concerns and questions with tower placement, tower design, and need for improved coverage in the area.

**RECOMMENDATION**

Staff recommends approval of the use permit subject to the attached conditions.

Attachments

1. Findings
2. Draft Conditions of Approval
3. Location map
4. Project Narrative
5. Correspondence
6. Minutes from June 13, 2013, Planning Commission meeting
7. Existing on-air UMTS 850 Coverage
8. Site Plan & Elevations
9. EMF Study
10. PowerPoint presentation
11. Photo Simulations

cc: SAC Wireless  
C/O Jason Osborne  
3 Rovina Lane  
Petaluma, CA 94952

Foley Family Wines, Inc.  
10300 Chalk Hill Road  
Healdsburg, CA 95448

Linda McGarr  
486 Lovall Valley Road  
Sonoma, CA 95476

Ken and Patricia McTaggart  
402 Fourth Street East  
Sonoma, CA 95476

Joell Arens  
421 San Lorenzo Court  
Sonoma, CA 95476

Mike and Ronny Kalyk  
232 Wilking Way  
Sonoma, CA 95476

Cameron Stuckey  
553 Este Madera Drive  
Sonoma, CA 95476

City of Sonoma Planning Commission  
**FINDINGS OF PROJECT APPROVAL**  
AT&T Wireless Telecommunications Facility – 379 Fourth Street East (Sebastiani Winery)

October 10, 2012

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:

1. The proposed use is consistent with the General Plan;
2. The proposed use is allowed with a conditional Use Permit within the applicable zoning district and complies with all applicable standards and regulations of the Development Code;
3. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and
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**  
AT&T Wireless Telecommunications Facility – 379 Fourth Street East (Sebastiani Winery)

October 10, 2012

1. The telecommunications facility shall be constructed in substantial conformance with the site plan and elevations, except as modified by these conditions.

*Enforcement Responsibility: Planning, Building and Public Works*  
*Timing: Prior to occupancy or final of any building permit.*

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 but not limited to the provision of fire sprinklers and a rapid entry (KNOX) system if deemed necessary by the Fire Chief.

*Enforcement Responsibility: Fire Department*  
*Timing: Prior to issuance of any occupancy permit*

4. A maintenance/facility removal agreement, signed by the applicant and the property owner shall be submitted to the Community Development Director prior to issuance of any building permit(s) necessary for installation of the facility. Said agreement shall comply with all provisions of §5.32.130 of the City of Sonoma’s Municipal Code.

*Enforcement Responsibility: Planning Director; City Attorney*  
*Timing: Prior to issuance of any occupancy permit*

5. The monopole, antennas, and equipment building shall be painted a neutral, non-reflective color.

*Enforcement Responsibility: Planning Division*  
*Timing: Prior to issuance of any occupancy permit*

6. The telecommunication facility shall comply at all times with all FCC rules, regulations, and standards.

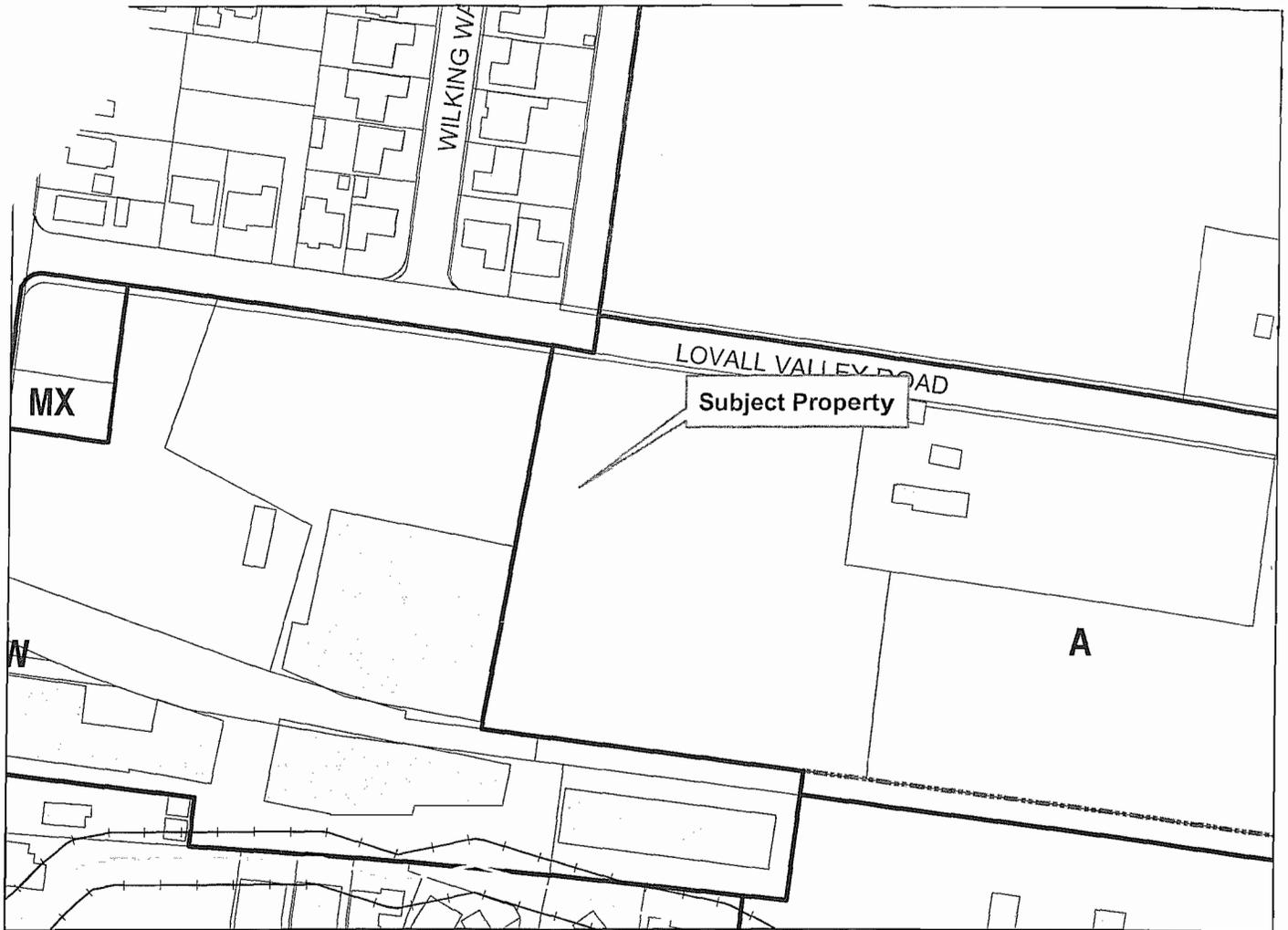
*Enforcement Responsibility: Planning Division*  
*Timing: Ongoing*

7. The use permit shall be reviewed every five years for renewal. If the use permit is not renewed by the applicant, it shall become null and void upon notice and hearing by the Planning Commission five years after the date of issuance, or upon cessation of use for more than a year and a day, whichever comes first.

*Enforcement Responsibility: Planning Division*  
*Timing: Every five years from the date of approval; Ongoing*

8. All improvements installed as part of the telecommunication facility shall be removed from the site, and the property restored to its natural pre-construction state, within 180 days of non-renewal of the use permit or abandonment of the use, whichever comes first.

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



**Project Summary**

*Project Name:* AT&T Wireless Telecommunication Facility

*Property Address:* 379 Fourth Street East

*Applicant:* AT&T

*Property Owner:* Foley Family Wines

*General Plan Land Use:* Agriculture

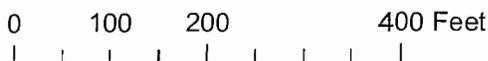
*Zoning - Base:* Agriculture

*Zoning - Overlay:* N/A

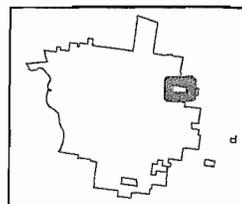
*Summary:*  
 Application for a Use Permit to install a wireless telecommunications facility on the Sebastiani Winery site.

**Zoning Designations**

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



1 inch = 200 feet





Sept. 11, 2013

Wendy Atkins  
Associate Planner  
City of Sonoma  
No. 1 The Plaza  
Sonoma, CA 95476

RECEIVED

SEP 12 2013

CITY OF SONOMA

Re: AT&T site CCU5801 - proposal for facility adjacent to parcel at 379 4<sup>th</sup> St. East

Dear Wendy,

Regarding the Planning Commission's request for additional information about the AT&T proposal referenced above, we enclose the following materials:

- Revised photosims
- Revised EMF/EME study
- Revised propagation maps
- Revised Alternative Site Analysis
- (5) 8.5 x 11 zoning drawings
- (5) 11 x 17 zoning drawings
- (3) 24 x 26 zoning drawings

In addition, in response to planning commission questions:

**Comment:** Provide a map of all wireless facilities (regardless of carrier or type of facility) in the City and a five-mile area around the proposed site (including site on Broadway south of the city limits).

**Response:** I have provided a *google earth* overlay map, which shows all the existing facilities as reported by the FCC along with multiple sources to create this document, which is located on slide/page 40 of the Alternative Sites Analysis. Please note, due to the number of facilities, it is somewhat difficult to capture a scale large enough to view each and every site. I have also prepared a kmz file (via google earth), if staff needs it, I can send via email. This will allow you to manipulate the view and focus on multiple sites if necessary.

**Comment:** Explain reasoning for an 80' tower, and provide coverage map. Provide additional information on all other candidate sites (including options for colocation) and explain thoroughly why they did not work out.

**Response:** After the initial Planning Commission hearing, our internal team worked very hard to bring forward a site which mitigated visual impact, during this process, we lowered the overall proposed height by 15', bringing the pole from an overall height of the 95' to 80', bringing our antennas to an overall height of 70'. We have revised our drawings, photosims, and propagation maps to reflect this proposed change. Although this does reduce our overall coverage footprint, the new proposal fits into the landscape of the area and we feel we have worked not only with staff, but the public to achieve a mutually agreeable design. Taking into account the topography of the area and coverage objectives designing a site at less than 70' not only negates our needed capacity needs, and reduces the odds another carrier would locate on the pole (due to industry standards for carrier to carrier separation).

September 11, 2013

Comment: Provide additional information on all other candidate sites (including options for colocation) and explain thoroughly why they did not work out.

Regarding the request for opportunities for colocation, we have examined multiple candidates, and included the primary ones in our revised alternative site analysis (pages 45-52). Ultimately, location and achieved coverage (relating to antenna height) are the main factors in considering a new location and each alternative fell short of our criteria. It is important to mention our proposed location is designed to offload the increasing "capacity" issues facing our network. Many of the alternatives would not benefit our network, while increasing visual impact at their respective locations (please refer to the ASA for further explanation).

Comment: Research new site location at the Mountain Cemetery located at 90 First Street West.

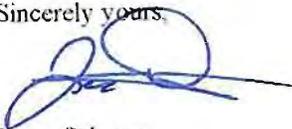
Response: On July 22<sup>nd</sup> 2013, I personally visited the area in question and was able to outline my findings with RF, namely the location in question, would only really serve our as a "single sector" site, namely due to the fact this location sits North of town, and the hillside to the North blocks over half the intended coverage, ultimately creating a temporary solution to offload capacity, which impacts the southern portion of town our proposed location would help cover. It is also important to mention the most viable "tower/equipment" space to locate a "monopine", due to the fact this land is being used as a cemetery is locating a facility in the northern portion of the property, which impacts the design as the existing foliage creates RF degradation. We would also need nearly 1400 sq ft. of ground space to allow for equipment and tower space, not to mention the potential for other carriers adding more space, as the proposed pole is designed for colocation.

Comment: Describe process AT&T will undertake to reach out to the neighborhood prior to the meeting (this would take the form of a summary from the community meeting).

Response: AT&T conducted a community workshop on Thursday, August 29<sup>th</sup>, from 6pm-8pm. The workshop was held at the Sonoma Community Center. We set up (3) primary stations for each aspect of the project, "project design", which included photosims storyboards, along with elevations reflective of our proposed 80' monopine. The second station included our RF study (referred to as our EMF/EME) wherein we had an engineer (Bill Hammett) in attendance available to address any public concerns, and the third station focused on the proposed RF coverage, which also included a story board reflective our the before/after coverage maps. The meeting yielded (8) total visitors (notices were mailed August 14<sup>th</sup> to adjacent property owners from Petaluma, Ca). Questions and concerns were typical, mostly involving health concerns and questions over placement, tree design, and need for improved coverage in the area. Each attendee was given the opportunity to sign in, and provide any written comments as well.

I trust that this addresses the concerns raised. Please let me know if there is anything further you require.

Sincerely yours,



Jason Osborne  
Authorized agent of at&t, representing SAC Wireless  
3 Rovina Lane  
Petaluma, CA 94952  
Mobile: 415.559.2121  
Fax: 415.358.5766  
Email: josborne@osbornepm.com

## Wendy Atkins

---

**From:** gardenstudio@comcast.net  
**Sent:** Tuesday, August 06, 2013 4:19 PM  
**To:** Wendy Atkins  
**Subject:** AT&T Tower at Sebastiani

Dear Ms. Atkins,

Thank you for the notice re the AT&T application for the AT&T telephone tower in Sebastiani.

Unfortunately, my wife and I cannot attend that evening.

However, as neighbors just one block from the offending (potential) ugliness, we would like you and the city of Sonoma to know that we are strongly opposed to the idea.

If the City of Sonoma is inclined to allow a telephone tower, why not have it on City property (on a suitably industrial site) and the City take the rent?

Sincerely,

John and Alice Micklewright  
242 Wilking Way

## **Public Comments**

**Chair Roberson closed the public hearing.**

Comms. Howarth and Edwards would not support a sanction in this case.

Planning Director Goodison says that no motion is necessary and staff has direction.

**Comm. Henevald arrives at 6:55 p.m. and joins commissioners at dais.**

---

**Item #2 – Public Hearing – Consideration of a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery on Friday, August 2, 2013 at 389 Fourth Street East.**

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

Associate Planner Atkins presented staff's report.

**Chair Roberson opened the public hearing.**

**No Public Comments**

**Chair Roberson closed the public hearing.**

Comm. Edwards made a motion to approve the use permit subject to the conditions of approval. Comm. Henevald seconded. The motion was unanimously approved 6-0.

---

**Item #3- Public Hearing- Consideration of a Use Permit to install a wireless telecommunications facility on the Sebastiani Winery site including a 97-foot tall redwood monopole tower and fenced equipment shelter at 389 Fourth Street East.**

**Applicant/Property Owner: AT&T/Foley Family Wines Inc.**

Associate Planner Atkins presented staff's report.

Rhuenette Alums, AT&T representative applicant, says that the telecommunications facility will comply with all FCC rules, regulations, and standards. A lease contract is negotiated between the property owner and AT&T.

**Chair Roberson opened the public hearing.**

Rebekah Anderson, SAC Wireless, explains that the cell phone tower is intended to improve AT&T's network coverage for wireless customers. The design consists of a new stealth redwood monopine tree tower. The analysis did not include consideration of the other towers in Sonoma.

Jody Arens, resident, does not support the proposal for the neighborhood, expressing a view that it would be out-of-place and unnecessary.

Cameron Stuckey, resident, stated that the tower does not belong in this location.

Mike Kalyk, resident, opposes the "fake" tree and believes there is an alternative solution to

ing better coverage for AT&T customers.

aron Palmer, resident, considers the tower an intrusion. He thinks it will be visible for miles and that a more suitable location should be found.

Linda McGarr, neighbor, agreed that the tower is not appropriate for the neighborhood.

Ronnie Kalyk, resident, asked about the setback of the tower from the northeast corner of the site.

Associate Planner Atkins confirmed that the tower would be located approximately 360 feet from the southern property line.

Patricia McTaggart, resident, questioned the relationship between a cell tower and a winery. She stated that it was not a suitable proposal for the property and should be denied.

**Chair Roberson closed the public hearing.**

Comm. Henevald would like information on the EMF study that was prepared for the application.

Chair Roberson stated that given his knowledge about issues of this magnitude and experience in the telecommunication sector, he is knowledgeable about appropriate procedures for evaluating a proposal of this magnitude and is disappointed with the presentation and quality of the information provided. He is interested in seeing further analysis of the capabilities of the existing cell towers in Sonoma and alternative siting options.

Comm. Howarth agreed that more information was needed with respect to alternative sites and alternative heights.

Comm. Edwards discussed other examples of towers in the Sonoma area. He asked whether a microwave transmission dish was proposed in conjunction with the tower. The applicants stated that this would not be needed at the proposed location.

By consensus, the Planning Commission agreed to table the item, with direction to the applicants to develop a more complete proposal if they wanted to pursue the application further.

---

**Item #4 – Public Hearing – Consideration of an Exception from the front yard setback requirement for a carport at 726 Eda Court.**

**Applicant/Property Owner: Shawn and Rachael Buckley**

Associate Planner Atkins presented staff's report.

Rachel and Shawn Buckley, applicants, provided signatures of neighbors that support the continued day care use. They apologized for not contacting the City sooner as they were under the impression that no permits were required. They need a dedicated space to operate the day care business and no additional parking is necessary.

Comm. Tippell confirms that a small day care center is defined as serving six children or fewer.

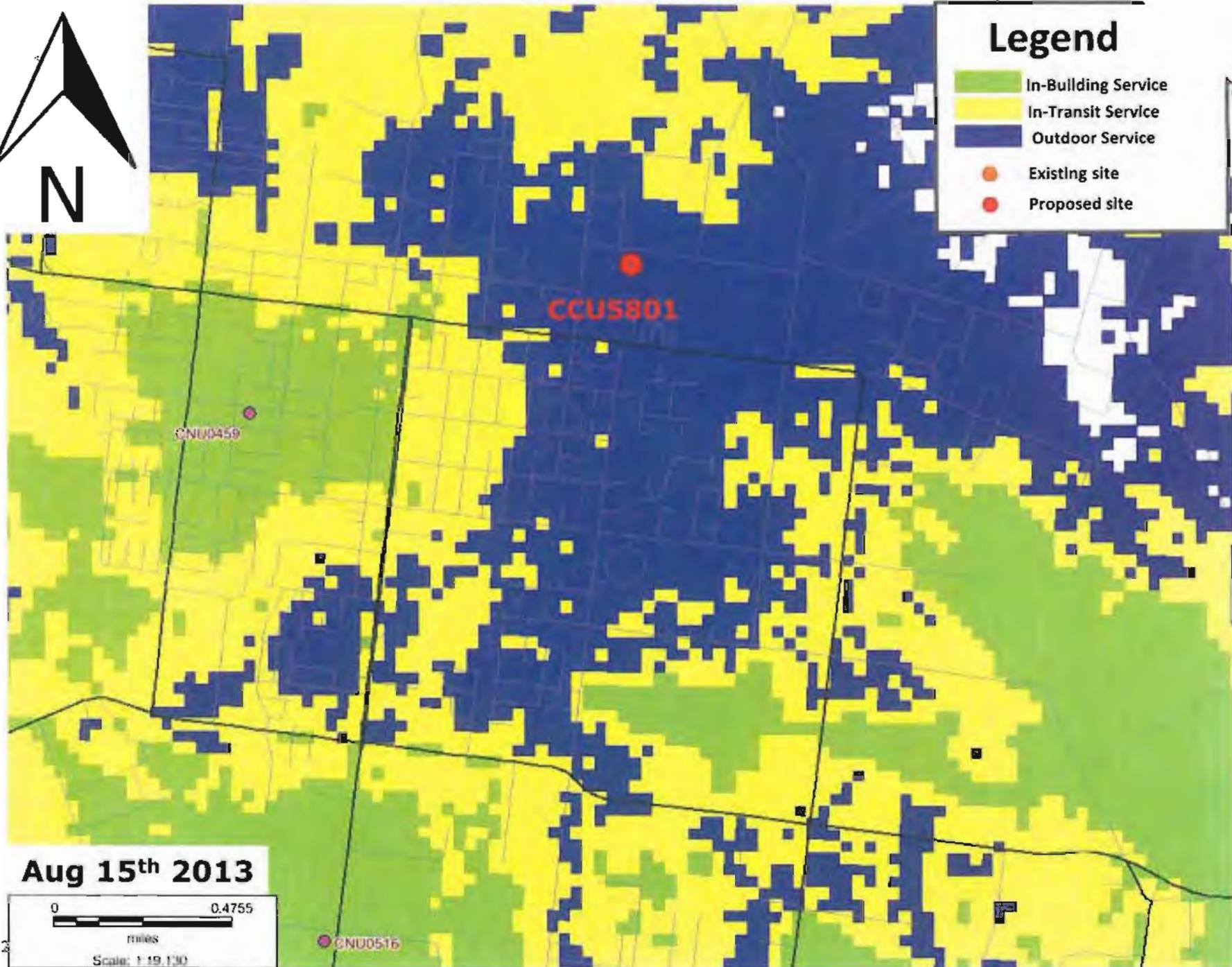
Comm. Edwards asked about fire safety measures including walkway clearance.

# Existing On-Air UMTS 850 Coverage

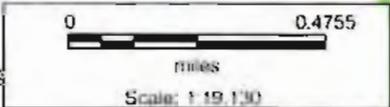


### Legend

- In-Building Service (Green)
- In-Transit Service (Yellow)
- Outdoor Service (Blue)
- Existing site (Orange dot)
- Proposed site (Red dot)



Aug 15th 2013



# Proposed UMTS 850 Coverage – CCU5801 @ (RC = 70 feet)



## Legend

- In-Building Service
- In-Transit Service
- Outdoor Service
- Existing site
- Proposed site

CCU5801

CNU0459

Aug 15<sup>th</sup> 2013

0 0.4900

miles

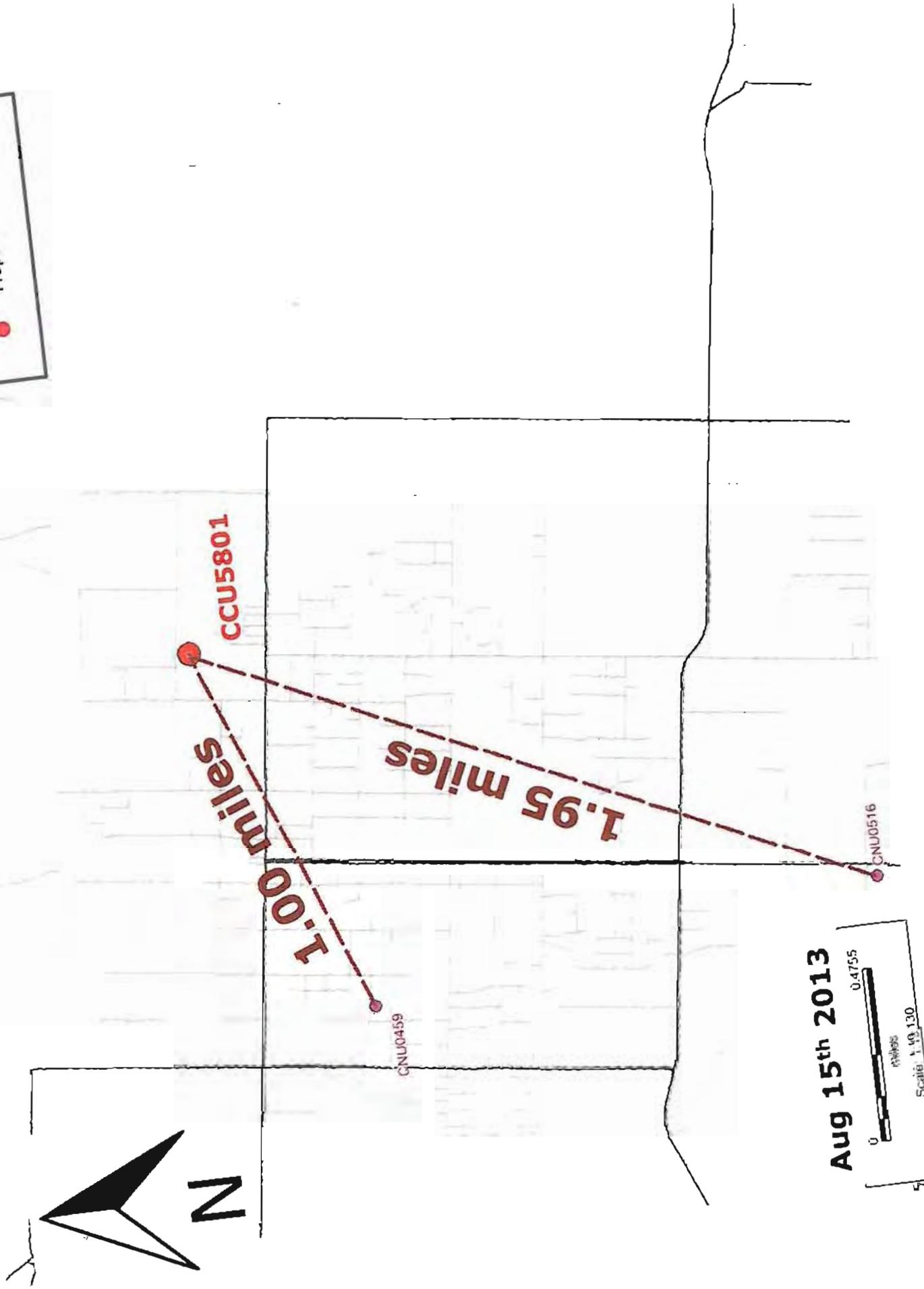
Scale 1:19,720

4

# Existing Surrounding Sites

## Legend

- Existing site
- Proposed site





# SITE NUMBER: CCU5801/CC6078

## SITE NAME: NAPA AND 5TH AVE

ADJACENT TO 379 4TH STREET EAST  
SONOMA, CA 95476

RF DATA SHEET	DIRECTIONS	PROJECT DESCRIPTION																																				
DATE ISSUED: D3/14/13      REVISION: V1.1	<b>DIRECTIONS FROM SAN RAMON, CA:</b> 1. DEPART CAMINO RAMON TOWARD BISHOP DR. 2. TAKE RAMP RIGHT FOR I-580 NORTH TOWARD SACRAMENTO 3. AT EXIT 58A, TAKE RAMP LEFT FOR I-780 WEST TOWARD VALLEJO/BENICIA 4. AT EXIT 1B, TAKE RAMP RIGHT FOR I-80 EAST TOWARD SACRAMENTO 5. AT EXIT 33, TAKE RAMP RIGHT FOR CA-37 TOWARD NAPA 6. ROAD NAME CHANGES TO CA-37/SEARS POINT RD. 7. KEEP STRAIGHT ONTO CA-37W/SEARS POINT RD. 8. TURN RIGHT ONTO CA-121, KEEP STRAIGHT ONTO CA-121 9. KEEP STRAIGHT ONTO CA-118 10. KEEP RIGHT ONTO ARNOLD DR. 11. TURN RIGHT ONTO PETALUMA AVE 12. BEAR RIGHT ONTO RIVERSIDE DR. 13. ROAD NAME CHANGES TO W NAPA ST. 14. KEEP STRAIGHT ONTO CA-12 / W NAPA ST. 15. TURN LEFT ONTO 4TH ST. W 16. ARRIVE AT 379 4TH ST. W, SONOMA, CA 95476	AT&T MOBILITY PROPOSES FOLLOWING INSTALLATIONS: - (1) 80'-0" HIGH FAUX REDWOOD MONOTREE - (1) 11'-5" X 20'-0" CALIFORNIA APPROVED PREFABRICATED EQUIPMENT SHELTER - (12) 6-FOOT AT&T MOBILITY ANTENNAS - (15) RRUS-11 - (3) SURGE PROTECTORS - (2) AT&T MOBILITY GPS ANTENNAS																																				
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SCALE: AS NOTED		DESIGNED BY:	DRAWN BY: FL		

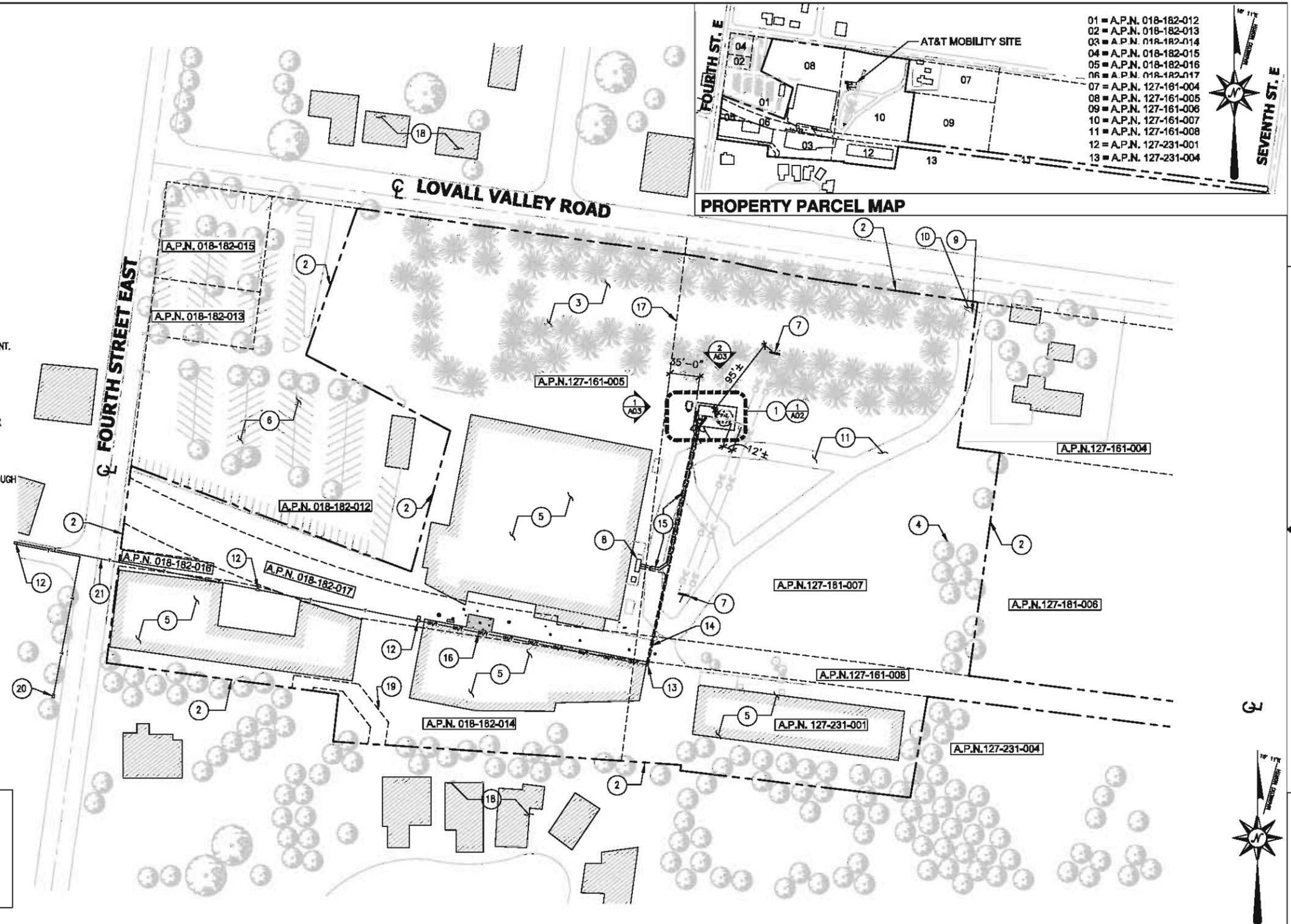


**KEY NOTES**

- 1 PROPOSED 27'-0" x 48'-0" (1296 SQ. FT.) AT&T MOBILITY LEASE AREA
- 2 PROPERTY LINE.
- 3 EXISTING VINEYARD.
- 4 EXISTING TREES, TYP.
- 5 EXISTING BUILDING.
- 6 EXISTING PARKING LOT (BELONGS TO ADJACENT PROPERTY).
- 7 EXISTING POWER POLE.
- 8 EXISTING OUTDOOR PAD MOUNTED SWITCHBOARD AND METER SECTION.  
PROPOSED AT&T MOBILITY ELECTRICAL SERVICE METER LOCATION
- 9 EXISTING GATES.
- 10 EXISTING SITE ACCESS.
- 11 EXISTING ACCESS ROAD - PROPOSED AT&T MOBILITY 12FT ACCESS EASEMENT.
- 12 EXISTING TELCO/FIBER SUB BOX (HH).
- 13 PROPOSED NEW FIBER BOX (HH).
- 14 PROPOSED UNDERGROUND TELCO/FIBER ROUTE FROM PROPOSED FIBER BOX TO PREFABRICATED EQUIPMENT SHELTER, (APPROXIMATELY 330FT LONG)
- 15 PROPOSED UNDERGROUND ELECTRICAL SERVICE ROUTE (APPROXIMATELY 250FT LONG).
- 16 PROPOSED OVERHEAD TELCO/FIBER ROUTE FROM EXISTING FIBER BOX THROUGH EXISTING BUILDING TO PROPOSED FIBER BOX (APPROXIMATE 275FT LONG).
- 17 EXISTING LOT LINE.
- 18 EXISTING RESIDENTIAL HOUSES
- 19 EXISTING EASEMENT, SEE TOPOGRAPHIC SURVEY (LS-1)
- 20 EXISTING TELCO/FIBER SUB BOX/POF
- 21 PUBLIC RIGHT OF WAY - FIBER ROUTE, ENGINEERING PERMIT REQUIRED.

**NOTES:**

1. ELECTRICAL SERVICE/TELCO/FIBER ROUTING AND DESIGN ARE PRELIMINARY AND MUST BE VERIFIED WITH LOCAL UTILITY COMPANIES.



- 01 = A.P.N. 018-182-012
- 02 = A.P.N. 018-182-013
- 03 = A.P.N. 018-182-014
- 04 = A.P.N. 018-182-015
- 05 = A.P.N. 018-182-016
- 06 = A.P.N. 018-182-017
- 07 = A.P.N. 127-161-004
- 08 = A.P.N. 127-161-005
- 09 = A.P.N. 127-161-006
- 10 = A.P.N. 127-161-007
- 11 = A.P.N. 127-161-008
- 12 = A.P.N. 127-231-001
- 13 = A.P.N. 127-231-004

**PROPERTY PARCEL MAP**

**OVERALL SITE PLAN**

SCALE: 1 inch = 60 ft  
TITLE SHEET

**SOC**  
WIRELESS ENGINEERING GROUP  
8866 AVENIDA ENCINAS  
CARLSBAD, CA 92008  
www.socw.com  
760.785.5200

**NAPA & 5TH AVENUE**  
SITE NO. CCU5801/CC6078  
ADJACENT TO 379 4TH ST. E  
SONOMA, CA 95476

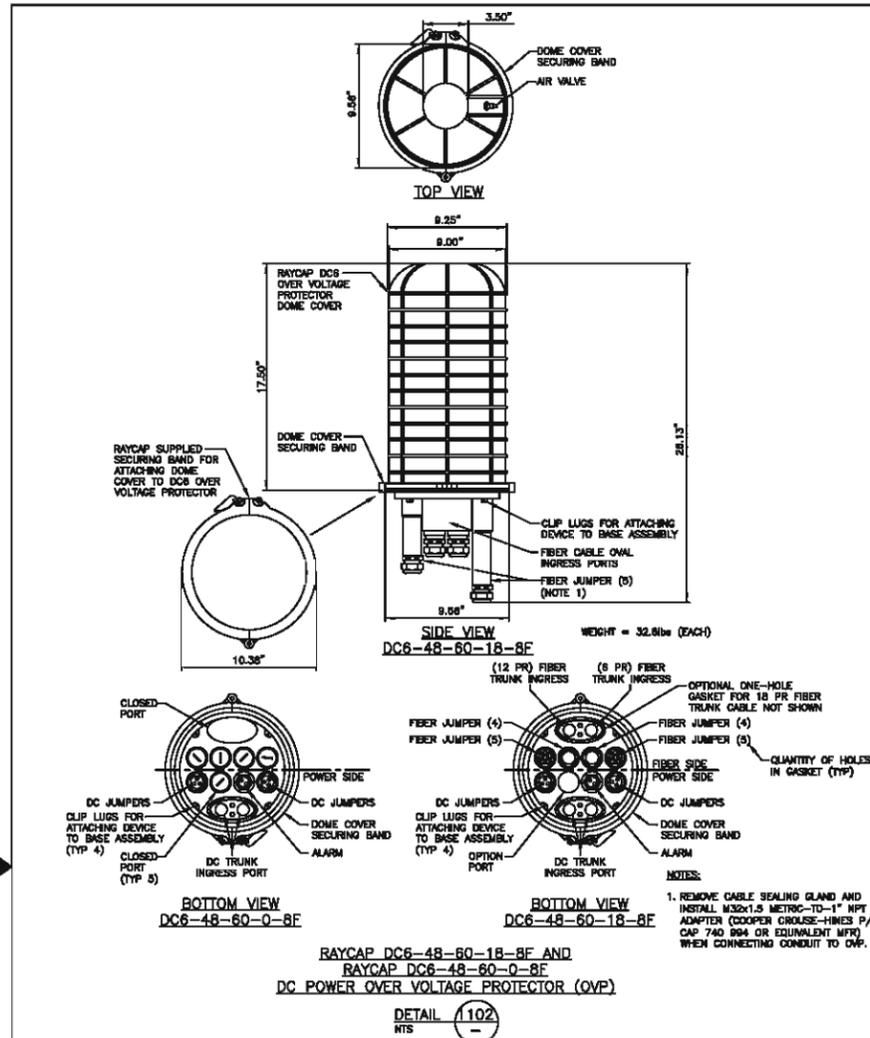
**at&t**  
2600 CAMINO RAMON  
SAN RAMON, CA 94583

5	09/06/13	ZD ISSUED FOR ZONING APPROVAL	PL	AB	AB
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS NOTED		DESIGNED BY:	DRAWN BY: FL		

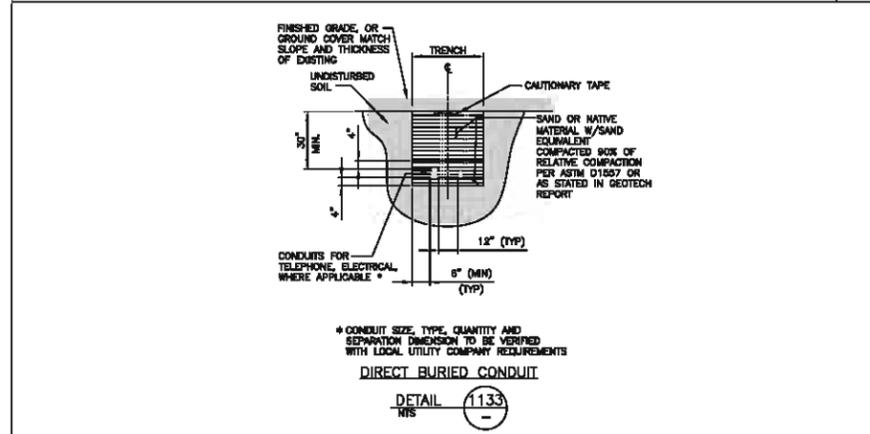
OVERALL SITE PLAN			
JOB NUMBER	DRAWING NUMBER	SHEET NO.	REV
25736-635-AA	CCU5801	A01	5



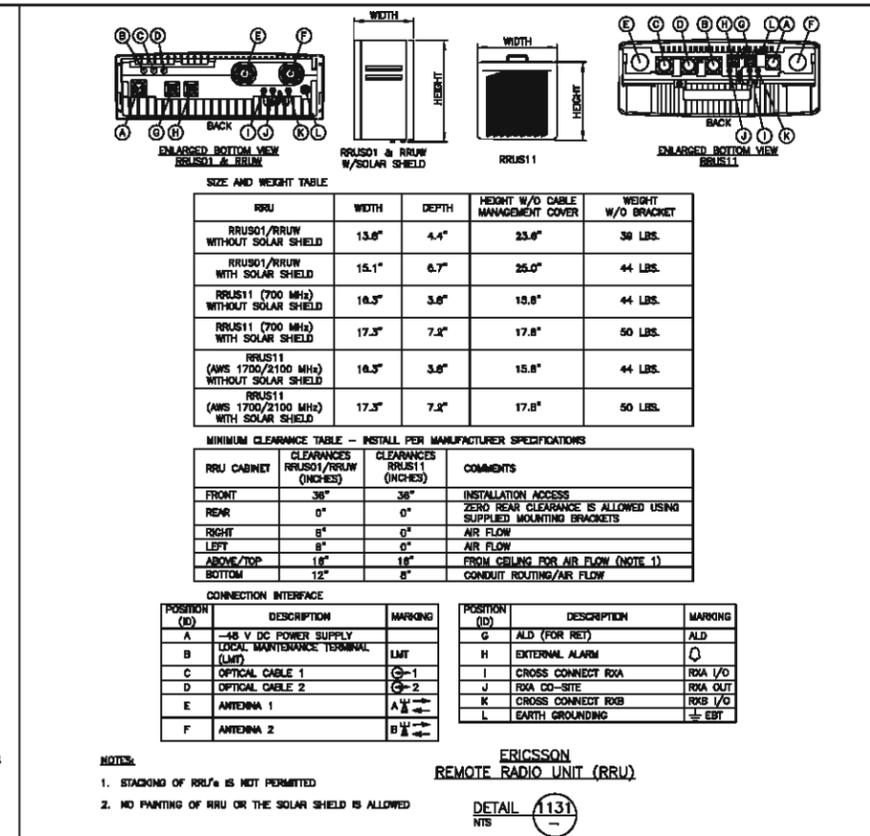




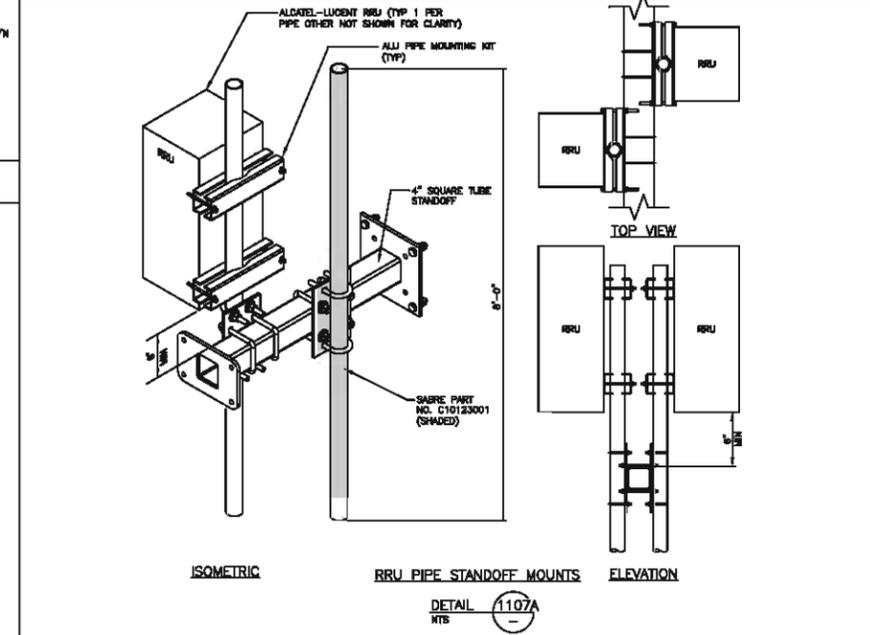
**RAYCAP DC6 SURGE PROTECTOR DETAIL** 3



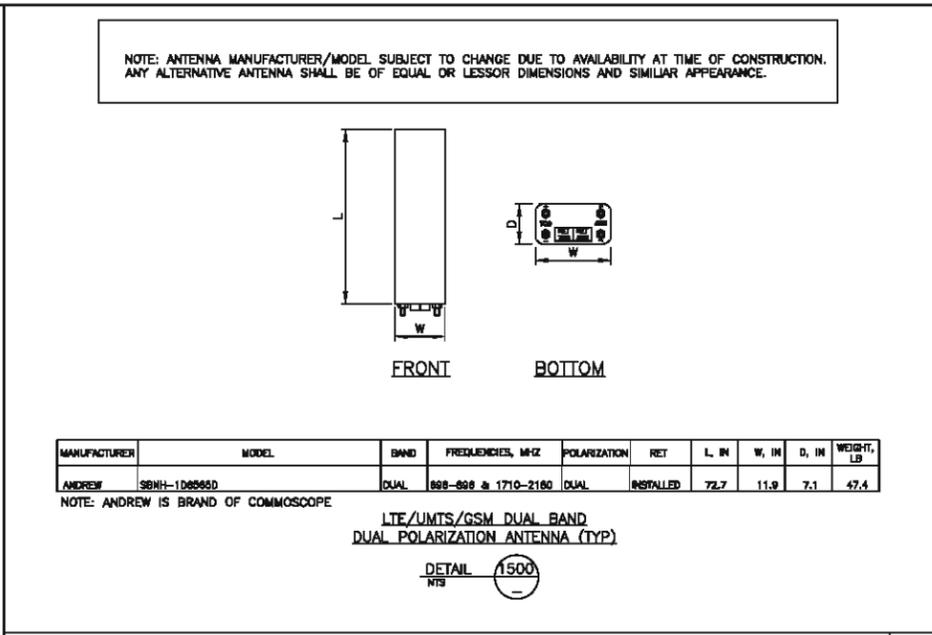
**ELECTRICAL & TELCO UTILITY TRENCH** 6



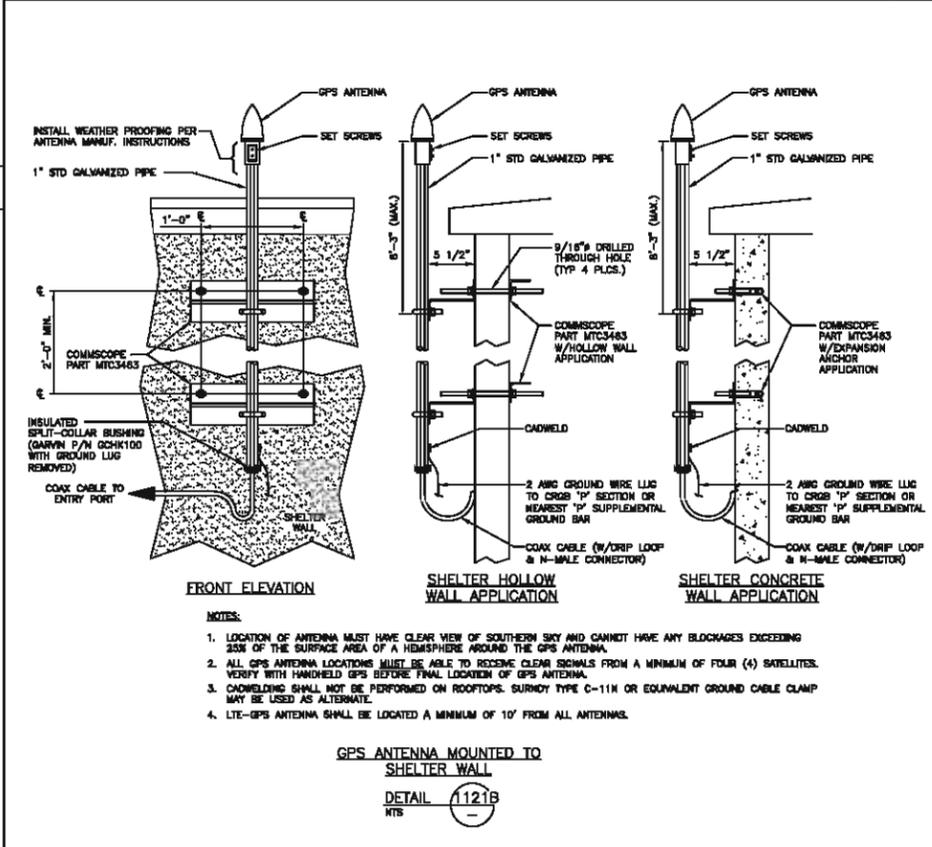
**RRU DETAIL** 2



**RRU MOUNTING DETAIL** 6



**ANTENNA SPECIFICATIONS** 1



**GPS ANTENNA MOUNTED TO SHELTER WALL** 4

**SOC WIRELESS ENGINEERING GROUP**  
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**at&t**  
 2600 CAMINO RAMON  
 SAN RAMON, CA 94583

NO.	DATE	REVISIONS	BY	CHK	APP'D
5	09/06/13	ZD ISSUED FOR ZONING APPROVAL	FL	AB	AB

SCALE: AS NOTED    DESIGNED BY:    DRAWN BY: FL

JOB NUMBER	DRAWING NUMBER	SHEET NO.	REV
25736-635-AA	CCU5801	DO1	5

**AT&T Mobility • Proposed Base Station (Site No. CCU5801)  
379 4th Street East • Sonoma, California**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CCU5801) proposed to be located at 379 4th Street East in Sonoma, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Executive Summary**

AT&T proposes to install directional panel antennas on a tall steel pole to be installed at Sebastiani Vineyards, located near 379 4th Street East in Sonoma. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

**Prevailing Exposure Standards**

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

**General Facility Requirements**

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some

**AT&T Mobility • Proposed Base Station (Site No. CCU5801)**  
**379 4th Street East • Sonoma, California**

height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

**Computer Modeling Method**

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

**Site and Facility Description**

Based upon information provided by AT&T, including zoning drawings by SAC Wireless, dated June 6, 2013, it is proposed to install twelve Andrew Model SBNH-1D6565B directional panel antennas on a new 80-foot\* steel pole, configured to resemble a pine tree, to be installed at Sebastiani Vineyards, located near 379 4th Street East in Sonoma. The antennas would be mounted with up to 4° downtilt at an effective height of about 70 feet† above ground and would be oriented in groups of four toward 60°T, 180°T, and 300°T. The maximum effective radiated power in any direction would be 9,950 watts, representing simultaneous operation at 7,830 watts for PCS, 1,000 watts for cellular, and 1,120 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

**Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation is calculated to be 0.011 mW/cm<sup>2</sup>, which is 1.2% of the applicable public exposure limit. The maximum calculated level at any nearby building‡ is 0.88% of the public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence§ is 0.79% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

---

\* The foliage on the tree extends to 85 feet above ground.

† This is 10 feet higher than shown in the drawings.

‡ Located at least 90 feet away, based on photographs from Google Maps.

§ Located at least 250 feet away, based on photographs from Google Maps.



**AT&T Mobility • Proposed Base Station (Site No. CCU5801)  
379 4th Street East • Sonoma, California**

**No Recommended Mitigation Measures**

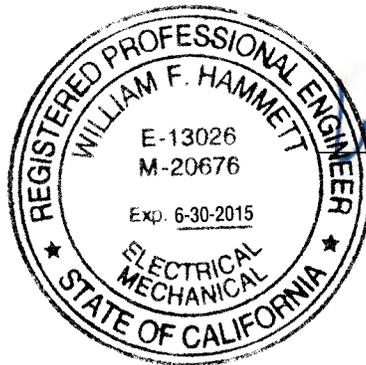
Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that AT&T will, as an FCC licensee, take adequate steps to ensure that its employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 379 4th Street East in Sonoma, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2015. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



*William F. Hammett*

William F. Hammett, P.E.

707/996-5200

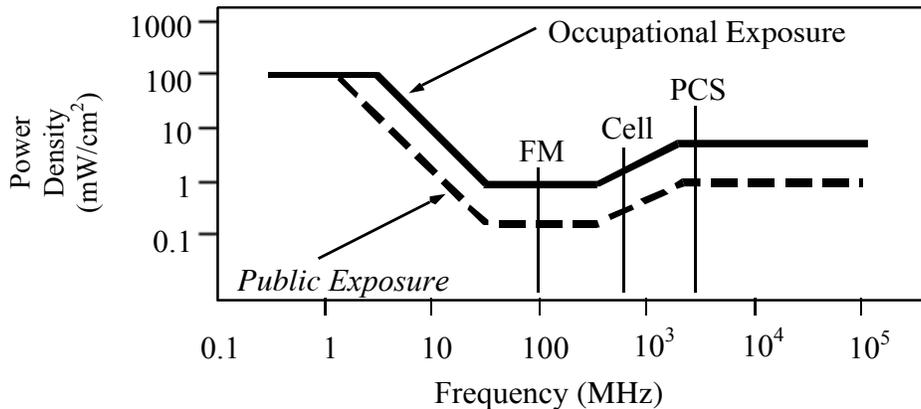
August 27, 2013

## FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm <sup>2</sup> )	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f<sup>2</sup></i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f <sup>2</sup>	<i>180/f<sup>2</sup></i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

## RFR.CALC™ Calculation Methodology

### Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

#### Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density  $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$ , in mW/cm<sup>2</sup>,

and for an aperture antenna, maximum power density  $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$ , in mW/cm<sup>2</sup>,

where  $\theta_{BW}$  = half-power beamwidth of the antenna, in degrees, and  
 $P_{net}$  = net power input to the antenna, in watts,  
 $D$  = distance from antenna, in meters,  
 $h$  = aperture height of the antenna, in meters, and  
 $\eta$  = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

#### Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density  $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$ , in mW/cm<sup>2</sup>,

where ERP = total ERP (all polarizations), in kilowatts,  
RFF = relative field factor at the direction to the actual point of calculation, and  
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

**Bechtel Communication on  
behalf of AT&T Mobility, LLC  
Site ID - CCU6078  
USID - 133231  
Site Name - Sebastiani Vineyards  
Site Compliance Report**

**379 4th St E  
Sonoma, CA 95476**

Latitude: N38-17-35.80  
Longitude: W122-26-50.08  
Structure Type: Monopole

Report generated date: November 16, 2012  
Report by: Tony DeMattia  
Customer Contact: Tom McGuire

---

**AT&T Mobility, LLC Will Be Compliant based on  
FCC Rules and Regulations.**

© 2012 Sitesafe, Inc. Arlington, VA



**David Charles Cotton, Jr.  
Registered Professional Engineer (Electrical)  
State of California, 18838, Expires 2013-June-30  
Date: 2012-November-17**

JUN 06 2013

RFI DOCUMENT REVIEW STATUS

Status Code													
1	Accepted - With minor or no comments, construction may proceed												
2	Not Accepted - Please resolve comments and resubmit												
Acceptance does not constitute approval of design details, calculations, analysis, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations.													
	<table border="1"> <tr> <td>ENG</td> <td>CONST</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TM</td> <td>N/A</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	ENG	CONST					TM	N/A				
ENG	CONST												
TM	N/A												
Status By	Date 12/3/2012												

**Bechtel Communication on behalf of AT&T  
Mobility, LLC  
Sebastiani Vineyards - CCU6078  
Radio Frequency (RF) Site Compliance Report**



**379 4th St E, Sonoma, CA 95476**



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## 1 Executive Summary

Bechtel Communication on behalf of AT&T Mobility, LLC has contracted with Sitesafe, Inc. (Sitesafe), an independent Radio Frequency (RF) regulatory and engineering consulting firm, to determine whether the proposed communications site, CCU6078 - Sebastiani Vineyards, located at 379 4th St E, Sonoma, CA, is in compliance with Federal Communication Commission (FCC) Rules and Regulations for RF emissions.

This report contains a detailed summary of the RF environment at the site including:

- diagram of the site;
- inventory of the make / model of all antennas
- theoretical MPE based on modeling.

This report addresses exposure to radio frequency electromagnetic fields in accordance with the FCC Rules and Regulations for all individuals, classified in two groups, "Occupational or Controlled" and "General Public or Uncontrolled." This **site will be compliant** with the FCC rules and regulations, as described in OET Bulletin 65.

Project Description: AT&T Mobility LLC proposed the following installations: 4 Surge protectors; 95' high faux redwood monotree; 11'X20' California approved prefabricated equipment shelter; twelve 6' panel antennas; 3 RRUS-11 and 15 RRUS-01 devices.

This document and the conclusions herein are based on the information provided by AT&T Mobility, LLC.

If you have any questions regarding RF safety and regulatory compliance, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.

The following documents were used in the creation of this report:

RFDS: 25736-635-AA-CCU6078 RF V10.xlsx

CD: 25471-630-A1-CC6078 Z01-Rev B.pdf

ERP: Sitesafe used 60 watt transmit power output for LTE and 40 watt transmit power output for each UMTS carrier.

## 2 Regulatory Basis

### 2.1 FCC Rules and Regulations

In 1996, the Federal Communication Commission (FCC) adopted regulations for the evaluating of the effects of RF emissions in 47 CFR § 1.1307 and 1.1310. The guideline from the FCC Office of Engineering and Technology is Bulletin 65 ("OET Bulletin 65"), *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*, Edition 97-01, published August 1997. Since 1996 the FCC periodically reviews these rules and regulations as per their congressional mandate.

FCC regulations define two separate tiers of exposure limits: Occupational or "Controlled environment" and General Public or "Uncontrolled environment". The General Public limits are generally five times more conservative or restrictive than the Occupational limit. These limits apply to *accessible* areas where workers or the general public may be exposed to Radio Frequency (RF) electromagnetic fields.

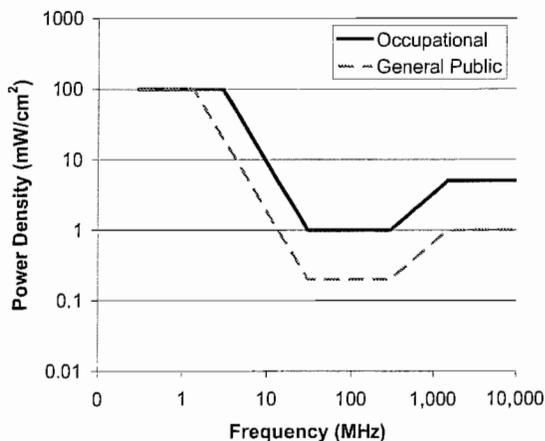
Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure.

An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (i.e. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF warning signage. A site with Controlled environments is evaluated with Occupational limits.

All other areas are considered Uncontrolled environments. If a site has no access controls or no RF warning signage it is evaluated with General Public limits.

The theoretical modeling of the RF electromagnetic fields has been performed in accordance with OET Bulletin 65. The Maximum Permissible Exposure (MPE) limits utilized in this analysis are outlined in the following diagram:

**FCC Limits for Maximum Permissible Exposure (MPE)**  
Plane-wave Equivalent Power Density



**Limits for Occupational/Controlled Exposure (MPE)**

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time  E  <sup>2</sup> ,  H  <sup>2</sup> or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

**Limits for General Population/Uncontrolled Exposure (MPE)**

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time  E  <sup>2</sup> ,  H  <sup>2</sup> or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f <sup>2</sup> )*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz      \*Plane-wave equivalent power density

**2.2 OSHA Statement**

The General Duty clause of the OSHA Act (Section 5) outlines the occupational safety and health responsibilities of the employer and employee. The General Duty clause in Section 5 states:

- (a) Each employer –
  - (1) shall furnish to each of his employees employment and a place of employment which are free from recognized hazards that are causing or are likely to cause death or serious physical harm to his employees;
  - (2) shall comply with occupational safety and health standards promulgated under this Act.
  
- (b) Each employee shall comply with occupational safety and health standards and all rules, regulations, and orders issued pursuant to this Act which are applicable to his own actions and conduct.

OSHA has defined Radiofrequency and Microwave Radiation safety standards for workers who may enter hazardous RF areas. Regulation Standards 29 CFR § 1910.147 identify a generic Lock Out Tag Out procedure aimed to control the unexpected energization or start up of machines when maintenance or service is being performed.

### 3 Site Compliance

#### 3.1 Site Compliance Statement

Upon evaluation of the cumulative RF emission levels from all operators at this site, Sitesafe has determined that:

This **site will be compliant** with the FCC rules and regulations, as described in OET Bulletin 65.

AT&T Mobility, LLC is predicted to contribute **less than 5%** of the maximum permissible exposure (MPE) based on theoretical modeling using parameters supplied by the client; therefore, AT&T Mobility, LLC has no responsibility for bringing the site into compliance with FCC guidelines. See Appendix C. A detailed explanation of the 5% rule can be found in the Definition section of Appendix B.

The compliance determination is based on General Public MPE levels based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site. Any deviation from the AT&T Mobility, LLC's proposed deployment plan could result in the site being rendered non-compliant.

#### 3.2 Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

This site will be compliant with the FCC rules and regulations.

Sitesafe found one or more issues that led to our determination. The site will be made compliant if the following changes are implemented:

- Restricted access to the site (by lock, alarm or sign-in sheet), preventing anyone from the general public access to the site;
- and,
- Posting RF signs that a person could read and understand the signs prior to accessing the site;

##### Site Access Location

Put lock on Site Access Door.  
Information Sign 1 required, in English.  
Information Sign 1 required, in Spanish.  
Yellow caution sign required.

## 4 Safety Plan and Procedures

The following items are general safety recommendations that should be administered on a site by site basis as needed by the carrier.

**General Maintenance Work:** Any maintenance personnel required to work immediately in front of antennas and / or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operators to disable transmitters during their work activities.

**Training and Qualification Verification:** All personnel accessing areas indicated as exceeding the General Population MPE limits should have a basic understanding of EME awareness and RF Safety procedures when working around transmitting antennas. Awareness training increases a workers understanding to potential RF exposure scenarios. Awareness can be achieved in a number of ways (e.g. videos, formal classroom lecture or internet based courses).

**Physical Access Control:** Access restrictions to transmitting antennas locations is the primary element in a site safety plan. Examples of access restrictions are as follows:

- Locked door or gate
- Alarmed door
- Locked ladder access
- Restrictive Barrier at antenna (e.g. Chain link with posted RF Sign)

**RF Signage:** Everyone should obey all posted signs at all times. RF signs play an important role in properly warning a worker prior to entering into a potential RF Exposure area.

**Assume all antennas are active:** Due to the nature of telecommunications transmissions, an antenna transmits intermittently. Always assume an antenna is transmitting. Never stop in front of an antenna. If you have to pass by an antenna, move through as quickly and safely as possible thereby reducing any exposure to a minimum.

**Maintain a 3 foot clearance from all antennas:** There is a direct correlation between the strength of an EME field and the distance from the transmitting antenna. The further away from an antenna, the lower the corresponding EME field is.

**Site RF Emissions Diagram:** Section 5 of this report contains an RF Diagram that outlines various theoretical Maximum Permissible Exposure (MPE) areas at the site. The modeling is a worst case scenario assuming a duty cycle of 100% for each transmitting antenna at full power. This analysis is based on one of two access control criteria: General Public criteria means the access to the site is uncontrolled and anyone can gain access. Occupational criteria means the access is restricted and only properly trained individuals can gain access to the antenna locations.

## 5 Analysis

### 5.1 RF Emissions Diagram

The RF diagram(s) below display theoretical spatially averaged percentage of the Maximum Permissible Exposure for all systems at the site unless otherwise noted. These diagrams use modeling as proscribed in OET Bulletin 65 and assumptions detailed in Appendix B.

The key at the bottom of each diagram indicates if percentages displayed are referenced to FCC Occupational or General Public Maximum Permissible Exposure (MPE) limits. Color coding on the diagram is as follows:

- a) Composite Exposure Levels
  - Areas indicated as Green are below 100% of the MPE limits.
  - Blue represents areas predicted to be between 100% and 500% of the MPE limits.
  - Yellow represents areas predicted to be between 500% and 5000% of the MPE limits.
  - Red areas indicated predicted levels greater than 5000% of the MPE limits.
- b) AT&T Mobility 5% Exposure Levels:
  - Areas indicated as Green are below 5% of the MPE limits.
  - Purple represents areas predicted to be greater than 5% of the MPE limits.

The theoretical analysis identified the maximum predicted MPE levels to be:

Maximum Theoretical General Public or Uncontrolled MPE level:	2.0%
Maximum Theoretical Occupational or Controlled MPE Level:	0.4%
AT&T Maximum Theoretical General Public or Uncontrolled MPE level:	2.0%
AT&T Maximum Theoretical Occupational or Controlled MPE level:	0.4%

General Population diagrams are specified when an area is accessible to the public; i.e. personnel that do not meet Occupational or RF Safety trained criteria, could gain access.

If trained occupational personnel require access to areas that are delineated as Red or above 100% of the limit, Sitesafe recommends that they utilize the proper personal protection equipment (RF monitors), coordinate with the carriers to reduce or shutdown power, or make real-time power density measurements with the appropriate power density meter to determine real-time MPE levels. This will allow the personnel to ensure that their work area is within exposure limits.

The key at the bottom also indicates the level or height of the modeling with respect to the main level. The origin is typically referenced to the main rooftop level, or ground level for a structure without access to the antenna level. For example:

Average from 0 feet above to 6 feet above origin

and

Average from 20 feet above to 26 feet above origin

The first indicates modeling at the main rooftop (or ground) level averaged over 6 feet. The second indicates modeling at a higher level (possibly a penthouse level) of 20 feet averaged over 6 feet.

**Abbreviations used in the RF Emissions Diagrams**

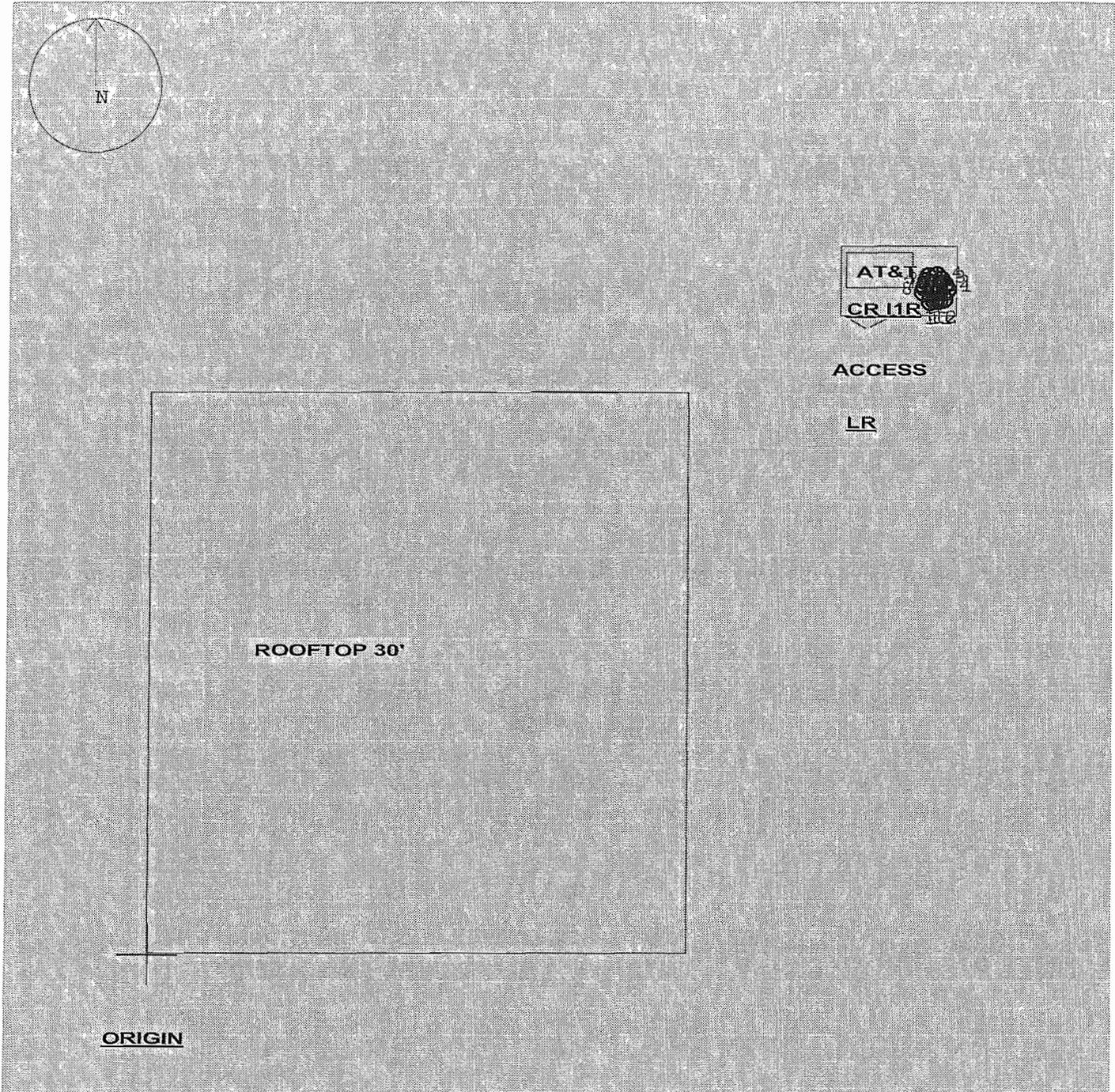
PH=##'	Penthouse at ## feet above main roof
--------	--------------------------------------

**Additional Information in the RF Emissions Diagrams Key**

The RF emissions diagram provides indications of RF signage, barriers and locked doors. The table below lists the abbreviations used to indicate locked doors, signs and barriers:

Table 1: RF Signage and Barrier Key					
Type	RF Signage		Type	Barriers	
	Existing Location	Recommended Location		Existing Location	Recommended Location
Notice	<u>NE</u>	<u>NR</u>	Locked Door	<u>LE</u>	<u>LR</u>
Caution	<u>CE</u>	<u>CR</u>	Fencing	<u>RE</u>	<u>RR</u>
Warning	<u>WE</u>	<u>WR</u>	Rope Chain		
Info Sign 1	<u>I1E</u>	<u>I1R</u>	Paint Stripes		
Info Sign 2	<u>I2E</u>	<u>I2R</u>	Tape		
Info Sign 3	<u>I3E</u>	<u>I3R</u>			
Info Sign 4	<u>I4E</u>	<u>I4R</u>			

# RF Emissions Diagram for: Sebastiani Vineyards Ground Level Detail View

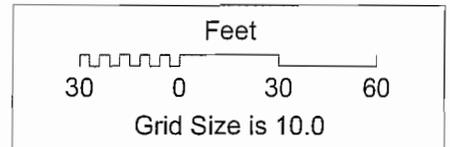


% of FCC Public Exposure Limit  
Average from 0 feet above to 6 feet above origin

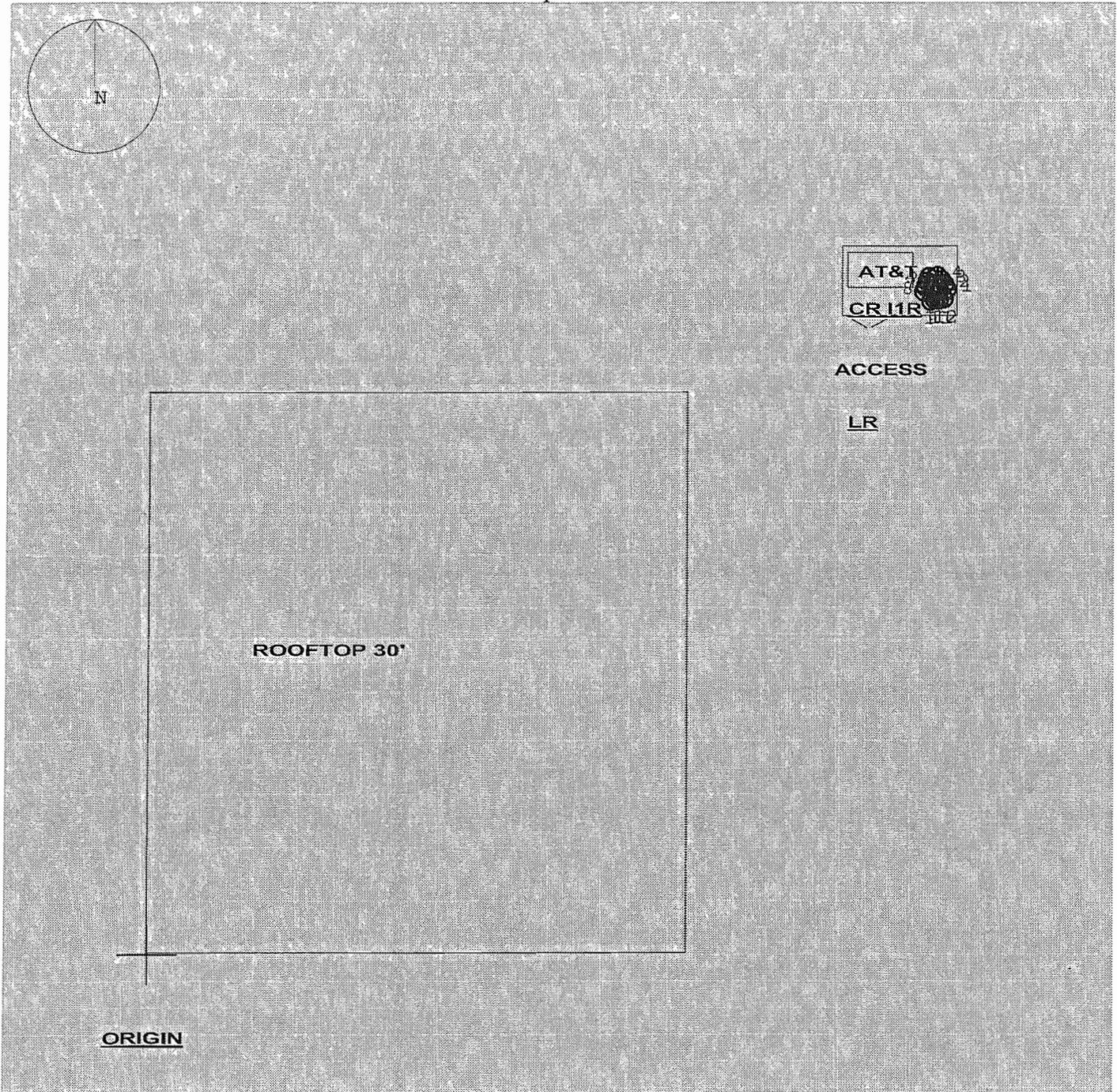
- $5000 \leq X$
- $500 \leq X < 5000$
- $100 \leq X < 500$
- $X \leq 100$

  
[www.sitesafe.com](http://www.sitesafe.com)  
 Sitesafe ID# 96034  
 Site Name: Sebastiani Vineyards

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.  
 Contact Sitesafe Inc. for modeling assistance (703) 278-1100  
 Sitesafe/TC Vectors Unavailable  
 1/16/2012



# RF Emissions Diagram for: Sebastiani Vineyards Rooftop Level 30'

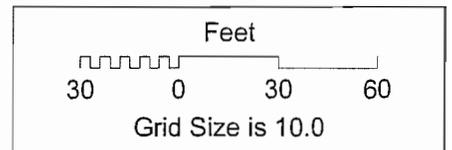


% of FCC Public Exposure Limit  
Average from 30 feet above to 36 feet above origin

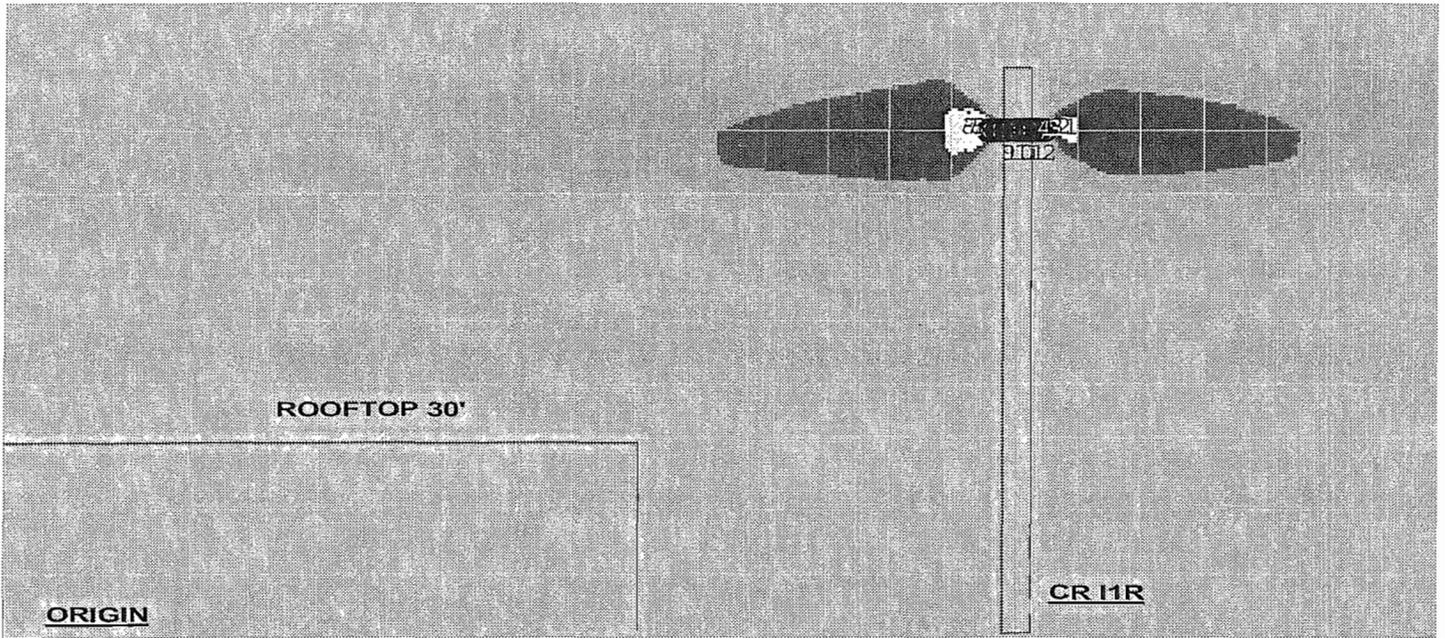
- $5000 \leq X$
- $500 \leq X < 5000$
- $100 \leq X < 500$
- $X \leq 100$

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Site Name: Sebastiani Vineyards

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10/16/2012



# RF Emissions Diagram for: Sebastiani Vineyards Side Elevation



### % of FCC Public Exposure Limit

#### Individual Points

- $5000 \leq X$
- $500 \leq X < 5000$
- $100 \leq X < 500$
- $X \leq 100$

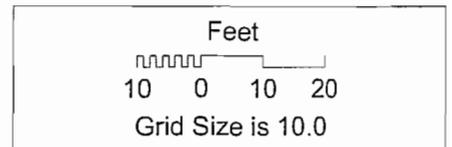


www.sitesafe.com

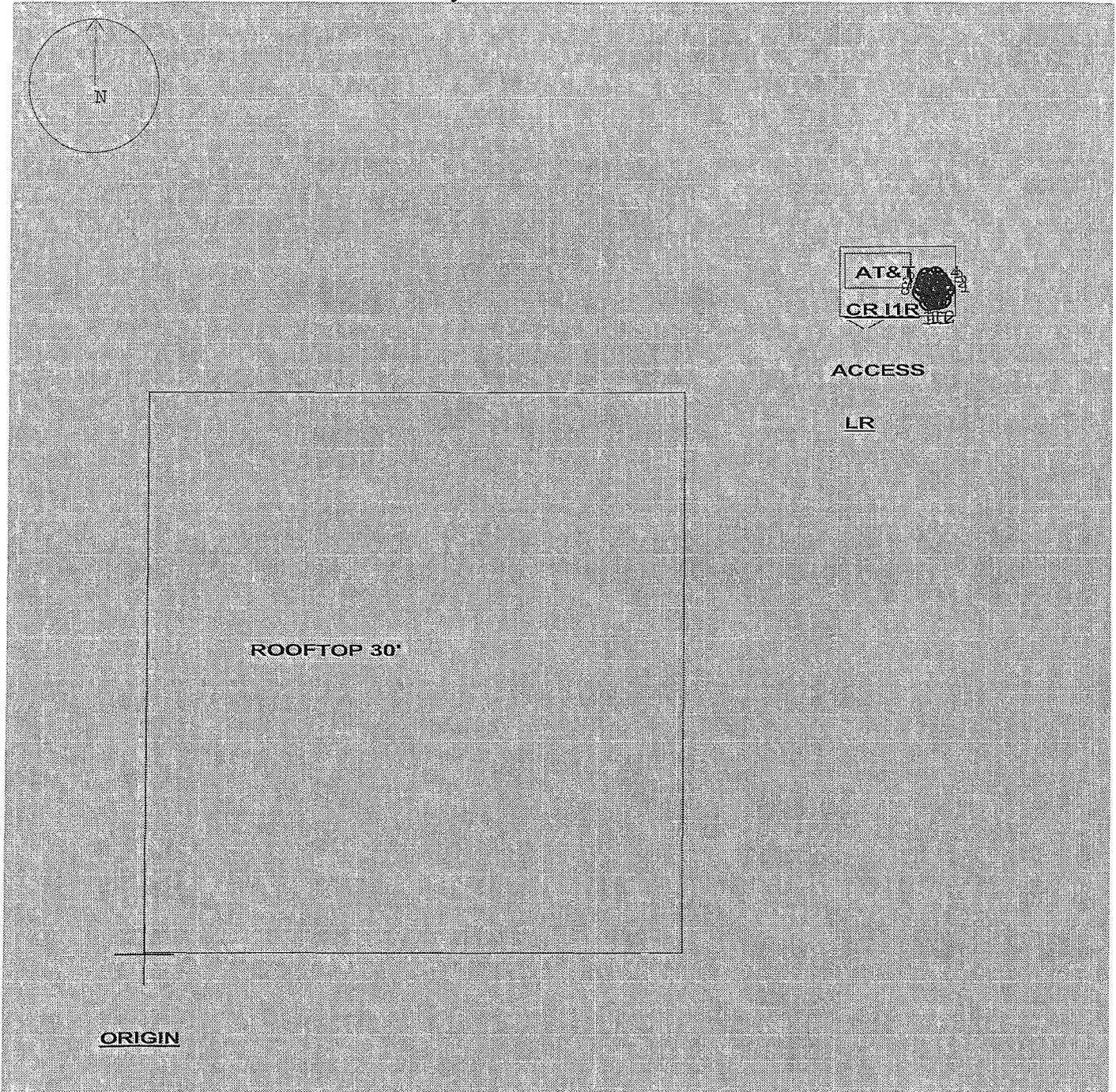
Sitesafe ID# 96034

Site Name: Sebastiani Vineyards

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.  
Contact Sitesafe Inc. for modeling assistance (703) 276-1100  
Sitesafe/TC Version Unavailable  
10/10/2012



# RF Emissions Diagram for: Sebastiani Vineyards AT&T Mobility LLC Contribution Ground Level

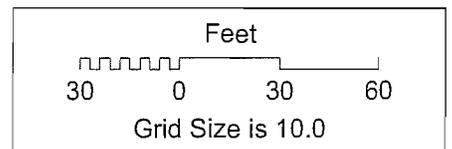


% of FCC Public Exposure Limit  
Average from 0 feet above to 6 feet above origin

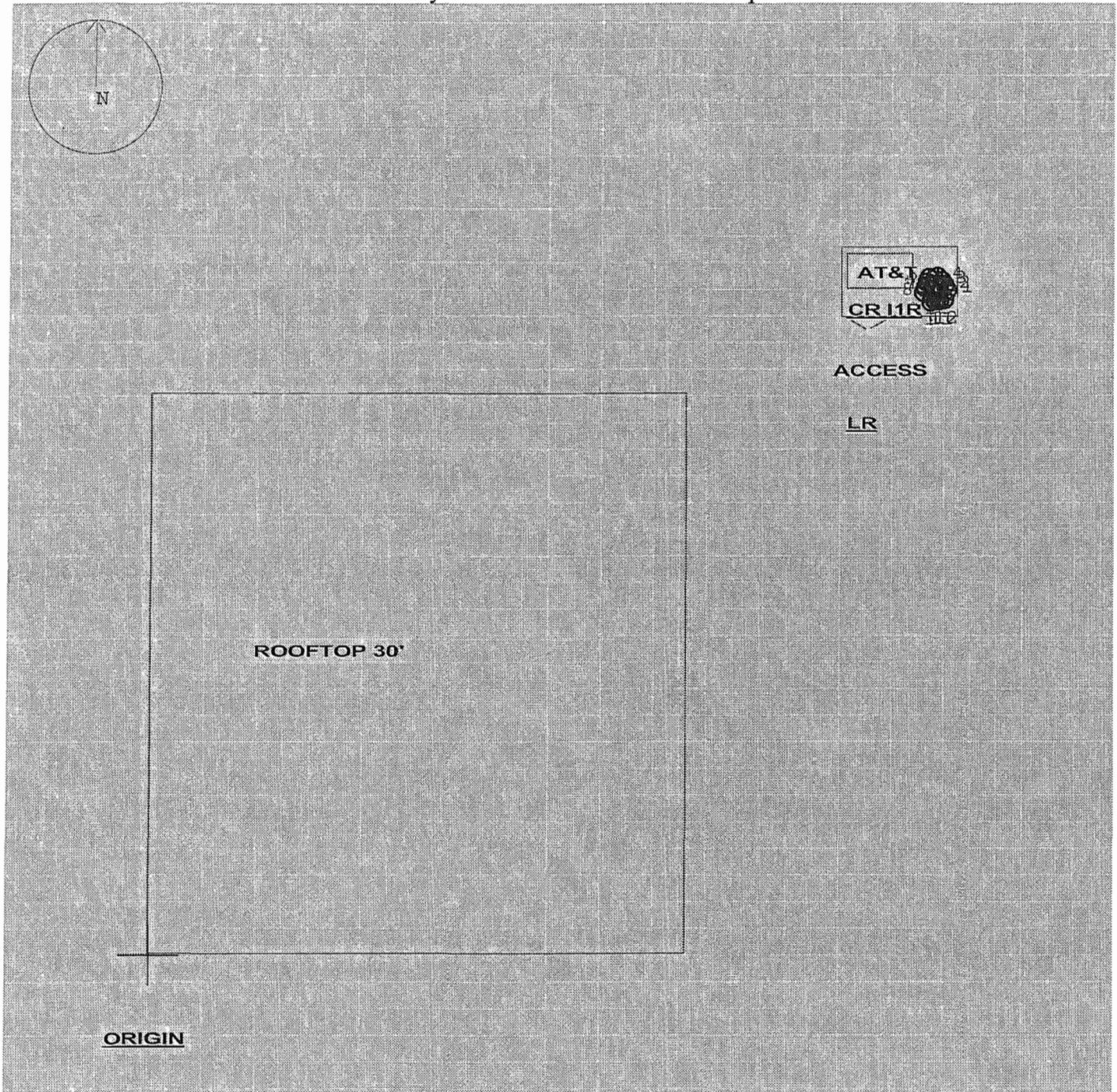
- $5 \leq X$
- $X \leq 5$

**sitesafe**  
www.sitesafe.com  
Sitesafe ID# 96034  
Site Name: Sebastiani Vineyards

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Sitemark TC Version Unavailable  
10/16/2012



# RF Emissions Diagram for: Sebastiani Vineyards AT&T Mobility LLC Contribution Rooftop Level 30'

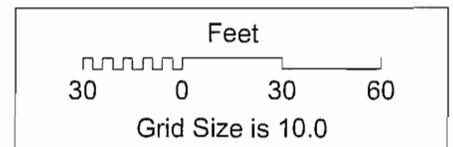


% of FCC Public Exposure Limit  
Average from 30 feet above to 36 feet above origin

- $5 \leq X$
- $X \leq 5$

   
[www.sitesafe.com](http://www.sitesafe.com)   
 Sitesafe ID# 96034   
 Site Name: Sebastiani Vineyards

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.   
 Contact Sitesafe Inc. for modeling assistance (703) 276-1100.   
 Sitesafe TC Version Unavailable   
 10/16/2012



## 6 Antenna Inventory

The Antenna Inventory shows all transmitting antennas at the site. This inventory was provided by the customer, and was utilized by Sitesafe to perform theoretical modeling of RF emissions. The inventory coincides with the site diagrams in this report, identifying each antenna's location at CCU6078 - Sebastiani Vineyards. The antenna information collected includes the following information:

- Licensee or wireless operator name
- Frequency or frequency band
- Transmitter power – Effective Radiated Power ("ERP"), or Equivalent Isotropic Radiated Power ("EIRP") in Watts
- Antenna manufacturer make, model, and gain

For other carriers at this site, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information with regard to carrier, their FCC license and/or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.



The following antenna inventory, on this and the following page, were provided by the customer and were utilized to create the site model diagrams:

Ant #	Operated By	TX Freq (MHz)	ERP (Watts)	Antenna Gain (dBd)	Az (Deg)	Antenna Model	Ant Type	Len (ft)	Horizontal Half Power Beamwidth (Deg)	Location		
										X	Y	Z
1	AT&T Mobility LLC	737 (LTE)	973	12.10	60	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	301'	249'	80'
2	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	60	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	300'	251'	80'
3	AT&T Mobility LLC	850 (UMTS)	867	13.36	60	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	299'	253'	80'
3	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	60	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	299'	253'	80'
4	AT&T Mobility LLC	850 (UMTS)	867	13.36	60	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	297'	255'	80'
4	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	60	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	297'	255'	80'
5	AT&T Mobility LLC	737 (LTE)	973	12.10	300	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	294'	254'	80'
6	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	300	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	293'	252'	80'
7	AT&T Mobility LLC	850 (UMTS)	867	13.36	300	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	292'	250'	80'
7	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	300	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	292'	250'	80'
8	AT&T Mobility LLC	850 (UMTS)	867	13.36	300	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	292'	248'	80'
8	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	300	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	292'	248'	80'
9	AT&T Mobility LLC	737 (LTE)	973	12.10	180	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	295'	245'	80'
10	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	180	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	296'	245'	80'
11	AT&T Mobility LLC	850 (UMTS)	867	13.36	180	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	298'	245'	80'
11	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	180	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	298'	245'	80'
12	AT&T Mobility LLC	850 (UMTS)	867	12.10	180	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	300'	246'	80'
12	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	180	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	300'	246'	80'

NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates antenna height above the main site level unless otherwise indicated. ERP values provided by the client and used in the modeling may be greater than are currently deployed. For other carriers at this site the use of "Generic" as an antenna model or "Unknown" for a wireless operator means the information with regard to carrier, their FCC license and/or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.



## 7 Engineer Certification

The professional engineer whose seal appears on the cover of this document hereby certifies and affirms that:

I am registered as a Professional Engineer in the jurisdiction indicated in the professional engineering stamp on the cover of this document; and

That I am an employee of Sitesafe, Inc., in Arlington, Virginia, at which place the staff and I provide RF compliance services to clients in the wireless communications industry; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio-frequency Radiation; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Tony DeMattia.

November 16, 2012



## Appendix A – Statement of Limiting Conditions

Sitesafe will not be responsible for matters of a legal nature that affect the site or property.

Due to the complexity of some wireless sites, Sitesafe performed this analysis and created this report utilizing best industry practices and due diligence. Sitesafe cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions (i.e., mislabeling of antennas or equipment, inaccessible cable runs, inaccessible antennas or equipment, etc.) or information or data supplied by AT&T Mobility, LLC, the site manager, or their affiliates, subcontractors or assigns.

Sitesafe has provided computer generated model(s) in this Site Compliance Report to show approximate dimensions of the site, and the model is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Sitesafe's recommendations.

Sitesafe may note in the Site Compliance Report any adverse physical conditions, such as needed repairs, observed during the survey of the subject property or that Sitesafe became aware of during the normal research involved in performing this survey. Sitesafe will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because Sitesafe is not an expert in the field of mechanical engineering or building maintenance, the Site Compliance Report must not be considered a structural or physical engineering report.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data provided by a second party and physical data collected by Sitesafe, the physical data will be used.

## Appendix B – Assumptions and Definitions

### General Model Assumptions

In this site compliance report, it is assumed that all antennas are operating at **full power at all times**. Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Sitesafe believes this to be a *worst-case* analysis, based on best available data. Areas modeled to predict emissions greater than 100% of the applicable MPE level may not actually occur, but are shown as a *worst-case* prediction that could be realized real time. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

Thus, at any time, if power density measurements were made, we believe the real-time measurements would indicate levels below those depicted in the RF emission diagram(s) in this report. By modeling in this way, Sitesafe has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.

### Use of Generic Antennas

For the purposes of this report, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information about a carrier, their FCC license and/or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of equipment, antenna models, and transmit power to model the site. If more specific information can be obtained for the unknown measurement criteria, Sitesafe recommends remodeling of the site utilizing the more complete and accurate data. Information about similar facilities is used when the service is identified and associated with a particular antenna. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer's published data regarding the antenna's physical characteristics makes more conservative assumptions.

Where the frequency is unknown, Sitesafe uses the closest frequency in the antenna's range that corresponds to the highest Maximum Permissible Exposure (MPE), resulting in a conservative analysis.

## Definitions

**5% Rule** – The rules adopted by the FCC specify that, in general, at multiple transmitter sites actions necessary to bring the area into compliance with the guidelines are the shared responsibility of all licensees whose transmitters produce field strengths or power density levels at the area in question in excess of 5% of the exposure limits. In other words, any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible taking corrective actions to bring the site into compliance.

**Compliance** – The determination of whether a site is safe or not with regards to Human Exposure to Radio Frequency Radiation from transmitting antennas.

**Decibel (dB)** – A unit for measuring power or strength of a signal.

**Duty Cycle** – The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an intermittently transmitting RF source such as a paging antenna by dividing average transmission duration by the average period for transmission. A duty cycle of 100% corresponds to continuous operation.

**Effective (or Equivalent) Isotropic Radiated Power (EIRP)** – The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna.

**Effective Radiated Power (ERP)** – In a given direction, the relative gain of a transmitting antenna with respect to the maximum directivity of a half wave dipole multiplied by the net power accepted by the antenna from the connecting transmitter.

**Gain (of an antenna)** – The ratio of the maximum intensity in a given direction to the maximum radiation in the same direction from an isotropic radiator. Gain is a measure of the relative efficiency of a directional antennas as compared to an omni directional antenna.

**General Population/Uncontrolled Environment** – Defined by the FCC, as an area where RFR exposure may occur to persons who are **unaware** of the potential for exposure and who have no control of their exposure. General Population is also referenced as General Public.

**Generic Antenna** – For the purposes of this report, the use of “Generic” as an antenna model means the antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of antenna models to select a worst case scenario antenna to model the site.

**Isotropic Antenna** – An antenna that is completely non-directional. In other words, an antenna that radiates energy equally in all directions.



**Maximum Measurement** – This measurement represents the single largest measurement recorded when performing a spatial average measurement.

**Maximum Permissible Exposure (MPE)** – The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with acceptable safety factor.

**Occupational/Controlled Environment** – Defined by the FCC, as an area where Radio Frequency Radiation (RFR) exposure may occur to persons who are **aware** of the potential for exposure as a condition of employment or specific activity and can exercise control over their exposure.

**OET Bulletin 65** – Technical guideline developed by the FCC's Office of Engineering and Technology to determine the impact of Radio Frequency radiation on Humans. The guideline was published in August 1997.

**OSHA (Occupational Safety and Health Administration)** – Under the Occupational Safety and Health Act of 1970, employers are responsible for providing a safe and healthy workplace for their employees. OSHA's role is to promote the safety and health of America's working men and women by setting and enforcing standards; providing training, outreach and education; establishing partnerships; and encouraging continual process improvement in workplace safety and health. For more information, visit [www.osha.gov](http://www.osha.gov).

**Radio Frequency Radiation** – Electromagnetic waves that are propagated from antennas through space.

**Spatial Average Measurement** – A technique used to average a minimum of ten (10) measurements taken in a ten (10) second interval from zero (0) to six (6) feet. This measurement is intended to model the average energy an average sized human body will absorb while present in an electromagnetic field of energy.

**Transmitter Power Output (TPO)** – The radio frequency output power of a transmitter's final radio frequency stage as measured at the output terminal while connected to a load.

## Appendix C – Rules & Regulations

### Explanation of Applicable Rules and Regulations

The FCC has set forth guidelines in OET Bulletin 65 for human exposure to radio frequency electromagnetic fields. Specific regulations regarding this topic are listed in Part 1, Subpart I, of Title 47 in the Code of Federal Regulations. Currently, there are two different levels of MPE - General Public MPE and Occupational MPE. An individual classified as Occupational can be defined as an individual who has received appropriate RF training and meets the conditions outlined below. General Public is defined as anyone who does not meet the conditions of being Occupational. FCC and OSHA Rules and Regulations define compliance in terms of total exposure to total RF energy, regardless of location of or proximity to the sources of energy.

It is the responsibility of all licensees to ensure these guidelines are maintained at all times. It is the ongoing responsibility of all licensees composing the site to maintain ongoing compliance with FCC rules and regulations. Individual licensees that contribute less than 5% MPE to any total area out of compliance are not responsible for corrective actions.

OSHA has adopted and enforces the FCC's exposure guidelines. A building owner or site manager can use this report as part of an overall RF Health and Safety Policy. It is important for building owners/site managers to identify areas in excess of the General Population MPE and ensure that only persons qualified as Occupational are granted access to those areas.

### Occupational Environment Explained

The FCC definition of Occupational exposure limits apply to persons who:

- are exposed to RF energy as a consequence of their employment;
- have been made aware of the possibility of exposure; and
- can exercise control over their exposure.

OSHA guidelines go further to state that persons must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

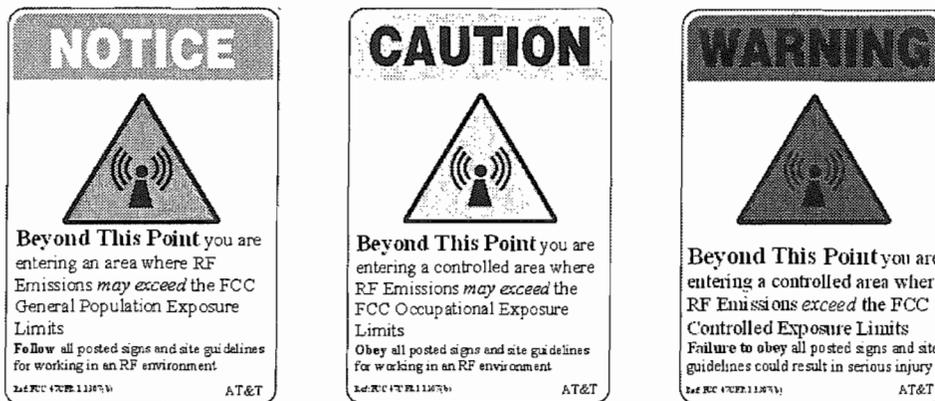
In order to consider this site an Occupational Environment, the site must be controlled to prevent access by any individuals classified as the General Public. Compliance is also maintained when any non-occupational individuals (the General Public) are prevented from accessing areas indicated as Red or Yellow in the attached RF Emissions diagram. In addition, a person must be aware of the RF environment into which they are entering. This can be accomplished by an RF Safety Awareness class, and by appropriate written documentation such as this Site Compliance Report.

All AT&T Mobility, LLC employees who require access to this site must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

## Appendix D – General Safety Recommendations

The following are *general recommendations* appropriate for any site with accessible areas in excess of 100% General Public MPE. These recommendations are not specific to this site. These are safety recommendations appropriate for typical site management, building management, and other tenant operations.

1. All individuals needing access to the main site (or the area indicated to be in excess of General Public MPE) should wear a personal RF Exposure monitor, successfully complete proper RF Safety Awareness training, and have and be trained in the use of appropriate personal protective equipment.
2. All individuals needing access to the main site should be instructed to read and obey all posted placards and signs.
3. The site should be routinely inspected and this or similar report updated with the addition of any antennas or upon any changes to the RF environment including:
  - adding new antennas that may have been located on the site
  - removing of any existing antennas
  - changes in the radiating power or number of RF emitters
4. Post the appropriate **NOTICE**, **CAUTION**, or **WARNING** sign at the main site access point(s) and other locations as required. Note: Please refer to RF Exposure Diagrams in Appendix B, to inform everyone who has access to this site that beyond posted signs there may be levels in excess of the limits prescribed by the FCC. The signs below are examples of signs meeting FCC guidelines.



5. Ensure that the site door remains locked (or appropriately controlled) to deny access to the general public if deemed as policy by the building/site owner.
6. For a General Public environment the four color levels identified in this analysis can be interpreted in the following manner:
  - a) Composite Exposure Levels
    - Areas indicated as Green are below 100% of the MPE limits or below.
    - Blue represents areas predicted to be between 100% and 500% of the MPE limits.



- Yellow represents areas predicted to be between 500% and 5000% of the MPE limits.
  - Red areas indicated predicted levels greater than 5000% of the MPE limits.
- b) AT&T Mobility 5% Exposure Levels:
- Areas indicated as Green are below 5% of the MPE limits or below.
  - Purple represents areas predicted to be greater than 5% of the MPE limits.

7. Use of a Personal Protective Monitor: When working around antennas, Sitesafe strongly recommends the use of a Personal Protective Monitor (PPM). Wearing a PPM will properly forewarn the individual prior to entering an RF exposure area.

Keep a copy of this report available for all persons who must access the site. They should read this report and be aware of the potential hazards with regards to RF and MPE limits.

### **Additional Information**

Additional RF information is available by visiting both [www.Sitesafe.com](http://www.Sitesafe.com) and [www.fcc.gov/oet/rfsafety](http://www.fcc.gov/oet/rfsafety). OSHA has additional information available at: <http://www.osha-slc.gov/SLTC/radiofrequencyradiation>.



**at&t**

**Proposed Wireless  
Communications Facility  
Located adjacent to  
379 4th St E, Sonoma, CA 95476  
“AT&T Site ID: CCU5801”**



**PROPOSED**

**PROPOSED AT&T ANTENNAS (4) PER SECTOR, (3) SECTORS, (12) TOTAL MOUNTED ON PROPOSED 80'-0" HIGH FAUX REDWOOD MONOTREE**

# Introduction

- AT&T proposes a new wireless telecommunications facility at the property adjacent to 379 4th St E in Sonoma, CA.
- This facility will enhance and expand the AT&T network in this community in order to improve communications service for its existing and prospective customers.
- The purpose of the proposed site is to offload the two existing AT&T cell sites (CNU0459 – 347 Andrieux St., & CNU0516 – 21003 Broadway) and provide improved customer capacity and coverage surrounding the intersection of East Napa Street and 4<sup>th</sup> Street East.
- This facility will serve the surrounding residents, businesses, and travelers along these streets.

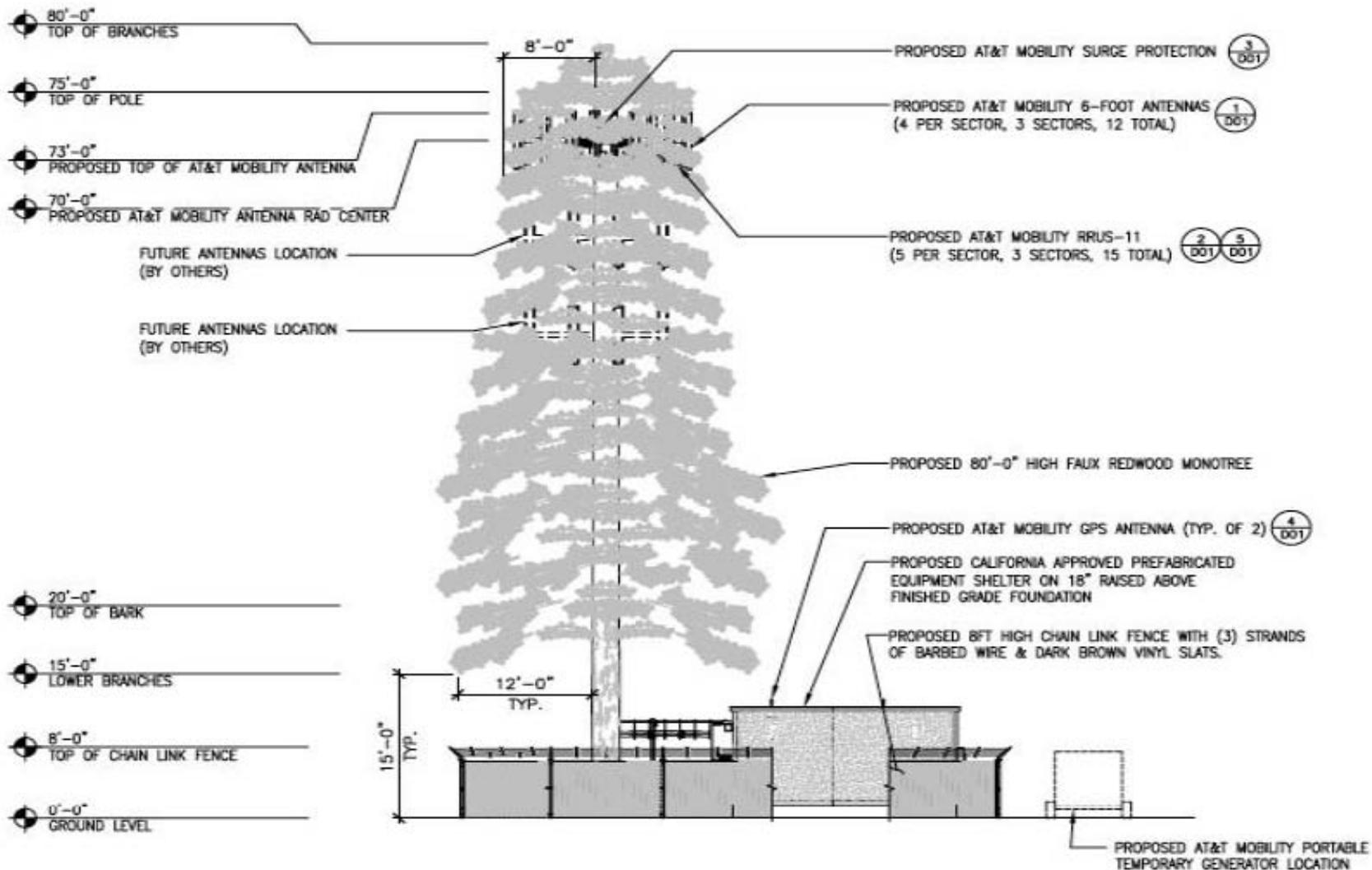
# Design

- This is an application for a new, unmanned AT&T Mobility Facility, consisting of:
  - ❖ A new stealth redwood monopine tree tower
  - ❖ 12 6' panel antennas
  - ❖ 15 remote radio units (RRUS-11)
  - ❖ 3 surge protectors
  - ❖ A California approved equipment shelter
  - ❖ Leased area enclosed within a slatted chain link fence.
- The overall height of the proposed redwood monopine tower is 80', with the antennas located at an 70' antenna centerline.
- The additional height of the tower above the antennas is proposed to help give the tree a natural tapered look at the top.

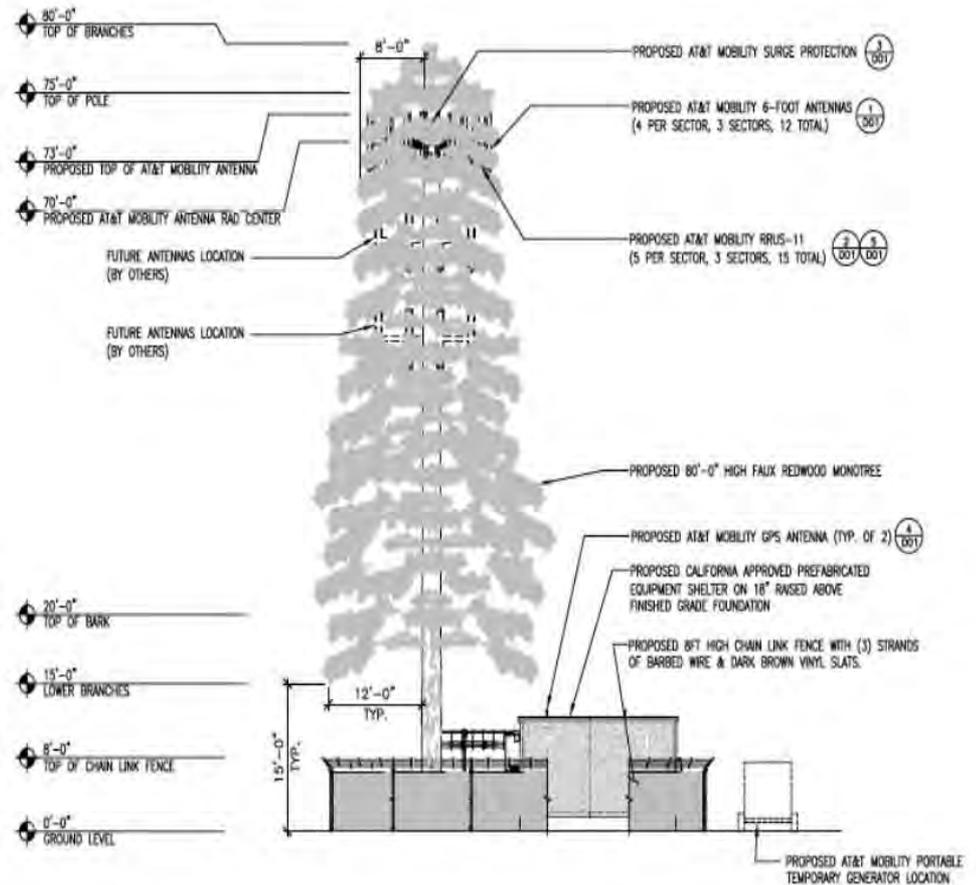
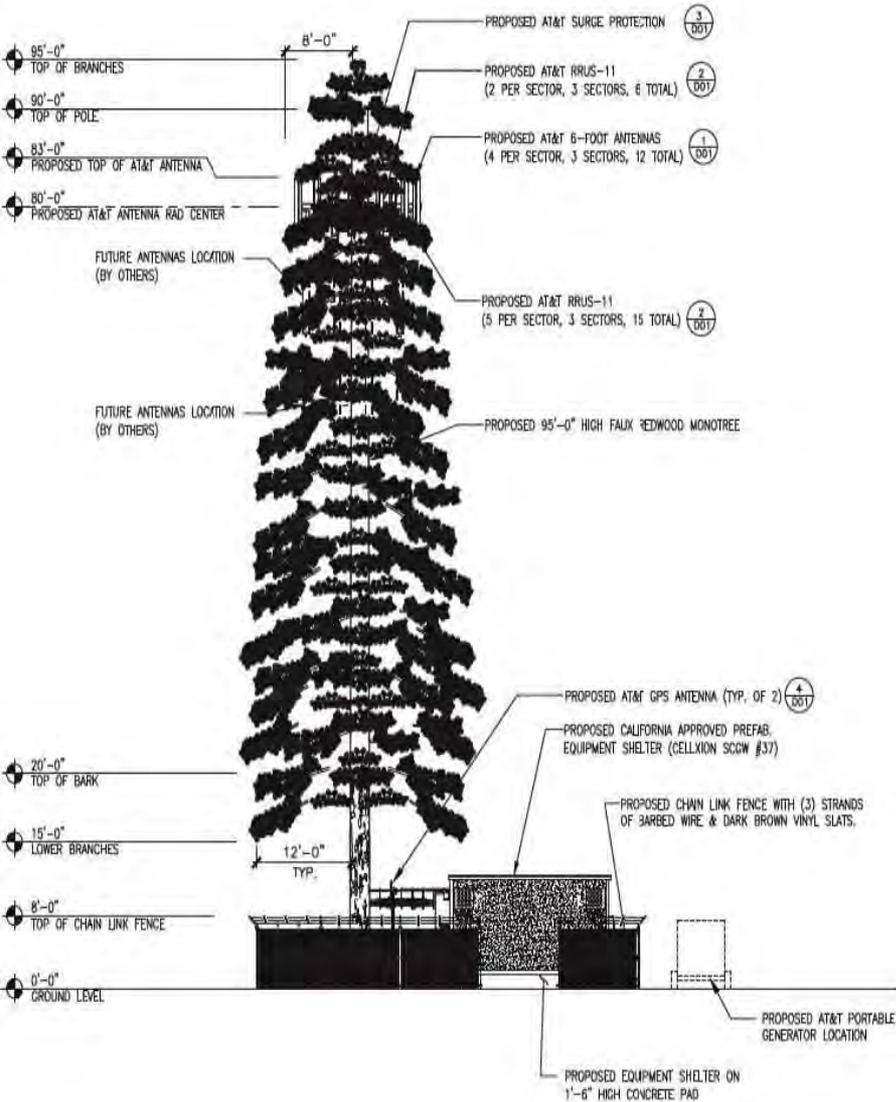
# Design cont.

- AT&T originally proposed the installation of a 95 foot tall redwood monopine tree tower.
- Based on community input AT&T has redesigned the site and reduced the proposed redwood monopine tree tower to an overall height of 80 feet.
- This change has reduced the overall height by 15 feet and the height of the antennas by 10 feet.

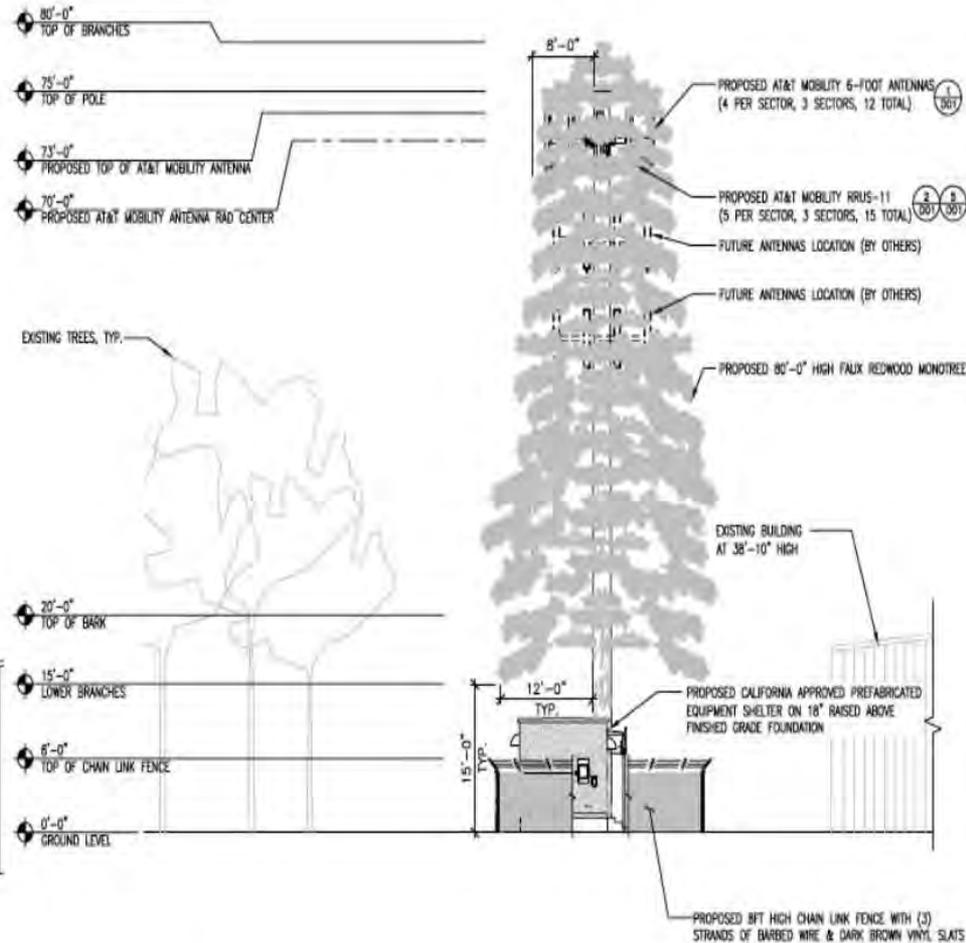
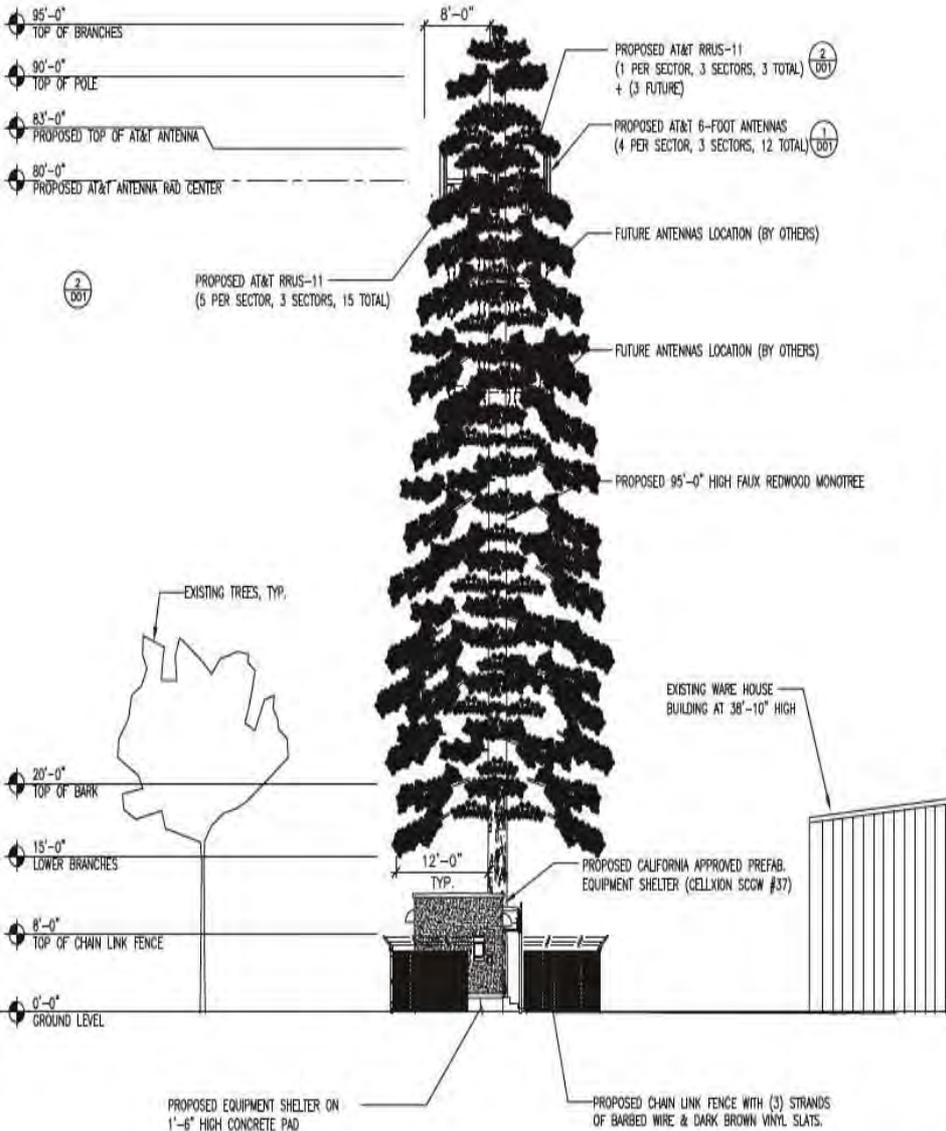
# Elevation of Proposed Design



# North Elevation - Prior Design vs. Current



# West Elevation – Prior Design vs. Current



WEST ELEVATION

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



# Monopine Design

- A monopine is designed to emulate the appearance of a pine tree.
- The monopine design was chosen over other traditional tower types in order to provide a site that blends best into the existing environment while reducing the visual impact to the area.

# Photosimulations

- The following photosimulations show how the existing area currently looks and how it will look with the proposed 80' tall tree tower and the previously proposed 95' tall tree tower for comparison.

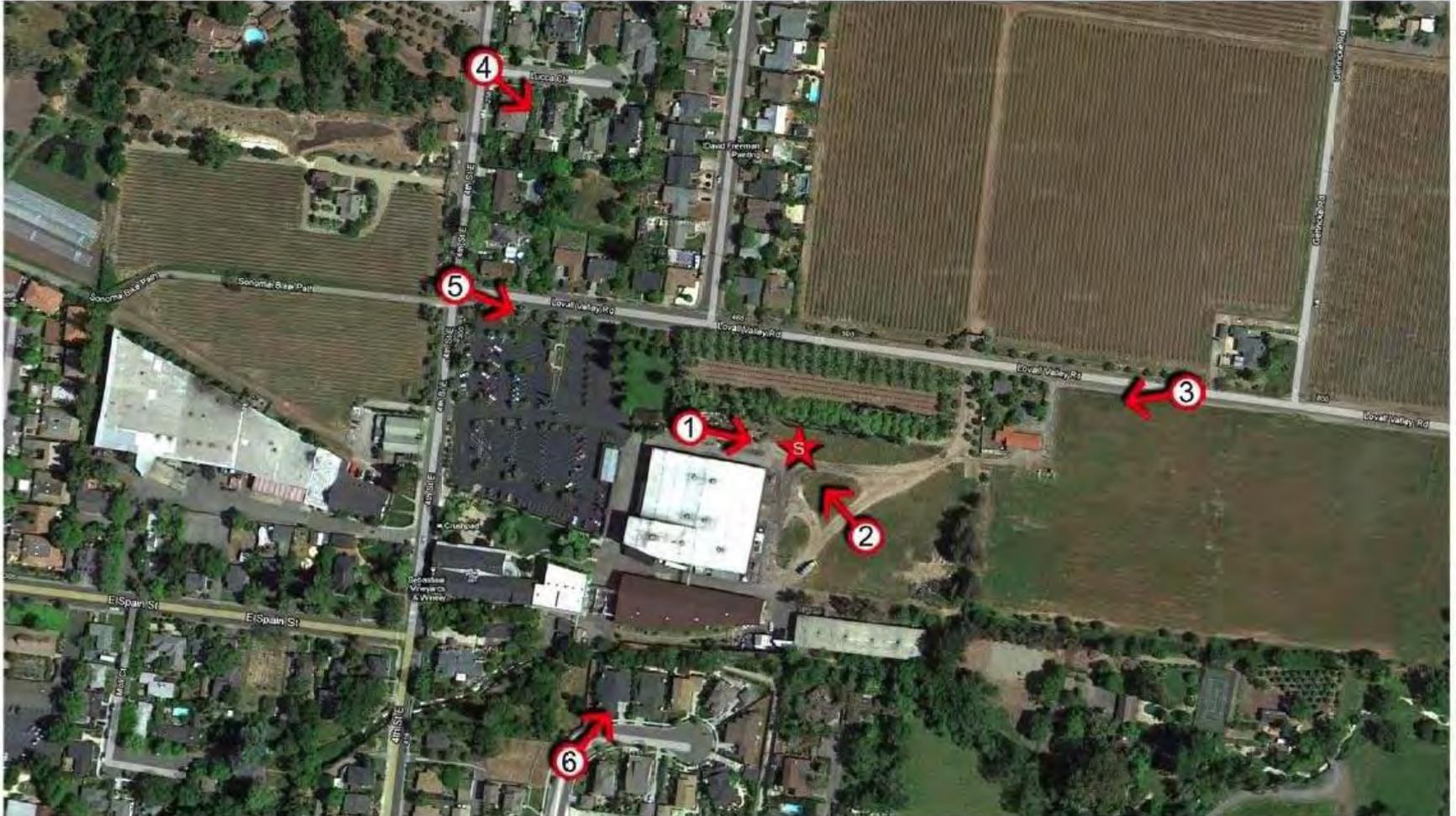
# Photosimulations - Viewpoints

VICINITY MAP  
PHOTOSIMULATION VIEWPOINTS



NAPA & 5TH AVE  
CCU5801  
ADJ. TO 379 4TH ST. E  
SONOMA, CA 95476

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ENGINEERING GROUP  
5865 AVENIDA ENCINAS  
CARLSBAD, CA 92008  
OFFICE: (760) 795-5200



# Viewpoint from the West – 80' Tall Tree Tower



NAPA & 5TH AVE  
CCU5801  
ADJ. TO 379 4TH ST. E  
SONOMA, CA 95476

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ENGINEERING GROUP  
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CARLSBAD, CA 92008  
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## PHOTOSIMULATION VIEW 1



# Viewpoint from the West – 95' Tall Tree Tower

## PHOTOSIMULATION VIEWPOINT 1

NAPA AND 5TH AVE  
CCU5801  
ADJ. TO 379 4TH STREET EAST, SONOMA, CA 95476



EXISTING



PROPOSED



# Viewpoint from the Southeast – 80' Tall Tree Tower



NAPA & 5TH AVE  
CCU5801  
ADJ. TO 579 4TH ST. E  
SONOMA, CA 95476

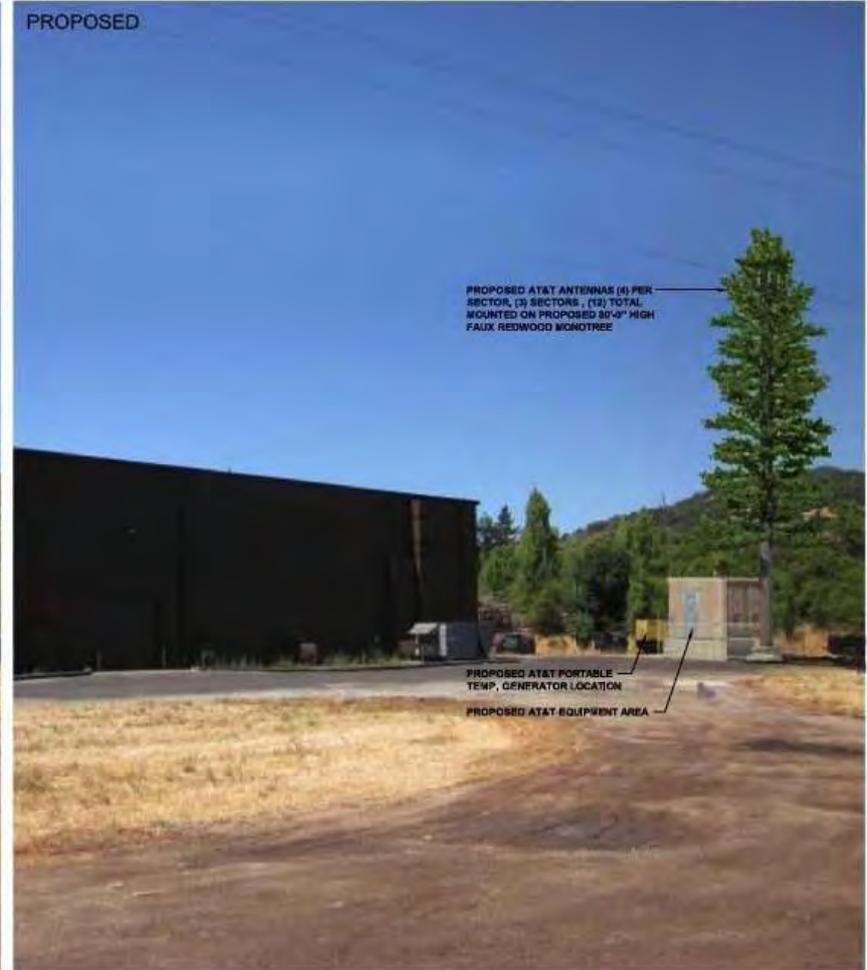


## PHOTOSIMULATION VIEW 2

EXISTING



PROPOSED



PROPOSED AT&T ANTENNAS (4) PER  
SECTOR, (3) SECTORS, (12) TOTAL  
MOUNTED ON PROPOSED 80'-0" HIGH  
FALIX REDWOOD MONOTREE

PROPOSED AT&T PORTABLE  
TEMP. GENERATOR LOCATION

PROPOSED AT&T EQUIPMENT AREA

# Viewpoint from the Southeast – 95’ Tall Tree Tower

## PHOTOSIMULATION VIEWPOINT 2

NAPA AND 5TH AVE  
CCU5801  
ADJ. TO 379 4TH STREET EAST, SONOMA, CA 95476



EXISTING

PROPOSED



# Viewpoint from the East on Lovell Valley Rd – 80' Tall Tree Tower



NAPA & 5TH AVE  
CCU5801  
ADJ. TO 379 4TH ST. E  
SONOMA, CA 95476



## PHOTOSIMULATION VIEW 3

EXISTING



PROPOSED



# Viewpoint from the East on Lovell Valley Rd – 95' Tall Tree Tower

## PHOTOSIMULATION VIEWPOINT 3

NAPA AND 5TH AVE  
CCU5801  
ADJ. TO 379 4TH STREET EAST, SONOMA, CA 95476



EXISTING



PROPOSED



# Viewpoint from the Northwest at 4<sup>th</sup> St E and Lucca Ct – 80' Tall Tree Tower



NAPA & 5TH AVE  
CCU5801  
ADJ. TO 379 4TH ST. E  
SONOMA, CA 95476



## PHOTOSIMULATION VIEW 4

EXISTING

PROPOSED

PROPOSED AT&T ANTENNAS (4) PER  
SECTOR, (3) SECTORS, (12) TOTAL  
MOUNTED ON PROPOSED 80'-0" HIGH  
FAUX REDWOOD MONOTREE



# Viewpoint from the West at 4<sup>th</sup> St E and Lovell Valley Rd – 80' Tall Tree Tower



NAPA & 5TH AVE  
CCU5801  
ADJ. TO 379 4TH ST. E  
SONOMA, CA 95476



## PHOTOSIMULATION VIEW 5

EXISTING



PROPOSED



# Viewpoint from the South at San Lorenzo Ct – 80' Tall Tree Tower



NAPA & 5TH AVE  
CCU5801  
ADJ. TO 579 4TH ST. E  
SONOMA, CA 95476



## PHOTOSIMULATION VIEW 6



# Cell Sites: Vital 21st Century Infrastructure

- AT&T is Working to Provide its Customers the Robust Wireless Networks They Demand
- People at home and at work rely on wireless devices and applications in nearly every aspect of daily life.
- The ways customers use wireless technology has also changed with the increased use of data-demanding (capacity) applications and activities.
- Increasingly, customers are cutting the wireline cord and going totally mobile, making cellular coverage even more important.

# **Stronger Wireless Networks Expand What Is Possible For Businesses, Individuals And Communities**

- Wireless connectivity allows local entrepreneurs and small businesses to innovate and compete on a global scale.
- Mobile capacity enhances education, improves healthcare outcomes and advances civic participation.
- Broadband availability can lead to higher property values, while cell service availability can influence real estate deals and influence businesses looking to relocate or expand.
- Mobile communications enhance public safety and allow for critical communication between the public and first responders.

# **AT&T Deploys Different Technologies To Provide The Best Possible Service In A Responsible Way**

- At AT&T we are constantly scrutinizing our network and listening to customer feedback to identify the locations to enhance coverage and address coverage gaps.
- Our engineers follow strict federal, state and local safety standards, and work closely with local communities whenever possible to upgrade our technology in the least intrusive way.
- In an increasingly mobile world with ever-growing demands on wireless, AT&T's work is never done.
- We're working hard every day in your community to bring you best-in-class wireless service and a superior mobile experience.

# Coverage vs. Capacity

- In the past, cell towers were built as high as possible in order to blanket wide swaths of ground with radio frequency (RF) signals and cover as many subscribers as possible. Today, industry focus has shifted from simply coverage to "capacity coverage" in order to meet subscriber demand for bandwidth-intensive services. In other words, mobile operators are not just concerned with how many subscribers they can cover with a single tower. They are concerned with how many subscribers they can cover while those subscribers are streaming up to 100 Mbps of video simultaneously.
- The proliferation of smartphones and tablet computers will continue to drive the need for increased network capacity coverage over the next several years. Mobile device manufacturers are churning out products that can squeeze more and more bits per hertz from the spectrum, and consumers are buying them by the millions, often resulting in overloaded networks and sluggish or interrupted service.

# Significant Service Capacity Gap

- AT&T has identified a significant service capacity gap in the City of Sonoma, specifically in the northeastern residential neighborhoods of the City.
- The Proposed Facility will provide the best available and least intrusive means to close the significant service capacity gap. The Proposed Facility would not only close the significant service gap for cellular telephone calls but also for data capacity, as it is needed for the existing and future data intensive devices.

# 4G LTE

- Providing improved indoor service to residents will allow them to take advantage of AT&T's high speed wireless network including the new 4G LTE network.
- 4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds.
- LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you've sent the request.
- Lower latency helps to improve the quality of personal wireless services.
- What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience.
- AT&T designs and builds its wireless network to satisfy its customer service standards, which ensure customers receive reliable in-building service quality.

# Propagation Tools

- AT&T uses industry standard propagation tools to identify the areas in its network where signal strength is too weak to provide reliable in-building service quality.
- In-building service is critical as customers increasingly use their mobile phones as their primary communication device
- Landlines to residences have decreased significantly
- Customers rely on their mobile phones to do more:
  - ❖ E911
  - ❖ GPS
  - ❖ Web access
  - ❖ Text
  - ❖ Etc.



# CCU5801

## Zoning Propagation Maps

- August 15<sup>th</sup> 2013



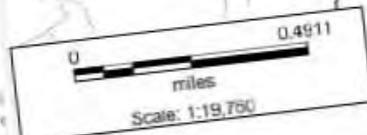
# Overview Map of AT&T Proposed Site



02/20/2013

Cell Site Symbol(s)  
★ Proposed Site

Sites On Air  
● Point



# Propagation Maps

- Map 1 shows existing coverage (without proposed site), service provided by existing AT&T sites.
- Map 2 predicts service coverage based on signal strength in the vicinity of the Property if antennas area placed as proposed in this application.

# Propagation Maps Legend

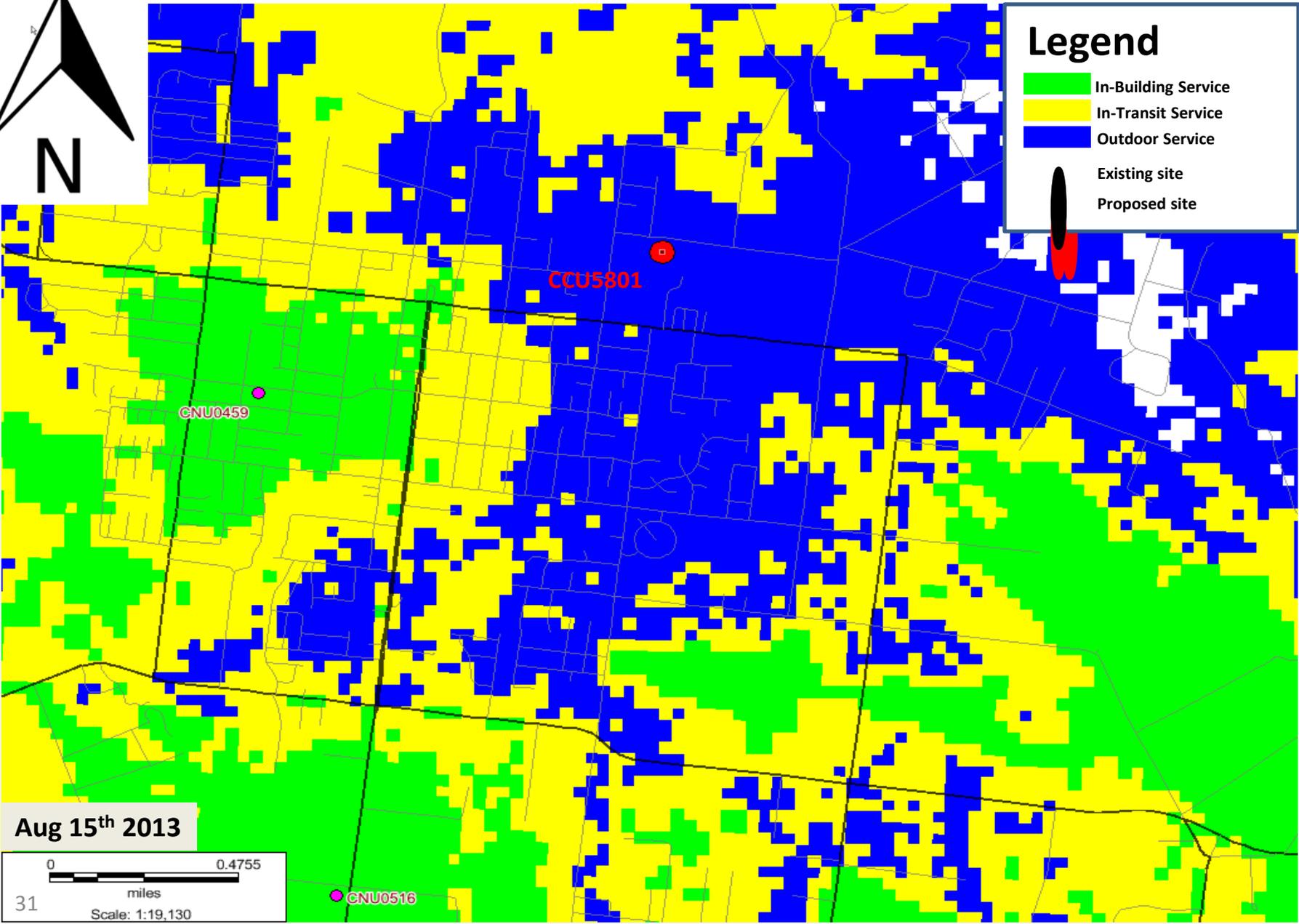
- Green = acceptable in-building service coverage.
- In-building coverage means customers are able to place or receive a call on the ground floor of a building.
- Yellow = acceptable in-vehicle service coverage.
- In-vehicle coverage means an AT&T customer should be able to successfully place or receive a call within a vehicle.
- Blue = a customer might have difficulty receiving a consistently acceptable level of service.
- Any area in the yellow or blue category is considered inadequate service coverage and constitutes a service coverage gap.

# Existing AT&T Coverage – Map 1

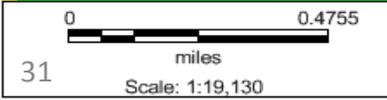


### Legend

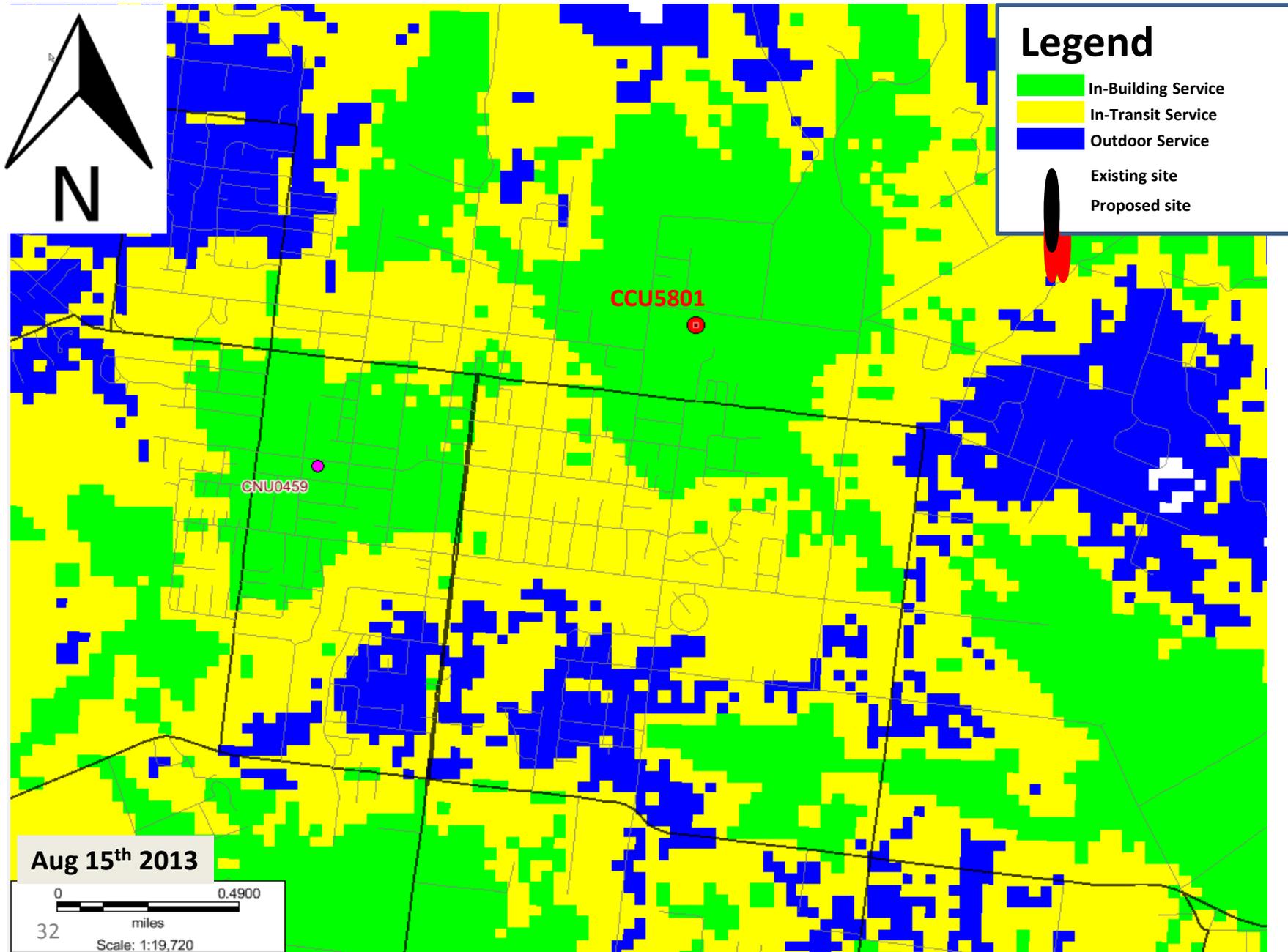
- In-Building Service
- In-Transit Service
- Outdoor Service
-  Existing site
-  Proposed site



Aug 15<sup>th</sup> 2013

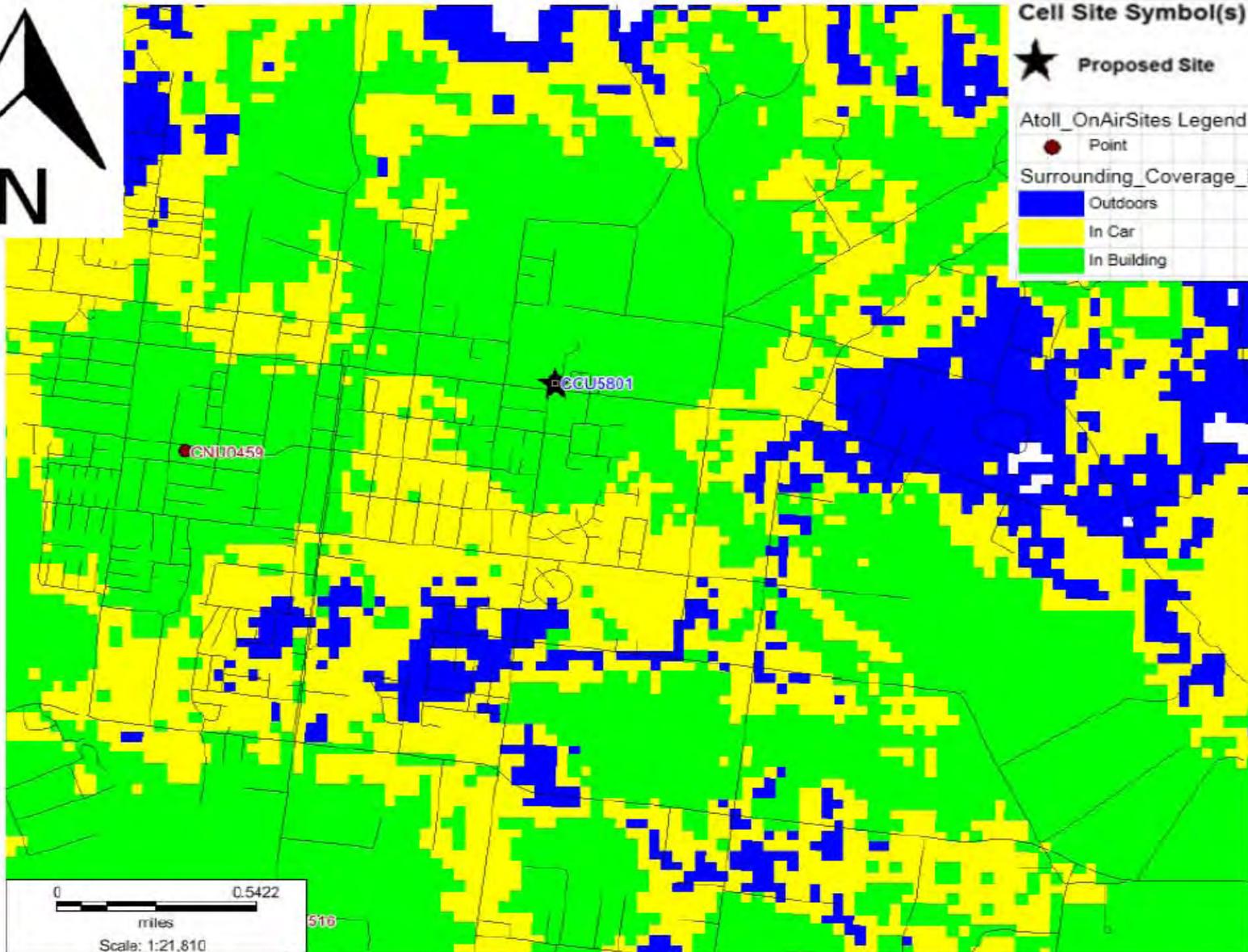


# Coverage with Proposed 80' Tall Tree Tower – Map 2



# Coverage with Previously Proposed 95' Tall Tree Tower

## 850MHz Coverage of Existing Sites with Proposed Site CCU5801



Cell Site Symbol(s)

★ Proposed Site

Atoll\_OnAirSites Legend

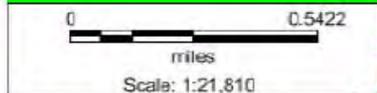
● Point

Surrounding\_Coverage\_by\_Signal Legend

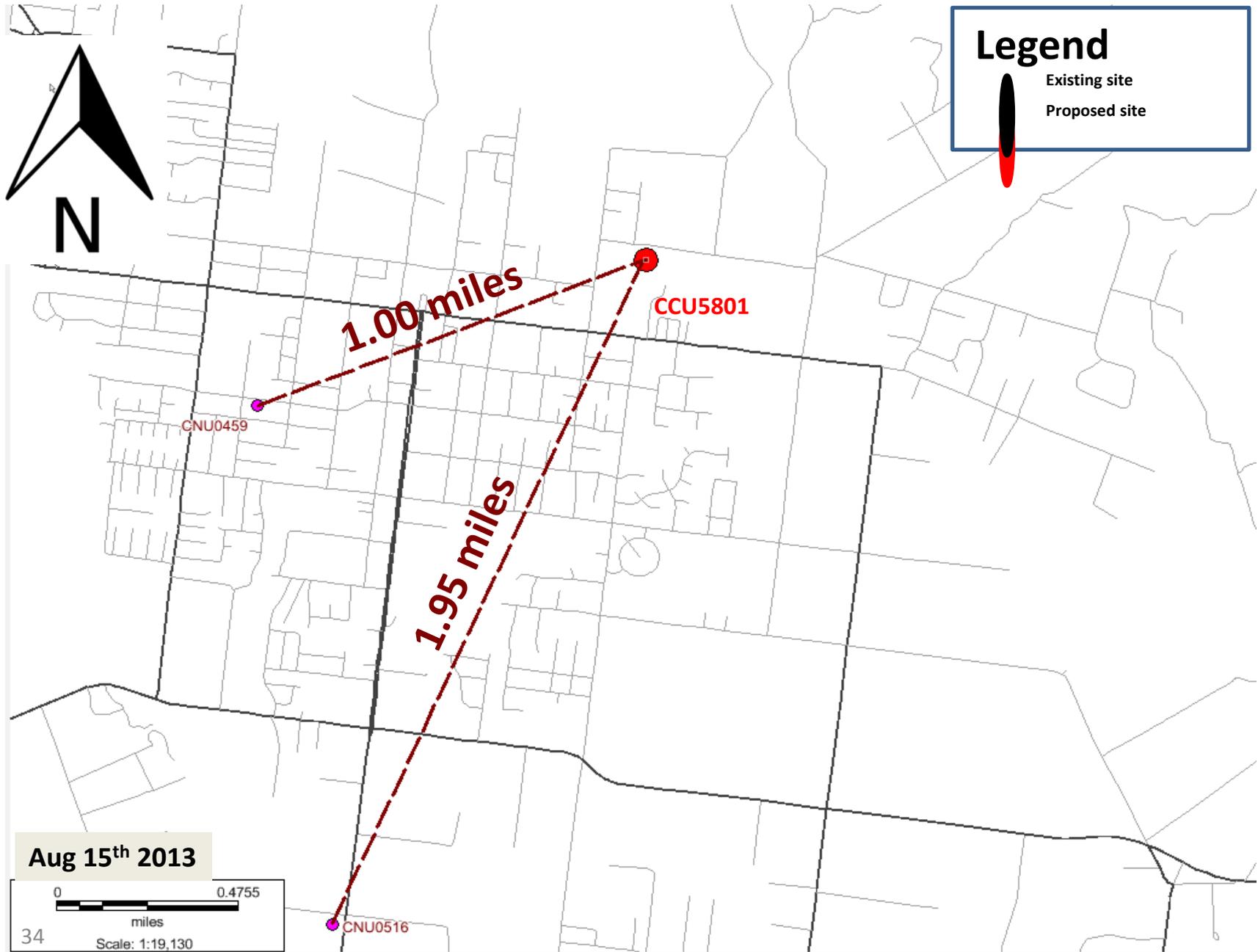
■ Outdoors

■ In Car

■ In Building



# Existing Surrounding Sites



# Federal Telecommunications Act

- The local government may not regulate the placement, construction, or modification of wireless communications facilities on the basis of the environmental effects of radio frequency emissions to the extent such facilities comply with the FCC's regulations concerning such emissions
- (47 U.S.C. §332(c)(7)(B)(iv))

# RF Compliance

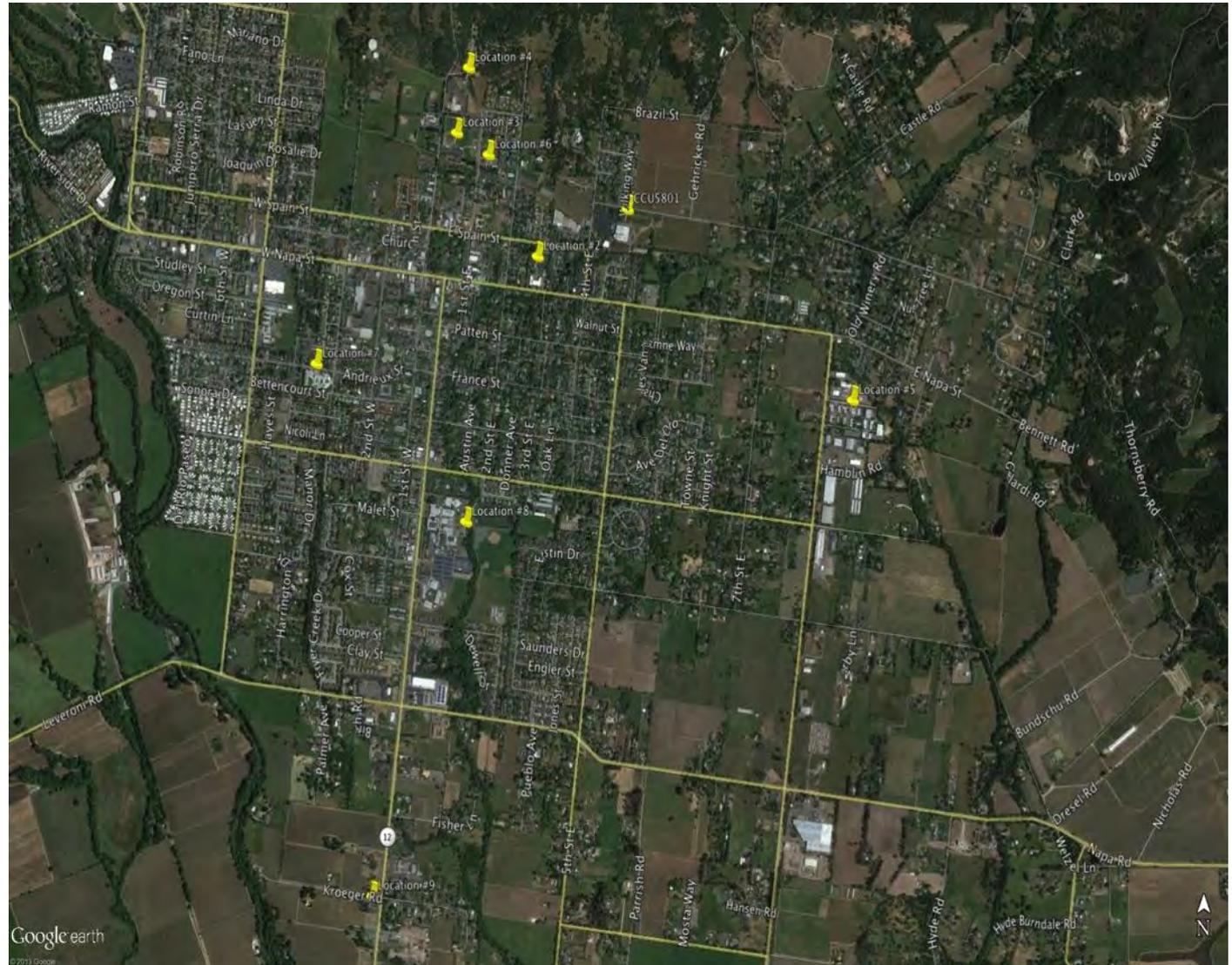
- AT&T has prepared a Radio Frequency study for this proposed wireless facility.
- This report addresses exposure to radio frequency electromagnetic fields in accordance with the FCC Rules and Regulations for all individuals
- The study concluded, “This site will be compliant with the FCC rules and regulations...”
- “AT&T Mobility, LLC is predicted to contribute less than 5% of the maximum permissible exposure (MPE)”

# Wireless Communication: Line-of-sight Technology

- Requires facilities to be in relatively close proximity to the wireless handsets to be served.
- The location of a wireless facility to close a significant gap in service coverage is dependent upon many factors, including, but not limited to:
  - ❖ Topography
  - ❖ Zoning requirements
  - ❖ Existing structures
  - ❖ Collocation opportunities
  - ❖ Available utilities
  - ❖ Access to public rights-of-way
  - ❖ Property owner who is willing to execute a lease for a sufficiently sized parcel on reasonable business terms.
- Every proposed site is different and must be investigated and evaluated on its own terms.

# Alternatives Site Analysis

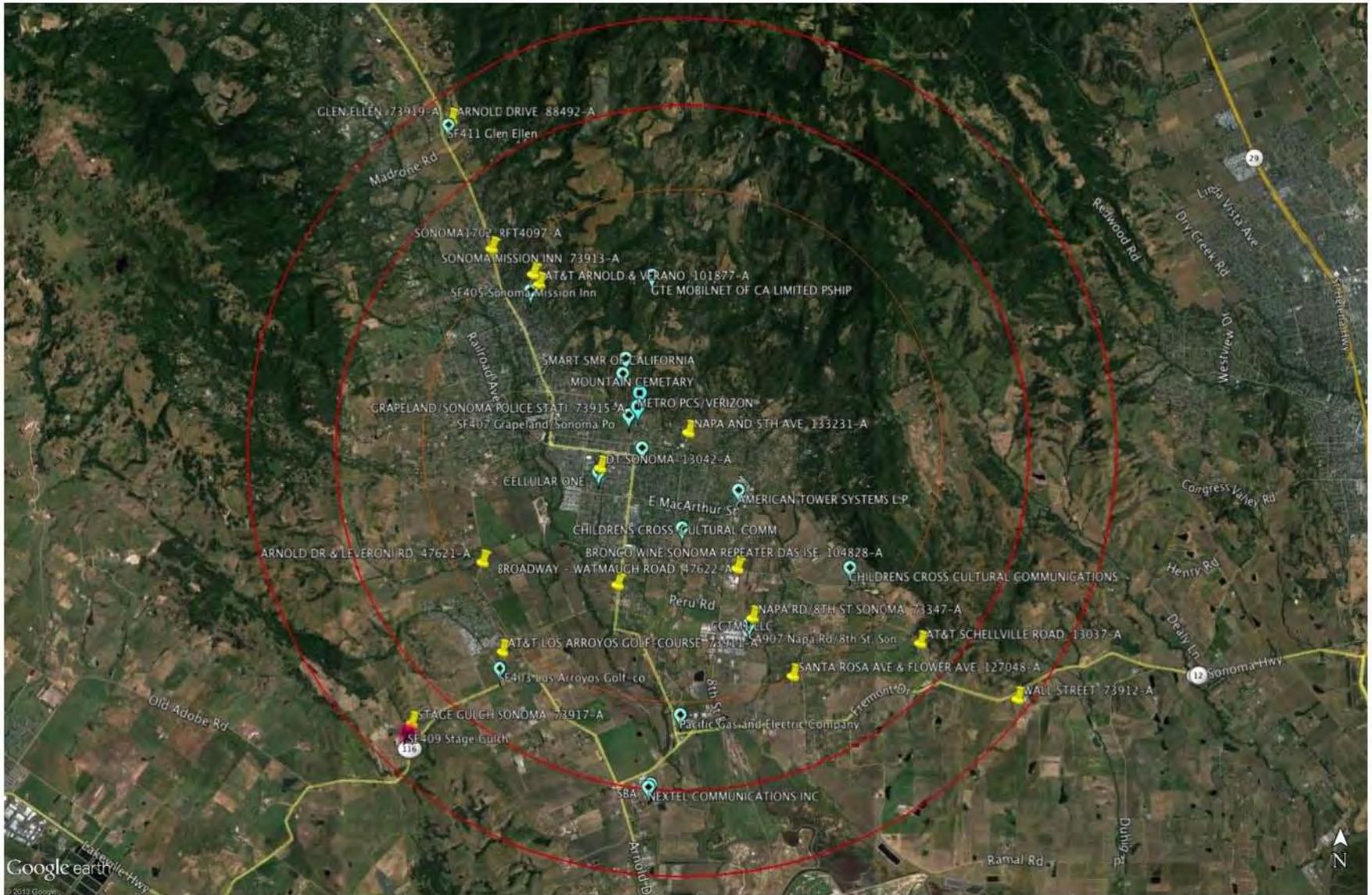
- AT&T reviewed many locations for this proposed wireless facility
- Both existing towers and other new tower sites were reviewed, as shown on this map



# Area Analysis

- The purpose of developing a new AT&T site on the proposed property is to bring improved capacity to the area.
- The area was researched for potential co-locations and other structures that may accommodate AT&T's capacity objective.
- Both options are typically sought out by AT&T for a variety of reasons including:
  - ❖ Existing structures and wireless communications sites are pre-existing and therefore have already been accepted into the community
  - ❖ Reduced expense to develop a new site
  - ❖ Reduced timeframe to improved coverage to the community
- Ultimately, there are no existing structures or co-location opportunities in the area that will meet AT&T's coverage objective.
- The following alternative site analysis further explains why this site location is the most feasible location to provide the best coverage to the northeast neighborhoods of the City.

# All Wireless Sites within 3, 4 & 5 Mile Radius



# Proposed Facility

- Has a willing landlord
- Is feasible from a construction standpoint
- Is feasible from a radio frequency perspective. With the Proposed Facility at this location, AT&T will be able to propagate a signal to close most or all of its significant service gap in coverage and capacity.
- Conforms to applicable zoning criteria, including the standards for telecommunication facilities set forth in Chapter 5.32 of the City Code.
- The stealth design as a monopine was chosen to blend into the surrounding, as there are other trees in the vicinity.

# Proposed Facility



The proposed wireless facility site at the Sebastiani Winery:

- ❖ Will provide the best network service to this neighborhood
- ❖ Will provide the least visually intrusive means to provide superior service to this neighborhood
- The warehouse on the Sebastiani Winery property did not provide enough height to be considered for the facility.
- The proposed facility location is at the center of the majority of the customer complaints in the area and is situated perfectly for offloading the existing AT&T sites and for providing increased capacity to the area. The proposed monopine would blend in with the surrounding trees allowing for the best capacity coverage increase with the least visual impact to the area.

# Alternate Sites List

ALT. SITE ID	ADDRESS	Distance from Proposed Site	REASON REJECTED BY AT&T
<b>PROPOSED SITE: 379 4th St. E, Sonoma, CA 95476</b>			
Loc. #1	347 Andrieux Street	1.03 Miles	Existing AT&T Facility
Loc. #2	276 E. Napa Street	0.32 Miles	The proposed site better meets AT&T's capacity needs.
Loc. #3	284 1st Street West	0.55 Miles	Too close to existing AT&T Facility
Loc. #4	198 1st Street West	0.62 Miles	Located too far from the needed area.
Loc. #5	19616 8th Street East	0.83 Miles	Located too far from the needed area.
Loc. #6	175 1st Street East	0.69 Miles	Located too far from the needed area.
Loc. #7	20000 Broadway	0.92 Miles	Located too far from the needed area.
Loc. #8	21003 Broadway	1.96 Miles	Located too far from the needed area.

# Alternate Sites Map



## Location #1 – Existing AT&T Site at 347 Andrieux St.

- This is an existing AT&T site covering the west side of the City. It is not able to provide adequate capacity for the east side of the City, and it is operating at capacity. It is located 1.03 miles from the proposed site location.
- The proposed site will partially reduce the load at this existing site.



# Location #2 - 276 E Napa St

- This was an alternate location considered for the proposed site.
- This location is located 0.32 miles from the proposed. It is located 0.73 & 1.70 miles from the existing AT&T sites.
- This candidate would have consisted of a similar height and design of the current proposal. The existing building is not tall enough to support the antenna height needed. The proposed candidate was chosen over this candidate because its location will better meet the needed increased capacity for the area. This location is also surrounded by residential properties where the proposed is located in a mainly commercial area.
- The current proposed location will provide the best network service to this neighborhood for AT&T's service objectives.



# Location #3 – 284 1<sup>st</sup> St. W

- This was an alternate location considered for the proposed site. It is located 0.55 miles from the proposed. It is located 0.74 & 1.98 miles from the existing AT&T sites.
- This candidate would have consisted of a similar height however the only design which would fit into the area would be a slimline pole and would limit at&t to (3) antennas (same as existing carriers on site), which would not provide another capacity, thus limiting RF coverage, and creating additional capacity issues. This location is too close to the existing downtown AT&T facility at Loc. #1 and too far north to provide adequate capacity for the proposed area.
- The current proposed location will provide the best network service to this neighborhood for AT&T's service objectives.



# Location #4 – 198 1<sup>st</sup> St. W

- This was an alternate location considered for the proposed site. It is located 0.62 miles from the proposed. It is located 0.87 & 2.16 miles from the existing AT&T sites.
- This candidate would have consisted of a similar height and design of the current proposal, however this candidate is located too far north from the area in need of increased capacity as shown by our RF maps. Important to note, this site is adjacent to Arnold Park, and creating a design to fit into the area would increase visual impact.
- This location would not meet our capacity issues (being over 2 miles from one of the existing sites we need to supplement coverage for). In short, this location would be a raw land build, and not meet our needs from a location standpoint.



# Location #5 - 19616 8th Street E

- This was an alternate location considered for the proposed site. It is located 0.83 miles from the proposed. It is located 1.67 & 1.96 miles from the existing AT&T sites.
- This candidate would have consisted of a similar height and design of the current proposal. This candidate is located too far east from the area in need of increased capacity.
- The current location will provide the best network service to this neighborhood for AT&T's service objectives.



# Location #6 – Existing T-Mobile Tower at 175 1<sup>st</sup> St. E

- This existing T-Mobile site is located too far north to address AT&T's service needs. It is located 0.69 miles from the proposed. It is located 0.77 & 1.98 miles from the existing AT&T sites
- The proposed site is needed in the northeast side of the City.



# Location #7 – Existing T-Mobile Tower at 20000 Broadway

- This existing T-Mobile site was located too far to the southwest and too close to the other existing AT&T wireless facility. It is located 0.92 miles from the proposed. It is located 0.62 & 0.98 miles from the existing AT&T sites. While being close to our target area, the only available antenna centerline drastically limits our coverage, and with it being so close to the existing at&t sites, it provides very little value.
- The proposed site is needed in the northeast side of the City.



# Location #8 – Existing AT&T Tower at 21003 Broadway

- This is an existing AT&T site covering the south side of the City. It is located 1.96 miles from the proposed.
- The proposed site is needed in the northeast side of the City to offload existing coverage issues for this location as it has reached its capacity from an RF standpoint.



# Conclusion

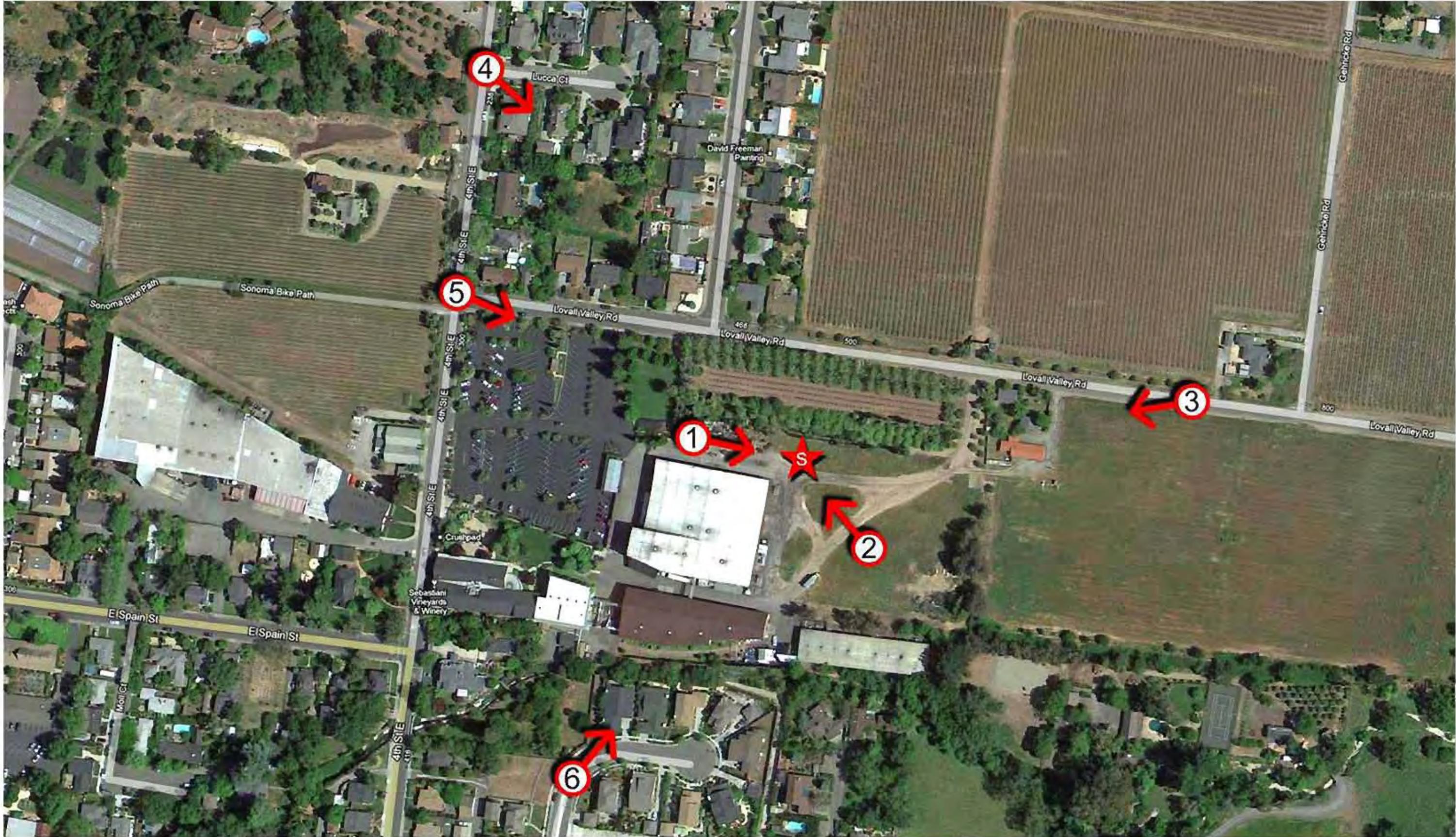
- AT&T proposes an 80' tall monopine tower in order to best blend into the existing environment, reducing the visual impact and provide the least intrusive means to fill the significant gap in AT&T's phone and data service coverage. The proposed site will reduce capacity load on the existing AT&T sites and provide greater service to the east side of the city.
- AT&T respectfully requests your approval of this Use Permit application.

VICINITY MAP  
PHOTOSIMULATION VIEWPOINTS



NAPA & 5TH AVE  
CCU5801  
ADJ. TO 379 4TH ST. E  
SONOMA, CA 95476

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NAPA & 5TH AVE  
CCU5801  
ADJ. TO 379 4TH ST. E  
SONOMA, CA 95476

**S&C**  
WIRELESS  
ENGINEERING GROUP  
5865 AVENIDA ENCINAS  
CARLSBAD, CA 92008  
OFFICE: (760) 795-5200

# PHOTOSIMULATION VIEW 1

EXISTING



PROPOSED





NAPA & 5TH AVE  
CCU5801  
ADJ. TO 379 4TH ST. E  
SONOMA, CA 95476

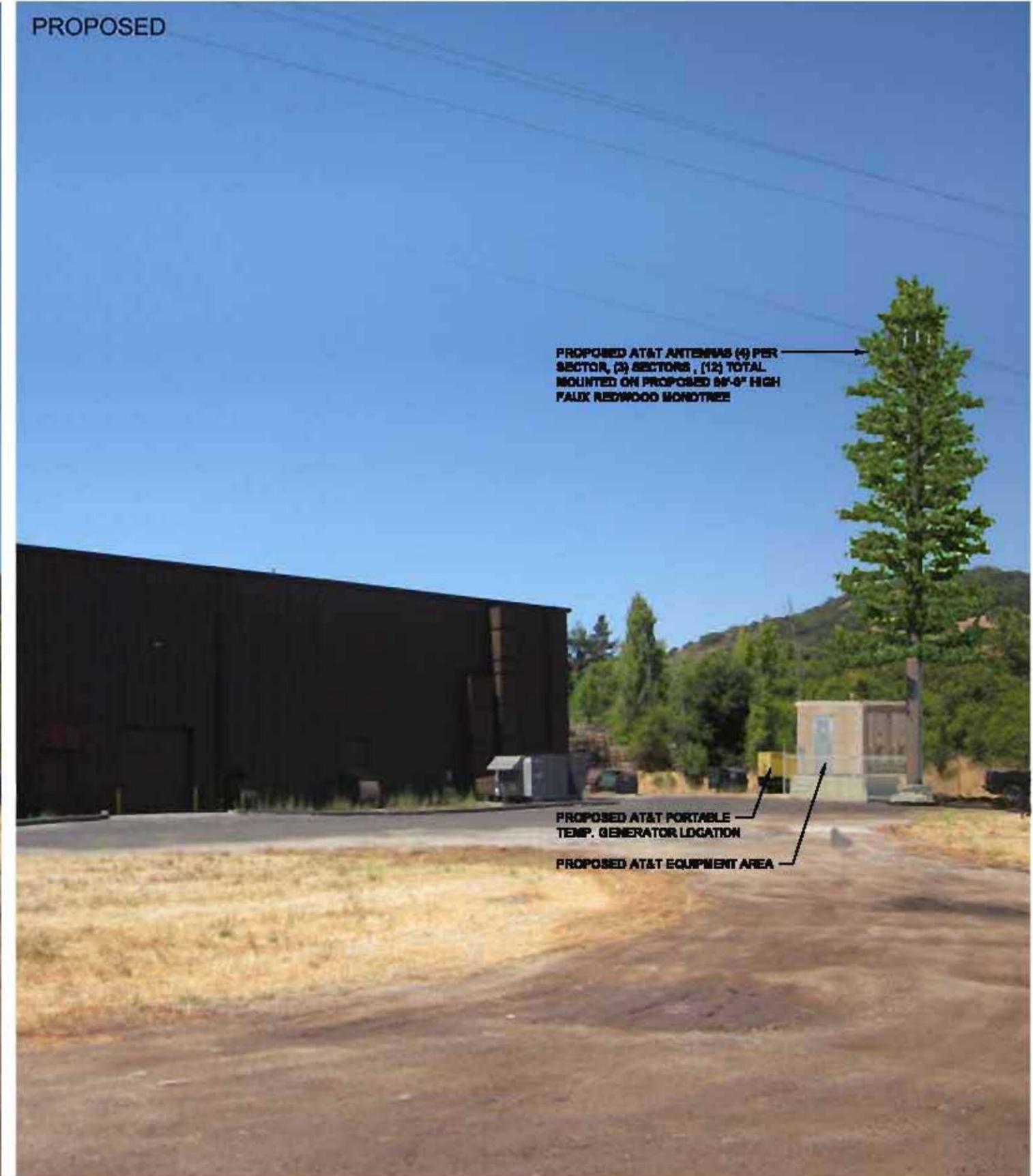
**SOC**  
WIRELESS  
ENGINEERING GROUP  
5865 AVENIDA ENCINAS  
CARLSBAD, CA 92008  
OFFICE: (760) 795-5200

## PHOTOSIMULATION VIEW 2

EXISTING



PROPOSED



# PHOTOSIMULATION VIEW 3



NAPA & 5TH AVE  
CCU5801  
ADJ. TO 379 4TH ST. E  
SONOMA, CA 95476

**S&C**  
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ENGINEERING GROUP  
5865 AVENIDA ENCINAS  
CARLSBAD, CA 92008  
OFFICE: (760) 795-5200



PHOTOSIMULATION VIEW 4



NAPA & 5TH AVE  
CCU5801  
ADJ. TO 379 4TH ST. E  
SONOMA, CA 95476

**S&C**  
WIRELESS  
ENGINEERING GROUP  
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CARLSBAD, CA 92008  
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at&t

NAPA & 5TH AVE  
CCU5801  
ADJ. TO 379 4TH ST. E  
SONOMA, CA 95476

S&C  
WIRELESS  
ENGINEERING GROUP  
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CARLSBAD, CA 92008  
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# PHOTOSIMULATION VIEW 5

EXISTING



PROPOSED





at&t

NAPA & 5TH AVE  
CCU5801  
ADJ. TO 379 4TH ST. E  
SONOMA, CA 95476



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CARLSBAD, CA 92008  
OFFICE: (760) 795-5200

# PHOTOSIMULATION VIEW 6

EXISTING



PROPOSED



**City of Sonoma Planning Commission**  
**STAFF REPORT**

**Agenda Item #2**  
**Meeting Date: 10-10-13**

**Agenda Item Title:** Application for a Use Permit to allow use of a commercial building as a vacation rental.

**Applicant/Owner:** Terence and Melissa Redmond

**Site Address/Location:** 567 First Street East

**Staff Contact:** Rob Gjestland, Senior Planner  
Staff Report Prepared: 10/4/13

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**PROJECT SUMMARY**

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**Description:** Application of Terence and Melissa Redmond for a Use Permit to allow use of the commercial building at 567 First Street East as a vacation rental.

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

**Planning Area:** Downtown District

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

**Site Characteristics:** The subject property is a ±10,800-square foot parcel located on the west side of First Street East, half a block south of the Plaza. The property is currently developed with an historic shingle style house (constructed ±1910) that is a Contributing Building to the Sonoma Plaza National Landmark District. The property also includes a swimming pool and a small parking lot that was constructed when the building was converted to commercial use in 2002.

**Surrounding Land Use/Zoning:** **North:** Parking lot/Commercial  
**South:** Single-family home/Commercial  
**East:** Residence and Sonoma Valley Woman’s Club/Commercial  
**West:** Parking lot and commercial buildings/Commercial

**Environmental Review:**

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

**Staff Recommendation:** Approve with conditions.

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## **PROJECT ANALYSIS**

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### **BACKGROUND**

The building was converted from residential to commercial use in 2002 and has accommodated various retail and office uses since that time.

### **DETAILED PROJECT DESCRIPTION**

The owners are requesting approval to allow use of the commercial building as a vacation rental unit. The structure has a gross floor area of ±1,400 square feet with three former bedrooms. Because the building was originally a residence, and the kitchen remains, the floor plan lends itself to the proposed use. In addition, the property includes a swimming pool in the rear yard that would be available to guests. As a vacation rental, it would be rented on a short-term basis for periods of less than 30 consecutive days under management by Beautiful Places. The owners note they have had difficulty renting the building for commercial purposes since its conversion in 2002. More details on the proposal can be found in the attached project narrative.

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

The property is designated Commercial by the General Plan. The Commercial land use designation is intended to provide areas for retail, hotel, service, medical, and office development, in association with apartments and mixed-use developments and necessary public improvements. Vacation rentals are allowed in the corresponding Commercial zone, subject to review and approval of a Use Permit by the Planning Commission. The proposal is consistent with the intent of the land use designation and General Plan policies that encourages tourism (Local Economy Element, Policy 1.5).

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

*Use:* The property is located within a Commercial (C) zoning district, which is applied to areas appropriate for a range of commercial land uses including retail, tourist, office, and mixed-uses. Vacation rentals are allowed in the C zone subject to review and approval of a Use Permit by the Planning Commission.

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

*On-Site Parking:* Under the Development Code, one parking space is required for each bedroom within a vacation rental. Accordingly, three on-site parking spaces are required for the use. This requirement is met in that a four-space parking lot is located on the site, which was developed with conversion of the property to commercial use in 2002.

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

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

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

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

**DISCUSSION OF PROJECT ISSUES**

*Compatibility:* In staff's view, the proposal does not raise significant issues in terms of compatibility with surrounding land uses. The property is located in the downtown commercial district in a setting that supports a variety of land uses including numerous commercial businesses, a school, a club/hall, and residential units. The applicants have contacted adjoining property owners/their agents who have expressed support for the application with the exception of the owner of a residential property opposite First Street East who cites concerns about increased noise and traffic. In this regard, the number of vehicle trips to and from the subject property would be expected to decrease overall when compared to a commercial office or retail use. In addition, with appropriate property management, staff does not anticipate that guests at the vacation rental would impact residential neighbors or other nearby uses in terms of noise. As previously noted, the applicants intend to have Beautiful Places manage the property. Through the terms of their rental agreement, group size would be limited, outside noise would cease by 10p.m, and parties, weddings and events would be prohibited at the rental (these limits have also been included in the draft conditions of approval). In addition, Beautiful Places operates their office directly north of the subject property and would be available to address any issues or complaints that could arise.

**RECOMMENDATION**

Staff recommends approval subject to the attached conditions of approval.

**Attachments**

1. *Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project Narrative*
5. *Correspondence*
6. *Property Photo*
7. *Site Plan*

cc: Terence and Melissa Redmond (via email)  
473 Jackson Street, Second Floor  
San Francisco, CA 95476

Joe Bacheller  
409 Hilary Drive  
Tiburon, CA 94920-1416

City of Sonoma Planning Commission  
**FINDINGS OF PROJECT APPROVAL**  
Redmond Vacation Rental Use Permit – 567 First Street East  
October 10, 2013

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

**Use Permit Approval**

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

City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL**  
Redmond Vacation Rental Use Permit – 567 First Street East  
October 10, 2013

1. The vacation rental shall be operated in conformance with the project narrative except as modified by these conditions and the following:
  - a. No more than six guests shall occupy the vacation rental unit.
  - b. Parties, weddings and events shall be prohibited at the vacation rental property.
  - c. Outside activities/noise shall cease by 10p.m.

*Enforcement Responsibility: Planning, Building and Public Works*  
*Timing: Ongoing*

2. Three on-site parking spaces shall be provided and maintained for the vacation rental.

*Enforcement Responsibility: Planning, Building, and Public Works*  
*Timing: Ongoing*

3. The applicant/property owner shall obtain and maintain a business license from the City for the vacation rental use, and shall register with the City to pay associated Transient Occupancy Taxes (TOT).

*Enforcement Responsibility: Planning, Building, and Public Works; Finance Department*  
*Timing: Prior to operation of the vacation rental and ongoing*

4. Fire and life safety requirements administered by the Fire Department and the Building Division shall be implemented. Minimum requirements shall include approved smoke detectors in each lodging room, installation of an approved fire extinguisher in the structure, and the inclusion of an evacuation plan posted in each lodging room.

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

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

*Enforcement Responsibility: Fire Department*  
*Timing: Ongoing*

6. One sign, with a maximum area of two square feet, may be allowed subject to the approval of the City's Design Review Commission.

*Enforcement Responsibility: Planning Department; DRC*  
*Timing: Prior to installation of a sign for the vacation rental*

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

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

# Vicinity Map



## Project Summary

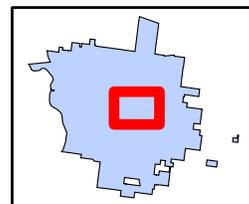
<i>Project Name:</i>	Redmond Vacation Rental
<i>Property Address:</i>	567 First Street East
<i>Applicant:</i>	Terence & Melissa Redmond
<i>Property Owner:</i>	Same
<i>General Plan Land Use:</i>	Commercial
<i>Zoning - Base:</i>	Commercial
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	Application for a Use Permit to allow use of a commercial building as a vacation rental.

## Zoning Designations

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



1 inch = 200 feet



FROM THE DESK OF  
TERENCE & MELISSA REDMOND

---

Date: August 30, 2013

To: City of Sonoma Planning Commission

Re: Application for a Conditional Use Permit to allow a commercial property to be operated as a vacation rental

Site Address: 567 First Street East

PROJECT NARRATIVE:

Terence and Melissa Redmond have owned 567 First Street East for 25 years. The property was purchased as a single family residence. For some years it was rented out to individuals as a residence.

The house is approximately 1,500 square feet and has three bedrooms, one bathroom, a kitchen, pantry, dining room and living room and an in ground swimming pool in the rear of the property.

In order to conform with the current zoning the property was changed over to commercial in 2002. Extensive work was done to the property with regard to ADA, seismic upgrade, structural reinforcement, parking lot and landscaping to name a few. All of the changes were done while keeping the integrity of the historic bungalow and the historic flavor of the neighborhood.

Unfortunately, the Redmond's have had significant difficulty renting the building for commercial use since 2002 when it was changed to a commercial use for the zoning. Despite using top rate commercial real estate companies, individuals interested in it for a commercial use did not like the swimming pool or the interior configuration of the bungalow or the residential feel of it. The decision to change it to a vacation rental seemed to be the logical way to go in order to keep the property occupied and economically feasible.

If the property was granted a conditional use permit for a vacation rental it would be managed by Patrick Smith of Beautiful Places and placed in their portfolio of vacation rentals. Beautiful Places is located directly next to 567 First Street East and can easily be overseen by the company on a daily basis.

Beautiful Places has an impeccable record for their high standards and expectations of the properties that they represent. There is no question that the renters

FROM THE DESK OF  
TERENCE & MELISSA REDMOND

---

will be well screened. Please see the client contract that is attached and that Beautiful Places has each guest sign. It states several rules and highlights:

1. No more than 6 guests will be allowed to stay in the house at any one time.
2. There will be a customer service line that can be called should the guest have an issue. There is also an emergency maintenance phone line that can be called by guests. Should anyone in the neighborhood have any issues the management service with Beautiful Places can be contacted day or night.
3. There will be no large parties of any kind allowed nor outdoor live music.
4. The management plan that Beautiful Places outlines in their contract outlines the type of plan that the Redmond's would follow.

The Redmond's have a property in Silverado that has been in the Silverado rental program of over 10 years and are well aware of what a vacation rental is and how it operates.

The owners would work with Strata Architects, in Sonoma, to redo the kitchen, add a bathroom, paint the interior, add a deck off the rear of the building and improve the landscaping. Beautiful Places will also be adding suggestions for improvements so that their guest's stay is a reflection of quality, and speaks to the historic flavor of the Sonoma Plaza area for their guests.

Melissa Redmond built the adjoining property, Sonoma Court Shops, and continues to restore, improve and maintain the seven historic buildings and newer buildings on the property. Terence Redmond is an attorney in San Francisco.

The Redmond's are confident that this will be a wonderful addition to the block while providing revenue for the City and local businesses as well.

The Redmond's personally spoke with, and/or have signed petitions for approval from the immediate neighboring property owners, representatives, and/or managers (see attached):

The Crown Cleaners,  
Sonoma Property Management, Scott Vollertj  
568 Broadway ( immediately behind the property)

Terence & Melissa Redmond (owner)  
578 Broadway (behind property)

Beautiful Places (Renter)  
531-533 First Street East (next door to the property to the North)

FROM THE DESK OF  
TERENCE & MELISSA REDMOND

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Sonoma Court Shops  
First Street East, East Napa, Broadway (North, East and West of the property)

Sonoma Valley Christian School  
Mr. Kinder, Administrator  
542 First Street East (across the street)

Mr. Joe Bacheller (owner)  
564 First Street East

Sonoma Valley Women's Club  
Dorothy Lund, Representative  
554 First Street East (across the street)

Haywood Family (owner)  
Kevin Haywood  
579 First Street East (immediately to the South of the property)

## BEAUTIFULPLACES TERMS AND CONDITIONS

<b>Security Deposit</b>	<p>A security deposit in the amount stipulated in the accompanying confirmation letter is required by the date specified in the letter. In lieu of a cash payment, check, or credit card authorization, BeautifulPlaces will keep your credit card information on file and Tenant authorizes BeautifulPlaces to charge Tenant's card for additional charges, up to the specified amount of the security deposit, for additional utilities and cleaning expenses as described below; telephone usage, services, repairs and replacement, etc. BeautifulPlaces reserves the right to cancel said reservation if the security deposit requirements are not met by date stipulated on the confirmation letter.</p>
<b>Accidental Rental Damage Insurance</b>	<p>The Accidental Rental Damage Insurance covers you from accidental damages to the property and its contents within the unit. This program covers up to the amount stipulated in the accompanying confirmation letter, if the property or its contents are damaged during your stay subject to the plan terms and conditions. For a full description of the plan, please refer to the Description of Coverage. You must notify BeautifulPlaces of any damage or theft to the unit during your occupancy, or this plan is void and you will be held responsible for any damage to the unit.</p>
<b>Excessive Utilities</b>	<p>The tenant shall be responsible for utilities usage that exceeds by thirty percent (30%) the normal amount.</p>
<b>Extra Cleaning</b>	<p>The rental contract includes a fee for normal cleaning at the end of the rental term. If the condition of the premises requires extra cleaning beyond the norm or the tenant requests extra cleaning services, the tenant shall be responsible for the cost of such cleaning.</p>
<b>Reasonable Use</b>	<p>Tenant agrees to only use the premises as a private vacation residence for himself and the other individuals included in Tenant's party. Tenant will not hold an event, wedding or other gathering that exceeds the maximum occupancy displayed on the contract without written consent from BeautifulPlaces. Tenant acknowledges that a party or extraordinary gathering on the premise will cause an additional site fee charge and may be grounds for immediate removal from the property. Tenant agrees that he and the members of his party shall conduct themselves in a manner that will not disturb their neighbors' peaceful enjoyment of their properties, and that any consequences of their failure to do so shall be Tenant's sole responsibility. Tenant further agrees that he will not allow the Premises to be used for any improper or illegal purposes. Outdoor amplified music is prohibited by local ordinance at vacation rental properties and also mandates strict outdoor quiet hours between 10:00 pm and 9:00 am.</p>
<b>Late Payment / NSF Check Fees</b>	<p>In the event that payment of any due amount is not made within 7 days of the date on which such payment is due, BeautifulPlaces may cancel the booking at its sole discretion. If the booking is not cancelled, a \$100 late payment fee shall be added to the total amount due. Tenant shall pay a handling charge of \$50 for each check returned by the bank for any reason.</p>
<b>Right to Cancel</b>	<p>A fee of \$100 will be charged for all cancellations. Tenant's deposit will be fully refunded less \$100 cancellation charge if received no less than 90 days prior to the</p>

	<p>start of the rental term. A refund of 75% of deposit less \$100 cancellation fee will be granted for cancellations occurring between 60-89 days prior to arrival date. A refund of 50% of deposit less \$100 cancellation fee will be granted for cancellations occurring between 31-59 days prior to arrival date. All monies are forfeited on cancellations within 30 days of the rental term due to the difficulty of re-renting the premises on short notice.</p>
<b>Pets and Smoking</b>	<p>Tenant agrees not to bring or allow pets on or in the premises during the rental term without the express written consent of BeautifulPlaces. Tenant agrees that he shall neither smoke nor allow smoking in the premises during the rental term. Tenant will be responsible for a fee of \$1,500 for violations plus the cost of any cleaning or damages.</p>
<b>Liability for Damage</b>	<p>Tenant is responsible for all damages to the property caused by Tenant, the members of his party, or their guests. Tenant is responsible for ensuring that the property is left upon departure in the same condition and repair as upon arrival. BeautifulPlaces will bill the tenant for any and all necessary replacement and repair costs within 45 days of the end of the rental term.</p>
<b>Right to Repair</b>	<p>Tenant shall provide prompt, detailed telephonic notice to BeautifulPlaces of any damage or disrepair to or affecting the property. If such damage or disrepair is not the result of the action or inaction of Tenant, and if such damage or disrepair interferes with the use of the premises, BeautifulPlaces shall have 36 hours to replace or repair the same without a reduction in Tenant's rent.</p>
<b>Access to Property</b>	<p>Upon notice to Tenant, BeautifulPlaces may enter the property for necessary maintenance, repairs, or other reasonable purposes.</p>
<b>Assignment or Sublease</b>	<p>Tenant may not assign this agreement or sublease any portion of the property without prior written consent of BeautifulPlaces. No such approved assignment or sublease shall in any way relieve Tenant of obligations and responsibilities under this agreement.</p>
<b>Arbitration of Claims</b>	<p>This agreement shall be interpreted in accordance with the laws of the State of California. Each party waives his right to trial by jury in any matter and action under this Agreement, including, without limitation, in any summary proceeding based on termination, holdover or other default in which repossession of the Premises is sought. In the case of any dispute between the parties (other than any summary proceeding based on termination, holdover or other default in which repossession of the Premises is sought), the parties agree that such dispute shall be exclusively and finally resolved in arbitration, without recourse to any court, by a single arbitrator qualified to resolve disputes of this nature by the American Arbitration Association (the "AAA"), such arbitrator to be selected from among the list of available AAA arbitrators according to the AAA arbitrator selection procedures. The arbitration shall take place in the County of Sonoma, California. Any party to this Agreement may initiate the arbitration by providing a written notice to all other parties to the Agreement, which notice bears a current date, states the name of the initiating party, and briefly states the matter to be arbitrated. The arbitrator may allocate costs, fees and other expenses of the arbitration equally among the parties to the dispute, except in the instance that the arbitrator determines that a party has initiated an arbitration without a reasonable basis for doing so, the arbitrator shall assess against that party the costs of the other parties</p>

	relating to the arbitration, including reasonable attorneys' fees.
<b>Limitation of Liability and Indemnification</b>	The liability of BeautifulPlaces or its agents shall be limited to damages arising solely from BeautifulPlaces' gross negligence or willful misconduct, and then only up to the amount of any rentals and deposits paid. In no event shall BeautifulPlaces or its agents be liable for any special, consequential, incidental or punitive damages. Tenant agrees to indemnify and hold harmless BeautifulPlaces and the Owner of the property from and against any liability for personal injury of property damage sustained by any person (including Tenant's guests) at the property during the rental term as a result of any cause, unless such damage was caused solely by the gross negligence or willful misconduct of BeautifulPlaces or the Owner.
<b>Swimming Pool</b>	<b>TENANT ACKNOWLEDGES THAT THE SWIMMING POOL AND SPA AT THE PROPERTY MAY BE UNCOVERED AND/OR UNPROTECTED BY FENCES AND THEREFORE MAY CONSTITUTE AN INHERENTLY DANGEROUS CONDITION FOR WHICH TENANT ACCEPTS FULL RESPONSIBILITY DURING THE TERM AND, WITHOUT LIMITING THE FOREGOING, TENANT WILL DEFEND BEAUTIFULPLACES AND OWNER AGAINST ANY CLAIMS RELATED TO THESE CONDITIONS.</b>
<b>Rural Property</b>	Property is in a remote location. As such, what would be considered normal response time for public services in an urban area may not be available in this location, i.e., police, fire and emergency services. Also, naturally dwelling animals, reptiles and fauna are different then might be encountered in an urban setting and some might be considered "pests" by some individuals, i.e., poison oak, raccoons, skunks, rattlesnakes, coyotes, mountain lion, etc. some of which may be exposed to Lyme's disease, yellow jackets, etc. Agricultural workers may enter the grounds at any time without prior notification.
<b>Right to Farm</b>	If the property you are leasing is located near an agricultural operation on agricultural land, tenants of the property may at times be subject to inconvenience or discomfort arising from that operation, including, without limitation, noise, odors, fumes, dust, smoke, insects, operation of machinery during any time of day or night, storage and disposal of manure, and ground or aerial application of fertilizers, soil amendments, seeds and pesticides. One or more of these inconveniences or discomforts may occur as a result of any properly conducted agricultural operation on agricultural land. You should be prepared to accept such inconvenience or discomfort as a normal and necessary aspect of renting a home in a country with a strong rural character and an active agricultural sector.
<b>Miscellaneous</b>	(a) All individual provisions, paragraphs, sentences, clauses, sections and words in this Agreement shall be severable, and if any such provision, section, paragraph, sentence, clause or word is determined by any court, administrative body, or tribunal, having proper jurisdiction, to be in any way unenforceable, or to be in any way in conflict with any law of any applicable jurisdiction, such determination shall have no effect whatsoever on any of the remaining paragraphs, provisions, clauses, sections, sentences, or words of this Agreement; (b) it is understood and agreed that time is of the essence for all purposes, and with respect to the performance of all obligations, under this Agreement; (c) this Agreement may be executed in two (2) or more counterpart copies, all of which counterparts shall

have the same force and effect as if all parties hereto had executed a single copy of this Agreement; (d) this Agreement is the entire agreement between the parties with respect to the subject matter hereof, and no modification or addition to it shall be binding unless signed by the parties hereto; (e) the covenants, conditions and agreements contained herein are binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and assigns; (f) if there is more than one (1) Tenant under this Agreement, the Tenants shall be jointly and severally liable and each shall be deemed to confer upon each Tenant full authority to act on behalf of all Tenants under this Agreement; (g) the obligations and covenants between the parties are independent and the rent will be payable without offset, reduction or abatement for any cause; and (h) wherever the context so requires, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

**Beautiful Places Terms & Conditions**

**Initials:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**MORE**

## BeautifulPlaces Guest Code of Conduct & County Regulations

We look forward to your visit to the wine country. Please be aware that there are strict local ordinances regarding vacation rental guest behavior. Please share the terms and conditions of your rental agreement and this code of conduct with others in your rental party. **These terms of this Code of Conduct are incorporated by reference into your rental agreement and any violation may result in significant additional charges and forfeiture of your security deposit.** *Neighbors treasure their peace and privacy and neighborhood disturbances will not be tolerated.*

**Occupancy:** Is governed by the county and is strictly limited to the number of guests specified in your rental agreement. Additional day guests require prior approval of BeautifulPlaces. Parties, weddings and events at vacation rentals are strictly prohibited by local ordinances.

**Outside Noise:** The county has imposed a curfew on outside activities and noise at vacation rentals between the hours of 10 PM and 9 AM. Please reduce noise levels by 9 PM and move outdoor conversations and activities indoors after 10 PM. Be aware that noise from loud voices, laughing and general socializing travels and echoes in this area resulting in neighbor disturbances.

**Amplified Sound:** County regulations prohibit outdoor amplified sound at vacation rentals at any time.

**Speed Limits and Parking:** Please drive no more than 5-10 miles an hour on private and shared access roads. Parking is strictly limited to the number of spaces provided on site at your rental property.

### Additional Conditions

**No Smoking:** Smoking is not permitted in the buildings or on the grounds of your rental property. The wine country is very dry and subject to dangerous fires.

**Damages:** You agree to notify us immediately during your stay about damage, breakage or stains. Please not try to repair damage or remove stains yourself. The Damage Waiver Insurance is void if damages and breakage are not reported immediately.

**Excess Energy Charges:** Please be aware that leaving doors open, lights on, running the AC constantly and fiddling with pool heaters may dramatically increase the energy consumption during your stay. Please review this section of your contract.

**House Information Binder:** Upon your arrival, please review the house information binder to understand how the house systems and appliances function.

**Disrepair:** You agree to report any problems immediately so we may address your concerns as quickly as possible. BeautifulPlaces shall have 36 hours to replace or repair any damage or disrepair.

**Other Terms and Conditions:** Please review your contract carefully and note the terms regarding your security deposit, excess cleaning and garbage, pets and swimming pool liability.

**Signature:** \_\_\_\_\_

1 (415) 253-7821

IN THE CITY OF  
**TERENCE & MELISSA REDMOND**

1 (415) 253-7821

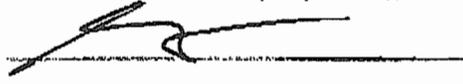
RECEIVED  
SEP 07 2013  
CITY OF SONOMA

**PETITION FOR PROPOSED VACATION RENTAL CONDITIONAL USE  
PERMIT AT: 567 FIRST STREET EAST, SONOMA, CALIFORNIA 95970**

I, the undersigned, *manage* the property, at 567 Broadway Street aka *Crown Cleaners* which is directly *to* the rear of the proposed vacation rental.

I *Support* the application by the owners of the property (Terence & Melissa Redmond), to obtain a conditional use permit for operating that property as a vacation rental.

Name: Scott Vollett, Sonoma Property Management

Signature: 

Address: 567 Broadway Street

Date: *8/30/13*

Email: *Scott@Sonomamanagement.com*

FROM THE DESK OF  
**TERENCE & MELISSA REDMOND**

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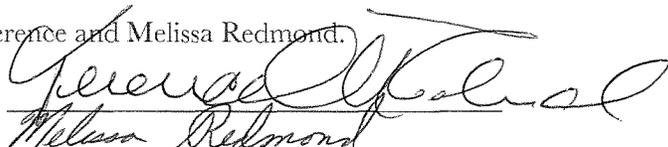
RECEIVED  
SEP 05 2013  
CITY OF SONOMA

PETITION FOR PROPOSED VACATION RENTAL CONDITIONAL USE  
PERMIT AT: 567 FIRST STREET EAST, SONOMA, CALIFORNIA 95476

I, the undersigned, am the owner of 578 Broadway Street, which is to the rear of the property of the proposed vacation rental.

I support, the application by the owners of the property (Terence & Melissa Redmond), to obtain a conditional use permit for operating that property as a vacation rental.

Name: Terence and Melissa Redmond.

Signature: 

Address: 578 Broadway Street

Date: 8-30-13

Email: lotar@sbcglobal.net

7/10/13 07:00

TERENCE & MELISSA REDMOND

08/29/2013

Received

SEP 05 2013

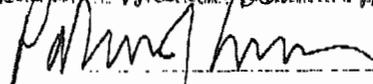
CITY OF SONOMA

PETITION FOR PROPOSED VACATION RENTAL CONDITIONAL USE PERMIT AT 531-533 FIRST STREET EAST, SONOMA, CALIFORNIA 95476

by the undersigned, rent the property at 531-533 First Street East aka Beautiful Places which is directly next door of the proposed vacation rental.

I support the application by the owners of the property (Terence & Melissa Redmond) to obtain a conditional use permit for operating that property as a vacation rental

Name: Patricia Smith, President Beautiful Places

Signature: 

Address: 531-533 First Street East

Date: 8/30/13

Email: patrick@beautiful-places.com

FROM THE DESK OF  
**TERENCE & MELISSA REDMOND**

---

RECEIVED  
SEP 05 2013  
CITY OF SONOMA

PETITION FOR PROPOSED VACATION RENTAL CONDITIONAL USE  
PERMIT AT: 567 FIRST STREET EAST, SONOMA, CALIFORNIA 95476

I, the undersigned, am the President of Sonoma Court Shops, Inc. which is two acres, directly next door and to the rear of the property of the proposed vacation rental.

I support, the application by the owners of the property (Terence & Melissa Redmond), to obtain a conditional use permit for operating that property as a vacation rental.

Name: Melissa Detert Redmond, President, Sonoma Court Shops, Inc.

Signature: **Sonoma Court Shops, Inc.**  
**by Melissa Redmond** 

Address: Multiple Addresses: Broadway Street, East Napa Street, First Street East

Date: 8-30-13

Email: info@sonomacourtshops.com

SEP 05 2013  
CITY OF SONOMA

Melissa Redmond <missysonoma@aol.com>  
To: pattikin@att.net  
Permission for Vacation Rental:567 First Street East

September 4, 2013 11:27 AM

1 Attachment, 65 KB

T (415) 385-8000

FROM THE DESK OF  
**TERENCE & MELISSA REDMOND**

F (415) 753-1101

**PETITION FOR PROPOSED VACATION RENTAL CONDITIONAL USE  
PERMIT AT: 567 FIRST STREET EAST, SONOMA, CALIFORNIA 95476**

I, the undersigned, am the Administrator of The Sonoma Valley Christian School at 542 First Street East, which is directly across the street from the property of the proposed vacation rental.

I support, the application by the owners of the property (Terence & Melissa Redmond), to obtain a conditional use permit for operating that property as a vacation rental.

Name: Mr. Kindel

Signature: 

Address: 542 First Street East

Date: 9/5/13

Email:

Hi

FROM THE DEPARTMENT OF PUBLIC WORKS  
**TERENCE & MELISSA REDMOND**

**RECEIVED**  
**SEP 05 2013**  
**CITY OF SONOMA**

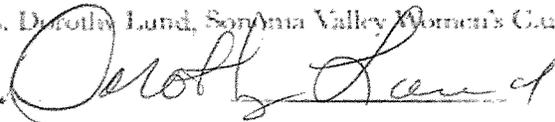
**PETITION FOR PROPOSED VACATION RENTAL CONDITIONAL USE  
PERMIT AT: 567 FIRST STREET EAST, SONOMA, CALIFORNIA 95476**

I, the undersigned, am the representative for 574 First Street East, The Sonoma Valley Women's Club which is directly across the street from the property of the proposed vacation rental.

I support the application by the owners of the property (Terence & Melissa Redmond), to obtain a conditional use permit for operating that property as a vacation rental.

Name: Ms. Dorothy Lund, Sonoma Valley Women's Club

Signature:



Address: 574 First Street East

Date:

8-31-13

Email: [dorothy.lund@yahoo.com](mailto:dorothy.lund@yahoo.com)

REC'D  
SEP 07 2013  
3:00 PM

September 3, 2013

TO: Terence & Melissa Redmond

Fax: (415) 753-1101

FROM: Joseph H. Bacheller, Owner 564 1st St. East, Sonoma

SUBJ.: Cancellation of my support for your proposed vacation rental for your property at 567 1st St. East

I have thought about this matter strenuously over the Labor Day Weekend, and have concluded that I cannot in good conscience support your vacation rental conditional use permit for 567 1st St. East. My reasoning is that it is a more intense use by its very nature of turnover, creating more traffic and noise. I have long advocated that the best use for this portion of 1st St. East is office use. This use has been and will continue to be the best way for single-family and commercial to co-exist. Furthermore, in my opinion as a real estate person, your property could be ideal for office use.

Therefore, I hereby rescind and cancel the petition I signed on August 30, 2013 (attached). And, I apologize for causing this confusion by jumping the gun.

Sincerely,



Joseph H. Bacheller

RECEIVED

SEP 05 2013

CITY OF SONOMA

F (415) 753-1101

T (415) 395-9000

FROM THE DESK OF

**TERENCE & MELISSA REDMOND**

**PETITION FOR PROPOSED VACATION RENTAL CONDITIONAL USE  
PERMIT AT: 567 FIRST STREET EAST, SONOMA, CALIFORNIA 95476**

I, the undersigned, am the owner of 564 First Street East, which is directly across the street from the property of the proposed vacation rental.

I support the application by the owners of the property (Terence & Melissa Redmond), to obtain a conditional use permit for operating that property as a vacation rental.

Name: Mr. Joe Bacheller

Signature: *Joe Bacheller*

Address: 564 First Street East

Date: 8/30/2013

Email: \_\_\_\_\_

*Cancelled  
9/3/2013  
Joe Bacheller*





**City of Sonoma**  
 PLANNING, BUILDING, AND PUBLIC WORKS  
**Uniform Application**

1 cc  
 \$457  
 RECEIVED  
 SEP 16 2013  
 CITY OF SONOMA

*Before submitting your application, have you checked with:*

- ✓ The Planning Department?    ✓ The Building Department?    ✓ The Public Works Department?    ✓ The Fire Department?

<p style="text-align: center;"><b>Applicant Information</b></p> <p>Name <u>Craig C Walker / Supt One</u></p> <p>Address <u>527 Broadway, Sonoma</u></p> <p>Phone <u>707. 938. 4800</u></p>	<p style="text-align: center;"><b>Owner Information</b></p> <p>Name <u>DIANN SORRENSEN</u></p> <p>Address <u>639 THIRD ST. WEST</u></p> <p>Phone <u>707. 939. 1073</u></p>
--	--

**Type of Application**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Environmental Review           | <input type="checkbox"/> Rezoning/Annexation                            | <input type="checkbox"/> Design Review              |
| <input type="checkbox"/> Conditional Use Permit         | <input type="checkbox"/> Rezoning:<br>from _____ to _____               | <input type="checkbox"/> Demolition Permit          |
| <input type="checkbox"/> Conditional Use Permit (Minor) | <input type="checkbox"/> General Plan Amendment:<br>from _____ to _____ | <input type="checkbox"/> Certificate of Compliance  |
| <input type="checkbox"/> Subdivision Map (5+ lots)      | <input type="checkbox"/> Variance                                       | <input type="checkbox"/> Lot Line Adjustment/Merger |
| <input type="checkbox"/> Parcel Map (4 or fewer lots)   | <input checked="" type="checkbox"/> Exception (Fence Height)            | <input type="checkbox"/> Public Notice              |
| <input type="checkbox"/> Planned Unit Development       | <input type="checkbox"/> Other: _____                                   |   |

Notice of special fees: The following special fees may also apply to your application:

- 1) Public Notice Fee: \$79.00—to cover costs associated with required newspaper and mailed public notices.
- 2) County Processing Fee: \$50.00—applies to environmental review. Collected at application submittal.
- 3) Fish and Game Fee: \$1,800 for a Negative Declaration; \$2,995.25 for an EIR. Collected at application submittal. May be waived if project meets specific criteria.

**Project Information**

Project Location (by address or nearest cross-street) 639 THIRD ST. WEST

Assessor's Parcel Number (s) 018. 283. 003

General Plan Land Use Designation \_\_\_\_\_ Zoning \_\_\_\_\_

Brief Project Description FENCING

**Submittal Requirements: SEE ATTACHED SHEET**

I, the undersigned ("Applicant"), hereby state that I am the owner of record of the affected property or a duly authorized agent of the Property owner(s) (An agent must submit a letter of authorization signed by the property owner) and that all information submitted as part of this application is true and accurate.

I agree to the terms, conditions and obligations set forth in this Application.

I agree that I will provide written notice to the Finance Department in the event that there is a change in Applicant's interest in the property, the project, or the billing address or contact person for said project. Said Notice shall be mailed first class, postage paid, certified mail to: Carol Giovanatto, Finance Director, No. 1 The Plaza, Sonoma, CA 95476. Applicant shall remain responsible for all outstanding costs incurred by City.

I agree to indemnify and hold City harmless for all costs and expenses, including attorney's fees, incurred by City or held to be the liability of the City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the Applicant's project.

Signature Craig C Walker - AGENT Date 9/13/13

RECEIVED

SEP 16 2013

CITY OF SONOMA

**Date:** September 16, 2013  
**From:** Craig C. Walker/Step One Residential Design and Construction, Inc.  
**To:** City of Sonoma  
**RE:** Sorenson Residence  
639 Third Street West  
Sonoma, CA 95476

Narrative for Fence Height Exception

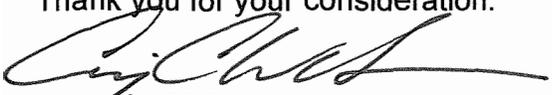
From inception the premise was to entail taking a mudane converted medical/dental office building in the heart of existing residences and return its status back to that of a proper home within a neighborhood. From the onset, the project presented several design challenges due to the placement of the existing structure on the corner lot. The existing structure was and is placed on the lot sideways as to where there is only sixty feet front to back, with only fifteen feet of space behind the structure itself. This fifteen feet behind the unit is utilized for the driveway and off street parking as required. This situation in its self has precluded us from having a proper backyard area for the residence. These existing situations left us with the two bedrooms on the North end of the house directly facing Vigna Street.

In an effort to provide privacy for these two bedrooms a fifteen foot wide courtyard was produced by creation of a six foot tall natural redwood fence with one foot high lattice panels at its top. This redwood fencing was purposely placed six feet inboard of the existing seven foot wide sidewalk and curb behind existing old growth shrubs and trees for a screened effect. Further screening is planned with additional plantings and landscaping. The natural redwood fencing is intended to darken with age becoming a subtle backdrop behind natural vegetation.

To further add more character to the residence we introduced two covered porches with railings providing a period farm/ranch house look which we deemed appropriate for downtown Sonoma. To add to this look our intention is to add additional charm with a three foot tall picket fence just inboard of the sidewalk. This will allow for yet another layer of low plantings along that fence line. The overall concept is to have a soft-natural "tiered" vegetation leading back to the privacy fencing, while inducing country charm. The owner is more than willing to help achieve this through the reduction and/or addition of the existing and proposed plantings.

It is our hope that through the documentation we have provided, and the narrative herein, you will be able to share not only in our vision, but our plight as well. We ask that you please help us and the owner in attaining the privacy she so wishes within her new home.

Thank you for your consideration.

  
Craig C. Walker  
License No. 968387

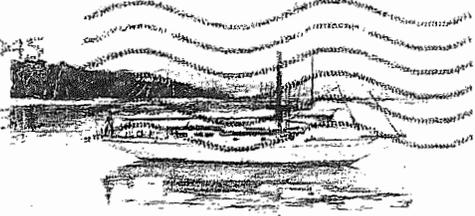
OAKLAND CA 946

RECEIVED

27 SEP 2013 PM 3:00

SEP 30 2013

CITY OF SONOMA



FOREVER

USA

City Sonoma  
The Plaza  
Sonoma, Calif  
95496



I walk my dogs and drive on 3rd street West everyday. The posted notice regarding fence height is of interest at the corner of Vigna and 3rd. I hope the fence is lowered. From what I know it is out of compliance. Where was the city when it was being constructed?

Very concerned.

Item # 3

October 3, 2013

Planning Commission  
c/o Sonoma City Hall  
1 The Plaza  
Sonoma, CA. 95476

RECEIVED

OCT 04 2013

CITY OF SONOMA

Re: 639 Third Street West; Application to allow over-height fencing.

Planning Commissioners,

We have resided at 313 Robinson Street, perpendicular to Third Street West, for over 20 years. Our home and the residence at 639 Third Street West are located in what is known as the Sebastiani Subdivision, which was created in 1948. There are three lots within the Subdivision (313 Robinson, 312 Vigna, and 313 Vigna) which are bordered on each side by corner lots. (See attached maps.)

These three lots have a narrow frontage, 55 feet (+-) and benefit greatly from the currently required 20 foot sideyard setbacks of the six corner lots along Third Street West and Barrachi Way. These corner lot setbacks are necessary to create an open appearance and feeling for us that are "stuck" in the middle lot. The vast majority of the homes in the Subdivision, if not all of the properties, maintain the 20 foot setback from the front and side yard lot lines. If the application to allow over-height fencing is approved at 639 Third Street West, a presedent will then be set to allow fence construction in the front and side setbacks that currently are not allowed.

*Modifications to Fence Height Standards must meet Section 19.46.030 General height limitations, C. Findings and Decision numbers 1, 2, 3, 4.*

**Section C1**, fence is not compatible with the characteristics of the site and other existing structures in the surrounding neighborhood. It is located within the front and side setbacks and is not consistant with other fence heights in the Subdivision.

**Section C2**, fence height, orientation and location is not in proper relation to the physical characteristics of the site and surrounding properties. The Vigna Street side fence has created a "compound" type of appearance. For some reason the front driveway was abandoned and the "backyard" of the property is now a driveway and parking area. I assume this created a need for encroachment into the side yard setback. Definitely not a feature of any of the other lots in the Subdivision. When the property was used as a commercial building, the rear driveway was used/required for traffic circulation and only as an entrance.

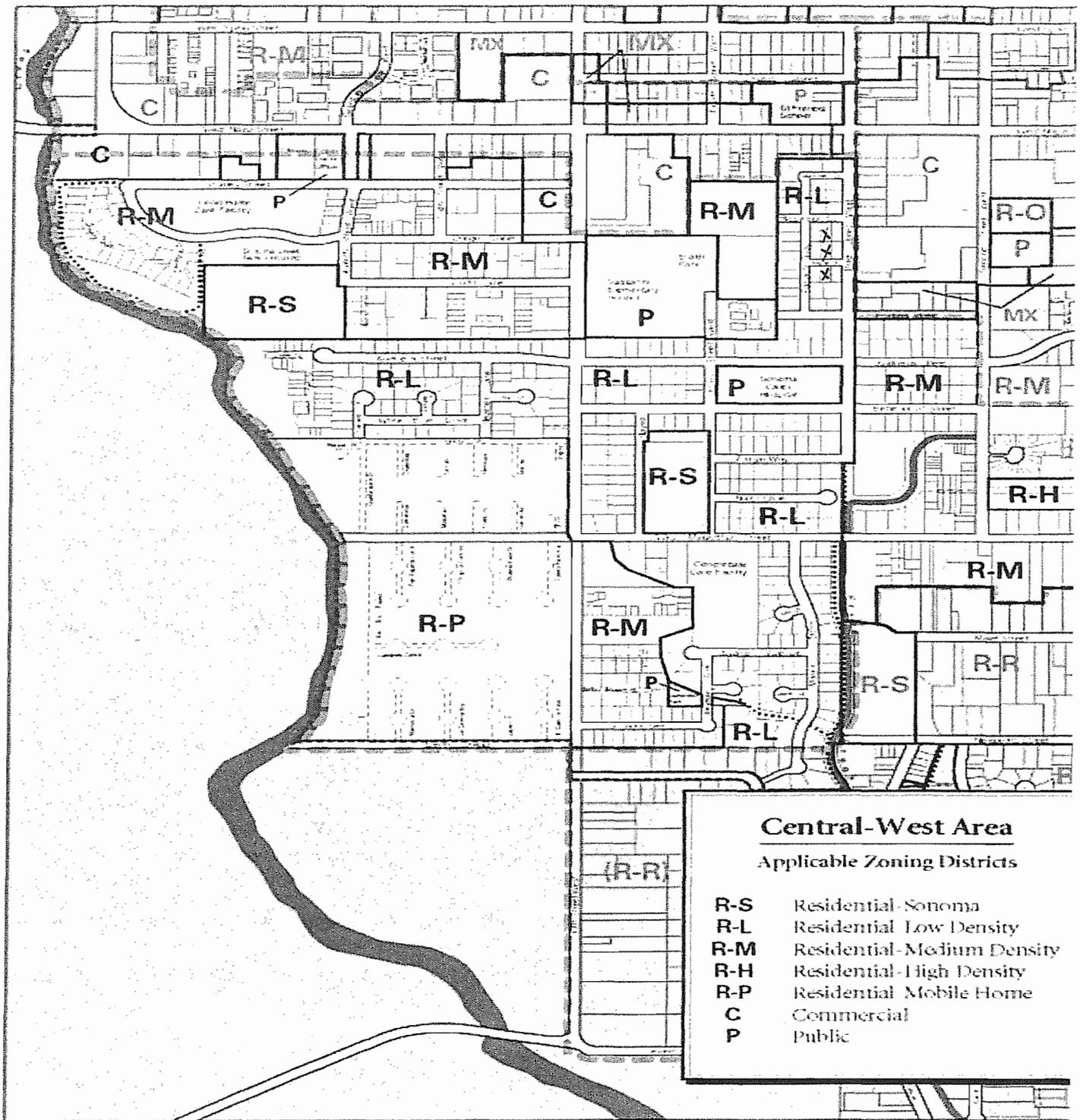
**Section C3**, the fence is obviously a planned feature that dominates the site and was constructed without City of Sonoma approval. Additionally the joint fence long the property line with 653 West Third Street was extended several feet into the front setback, at an increased height.

**Section C4**, the fence as located along Vigna Street creates a restricted visibility safety issue.

Sincerely,



John and Stephanie Peterson  
313 Robinson Street  
Sonoma, CA. 95476



X: 313 ROBINSON  
 312 VIGNA  
 313 VIGNA

: 639 THIRD ST. WEST



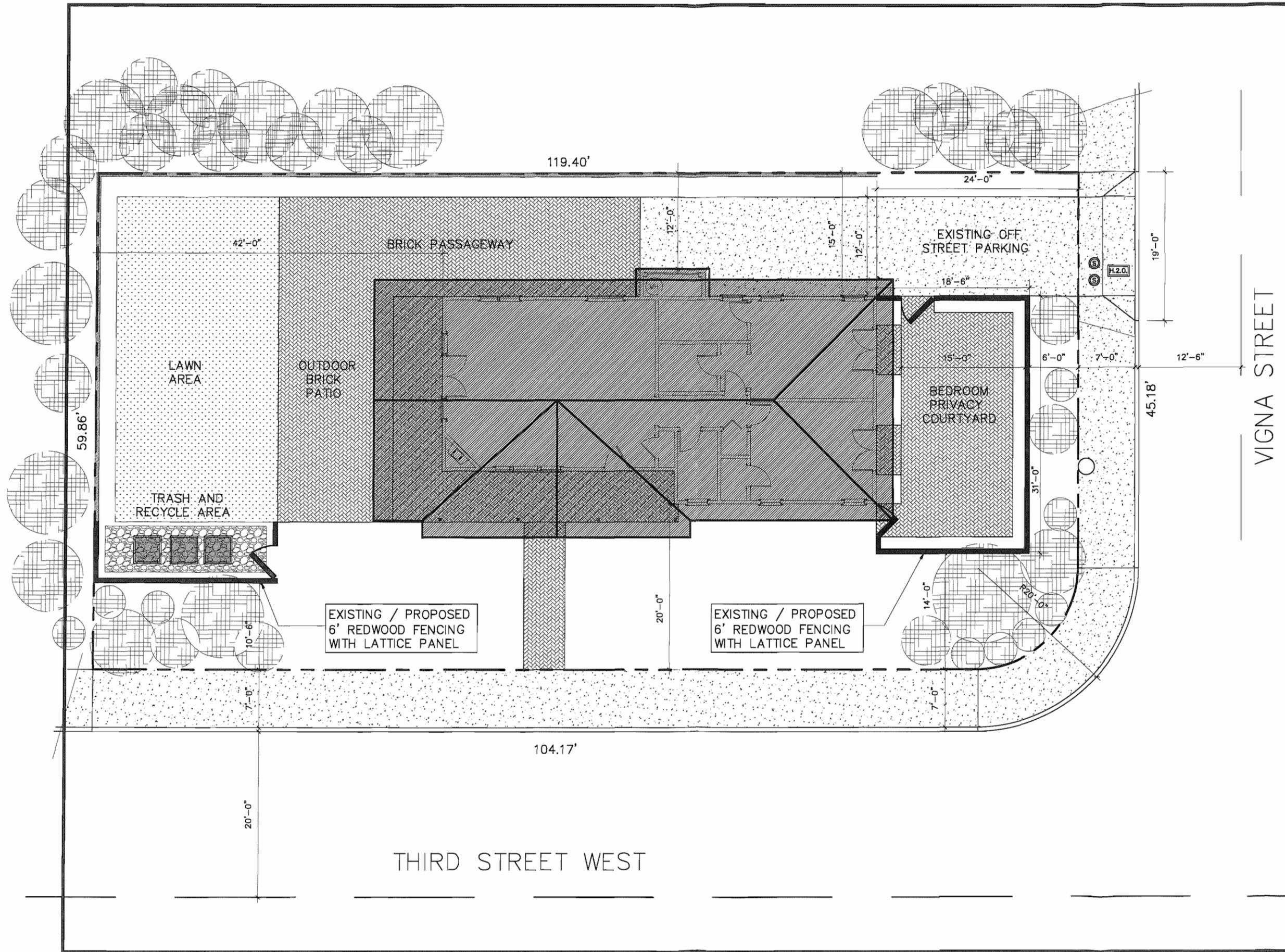
313 Robinson St, Sonoma, CA 95476, US

Google earth

Google earth



639 Third St. West



<b>PLOT DATES</b>	9/13/15
<b>SUBMITTAL</b>	20131403
<b>JOB #</b>	20131403
<b>DRAWN BY</b>	C.C.T.

# S1RDC

STEP ONE RESIDENTIAL DESIGN AND CONSTRUCTION INC.

**DESIGNER OF RECORD**  
 Craig C. Walker  
 Step One Residential Design & Construction Incorporated  
 527 Broadway #201  
 Sonoma, CA 95476  
 707.938.4800 lic. 968387

**CLIENT/S**  
 DIANN SORENSON  
 639 THIRD STREET WEST  
 SONOMA, CA

**SCOPE OF WORK:** PROPOSED FENCING  
**PAGE DESCRIPTION:** x

**ENGINEER OF RECORD**

X  
 X  
 X  
 X

<b>DESCRIPTION</b>	<b>SHEET</b>
X	01
<b>SCALE:</b>	X







**Agenda Item Title:** Application for a Use Permit and Parking Exception to establish a cooking school and café with a retail component and industry accommodation residential unit within an existing building on a commercial property.

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

**Site Address/Location:** 599 Broadway

**Staff Contact:** Rob Gjestland, Senior Planner  
Staff Report Prepared: 10/4/13

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**PROJECT SUMMARY**

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**Description:** Application of Williams-Sonoma for a Use Permit and Parking Exception to establish a cooking school and café with a retail component and industry accommodation residential unit within an existing building on the property at 599 Broadway.

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

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

**Site Characteristics:** The subject property is a narrow ±12,920-square foot parcel that extends between Broadway and First Street West. The east side of the parcel is developed with a single-family-home and attached multi-tenant commercial storefront on Broadway. The west side of the property is undeveloped. The Broadway frontage is improved with curb, gutter and sidewalk, while the First Street West frontage has only curb and gutter.

**Surrounding Land Use/Zoning:** **North:** Coffee shop and office buildings/Commercial  
**South:** Post Office and associated parking lot/Commercial  
**East:** Service station and vacant Fire Station (across Broadway)/Commercial and Mixed Use  
**West:** Single-family home (across First Street West)/Mixed Use

**Environmental Review:**

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

**Staff Recommendation:** Approve with conditions.

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## ***PROJECT ANALYSIS***

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### **DETAILED PROJECT DESCRIPTION**

In 1956 Chuck Williams purchased the subject property and opened the first Williams-Sonoma store in the south part of the building, selling French cookware. The concept was successful and ultimately led to the creation of a brand that is recognized worldwide. In 2012, Williams-Sonoma, Inc. purchased the property and are now proposing to restore the original retail shop and remodel the building to accommodate a complementary culinary center/café. The various elements of the project are described in further detail below and within the attached project narrative:

- *Retail Shop:* A 628-square foot retail shop is proposed in the southernmost tenant space where the original Williams-Sonoma store was located. This space is intended to be a recreation of the original store with a portion of the display dedicated to educational materials on European cookware and goods, and their impact on American home cooking. Products on offer are planned as a curated shopping experience, with a select inventory including unique items that were only available at the original store. The store would operate from 10a.m. to early evening, staffed by one or two associates.
- *Cooking School:* The cooking school would offer scheduled classes between the hours of 10 a.m. and 9 p.m. with a maximum class size of 14 students. It is anticipated that the cooking school would be staffed by one chef and one or two associates. Although specifics on the schedule or frequency of classes has not been developed, it is staff's understanding that the cooking school is intended to be the primary use for this space with classes offered on a daily basis as attendance levels allow.
- *Café:* The café, which would share the same space as the cooking school, would operate between the hours of 10 a.m. to 9 p.m. serving lunch and dinner when the cooking school is not in session. It is anticipated that the cafe would be staffed by two servers and two to three cooks. 26 indoor seats are proposed for the café, along with 6 sidewalk seats.
- *Residential Unit:* The existing ±1,650-square foot residence at the back of the building would be restored and used as an accessory residential use. It would not be rented or leased out, but made available for use primarily by chefs, executives and guests visiting the property.
- *Parking Lot:* A nine-space parking lot would be developed on the west side of the property accessed by a new driveway off First Street West. The parking lot includes landscape buffers on its edges, including a 10'-wide planter on the First Street West frontage.
- *Garden:* A garden is proposed between the parking lot and building to provide produce for the cooking school and café.

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

The property is designated Commercial by the General Plan. The Commercial land use designation is intended to provide areas for retail, hotel, service, medical, and office development, in association with apartments and mixed-use developments and necessary public improvements. The following General Plan policies apply to the project:

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

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

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

The proposal is consistent with the intent of the Commercial land use designation and applicable General Plan policies that encourage food industry businesses, tourism, and the preservation of historic structures. Furthermore, the proposal provides an opportunity to showcase a unique piece of Sonoma history by restoring the original Williams-Sonoma store founded by Chuck Williams at this location in 1956.

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

*Use:* The property is located within a Commercial (C) zoning district, which is applied to areas appropriate for a range of commercial land uses including retail, tourist, office, and mixed-uses. Retail uses are allowed by right in the Commercial zone, while restaurants and cooking schools are allowed in the Commercial zone, subject to review and approval of a Use Permit by the Planning Commission. The site is also located within the Historic Overlay Zone. Small formula businesses, if applicable to the proposed application, are also allowed in the Historic Overlay Zone subject to review and approval of a Use Permit by the Planning Commission.

*Development Standards:* Aside from modifications to the façade, only minor changes to the existing building footprint and structure are proposed, including a new trellis constructed at the back of the structure setback five feet from the north property line. Modifications to the east elevation include recreating the façade of the original Williams-Sonoma store with awning and signage and consolidating the remaining storefronts into a single space with recessed entry (for ADA compliance), sliding window system and overhead trellis.

*Parking Requirements:* Under the City’s parking standards, the proposed uses would normally require 12 on-site parking spaces as reflected in the table below:

Use	Parking Calculation	Spaces Required
Retail Sales Area (approx. 560 sq ft)	560 sq ft ÷ 300	2
Residence (approx. 1,650 sq ft)	1 res unit × 1	1
Restaurant (26 indoor seats)	26 seats ÷ 4	7
Cooking School (1 classroom for 14 students)	(1 classroom × 2) + (14 students ÷ 2)	9
	<b>Total Number of Spaces Required</b>	<b>12*</b>

\*Since the restaurant and cooking school share the same space and would not operate concurrently, only the higher parking requirement for the school has been applied to calculate the total on-site parking requirement.

As shown on the site plan, a nine-space parking lot would be developed on the west side of the property accessed by a new driveway off First Street West. The parking lot design complies with commercial standards in terms of driveway width, space dimensions, backup distance, and handicap parking requirements. In addition, landscape buffers are provided on the edges of the parking lot, including a 10’-wide planter on the First Street West frontage. However, an Exception from the parking standards is required for the three-space shortfall in the number of spaces required. Under the Development Code, the Planning Commission may grant an Exception from parking standards, provided that the findings below can be made (§19.54.050):

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 uses associated with the parking exception request are consistent with the property's Commercial land use designation/zoning and similar in intensity to existing uses on the site.

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;*

In part, the Exception request relates to the historic development pattern of the property and creativity in site planning. Historically, the property has had no on-site parking despite the fact that a retail frame shop, catering company, restaurant, and residential unit currently occupy the property. The proposed cooking school, café, and retail store are similar in intensity and type to the existing commercial uses and would provide a nine-space parking lot on the site. Although this is three spaces less than normally required, the proposed parking is a significant improvement from the current baseline condition. In addition, while more parking could be accommodated, it would require reducing or eliminating the garden, which is a sustainable element of the project that also provides open space on the site.

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.*

As noted above, the proposal is similar to existing uses, which currently operate on the property with no on-site parking. Accordingly, the provision of nine parking spaces as part of the project would significantly improve the current condition and reduce on-street parking impacts in the vicinity.

In conclusion, staff feels that the findings for an Exception can be made since the project would significantly improve the current parking situation without significantly increasing the existing intensity of use on the site, while also allowing for a beneficial and sustainable site feature.

*Formula Businesses:* In June 2012, the City Council adopted zoning regulations pertaining to formula or “chain” business. These regulations include a lengthy definition for formula businesses set forth in Section 19.92.020 of the Development Code (attached). The final paragraph of the project narrative makes a compelling argument why the proposed uses and business model for this location does not meet the definition. While Williams-Sonoma, Inc. is a large retailer with multiple brands and store locations, staff agrees that the proposal does not meet the Development Code definition of a “formula business”. This determination is based on the concept proposed for the property, which includes the following elements:

- The proposed commercial storefront would bear little resemblance to other Williams-Sonoma stores in that it has a unique façade, use of materials, signage, layout, fixtures and products.
- With an area of 628 square feet, the retail component is a fraction (roughly 10%) of a typical Williams-Sonoma store.
- The retail component is planned as a restoration of the original store with a museum component to offer a curated and educational shopping experience.
- The merchandise will be an array of brands and select/unique items, with no one individual brand comprising more than 50% of the retail stock

- The complimentary cooking school and cafe are unique and not a part of any other Williams-Sonoma store.

In summary, because the proposed project is substantially different than a standard Williams-Sonoma store in terms of size, the nature of its offering, and the mixture of uses, it is staff's view that the project does not fall within the definition of a "Formula Business". (Note: if the Planning Commission were to conclude that the proposed project does meet the definition of a Formula Business, then the approval of a use permit would be subject to two additional findings, which have been included as an option in the attached draft "Findings for Project Approval".)

*Design Review:* Because the property is located in the Historic Overlay zone, the project would be subject to subsequent review by the Design Review Commission (Development Code §19.54.080). In this case, the Planning Commission is responsible for reviewing and acting upon the project site plan and elevation concepts to the extent it deems necessary. Subsequent review by the Design Review Commission would be limited to elevation details, exterior materials and colors, landscaping including fences/walls), lighting, site details (such as bike racks and trash enclosure), and any other issues specifically referred to the DRC by the Planning Commission. As normally required, signs for the property/business would also be subject to review and approval by the DRC.

*Bicycle Parking:* Any change of commercial use within an existing structure requires the provision of bicycle parking (§19.48.110). As shown on the site plan, bicycle parking would be located on the east side of the parking lot. As reflected in the draft conditions of approval, the Design Review Commission would be responsible for considering the bicycle rack type.

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

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

*Historical Resources:* As recommended by staff, the applicant commissioned a historic resource evaluation of the property, which determined that the building is eligible for listing on the California Register of Historic Resources because: 1) it includes the original storefront for Williams-Sonoma, an enterprise that was at the forefront of cookware marketing as American foodways changed after World War II; and, 2) its association with Chuck Williams, founder of Williams-Sonoma and a key person in America's culinary shift after World War II (refer to attached Historic Evaluation of the Property at 599 Broadway prepared by Vicki R. Beard, M.A., dated December 13, 2013). Because the building meets the criteria for listing on the California Register, it is considered a historical resource under the California Environmental Quality Act.

Pursuant to Section 15331 of the CEQA Guidelines, the maintenance, repair, rehabilitation, restoration, and preservation of an historical resource, may be considered categorically exempt from the provisions of CEQA provided the improvements are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Class 31 – Historical Resource Restoration/Rehabilitation). Accordingly, the Historical Consultant conducted a subsequent evaluation of the proposed plans in terms of compliance with the Secretary of the Interior's Standards. The analysis finds that, while the proposal will change part of the building, the Williams-Sonoma portion will be preserved with its historical configuration, appearance, and purpose, and that changes to the remainder of the building are sensitive to the original design but do not create a false sense of age. In conclusion, the analysis states the Standards are upheld as near as possible while creating usable commercial space and preserving the Williams-Sonoma storefront (refer to attached letter report prepared by Vicki R. Beard, M.A., dated August 19, 2013).

*Traffic:* Staff does not anticipate a significant increase in vehicle trips when considering that the existing and proposed uses are substantially similar in type and intensity.

### **DISCUSSION OF PROJECT ISSUES**

*Formula Business:* As noted above, there are compelling reasons why the proposal does not qualify as a “Formula Business” as defined under the City’s Development Code. However, if the Planning Commission feels this definition is met, then the proposal would be subject to two additional Use Permit findings for approval, which have been included in the attached draft “Findings for Project Approval” for consideration.

*Compatibility with Surrounding Uses:* As previously noted, the existing and proposed uses are similar in type and intensity. Aside from façade changes, the most significant modification to the property is the provision of a parking lot accessed by First Street West. This may contribute to additional vehicle trips on this frontage but would also address a major deficiency. Considering the mixed-use setting and proposed hours of operation, the parking lot off First Street West does not raise significant compatibility concerns from staff’s perspective.

*Required Improvements:* The building would benefit from improvement/renovation as the residential portion is over 100 years old and the commercial portion roughly 70 years old. Accordingly, the project would require a substantial investment in the property and also trigger a number of upgrades, which were identified at a Project Advisory Committee meeting held in November 2012. Required improvements include the following and are reflected in the project plans and/or draft conditions of approval:

- Sprinklers throughout the structure with separate fire service water line, meter and backflow prevention device.
- Parking lot and landscape improvements on west side of property, including handicap space with accessible path of travel to the building.
- Improvement of First Street West property frontage, including installation of sidewalk and driveway.
- The provision of ADA accessible entrances, including the front entrance, which currently has a raised threshold.
- A minimum of two accessible bathrooms serving the commercial use.
- Occupancy separation (i.e., firewall) between commercial and residential portions of building.

Additional sewer and water fees may also apply as well as compliance with the pertinent requirements of the Environmental Health Division and Sanitation Division of Sonoma County.

### **RECOMMENDATION**

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

Attachments:

1. *Draft Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Definition of "Formula Business"*
4. *Location map*
5. *Project Narrative*
6. *Correspondence*
7. *Letter report prepared by Vicki R. Beard, M.A., dated August 19, 2013*
8. *Historic Evaluation of the Property at 599 Broadway, dated December 13, 2013*
9. *Architectural Plans including Site Plan, Property Plan, Parking Plan , and Building Elevations*

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

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

October 10, 2013

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

**Use Permit Approval**

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

*Additional Use Permit Findings for Formula Businesses (if applicable):*

5. The formula business establishment will promote diversity and variety to assure a balanced mix of commercial uses available to serve both resident and visitor populations; and
6. The proposed use, together with its design and improvements, is consistent with the unique and historic character of Sonoma, and will preserve the distinctive visual appearance and shopping/dining experience of Sonoma for its residents and visitors.

**Parking Exception Approval**

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

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

October 10, 2013

1. The building and property shall be improved and used in conformance with the project narrative, and approved site plan, property plan, parking plan, and building elevations except as modified by these conditions and the following:
  - a. The retail store, cooking school and café shall be allowed to operate between the hours of 8a.m. and 10p.m. daily.
  - b. The cooking school and café shall not operate concurrently.
  - c. Seating capacity for the restaurant shall be limited to 24 indoor seats.
  - d. The maximum class size for the cooking school shall be 14 students.
  - e. The residential unit shall not be used as a vacation rental.
  - f. This permit does not constitute an approval for a Music Venue or Special Event Venue as defined under Section 19.92.020 of the Development Code

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

2. Improvement plans, including a grading and drainage plan, shall be prepared by a licensed Civil Engineer and approved by the City Engineer and the Sonoma County Water Agency prior to issuance of a grading permit or building permit. All drainage improvements shall be designed in accordance with the Sonoma County Water Agency "Flood Control Design Criteria" and shall ensure that surface runoff is conveyed appropriately and does not drain onto adjoining properties. Plans and engineering calculations for drainage improvements, and plans for sanitary sewer facilities, shall be submitted to the Sonoma County Water Agency (and a copy of submittal packet to the City Engineer) for review and approval. The following improvements shall be required and shown on the improvement plans and are subject to the review of the City Engineer, Planning Administrator, Building Official, an Fire Chief. Public improvements shall meet City standards:
  - a. Parking improvements shall be implemented on the west side of the site as shown on the parking plan.
  - b. The property frontage on First Street West shall be improved with sidewalk and existing curb and gutter along this frontage that is damaged or deemed by the City Engineer to be substandard or in disrepair shall be replaced to City standards. In addition, paving upgrades and/or a slurry seal shall be required on First Street West if trenching or excavation is necessary within the roadway for utility connections or other improvements. The new project driveway shall be constructed in conformance with the City's standard specifications and meet ADA requirements.
  - c. Existing curb, gutter, and sidewalk along the property frontage on Broadway (SR 12) that is damaged or deemed by the City Engineer to be substandard or in disrepair shall be replaced to City standards, in conjunction with an encroachment permit from Caltrans.
  - d. Storm drains and related facilities, including off-site storm drain facilities as necessary to connect to existing storm drain facilities and on-site drainage systems.
  - e. The parking and driveway areas shall be surfaced with a City-approved material and striped. Gravel or other loose material shall be prohibited. Concrete curbs or alternative barriers shall be provided between the parking facility and any adjoining landscape planting areas.
  - f. Sewer main extension and/or laterals and appurtenances, as required by the Sonoma County Water Agency to serve the site; water conservation measures installed and/or applicable mitigation fees paid as determined by the Sonoma County Water Agency.
  - g. A separate fire service water line/connection with meter and approved backflow prevention device shall be required in accordance with City standards, subject to review and approval by the Fire Chief and City Engineer.

- h. The existing water meter/service shall be upgraded to current standards and appropriate size as necessary. In addition, a separate water meter shall be provided for landscape irrigation (typically taken off of the fire line). The Applicant shall pay any required increased water fees applicable to the changes in use in accordance with the latest adopted rate schedule.
- i. All necessary sidewalk, street, storm drainage, water, sewer, access and public utility easements shall be dedicated to the City of Sonoma or to other affected agencies of jurisdiction, as required.
- j. The applicant shall show proof of payment of all outstanding engineering plan check fees within thirty (30) days of notice for payment and prior to the approval of the improvement plans, whichever occurs first.
- k. All grading, including all swales, etc., shall be performed between April 1<sup>st</sup> and October 15<sup>th</sup> of any year, unless otherwise approved by the City Engineer

*Enforcement Responsibility:* City Engineer, Public Works Department, Building Department, Planning Department;  
Fire Department: Water Operations Supervisor; SCWA

*Timing:* Prior to issuance of the encroachment permit and commencement of grading

- 3. All Building Department requirements shall be met, including Building Code requirements related to compliance with CALGreen standards, exiting requirements, occupancy separation between the commercial and residential portions of the structure, firewall requirements, the provision of commercial kitchen hood(s), and ADA requirements (i.e. disabled access including at entrances, handicap parking, accessible path of travel from handicap parking space through building to the commercial space, bathrooms, etc.). A building permit shall be required.

*Enforcement Responsibility:* Building Department

*Timing:* Prior to construction

- 4. All Fire Department requirements shall be met including the provision of commercial kitchen hood(s) and fire sprinklers throughout the structure (a commercial sprinkler system with residential component shall be required). A separate fire service water line/connection with meter and approved backflow prevention device shall also be required in accordance with City standards, subject to review and approval by the Fire Chief and City Engineer.

*Enforcement Responsibility:* Fire Department; City Engineer; Building Department

*Timing:* Prior to issuance of any building permit

- 5. An encroachment permit from the City shall be required for all work within the public right of way on First Street West and an encroachment permit from Caltrans shall be required for all work within the Broadway (SR 12) right of way.

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

*Timing:* Prior to any work/construction within the public right of way

- 6. The applicant shall obtain any necessary permits, licenses, and/or clearances from the Sonoma County Environmental Health Division and the State Department of Alcoholic Beverage Control (ABC) for the cooking school and restaurant use. Food/beverage preparation, cooking, and service shall conform to the limitations of those permits.

*Enforcement Responsibility:* Department of ABC; Sonoma County Health Division; Planning Department

*Timing:* Prior to occupancy; Ongoing

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

- a. The applicant shall submit a Wastewater Discharge Survey to PRMD. The Applicant shall obtain a **Survey for Commercial/Industrial Wastewater Discharge Requirements** (“Green form”) from PRMD, and shall submit the completed Survey, along with two (2) copies of the project site plan, floor plan and plumbing plan to the Sanitation Section of PRMD. The Survey evaluation must be completed by the Sonoma County Water Agency and submitted to the PRMD Engineering Division before a building permit for the project can be approved.
- b. If additional sewer pre-treatment and/or monitoring facilities (i.e. Grease trap, Sampling Manhole, etc.) are required by the Sonoma Valley County Sanitation District per the Wastewater Discharge Survey, the Applicant shall comply with the terms and requirements of the Survey prior to commencing any food or beverage service. If required, the Sampling Manhole shall be constructed in accordance with Sonoma County Water Agency *Design and Construction*

*Standards for Sanitation Facilities*, and shall be constructed under a separate permit issued by the Engineering Division of PRMD.

- c. In accordance with Section 5.05, "Alteration of Use", of the Sonoma Valley County Sanitation District Ordinances, the Applicant shall pay increased sewer use fees as applicable for changes in the use of the existing structure. The increased sewer use fees shall be paid the Engineering Division of PRMD prior to the commencement of the use(s).
- d. A sewer clearance shall be provided to the City of Sonoma Building Department verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Sanitation Division immediately to determine whether such fees apply.**

*Enforcement Responsibility:*      *Sanitation Division of Sonoma County Planning & Management Resource Department; Sonoma County Water Agency; City of Sonoma Building Department*

*Timing:*      *Prior to issuance of a building permit*

8. 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]
- b. Sonoma County Water Agency [For grading, drainage, and erosion control plans]
- c. Caltrans [For encroachment permit for work within SR 12/Broadway right of way]

*Enforcement Responsibility:*      *Building Department*

*Timing:*      *Prior to issuance of a building permit*

9. The project shall be subject to architectural review by the Design Review Commission (DRC), encompassing elevation details, exterior materials and colors, the trellis feature, trash enclosure, lighting, and the type of bicycle parking.

*Enforcement Responsibility:*      *Planning Department; Design Review Commission*

*Timing:*      *Prior to the issuance of a building permit*

10. At the discretion of the Design Review Commission, new perimeter fencing may be required along the north and south property lines. The fence design, location and height shall be subject to the review and approval of the Design Review Commission (DRC) as part of the landscape plan.

*Enforcement Responsibility:*      *Planning Department; Design Review Commission*

*Timing:*      *Prior to the issuance of an occupancy permit*

11. A landscape plan shall be prepared by a licensed landscape architect. The plan shall be subject to the review and approval of the Design Review Commission (DRC). The plan shall address site landscaping, tree plantings, fencing/walls, and hardscape improvements. The landscape plan shall comply with City of Sonoma's Water Efficient Landscaping Ordinance (Municipal Code §14.32) and Development Code Sections 19.46 (Fences, Hedges, and Walls), 19.40.060 (Landscape Standards), and 19.48.090 (Landscaping of Parking Facilities).

*Enforcement Responsibility:*      *Planning Department; Design Review Commission*

*Timing:*      *Prior to the issuance of an occupancy permit*

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

*Enforcement Responsibility:*      *Planning Department; Design Review Commission*

*Timing:*      *Prior to the issuance of an occupancy permit*

13. As normally required, signage for the business/property shall be subject to review and approval by City Staff or the Design Review Commission (DRC) as applicable.

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

14. The applicant/business shall obtain a Sidewalk Seating Permit from the Planning Department for seating proposed on the sidewalk directly in front of the business on Broadway. The sidewalk seating shall comply with the standards and limitations set forth under Chapter 12.06 of the Sonoma Municipal Code, including proof of insurance.

*Enforcement Responsibility: Planning Department*  
*Timing: Prior to use of sidewalk seating; Ongoing*

15. All stormwater requirements of the MS4 General Permit shall be met and implemented on site prior to final occupancy.

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

16. All garbage/recycling bins shall have lids, which shall remain closed at all times.

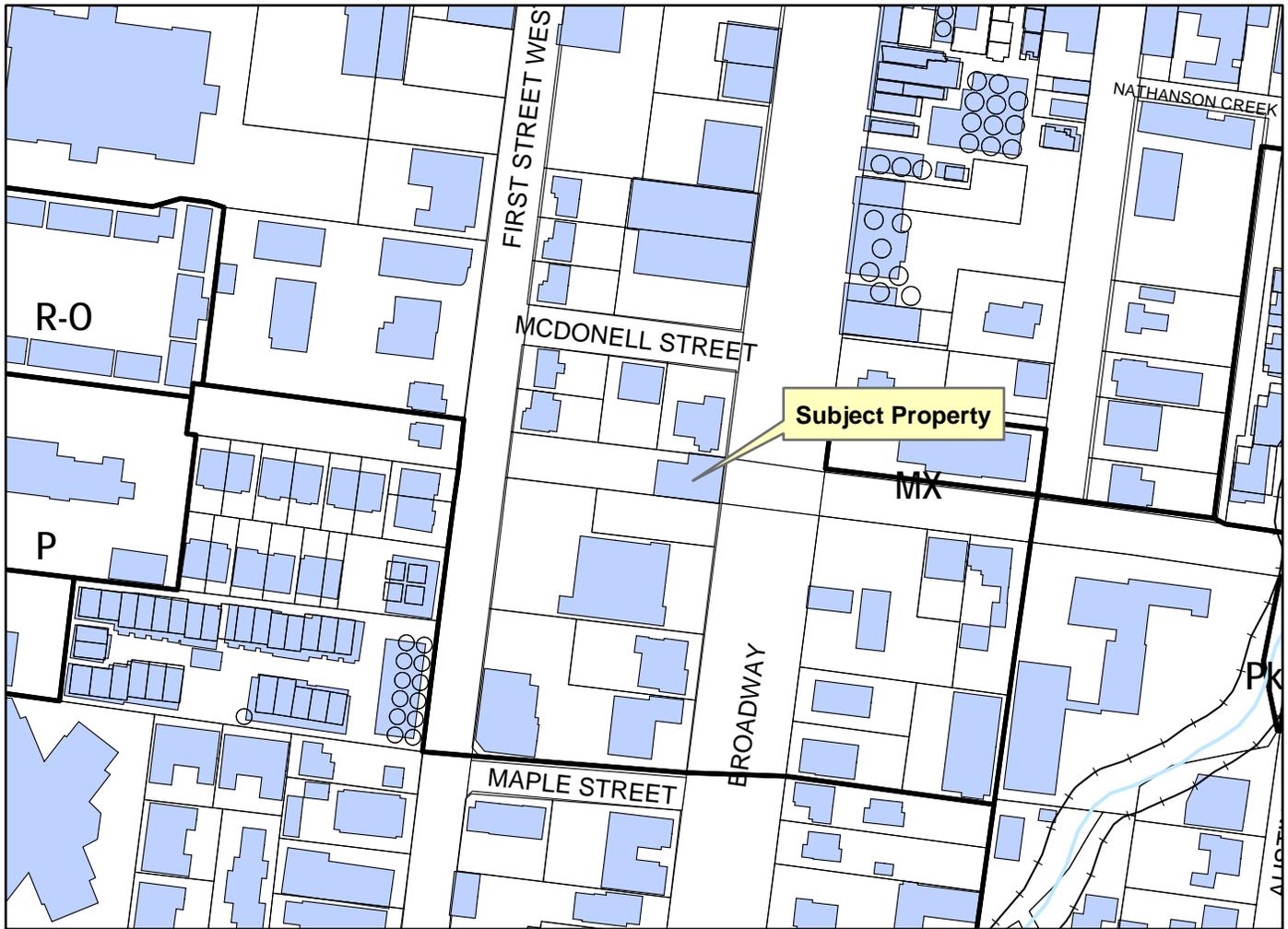
*Enforcement Responsibility: Stormwater Coordinator*  
*Timing: Prior to operation; Ongoing*

#### 19.92.020 Definitions of specialized terms and phrases.

“Formula business” is hereby defined as auto parts sales, building material stores, furniture, furnishings and equipment stores, general retail uses, grocery stores, personal services, or restaurants, as defined in this section, which are required by contractual or other arrangement or affiliation to maintain a standardized (“formula”) array of services and/or merchandise, menu, employee uniforms, decor, facade design, signage, color scheme, trademark or servicemark, name, or similar standardized features, which cause them to be substantially identical to 10 or more other businesses in the United States regardless of ownership or location at the time that the application is deemed complete.

1. “Standardized array of services” shall be defined as a common menu or set of services priced and performed in a consistent manner.
2. “Standardized array of merchandise” shall be defined as 50 percent or more of in-stock merchandise from a single distributor bearing uniform markings.
3. “Trademark” shall be defined as a word, phrase, symbol or design, or a combination of words, phrases, symbols or designs, that identifies and distinguishes the source of the goods of one party from those of others.
4. “Servicemark” shall be defined as a word, phrase, symbol or design, or a combination of words, phrases, symbols or designs, that identifies and distinguishes the source of a service of one party from those of others.
5. “Decor” shall be defined as the style of interior furnishings, which may include but is not limited to style of furniture, wallcoverings or permanent fixtures.
6. “Color scheme” shall be defined as selection of colors used throughout, such as on the furnishings, permanent fixtures, and wallcoverings, or as used on the facade.
7. “Facade” shall be defined as the face or front of a building, including awnings, looking onto a street or an open space.
8. “Uniform apparel” shall be defined as standardized items of clothing including but not limited to standardized aprons, pants, shirts, smocks or dresses, hat, and pins (other than name tags) as well as standardized colors of clothing.
9. “Signage” shall be defined as a sign pursuant to SMC Titles [18](#) and [19](#)

# Vicinity Map



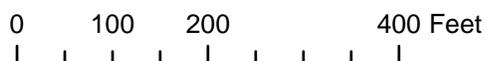
## Project Summary

<i>Project Name:</i>	William-Sonoma Proposal
<i>Property Address:</i>	599 Broadway
<i>Applicant:</i>	Williams Sonoma, Inc.
<i>Property Owner:</i>	Same
<i>General Plan Land Use:</i>	Commercial
<i>Zoning - Base:</i>	Commercial
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	

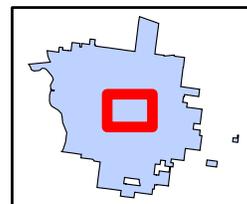
Application for a Use Permit and Parking Exception to establish a cooking school and café with a retail component and industry accommodation residential unit within an existing building.

## Zoning Designations

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



1 inch = 200 feet



September 13, 2013

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

Dear Mr. Gjestland,

As required for the Conditional Use Permit submittal for the proposed project at 599 Broadway in Sonoma, please find the following project narrative:

### **Narrative for 599 Broadway Project**

In 1956 Chuck Williams purchased a hardware store on Broadway, a few blocks south of Sonoma Plaza. Over the next two years he gradually converted its stock from hardware to French cookware, filling a niche in the market as European cookware was difficult to buy in America at the time. The concept was successful and he moved his operations to San Francisco in 1958. This humble beginning led to the creation of a brand that is now recognized worldwide and continues to be a special Sonoma success story.

The primary purpose of this project is a restoration, or recreation, of the original shop that Chuck built. The shop only occupied the southernmost tenant space, and the restored store will match that original footprint. Cabinets and finishes will be recreated based on interviews with Chuck and his associates at the time. The facade and signage will match archival photos and records. The shop will not resemble any other stores within the brand, and will be purposefully 'uniquely Sonoma' from the vintage logo and awning to the interior cabinetry and finishes. Even the product on offer is planned as a curated shopping experience, an edited assortment compared to other stores due to space constraints yet will also feature one-of-a-kind finds only available at the original store. Additionally, there is a heritage of customer service within the Williams Sonoma company that was born in this original store. It has been an important culture in Williams Sonoma to bring this sense of community to all of its stores.

The remainder of the building fronting Broadway will be developed as a culinary center and café, supplementing your experience when visiting the restored shop, and also acting as a separately functioning entity. The culinary center will accommodate a maximum class size of 14 students. The café will offer both indoor and sidewalk seating, with 32 seats total. There will be 12 table seats and 14 counter seats indoors, and 6 table seats outdoors.

**Crome Architecture**

The residence on the property, which Chuck Williams lived in with his mother for just over two years in the late 1950's, will be restored and continue as an accessory residential use. It will not be rented or leased out, and will be used primarily by chefs, executives and guests visiting the property.

A new parking area will be provided, accessed from First Street West. A total of 9 parking spaces, including 1 accessible, are shown in the drawings. We are requesting an exception to the parking requirement to allow 9 spaces in lieu of the 12 required by the code. The break down of required spaces is as follows per the Sonoma Development Code Table 4-4: 7 parking spaces to be provided for the café, based on 26 seats, 12 at tables and 14 at the bar (Restaurant land use type = 1 space per 4 seats). The outdoor seating (6 seats) for the café are not included in the count as they fall below the 25% requirement to not need additional on-site parking. The culinary center with maximum of 14 students will require 9 parking spaces. This total has been used in the required count in lieu of those required for the café, since these uses are not concurrent (Trade School land use type = 2 spaces per classroom [1 classroom] plus 1 space for every 2 students). 1 parking space is provided for the residence, which will typically be occupied by the chef and/or students of the school (Single-Family Housing land use type = 1 space). 2 parking spaces are provided for the retail space, based on 556 square feet of gross sales floor area (Retail Sales land use type = 1 space for each 300 sq. ft. gross sales area). The 9 spaces shown allow for a landscape buffer and vegetable garden to service the culinary center. This is also an improvement on the existing condition which has no on-site parking. The proposed reduction is consistent with the intent of all plans and codes, and will not be detrimental to the public health, safety, or welfare, or to the property or adjacent properties. We feel that the exception to the normal standards of the Development Code is justified by the interest in promoting creativity and personal expression in site planning and development through maintaining the open space between the parking lot and structures for garden and landscape use.

In regards to staffing and operating hours, the store may be staffed by one or two associates and operate from 10am to early evening. The culinary center may be staffed by one chef and one or two associates and offer scheduled classes when the café is not in operation. The café may be staffed by 2 servers and 2 or 3 cooks and may serve lunch and dinner when the culinary center is not in session. The café will be open for lunch and dinner daily, unless there is a class for the culinary center. The hours of operation for the café would be from 10am to 9pm. Two accessible toilet rooms will be shared between the shop, café and culinary center.

Attached is a Historical Evaluation of the property for historic preservation of the original Williams-Sonoma store. In summary, "while the proposed design of the building at 599 Broadway will change part of the building, the Williams-Sonoma portion will be preserved with its historical configuration, appearance, and purpose. Proposed changes to the remainder of the building are sensitive to the original design but do not create a false sense of age. The Secretary's *Guidelines* state that the *Standards* 'are to be applied to specific rehabilitation

projects in a reasonable manner, taking into consideration economic and technical feasibility.' As applied to this project, the *Standards* are upheld as near as possible while creating usable commercial space and preserving the Williams-Sonoma storefront."

599 Broadway is located within the Historic Overlay Zone, and therefore special findings for Use Permit would be required if the project is considered a 'formula business.' The ordinance defines a 'formula business' as one that is 'substantially identical to 10 or more other businesses within the United States.' The project is unique to the City of Sonoma for a host of reasons, and is not 'substantially identical' to any other business. It is a restoration of the original store and will bear little resemblance to other Williams-Sonoma stores: it has a unique façade, use of materials, signage, layout, fixtures and product. The retail portion will work on a historic preservation platform, with a portion of the display dedicated to educational materials on European cookware and goods, and their impact on the American home cook. The retail space will have a museum component along with limited inventory of imported European cookware and goods that will reflect what was offered in the original Williams Sonoma store. No individual brand will comprise of more than 50% of the retail stock. In fact, the merchandise will be an array of brands, as it was when the original store was opened. It will also showcase the breakthroughs that Chuck Williams made in terms of merchandise display. A typical Williams-Sonoma store has approximately 5,000 square feet of sales floor space and 1,000 square feet of stock; the proposed sales floor for this project is approximately 550 square feet with 100 square feet of storage. The culinary center and café elements bolster this position of distinctiveness – A singular project built around authentic Sonoma history.

Thank you,

A handwritten signature in black ink, appearing to read "Max Crome". The signature is fluid and cursive, with a long horizontal stroke at the end.

Max Crome, Architect  
Crome Architecture

**BOSSA NOVA**  
FASHION CONCEPTS

Planning Commission  
Sonoma City Hall  
#1 The Plaza  
Sonoma Ca 95476

**RECEIVED**  
**SEP 27 2013**  
**CITY OF SONOMA**

9/23/2013  
Re: William-Sonoma use permit

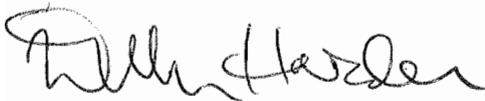
Dear Planning Commissioners,

I am writing in support of the application of William-Sonoma to be issued a permit to establish a cooking school with a café and retail at 599 Broadway, Sonoma CA.

- I think having this respected retailer as part of the retail/restaurant mix in Sonoma would elevate our status and increase visitors from surrounding communities.
- I think that having a cooking school in the community would benefit the other kitchen related retailers in the area, and would drawing food tourists from around the world to the town.
- I think that the location of the school would benefit myself and the other retailers on Broadway, with increased foot traffic and awareness of the businesses on Broadway. Sonoma is not just the square!
- I also think the chance to partner with William Sonoma, who has vast resources to help advertise and promote Sonoma...his home town, is an opportunity that is not to be missed.

I hope you approve this permit.

Thank you,



Deborah Harder  
**Bossa Nova**  
Sonoma Court Shops  
524 Broadway  
Sonoma CA 95476  
707.343.1228

# Tom Origer & Associates

Archaeology / Historical Research

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August 19, 2013

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

Dear Mr. Crome:

At your request, we completed a review of planned changes to the building at 599 Broadway in Sonoma. This building appears eligible for the California Register of Historical Resources (California Register) under Criteria 1 and 2. Criterion 1 is met because the building is the original storefront for Williams-Sonoma, an enterprise that was "at the forefront of cookware marketing as American foodways changed after World War II" (Beard 2012). Criterion 2 is met through the building's association with Chuck Williams, founder of Williams-Sonoma and a key person in America's culinary shift after World War II.

Our assessment of project plans was informed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (hereafter, *Standards and Guidelines*). The *Standards and Guidelines* have been adopted by many local agencies for use in determining the proper treatment for buildings considered historically significant. The *Standards* focus on maintaining historical integrity by reusing materials, when possible, or materials in-kind, when reuse is not possible; using existing space rather than build additional space, when feasible; and being mindful of the overall historic character of a structure in terms of material, size, space, and setting. The *Standards* "are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility." Below are the *Standards for Rehabilitating Historic Buildings*, and a discussion of how they apply to the Williams-Sonoma rehabilitation.

## **Standards for Rehabilitating Historic Buildings**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## Discussion

The existing configuration of the building at 599 Broadway is a large, rectangular building divided into four storefronts. There is symmetry on this facade in the placement of the doors and display windows, even though the two entries at the south end of the building are recessed. For discussion purposes, the four storefronts will be referred to as Bays 1 through 4 with the southernmost store (Williams-Sonoma) being Bay 1.

Plans for Bay 1 maintain the original store-front configuration. This part of the building remains retail and will house a Williams-Sonoma outlet. This is in keeping with the Secretary's *Standards*.

Bays 2, 3, and 4 will be consolidated into one large space for use as a cooking school and restaurant. Major exterior changes include the following:

- The existing setback at the entry to Bay 2 will be increased by twice again its depth.  
This modification serves to make the Williams-Sonoma storefront more prominent but does not change the original four-bay configuration. This is in keeping with the Secretary's *Standards*.
- Existing doorways to Bays 3 and 4 will be eliminated.  
Eliminating the two doorways changes the symmetry detracts from the original four-bay appearance of the building. While this does not fully comply with the Secretary's *Stand-*

*ards*, the proposed design is a sensitive effort to keep the overall storefront "feel" of the building so that the setting of the Williams-Sonoma storefront is not destroyed.

- The existing display windows of Bays 2, 3, and 4 will be reconfigured. As a result, north end of the building will have the appearance of a single storefront. Windows will be divided to suggest an older display window, and will be similar in height and width to those used for Bay 1.

This modification changes the original four-bay look of the building but is executed in a way that does not detract severely from the overall image of a mid-20th century retail building, while at the same time it is clear that it is not part of the older building. This does not conflict with the Secretary's *Standards*.

- A pergola will be constructed above the window-wall and over the inset door of Bay 2.

Historically, this building featured various embellishments across the tops of the doorways but review of a circa 1960s photograph in the County Assessor's records found a distinct lack of symmetry at the roof line and upper part of the main facade. In the photograph, Bays 1, 2, and 4 were topped by a tall parapet extending above the roofline and there was a stripped awning across the front of these bays. The parapet likely ran the length of the building but is obscured above Bay 3 where there was a large, stripped awning resembling a circus tent. Since there was no symmetry in the past, use of the pergola does not conflict with the *Standards*.

In summary, while the proposed design of the building at 599 Broadway will change part of the building, the Williams-Sonoma portion will be preserved with its historical configuration, appearance, and purpose. Proposed changes to the remainder of the building are sensitive to the original design but do not create a false sense of age. The Secretary's *Guidelines* state that the *Standards* "are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility." As applied to this project, the *Standards* are upheld as near as possible while creating usable commercial space and preserving the Williams-Sonoma storefront.

Please contact me if you have any questions or need additional information.

Sincerely,



Vicki Beard  
Senior Associate

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**Historical Evaluation of the  
Property at 599 Broadway  
Sonoma, Sonoma County, California**

Vicki R. Beard, M.A.

December 13, 2012



**Historical Evaluation of the  
Property at 599 Broadway  
Sonoma, Sonoma County, California**

Prepared by:

A handwritten signature in cursive script, appearing to read 'V. R. Beard', written in black ink on a white background.

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December 13, 2012

## ABSTRACT

Tom Origer & Associates completed an architectural and historical evaluation of the buildings at 599 Broadway in the city of Sonoma, Sonoma County, California. The study was requested by Jennifer Hoover on behalf of Williams-Sonoma, who proposes to renovate the buildings. The study was designed to determine the property's potential for inclusion on the California Register of Historical Resources based on the eligibility criteria set forth in Title 14 CCR, §4852, and follows guidelines for the California Environmental Quality Act.

Historical research was conducted at the Sonoma County Recorder's Office, the office of the County Assessor, the Sonoma County Library History Annex, the Sonoma Valley Historical Society, and various on-line databases. The buildings were examined and photographs were taken of the exterior. In addition to this report, Department of Parks and Recreation (DPR) forms were completed and are appended to the report.

The study found that the retail building meets the eligibility criteria for inclusion on the California Register of Historical Resources. Documentation pertaining to this study is on file at Tom Origer & Associates (File No. 12-098).

### Synopsis

Project: Evaluation of the buildings at 599 Broadway  
Location: 599 Broadway, Sonoma, Sonoma County, California  
APN: 018-301-007  
Quadrangle: Sonoma, California 7.5' series  
Study Type: Historical/architectural evaluation  
Scope: Property specific  
Finds: Appears eligible for the California Register

## **Project Personnel**

This report was prepared by Vicki R. Beard, who has been with Tom Origer & Associates since 1990. Ms. Beard holds a Master of Arts in cultural resources management with an emphasis in historical resources, and meets the Secretary of the Interior's standards for archaeology, history, and architectural history. Graduate coursework and applied studies included building and structure evaluation, and historical research. Post-graduate work has been completed in historical architecture through the Architecture Department at the University of California Berkeley; heritage resource management at the University of Nevada, Reno; and architectural history and historic landscapes through the National Preservation Institute, Alexandria, Virginia. Professional affiliations include the Society of Architectural Historians, Northern California Chapter of the Society of Architectural Historians, and Vernacular Architecture Forum. She is also listed on the Register of Professional Archaeologists.

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## INTRODUCTION

Tom Origer & Associates completed an architectural and historical evaluation of the buildings at 599 Broadway in the city of Sonoma, Sonoma County, California (Figure 1). Buildings on this property include a one-story commercial structure fronting on Broadway that is attached to a 1-1/2-story dwelling at the rear. The study was requested by Jennifer Hoover on behalf of Williams-Sonoma.

In 1979, an inventory of historic buildings in Sonoma was completed by the Sonoma League for Historic Preservation. The buildings at 599 Broadway were not included in the list of historic buildings.

In 2002, an architectural survey along part of Broadway was conducted for a proposed visual enhancement project (Galvin 2002). Architectural historian Andrea Galvin with the California Department of Transportation completed the survey and documented the Broadway Street Historic District, which extends from near Patten Street at the north end to near Chase Street on the south end. The buildings at 599 Broadway were not contributors to the district.

During this study, buildings and structures were examined and photographed, and research was completed to determine if the property met criteria for inclusion on the California Register based on the guidance set forth in Title 14 CCR, §4852. The results of the study are presented in this report and on the Department of Parks and Recreation (DPR) forms provided in Appendix A. Documentation pertaining to the study is on file at Tom Origer & Associates (File No. 12-098).

## REGULATORY CONTEXT

This study adhered to requirements of the California Environmental Quality Act (CEQA), which mandates that cultural resources be considered as part of the environmental review process. This is accomplished by an inventory of resources within a study area and assessing the potential that important cultural resources could be affected by a project.

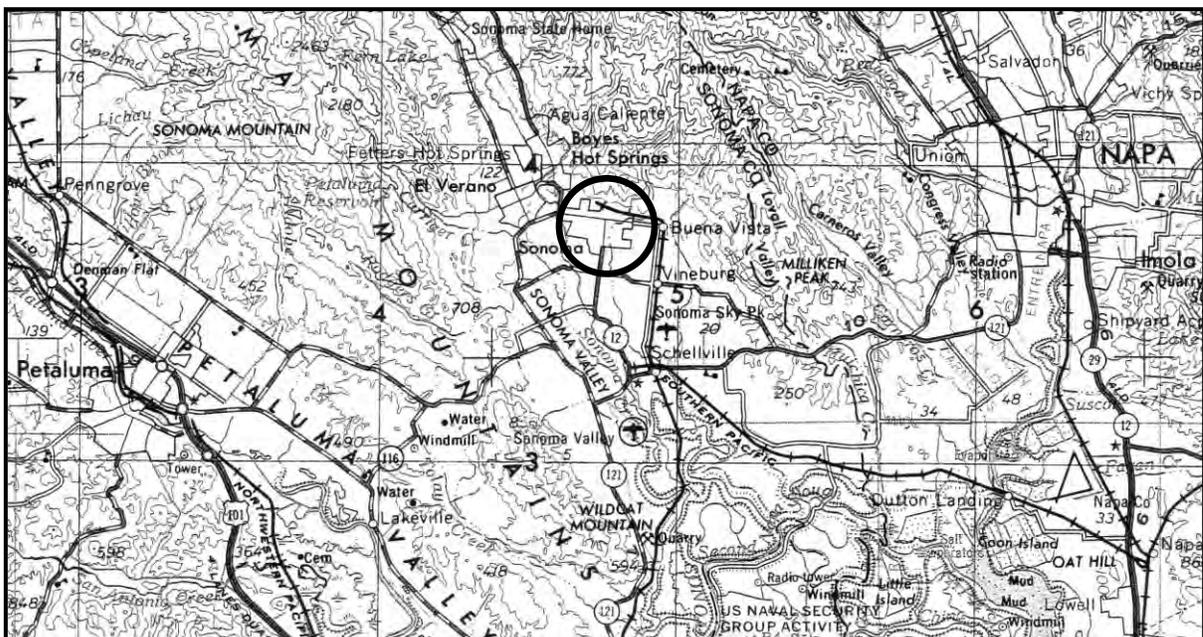


Figure 1. Project vicinity (adapted from the USGS 1980 Santa Rosa 1:250,000-scale map).

## **Significance Criteria**

Under CEQA, when a project might affect a cultural resource (i.e., site, building, structure, object, or district) the project proponent is required to conduct an assessment to determine whether the effect may be one that is significant. Consequently, it is necessary to determine the importance of resources that could be affected. The importance of a resource is measured in terms of criteria for inclusion on the California Register (Title 14 CCR, §4852) listed below. A resource may be important if it meets any one of the criteria below, or if it is already listed on the California Register or a local register of historical resources.

An important historical resource is one which:

Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Is associated with the lives of persons important to local, California, or national history.

Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values.

Has yielded, or may be likely to yield, information important to the prehistory or history of the local area, California or the nation.

In addition to meeting one or more of the above criteria, eligibility for the California Register requires that a resource retains sufficient integrity to convey a sense of its significance or importance. Seven elements are considered key in assessing a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

## **STUDY PROCEDURES**

### **Archival Research**

Archival research was completed at the Sonoma County Recorder's Office, the office of the County Assessor, the Sonoma County Library History Annex, the Sonoma Valley Historical Society, the offices of Tom Origer & Associates, and various online archives (such as Ancestry.Com and Family Search).

### **Field Survey**

A field examination of the subject buildings was conducted on December 5, 2012. The building exteriors were photographed and notes were made regarding style, construction techniques, and modifications. Descriptions are provided in the Property Description section of the report.

## **HISTORICAL SETTING**

The property at 599 Broadway is located 0.1 miles south of the plaza in downtown Sonoma, as shown on the Sonoma 7.5' USGS topographic map (Figure 2). Historically, the study area is situated on lands once claimed by the Mission San Francisco Solano de Sonoma (hereafter, the Sonoma Mission).

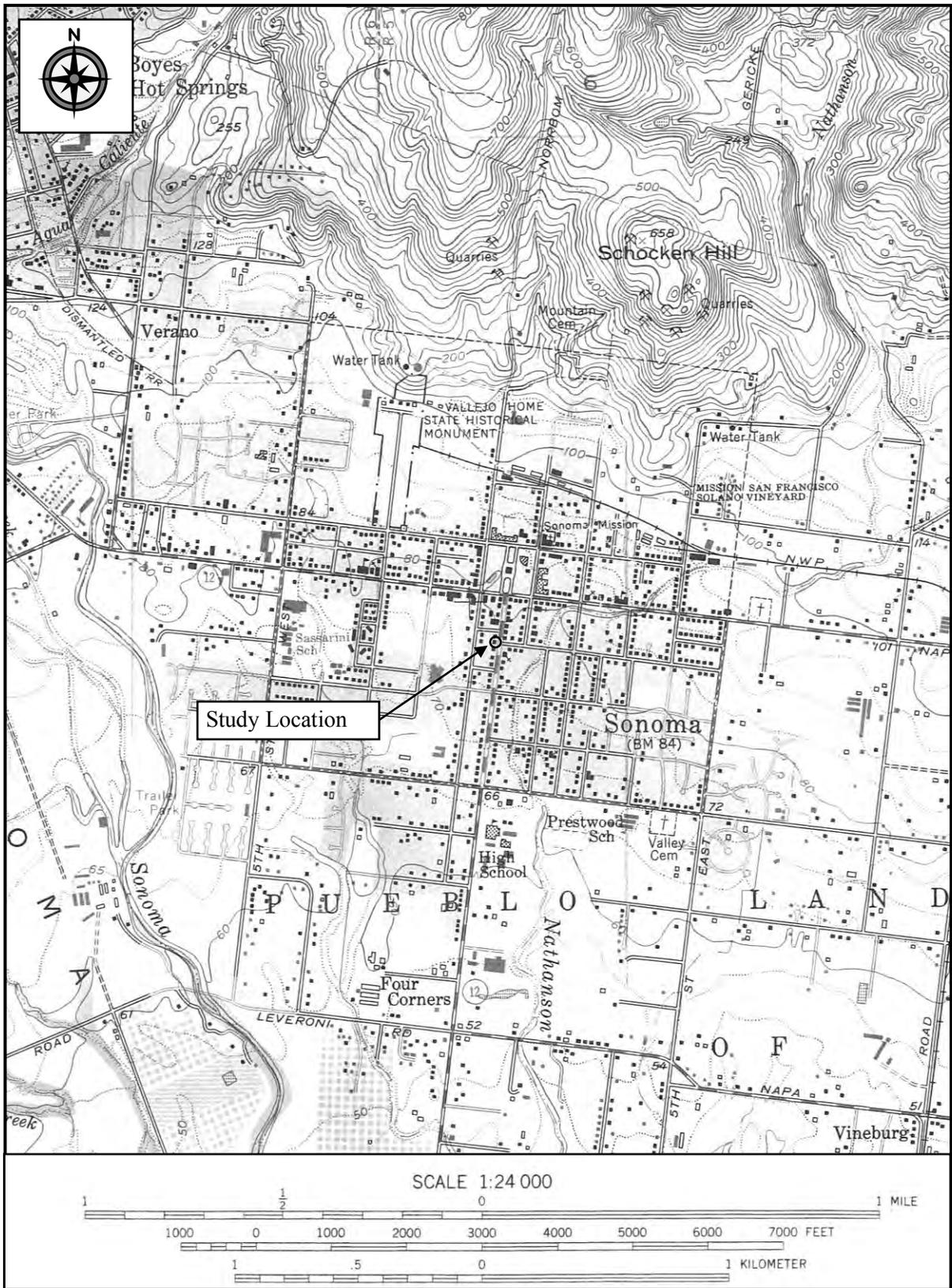


Figure 2. Study location (adapted from the 1980 USGS Sonoma 7.5' map).

This mission was the last of 21 missions established in California by Franciscan missionaries between 1769 and 1823. In 1833, the Mexican government began secularizing California mission lands. After futile starts in the Petaluma and Santa Rosa areas, Governor José Figueroa commissioned General Mariano Vallejo, former *Commandante* of the San Francisco Presidio and *comissionado* of the Mission San Francisco de Solano, to establish a presidio and pueblo at Sonoma. About 6,064 acres of mission lands were set aside for the pueblo in 1834, excluding a two-acre parcel containing the mission buildings and the 12-acre mission vineyard.

The Mexican pueblo of Sonoma grew and prospered between 1835 and 1846, in part due to a steady influx of Americans. Many of the American men married into prominent Mexican families. Through these unions, Americans became landowners, and they brought with them many American attitudes regarding land use and business dealings. This phenomenon occurred throughout California and served to weaken the Mexican government's grasp on region. During the mid-1840s, the United States government actively pursued nonviolent acquisition of California as a U.S. territory, but progress toward that end was too slow for some. In early 1846, disgruntled Americans in the Sacramento Valley rallied around U.S. explorer John C. Fremont and in June of that year, a group of men seized Mariano Vallejo and imprisoned him in Sacramento. A crude flag with the image of a bear was raised in the Sonoma plaza, giving rise to the name Bear Flag Revolt. The year 1846 marked the end of Mexican domain and the beginning of the American era in Sonoma, and in September 1850, the Mexican pueblo of Sonoma officially became a United States town as California was admitted to the union.

The buildings at 599 Broadway are considered part of Block 71 of Jasper O'Farrell's 1850 plat of Sonoma, although the actual layout of the town is somewhat different than what O'Farrell planned. Figure 3 shows a section of the original plat with Patten/England Street crossing Broadway and forming the northern boundary of Block 71. Figure 4 is adapted from the County Assessor's map and shows the actual configuration of Block 71. The study parcel, outlined in black, is Lot 1.

Block 71 became D.H. Twining's subdivision addition to the Town of Sonoma recorded in 1904 (Sonoma County Recorder's Office [SCRO] Map Book 71, page 1). In 1906, Jane I. Green purchased the east half of Lot 1, where she and her husband Louis built the existing residence. The 1911 Sanborn insurance map shows the 1-1/2-story Green dwelling set back from Broadway with one-story addition at the rear.

Louis Green was a lumber merchant for many years (United States Bureau of Census (USBC) 1900, 1910) and later the proprietor of a feed store (USBC 1920, 1930). Jane Green was a noted community volunteer who was instrumental in establishing a private mental hospital in the town during the early 1900s (*Sonoma Index Tribune* 1931). After her death in 1931, Louis Green remained in the house, as a lodger in later years after the property was purchased by Joseph and Therrad Ghigglioli.

During the 1940s, a retail building was added to the front of the parcel, adjoining the east side of the house. This section was used as a hardware store throughout the 40s. In 1952, the property was purchased by Charles E. (Chuck) Williams. Williams was a bit of a rambling man having spent time as a hired hand on farms in the Central Valley, a stint overseas with Lockheed Aircraft during World War II, and as a self-taught house builder after the war (Jacobson and Teiser 1995).

Williams moved to Sonoma in 1947 and continued his carpentry work. In 1952, friends convinced him to join them on a trip to Europe, where he was introduced to a variety of foods and cooking methods. During his trip abroad, Williams formulated the idea of opening a specialty store in Sonoma. On his return to Sonoma, he purchased the hardware store on Broadway in 1954 and began renovating the large open space, eventually creating three retail outlets. A fourth storefront was created



Figure 3. Lot 71 as it was originally platted.

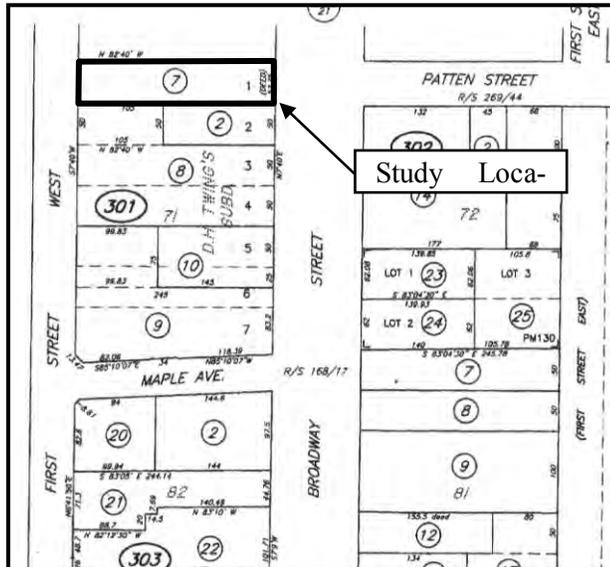
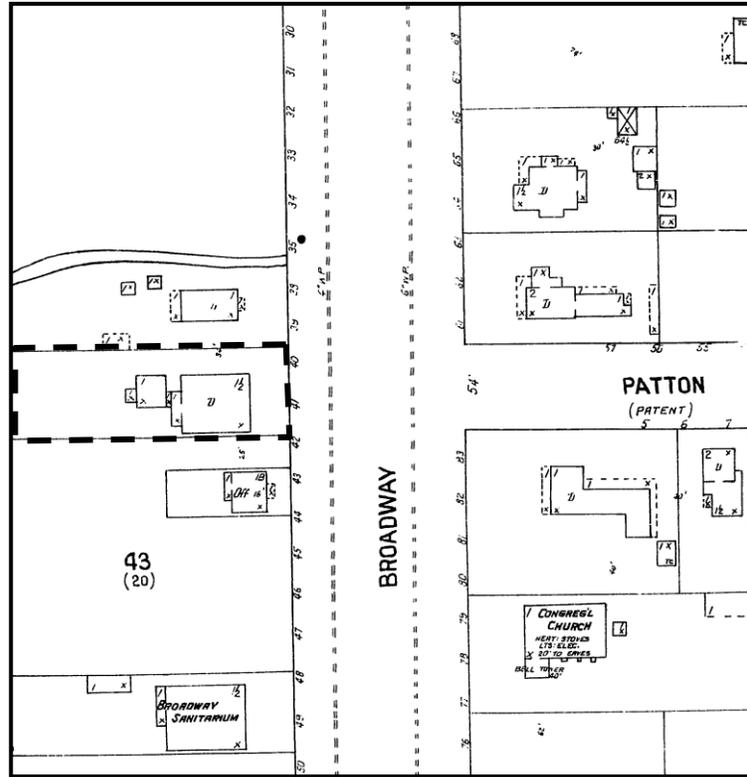


Figure 4. Lot 71 and current divisions (adapted from Sonoma County Assessor's parcel map).



**Figure 5. 1911 Sanborn Insurance map showing a dwelling and garage on the study parcel.**

with an addition to the north side of the building. A florist occupied one space, a beauty parlor was located in another, and in 1956, Williams began selling cookware out of a third space. The fourth space remained unfinished. Williams-Sonoma remained at the Broadway location for two years, with Williams acquiring cookware from a San Francisco importer at first. In 1958, he relocated the Williams-Sonoma enterprise to San Francisco, retaining the original name. The property at 599 Broadway has housed a variety of commercial and retail business since 1958, including a laundry, restaurants, various offices, and a frame shop.

### HISTORIC CONTEXT

To evaluate the significance of a resource, it is necessary to understand historic patterns and themes that are important on national, state, and local levels. National Register Bulletin 15 provides insight into the use of historic contexts.

The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear.

Preliminary research found that the house could best be evaluated within the context of the *Evolution of Residential Architecture, 1835 to 1950*, as it was realized in the city of Sonoma. That context and the types of properties associated with it are presented below.

## **The Evolution of Residential Architecture, 1835 to 1950.**

Sonoma is marked by a wide range of architectural styles reflecting the lives of many economic classes. The earliest dwellings were adobe houses and rustic cabins built from locally available materials. As time went by and the town grew and prospered, homes became more sophisticated. Architecturally defined styles such as the Italianate, Second Empire, Gothic, Greek Revival, Queen Anne, and Craftsman are well represented, as are vernacular forms that sometimes take on attributes of true styles.

Early Sonoma revolved around mission life and establishing a military presence, with priests residing at the mission, while the soldiers were housed in barracks. After the missions were secularized in 1834 and lands began to be parceled out to private citizens, adobe houses were built, primarily around the plaza. Two notable adobe homes in Sonoma are the former Jacob P. Leese and Salvador Vallejo adobes. When Leese built his adobe in 1836 there were no other private residences in the area. Salvador Vallejo built a two-story adobe the same year and resided there for about 10 years. Both of these homes are used for commercial pursuits at present.

In the mid-19th century, people from all over the world flocked to California. Until that time, life in California revolved around ranching on a grand scale, with vast acres of land tied up in Mexican ranchos. The typical rancho home was an adobe-brick structure, often one-storied, and L- or U-shaped or built around a courtyard. Where two stories were present there was sometimes a cantilevered, second-story porch. It was during this time that the town of Sonoma was platted by Jasper O'Farrell, with small town lots surrounding the central plaza and larger lots on the periphery.

With the influx of people during the mid-nineteenth century, new house forms were added to the California building stock. People tended to bring with them regional ideas of what a house should be. Historian Harold Kirker writes of that time, "[t]he coming together of a score of cultures on a rich and isolated frontier produced the California Renaissance" (Kirker 1986:55). The nineteenth century was a time of romantic revivals and eclecticism in architecture. California experienced a lag in adopting new styles because of its relative isolation, especially away from metropolitan areas, but with the arrival of the railroad in 1869 the state was able to close the gap.

In the decades preceding the population boom in California the architectural world experienced a period of Greek Revival architecture (circa 1790 to 1850) during which time homes often featured classic elements such as columns, pediments, and other details inspired by Greek forms. Toward the end of that period, industrialization brought many innovations to architecture resulting in Victorian Architecture (circa 1840 to 1900) with such popular forms as Gothic Revival, Italianate, Stick, Eastlake, Queen Anne, Shingle, Romanesque, and Second Empire.

Beginning with Georgian Revival toward the end of the 19th century, Colonial Revival styles captured America's imagination and for the most part remained at the forefront of popularity through the first half of the 20th century. The earliest Colonial Revival homes generally were interpretations of colonial styles imposed on Victorian and post-Victorian forms, but as the 20th century progressed more attention was paid to historical accuracy. This eclectic period in American architecture included such revival forms as Dutch Colonial, French Eclectic, Spanish Eclectic, and Tudor.

Interrupting the Colonial Revival period, the Modern movement turned away from imitation with renewed concern for handicraft and interest in the surrounding environment. The architectural atmosphere of the time was one of simplification rather than elaboration, and new homes emphasized efficiency, informality, and neatness. The resulting homes reflect the principles of "structural simplicity, balanced proportions, and minimal decoration" (Clark 1986:132). Ornate house styles of the preced-

ing Victorian era were considered European imitations, and America and its architects were seeking their own identity. The Craftsman and Prairie styles grew out of this movement, as did a more generic group of homes that borrowed minimally from specific styles. Architectural historians Massey and Maxwell (1996:211) offer the term “Builder Style” to describe these working-class homes of the late-19th and early-20th centuries, homes that were “long on function, and short on stylistic effects and architectural grandeur.” These homes were widespread throughout the United States, chiefly because they were promoted by pattern book designers, constructed in great numbers by early developers, and were readily available through mail-order catalogs after about 1908.

Traditional, architect-designed homes also continued during the twentieth century as modern styles began to take hold. Between 1920 and 1940, two distinct modernistic styles evolved: the zigzagging patterns and vertical lines of Art Deco architecture and the smooth, white walls and the streamlined appearance of Art Moderne architecture. Contemporaneous with these was the International style which continues into the present. This style featured asymmetrical facades, flat roofs, flush windows, and unadorned wall surfaces, doorways, and windows. During World War II, house construction in the United States declined sharply but resumed with vigor in the post war years. New home designs were initially based on the Tudor design of the 1920s and 1930s, but were replaced in the 1950s by the long, rambling Ranch style, which became the dominant house form in the United States.

Sonoma’s house stock shows that it followed a similar evolution in residential architecture. As the town grew and prospered, homes became more sophisticated, and while some neighborhoods reflect affluence and social stature through high-style homes, most do not. Sonoma’s housing inventory includes many modest homes belonging to those who worked in stores, factories, canneries, and support industries. These houses tend to be smaller, wood-frame buildings (often referred to as vernacular buildings) that exhibiting little or no architectural detailing.

### **City Development, 1945 to 1960**

After World War II, like many other towns, Sonoma witnessed tremendous population growth requiring additional infrastructure and supporting services. Grocery stores, service stations, and other retail outlets began infilling vacant lots in town, and as in the case of the study parcel, retail spaces were added to existing residential lots. These new facilities diverged from the architectural styles of Sonoma, opting instead for modern and expedient designs. Most often this translated into one-story, rectangular, concrete-block structures with large glass windows and awnings at the front. Several of these were constructed along Broadway.

### **The American Appetite After World War II**

During World War I and World War II, many American citizens spent time overseas either in the military or in supporting roles. Exposure to foreign, and especially European, culture broadened the world view of many, who acquired appreciation for different architectural styles and appetites for new cuisine. While the idea of gourmet eating was introduced after the Depression, the trend toward international dishes spread rapidly after World War II. American tastes after World War II were no longer fixed on mom’s chicken soup and apple pie. People were offered a greater variety of foods through the teachings of an innovative group of chefs and others who made gourmet foodways accessible and affordable.

At the forefront of this gastronomic wave were chefs like Dione Lucas, Julia Child, and James Beard, who brought French cooking to the American household via the radio and television and through their numerous cookbooks. These chefs were aided in their efforts by the likes of MFK Fischer and Craig

Claiborne, whose writings brought even greater exposure, and entrepreneurs such as Chuck Williams, who was among the first retailers to make "exotic" cookware available to the common household.

The broadening of American foodways was an important cultural change that also had economic implications. For example, chefs in search of specialty items inspired a change in agricultural practices, prompting some farmers to produce smaller, though still lucrative crops of baby greens, zucchini flowers, and organic foods in general. Before long, supermarkets demanded the same things for their customers. The need for new cookware and appliances led to both greater international trade and technological innovations. Overtime, and with the help of the media, these same items were sought after for the home, and international cooking became part of the American culture. To understand the significance of changing American foodways after World War II one needs look no further than the popularity of the Food Network on television.

### **PROPERTY DESCRIPTION**

The property at 599 Broadway contains an early 20th century vernacular dwelling with an attached 1940s retail building. The house is a 1-1/2-story, frame structure built on a rectangular plan. The roof is gabled with open eaves and an added gabled dormer on the south side. Cladding is lapped siding with wood shingles in the gable ends. Windows are primarily one-over-one, double-hung sashes. The front of the house is obscured by the added retail building. The house is now divided into multiple apartments with entries built onto the sides of the house.

The retail building was constructed in two phases. The initial phase dates to the mid-1940s, and consists of a wood-frame structure attached to the dwelling. Portions of this addition are clad with lapped siding and other portions are stucco. At present, it is divided into three separate storefronts, each with a large window and doorway. The second phase consists of a rectangular, concrete-block structure attached to the north side of the retail building. The addition was made circa 1954, and mimics the other three storefronts.

### **CONCLUSIONS**

The purpose of this evaluation was to determine if buildings on this property are historically significant based on the California Register criteria provided in an earlier section of the report. Restated briefly, a building (or any other cultural resource) acquires significance from its association with an important event or pattern in history; through its association with an important person; because it represents a particular type, period, region or method of construction, the work of a master, or possesses high artistic values; or because it contains information that can be studied to enhance our understanding of history.

In addition to meeting one or more of the above criteria, eligibility for the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance. As defined by the State, "Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2001:11). Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

## Residence

Within the contexts of the *Evolution of Residential Architecture, 1835 to 1950*, it was necessary to determine whether the house on the parcel illustrates and conveys the importance of that context, and whether it retains sufficient integrity to be a good representative. The following conclusions were reached with regard to each of the California Register criteria.

**Criterion 1.** In order to be considered important under Criterion 1, the property needs to be able to convey its importance in events or patterns that are significant in federal, state, or local history. That Criterion is not met.

**Criterion 2.** Under Criterion 2, a property can be significant because of its association with an important person but the association must be one that reflects the reason for the person's importance. While the Green family, and especially Jane Green, was active in the community for a long time, neither family nor family members are of particular note in local, state, or national history, and Criterion 2 is not met.

**Criterion 3.** Criterion 3 speaks to the architectural significance of a property. This house is a vernacular structure with no clear architectural styling, and does not meet Criterion 3.

**Criterion 4.** Criterion 4 generally applies to archaeological resources or resources that, through study of construction details, can provide information that cannot be obtained in other ways. This building possesses no intrinsic qualities that could answer questions or provide important information about our history, and Criterion 4 is not met.

## Retail Building

The retail portion of the property was evaluated within the context of *Commercial Development, 1945 to 1960*, and *The American Appetite After World War*. The following conclusions were reached.

**Criterion 1.** In order to be considered important under Criterion 1, the property needs to be able to convey its importance in events or patterns that are significant in federal, state, or local history. This building was constructed during Sonoma's post-war commercial development, a time of rapid growth marked by construction of expedient buildings to house needed commodities and services. It is also the original location of the Williams-Sonoma enterprise, one of the first stores in America catering to the needs of cooks focused on international cuisine. While the building meets Criterion 1 as a representative of Sonoma's commercial development, there are many such buildings in the area and this is not an especially notable example. However, it is the original storefront of the iconic Williams-Sonoma enterprise, which was at the forefront of cookware marketing as American foodways changed after World War II. As the original store, it appears eligible for inclusion on the California Register under Criterion 1.

**Criterion 2.** Under Criterion 2, a property can be significant because of its association with an important person but the association must be one that reflects the reason for the person's importance. This building is associated with Williams-Sonoma founder Chuck Williams, who was important to the culinary shift in America that occurred after World War II. The building appears eligible for inclusion on the California Register under Criterion 2.

**Criterion 3.** Criterion 3 speaks to the architectural significance of a property. The building is similar to many of mid-20th century retail spaces in this area and does not meet Criterion 3.

**Criterion 4.** Criterion 4 generally applies to archaeological resources or resources that, through study of construction details, can provide information that cannot be obtained in other ways. This building possesses no intrinsic qualities that could answer questions or provide important information about our history, and Criterion 4 is not met.

## SUMMARY AND RECOMMENDATION

### Summary

Tom Origer & Associates completed an architectural/historical evaluation of the buildings at 599 Broadway in the town of Sonoma, Sonoma County, California. The study was requested by Jennifer Hoover on behalf of Williams-Sonoma. Based on eligibility criteria set forth in the CEQA guidelines, this study found that the retail building on the property appears eligible for inclusion on the California Register under Criterion 1 and 2.

### Recommendations

Future use of the property should be sensitive to the historical importance of the retail building. Changes to the exterior should maintain a similar 1950s storefront appearance, and in-kind materials should be used if preservation of original materials is not feasible.

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1979 City of Sonoma, Sonoma County, California Historic Resources Survey. Report on file at the Northwest Information Center, Rohnert Park, California.
- Thompson, T.H. & Co.  
1877 *Historical Atlas Map of Sonoma County, California*. T.H. Thompson & Co., Oakland, California.
- United States Bureau of Census  
1900 Sonoma County, California. Manuscript census, population schedule.  
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1920 Sonoma County, California. Manuscript census, population schedule.  
1930 Sonoma County, California. Manuscript census, population schedule.  
1940 Sonoma County, California. Manuscript census, population schedule.
- United States Army Corps of Engineers  
1915 Sonoma, California. 15' tactical map. Department of the Interior, Washington, D.C.  
1942 Sonoma, California. 15' series map. War Department, Washington, D.C.
- United States Geological Survey  
1902 Napa, California. 30' series map. Geological Survey, Washington, D.C.  
1951 Sonoma, California. 15' series map. Geological Survey, Washington, D.C.

Appendix A  
Resource Documentation

# PRIMARY RECORD

Primary # P-  
HRI #  
Trinomial:  
NRHP Status Code:  
Resource Name or #: Williams-Sonoma

Other Listings:  
Review Code:                      Reviewer:                      Date:  
Page 1 of 12

**P1. Other Identifier:** APN 018-301-007

**P2. Location:** Unrestricted                      **a. County:** Sonoma  
**b. USGS 7.5' Quad:** Sonoma                      **Date:** 1980  
**T N/R W; 1/4 of 1/4 of Sec. ; MDBM Pueblo Lands of Sonoma**  
**c. Address:** 599 Broadway                      **City:** Sonoma                      **Zip:** 95476  
**d. UTM: Zone:** 10                      547350 mE                      4238140 mN  
**e. Other Locational Information:**

**P3a. Description:** The property at 599 Broadway contains an early 20th century vernacular dwelling with an attached 1940s retail building. The house is a 1-1/2-story, frame structure built on a rectangular plan. The roof is gabled with open eaves and an added gabled dormer on the south side (Figures 1 and 2). Cladding is lapped siding with wood shingles in the gabled ends. Windows are primarily one-over-one, double-hung sashes. The front of the house is obscured by the added retail building. The house is now divided into multiple apartments with entries built onto the sides of the house.

The one-story, flat-roofed retail building was constructed in two phases. The initial phase dates to the mid-1940s, and consists of a wood-frame structure attached to the dwelling. Portions of this addition are clad with lapped siding and other portions are stucco. At present, it is divided into three separate storefronts, each with a large window and doorway (Figure 3). The second phase consists of a rectangular, concrete-block structure attached to the north side of the retail building. The addition was made circa 1954, and mimics the other three storefronts.

**P3b. Resource Attributes:** HP6 (1-story commercial building)                      **P4. Resources Present:** Building

**P5. Photograph or Drawing:**                      **P5b. Description of Photo:** View of the retail building



**P6. Date Constructed/Age and Sources:**  
1906 House  
c.1940-1954 Retail

**P7. Owner and Address:**  
Williams-Sonoma  
3250 Van Ness Ave.  
San Francisco, CA 94109

**P8. Recorded by:**  
V. Beard  
Tom Origer & Associates  
P.O. Box 1531  
Rohnert Park, CA 94927

**P9. Date Recorded:**  
December 2012

**P10. Type of Survey:**  
Property specific

**P11. Report Citation:**  
Beard, V. 2012  
*Historical Evaluation of the Property at 599 Broadway, Sonoma, Sonoma County, California.*

**P12. Attachments:** Building, Structure, and Object Record; Continuation Sheets; Location Map

# CONTINUATION SHEET

Primary #:  
HRI #:  
Trinomial:  
Resource Name or #: Williams-Sonoma  
Date: December 2012

Page 2 of 12  
Recorded by: V. Beard

P3a. Description: (continued from page 1)



Figure 1. North and west elevations of house.

Figure 2. West elevation (rear) of house.



Figure 3. View of storefronts

# BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # P-  
HRI #  
NRHP Status Code:  
Resource Name or #: Williams-Sonoma

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**B1. Historic Name:** Williams-Sonoma

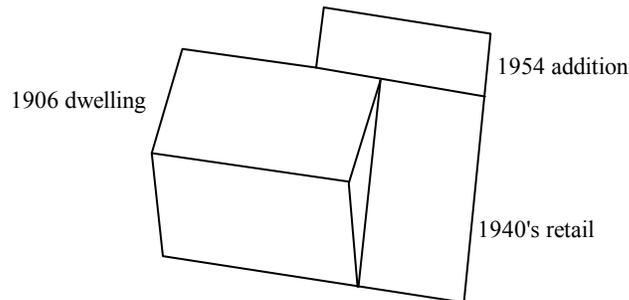
**B2. Common Name:**

**B3. Original Use:** Commercial

**B4. Present Use:** Commercial

**B5. Architectural Style:** Vernacular

**B6. Construction History:** The dwelling was constructed in 1906. Circa 1945 a retail building was affixed to the front of the house. In 1954, an addition was made to the north side of the retail building, and the store was divided into three retail spaces. Phases of construction are shown in the following diagram



**B7. Moved?** No

**Date:** NA

**Original Location:** NA

**B8. Related Features:** None

**B9a. Architect:** None known

**B9b. Builder:** Louis H. Green

**B10. Significance:**

**Theme:** The Evolution of Residential Architecture, 1835 to 1950  
Commercial Development, 1945 to 1960  
The American Appetite After World War II

**Area:** Sonoma

**Area:** Sonoma

**Area:** United States

**Period of Significance:** 1835 to 1950; 1945 to 1960; 1945 to 1970

**Property Type:** Building

**Applicable Criteria:** Retail portion meets California Register Criteria 1 and 2

## Context Statement

See Page 4

**B11. Additional Resource Attributes:**

**B12. References:**

See Continuation Sheet page 9

**B13. Remarks:**

**B14. Evaluator:** V. Beard

**Date of Evaluation:** December 2012

See Figure 5

# CONTINUATION SHEET

Primary #:

HRI #:

Trinomial:

Resource Name or #: Williams-Sonoma

Date: December 2012

Page 4 of 12

Recorded by: V. Beard

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## B10. Significance: (Continued)

### Context Statements

#### **The Evolution of Residential Architecture, 1835 to 1950.**

Sonoma is marked by a wide range of architectural styles reflecting the lives of many economic classes. The earliest dwellings were adobe houses and rustic cabins built from locally available materials. As time went by and the town grew and prospered, homes became more sophisticated. Architecturally defined styles such as the Italianate, Second Empire, Gothic, Greek Revival, Queen Anne, and Craftsman are well represented, as are vernacular forms that sometimes take on attributes of true styles.

Early Sonoma revolved around mission life and establishing a military presence, with priests residing at the mission, while the soldiers were housed in barracks. After the missions were secularized in 1834 and lands began to be parceled out to private citizens, adobe houses were built, primarily around the plaza. Two notable adobe homes in Sonoma are the former Jacob P. Leese and Salvador Vallejo adobes. When Leese built his adobe in 1836 there were no other private residences in the area. Salvador Vallejo built a two-story adobe the same year and resided there for about 10 years. Both of these homes are used for commercial pursuits at present.

In the mid-19th century, people from all over the world flocked to California. Until that time, life in California revolved around ranching on a grand scale, with vast acres of land tied up in Mexican ranchos. The typical rancho home was an adobe-brick structure, often one-storied, and L- or U-shaped or built around a courtyard. Where two stories were present there was sometimes a cantilevered, second-story porch. It was during this time that the town of Sonoma was platted by Jasper O'Farrell, with small town lots surrounding the central plaza and larger lots on the periphery.

With the influx of people during the mid-nineteenth century, new house forms were added to the California building stock. People tended to bring with them regional ideas of what a house should be. Historian Harold Kirker writes of that time, "[t]he coming together of a score of cultures on a rich and isolated frontier produced the California Renaissance" (Kirker 1986:55). The nineteenth century was a time of romantic revivals and eclecticism in architecture. California experienced a lag in adopting new styles because of its relative isolation, especially away from metropolitan areas, but with the arrival of the railroad in 1869 the state was able to close the gap.

In the decades preceding the population boom in California the architectural world experienced a period of Greek Revival architecture (circa 1790 to 1850) during which time homes often featured classic elements such as columns, pediments, and other details inspired by Greek forms. Toward the end of that period, industrialization brought many innovations to architecture resulting in Victorian Architecture (circa 1840 to 1900) with such popular forms as Gothic Revival, Italianate, Stick, Eastlake, Queen Anne, Shingle, Romanesque, and Second Empire.

Beginning with Georgian Revival toward the end of the 19th century, Colonial Revival styles captured America's imagination and for the most part remained at the forefront of popularity through the first half of the 20th century. The earliest Colonial Revival homes generally were interpretations of colonial styles imposed on Victorian and post-Victorian forms, but as the 20th century progressed more attention was paid to historical accuracy. This eclectic period in American architecture included such revival forms as Dutch Colonial, French Eclectic, Spanish Eclectic, and Tudor.

Interrupting the Colonial Revival period, the Modern movement turned away from imitation with renewed concern for handicraft and interest in the surrounding environment. The architectural atmosphere of the time was one of simplification rather than elaboration, and new homes emphasized efficiency, informality, and neatness. The resulting homes reflect the principles of "structural simplicity, balanced proportions, and minimal decoration" (Clark 1986:132). Ornate house styles of the preceding Victorian era were considered European imitations, and America and its architects were seeking their own identity. The Craftsman and Prairie styles grew out of this movement, as did a more generic group of homes that borrowed minimally from specific styles. Architectural historians Massey and Maxwell (1996:211) offer the term "Builder Style" to describe these working-class homes of the late-19th and early-20th centuries, homes that were "long on function, and short on stylistic effects and architectural grandeur." These homes were widespread throughout the United States, chiefly because they were promoted by pattern book designers, constructed in great numbers by early developers, and were readily available through mail-order catalogs after about 1908.

# CONTINUATION SHEET

**Primary #:**

**HRI #:**

**Trinomial:**

**Resource Name or #:** Williams-Sonoma

**Date:** December 2012

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Recorded by: V. Beard

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Traditional, architect-designed homes also continued during the twentieth century as modern styles began to take hold. Between 1920 and 1940, two distinct modernistic styles evolved: the zigzagging patterns and vertical lines of Art Deco architecture and the smooth, white walls and the streamlined appearance of Art Moderne architecture. Contemporaneous with these was the International style which continues into the present. This style featured asymmetrical facades, flat roofs, flush windows, and unadorned wall surfaces, doorways, and windows. During World War II, house construction in the United States declined sharply but resumed with vigor in the post war years. New home designs were initially based on the Tudor design of the 1920s and 1930s, but were replaced in the 1950s by the long, rambling Ranch style, which became the dominant house form in the United States.

Sonoma's house stock shows that it followed a similar evolution in residential architecture. As the town grew and prospered, homes became more sophisticated, and while some neighborhoods reflect affluence and social stature through high-style homes, most do not. Sonoma's housing inventory includes many modest homes belonging to those who worked in stores, factories, canneries, and support industries. These houses tend to be smaller, wood-frame buildings (often referred to as vernacular buildings) that exhibiting little or no architectural detailing.

## **Commercial Development, 1945 to 1960**

After World War II, like many other towns, Sonoma witnessed tremendous population growth requiring additional infrastructure and supporting services. Grocery stores, service stations, and other retail outlets began infilling vacant lots in town, and as in the case of the study parcel, retail spaces were added to existing residential lots. These new facilities diverged from the architectural styles of Sonoma, opting instead for modern and expedient designs. Most often this translated into one-story, rectangular, concrete-block structures with large glass windows and awnings at the front. Several of these were constructed along Broadway.

## **The American Appetite After World War II**

During World War I and World War II, many American citizens spent time overseas either in the military or in supporting roles. Exposure to foreign, and especially European, culture broadened the world view of many, who acquired appreciation for different architectural styles and appetites for new cuisine. While the idea of gourmet eating was introduced after the Depression, the trend toward international dishes spread rapidly after World War II. American tastes after World War II were no longer fixed on mom's chicken soup and apple pie. People were offered a greater variety of foods through the teachings of an innovative group of chefs and others who made gourmet foodways accessible and affordable.

At the forefront of this gastronomic wave were chefs like Dione Lucas, Julia Child, and James Beard, who brought French cooking to the American household via the radio and television and through their numerous cookbooks. These chefs were aided in their efforts by the likes of MFK Fischer and Craig Claiborne, whose writings brought even greater exposure, and entrepreneurs such as Chuck Williams, who was among the first retailers to make "exotic" cookware available to the common household.

The broadening of American foodways was an important cultural change that also had economic implications. For example, chefs in search of specialty items inspired a change in agricultural practices, prompting some farmers to produce smaller, though still lucrative crops of baby greens, zucchini flowers, and organic foods in general. Before long, supermarkets demanded the same things for their customers. The need for new cookware and appliances led to both greater international trade and technological innovations. Overtime, and with the help of the media, these same items were sought after for the home, and international cooking became part of the American culture. To understand the significance of changing American foodways after World War II one needs look no further than the popularity of the Food Network on television.

## **Property History**

The buildings at 599 Broadway are considered part of Block 71 of Jasper O'Farrell's 1850 plat of Sonoma, although the actual layout of the town is somewhat different than what O'Farrell planned. Figure 4 shows a section of the original plat with Patten/England Street crossing Broadway and forming the northern boundary of Block 71. Figure 5 is adapted from the County Assessor's map and shows the actual configuration of Block 71. The study parcel, outlined in black, is Lot 1.

Block 71 became D.H. Twining's subdivision addition to the Town of Sonoma recorded in 1904 (Sonoma County Recorder's Office [SCRO] Map Book 71, page 1). In 1906, Jane I. Green purchased the east half of Lot 1, where she and her husband Louis built the existing residence. The 1911 Sanborn insurance map shows the 1-1/2-story Green dwelling set back from Broadway with one-story addition at the rear (Figure 6).

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 Recorded by: V. Beard

Primary #:  
 HRI #:  
 Trinomial:  
 Resource Name or #: Williams-Sonoma  
 Date: December 2012



Figure 4. Lot 71 as it was originally platted by O'Farrell (1850).

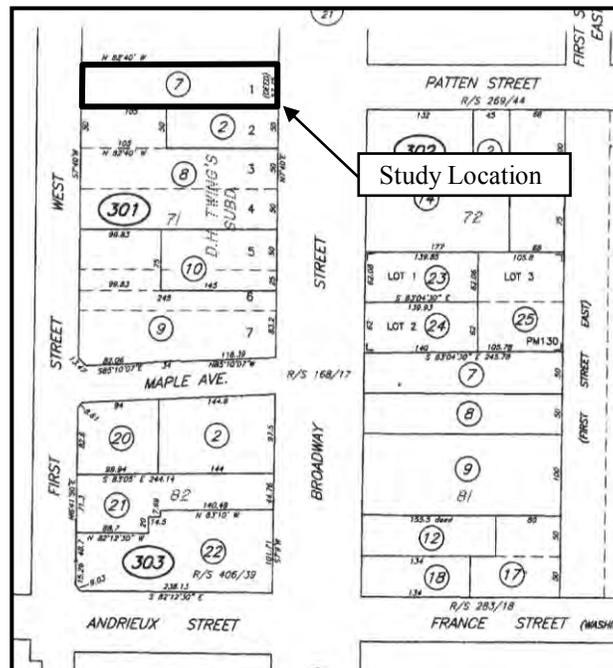
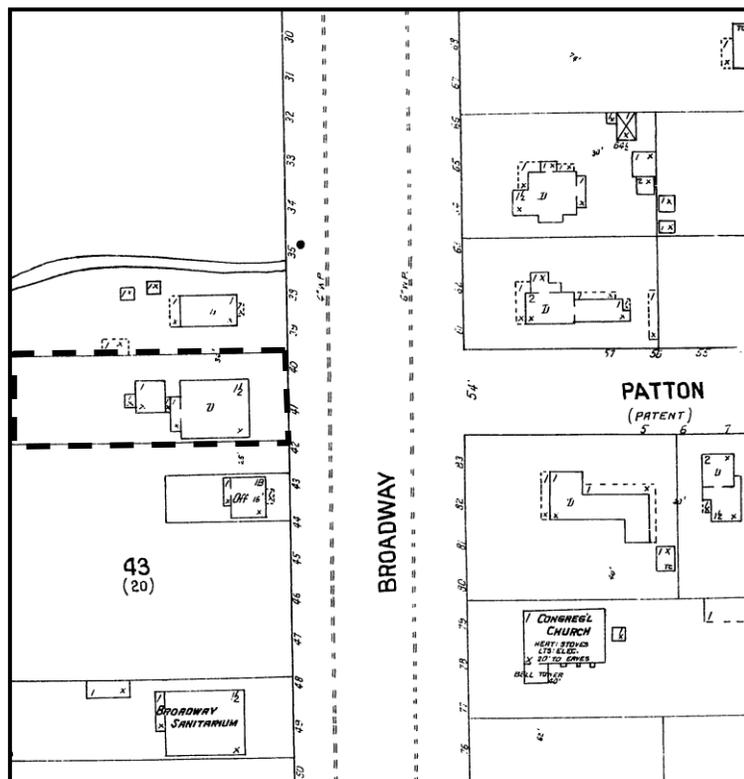


Figure 5. Lot 71 and current divisions (adapted from Sonoma County Assessor's parcel map).

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Recorded by: V. Beard

Primary #: P-  
HRI #:  
Trinomial:  
Resource Name or #: Williams-Sonoma  
Date: December 2012



**Figure 6. 1911 Sanborn Insurance map showing a dwelling and garage on the study parcel.**

Louis Green was a lumber merchant for many years (United States Bureau of Census (USBC) 1900, 1910) and later the proprietor of a feed store (USBC 1920, 1930). Jane Green was a noted community volunteer who was instrumental in establishing a private mental hospital in the town during the early 1900s (*Sonoma Index Tribune* 1931). After her death in 1931, Louis Green remained in the house, as a lodger in later years after the property was purchased by Joseph and Therrad Ghigglioli.

During the 1940s, a retail building was added to the front of the parcel, adjoining the east side of the house. This section was used as a hardware store throughout the 40s. In 1952, the property was purchased by Charles E. (Chuck) Williams. Williams was a bit of a rambling man having spent time as a hired hand on farms in the Central Valley, a stint overseas with Lockheed Aircraft during World War II, and as a self-taught house builder after the war (Jacobson and Teiser 1995).

Williams moved to Sonoma in 1947 and continued his carpentry work. In 1952, friends convinced him to join them on a trip to Europe, where he was introduced to a variety of foods and cooking methods. During his trip abroad, Williams formulated the idea of opening a specialty store in Sonoma. On his return to Sonoma, he purchased the hardware store on Broadway in 1954 and began renovating the large open space, eventually creating three retail outlets. A fourth storefront was created with an addition to the north side of the building. A florist occupied one space, a beauty parlor was located in another, and in 1956, Williams began selling cookware out of a third space. The fourth space remained unfinished. Williams-Sonoma remained at the Broadway location for two years, with Williams acquiring cookware from a San Francisco importer at first. In 1958, he relocated the Williams-Sonoma enterprise to San Francisco, retaining the original name. The property at 599 Broadway has housed a variety of commercial and retail business since 1958, including a laundry, restaurants, various offices, and a frame shop.

# CONTINUATION SHEET

Primary #:

HRI #:

Trinomial:

Resource Name or #: Williams-Sonoma

Date: December 2012

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Recorded by: V. Beard

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## B10. Significance: (Continued)

### Statement of Significance

This building was evaluated for inclusion on the California Register of Historical Resources (California Register). Briefly, a resource eligible for the California Register is one that meets one of the following criteria.

1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. Is associated with the lives of persons important to local, California, or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, eligibility to the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance. As defined by the State, "Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2001:11). Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

The following conclusions were reached regarding the property's eligibility for the California Register as an individual resource.

### Residence

Within the contexts of the *Evolution of Residential Architecture, 1835 to 1950*, it was necessary to determine whether the house on the parcel illustrates and conveys the importance of that context, and whether it retains sufficient integrity to be a good representative. The following conclusions were reached with regard to each of the California Register criteria.

**Criterion 1.** In order to be considered important under Criterion 1, the property needs to be able to convey its importance in events or patterns that are significant in federal, state, or local history. That Criterion is not met.

**Criterion 2.** Under Criterion 2, a property can be significant because of its association with an important person but the association must be one that reflects the reason for the person's importance. While the Green family, and especially Jane Green, was active in the community for a long time, neither family nor family members are of particular note in local, state, or national history, and Criterion 2 is not met.

**Criterion 3.** Criterion 3 speaks to the architectural significance of a property. This house is a vernacular structure with no clear architectural styling, and does not meet Criterion 3.

**Criterion 4.** Criterion 4 generally applies to archaeological resources or resources that, through study of construction details, can provide information that cannot be obtained in other ways. This building possesses no intrinsic qualities that could answer questions or provide important information about our history, and Criterion 4 is not met.

### Retail Building

The retail portion of the property was evaluated within the context of *Commercial Development, 1945 to 1960*, and *The American Appetite After World War*. The following conclusions were reached.

**Criterion 1.** In order to be considered important under Criterion 1, the property needs to be able to convey its importance in events or patterns that are significant in federal, state, or local history. This building was constructed during Sonoma's post-war commercial development, a time of rapid growth marked by construction of expedient buildings to house needed commodities and services. It is also the original location of the Williams-Sonoma enterprise, one of the first stores in America catering to the needs of

# CONTINUATION SHEET

Primary #: P-

HRI #:

Trinomial:

Resource Name or #: Williams-Sonoma

Date: December 2012

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Recorded by: V. Beard

cooks focused on international cuisine. While the building meets Criterion 1 as a representative of Sonoma's commercial development, there are many such buildings in the area and this is not an especially notable example. However, it is the original storefront of the iconic Williams-Sonoma enterprise, which was at the forefront of cookware marketing as American foodways changed after World War II. As the original store, it appears eligible for inclusion on the California Register under Criterion 1.

**Criterion 2.** Under Criterion 2, a property can be significant because of its association with an important person but the association must be one that reflects the reason for the person's importance. This building is associated with Williams-Sonoma founder Chuck Williams, who was important to the culinary shift in America that occurred after World War II. The building appears eligible for inclusion on the California Register under Criterion 2.

**Criterion 3.** Criterion 3 speaks to the architectural significance of a property. The building is similar to many of mid-20th century retail spaces in this area and does not meet Criterion 3.

**Criterion 4.** Criterion 4 generally applies to archaeological resources or resources that, through study of construction details, can provide information that cannot be obtained in other ways. This building possesses no intrinsic qualities that could answer questions or provide important information about our history, and Criterion 4 is not met.

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1867 *Map of Sonoma County, California*. 2nd edition. A. Bowers.

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# CONTINUATION SHEET

Primary #: P-

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Resource Name or #: Williams-Sonoma

Date: December 2012

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Recorded by: V. Beard

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*Sonoma Index Tribune*.

1931 Obituary for Jane Green. *Sonoma Index Tribune*, November, 5, 1931.

# CONTINUATION SHEET

Primary #: P-

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Resource Name or #: Williams-Sonoma

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Sonoma League for Historic Preservation

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1942 *Sonoma, California*. 15' series map. War Department, Washington, D.C.

United States Geological Survey

1902 *Napa, California*. 30' series map. Geological Survey, Washington, D.C.

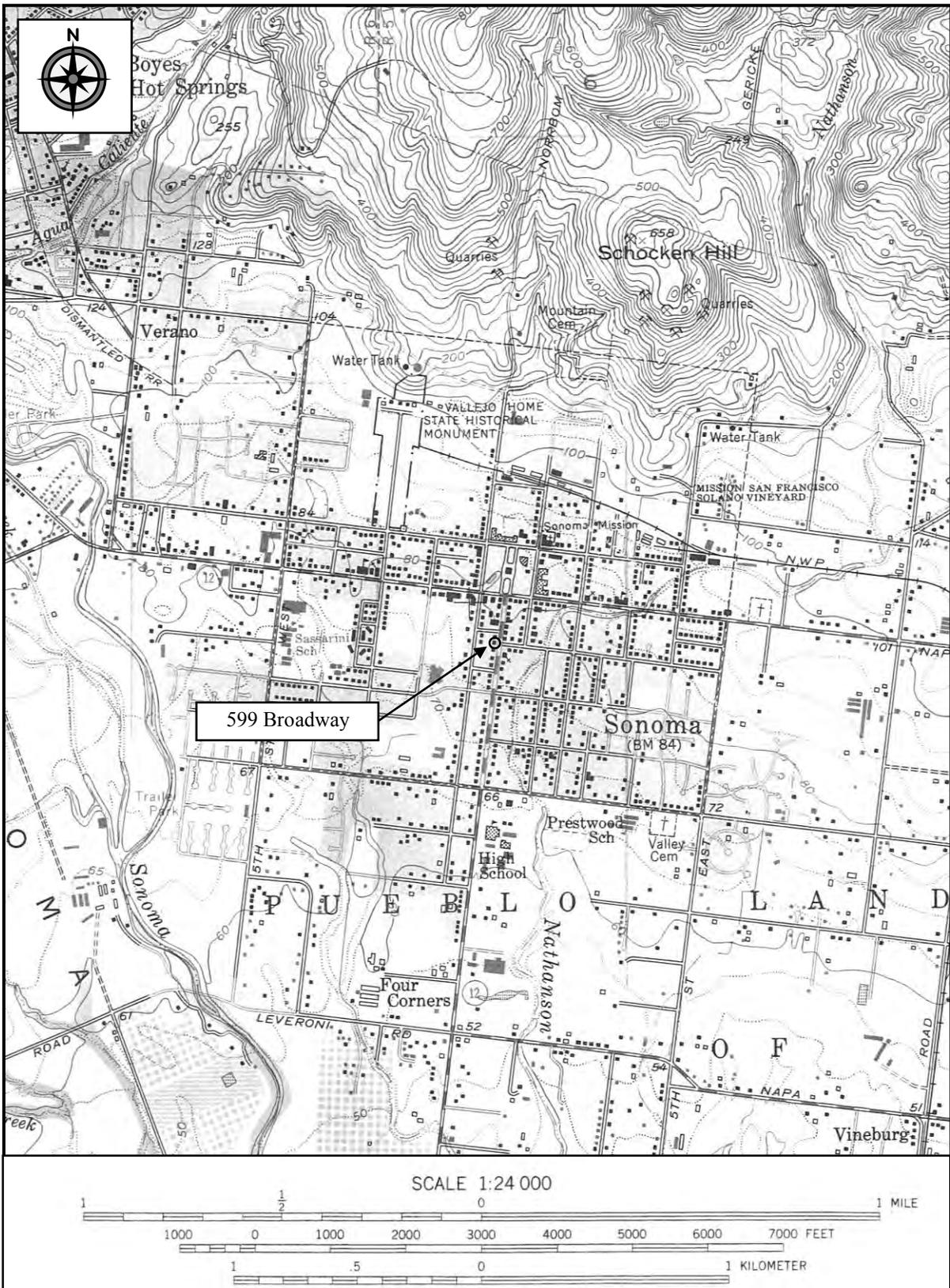
1951 *Sonoma, California*. 15' series map. Geological Survey, Washington, D.C.

# LOCATION MAP

Page 12 of 12  
Map Name: Sonoma

Scale: 7.5'

Primary #: P-  
HRI #:  
Trinomial:  
Resource Name or #: Williams-Sonoma  
Date of Map: 1980



# WILLIAMS-SONOMA

599 BROADWAY - STORE, CULINARY CENTER & CAFE

599 BROADWAY  
SONOMA, CA 95476

## CONDITIONAL USE PERMIT SUBMITTAL



### Project Directory

**OWNER:**  
WILLIAMS-SONOMA, INC.  
3250 VAN NESS AVENUE  
SAN FRANCISCO, CA 94109  
TEL: 415.788.0410  
FAX: 415.439.1052  
CONTACT: THOMAS THUMAN  
EMAIL: TTHUMAN@WSGC.COM

**DESIGNER:**  
WADE DESIGN ARCHITECTS  
29 MAGNOLIA AVENUE  
SAN ANSELMO, CA 94960  
TEL: 415.578.2856  
FAX: 415.578.2867  
CONTACT: LUKE WADE  
EMAIL: LUKE@WADE-DESIGN.COM

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

### Drawing Index

A0.0 COVER SHEET  
A1.0 SITE PLAN  
A1.1 PROPERTY PLAN  
A1.2 PARKING PLAN  
A2.0 BUILDING ELEVATION  
A2.0a REFERENCE ELEVATION  
A2.1 BUILDING ELEVATION  
A2.2 BUILDING ELEVATIONS

DATE: 08/08/2013  
JOB NO: WS-13088  
SCALE: AS NOTED  
CHECKED:

WILLIAMS-SONOMA

WILLIAMS-SONOMA  
STORE & CULINARY  
CENTER, & CAFE

599 BROADWAY  
SONOMA, CA 95476

905 Fourth Street San Rafael California 94901 t 415 453 0700 f 415 453 0875

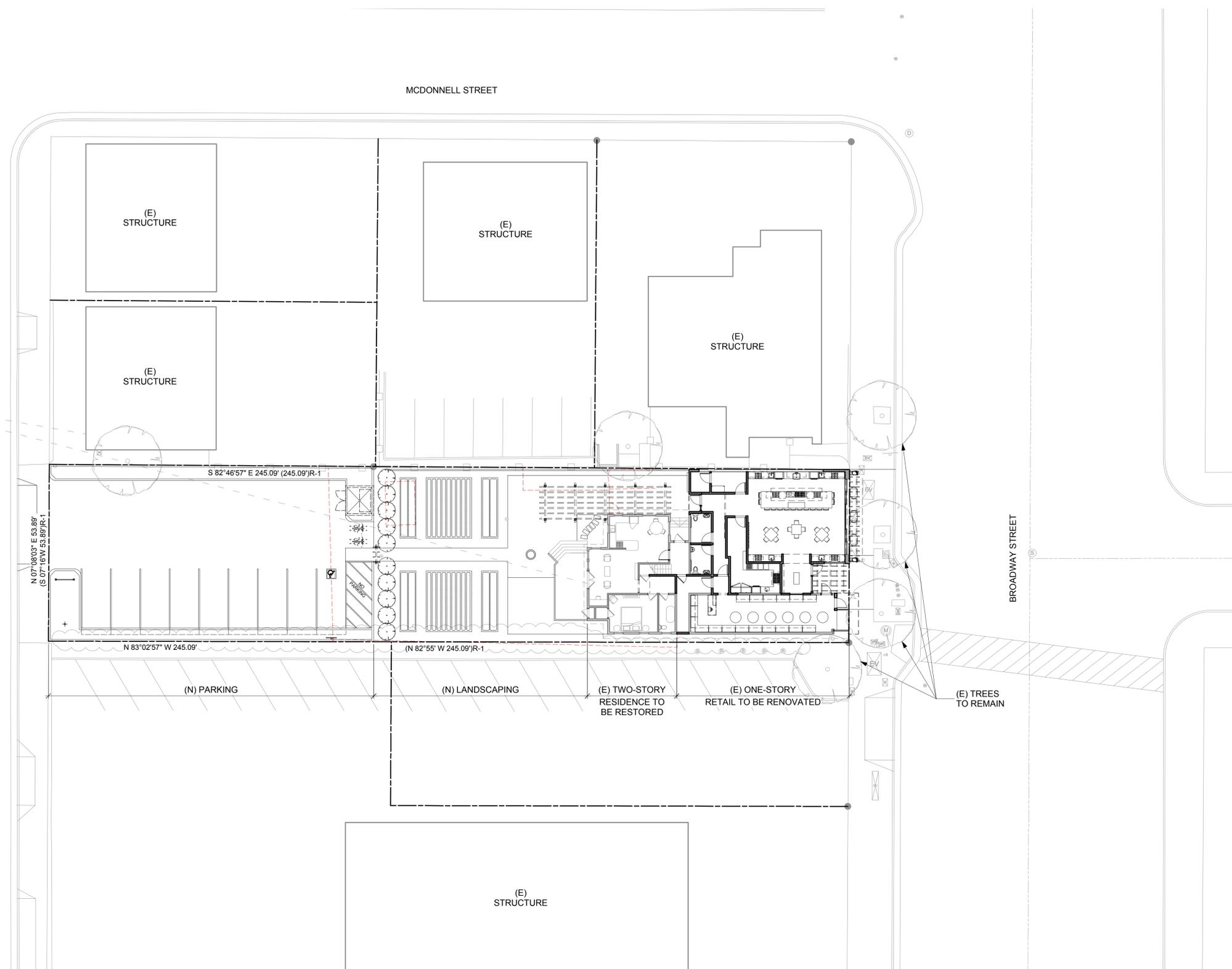
Crome Architecture

SUBMITTAL  
CONDITIONAL USE PERMIT 09/13/2013

COVER SHEET

SHEET NUMBER

A0.0



FOOTPRINT AREAS FOR CITY SUBMITTAL

AREA	EXISTING	PROPOSED	VAR TO EXISTING
COMMERCIAL FOOTPRINT	2,363	2391	28
RESIDENTIAL FOOTPRINT	956	931	(25)
DECK/PORCH	248	248	0
HARDSCAPE	557	5404	4847
LANDSCAPE	8799	3949	(4850)
TOTAL LOT SIZE	12,923	12,923	0

FLOOR AREA RATIO (FAR)

	BLDG. S.F.	SITE S.F.	FAR
EXISTING	3,441	12,923	0.2663
PROPOSED	3,570	12,923	0.2766

**599 Broadway Site Plan**

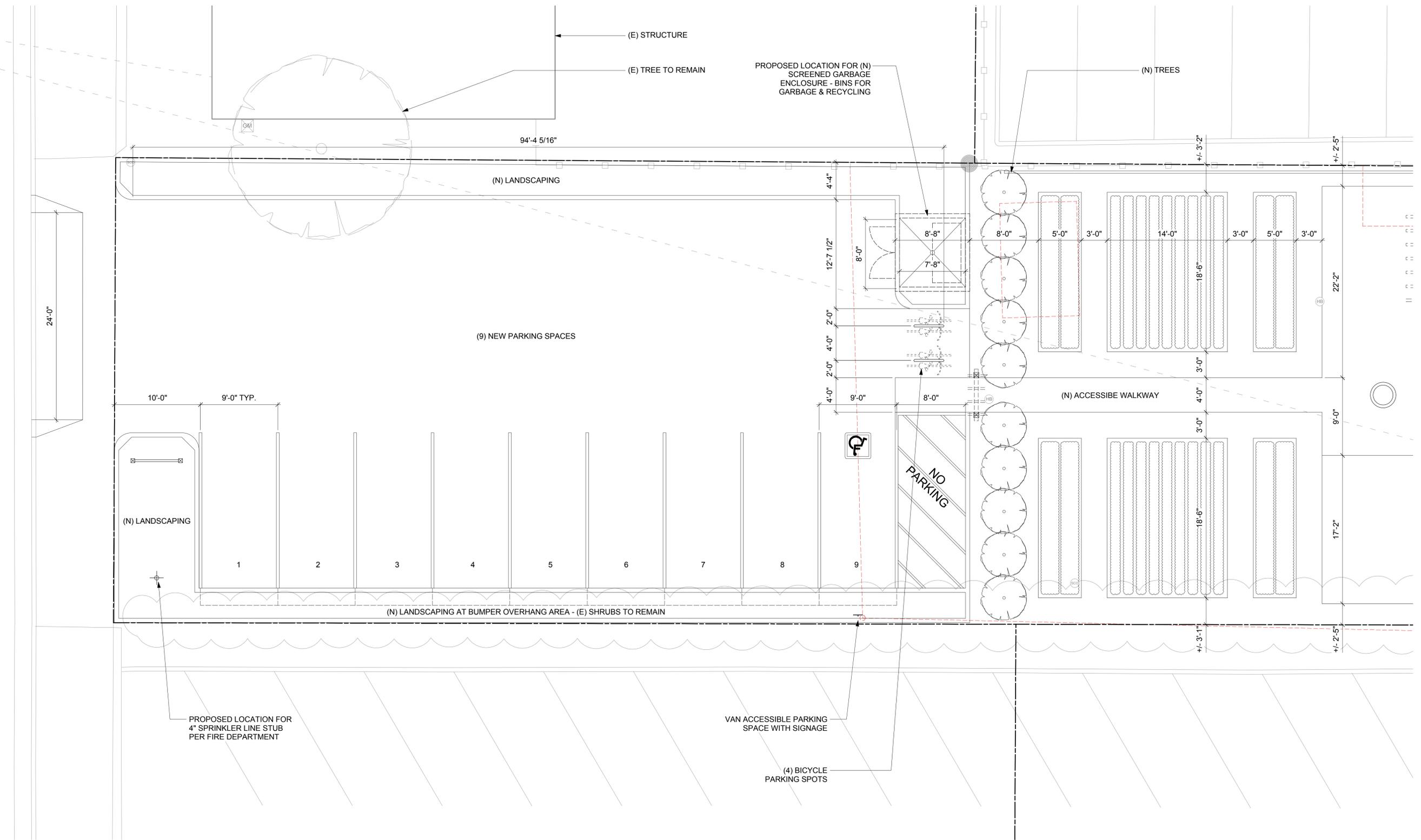
Scale: 1/16" = 1'-0"

Sonoma, California

September 13, 2013







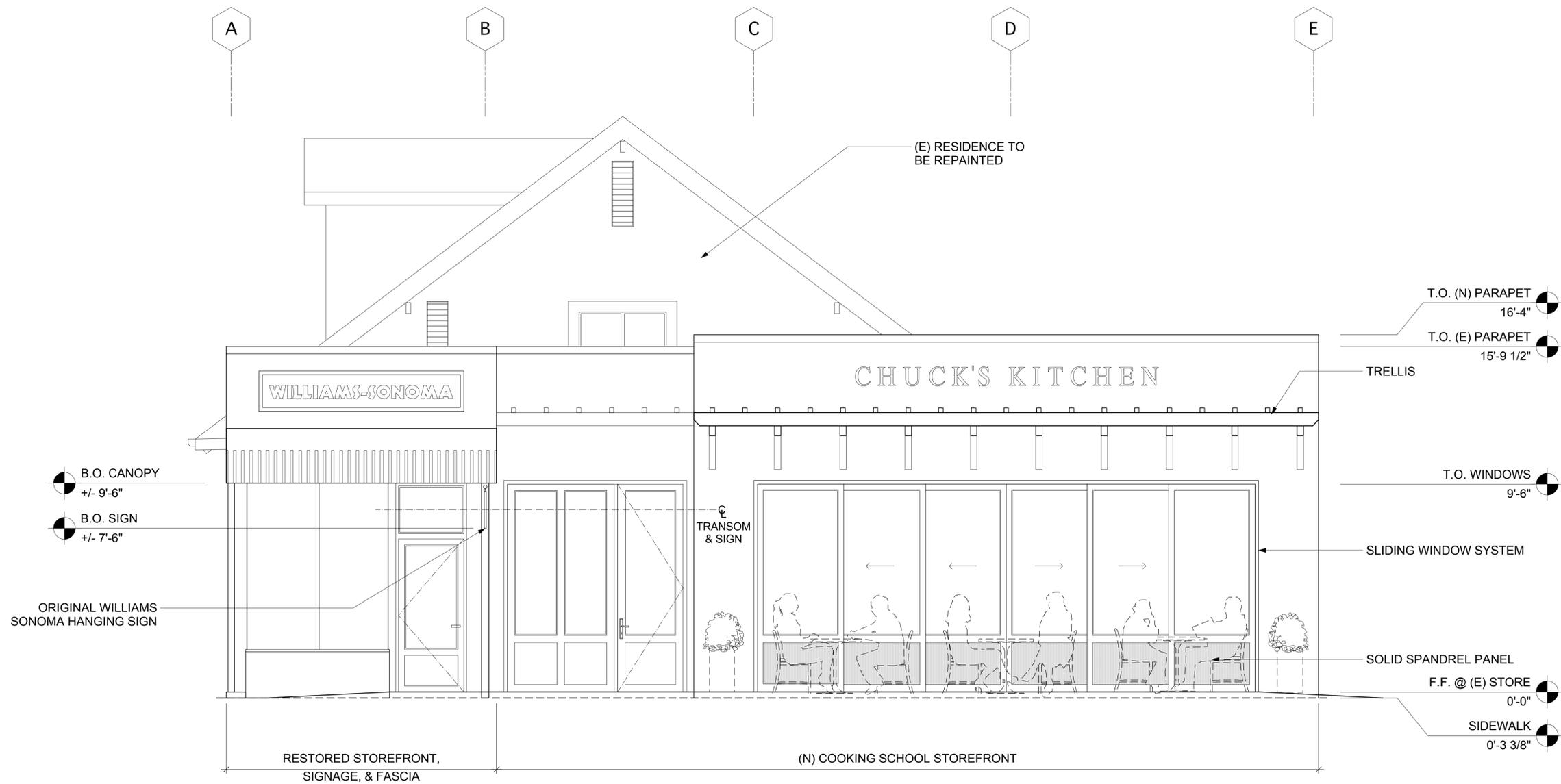
599 Broadway Parking Plan

Scale: 3/16 = 1'-0"

Sonoma, California

September 13, 2013



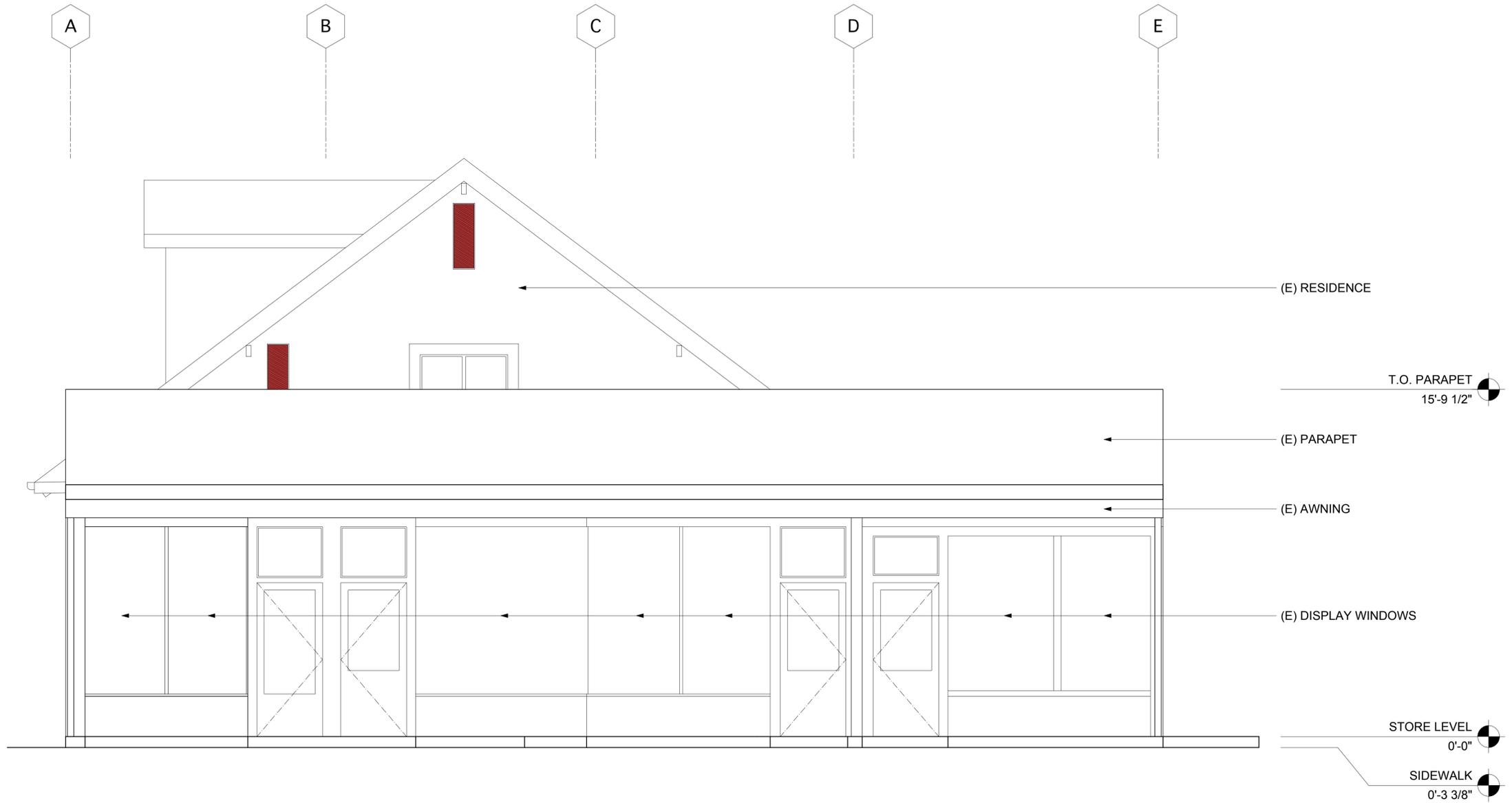


599 Broadway Storefront (East) Elevation

Scale: 3/8 = 1'-0"

Sonoma, California

September 13, 2013



905 Fourth Street San Rafael California 94901 t 415 453 0700 f 415 453 0875

Crome Architecture

599 Broadway Existing Storefront (East) Elevation

Scale: 3/8 = 1'-0"

Sonoma, California

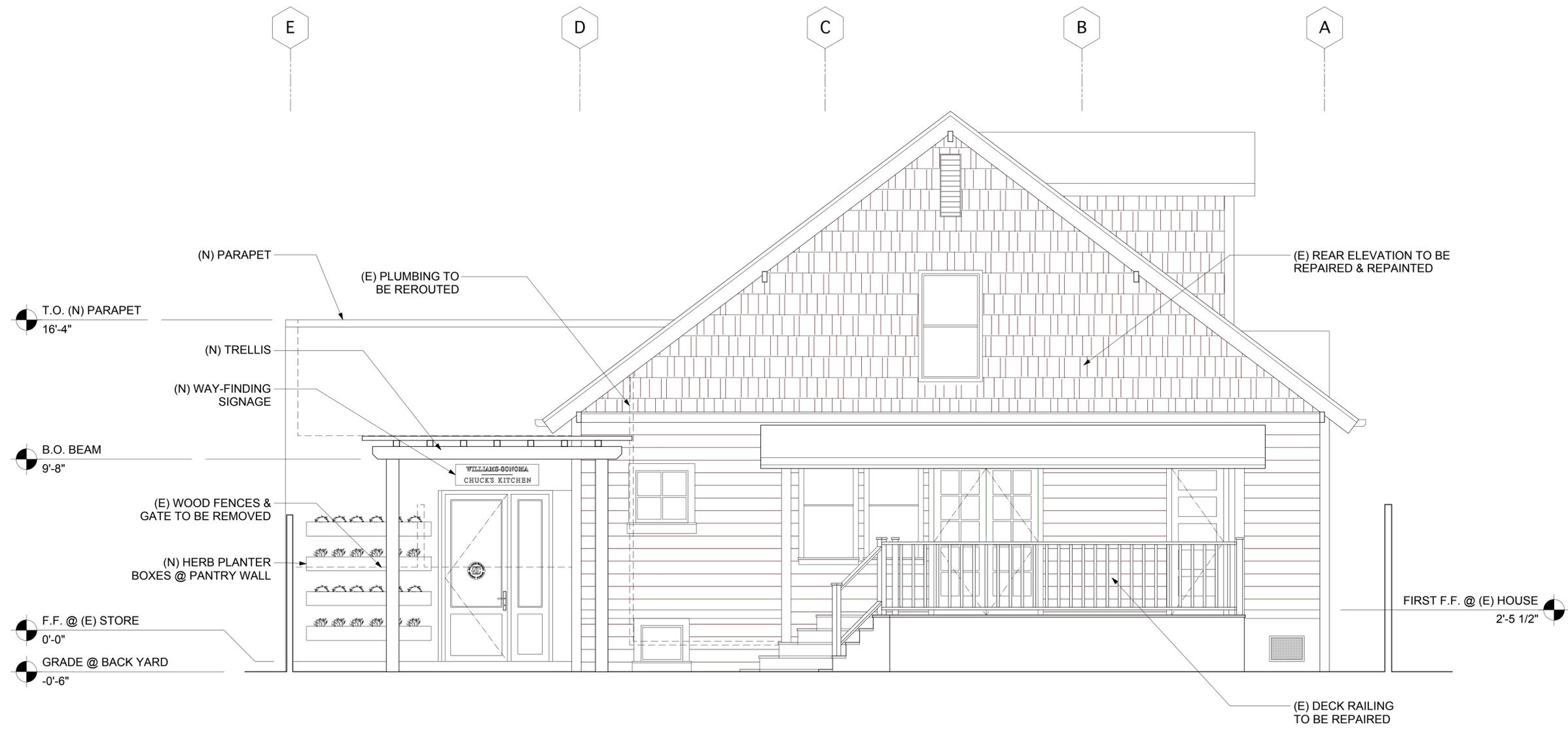
September 13, 2013

SUBMITTAL  
CONDITIONAL USE PERMIT 09/13/2013

REFERENCE ELEVATION

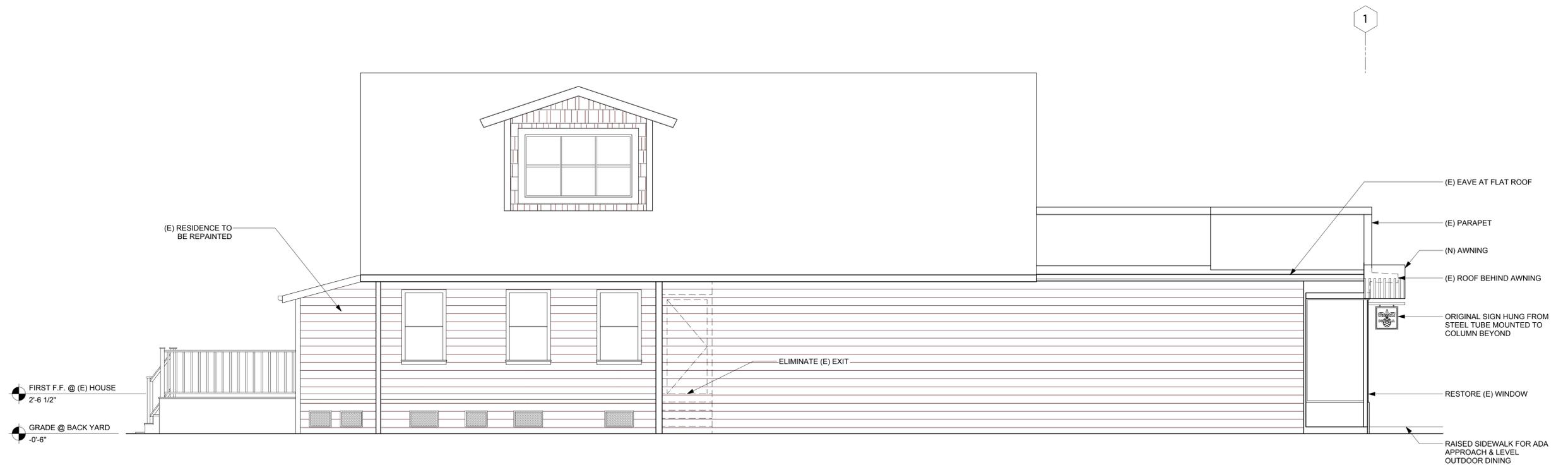
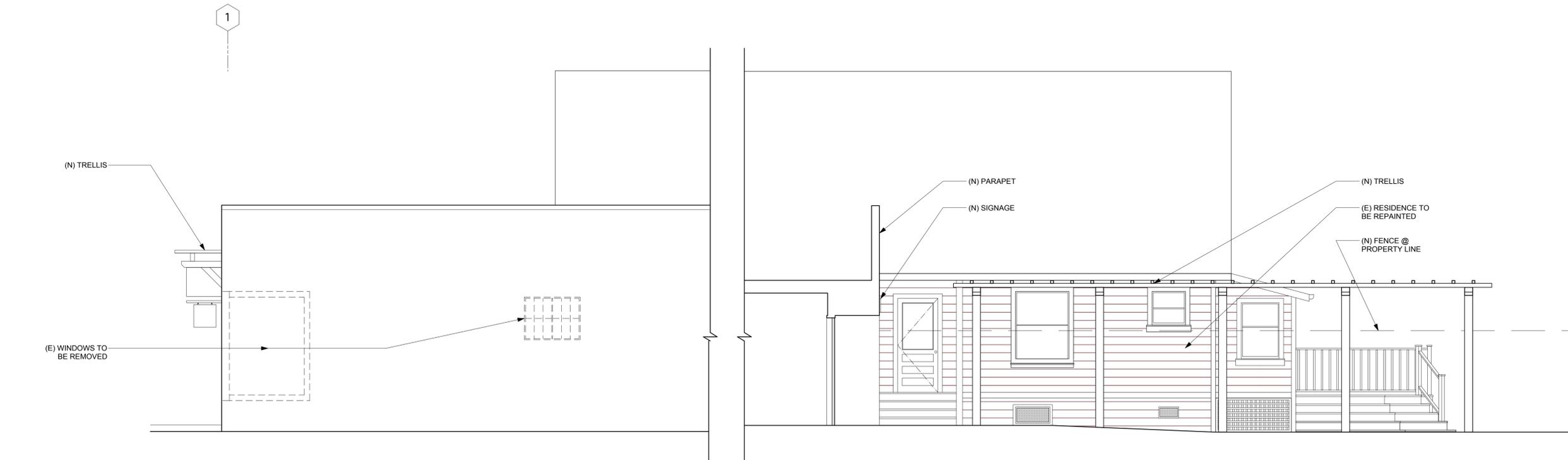
SHEET NUMBER

A2.0a



599 Broadway Rear (West) Elevation

Scale: 3/8 = 1'-0" Sonoma, California September 13, 2013



599 Broadway Side (North & South) Elevations

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

Sonoma, California

September 13, 2013

## MEMO

**To:** Planning Commission

**From:** Associate Planner Atkins

**Re:** Study session on a proposal to construct 10 apartments, including retaining the existing single-family residence on a 1-acre site at 840 West Napa Street

### Property Description

The subject property is a 1.01-acre site (43,996 square feet) located on the north side of West Napa Street, midblock between Seventh Street West and Sonoma Highway. The parcel, which has a width of only 72.5 feet, extends from West Napa Street to West Spain Street, with frontage on both roadways. Development on the site consists of a single-family residence, a detached accessory structure, and a well. There are a number of trees on the site, but most are fruit trees and acacias (along with a small pine tree), which are not considered significant. There are two 18" maple trees located west of the existing residence. The property frontage on West Napa Street is not improved, but the frontage along West Spain Street has been improved with curb, gutter and sidewalk. Adjoining uses are as follows:

- *North:* A triplex and a 14-unit condominium development are located to the north, across West Spain Street.
- *South:* Commercial buildings (Sonoma Solutions/Benjamin Moore/My Pal Pets) are located to the south, across West Napa Street.
- *East:* A commercial building and Sonoma Gardens, a 12-unit condominium development, are located to the east. The condominium development includes one and two-story building elements and a swimming pool.
- *West:* A commercial barn and Palm Court, a 20-unit planned development, are located to the west. The planned development includes two-story buildings elements.

The portion of the site fronting West Napa Street is designated Commercial by the General Plan and has a corresponding C zoning, which allows a maximum residential density of 20 dwelling units/acre. This portion of the site has a depth of 186 feet and an area of 13,340 square feet. The portion of the site fronting West Spain Street has a General Plan designation of Medium Density Residential. This portion of the site, which has a depth of 422 feet and an area of 30,595 square feet, has a corresponding R-M zoning, which allows a residential density of 7-11 dwelling units/acre.

## **Background**

At its meeting of August 8, 2013, the Planning Commission reviewed a preliminary proposal for the project and gave the following feedback to the applicant:

- Traffic safety concerns with ingress and egress. One commissioner suggested a right-turn only limitation from West Napa Street. Sight-lines from West Spain Street were also discussed, as there is a hedge on the property frontage that could obscure views. A 20-foot red curb on either side of the driveway cut was recommended.
- One commissioner suggested eliminating one unit and internal setbacks could be improved.
- The carport structures may be too narrow, especially with structures on both sides. This could lead to neighbor compatibility issues (i.e. clipping vehicle doors when doors are opened). Note: the driveway aprons associated with the carports were not widened on the revised site plan submitted by the applicant.
- Future site plans should indicate bicycle parking.
- Neighbor compatibility is a key issue. Attention needs to be paid to building and setback relationships with neighboring properties, as well as potential noise issues such as garbage pick-up.
- While the Planning Commission discussed the concept of placing the driveway on the east, as suggested by the residents of Palm Court, the Commission did not reach a conclusion on that question. One Commissioner felt that keeping the driveway on the east would be preferable with respect to Palm Court, as noise and activity associated with the driveway would be screened. (Note: switching the driveway location would require the demolition of the existing residence, which had been proposed in the initial site plan.)
- There was some concern about trash container location and pick up and that individual trash and recycling containers should be provided and that the containers should be collected along the private driveway area. With regard to trash and recycling container location, perhaps a screened area could be provided for in each yard area near the sidewalk.
- Additional neighbor outreach and consultation is strongly recommended.

Following the Planning Commission study session, the Design Review Commission (DRC), at its meeting of August 20, 2013, considered an application for a Demolition Permit to demolish the single-family residence and detached accessory structure. After holding a public hearing on the matter, the DRC tabled the Demolition Permit to give the applicant time to explore options for retaining the buildings on the property. While the DRC acknowledged that the residence did not qualify as a significant historic structure, they felt that as a remnant of old Sonoma its preservation would be desirable, if possible, and that it would add to the character of the project.

## **Summary of Changes from the August 8, 2013, Planning Commission Meeting**

The following is a list of changes to the project that resulted from the Planning Commission meeting on August 8, 2013, and the Design Review Commission meeting on August 20, 2013:

- The number of apartments has been reduced from twelve units to eleven units.
- The existing residence will be retained and rented as part of the development.

- Unit A in Building 4 and Unit B in Building 3, which border the central common area, have been redesigned as one-story affordable units. The orientation of the units has been changed to provide for a larger rear yard setback area and improve compatibility with neighboring units in Palm Court.
- Trash bin storage areas have been added to all yard areas, adjacent to the private street.
- Bicycle parking has been added to the common open space area.
- The gates adjacent to West Napa Street and West Spain Street have been replaced with a series of speed bumps along the driveway in an attempt to discourage the use of the private drive as a short cut.
- Guest parking has been reduced from six spaces to five spaces.

## **Proposed Development**

The proposal involves developing the 1-acre site with 11 residential apartments. No subdivision into individual lots or condominiums is proposed. The project narrative indicates that the development is intended to provide “an opportunity for rental housing that is not often available in Sonoma”. The apartments would take the form of ten duets divided between five detached buildings, with the existing residence serving as the 11<sup>th</sup> unit. The apartments are arranged along a private drive on the east side of the site that would access the development from both West Napa Street and West Spain Street. The entrance on West Spain Street will allow for traffic to enter and exit the site; whereas, the entrance on West Napa Street would be an entrance-only. Speed bumps along the driveway are proposed to prevent cut-through traffic.

Eight of the apartments would be two-story structures featuring 2 bedrooms and 2½ baths. Two of the apartments, designated as affordable units, would be single-story structures with two-bedroom one bath. Living areas for the units would range from 924 to 1,320 square feet, with the existing residence having an area of 1,320 square feet. Building heights range from 16 feet (for the one-story units) to 27 feet measured to the roof peak. Each apartment unit would have a one car attached carport with a parking apron in front of the carport, while the existing residence would be provided with a two-car detached carport with a parking apron (located to the north of the residence). In addition to carport and apron parking, five guest parking spaces are proposed along the driveway. For the new construction, the two unit types employ similar elevation concepts that, according to the project applicant, draw from a “traditional Sonoma” architectural style. Each unit would have a private patio and yard area. A common open space area is proposed in the center of the site to provide easy access to all residents and to provide open sight lines for properties on adjacent sites. Building setbacks are set forth in a table under “Project Issues.” The setbacks comply with Development Code standards.

## **Development Standards**

*Project Design:* The Commercial zoned portion of the project site is located in the West Napa Street/Sonoma Highway Corridor area, while the Medium Density Residential portion of the project site is located in the Northwest Area. For these Planning Areas, the Development Code indicates that new development should incorporate any desirable site features, especially trees and existing buildings having a street presence. Driveway cuts should be minimized, especially

through the use of shared access, and new parking should be located in the back of properties and screened from adjacent residential zoning districts and land uses.

*Consistency with Density Limitations.* The site has dual General Plan land use designations of “Commercial” and “Medium Density Residential and is split between two planning areas. The southern portion of the site adjacent to West Napa Street has a Commercial land use designation, which allows a maximum density of 20 units per acre. As proposed the Commercial zoned portion of the site would have a density of 9.23 units per acre. The northern portion of the site adjacent to West Spain Street has a Medium Density Residential land use designation, which allows a maximum density of between 7 and 11 units per acre. As proposed, the Medium Density Residential zoned portion of the site would have a density of 11.6 units per acre. Taken as a whole, the project would have a density of 10.8 units per acre. In comparison, adjacent apartment and condominium complexes have higher densities, ranging from 12.4 to 19.5 units per acre (see table below). Staff would note that these developments were constructed prior to the current density allowances in the Development Code and under a different zoning designation. In and of itself, the proposed project density does not raise any issues from staff’s perspective, but of course issues of site planning and compatibility need to be considered and these may ultimately have a bearing on density.

<b>Comparison of Surrounding Density</b>					
<b>Name</b>	<b>Location</b>	<b>Site Acres</b>	<b># of Units</b>	<b>DU/Acre</b>	
Palm Court Apartments	West	1.18	20	17.0	
Mulberry Gardens PUD	West	0.9	12	13.3	
Triplex	North	7,500	3	17.6	
Sun Valley Cluster Homes	North	1.84	14	7.6	
Sonoma Gardens Condominiums	East	1.03	12	11.7	
Sonoma Park Condominiums	East	1.94	24	12.4	
De Smet Apartments	East	0.5	9	18.0	
<i>840 West Napa Street (Proposed)</i>	<i>NA</i>	<i>1.015</i>	<i>12</i>	<b><i>11.8</i></b>	

*Zoning Regulations (Commercial portion of property):* For two-story buildings of this height in the West Napa Street/Sonoma Highway Corridor area, the Commercial C zone requires a 25-foot front yard setback, no rear yard setback, and no side yard setback, except when abutting a residential zone (this portion of the property does not abut a residential zone). In addition, the maximum building height is 30 feet. The Commercial C zone Floor Area Ratio (FAR) is limited to 0.80 and a 70% lot coverage maximum applies. Open space requirements call for 300 square feet per unit, any combination of shared or private open space per unit. The proposed development within the Commercial portion of the property complies with applicable zoning regulations.

*Zoning Regulations (Medium Density Residential portion of property):* For two-story buildings of this height in the Northwest area, the Medium Density Residential R-M zone requires a 20-foot/streetside setback, a 20-foot rear yard setback, and a side yard setback of 5 to 7 feet with 15 feet combined. In addition, the maximum building height is 30 feet. The Medium Density Residential FAR is limited to 0.50 and a 60% lot coverage maximum applies. Open space requirements call for between 72 and 225 square feet per unit of private open space per units plus 300

square feet of common open space per unit. Development proposed on the Medium Density Residential portion of the property complies with applicable the zoning regulations.

*On-Site Parking.* For multi-family development the Development Code requires 1.5 parking spaces per unit (including one covered space), plus an additional 25% for guest parking. Accordingly, 21 spaces are required for the project, including 11 covered spaces and 10 uncovered spaces. All units in the project are provided with one-car carports and each home would have apron parking within driveways. In addition, five guest parking spaces are provided along the driveway. The carport for the existing residence will provide for a two-car carport and two apron parking spaces within the driveway Overall, the 29 proposed parking spaces exceeds the amount required by the Code.

*Internal Circulation:* A private drive would access to the development connecting with both West Napa Street and West Spain Street. A 75-foot length of the driveway adjacent to West Napa Street is proposed with a 14-foot road width, limiting it to one-way traffic, as the West Napa Street driveway would be an entrance only. The remaining portion of the driveway is proposed with a 20-foot width, allowing for two-way traffic. These widths comply with the minimum requirements of the Fire Department for emergency vehicle access. The street would be identified as a fire lane with parking prohibited, except for the designated guest parking spaces. The Fire Safety Officer has reviewed and accepted the site plan. Speed bumps are proposed along the driveway to discourage vehicles from using the private driveway as a short cut. A traffic study will be required for the project, which will in part address the following:

- Adequacy of the private drive for EVA access per current Fire Department standards, including the driveway width.
- Any safety issues and/or turning conflicts associated with the proposed one and two-way driveways.
- Adequacy of the proposed number of guest parking spaces.
- Adequacy of proposed speed bumps to control through traffic from using the private driveway as a short cut.
- Cumulative traffic impacts on West Spain Street and West Napa Street.

*Inclusionary Units:* Developments with five or more units must provide that at least 20% of the total number of units are affordable to households in the low and moderate-income categories (§19.44.020.B). Accordingly, a minimum of two units within the development must be affordable. The applicant has identified the two units adjacent to the common area (building #4, unit A and building #3, unit B) as affordable units.

*Bicycle Parking:* Bicycle parking is required in all new multi-family development subject to review and approval by the Planning Commission. The project narrative indicates that bicycle parking will be provided for by hanging bikes in carports and the site plan indicates bicycle parking in the common open space for guests.

*Use Permit:* A Use Permit is required for five or more multi-family dwellings on a Commercial or Medium Density Residential zoned property.

## Environmental Review

The proposal is a discretionary project subject to the requirements of the California Environmental Quality Act (CEQA). In accordance with CEQA, an Initial Study will be prepared by staff to identify any potential environmental impacts that could result from the project. As part of this review, a traffic impact study and cultural resource study (addressing both archaeological and built resources as there are known archaeological sites in the area) will be commissioned consistent with recommendations from Caltrans and the Northwest Information Center. A sewer capacity analysis and a Stormwater Mitigation Plan will also be necessary for this review. In addition, an acoustical analysis will be required for the unit located adjacent to West Napa Street. Finally an arborist report will be commissioned to address tree removal and replacement recommendations. The Initial Study will be reviewed by the Environmental Review Committee and will be referred to the Sonoma Valley Citizens Advisory Commission prior to consideration by the Planning Commission.

## Project Issues

*Setbacks in Relation to Adjacent Development:* Because the proposal is an infill project it must be evaluated carefully in terms of how it relates to existing development on adjoining properties, especially considering that two-story apartments are proposed. The table below summarizes the proposed setbacks to those of existing development for purposes of comparison:

Site Boundary	Adjoining Development			840 West Napa Street (Proposed)	
	Complex Name	Improvement Type	(E) Setback	(P) Setback	Improvement Type (P)
West Edge	Palm Court Planned Unit Development	2-story buildings	5' to 75'	5'	2-story apartments
				5' to 11'	1-story apartments
	Hass Warehouse	1-story warehouse	5'	6' to 24'	Existing residence and 2-story apartments
East Edge	Sonoma Gardens Condominiums	1 & 2-story buildings	38'	33'	1 and 2-story apartments
		Community pool	50'	33'	1 and 2-story apartments
	Fisch Commercial Building	1-story building	34"	33'	Existing residence and 2-story apartments

The project's relationship to the condominiums and commercial building to the east does not raise any significant concern because existing driveways help provide a substantial separation between existing and proposed development (a minimum distance of 67 feet would result and existing trees along the driveway would help provide screening). However, conditions to the west are different since some buildings within the Palm Court PUD and the adjoining warehouse are closer to the site. As illustrated in the table, setbacks proposed on this side of the project have been modified to provide for one-story units adjacent to the common open space area. In addition rear yard setbacks have been provided for the one-story units to reduce sight line conflicts.

*Guest Parking:* As noted above, the total amount of parking within the project exceeds code requirements. Regardless, at a Project Advisory Committee meeting some staff members expressed concern that parking, including common guest parking, might be insufficient as on-street parking is not available, and the Planning Commission should provide direction on this issue.

*Frontage Improvements:* Frontage improvements will be required on the West Napa Street frontage.

## **Next Steps**

The applicant is before the Planning Commission in a study session format to obtain feedback from the Commission and receive comments from the public at this time. In terms of next steps, the City will be conducting environmental review of the project (i.e., preparing an Initial Study) involving both a traffic study, and a cultural and archaeological resource evaluation. An arborist report will also be prepared, and subject to review by the City's Tree Committee. The project will also be subject to consideration by the Environmental Review Committee and Sonoma Valley Citizens Advisory Commission. Ultimately, after those steps are complete, the project would come back to the Planning Commission for consideration of the environmental review and Use Permit.

## **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 through this review.

### Attachments

1. *Vicinity Map*
2. *Project Narrative*
3. *Summary of Meetings with Neighbors*
4. *Pictures of existing residence*
5. *Picture of proposed bicycle rack*
6. *Draft Minutes from the August 8, 2013, Planning Commission Meeting*
7. *Minutes from the August 20, 2013, Design Review Commission Meeting*
8. *Site Plan*
9. *Floor Plans*
10. *Exterior Elevations*

cc: Victor Conforti, Architect  
755 Broadway  
Sonoma, CA 95476

Mike Rabbitt  
1223 35<sup>th</sup> Avenue

San Francisco, CA 94122

Berryl Brooks  
905 West Spain Street, unit T  
Sonoma, CA 95476

Maree Armstorg  
905 West Spain Street, unit N  
Sonoma, CA 95476

Jessica Schorr  
905 West Spain Street Unit #M  
Sonoma, CA 95476

Mike and Lori Hebner  
866 West Spain Street  
Sonoma, CA 95476

Anthony Hass,  
860 West Napa Street  
Sonoma, CA 95476

Robin and Kathleen McCartnery  
847 West Spain Street Apt. # 6  
Sonoma, CA 95476

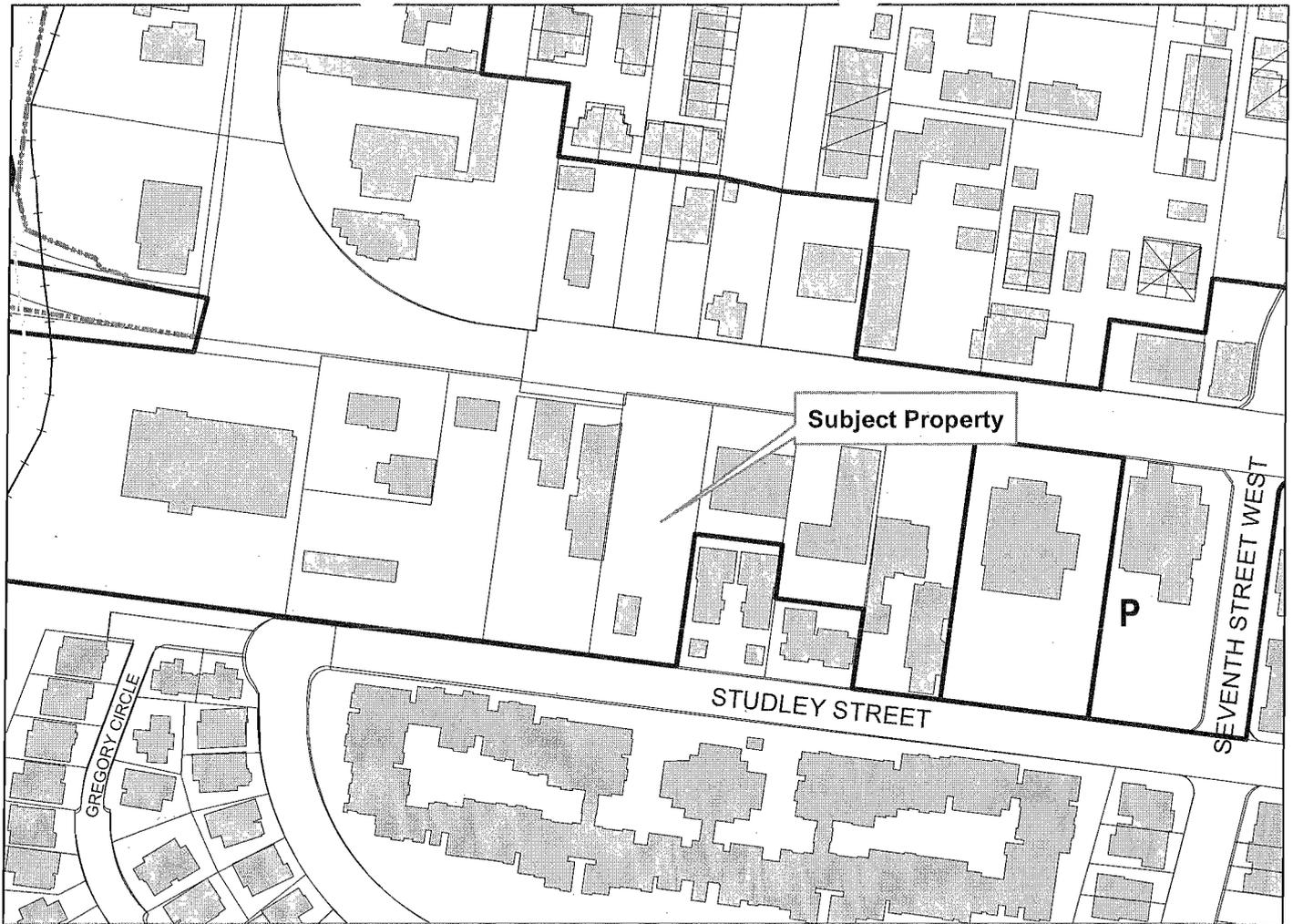
Wendy Byrd  
935 West Spain Street Unit J  
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Jeff Paggini  
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Sonoma, CA 95476

Sarah Hartnett  
847 W Spain Street Apt. #4  
Sonoma, CA 95476

aeh@sonic.net, via email

# Vicinity Map



## Project Summary

*Project Name:* Conforti Study Session--12 Unit Apartments

*Property Address:* 840 West Napa Street

*Applicant:* Victor Conforti, Architect

*Property Owner:* Michael Rabbitt

*General Plan Land Use:* Commercial/Medium Density

*Zoning - Base:* Commercial/Medium Density

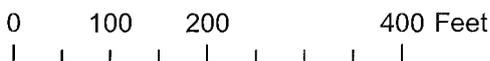
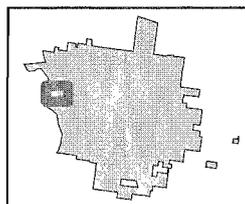
*Zoning - Overlay:* N/A

*Summary:*

Study session on a proposal to construct 12 apartments on a 1-acre site.

## Zoning Designations

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



1 inch = 200 feet

## Narrative

July 9, 2013

Rev. July 30, 2013, Rev. September 12, 2013

Residential Apartments

840 W. Napa St.

Sonoma, CA 95476

This is a proposal for a residential rental apartment development of a long narrow parcel between W. Napa St. and West Spain St. The parcel is zoned Commercial, along West Napa, and the balance is RM, residential medium density, fronting on West Spain St. The parcel has an existing home on the West Napa St. frontage, which will remain. There is a 15' dedication to the public street Highway 12 right-of-way required along the W. Napa St. frontage.

At a recent DRC meeting the commission asked that we leave the existing historic home and recommended we remodel the house, and integrate it into the project, which we have done.

This is a private residential apartment proposal and not a Planned Development, and therefore does not fall under the PD requirements. It is held under one individual's ownership and no subdivision into lots is proposed. Density, building set backs, height limits, coverage, FAR, and open space requirements are established in the Development Code, and all are well within the requirements.

The lot is too narrow to practically accommodate an Emergency Vehicle Access turn around, so a through driveway is proposed along the East side of the lot. This places the proposed driveway next to an existing driveway of the residential project to the East, where it is most compatible. Speed bumps along the driveway will control through traffic from using the private driveway as a short cut. This creates a narrow remainder on which to develop.

The apartments are planned along the West side of the private driveway, with one and two story units separated by a two car carport, and private yards between the buildings oriented to the North and South. This creates a separation between units, with no common party walls, and an outdoor yard orientation away from the neighboring Palm Court residential project to the West, to reduce sight line conflicts.

Two one-story moderate income affordable units are planned adjacent to the central common open space. Their location offers one-story elements next to the rear private yards of the adjacent Palm Court project.

Parking is provided for each new unit with a covered carport space and one apron parking space, plus a two-car carport with two-car apron parking for the existing home. Five additional guest parking spaces are provided along the driveway in protected bays of parallel parking. This provides 2-1/2 parking spaces for each new unit, well over the required number of 1.875. Bike parking space will be available inside the carports with locking racks for hanging bikes for tenants.

The typical interior units have private patio and yard areas of 470 sf each. The two-bedroom affordable units have a private yard area of 220 SF at the rear of the units. The "C" type end Units fronting on the

streets, have a private 8' wide front porch of 224 SF, exceeding the required 150 SF private open space for a two bedroom unit. The Development Code allows front porches to be placed into the front yard area. To insure privacy on the porches several design features are included: A three foot high picket fence behind the sidewalk along the frontage with a latching gate at the entrance walk; Low landscaping on both sides of the fence; A railing with closely spaced pickets along the porch. This will create a handsome private front yard area. Due to the 15' dedication, the West Napa St. unit will have an unusually large front setback to provide more space for landscaping and visual separation to the highway.

A long series of carports serving Palm Court is adjacent at the East third of the site. These provide visual open space above the carports for proposed units along this portion of the site. A second building at Palm Court has units with rear yards facing the proposed project, where the proposed project has one-story units, and the central open space is located. Where a proposed two-story unit abuts a side yard of the Palm Court project, special design considerations have been made providing a six-foot high windowsill at the second floor bedroom in this area, to reduce sight lines into the neighbor.

The unit at the highway will have required acoustic improvements to reduce sound entering the unit, such as sound proof window glazing, heavier doors, special HVAC features for summer use, and other measures as required by State code.

A central Common Open Space of 2700 SF is provided in the middle of the site to provide easy access to all residents, and to provide more open sight lines for the adjacent Palm Court units. This space also provides for a rain garden area to help with on-site retention of storm water. A mix of other techniques will be used to augment this such as an underground storm water storage system, permeable paving, and bio-swales, as determined during the drainage design.

Individual tenant trash containers will be stored in fenced areas shared by the tenants, and placed along the private driveway on trash day. Sonoma Garbage has told us that with an agreement with the owner, it is possible that they can access the site along the private driveway. They have reviewed the Site Plan and have confirmed this.

The proposed two story units are modest two bedrooms, two baths, plus powder room, with 1328 SF. The affordable units are two-bedroom one bath, with 924 SF. The project will provide much needed rental housing in Sonoma, while maintaining the pattern of development already in existence on both sides of the property.

A new apartment project offers an opportunity for rental housing that is not often available in Sonoma. Rental housing is more affordable than for-sale housing, in that the security deposit and the market rents are typically far less than a down payment, and mortgage, taxes, insurance and HOA monthly costs. To build this project within the constraints of a rental housing budget will take careful planning and cooperation of the Planning Commission to make this a reality. We look forward to your guidance and assistance.

Sincerely,

Victor Conforti - Architect

## Summary of Meetings with Neighbors

October 1, 2013

Proposed Residential Apartment Project  
840 W. Napa St.  
Sonoma, CA 95476

We mailed packages with the Narrative and Site Plans to 160 neighbors in July 2013. We received responses from Sonoma Gardens and Palm Court, the two adjacent projects to the East and West. Robin McCarthy from Sonoma Gardens requested PDF's of the plans, which we sent. Berryl Brookes from Palm Court phoned and came by the office to discuss the project and arrange a meeting with Palm Court residents.

Meetings August 1 and September 25, 2013 at Palm Court 905 W. Spain St, Sonoma, CA:

At the first Palm Court neighbor meeting August 1, 2013, prior to the first Planning Commission Study Session August 8, 2013, we discussed the layout of the proposed Site Plan and the impacts on units in Palm Court that are immediately adjacent. The residents present at the meeting live in the units in the rear half of Palm Court. There was concern over the proximity of the proposed buildings, especially the two story elements, being too close and having too much visual impact on the units and the private rear yards of nearby Palm Court residents. The proposed design at this point in time included removing the existing house. The idea of relocating the driveway from the East side to the West side, to be adjacent to Palm Court was discussed. This was predicated on getting approval from the Design Review Commission to remove the existing house, as a West driveway location would not be possible if the house was to remain. At the subsequent DRC meeting on August 20, 2013, the commission asked that we leave the existing historic home and recommended we remodel the house in its' current location, maintaining the same appearance and exterior while integrating it into the project.

At the second Palm Court meeting, September 25, 2013, the residents were disappointed that the driveway would not be relocated. However by changing two of the two-story units that were adjacent to the Palm Court private yards, to one-story units, this relieved some of the impact and concerns. A request was made to change one more unit from two-story to one-story, adjacent to the side yard of the Palm Court unit at the South West corner of the Palm Court complex. The owner is considering this request.

Also discussed was the one-way driveway at West Napa St. The residents suggested that a one-way driveway exiting onto West Napa St. would be best, because it would reduce exiting on to West Spain St., where parked cars make sight-lines difficult. Also this would meet the needs of the trash service pick-up trucks driving from West Spain to West Napa St, from North to South to pick up trash bins on the private sidewalk curb location, at the pick-up arm side of the vehicle.



840 W Napa St, Sonoma, CA 95476, USA

Call me  
COLUMBIA  
BANKSLEY  
916 440 8111  
916 440 8111  
SHEILA GIBBY



Comms. Edwards and Felder would not support this change.

Comm. Felder made a motion to approve a Use Permit to convert a single-family residence into a two-bedroom vacation rental. Comm. Edwards seconded. The motion was approved 3-1 Comm. Henevald opposes. Comm. Willers recused. (Comms. Tippell and Howarth absent).

Comm. Willers returned to the dais.

**Item #5 – Study Session** – Study session on a proposal to construct 12 apartments on a 1-acre site at 840 West Napa Street.

**Applicant/Property Owner:** Victor Conforti, Architect/ Michael Rabbitt

Associate Planner Atkins presented staff's report.

Victor Conforti, applicant/architect, explains that this rental housing infill project has certain characteristics; difficult site with narrow dimensions. The existing building has no significant historical value. Mr. Conforti met and discussed some of the issues with the neighbors on Palm Court. The Fire Department access drives the site plan and leads to the driveway extension leaving a narrow remainder. There are a series of smaller scale buildings with duplex elements. The enclosed yards are oriented to the North and South ends of the duplex units.

A demolition permit is required from the Building Department and the Design Review Commission will review the project at a later date. If approved, the applicant is amenable to reversing the driveway location. He appreciated Associate Planner Atkin's table showing the adjacent properties. The guest parking has been expanded. A single gate would be agreeable on West Napa Street. The units facing West Spain Street will have private front yards (224 sq. ft. exceeds the private open space minimum requirement) with picket fences and landscaping on both sides of the gate. Trash bins may be located within the fenced yards with recycling bins limited to curbside pick up.

Chair Roberson confirms that Sonoma Garbage will pick up the garbage along the driveway.

Comm. Henevald suggested that the intent for this housing project may be for a future condominium conversion,

The applicant says the project is designed for rental units not condominiums.

Planning Director Goodison explained the process for condominium conversions.

**Chair Roberson opened the public hearing.**

Robin and Kathleen McCartney, Sonoma Garden residents, are situated between Nicora Place and the project. They have not discussed the following concerns with the applicant: noise, traffic, proportion of structures to lot size (small and narrow). They are not opposing development on the site however they expressed reservations for the demolition of the house since it represents a "piece of Old Sonoma". Sonoma Gardens backs up between two new proposed housing projects creating the potential for negatively impacting existing residents. A major concern is the density that will increase traffic in the area at the detriment to pedestrians.

Wendy Byrd, Palm Court resident, says her primary concern is density along with safety. She also discussed "affordable housing".

Jeff Paggini, resident representing his son, is concerned about privacy, garbage, noise and aesthetics. His opinion is that the driveway fire access does not matter.

Jessica Shore, resident, does not want any changes to the bucolic setting that has been her home for many years. She is concerned about the size of the units. In her opinion, there are differences between homeowners and renters assimilating in the community. She envisions/perceives the changes proposed for the neighborhood as "negatively changing her lifestyle forever".

Sarah Hartnet, Sonoma Garden resident is concerned about an increase in area traffic. Her family rides bikes and more cars may jeopardize their safety.

Mike and Lori Hemner, resident property managers at Sun Valley (a neighboring 14 unit housing development) received a letter from the applicant but have not had an opportunity to voice their concerns until tonight's meeting. They feel that the new apartments would not be "visually pleasing" and that there is already enough density in the area. They suggest a senior housing facility may be more suitable with one level units or a smaller scale housing project. Their main objections stem from the demographics, traffic and noise.

Mary Jane, Sonoma Park resident, (24 condos), has similar concerns. She is concerned with noise and air pollution during the construction period. "Quality of life" may be compromised since there would be a demand for limited valuable resources.

Anthony Hass, adjacent property owner is surprised that there is not a denser use. His only concern is to have the driveway flipped to the other side so it would not limit his future development plans. He does not oppose the project.

Mike Rabbitt, property owner, does not intend to have condominiums in the future.

Berryl Brooks, 20 year resident, met with City staff. She feels that only eight units will be directly affected. She hopes there is a revision for either fewer units or one level to make the project more "livable". She has no issue with garbage trucks. Her opinion is that West Spain Street is "unsafe" at times.

#### **Chair Roberson closed the public hearing.**

Comm. Henevald is concerned with egress and thinks the hedge along West Spain Street (20 foot sight line) should be addressed. He is concerned for the Palm Court residents living in a "fishbowl". He proposes a right turn only lane on West Napa Street and the repositioning of the driveway.

Comm. Willers suggests that changing the driveway may cause more concerns. He has practical experiences from a similar development and is familiar with community involvement. There may be a reduction in garbage with this type of project. The neighbors are concerned about setbacks. He is not concerned with the density. The current layout has carports dimension almost 2 narrow between buildings. He feels that garbage can be solved favorably with adjacent properties and yards. It is preferred that dumpster trash be picked up more frequently.

Comm. Edwards confirms with staff that the new Valley Oaks affordable housing project is full and the demand for affordable housing has increased due to the economic climate/recession. The Housing Element requires some affordable units in new developments. The urban growth boundary dictates the perimeters for infill projects. The traffic on Spain Street is of concern and two people have written to the Traffic Safety Committee. He is of the opinion that the majority of traffic is generated from travelers through Sonoma. He envisions neighbors sharing garbage services. Comm. Edwards feels that the project is not being overbuilt since more units are allowed under the zoning/regulations.

Comm. Edwards encourages the public to continue dialogue with the City and as a Planning Commissioner is happy to be a facilitator. (Planning Commission is a "bridge" to the City.)

Comm. Felder feels the project options are limited by the constrained lots confronted with density issues. He agrees with Comm. Willers that carports and driveway access is problematic. He is also concerned with traffic, water and the impacts on the neighborhood and community at large. He is optimistic that the project has merits and will be successful.

Comm. Roberson wants more width in the driveways and feels the configuration of units to single story might mitigate some of the issues. He feels that constructive feedback is very important in the process.

Comm. Willers discusses the City's condo conversion policy that is not automatic. The owners would apply for a subdivision/tentative map that the Planning Commission reviews. The retrofitting would apply if it was determined to be better for rentals than for owner occupied units.

**Issues Update:**

1. The Valley Oaks affordable housing project received 450 applications for the 44 rental units-fully occupied
2. The City Engineer/PW Director will present a report on water issues.
3. The City Council meeting on August 19<sup>th</sup> will discuss the Planning Commission vacancy and the Hotel Ballot measure.
4. The Chateau Sonoma Hotel project was suspended in the planning department by the applicant a while ago.
5. The Sonoma County Water Agency is close to a critical water level for Lake Mendocino. The next meeting is September 1<sup>st</sup>.

**Comments from the Audience:** Wendy Byrd inquired about affordable housing. Staff says there is no longer the substantial financial subsidy offered through the City since the close of the State's Redevelopment Agencies. She suggested senior housing for the project at 840 West Napa Street. .

Comm. Edwards made a motion to adjourn. Comm. Henevald seconded. The motion was approved 5-0. (Comms. Tippell and Howarth absent)

**Adjournment:** The meeting adjourned at 8:38 p.m. to the next regular meeting scheduled for 6:30 p.m. on Thursday, September 12, 2013.

**CITY OF SONOMA  
DESIGN REVIEW COMMISSION  
REGULAR MEETING  
August 20, 2013  
Community Meeting Room, 177 First Street West**

**DRAFT MINUTES**

**CALL TO ORDER:** Chair Tippell called the meeting to order at 6:35 p.m.

**ROLL CALL: Present:** Comms. Anderson, Barnett, McDonald, Randolph, Tippell  
**Absent:** Comm. Baptista  
**Others Present:** Associate Planner Atkins

**COMMENTS FROM THE PUBLIC:** George McHale, City Historian, presented each Board member with a cultural resource study prepared by CalTrans identifying the Broadway Historic District. It also takes into account the evaluating effects of projects on the rest of Broadway.

Comm. Anderson stated that CalTrans came to League of Historic Preservation for input regarding the street lights on Broadway between MacArthur and the Plaza. He thanked Mr. McHale for the study.

**COMMENTS FROM THE COMMISSION:** None.

**APPROVAL OF MINUTES:** Comm. McDonald made a motion to approve the minutes of July 16, 2013, as submitted. Comm. Anderson seconded the motion. The motion carried unanimously.

**CORRESPONDENCE:** None.

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**ITEM #1 – DESIGN AND SIGN REVIEW:** Consideration of new awnings and new awning signs for a restaurant (Sunflower Caffé) located at 421 First Street West. Applicant: James Hahn/Sunflower Caffé.

Associate Planner Atkins explained that the applicant requested a continuance to a future meeting due to last minute discussions between the applicant and property owner.

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**ITEM #2 – DESIGN REVIEW:** Consideration of a revision to a previously approved design review proposal for a remodel and addition to a single-family home located at 298 First Street West. Applicant: Victor Conforti, Architect.

Associate Planner Atkins presented staff's report.

Comm. McDonald asked if there was a copy of the elevations and height of the garage as originally approved. Comm. Anderson asked if there was a landscape plan.

Comm. Randolph noted that this is a very handsome property and will add a lot to the space that's there. She would be inclined to approve as submitted.

Chair Tippell walked the site today and feels it will be a nice addition. The landscaping in lieu of parking is an excellent idea. She understands the addition of the garage and has no strong issue with the French doors and it makes sense as they lead out to the patio. She would move forward as submitted.

Mr. Conforti noted the owners' desire to have open communication between the kitchen/dining/patio spaces. After looking at the proportions and comparing the existing to the proposed, this does preserve the feeling of the existing vertical proportions. With landscaping, it will create a space for the south patio and help define this as a private space.

Comm. Anderson made a motion to approve the application as submitted. Comm. Randolph seconded the motion. The motion carried 4-1, McDonald dissenting.

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**ITEM #3 – DEMOLITION REVIEW:** Consideration of a Demolition Permit to demolish the single-family residence and detached accessory structure located at 840 West Napa Street. Applicant: Victor Conforti, Architect.

Associate Planner Atkins presented staff's report.

Comm. Anderson noticed that the last paragraph of the staff reported stated that "no demo could occur until a building permit for the new project has been obtained." Associate Planner Atkins stated that while she is not aware of an ordinance that states that, the Commission could make that a condition of approval.

**Chair Tippell opened the public hearing.**

Victor Conforti, project architect, was present to discuss the application. Arthur Dawson of Baseline Consulting performed the historic survey of the house. The house was originally four rooms and has been added to and modified over the years. The front porch is an addition, as is the added room on the porch at the front of the house. There is a bedroom addition on the west side. On the north side, the kitchen has been extended and the enclosed porch acts as a back entrance to the house. There is a 15-foot dedication to expand the highway right-of-way. Some effort was made to try and find a reference to this structure in the inventory the League for Historic Preservation prepared in the late 1970's, but there was only a short sentence referring to the house.

Mr. Dawson did extensive research on the property and tried to gain access to the League's files. He noted that the League has minimal records and it was determined that this is not a historically significant property.

Comm. Randolph noted that any demolition is serious. She read the reports. She is curious about what's going to happen to the space. Mr. Conforti related that the proposal for a multi-family residential project on this site had been recently presented to the Planning Commission as a study session.

Comm. Barnett watched the broadcast of the Planning Commission meeting regarding this study session and heard quite a few neighbors expressing concern about the density of the project. This structure is a part of old Sonoma. He asked whether the applicant had considered retaining the house. Mr. Conforti stated the owner had discussed it with him. Mike Rabbitt, property owner, stated he had initially wanted to keep the house and is not opposed to doing so. He has not investigated the cost of moving the house, and its current location is too close to the street.

Comm. McDonald asked about the location of the CalTrans public right-of-way. He asked Mr. Conforti how many living units are proposed (12). He suggested using some of the unique features of the existing residence for the new project. While he is not opposed to the demolition, he would encourage his fellow Commissioners to do what was done in the past and have the applicant save or incorporate the existing structure in the future design.

Comm. Randolph commended Comm. McDonald on his open-mindedness about this application and expressed concern over the possible demolition when creative solutions are available.

Comm. Barnett echoed Comm. Randolph's comments. A demolition is a very final solution, and he is not convinced that this structure needs to be demolished. He is glad the owner and architect are open to pursuing other options. This may go a long way in appeasing the neighbors. He would strongly encourage the applicant to try and save the structure and would support a continuance of the item.

Comm. McDonald noted that the Design Review Commission will ultimately have to make the decision as to whether this building is worthy of protection. The property owner has an economic decision to make. He asked the applicant if he would like to continue the item; Mr. Conforti replied in the affirmative.

Comm. Anderson agreed with the sentiments of his fellow Commissioners. He is not totally opposed to the demolition, although it does have the influence of the Sonoma cottage character and he would encourage the applicant to look at it from that perspective. He believes a continuation would be appropriate.

**Chair Tippell closed the public hearing.**

Comm. McDonald made a motion to continue this item to a date to be determined to allow the applicant and owner time to assess the feasibility of preserving the existing structure and possibly incorporating it into the proposed development. Comm. Barnett seconded the motion. The motion carried unanimously.

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**ISSUES UPDATE:** None.

**COMMENTS FROM THE COMMISSION:** None.

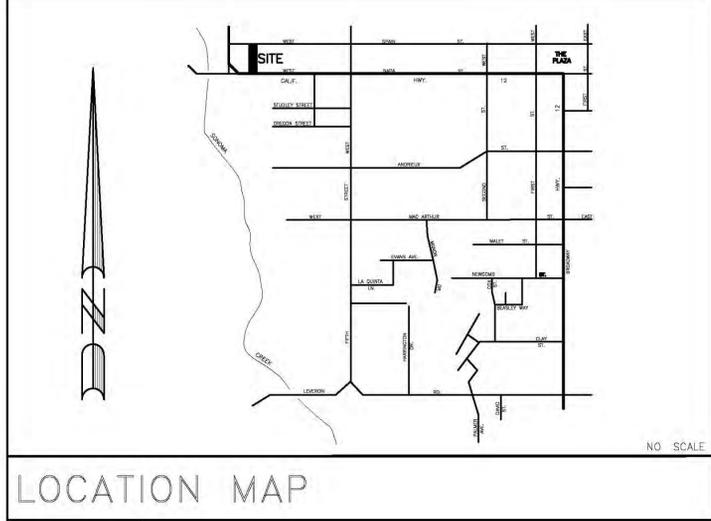
**COMMENTS FROM THE AUDIENCE:** None.

The meeting adjourned at 7:50 p.m. to the regular meeting scheduled for Tuesday, September 17, 2013.

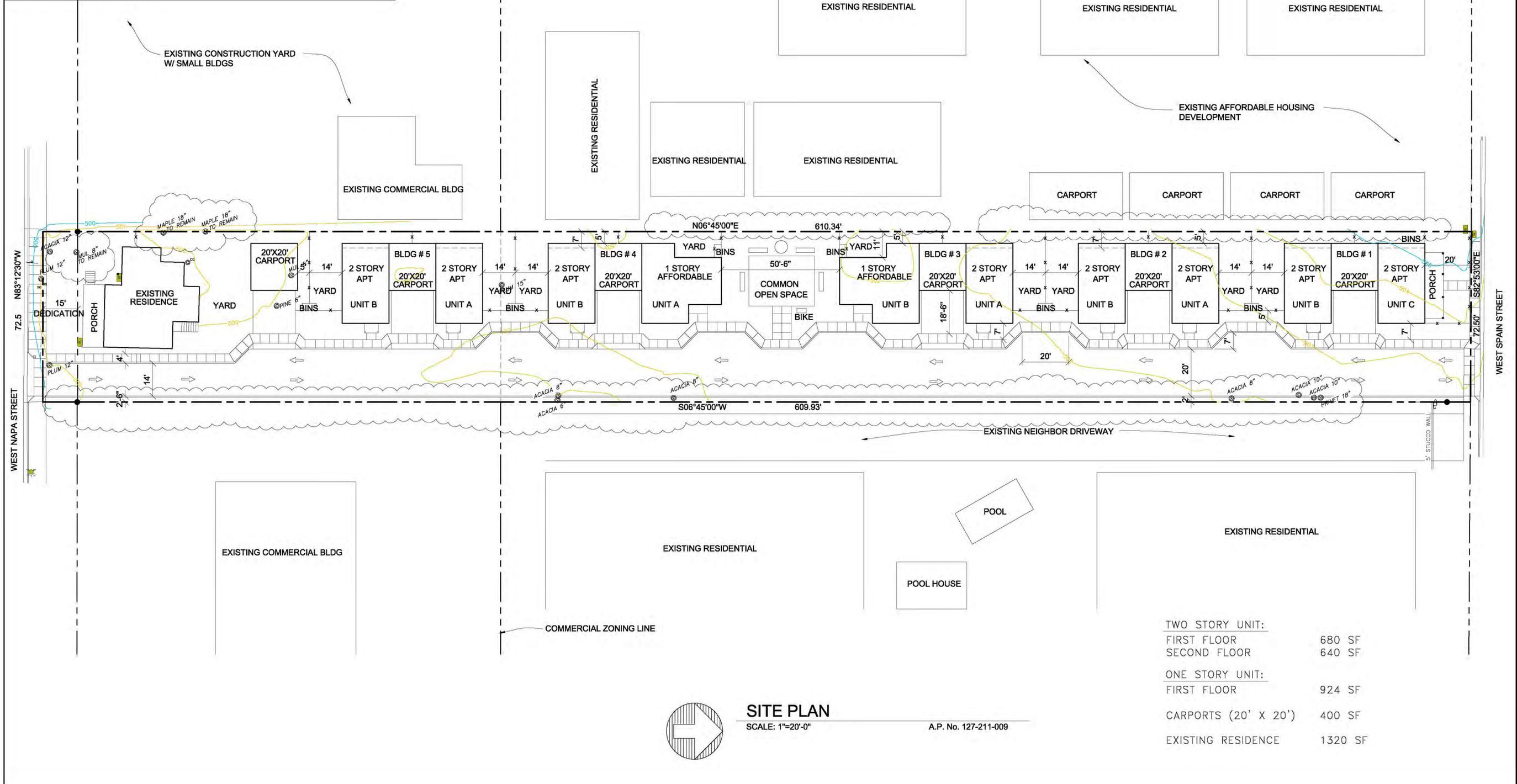
I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Design Review Commission on the        day of        2013.

---

Robin Evans, Administrative Assistant



LOCATION MAP



ZONING: RESIDENTIAL R-M

COMMERCIAL SITE AREA: 14,174 SF (0.325 ACRES X 20 UNITS/ACRE = 6.5 UNITS)

RESIDENTIAL SITE AREA: 30,038 SF (0.690 ACRES X 11 UNITS/ACRE = 7.6 UNITS)

TOTAL LOT SIZE: 44,212 SF TOTAL ALLOWED = 14 UNITS  
 TOTAL ACREAGE: 1.015 ACRES TOTAL PROPOSED = 10 UNITS  
 EXISTING = 1 UNIT

PROPOSED BUILDING FOOTPRINT (E) RESIDENCE 1320 + 400 SF CARPORT = 1,720 SF  
 COVERAGE = 0.25 1760 SF X 3 BDLGS = 5,280 SF  
 2004 SF X 2 BDLGS = 4,008 SF  
 TOTAL SF = 11,008 SF

TOTAL BLDG AREA = (E) RESIDENCE = 1,320 SF  
 1320 X 8 TWO STORY UNITS = 10,560 SF  
 924 X 2 ONE STORY UNITS = 1,848 SF  
 400 X 6 CARPORTS = 2,400 SF  
 TOTAL: 16,128 SF TOTAL F.A.R. = 0.36

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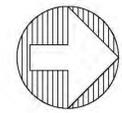
**SITE PLAN**



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**MULTI FAMILY APARTMENTS**  
 840 WEST NAPA STREET  
 SONOMA CALIFORNIA 95476

Date 9-25-2013  
 Scale AS NOTED  
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 Of Sheets

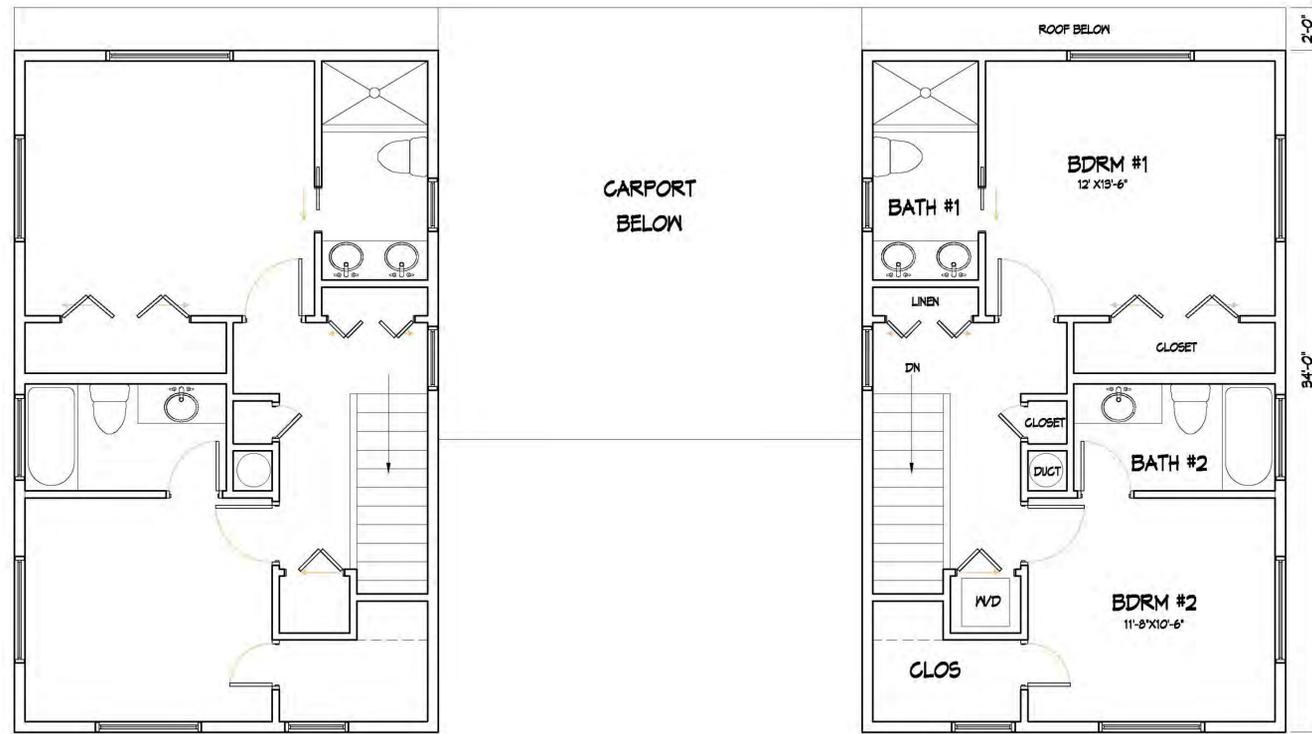


**SITE PLAN**

SCALE: 1"=20'-0"

A.P. No. 127-211-009

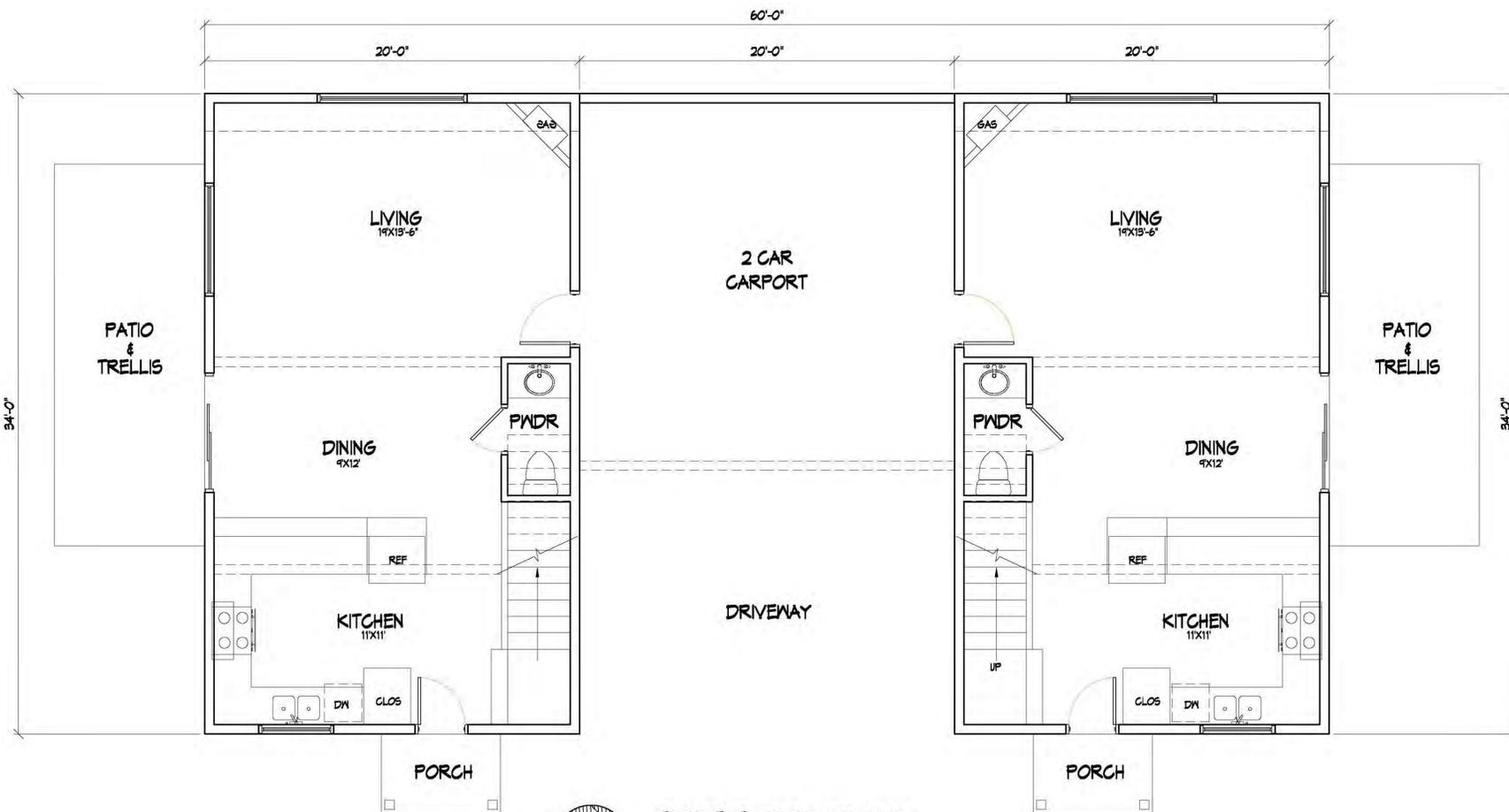
TWO STORY UNIT:	
FIRST FLOOR	680 SF
SECOND FLOOR	640 SF
ONE STORY UNIT:	
FIRST FLOOR	924 SF
CARPORTS (20' X 20')	400 SF
EXISTING RESIDENCE	1320 SF



**SECOND FLOOR PLANS**

648 SF

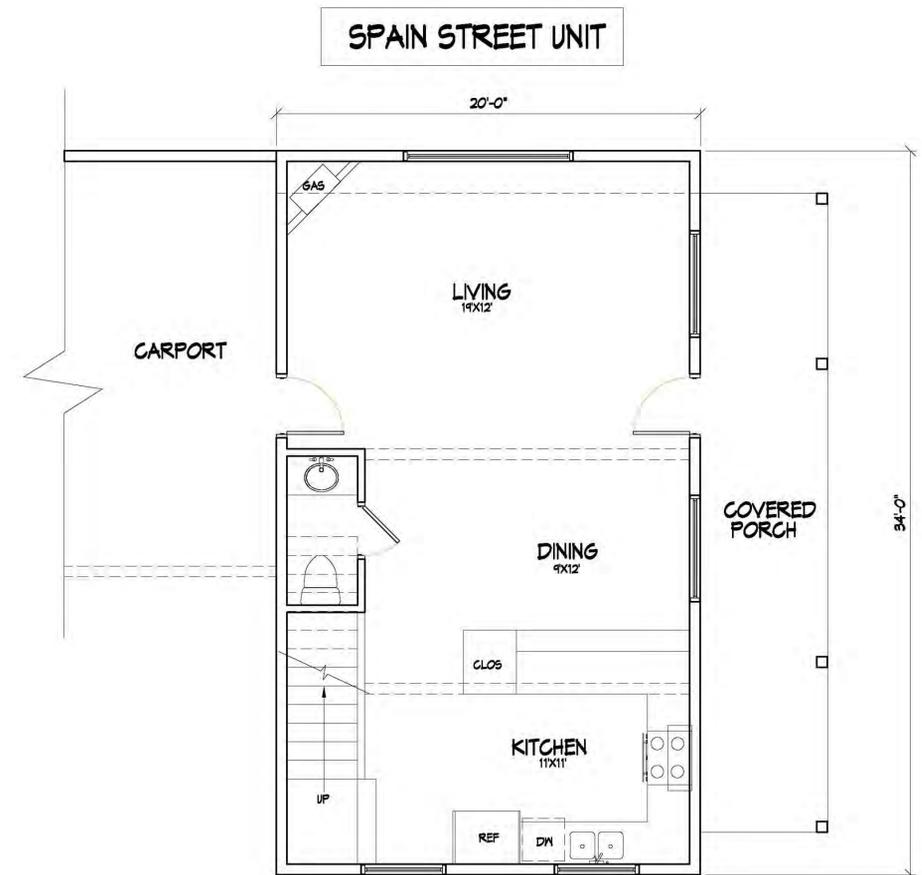
1/4" = 1'-0"



**FIRST FLOOR PLANS**

680 SF

1/4" = 1'-0"



**FIRST FLOOR PLAN**

680 SF

1/4" = 1'-0"

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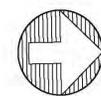
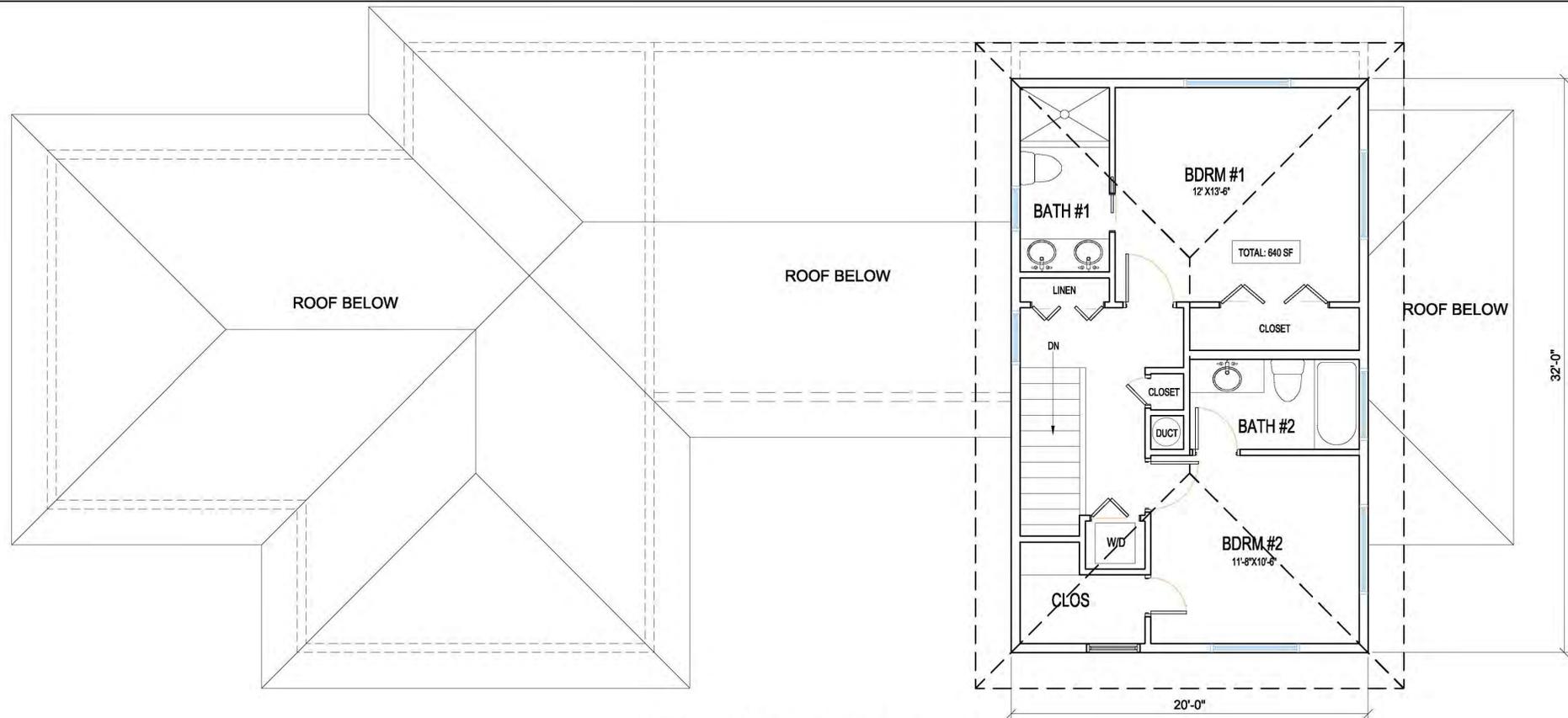
**TYPICAL FLOOR PLANS**



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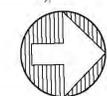
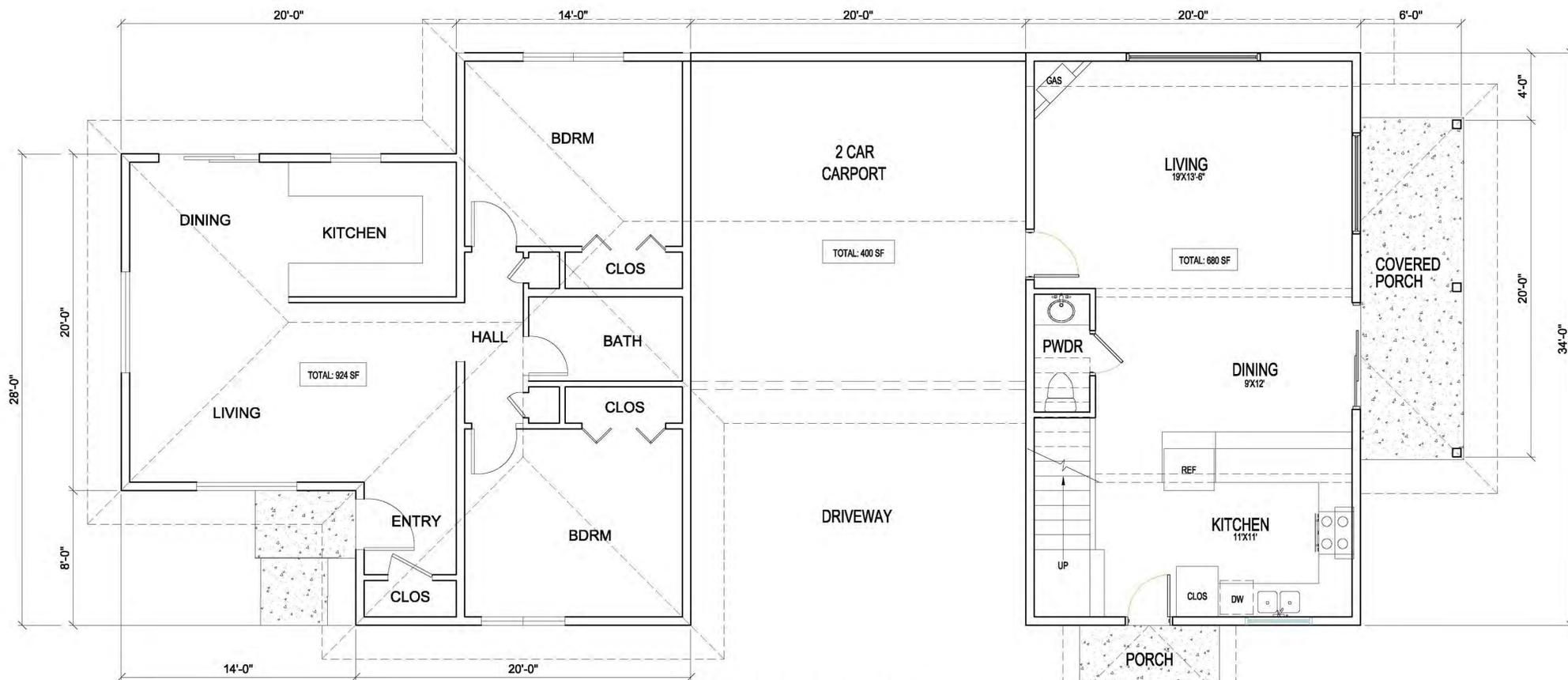
**MULTI-FAMILY APARTMENTS**  
 840 WEST NAPA STREET  
 SONOMA CALIFORNIA 95476

Date: 10-3-2013  
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 Of: Sheets



SECOND FLOOR PLANS

1/4" = 1'-0"



FIRST FLOOR PLANS

1/4" = 1'-0"

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**BLDG #3 & #4 FLOOR PLANS**



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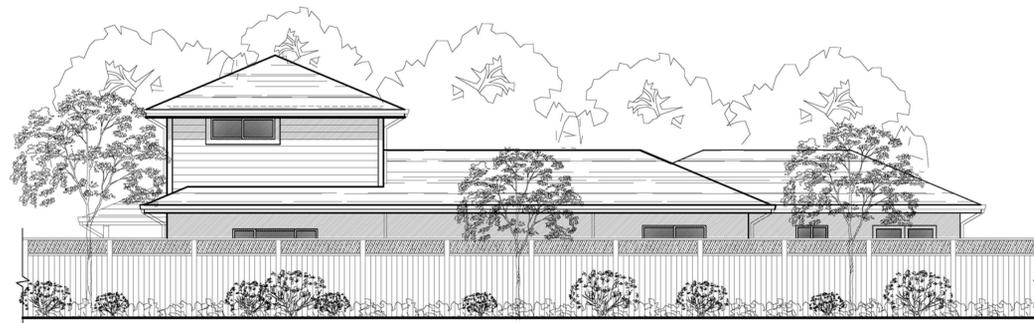
**SOUTH ELEVATION**

1/8" = 1'-0"



**FRONT EAST ELEVATION**

1/8" = 1'-0"



**REAR WEST ELEVATION**

1/8" = 1'-0"



**NORTH SIDE YARD ELEVATION**

1/8" = 1'-0"

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**BLDG #3 & #4  
 ELEVATIONS**



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Date: 10-3-2013  
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**SOUTH SIDE YARD ELEVATION**

1/8" = 1'-0"



**FRONT EAST ELEVATION**

1/8" = 1'-0"



**REAR WEST ELEVATION**

1/8" = 1'-0"



**NORTH SIDE YARD ELEVATION**

1/8" = 1'-0"

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**TYPICAL  
 EXTERIOR  
 ELEVATIONS**



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Date **10-3-2013**  
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