City of Sonoma Planning Commission
AGENDA

Regular Meeting of June 12, 2014 -- 6:30 PM
Community Meeting Room, 177 First Street West
Sonoma, CA 95476

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

CALL TO ORDER – Chair, Mathew Tippell

Commissioners: Gary Edwards
Robert Felder
Mark Heneveld
Matt Howarth
Chip Roberson
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 meeting of May 8, 2014.

CORRESPONDENCE

ITEM #1 – PUBLIC HEARING

REQUEST:
Consideration of a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery on Friday, August 1, 2014.

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

Staff: Rob Gjestland

Project Location:
389 Fourth Street East

General Plan Designation:
Wine Production (WP)

Zoning:
Planning Area: Northeast Area

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

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:
Categorically Exempt

ITEM #2 – PUBLIC HEARING

REQUEST:
Consideration of an Exception from the fence height standards to construct a section of 10-foot tall replacement fencing along the side (west) boundary of a residential property.

Applicant/Property Owner:
Michael Larbre/Michael & Rita Larbre

Staff: Rob Gjestland

Project Location:
222 West Spain Street

General Plan Designation:
Low Density Residential (LR)

Zoning:
Planning Area: Vallejo District

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

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:
Categorically Exempt

ITEM #3 – PUBLIC HEARING **REQUEST:** Consideration of a Use Permit allowing conversion of a mixed-use building into two vacation rentals as an adaptive reuse of an historic structure. **Applicant/Property Owner:** Leonard Tillem/Leonard Tillem & Laura Olsen **Staff:** Rob Gjestland	**Project Location:** 162-166 West Spain Street **General Plan Designation:** Medium Density Residential (MR) **Zoning:** **Planning Area:** Downtown District **Base:** Medium Density Residential (R-M) **Overlay:** Historic (/H)	**RECOMMENDED ACTION:** Commission discretion. **CEQA Status:** Categorically Exempt
ITEM 4 – STUDY SESSION **REQUEST:** Study session on a proposal to construct a 7-unit Planned Development on a 0.86-acre site. **Applicant/Property Owner:** Caymus Capital Staff: David Goodison	**Project Location:** 800 West Spain Street **General Plan Designation:** Medium Density Residential (MR) **Zoning:** **Planning Area:** Northwest Area **Base:** Medium Density Residential (R-M) **Overlay:** None	**RECOMMENDED ACTION:** Provide direction to applicant.

ISSUES UPDATE
COMMENTS FROM THE COMMISSION
COMMENTS FROM THE AUDIENCE
ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on June 6, 2014.

CRISTINA MORRIS, ADMINISTRATIVE ASSISTANT

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

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

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

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

City of Sonoma Planning Commission **STAFF REPORT**	Agenda Item #1 Meeting Date: 06/12/14

Agenda Item Title: Application for a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery on Friday, August 1, 2014.

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

Site Address/Location: 389 Fourth Street East

Staff Contact: Rob Gjestland, Senior Planner
Staff Report Prepared: 06/05/14

PROJECT SUMMARY

Description: Application of the Sonoma Valley Certified Farmers Market for a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery at 389 Fourth Street East on Friday, August 1, 2014.

General Plan Designation: Wine Production (WP)

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

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

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

Environmental Review:

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

Staff Recommendation: Approve subject to conditions.

PROJECT ANALYSIS

DETAILED PROJECT DESCRIPTION

The Sonoma Valley Certified Farmers Market is requesting approval of a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery. The event would take place in the grass park area located toward Lovall Valley Road on Friday, August 1, 2014, between 4:30 p.m. to 8 p.m. (including set-up and breakdown time). The races themselves would occur from 6:15 p.m. to 6:45 p.m. No microphones or music are proposed as part of the event and the race track would be positioned so spectators face the winery to minimize noise impacts on the nearby residential neighborhood. It is anticipated that up to 100 people could attend the event, which would occur concurrently with the Friday Night Music Series held inside the tasting room.

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

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

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

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

On-Site Parking: Parking for the zucchini car races would be accommodated by the winery's main parking lot, which has over 190 parking spaces. Given the significant amount of off-street parking available at the winery, it is staff's view that the proposal does not raise any parking adequacy issues.

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

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

1. That the establishment, maintenance or operation of the temporary use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use; and

2. The temporary use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

3. The temporary use does not involve the construction of new permanent structures for which a building permit is required.

Because the winery has not elected to apply for an annual calendar of special events, individual outdoor events (excluding weddings), such as the zucchini races, are now forwarded to the Planning Commission for review on a case-by-case basis in order to allow public notice and comment from neighboring residents. In this instance, it appears the findings for a temporary use permit can be made in that the zucchini car races are an annual community event with the majority of activity – the races themselves –

occurring within a half-hour between 6:15 and 6:45pm. That being said, in review of the permit the Planning Commission can take into consideration the frequency of special events at the winery and the winery's responsiveness to neighbor concerns that have arisen from previous events.

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

ENVIRONMENTAL REVIEW **(☐Not Applicable to this Project)**
Pursuant to Section of 15301 of the State CEQA Guidelines, the leasing or minor alteration of existing private structures and facilities is Categorically Exempt from the provisions of CEQA (Class 1 – Existing Facilities).

DISCUSSION OF PROJECT ISSUES
The primary issue to be considered in the review of the event is compatibility with neighboring residential uses in terms of noise. Given the limited hours of the event (4:30 p.m. to 8 p.m. with races occurring from 6:15p.m. to 6:45p.m.) and that music, microphones and/or amplification are not proposed it is staff's view that the event would not significantly impact residential neighbors.

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

Attachments
1. *Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project narrative*
5. *Site plans*

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

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

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

Bret Sackett, Police Chief

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Temporary Use Permit for 2014 Zucchini Car Races
389 Fourth Street East

June 12, 2014

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

Temporary Use Permit Findings

1. That the establishment, maintenance or operation of the temporary use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use; and

2. The temporary use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

3. The temporary use does not involve the construction of new permanent structures for which a building permit is required.

DRAFT

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Temporary Use Permit for 2014 Zucchini Car Races
389 Fourth Street East

June 12, 2014

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

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

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

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

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

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

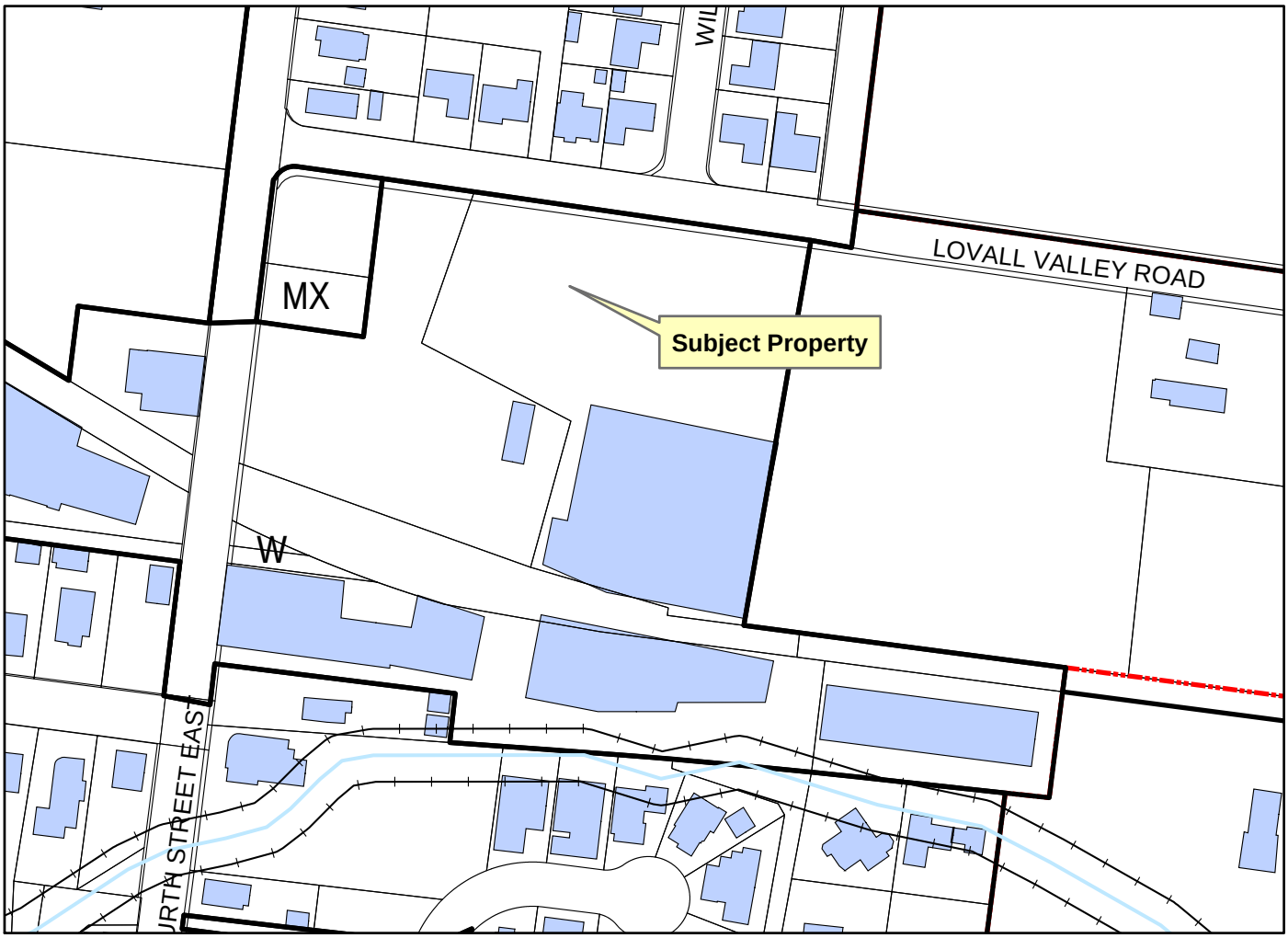
4. No other outdoor activities, including food service, the performance of live music or the playing of pre-recorded music are authorized under this permit.

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

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

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

Vicinity Map



Project Summary

Project Name:	Zucchini Car Race Event
Property Address:	222 West Spain Street
Applicant:	SVCFM
Property Owner:	Foley Family Wines, Inc.
General Plan Land Use:	Wine Production
Zoning - Base:	Wine Production
Zoning - Overlay:	Historic
Summary:	

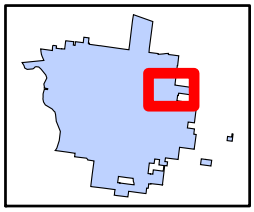
Consideration of a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery on Friday, August 1, 2014.

0 100 200 400 Feet

1 inch = 200 feet

Zoning Designations

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



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Date: May 1, 2014

RECEIVED
MAY 07 2014
CITY OF SONOMA

To:_____

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

Here is what we are proposing for the 25th annual Zucchini Car Races on Friday, August 1st, 2014 at Arbor Park at Sebastiani Winery.

1. What we are proposing: We are proposing a Zucchini Car race. We will set up the race track on the grass. Children and adults enter wheeled and decorated zucchini's.

2. How many people might come? Because we are adjacent to the Friday night activities at Sebastiani Winery, we might have 100 people drifting in and out. Most will be spectators. Perhaps we will have 30 entries.

3. Noise factor: The only noise we will generate will be occasional clapping and cheering. There will be no music or microphone. The clapping and cheering will last no more than 30 minutes.

4. Hours: Setup starts at 4:30 pm. Racing from 6:15 to 6:45pm. We will breakdown the track, put away tables and clean up. We should be finished by 8:00 pm.

5. How many working? + -15 volunteers.

6. How would we be impacting the neighbors? Minimally! We have no music and no microphone.

7. The site plan is attached.

8. SVCFM is fully insured. The proof of insurance documents will be available in July, 2014.

Google

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

= zucchini race track

spectators

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

There will be no music or microphones

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

City of Sonoma Planning Commission **STAFF REPORT**	Agenda Item #2 Meeting Date: 6-12-14

Agenda Item Title: Application for an Exception to the fence height standards to construct a section of 10-foot tall replacement fencing along the side (west) property line of a residential property.

Applicant/Owner: Michael Larbre/Michael and Rita Larbre

Site Address/Location: 222 West Spain Street

Staff Contact: Rob Gjestland, Senior Planner
Staff Report Prepared: 5/30/14

PROJECT SUMMARY

Description: Application of Michael Larbre for an Exception to the fence height standards to construct a section of 10-foot tall replacement fencing along the side (west) boundary of the property located at 222 West Spain Street.

General Plan Designation: Low Density Residential (LR)

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

Site Characteristics: The subject property is a ±10,890-square foot parcel located on the north side of West Spain Street adjacent to the First Congregational Church of Sonoma. The property is currently developed with a duplex toward West Spain Street with a single-family home behind.

Surrounding Land Use/Zoning:
North: Vallejo Home State Park/Park
South: Residence and duplexes (opposite West Spain St.)/Medium Density Residential
East: Vallejo Home State Park/Park
West: First Congregational Church of Sonoma/Low Density Residential

Environmental Review:

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

Staff Recommendation: Approve subject to conditions.

PROJECT ANALYSIS

BACKGROUND

In 1987, the previous owner gained approval from the Planning Commission for a fence height exception allowing 10-foot tall fencing along the sides and rear of the subject property. The approved fencing consisted of 8 feet of solid vertical boards plus a cantilevered top element bringing the total height of the fence to 10 feet. Over time, the majority of this previously approved fencing has been modified or replaced in compliance with the current fence height limitations (this includes 6' and 7'-tall sections of solid fencing on the east and west property lines and 5.5'-tall open wire fencing along the rear property line). Prompted by wind damage incurred earlier this year, the current property owner is requesting approval to replace the remaining portion of overheight fencing on the west property line with new fencing of a similar height but different design.

DETAILED PROJECT DESCRIPTION

The applicant will be installing new fencing on the east and west sides of the subject property and is requesting approval of a fence height exception to replace an existing section of 10-foot tall fencing on the west property boundary side where adjoining the First Congregational Church of Sonoma. Similar to existing, the section of 10-foot tall replacement fencing would have a length of 85 feet beginning 65 feet back from the front property line and terminating at the northwest corner of the property. In contrast to the existing 10-foot tall fencing, which has a cantilevered top element, the proposed redwood fencing would be entirely vertical, consisting of 8.5 feet of solid material with an additional 1.5 feet of lattice above. This section of taller fencing is intended to provide privacy and buffering from noise and activity generated in the adjacent driveway and parking lot area by the thrift shop, pre-school, church services, events and functions that operate/occur on the adjoining property. Other replacement fencing planned for the east and west property boundaries would comply with the fence height limitations and have a consistent design/appearance. The applicant has indicated that a natural redwood stain or a darker green stain would be used to complement the new green exterior paint color of the residence. Further details can be found in the attached application submittal.

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

The property is designated Low Density Residential by the General Plan, which permits single-family homes and related accessory structures. The proposal does not raise any issues in terms of consistency with the goals and policies of the *City of Sonoma 2020 General Plan*.

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

Fence Height Requirements: Under the Development Code, fencing along side or rear property lines is limited to a maximum height of seven feet of solid material plus one additional foot of open material unless the Planning Commission approves an Exception from the fence height standards. In order to approve an Exception, the Planning Commission must make the following findings:

1. *The fence will be compatible with the design, appearance, and physical characteristics of the site and other existing structures in the surrounding neighborhood;*

   The more refined design of the replacement fencing would improve upon what exists, replacing the solid cantilevered section with a trellis and employing a natural/neutral stain to complement the new house color, in contrast to the rust color of the existing fencing. Although the proposed section of overheight is taller than fencing elsewhere in the neighborhood, it replaces fencing of a similar height at the same location and the condition along the west side of the property where adjacent to the church is unique, which provides a basis for an exception to the normal height

standards. In addition, the replacement fence would not be obtrusive when viewed from West Spain Street, as it is set back 65 feet from the sidewalk.

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

   Similar to existing conditions, the section of overheight fencing would be appropriately located along a portion of the west property line to provide buffering and privacy from noise and activity generated by the adjoining church, thrift shop, and pre-school. The proposed section of overheight fencing would replace existing fencing of the same height at the same location and would feature a significant setback from West Spain Street (65').

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

   As noted above the overheight fencing would be compatible with the new house color and have a more open design than existing fencing at this location, which could otherwise be maintained/repaired in perpetuity. In addition, the overheight fencing adjoins a driveway and parking lot and would be setback significantly from West Spain Street (65'), minimizing views from the public right of way.

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

   Due to its height over eight feet, a building permit will be required to ensure that the fence is constructed appropriately.

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

ENVIRONMENTAL REVIEW **(☐Not Applicable to this Project)**
Pursuant to Section of 15303 of the State CEQA Guidelines, the construction of an accessory structure, including a fence, is Categorically Exempt from the provisions of CEQA (Class 3 – New Construction or Conversion of Small Structures).

DISCUSSION OF PROJECT ISSUES
As noted above, the proposed section of overheight fencing replaces fencing of a similar height at the same location with a more attractive and less imposing design. The section of overheight fencing would be setback significantly from West Spain Street and the condition along the west side of the property where adjacent to the church is unique and justifies an exception from the normal height standards.

RECOMMENDATION
Staff recommends approval of the fence height exception subject to the attached conditions.

Attachments
1. *Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Vicinity Map*
4. *Project Narrative, Photos, Site Plan & Fence Detail*

cc: Mike Larbre
222 West Spain Street
Sonoma, CA 95476

City of Sonoma Planning Commission

FINDINGS OF PROJECT APPROVAL

Larbre Fence Height Exception – 222 West Spain Street

June 12, 2014

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

Findings for an Exception to the Fence Height Standards

1. The fence will be compatible with the design, appearance, and physical characteristics of the site ands other existing structures in the surrounding neighborhood;

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

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

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

DRAFT

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Larbre Fence Height Exception – 222 West Spain Street

June 12, 2014

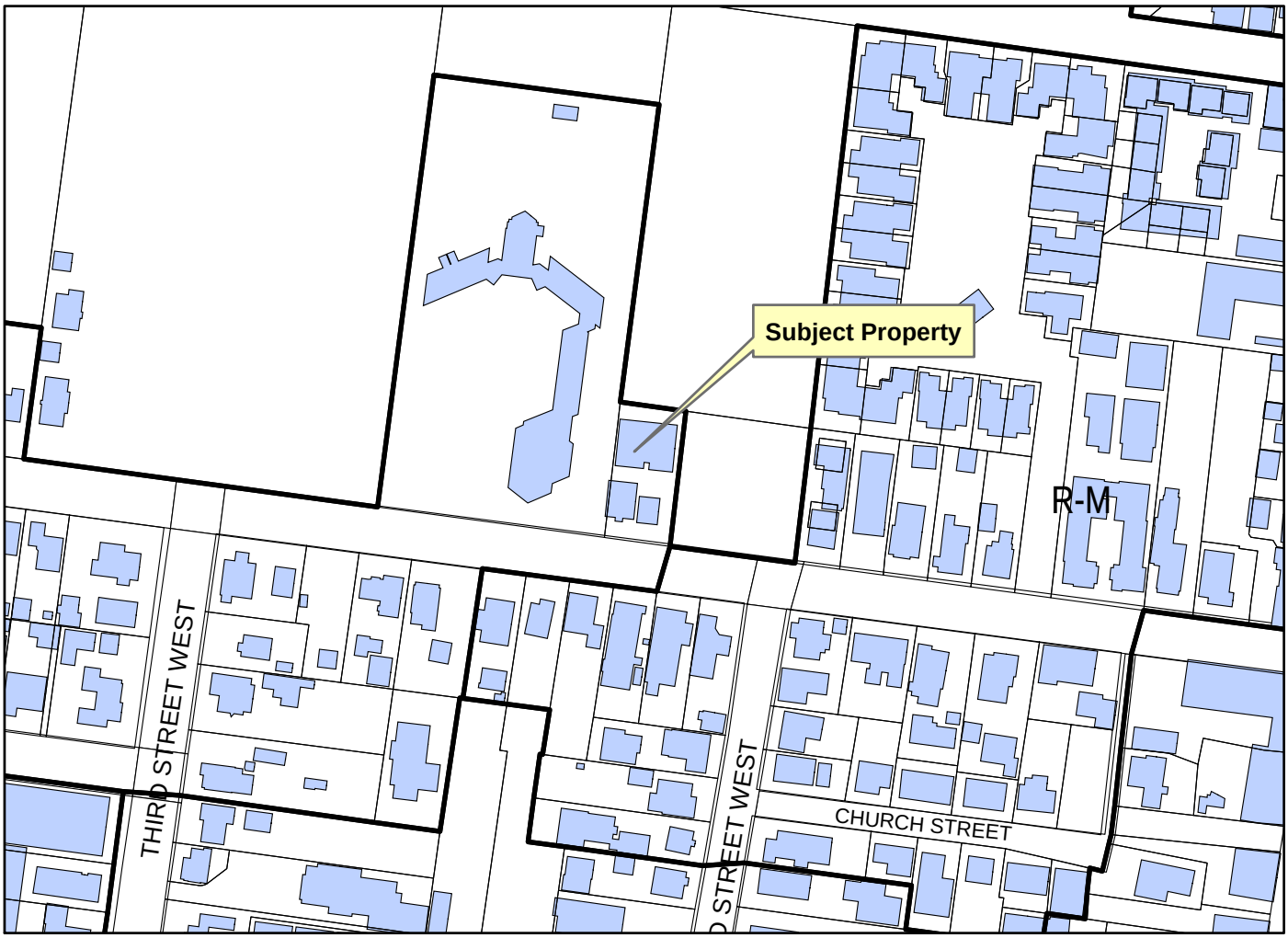
1. The section of overheight replacement fencing shall be constructed in conformance with the project narrative, and approved site plan and fence elevation detail.

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

2. All Building Department and Building Code requirements shall be met. A building permit shall be required for the section of overheight fencing.

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

Vicinity Map



Project Summary

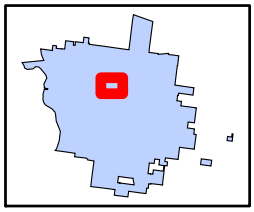
Project Name:	Larbre Fence Exception
Property Address:	222 West Spain Street
Applicant:	Michael Larbre
Property Owner:	Michael & Rita Larbre
General Plan Land Use:	Low Density Residential
Zoning - Base:	Low Density Residential
Zoning - Overlay:	Historic
Summary:	
Consideration of an Exception to the fence height standards to construct a section of 10-foot tall replacement fencing along the side (west) property line of a residential property	

0 100 200 400 Feet

1 inch = 200 feet

Zoning Designations

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



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Project Narrative: Variance for height of fence.

Replace existing west side property boundary fence at 222 West Spain St (AP 018-151-005). The existing fence is ten feet tall and a variance was granted in 1987 for the ten foot height. Current proposal is to keep the same height but to change the design to soften the look, (please see attached photo). The current fence design has a cantilevered upper portion effect that is imposing and is to be eliminated (please see attached photo). The only impact this variance has is on the property directly to the west of 222 W Spain, as it is a Church and this fence is the buffer from their parking lot and driveway where on a daily and nightly basis normal commercial and social type activity occurs. In staying with the current fence height it will continue to provide privacy and a noise buffer from the activity occurring there while sitting in the living room of the home and looking out the windows or sitting in the front and rear yards. A site plan has been submitted.

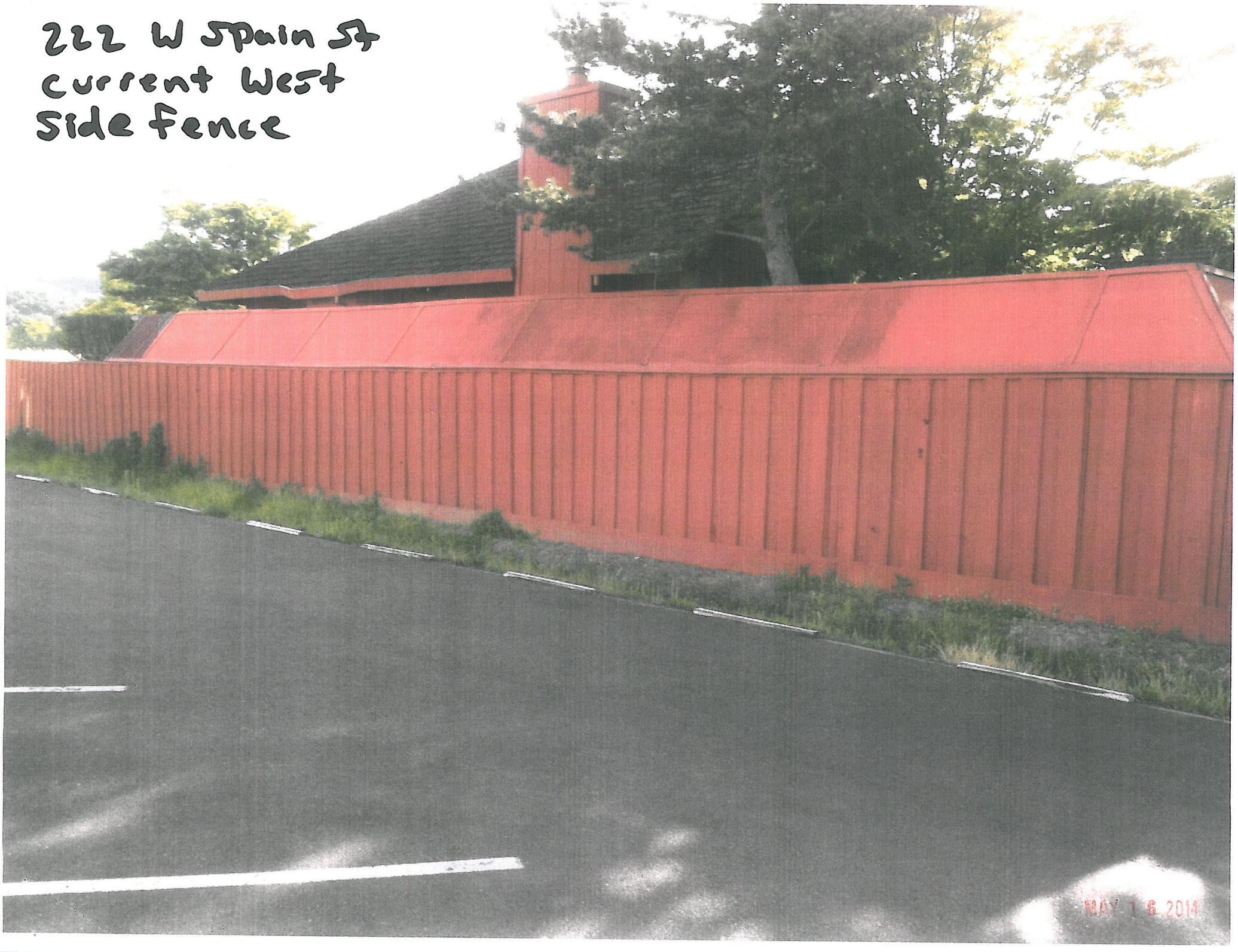
Please call me if you have any questions 888-5496 or 996-3365

Thank you

Mike Larbre

Mike Larbre

222 W Spain St
current West
Side fence



Example of new design.

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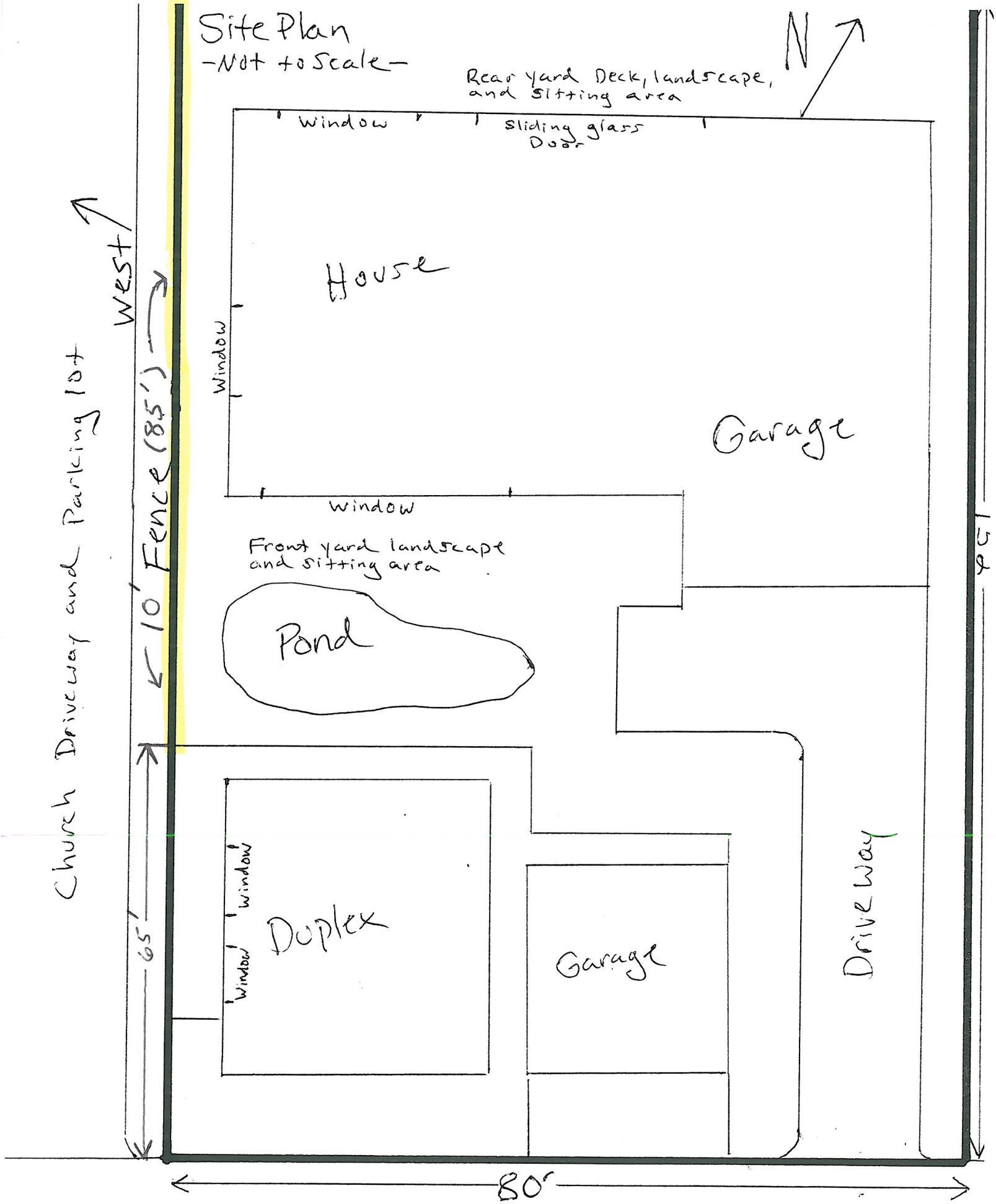
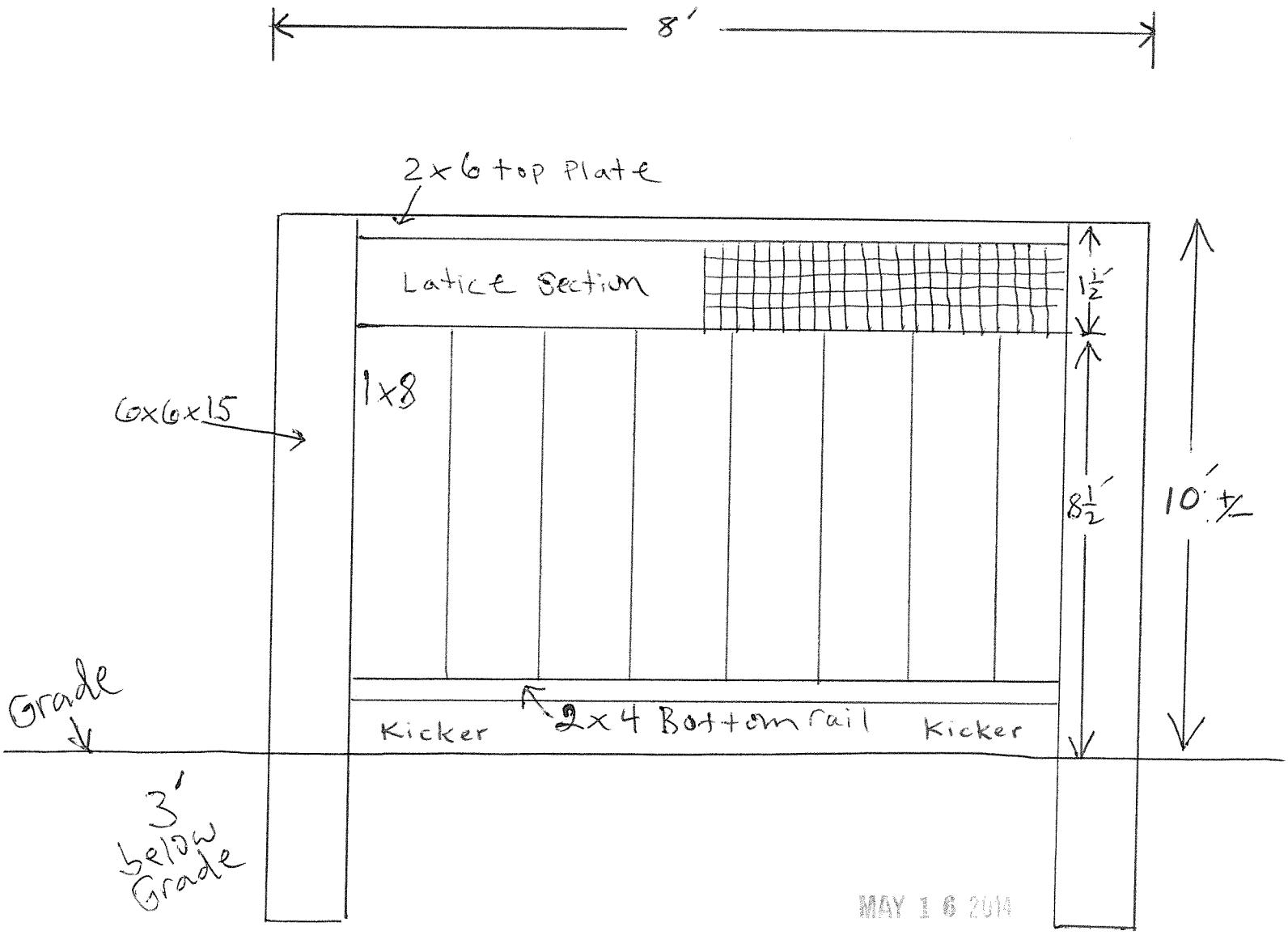


222 West Spain St. AP 018-151-005

MAY 16 2014

Notes:

1. All lumber to include Redwood and Pressure treated material of 6x6 posts, 2x4 and 2x6 rails, 1x8 fence boards, and lattice.
2. Height of replacement fence to be the same as existing fence(s) approximately 10 feet.
3. Post holes to be 3 feet below grade.
4. Detail is of a 8 foot wide section of fence, not to scale.

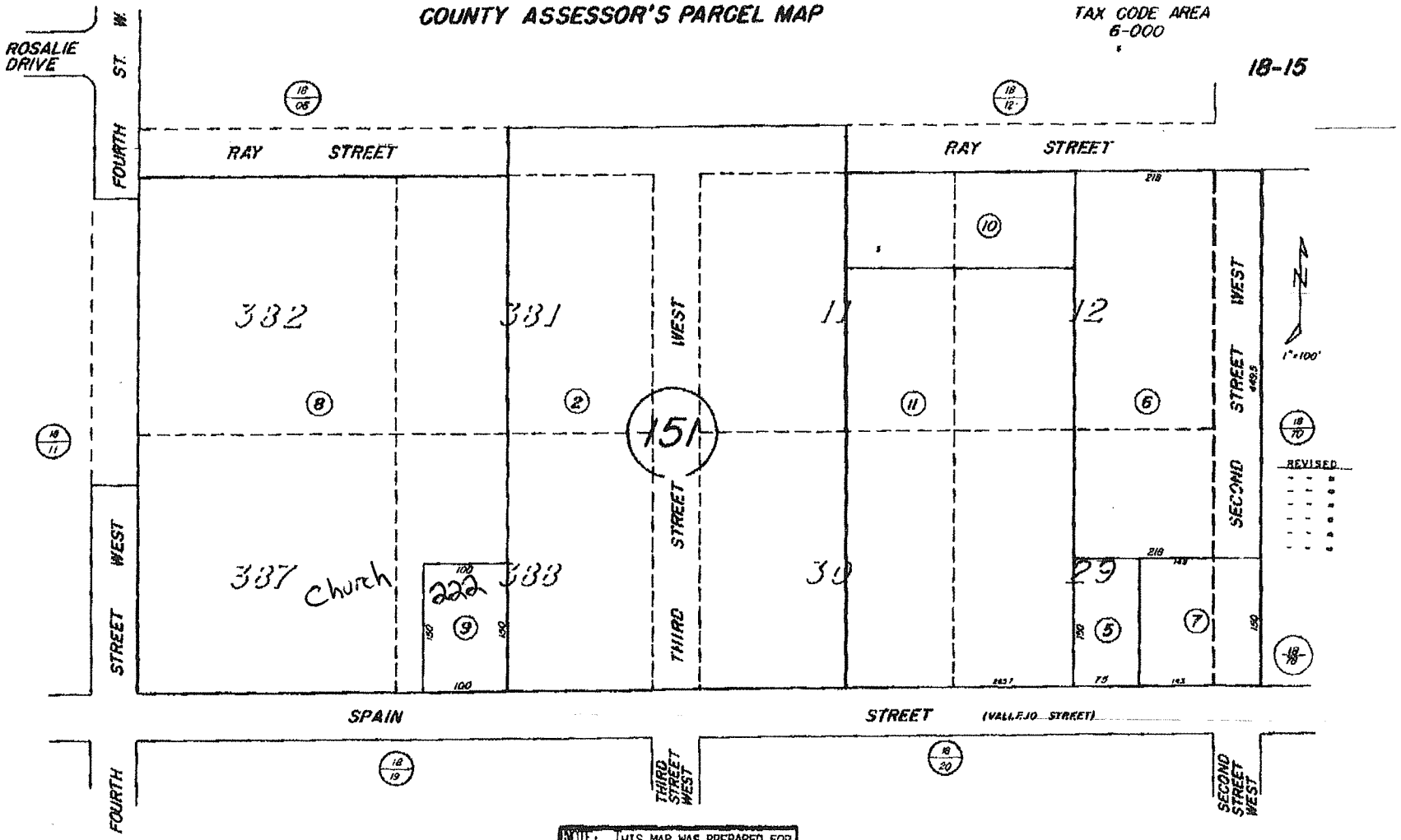


MAY 1 6 2014

COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA
6-000

18-15



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Assessor's Map Bk. 18 Pg 15
Sonoma County, Calif.

MAY 1 6

City of Sonoma Planning Commission **STAFF REPORT**	Agenda Item #3 Meeting Date: 06/12/14

Agenda Item Title: Application for a Use Permit allowing conversion of a mixed-use building into two vacation rental units as an adaptive reuse of an historic structure.

Applicant/Owner: Leonard Tillem/Leonard Tillem and Laura Olsen

Site Address/Location: 162, 164 and 166 West Spain Street

Staff Contact: Rob Gjestland, Senior Planner
Staff Report Prepared: 06/06/14

PROJECT SUMMARY

Description: Application of Leonard Tillem for a Use Permit allowing conversion of a mixed-use building into two vacation rental units as an adaptive reuse of an historic structure.

General Plan Designation: Medium Density Residential

Planning Area: Downtown District

Zoning: **Base:** Medium Density Residential (R-M) **Overlay:** Historic

Site Characteristics: The subject property is a 7,500 square foot parcel located on the north side of West Spain Street, mid-block between First Street West and Second Street West. The property is developed with a historic building (the "Weyl House" constructed around 1880) that accommodates offices on the second floor and two residential units on the ground floor. A three-car garage and parking lot are located behind the structure. A recent historic resources evaluation prepared by McKale Consulting determined that the Weyl House is eligible for listing on both the National Register of Historic Places and California Register of Historical Resources.

Surrounding Land Use/Zoning:
North: Residential units within Park Villas PUD/ Medium Density Residential (R-M)
South: Vacation rental, residence, and B&B/ Medium Density Residential (R-M)
East: Driveway and apartments/ Medium Density Residential (R-M)
West: Single-family home/Medium Density Residential (R-M)

Environmental Review:

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

Staff Recommendation: Commission discretion.

PROJECT ANALYSIS

BACKGROUND

The structure (referred to as the ”Weyl House”) was originally built as a single-family home around 1880 and was later converted into a triplex with two apartments on the ground floor and one apartment on the second floor. In 1996 the Planning Commission approved a Use Permit allowing conversion of the second floor apartment to professional offices.

DETAILED PROJECT DESCRIPTION

The applicant is requesting approval of a Use Permit to allow conversion of a mixed-use building into two vacation rental units as an adaptive reuse of an historic structure. In this regard, staff would note that a recent historic resource evaluation prepared by McKale Consulting determined that the building is eligible for listing on both the National Register of Historic Places and California Register of Historical Resources. Under the proposal, the existing floor plans would be reconfigured to create two 1,140-square foot, two bedroom, two-bathroom vacation rentals (one on each floor). The project narrative indicates that the exterior appearance of the structure would not change. Planned improvements include replacement of water heaters, new HVAC systems, the provision of fire sprinklers, a full upgrade of plumbing and electrical systems, reconstruction of the rear decks as well as improvements more specific to the proposed conversion such as new bath/kitchen facilities, countertops, cabinetry, doors, flooring, tile, interior repainting and other finish work. The applicant estimates that an expenditure of $250,000 would be required for all work associated with the project (see attached bids/proposals). As vacation rentals, the units would be rented on a short-term basis for periods of less than 30 consecutive days. The applicant indicates that there has been difficulty securing tenants for the upstairs offices given market conditions and that the structure, which is approximately 135 years old, is in need of substantial upgrades. The applicant further asserts that it is not economically feasible for the property owners to use the building as a residential rental or office space and that the only way for the proposed conversion to make financial sense and enable preservation of the building is to allow the two units to be used as vacation rentals. More details on the proposal can be found in the attached application materials.

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

The property is designated Medium Density Residential by the General Plan. This land use designation is intended to provide opportunities for multi-family housing and related public improvement, especially in transition areas between higher density and single-family development. Although vacation rentals are normally prohibited in the corresponding Medium Density Residential (R-M) zone, they can be considered as an adaptive reuse of a historically significant building. The following General Plan goals and policies apply to the project:

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

Community Development Element, Policy 5.8: Encourage the designation and preservation of local historic structures and landmarks, and protect cultural resources.

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

Housing Element, Goal 3: Maintain and enhance the existing housing stock.

The proposal is consistent with General Plan policies that encourage tourism and the preservation of historic buildings. However impacts on the housing stock, specifically the loss of apartments, must be considered as well as the stringent findings specific to vacation rentals as an adaptive reuse.

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

Use: The property is zoned Medium Density Residential (R-M) and lies within the City's Historic Overlay Zone. Pursuant to Section 19.42.030 of the Development Code (Adaptive Reuse), limited nonresidential uses (including vacation rentals), may be allowed in officially designated historic structures, subject to review and approval of a Use Permit by the Planning Commission. As previously noted, a recent historic resource evaluation determined that the building is eligible for listing on both the National Register of Historic Places and California Register of Historical Resources. Accordingly, the proposed vacation rental use can be considered under the adaptive reuse provisions. However, in order to approve the adaptive reuse of an historic structure for vacation rental purposes, the Planning Commission must make the following findings in addition to those necessary for Use Permit approval. The alteration or adaptive reuse would:

1. Enhance, perpetuate, preserve, protect, and restore those historic districts, neighborhoods, sites, structures, and zoning districts which contribute to the aesthetic and cultural benefit of the City.
   The building improvements/upgrades resulting from the project would help preserve a historically significant structure that contributes to the aesthetic and cultural benefit of the City.

2. Stabilize and improve the economic value of historic districts, neighborhoods, sites, structures, and zoning districts.
   The proposed change of use and associated building improvements/upgrades would increase the value of the property. Additional income derived from the proposed use would increase the likelihood that the historic structure would continue to be maintained into the future.

3. Preserve diverse architectural design reflecting phases of the City's history, and encourage design styles and construction methods and materials that are compatible with the surrounding neighborhood(s).
   The proposal would not change the appearance or architectural design of the historic structure.

4. Promote and encourage continued private ownership and utilization of structures now so owned and used.
   The proposal would promote continued private ownership, however private ownership would likely continue regardless of the project.

5. Substantially comply with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties as well as the applicable requirements and guidelines of this Chapter.
   Under the proposed conditions of approval, any exterior building modifications other than maintenance and/or in-kind replacement of exterior materials that require a building permit would be subject to DRHPC review and must demonstrate compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The following additional finding is required for applications for adaptive reuse as a vacation rental:

6. Restore and rehabilitate a historic structure and/or property, which is listed or eligible for listing on the State Register of Historic Places, that has fallen into such a level of disrepair that the economic benefits of adaptive reuse are necessary to stem further deterioration, correct deficient conditions, or avoid demolition as implemented in the conditions of project approval.
   Clearly, the historic structure would benefit from the building improvements/upgrades that would result from the project. However, the Planning Commission needs to find that: 1) the building's condition is at a level of disrepair warranting a vacation rental use as specified under this stringent finding; and, 2) that other allowable residential/commercial uses of the structure are not viable alternatives that would also preserve the historical resource. This finding is discussed further under "Project Issues" below.

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

On-Site Parking: Under the Development Code, one parking space is required for each bedroom within a vacation rental. Accordingly, a total of four on-site parking spaces would be required for the two vacation rental units. This requirement is exceeded by the three-car garage and five surface parking spaces located behind the structure.

Design Review: The proposal involves the re-use of an existing mixed-use building. The project narrative anticipates that the exterior appearance of the structure would not change. However, it is possible that planned modifications to the floor plans, accessibility improvements required by the Building Code, and/or other upgrades, could result in alterations to the building exterior. Pursuant to 19.54.080.B.2 of the Development Code, maintenance and in-kind replacement of exterior materials are not subject to design review. However, exterior building modifications beyond that which require a building permit, are subject to design review. A draft condition of approval has been included in this regard and because the building is considered an historic resource, such exterior modifications would also be required to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties (see "Environmental Review" below).

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 Categorically Exempt from the provisions of CEQA (Class 1 – Existing Facilities). In addition, under 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 that exterior improvements are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Class 31 – Historical Resource Restoration/Rehabilitation).

As previously noted, a historic resource evaluation prepared by McKale Consulting (attached) determined that the building is eligible for listing on both the National Register of Historic Places and California Register of Historical Resources and is therefore considered an historical resource under the California Environmental Quality Act (CEQA). Accordingly, any exterior modifications to the structure would be required to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties. Although no exterior modifications are proposed at this time, it is possible that the planned alterations to the interior floor plans or other building improvements might lead to changes to the exterior. For this reason, the draft conditions of approval include a requirement for DRHPC review and approval of any proposed exterior modifications, subject to the issuance of a building permit, beyond maintenance/in kind replacement of exterior materials. As part of this DRHPC review process, an evaluation by a qualified historical consultant would be required at the applicant's expense, to confirm that any such exterior building modifications conform to the Secretary of Interior's Standards for the Treatment of Historic Properties.

DISCUSSION OF PROJECT ISSUES

Required Building Code/ADA Upgrades: The Building Official has confirmed that a number of ADA accessibility upgrades would be triggered by the proposed change in use, most notably the ground floor vacation rental unit will need to be made handicap accessible through the provision of a wheelchair ramp or lift. Both vacation rental units would also need to have an accessible design in terms of the floor plan, and bathrooms. Beyond that, all proposed electrical, plumbing, and other interior work will need to comply with current Building Code standards and fire sprinklers will be required as the project valuation will exceed the $100,000 threshold.

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 District a half-block from the Plaza in a setting that supports a variety of land uses including residential units, commercial businesses, a B&B inn, and other vacation rentals. This mixed use setting and the proximity to the Plaza actually make the site well-suited for the proposed in that vehicle trips would be minimized, with visitors able to walk to and patronize local shops and restaurants. In addition, the applicant has experience operating other vacation rentals and resides locally, affording the ability to address any issues that may arise.

Impact on Housing Stock: As discussed above, the General Plan supports tourism and historic preservation but also calls for the conservation of housing stock. To date, the loss of residential housing due to vacation rental conversion over time has not significantly impacted the City's housing stock, which is currently estimated at 5,555 housing units. However, one issue specific to this application that the Planning Commission must consider is that the two downstairs units proposed for conversion are apartments and the planning area standards for the Downtown District encourage the preservation and enhancement of the downtown's housing stock with a focus on multi-family and higher-density residential development. It is estimated that attached/multi-family housing comprises 35% (about 1,950 units) of the City's total housing stock.

Adaptive Reuse Finding for Vacation Rentals: The additional finding required for vacation rentals as an adaptive reuse sets a high bar for approval and was adopted in 2009 specifically to minimize opportunities for vacation rentals within residential zoning districts. Under this finding, a building must be in poor condition with no other viable uses available in terms of correcting deficient conditions and preserving a historic resource. The applicant has provided estimates from various contractors in order to document the costs of refurbishing the structure, which are estimated at approximately $250,000. It should be noted that a substantial portion of these costs are associated with installing finishes and

improvements intended to support the vacation rental use that go beyond maintenance and the correction of deficiencies. However, the applicant has also documented a number of plumbing and electrical issues that need to be addressed and it does seem likely that given the age of the building, it is due for a substantial renovation that might be difficult to support economically if the current uses of the building are maintained. As pointed out by the applicant, the upper-floor office space, in particular, is no longer considered a very desirable space and even if it were substantially upgraded, market conditions are not favorable for that type of use.

RECOMMENDATION

Staff is recommending commission discretion given the questions about preserving multi-family housing units and meeting the stringent adaptive re-use findings specific to vacation rentals. Draft conditions of approval in the event that the Planning Commission support to the request.

Attachments

1. *Findings*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project Narrative*
5. *Site Plan*
6. *Proposed Floor Plans*
7. *Proposals/Bids for plumbing, electrical, and building upgrades*
8. *Historic Resources Evaluation Report prepared by McKale Consulting, dated May 10, 2014*

cc: Leonard Tillem
846 Broadway
Sonoma, CA 95476

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Tillem Vacation Rentals Use Permit
162-166 West Spain Street
June 12, 2014

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.

Adaptive Reuse Approval

1. Enhance, perpetuate, preserve, protect, and restore those historic districts, neighborhoods, sites, structures, and zoning districts which contribute to the aesthetic and cultural benefit of the City;

2. Stabilize and improve the economic value of historic districts, neighborhoods, sites, structures, and zoning districts;

3. Preserve diverse architectural design reflecting phases of the City's history, and encourage design styles and construction methods and materials that are compatible with the surrounding neighborhood(s);

4. Promote and encourage continued private ownership and utilization of structures now so owned and used.

5. Restore and rehabilitate a historic structure and/or property, which is listed or eligible for listing on the State Register of Historic Places, that has fallen into such a level of disrepair that the economic benefits of adaptive reuse are necessary to stem further deterioration, correct deficient conditions, or avoid demolition as implemented in the conditions of project approval.

6. Substantially comply with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties as well as the applicable requirements and guidelines of this Chapter.

DRAFT

City of Sonoma Planning Commission
CONDITIONS OF APPROVAL
Tillem Vacation Rentals Use Permit
162-166 West Spain Street
June 12, 2014

1. The two vacation rental units shall be constructed and operated in conformance with the project narrative, and the approved site and floor plans except as modified by these conditions and the following:

   a. This permit does not constitute an approval for a Special Event Venue as defined under Section 19.92.020 of the Development Code
   b. Outside activities/noise shall cease by 10p.m.

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

2. A minimum of four on-site parking spaces shall be provided and maintained for the two vacation rental units on the property.

   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) for the two vacation rental units.

   Enforcement Responsibility: *Planning Department; Finance Department*
   Timing: *Prior to operating the vacation rentals 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 Department; Fire Department*
   Timing: *Prior to operating the vacation rentals and ongoing*

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

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

6. Any exterior building modifications that go beyond maintenance and/or in-kind replacement of exterior materials and require a building permit shall be subject to review and approval by the DRHPC. As part of the DRHPC review process, an evaluation by a qualified historical consultant shall be required and submitted at the applicant's expense, to confirm that these exterior building modifications conform to the Secretary of Interior's Standards for the Treatment of Historic Properties.

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

7. Any signage proposed in association with the vacation rentals shall be subject to review and approval by Planning Department staff or the Design Review & Historic Preservation Commission as applicable.

   Enforcement Responsibility: *Planning Department; DRHPC*
   Timing: *Prior to installation of any signage for the vacation rentals*

8. All Building Department requirements shall be met, including applicable Building Code requirements related to the change in use of the structure, and compliance with ADA requirements (i.e. disabled access, disable parking, accessible path of travel, bathrooms, etc.). A building permit shall be required.

   Enforcement Responsibility: *Building Department*
   Timing: *Prior to construction; Prior to operating the vacation rentals*

9. All Fire Department requirements shall be met including the provision of fire sprinklers within the structure if deemed necessary.

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

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

    Enforcement Responsibility: *Public Works Department; Water Operations Supervisor; City Engineer*
    Timing: *Prior to finaling any building permit; Prior to operating the vacation rentals*

11. 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) as applicable:

    a. In accordance with Section 5.05, "Alteration of Use", of the Sonoma Valley County Sanitation District Ordinances, the Applicant shall pay any applicable increased sewer use fees for converting use of the structure to two vacation rental units. Any required increased sewer use fees shall be paid the Engineering Division of PRMD prior to the commencement of the use(s).
    b. 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; Prior to operating the vacation rentals*

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

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

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

Vicinity Map

Project Summary

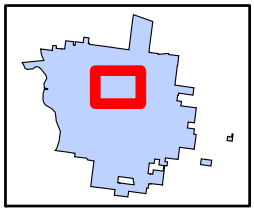
Project Name:	Tillem-Olsen Vacation Rentals
Property Address:	162-166 West Spain Street
Applicant:	Leonard Tillem
Property Owner:	Leonard Tillem & Laura Olsen
General Plan Land Use:	Medium Density Residential
Zoning - Base:	Medium Density Residential
Zoning - Overlay:	Historic
Summary:	
Consideration of a Use Permit to convert a mixed-use building into two vacation rental units as an adaptive reuse of an historic structure.	

0 100 200 400 Feet

1 inch = 200 feet

Zoning Designations

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



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Project Narrative The Weyl House

The former owners of this property, the Weyl House, received permission from the Sonoma Planning Commission to convert the upper floor of the property into professional offices in 1996. The property was then sold to Laura Olsen and her mother Phyllis Coates.

The first floor consists of two small 450 square foot apartments. The second floor consists of four small separate offices, a room containing a sink and two leaking hot water heaters and one dark small bathroom. Ms. Coates, the original Lois Lane in the first Superman television series, opened a wall between the two downstairs apartments and lived here. Ms. Coates now resides in the Motion Picture and Television Country Home and Hospital.

Currently only one of the four upstairs office is occupied. For the

past year the owners have, despite numerous attempts, been unable to secure additional tenants. The last remaining tenant has indicated that he will be moving soon.

Since 1996, the rental market for this type of office has undergone a drastic change. Single commercial tenants are now using their computers to work from home. It appears to me that the demand for office space in Sonoma has greatly diminished since the 2008 recession. For example, the two large office buildings erected next to the Post Office on Broadway and behind the Post Office on First Street West are over 80% vacant.

We wish to convert the downstairs unit into one two bedroom- two bathroom apartment and the upstairs four offices into another two bedroom- two bathroom apartment.

The only way to have this conversion make financial sense and enable us to preserve and maintain the building would be if we were

permitted to rent these two apartments as vacation rentals.

In order to do this, and comply with current building code requirements and correct many age related problems in this 140-year-old house, will require an expenditure of approximately $250,000. Please see the attached general contractor electrician and plumbing estimates.

In addition to these construction costs, the other expenses for the building include Sonoma County property taxes of $13,500 per year and building insurance of approximately $1,600 per year. The rental income one could reasonably expect from these two apartments would be at most $1,500 per month for each apartment.

The building currently has an outstanding mortgage of $250,000. We would need to seek bank financing for the construction cost. A mortgage of $500,000 with 5% interest would require approximately

$25,000 per year just to cover the interest payments. This does not include principal payments.

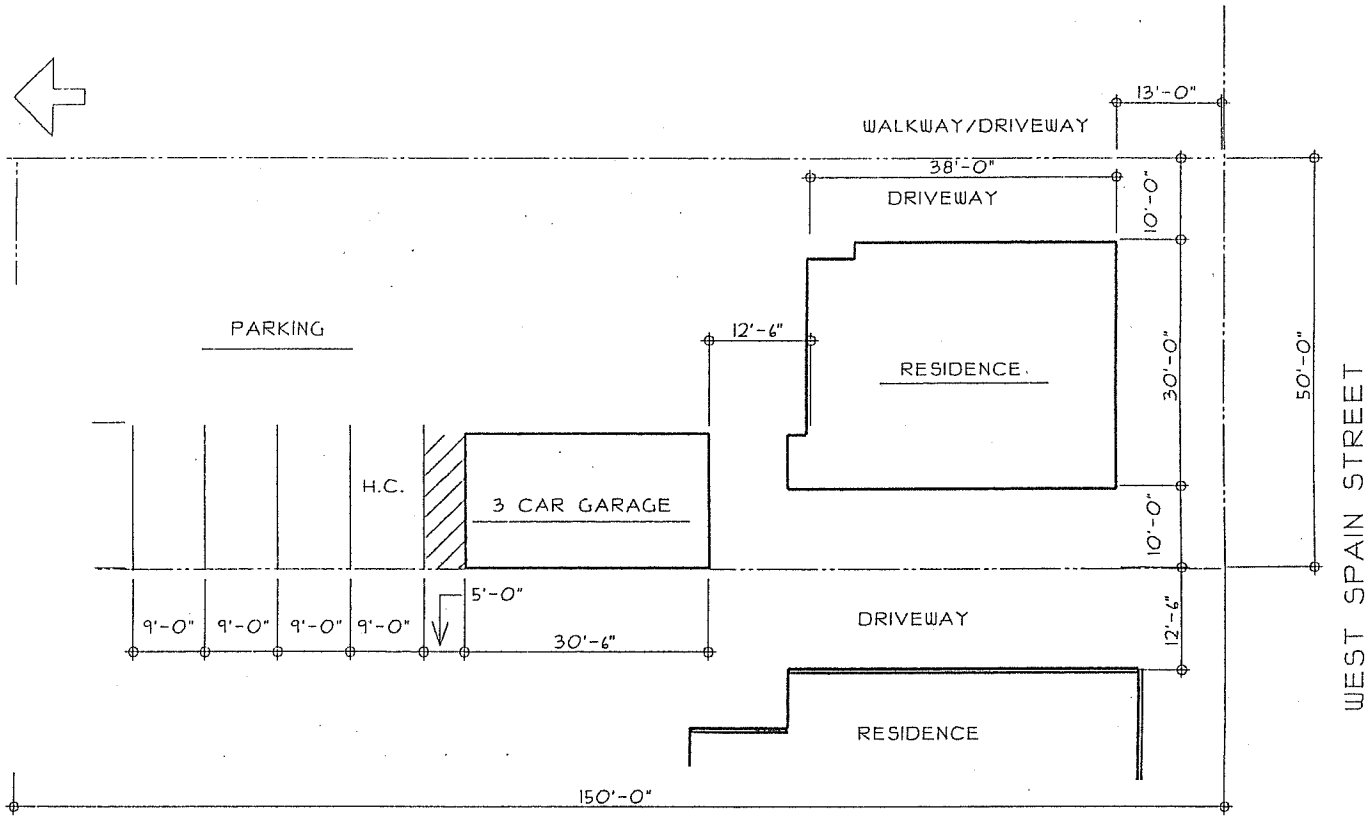
Other costs not enumerated here, but anticipated, are a new roof, and in five years the building will need repainting. Of course with any building there are always additional, unanticipated costs.

This building is less than half a block from the commercial buildings in the plaza. It is an ideal and highly desirable location for a vacation rental. Guests could enjoy the plaza shops, restaurants parks and of course wine tasting shops. They could then walk to their vacation rental.

The use of this historic building for vacation rentals would be in keeping with the historic center of Sonoma. Tourism in our town is growing, these apartments would permit couples and families to enjoy Sonoma at a cost which is far less than the fees charged by local hotels and motels, and would generate the TOT and TID fees to the city.

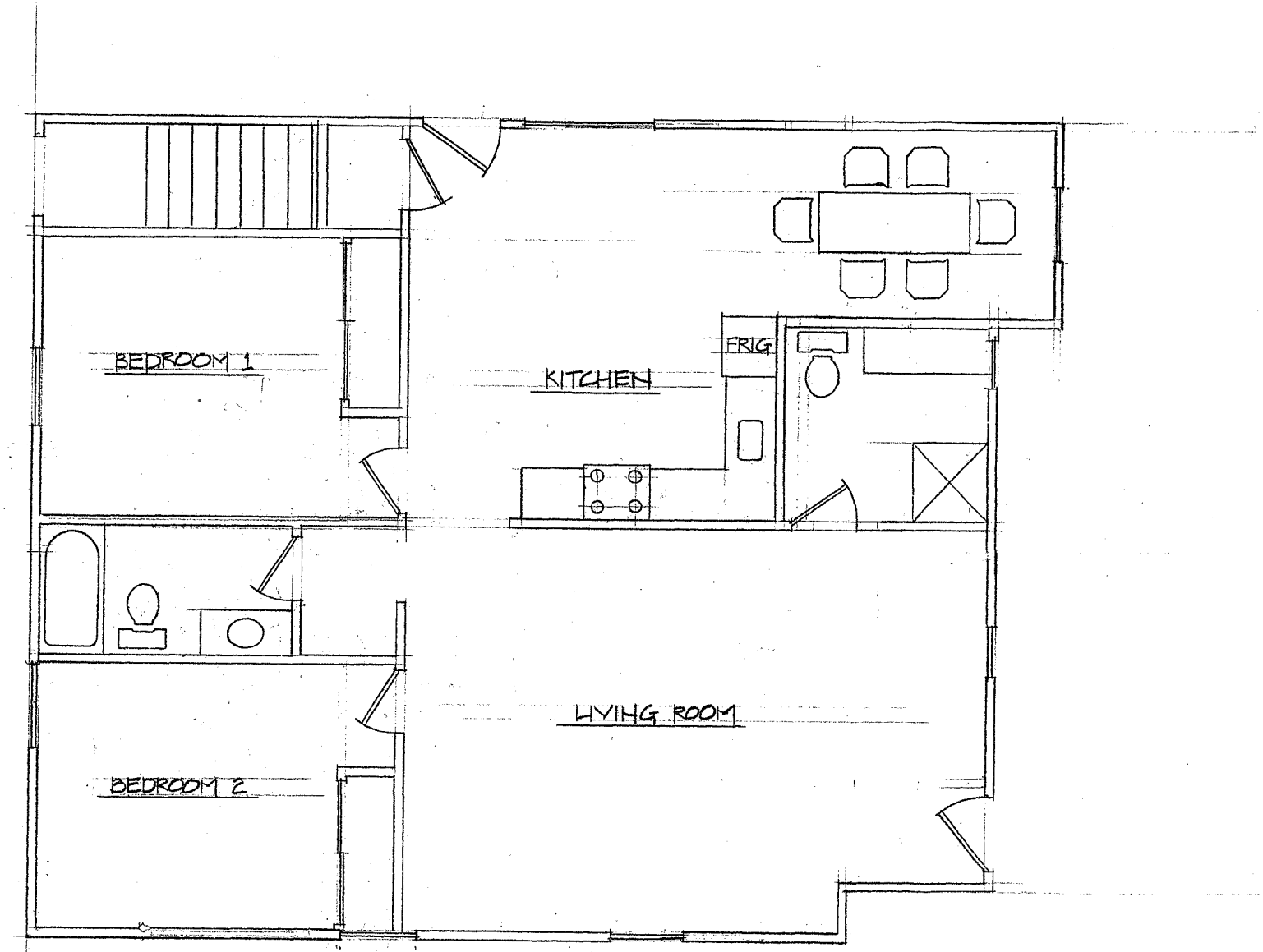
Built in the 1870's, it is one of the earliest buildings in Sonoma still in its original configuration. In its survey, the Sonoma League for Historic Preservation identified this building, "as one of the larger buildings close to the Old Sonoma Hotel (known as Weyl Hall). It is of great support to the surrounding buildings and is part of a cluster that maintains balance and historical background of the plaza. It is one of the major buildings on the 1st Street West and Spain Street corner the plaza."

Permitting us to use this property as a vacation rental will not change the appearance of the building, and the rental income will enable us to retain the intrinsic historic character of this building since it is not economically feasible for us to use this building as a residential rental or for office space.

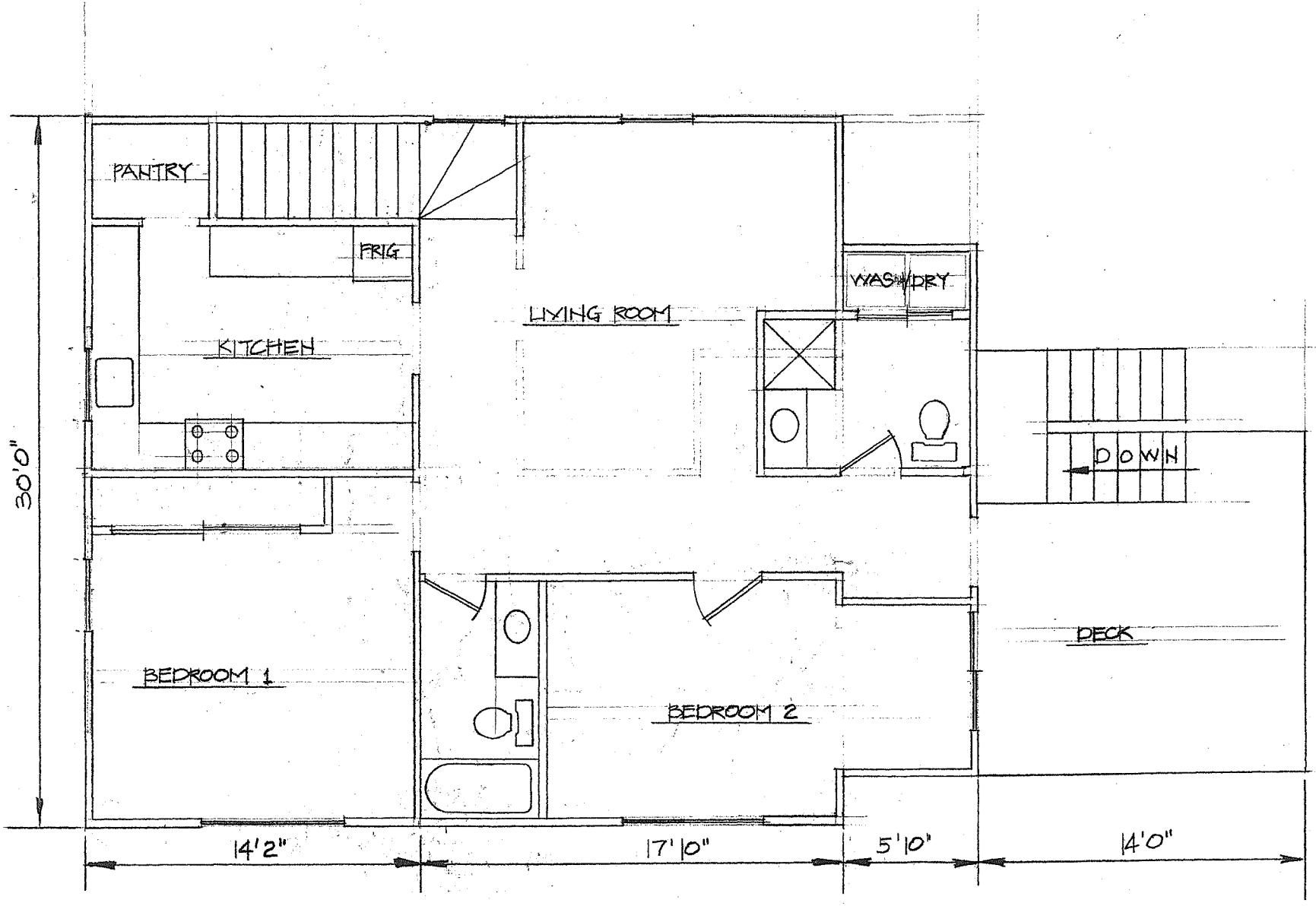


SITE PLAN @ 1:20
162, 164, 166 WEST SPAIN STREET
SONOMA, CALIFORNIA
APRIL 19, 1996

FIRST FLOOR: 2 RESIDENTIAL UNITS = 1,140 SQ.FT. = 3 PARKING SPACES
SECOND FLOOR: ADMINISTRATIVE OFFICES = 1,140 SQ. FT.= 4 PARKING SPACES



PROPOSED LOWER FLOOR



PROPOSED UPPER FLOOR

WARNE CONSTRUCTION, INC.
DESIGN/BUILD CONTRACTOR

390 CAHILL LANE • SANTA ROSA, CA 95401 • OFFICE/FAX (707) 544-0654 • LICENSE #436232

May 15, 2014

Len Tillem
3660 Wood Valley Rd.
Sonoma, CA 95476

Dear Len,

I am pleased to submit a bid in the sum of $150,967 to convert your 164 W. Spain residence in Sonoma into two floors of vacation rentals.

This work excludes any permit fees, architectural or engineering work, or landscaping. Several clarifications are as follows:

1- Rear deck is figured as a complete demo and rebuild due to it's rotted condition
2- All cabinets are figured as cherry w/ a clear finish w/ shaker doors(similar to Susan Tillem's)
3-All countertops figured as granite w/ a 4" backsplash
4-Premanufactured hardwood flooring figured in all areas except baths(tile floors), with a $2.50 SqFt material cost
5-Shower door is figured as frameless doors
6-Tile showers in all baths
7-HVAC is for a new furnace to heat each unit, as well as AC for each unit
8-Fire Sprinklers figured at $3 SqFt

If there are any questions, please call my cell(707-480-5380). I look forward to working with you on this project.

Sincerely,

Stan Warne

TILLEM- W. SPAIN
SONOMA

14-May-14

WORK ITEM DESCRIPTION	ORIGINAL BUDGET
General Conditions	3,000
Rough Carpentry	11,250
Rough Lumber	2,000
Rear Deck	18,500
Finish Carpentry	8,400
Finish Lumber	1,200
Doors	1,600
Sheetrock	6,500
Painting	10,500
Countertops	13,230
Cabinets	26,011
Tile	18,800
Hardwood Flooring	10,285
Shower Door/Toilet Accessories	10,000
HVAC	22,883
Plumbing	By Owner
Fire Sprinklers	6,885
Electrical	By Owner
Final Cleanup	-
SUBTOTAL	131,276
O/H & Profit	19,691
TOTAL	150,967

RS Reed Inc.
Reed Plumbing and Construction
License# 844335

Po Box 288
Sonoma, CA 95476
Phone (707) 935-6318

Date: May 12, 2014

Len Tillem
846 Broadway
Sonoma, CA 95476

Project: 162-164 West Spain Street, Sonoma

Plumbing Inspection

Inspected Property on April 22, 2014:
Inspected all visible plumbing. Waste lines are old cast iron with evidence of leaking.
Water lines are galvanized with copper, also showing evidence of leaking.
Water heating system not energy efficient with 3 old water heaters. There is no insulation on any hot water lines.
All plumbing fixtures in downstairs unit do not meet any of the ADA requirements.
All of the toilets, faucets and showers do not meet Cal Green codes.

Recommendations:
Remove water heaters and replace with high efficiency tankless water heaters.
Remove all galvanized water lines and replace with copper lines. Insulate all hot water lines.
Remove all cast iron and galvanized venting waste system and replace with ABS.
Remove old plumbing in all bathrooms, kitchen and laundry.
Remove all old toilets, showers, sinks and faucets in building.

Plumbing Proposal

Scope of work to be performed:
Installation of new ABS waste lines, replacing old dilapidated cast Iron pipe to bring to code.
Installation of new copper water lines, replacing old galvanized water lines to bring to code.
Insulate all hot water lines to bring to code.
Install 2 Noritz brand, high efficiency tankless water systems, to replace old water heaters.
Install new plumbing and plumbing fixtures for 2 kitchens, 4 bathrooms and 2 laundry rooms.
Downstairs bathroom to be ADA compliant, and brought up to code.
Install Cal Green certified plumbing fixtures in all bathrooms and kitchens.

All Permit fees to be paid for by Owner.
All work to be done in accordance with all applicable labor, building and other laws and codes and in accordance with the building plans.
All extras to be agreed upon with owner prior to work commencement.
*Bid Proposal expires 30 Days from Contract Date.
Warranty Comments: Reed Plumbing will guarantee the workmanship on this project for 1(one) year from completion date.

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Payment Schedule:

Estimated cost of plumbing material: $6,000.00
Estimated cost of Tankless water heaters: $5000.00
Estimated labor for project: $17,000.00
Estimated Finish Plumbing Fixtures and valves: $26,000.00

Project total: $54,000.00

Payments to be applied as follows:

Installation of Rough Plumbing: 40% or $21,600.00
Installation of Top Out Plumbing: 40% or $21,600.00
Installation of Finish Plumbing and fixtures: 20% or $11,200.00

Date: Mr. Tillem:_____

Date: Reed Plumbing:_____

MAZUR ELECTRIC
License C-10 #687357
142 Temelec Circle
Sonoma, CA. 95476
(415)250-1301

May 14, 2014

PROPOSAL SUBMITTED TO:
Len Tillem
846 Broadway
Sonoma, CA. 95476

JOB NAME:
162-164 W. Spain Street
Sonoma, CA. 95476

We hereby submit specifications and estimates for job location as specified above.
All National Electrical Code Violations shall be corrected as follows:

(1) All Appliance Circuit Receptacles to be GFCI Protected per NEC Codes.

(2) Two Small Appliance Circuits are required per NEC Code.

(3) Dedicated Dishwasher/Disposal Circuits are required per NEC Code.

(4) All Undergrounded receptacles to be re-wired for three prong grounded receptacles per NEC code.

(5) All Required Circuits to be AFCI Breaker Protected per NEC Code.

(6) Install Hardwired Smoke and Carbon Monoxide detectors in all units per NEC Code.

(7) Replace All Receptacles with Tamper Proof Receptacles Per NEC Code.

(8) Install Waterproof GFCI Receptacles at Front and Rear of Building Per NEC Code.

(9) Install Three Way Switching on Exterior Stairs for Light Control per NEC Code.

(10) Install New Receptacles for Correct Spacing on Walls Per NEC Code.

(11) Install necessary light fixtures throughout.

(12) Main Service is improperly grounded, install new grounded system

(13) Install New service disconnects and eliminate antiquated breakers.

(14) Relocate A/C Unit disconnect for accessibility per NEC Code.

PROPOSAL

We hereby propose to furnish labor and materials complete in accordance with the above specifications for the sum of Thirty-Nine Thousand, four hundred and thirty nine dollars ($39,439.00) as outlined below. All permit fees to be paid by owner. Lighting fixtures to be supplied by others. All extras to be agreed upon and signed off with owner prior to commencement of work.

Estimated Labor for Lower Unit	$12,610
Estimated Labor for Lower Unit	$12,971
Main Electrical Panel (3) 100 Amp Disconnects	$ 4,000
Materials	$ 9,858
Total Labor and Materials	$39,439

PAYMENT SCHEDULE

Installation of rough in wiring:	40% at completion or $15,775.60
Inspection of rough in wiring:	40% on inspection or $15,775.60
Installation of fixtures and final inspection:	20% on final inspection or $7,887.80

ALL MATERIAL IS GUARANTEED AND ALL WORK SHALL MEET OR EXCEED THE STANDARDS OF THE ELECTRICAL INDUSTRY.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED: Signature_____

DATE Signature_____

Outside Deck & Staircase

Outside Stairs and Deck Rot

Downstairs ceiling water leak

Downstairs Bathroom

Upstairs Bathroom Toilet & Sink

Upstairs Kitchen only a sink

HISTORIC RESOURCES EVALUATION REPORT

162, 164 AND 166 WEST SPAIN STREET (APN 018-780-006-000)

THE WEYL HOUSE

SONOMA, SONOMA COUNTY, CALIFORNIA

McKale Consulting

May 10, 2014

HISTORIC RESOURCES EVALUATION REPORT

162, 164 AND 166 WEST SPAIN STREET (APN 018-780-006-000)

THE WEYL HOUSE

SONOMA, SONOMA COUNTY, CALIFORNIA

Submitted to:

David Goodison, Planning Director
City of Sonoma Planning Department
No. 1 The Plaza
Sonoma, California 95476

Prepared by:

George McKale, M.A., RPA #11628
McKale consulting
717 Lasuen St.
Sonoma, California 95476
(707) 337-0788

McKale Consulting

May 10, 2014

INTRODUCTION AND SUMMARY OF FINDINGS

The project area is located at 162, 164, and 166 West Spain Street (APN 018-780-006-000), Sonoma, Sonoma County, California (Figure 1; Location Map), herein referred to as the Weyl House. The building was constructed by Henry Weyl around 1880. Currently, the building contains a separate living area on the lower level and offices on the second floor. The building was evaluated to determine if it was eligible for listing on the National Register of Historic Places and California Register of Historical Resources. The building is just outside of the Sonoma Historic Plaza District, however, is located within Sonoma's Historic overlay.

This evaluation found the Weyl House to be eligible for listing on both the National and California registers as it is "associated with the lives of persons significant in our past.) (Criterion 2/B). The house was constructed by Henry Weyl, a significant figure in the history of Sonoma, and has the integrity to convey its significance.

LEGISLATIVE AND REGULATORY CONTEXTS

National Register of Historic Places Criteria

As stated in National Register Bulletin *How to Apply the National Register Criteria for Evaluation:*

Preserving historic properties as important reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended. . . The National Historic Preservation Act of 1966 authorized the Secretary to expand this recognition to properties of local and State significance in American history, architecture, archaeology, engineering, and culture, and are worthy of preservation. The National Register of Historic Places is the official list of the recognized properties, and is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior [National Park Service 1997a:i].

An historic property is any district, site, building, structure, or object listed in or eligible for listing in the National Register (36 CFR §800.16(1)(1)). An historic property is eligible for the National Register at the local, state, or national level (National Park Service 1997a:i, 1, 9-10). The criteria for determining a resource's eligibility for National Register listing are defined at 36 CFR §60.4 and are as follows:

. . . the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and

A) That are associated with events that have made a significant contribution to the broad patterns of our history; or
B) That are associated with the lives of persons significant in our past; or
C) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D) That have yielded, or may be likely to yield, information important in prehistory or history.

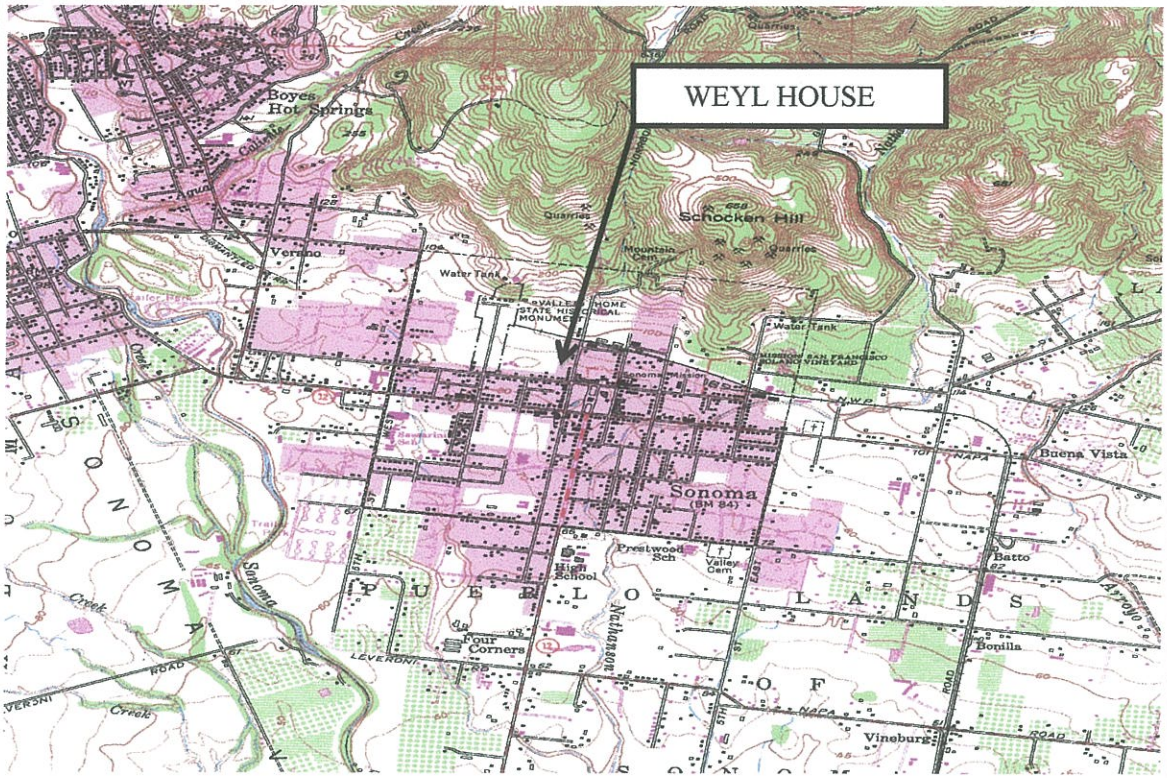

Figure 1: Weyl House, Sonoma 7.5 Topographic Map
162, 164 and 166 West Spain Street

National Register Bulletin *How to Apply the National Register Criteria for Evaluation* states that in order for a property to qualify for listing the National Register, it must meet at least one of the National Register criteria for evaluation by:

- Being associated with an important historic context *and*
- Retaining historic integrity of those features necessary to convey its significance.

According to the National Park Service, "properties that have achieved significance within the past 50 years shall not be considered eligible" unless such properties are "of exceptional importance" (National Park Service 1997a:2).

Historic Integrity

In addition to meeting one or more of the significance criteria, a cultural resource must retain its historic integrity to be considered eligible for listing in the National Register. To possess integrity, a property must be able to convey its significance. National Register Bulletin *How to Apply the National Register Criteria for Evaluation* (National Park Service 1997a:44) states that the quality of significance is present in districts, sites, buildings, structures, and objects that possess integrity. There are seven aspects of integrity to consider when evaluating a cultural resource: location, design, setting, materials, workmanship, feeling, and association.

- *Location* is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.

- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

- *Setting* is the physical environment of a historic property. Setting refers to the character of the place in which the property played its historical role. Physical features that constitute the setting of a historic property can be either natural or manmade, including topographic features, vegetation, paths or fences, or relationships between buildings and other features or open space.

- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of the artisan's labor and skill in constructing or altering a building, structure, object or site.

- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

- *Association* is the direct link between an important historic event or person and a historic property.

"To retain historic integrity a property will always possess several, and usually most of the aspects" (National Park Service 1997a:44).

Period of Significance

The period of significance for a property is "the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing: (National Park Service 1997b:42). The period of significance begins with the date of the earliest important land use or activity that is reflected by historic characteristics tangible today. The period closes with the date when events having historical importance ended (National Park Service 1997b:42). The period of significance for an archeological property is "the time range (which is usually estimated) during which the property was occupied or used and for which the property is likely to yield important information" (National Park Service 2000:34). Archaeological properties may have more than one period of significance.

Secretary of the Interior's Professional Qualifications Standards

This cultural resources study was carried out by, or under the direct supervision of, persons meeting the *Secretary of the Interior's Professional Qualifications Standards* for *Architectural History, History* and *Archaeology* (48 CFR 44716). The Principal Investigator for this project is George McKale. This report was prepared by George McKale. Mr. McKale has an M.A. in Cultural Resources Management from Sonoma State University and 20 years of experience conducting Cultural Resource Management projects in California. He is a Registered Professional Archaeologist No. 11628 (Appendix B: Resume).

Reporting Standards

This cultural resources study has been prepared in accordance with the California Office of Historic Preservation's *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format* (California Office of Historic Preservation 1990) and the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* (48 CFR 44716).

LOCATION AND SETTING

The Weyl House is located about 300 feet west from Sonoma's historic Plaza, at 162, 164 and 166 West Spain Street (APN 018-780-006-000), Sonoma, California. The building is depicted within the southwest portion of the Sonoma 7.5' USGS topographic quadrangle, within the Mexican era land grant *Pueblo de Sonoma*, in un-sectioned land, Township 5 North, Range 6 West, Mt. Diablo Base and Meridian.

The building is located on the floor of Sonoma Valley, east of Sonoma Creek at 90 feet above mean sea level. The Universal Transverse Mercator (UTM) grid coordinates to the approximate center of the project area, as determined by measurement from the USGS 7.5 Sonoma topographical quadrangle (1951, photorevised 1968) are 4238514 meters north; 546386 meters east, Zone 10. The land consists of a level lot whose soils support grasses, forbs, ornamental trees and plants.

METHODS

A records search, background research and field survey were conducted.

Records Search

A records search (13-1646) for this Historic Resource Evaluation Report was conducted on April 25, 2014, at the Northwest Information Center (NWIC), Sonoma State University, Rohnert Park, California. The NWIC is an affiliate of the State of California Office of Historic Preservation, and the official state repository of cultural resource records for a 16-county area, including Sonoma County. Previously recorded cultural resource records and previous studies conducted of, or adjacent to, the project area were reviewed.

McKale Consulting reviewed the following cultural resources inventories published by the California Department of Parks and Recreation (DPR) and the California Office of Historic Preservation (OHP):

- *California Inventory of Historic Resources* (DPR 1976);
- *Five Views: An Ethnic Historic Site Survey for* California (OHP 1988);
- *California Historical Landmarks* (OHP 1996); and
- *California Points of Historical Interest* (OHP 1992).
- *Historic Property Data File* (April 5, 2012)

The Weyl House is listed in the *Historic Property Data File*, and has a National Register Status code of 7N (Need to be reevaluated [formerly NR Status Code 4]).

Field Investigations

A field survey was conducted on April 16, 2014, and consisted of a visual review and assessment of the building in order to assess its current condition.

HISTORICAL CONTEXT

Sonoma's Early History

The project area is located in the former Mission lands about .5 mile west of the Sonoma Mission, established by the Mexican government in 1823. Mission San Francisco de Solano was the northern - most mission in a chain of 21 and was developed at a time when the Mexican government began to lose control of its northern territories. Within 10 years of its founding, secularization of the entire mission system was initiated. Mission San Francisco de Solano was established by Franciscan Padre Jose Altimira. He received strong support from the Mexican government regarding the location of the mission, given it's proximity to the Russian settlement at Ross. During this period, the project area was most likely used for grazing.

Mexican Period (1822-1848)

San Francisco de Solano initially thrived under Mexican authority. By 1830, 650 Native Americans had been baptized. The mission livestock included 2,000 head of cattle, 4,000 sheep and 725 horses. The mission included agricultural pursuits planting grain, orchards and vineyards. Ultimately, Mexican independence from Spain led to the demise of California's mission system.

Secularization began in 1834, when the Mexican government exiled the Franciscan padres. While secularization was intended to return the land to the Native Americans, most Native Americans began to

work on ranchos or fled to more isolated indigenous groups that had survived outside of the mission system. Sonoma's mission lands were parceled and sold to the non-native citizens of Sonoma.

By 1846, Mission lands in California often morphed into rancheros. These rancheros produced hides and relied heavily on Native labor. Between 1846 and 1848, the United States and Mexico went to war. Mexico lost the war and as a result lost almost half of its territory. In anticipation of a war with Mexico, a group of Americans rode into Sonoma on June 14, 1846, proclaiming California a republic of the United States. The incident is known as the Bear Flag Revolt. California achieved statehood in 1850.

American Period

On January 24, 1848, gold was discovered by James Marshall at Sutter's Mill. The gold rush that followed had profound effects on the state of California. Prior to the Gold Rush, San Francisco had a population of about 200. By 1852, San Francisco's population increased to 36,000. California developed its infrastructure as roads, towns and businesses were developed throughout the state.

Prior to 1869, people arrived in California either overland with horse and carriage or by boat. In 1869, with the final spike driven in by Leland Stanford, joining the rails of the Transcontinental Railroad, people and goods began to arrive in California via the railroad.

Henry Weyl

Henry Weyl was born in Bingen on the Rhine, in Germany on May 29, 1834. His parents, Henry and Anna (Beck) Weyl were natives of Bingen, and young Henry followed in his father's footsteps as a cooper and distiller. Henry left his native Germany in 1854 and set his sights on America. He arrived in New York and obtained a job as a cooper in both New York and Williamsburg, until 1855. He found employment on a whaling ship commanded by Captain Seaburg heading for the North Pacific. Weyl worked on the ship for four years and in 1859, when the ship returned to New Bedford, he got employment on the Cotiyress, commanded by Captain Swift. This whaling ship would travel around Cape Horn to the Pacific Ocean.

Upon arrival in Callao, Peru, Weyl left the ship and obtained work as a cooper, blacksmith and carpenter. After a few months, he moved to Guayaquil, Ecuador, where he was hired as a carpenter and stair builder. From Guayaquil he headed north to Panama and was hired as a butcher on the steamer Sonora. The Sonora was one of several Pacific mail vessels headed north along the Pacific coast, arriving in San Francisco on December 14, 1860.

Weyl was hired by P. Malloy working as a cooper until 1862. It was in San Francisco that Weyl met Henry Gerke, who was the superintendent and manager of a ranch in Tehama county which produced wine and brandy. Weyl moved to Tehama County to work at the ranch, but within a few months, became ill and returned to San Francisco. He remained in San Francisco until 1867, when he arrived in Sonoma where he established a cooper shop. Weyl's first land acquisition in 1867 consisted of purchasing two parcels of land on Lot 34, directly across the street from the Weyl House.

In 1868, the 7th District Court of Sonoma County registered a complaint, Case No. 943, Henry Weyl vs. Elenore Weyl. This complaint consisted of a decree of divorce and that the "whole of the property be set apart..." The marriage was dissolved and Henry Weyl maintained sole ownership of the property which was situated on Lot 34, across the street from the Weyl House. In 1869, he married Miss Mary Knacksatet. The Weyl's had six boys and two girls.

Henry Weyl purchased two parcels on Lot 27 in 1871 and one in 1874. His land acquisition on Lot 27 now totaled about 5 acres. The Weyl House was constructed within Lot 27 and was one of several buildings constructed by Weyl, including a winery and lumber yard within the five acre parcel. Though successful in Sonoma, he moved to Petaluma in 1877, where he established a wholesale wine and liquor business. Weyl purchased two parcels of land in Petaluma in 1878 and 1881. He returned to Sonoma in 1879 and began to extensively improve his land situated on the northwest corner of Sonoma's historic Plaza within Lot 27.

Weyl operated a winery on Lot 27, depicted on the 1888 and 1897 Sanborn insurance maps. The winery is not depicted after 1897. In 1876, a law was passed by Congress requiring wine producers to store their wine and brandy in bonded warehouses. They were also required to pay a revenue duty of seventy cents per gallon when the brandy was sold for consumption. Weyl and his partner Leiding produced 15,000 gallons of wine and 1,000 gallons of brandy in 1877. Total wine production for Sonoma County in 1877 was 2,535,000 gallons (Thompson & Co. 1877).

In 1879 "He erected a large two-story building, containing three storerooms on the first floor and a hall in the upper story. This building was constructed at the corner of first Street West and Vallejo (Spain) Street at the location of a former adobe constructed by Marcus Vaca. He also completed a fine two-story residence [most likely the Weyl-Churchill House located at 180 West Spain Street], and in the same year added to his business enterprises by opening a butcher shop and market in connection with Herman Nanert" (Lewis 1889). Weyl bought Nanert's share of the business in 1880 and began to operate independently, opening a general merchandise store in 1884. *The Illustrated Atlas of Sonoma County, California* (Reynolds & Proctor 1898) states that "one of the important buildings on a corner facing the plaza is the hall constructed by Henry Weyl..."

This building became commonly known as Weyl Hall. The ground floor included market businesses with a succession of butchers, grocers and saloons. The Sonoma Index stated:

> William Jones, recently from San Francisco, is fitting up the corner store in Weyl's new building with shelving, etc., preparatory to putting in a line of goods, groceries etc. Mr. Jones looks like a pleasant, active business man and we welcome him among us.

Mr. Jones called his business the Cheap Cash Grocery and Weyl opened up a butcher shop at the same time (Sonoma Index, June 5, 1880).

"The second floor of the Weyl building was a hall with a stage and a high ceiling which was two stories above the floor. Weyl's Hall was the scene of social and theatrical events for many years. The Sonoma Brass Band practiced and gave concerts here (Alexander, 1986) " Today, this building located at 110 West Spain Street, is the Sonoma Hotel.

Within a decade, the five-acre parcel on Lot 27 purchased by Weyl in 1879, contained at least six buildings and associated smaller outbuildings. Several business, including Weyl's winery was located on the parcel. On the 1888 and 1889 Sanborn insurance maps, three buildings within Lot 27 were designated as "Chinese dwellings".

In 1882, Weyl purchased 100 acres of farm land about 2 miles north of Sonoma, in what is now known as Mission Highlands. Approximately half of this land was used to produce grapes and fruit, while the other half was used for stock purposes. Weyl owned Holstein and Jersey cattle, Norman and Clydesdale draft horses and Patchen roadsters known for pulling light carts.

In 1886, Weyl was involved in a strong movement to remove the railroad from Spain Street. Many of Sonoma's residents fought it's development and presence in Sonoma, concerned that the railroad would take business out of town. Though objectors began to remove ties in front of their properties, eventually the train came to town as promised. The train operated down Spain street which Henry Weyl objected to. Weyl won a suit in 1886 against the Donahue Railroad and forced the company to obtain new rights outside of town. In 1890, a new depot was constructed immediately north of the Plaza.

Weyl continued to purchase parcels on the north side of West Spain, acquiring a parcel in Lot 28 in 1887, situated immediately west of Lot 27.

In 1890, Weyl spent most of his time running a market business. He also grew fruit and grapes on his ranch north of Healdsburg and operated a stone quarry in the hills north of Sonoma. The quarries produced basalt pavers for sale in San Francisco.

Henry Weyl was a member of the City Board of Trustees from 1886-87 and 1893-94, serving as President (mayor) in 1887 and 1894. Weyl was instrumental in developing City ordinance No. 43, which proposed to fix water rates in the City of Sonoma beginning on July 1, 1893. The ordinance set rates for saloons, livery stables, barber shops, flower gardens, butcher shops and bakeries. Section 2 of Ordinance No. 43 imposed a charge of $2.50 for "neglecting to turn off water or permitting the water to run through hose, sprinkler or faucet." As President of the Board of Trustees (Mayor) he approved the ordinance on May 3, 1893. (Sonoma Book of Ordinances 1883)

In 1902, he began talking about converting Weyl Hall into a hotel. He died on July 5, 1902 and did not see his vision come to fruition. It wasn't until 1922, when Samuele Sebastiani purchased the property, that Weyl Hall was converted into a hotel, first known as the Plaza Hotel.
The *Illustrated History of Sonoma County* (1888) states:

> Mr. Weyl is one of Sonoma's most progressive and public spirited citizens. A strong believer in the future wealth and prosperity of the beautiful Sonoma Valley, he is always ready with time and money to aid and encourage any enterprise that will build up and develop its wonderful resources. A residence of over twenty years in Sonoma has made him well known, and his straightforward and consistent mode of life and manner of dealing with his fellow men have gained him hosts of friends. In 1886 and 1887 he was a member of the City Board of Trustees and has also served for several years as school trustee in his district. He is a member of Temple Lodge, No. 14, F. & A. M., of Sonoma. In politics, Mr. Weyl is a consistent Republican, taking an intelligent interest in all the political questions of the day.

He was a charter member of the volunteer fire company established in 1888.

Architecture
162-164-166 West Spain Street

This building is a two-story wood frame house with a wood gable roof and siding. The gable has a broken pediment with a decorative barge board. The building was recorded by the Sonoma League for Historic Preservation (League) as a part of their 1978-79 historical survey. In the survey, it states "the door is covered by a bell-shaped hood with finial." This feature is no longer extant.

This American foursquare-like home is an example of Victorian era architecture. Victorian construction embraced new materials and technologies, creating unique, one of a kind homes. Because of mass production and transit, ornamental pieces became more affordable and easier to obtain. Decoration was generally applied liberally. Beginning around the 1880's, a paradigm shift occurred, as many new home builders began to frown upon such extravagant architecture, shifting to more simple and box-like constructions. The Weyl House is an example of this shift from extravagant to simple.

The southern portion of the building faces Spain Street. The upper floor has three sash windows and the lower floor contains two. The front door is situated at the west portion of the home. The eastern portion of the building has 4 sash windows on the upper floor and two on the bottom. The western portion of the house has two upper sash windows and a doorway and side window on the ground level. The northern portion of the building contains an addition situated at the rear of the building. It is not known when this feature was completed. Historically, Sanborn insurance maps depict a back porch which was probably filled in sometime after 1923. The 1891, 1897 and 1905 Sanborn maps depict a porch at the northeast corner of the building leading to what appears to be an attached smaller building also in the northeast portion of the property. This building is not depicted on the 1888 Sanborn, suggesting that it was constructed sometime after 1888. The back building is not depicted on the 1923 Sanborn, suggesting that it was removed sometime after 1905. The back porch is depicted on all Sanborn maps from 1888-1923. The location and general configuration of the building appears to have remained the same since at least 1888.

The Sonoma League for historic Preservation stated that the exterior appearance of the building was in very good condition (Historical Survey 1978). A recent review of the building confirms that the building is still in very good condition.

EVALUATION

The Weyl House was evaluated under Criterion B. The period of significance is from 1880-1902. The building was constructed around 1880 as Henry Weyl began to aggressively develop Lot 27. The period of significance ends upon Henry Weyl's death. There is a strong historical association with Henry Weyl and the Weyl House located at 162, 164 and 166 West Spain.

For the Weyl House to be eligible under Criterion B, two elements must be established. First, it must be determined if the builder of the house, Henry Weyl was an important person in Sonoma's history, and second, there must be a direct link between Henry Weyl and the home at 162, 164 and 166 West Spain Street and be sufficiently intact to convey this relationship (National Park Service 1998).

Henry Weyl was a significant figure in Sonoma's history, whose prominence in the community is recognized in several illustrated atlases of Sonoma County in the late 19th century (Lewis 1889; Thompson 1877; Reynolds & Proctor 1897). In many ways, Weyl helped shape the town, quite literally. His opposition to the railroad was instrumental in having it moved from Spain Street and Sonoma's historic Plaza. Though many citizens complained about the railroad and its' location, it was Henry Weyl that took it upon himself to sue the Donahue Railroad Co., eventually winning the suit filed in 1886.

Henry Weyl was an important land owner, developing his property for commercial businesses. Weyl Hall, now the Sonoma Hotel, is listed as a contributor to the Sonoma Plaza National Register District. While there were quite a few developers in the late 19th century in Sonoma, Henry Weyl was rather distinct, as he focused his attention and acquisitions on properties on both the north and south sides of West Spain Street and north along First Street West. His land acquisitions on West Spain span 20 years.

Weyl was a significant civic leader, serving on the City's Board of Trustees from 1886-87 and 1893-94. Weyl was the President (Mayor) of the Trustees in 1887 and 1893, shaping law and developing ordinances focused on water. He was also a charter member of the volunteer fire company established in 1888 and a school trustee for several years.

Henry Weyl was a significant and important individual in Sonoma's history. There is a direct link between Henry Weyl and the house at 162, 164 and 166 West Spain Street. Today, the Weyl House is one of only three buildings that have survived from Weyl's ownership and development of Lot 27. These buildings are historically tied to Weyl and his significant contributions to the City of Sonoma.

There have been changes to the Weyl House over time. These include the replacement of sash windows with modern sash windows and the removal of elements such as the "bell-shaped hood with finial" covering the door as described by the League in their 1978 historical survey. An outside deck with stairs has been attached to the second floor at the rear of the building. All other features appear to be of original construction and maintain aspects of integrity including setting, location, feeling, materials, design, workmanship and association. If Henry Weyl were living today, the building, for the most part, would be just as recognizable to him today as it was in 1880. The direct link between Henry Weyl and the home at 162, 164 and 166 West Spain Street, is "sufficiently intact to convey this relationship (National Park Service 1998)."

CONCLUSION

The Weyl House located at 162, 164 and 166 West Spain Street is eligible for listing on the National and California registers under criterion B.

REFERENCES CONSULTED

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June 12, 2014
Agenda Item 4

M E M O

To: Planning Commission

From: David Goodison, Planning Director

Re: Study session on a 7-unit Planned Development proposed on a 0.86-acre site located at 800 West Spain Street (Applicant: Caymus Capital)

Property Description

The site is a single parcel having an area of 0.86 acres located on the north side of West Spain Street, opposite its intersection with Seventh Street West. The parcel has a depth of 332 feet and its frontage on West Spain Street is 93 feet, but it widens at the back to 136 feet. The site is designated Medium Density Residential by the General Plan and has a corresponding R-M zoning, which allows a residential density of between 7-11 dwelling units per acre. Adjoining uses are as follows:

North: Two duplexes, fronting on Joaquin Drive.
South: The Elizabeth Garden condominium complex (across West Spain Street).
East: A small warehouse and two duplexes.
West: An affordable planned development known as Sonoma Commons.

The site had been developed with a single-family residence and several out-buildings, but these were demolished recently due to health and safety concerns.

Proposed Development

The proposal involves developing the site with a Planned Development consisting of seven detached single-family homes on individual lots. All of the homes are proposed as partial two-story units with 3 bedrooms and 2½ baths (building heights range from 27' to 27.5' measured at the roof peak of the second floor elements). Two basic unit types are proposed, with one variation of the "B" unit type on Lot 4. The table below summarizes the proposed lot sizes, distribution of unit types, and resulting coverage and floor area ratio.

Lot #	Unit Type	Lot Area	Bldg Area w/ Garage	Coverage	FAR
Lot 1	A	3,900	1,960	0.38	0.50
Lot 2	A	3,600	1,960	0.42	0.54*
Lot 3	A	3,600	1,960	0.42	0.54*
Lot 4	B-2	4,000	1,913	0.31	0.48
Lot 5	A	3,300	1,960	0.45	0.59*
Lot 6	B	4,900	1,913	0.25	0.39
Lot 7	B	3,600	1,913	0.35	0.53*

*Exceeds normal FAR maximum of 0.50.

Living areas for the units range from 1,480 to 1,530 square feet, and each would have an attached two-car garage. Lot sizes range between 3,300 and 4,900 square feet with an average size of 3,842 square feet. The homes are arranged along a private drive running along the western

property line that culminates in a turn-around area. The site plan focuses on providing open space through the provision of private rear yards, but the turnaround area incorporates some small, landscaped common areas.

With regard to setbacks, the three units closest to West Spain Street feature setbacks of ±12' from the front property line (at the back of the sidewalk along the private drive) to the building wall, and a ±7' setback to the front porch. These units are also uniformly set back from one another at their side yards, with 5-foot internal setbacks (for a 10-foot separation between the buildings). Variations in in the rear wall planes result in a range of setbacks, from 7' to 30' (Lot 4) and from 13.4' to 24' (Lots 1, 2, 3). Further to the south, Lot 5 has rear yard setbacks ranging from 5' to 16', while the two southernmost lots have rear yard setbacks of 14.6' and 14-9'. Along the west edge of the site, which adjoins Sonoma Commons, the total setback between the buildings and the western property line of the site ranges from 36' to 57' (Lots 1-4) and 6.3' to 9' (Lot 7). It should also be noted that the unit on Lot 1 is set back only 9' from West Spain Street. In many areas of the project, the proposed setbacks fall short of the normal standards. As discussed in greater detail below, the applicant is proposing the project as a Planned Development, though the Planning Commission may, at is discretion, allow for reductions in quantitative standards of the Development Code, subject to certain findings.

General Plan Policy Direction

The site has a General Plan land use designation of "Medium Density Residential," a designation intended to provide opportunities for multi-family housing and related public improvements, especially in transition areas between higher density and single-family development. The use of detached structures, as proposed by the applicant, may be viewed as consistent with this intent. General Plan policies that apply to the project and warrant consideration by the Planning Commission include the following:

Community Development Element:

- Encourage a variety of unit types in residential projects (CDE 4.2).
- Require pedestrian and bicycle access and amenities in all development (CDE 4.4).
- Promote higher density, infill development, while ensuring that building mass, scale and form are compatible with neighborhood and town character (CDE 5.5).

Housing Element:

- Encourage the sustainable use of land and promote affordability by encouraging development at the higher end of the density range within the Medium Density, High Density, Housing Opportunity, and Mixed Use land use designations (HE 1.4).
- Utilize inclusionary zoning as a tool to integrate affordable units within market rate developments, and increase the availability of affordable housing throughout the community (HE 1.6).
- Maintain and enhance the existing housing stock and ensure that new residential development is consistent with Sonoma's town character and neighborhood quality (HE Goal 3).
- Promote the use of sustainable construction techniques and environmentally sensitive design for all housing, to include best practices in water conservation, low-impact drainage, and greenhouse gas reduction (HE 6.3).

Environmental Resources Element:

- Require new development to provide adequate private and, where appropriate, public open space (ERE 1.4).

- Protect Sonoma Valley watershed resources, including surface and groundwater supplies and quality (ERE 2.4).
- Preserve existing trees and plant new trees (ERE 2.6).
- Encourage construction, building maintenance, landscaping, and transportation practices that promote energy and water conservation and reduce green-house gas emissions (ERE 3.2).

Circulation Element:
- Incorporate bicycle facilities and amenities in new development (CE 2.5).
- Encourage a mixture of uses and higher densities where appropriate to improve the viability of transit and pedestrian and bicycle travel (CE 3.2).
- Ensure that new development mitigates its traffic impacts (CE 3.7).

Public Safety Element:
- Ensure that all development projects provide adequate fire protection (PSE 1.3).

Noise Element:
- Encourage all new development to minimize noise intrusions through project design (NE 1.6).

Development Standards

Project Design: The project site is located in the Northwest Planning Area. For this Planning Area, the Development Code indicates that new multi-family development along West Spain Street should emulate good examples in the area by providing generous street-side setbacks, maintaining low building profiles, and locating parking within the interior or back of lots.

Consistency with Density Limitations. The site has a General Plan land use designation and corresponding zoning of Medium Density Residential, which allows a maximum density of 11 units per acre. As proposed, the project would have a density of 8 units per acre. (In comparison, Sonoma Commons, which is an affordable development, has a density of 15.4 units per acre, while the duplex development on the east has a density of 9 units per acre.)

Zoning Regulations: For new subdivisions in the RM zone, a minimum lot size of 5,000 square feet normally applies, as well dimensional standards of 55' x 90'. With respect to seetbacks, for residences that include a second-story element, the R-M zone requires a 20-foot front/rear yard setback, and side yard setback of 5-7 feet with 15 feet combined. In addition, garages must be setback 20 feet from the front of the home and the maximum building height is 30 feet. The Floor Area Ratio (FAR) is limited to 0.50 and a 60% lot coverage maximum applies. Open space requirements call for 75-225 square feet of private open space per units plus 300 square feet of common open space per unit. The project complies with garage setback, open space, lot coverage, and building height requirements, but lot size/dimension, FAR, setbacks, and the provision of common open space are not met. As a result, the applicant is requesting a Planned Development Permit to allow variation from these standards (see discussion below).

On-Site Parking. For multi-family development (including Planned Developments) the Development Code requires 1.5 parking spaces per unit (including one covered space), plus an additional 25% for guest parking. Accordingly, 13 spaces are required for the project, including 7 covered spaces and 6 guest parking spaces. Each of the units in the project is provided with a two-car garage and each unit would have apron parking within driveways, which amounts to 28

parking spaces within the development. Overall, this exceeds greatly the amount required by the Development Code, although guest parking would be limited to the apron spaces.

Internal Circulation: The units would all be accessed via a private drive running along the west edge of the property. The proposed 20-foot road width is consistent with the City's private street standard and would allow for two-way traffic. The 20-foot width is also the minimum required by the Fire Department for emergency vehicle access (the street would be identified as a fire lane with parking prohibited). Based on a preliminary review, the turn-around appears to comply with the requirements of the Fire Department.

Planned Development Findings: The project is proposed as a Planned Development to allow flexibility from the normal zoning standards. Specifically, none of the lots meet the minimum lot size (5,000 sq ft) or dimension requirements (55' by 90') for the R-M zone. In addition, four of the units exceed the FAR limit (0.50) and in many instances front, rear, and side yard setback requirements are also not met. As a Planned Development, a higher level of quality, design and/or site amenities is expected to justify variations from the normal standards and the project must relate appropriately to adjacent uses. This is a significant issue that the Planning Commission must consider in review of the application (the objectives and findings necessary for approval of a Planned Development Permit are attached for consideration). In staff's view, the odd shape of the property provides some justification for making the findings, with the detached unit design of the project being a possible secondary consideration. That design approach, it should be noted, actually introduces additional constraints, as does the proposed program of all three-bedroom units. Note: the applicant addresses the Planned Development findings as part of the project narrative (attached.)

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 one unit within the development must be affordable at the moderate income level. The applicant has suggested that the unit on Lot 1 would be the designated affordable.

Bicycle Parking: Bicycle parking is normally required in all new attached multi-family development, subject to review and approval by the Planning Commission. However, in attached Planned Developments, this requirement is often waived, especially when the units are designed with garages.

Environmental Review

The proposal is a discretionary project subject to the requirements of the California Environmental Quality Act (CEQA). However, because of its small size, it appears to qualify for a categorical exemption as an infill development.

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 homes are proposed. Compatibility with adjoining development is also a key finding for approval of a Planned Development Permit. The issues areas identified by staff in this regard are as follows:

- *Rear yard setback of Lot 5.* At the closest point of the unit, this setback is as small as 5.2', but it then opens up to 10', and then 16'. This unit is highlighted because it abuts the private backyard of an adjoining duplex. However, the reduced setback is mitigated somewhat in that the building element that results in the smallest setback is quite small, is a single-story, and is offset from the main portion of the adjoining yard.

- *Rear yard setbacks of Lots 6 and 7.* These units feature rear-yard setbacks of 14.6' and 14.9'. In this area, the project abuts two duplexes that front on Joaquin Drive. This relationship is some mitigated by the partial two-story design of the units, especially as the second-floor elements are setback an additional 3 to 7 feet.

- *Side yard setback of Lot 7.* This setback, which adjoins a private backyard area serving a unit in Sonoma Commons, ranges from 6.3' to 9'. This relationship is worsened by the fact that the building wall that forms the setback is a two-story element. While it might be possible to flip the layout of the unit on Lot 7 by placing the single-story garage element on the west, this might make it difficult to provide sufficient space to accommodate the apron parking.

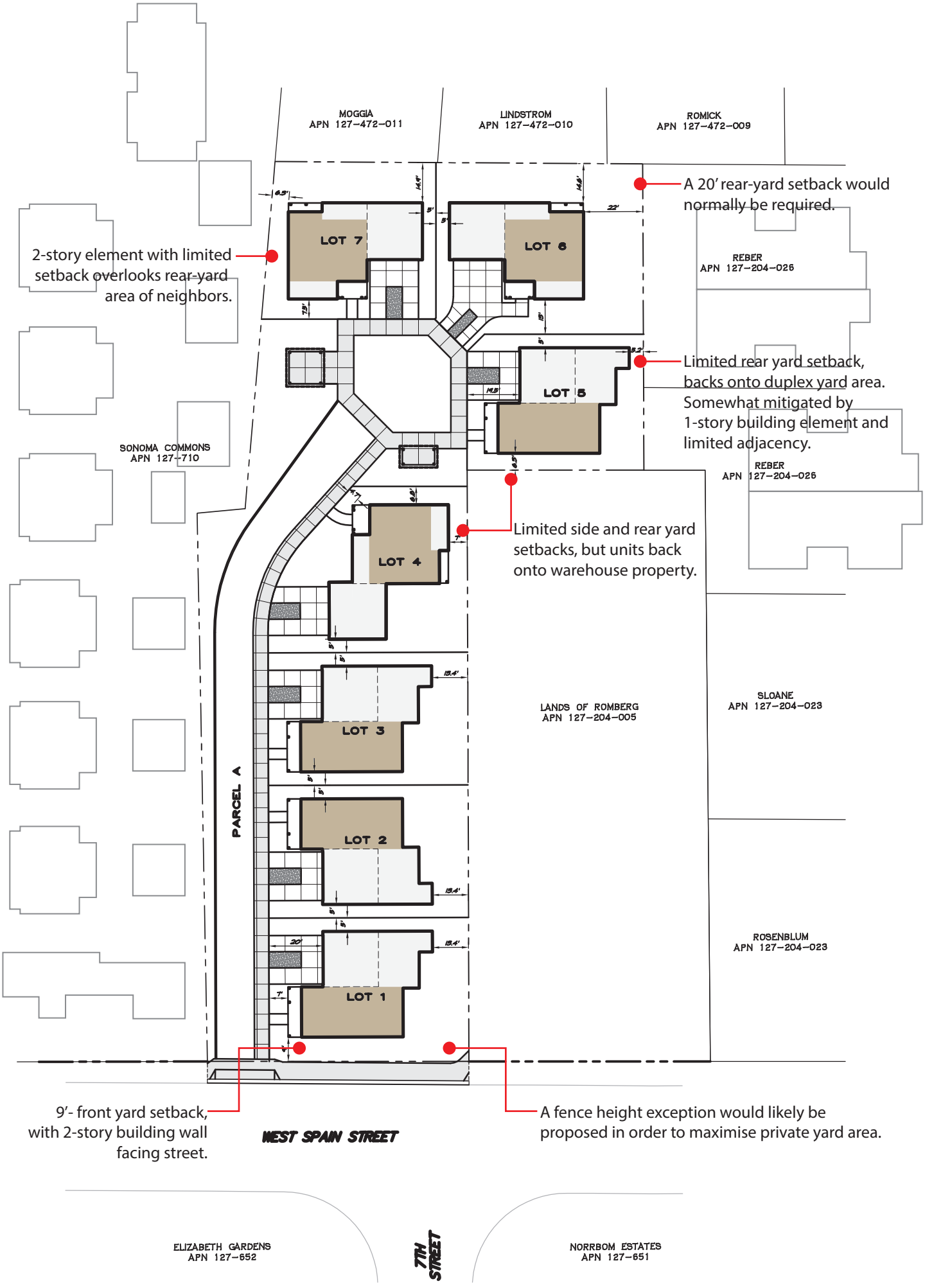
Apart from Lot 7, the setback relationships with Sonoma Common are generally quite good, due to the placement of the driveway on the west. In addition, while some of the setbacks relative to the adjoining Romberg property are limited, the current use of the site as warehouse/storage limits concerns in this regard.

Setbacks on West Spain Street: When an earlier version of the proposed development was reviewed by the Project Advisory Committee, the site plan called for the unit on Lot 1 to be accessed from a driveway that connected to West Spain Street, rather than the private drive. The City Engineer provided direction to re-orient the vehicle access for the unit to the private drive, as he felt that the second driveway cut would be redundant and would require backing out onto West Spain Street, which should be avoided as it is a busy collector street. The current site plan reflects this direction, but it introduces a new problem in that the unit on Lot 1 is set back only 9 feet from West Spain Street and is oriented such that the two-story building element (a side elevation) adjoins the street. This setback does not meet the normal standard and does not comply with the design guidelines for the Northwest Planning Area pertaining to West Spain Street.

Guest Parking: As noted above, the total amount of parking within the project exceeds code requirements. Regardless, as noted above, guest parking is limited to driveway aprons. The Planning Commission should provide direction on this issue.

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 preparation for the submittal of an application, an archaeological survey of the property will be required. In addition, an arborist report will be prepared, subject to review by the City's Tree Committee. (Note: in the course of demolishing and removing the buildings on the site, a large pine tree at the front of the site was also removed. Although this tree was not proposed for preservation as part of the project and while it is unlikely that it could have been successfully incorporated into the development plan, its removal was contrary to the provisions of the City's Tree Ordinance and the penalties called for in the Tree Ordinance will be assessed.) Ultimately, once a complete applica-


MOGGIA
APN 127-472-011
LINDSTROM
APN 127-472-010
ROMICK
APN 127-472-009
A 20' rear-yard setback would normally be required.
2-story element with limited setback overlooks rear-yard area of neighbors.
LOT 7
LOT 6
REBER
APN 127-204-026
Limited rear yard setback, backs onto duplex yard area. Somewhat mitigated by 1-story building element and limited adjacency.
LOT 5
SONOMA COMMONS
APN 127-710
REBER
APN 127-204-026
Limited side and rear yard setbacks, but units back onto warehouse property.
LOT 4
LOT 3
LANDS OF ROMBERG
APN 127-204-005
SLOANE
APN 127-204-023
PARCEL A
LOT 2
ROSENBLUM
APN 127-204-023
LOT 1
9'- front yard setback, with 2-story building wall facing street.
WEST SPAIN STREET
A fence height exception would likely be proposed in order to maximise private yard area.
ELIZABETH GARDENS
APN 127-652
7TH STREET
NORRBOM ESTATES
APN 127-651

tion has been submitted and the review by the Tree Committee takes place, the project would come back to the Planning Commission for consideration of the Use Permit, Planned Development Permit, and Tentative Map.

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. *Planned Development Permit Regulations*
2. *Comments of the Project Advisory Committee*
3. *Project Narrative*
4. *Site Plans/Elevations/Floor Plans*

cc: Caymus Capital (via email)

Doug Hilberman, Axia Architects (via email)

19.54.070 Planned development permit.

A. Purpose. The planned development permit is intended to provide a process for allowing greater flexibility in site planning and design than afforded by the general development standards of this development code, to encourage more innovative and desirable projects, and efficient use of land than may be possible through strict application of conventional zoning regulations. In general, planned development permits are intended to address development under the following circumstances:

1. Properties with unique, challenging, or valuable topographic or environmental features;

2. Infill properties that are oddly shaped, narrow, or otherwise difficult to design for using normal development standards;

3. Site plans or building designs that are clearly responsive to the objectives of this development code, but which require variations from the normal development standards in order to achieve a useful innovation or a higher level of design quality than would otherwise be possible;

4. Developments that include affordable housing, where departures from normal development standards are used to reduce development costs while maintaining design quality.

A planned development permit shall not be granted solely for the purpose of maximizing development potential.

B. Applicability. Planned development permits may be requested for any development project in any residential or commercial zoning district. Flexibility in the application of development standards may only be authorized with regard to the following requirements of Divisions II, III, and IV:

1. Structure location and setbacks, yard areas, and open spaces;

2. Parking and loading requirements, ingress and egress location;

3. Fences, walls and screening;

4. Landscaping requirements;

5. Lot area and dimensions.

The power to grant a planned development permit does not include allowed land uses or residential density regulations.

C. Application Requirements. An application for a planned development shall be filed in compliance with SMC 19.52.040, Application preparation and filing. It is the responsibility of the applicant to provide evidence in support of the findings required by subsection (F) of this section, Findings, Decision.

D. Project Review, Notice and Hearing. Each planned development application shall be reviewed by the city planner to ensure that the application is consistent with the purpose and intent of this section. The planning commission shall hold a public hearing in compliance with Chapter 19.88 SMC, Public Hearings, and may approve, approve with conditions, or disapprove the planned development permit in compliance with this section.

E. Objectives. In the course of reviewing an application for a planned development permit, the planning commission shall evaluate it in terms of the following objectives, as applicable:

1. Integrating environmental features and other site characteristics into the development plan;

2. Establishing appropriate relationships between the development and adjoining properties, in terms of setbacks, yard orientation, and building heights;

3. Creating high quality common and/or private open space;

4. Providing well-designed affordable units (if any);

5. Appropriately relating building mass to lot size and to adjacent development;

6. Providing or contributing toward variety in housing types, especially smaller, attached units, to the extent compatible with neighborhood conditions.

Any application for a planned development permit shall be shall be considered in relation to these objectives, the development standards and design guidelines of this development code, other applicable ordinances of the city, and applicable General Plan policies.

F. Findings, Decision. Following a public hearing, the planning commission may approve, approve subject to conditions, or disapprove the planned development permit. The planning commission shall record the decision and the findings upon which the decision is based. The planning commission may approve a planned development permit application with or without conditions, only if the planning commission finds that:

1. The planned development permit is consistent with the General Plan, any applicable specific plan, and the intent and objectives of this section;

2. The design of the development is consistent with the intent of applicable regulations and design guidelines of the development code;

3. The various use and development elements of the planned development relate to one another in such a way as to justify exceptions to the normal standards of the development code;

4. The design flexibility allowed by the planned development permit has been used to creatively address identified physical and environmental constraints; and

5. The proposed development will be well-integrated into its setting, will relate appropriately to adjacent uses, and will retain desirable natural features of the site and the surrounding area.

G. Expiration. A planned development permit shall be exercised within one year from the date of approval or the permit shall become void, unless an extension is approved in compliance with Chapter 19.56 SMC, Permit Implementation, Time Limits, Extensions. (Ord. 2003-02 § 3, 2003).

Memo

DATE: April 17, 2014

TO: Doug Hilberman and Ed Routhier

FROM: Wendy Atkins, Associate Planner, City of Sonoma

SUBJECT: Project Advisory Committee – Review of 800 West Spain Street Proposal

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The Project Advisory Committee (PAC) met on April 17, 2014 to review the seven-unit Planned Development proposed at 800 West Spain Street. The PAC is comprised of City Staff representing the different City departments. The following City Staff were in attendance at the meeting: Dan Takasugi, Public Works Director/City Engineer; Dean Merrill, Streets Supervisor; Allen Jones, Fire Captain; Wayne Wirick, Building Official; Joe Burroughs, Plans Examiner; Chris Pegg, Stormwater Compliance; David Goodison, Planning Director; Rob Gjestland, Senior Planner; Wendy Atkins, Associate Planner. In review of the proposal, members of the committee offered the following comments:

Engineering, Stormwater:

- Provided list of Public Works requirements.
- An easement agreement shall be required for the public water main to connect to the hydrant.
- Questioned how the driveway will be paved: asphalt concrete with landscaped strip.
- Water main shall provide an 8" line to the hydrant.
- Does not support separate driveway approach off of West Spain Street
- Requested a 6' flare on curb cut (concerned that street parking could encroach onto driveway).
- Water main front-foot charge—contact the Robin Evans at (707) 933-2205.
- Stormwater requirements are on the Public Works checklist.
- SUSMP requirements will apply to this project.
- Requested engineering details where sewer and stormwater line cross.
- SUSMP requirements will be replaced with City requirements effective 2015.
- Encourage site layout consideration early on in the process.
- Project may require underground stormwater retention.
- A Sewer Capacity Analysis may be required. Contact Vic Swift at the Sonoma County Water Agency at 707-547-1975.
- Lot 1 will have the maintenance responsibility for the entire property unless an HOA is established. An HOA would also be a good mechanism to provide for stormwater maintenance.

Building:

- Concerned with setbacks on lot 7—may limit percentage of building openings.
- Concerned with area in front of garage on lot 4—Planning Commission will need to approve driveway apron area if it is less than 20'. Don't want to temp folks to park in an area when adequate space is not provided.
- CALGreen requirements apply—bring on specialists early in the process.
- New energy standards will go into effect on July 1, 2014.
- Contact PRMD for sewer fees and get a water fee estimate from the City of Sonoma.
- Work with the Sonoma County Health Department to abandon any wells on the site.
- Water meters will be required in front of each lot.
- Lot 6 has a 3' setback ad a 12" projection for the roof—this may need to be reduced.
- Lot 5 has a maximum 18" projection requiring a one-hour rating on the overhang.
- ADA accessibility is required at the sidewalk and driveway approach.
- Noted a lack of guest parking.

Fire

- Fire lane access will be required to be in place early in construction.
- Each house shall provide fire sprinklers and meet the fire requirements.
- Confirm hydrant location with Alan Jones.

Police

- Concerned with density—trying to squeeze too many units on a small lot
- Foresee resident-visitor parking issues.
- Concerned with noise issues.
- May trigger a noticeable increase in traffic congestion.

Planning

- An archaeological study will be commissioned by the City and paid for by the applicant.
- An arborist report will be commissioned by the City and paid for by the applicant.
- Encouraged neighbor outreach early in the process.
- Most likely the project will be categorically exempt from CEQA.
- A Planning Commission Study Session shall be required prior to moving forward with a PUD application.
- Confirm with the Public Works Director if a 20' wide driveway is sufficient (attached section 19.48.100, which states that nearest edge of a driveway apron or curb return shall be at least five feet from the nearest property line).
- Provide open space calculations on revised plans.
- Provide FAR and coverage calculations on revised plans.
- Indicate all off-street parking on revised plans.
- Design Review and Historic Preservation review shall include architectural, landscape, and outdoor lighting.
- Lot 1 will be challenging to provide private yard space.
- Address Planned Development findings in project narrative:

Findings, Decision. Following a public hearing, the planning commission may approve, approve subject to conditions, or disapprove the planned development permit. The planning commission shall record the decision and the findings upon which the decision is based. The planning commission may approve a planned development permit application with or without conditions, only if the planning commission finds that:

1. The planned development permit is consistent with the General Plan, any applicable specific plan, and the intent and objectives of this section;

2. The design of the development is consistent with the intent of applicable regulations and design guidelines of the development code;

3. The various use and development elements of the planned development relate to one another in such a way as to justify exceptions to the normal standards of the development code;

4. The design flexibility allowed by the planned development permit has been used to creatively address identified physical and environmental constraints; and

5. The proposed development will be well-integrated into its setting, will relate appropriately to adjacent uses, and will retain desirable natural features of the site and the surrounding area.

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MAY 19 2014
CITY OF SONOMA

800 WEST SPAIN STREET SUBDIVISION PROJECT
PLANNED DEVELOPMENT PERMIT - PROJECT SUMMARY
May 19, 2014
AXIA Architects

Project Name	800 West Spain Street Development
APN	127-204-022
Location	800 West Spain Street North side of West Spain Street just west of intersection with 5th Street.
Area	Approximately 0.86 acres
Current Zoning	R-M: Medium Density Residential
Current General Plan Designation	Medium Density Residential
Total Allowable Units	6 - 9 Units based on R-M Zone
Total Proposed Units	7 Units
Proposal	Planned Development consisting of 7 single family residential units
Typical Lot Size	Range from about 3600 SF – 4500 SF.
FAR	See Site Plan Drawing
Maximum Height	30 feet
Garbage Collection	Each unit has a minimum five foot wide side yard next to the garage. It is envisioned that the utility meters and garbage cans will occur in this location at each house.
Project Vision Statement	The focus of this project is to develop a design that creates a sense of neighborhood with a nod to its agricultural roots, while acknowledging the economics of the current housing market. This design focuses on providing "market-rate affordable" housing sized large enough for a medium-sized family. The positioning of the houses and the street is designed to maximize privacy with neighbors and has received positive feedback when presented at a neighborhood meeting in March.

	The project pays homage to the original farm structures that existed on site. The narrow private drive is envisioned with a quaintness to encourage a mix of uses including pedestrian and bike activities. The land is set up for small lot private ownership, designed to foster variety in the plantings and visual landscape that stems from individual ownership. With the close proximity of the site to parks, the design focuses on privately owned, using front yards, backyards, and the street to provide variety of forums for exterior activities. The proximity to the Sonoma Square and local merchants makes this an optimal pedestrian oriented community.
Rationale for Use of Planned Development	See Attached Planned Development Narrative

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MAY 19 2014
CITY OF SONOMA

PLANNED DEVELOPMENT NARRATIVE FOR 800 WEST SPAIN ST.
05.19.14

We propose utilizing the Planned Development as a tool to provide greater flexibility in the site planning to allow for a more innovative project and efficient use of the land than may be possible through the strict application of the conventional zoning regulation. We believe that providing single family detached market rate workforce housing within close vicinity of Sonoma's downtown square is both responsive to the objectives of the Development Code and Smart Growth development principles.

I. CIRCUMSTANCES FOR WHICH THE PLANNED DEVELOPMENT PERMITS ARE INTENDED TO ADDRESS:

UTILIZATION TO ADDRESS OBJECTIVES OF THE DEVELOPMENT CODE IN ORDER TO ACHIEVE A HIGHER LEVEL OF DESIGN QUALITY

Our property is unique in its shape, its smart growth infill qualities given its proximity to downtown, and its proximity to nearby parks and bike lanes. The Development Code acknowledges the vast majority of Northern Planning Area dwellings are single family. Our design acknowledges the adjacent densities, and the intent of the R-M zone, while achieving the design and amenity qualities available in single family residences. The residences acknowledge the farmhouse roots and an emphasis on detail and quality materials. In synch with the desires of the Northwest Planning Area, this will offer variety in the features and the architectural character of the area.

DEPARTURE FROM NORMAL DEVELOPMENT STANDARDS TO REDUCE DEVELOPMENT COSTS OF AFFORDABLE HOUSING

Very few units of Affordable Housing in our region are 3 bedroom 2-1/2 bathroom single family detached homes on private lots. The design achieves a balance that includes the positive attributes of private single family ownership of homes while maintaining affordability through distributing land, infrastructure, and Affordable Housing costs over a greater number of market rate units. Through relief from setback requirements, lot size, and lot coverage the project offers the City a higher quality Affordable Housing stock.

II. REQUESTED FLEXIBILITY IN DEVELOPMENT STANDARDS

1. Reduced Setbacks: The majority of units maintain a setback from the adjacent neighboring parcels that meets the city standards. The design requests relief from setbacks to allow the project to accommodate the unusual "dog leg" offset that occurs in the parcel and to provide density appropriate to the R-M zone.
2. Reduced Open Spaces: The project exceeds the minimum requirements for individual residential unit private space. Our focus was to provide private lots with private space for each family. The project is close to the Sonoma Bike Path,

the Vallejo Home State Park, and the Sonoma downtown square for common recreation.

3. Reduced Lot Area, FAR, and Dimensions: The project requests relief from the minimum lot area, FAR, and dimensions. To provide detached housing, the required infrastructure, and about an average number of units allowed by the Residential –Medium Density zoning, relief from the lot area is necessary.

III. ANALYSIS:

1. THE PLANNED DEVELOPMENT PERMIT IS CONSISTENT WITH THE GENERAL PLAN, AND APPLICABLE SPECIFIC PLAN, AND THE INTENT AND OBJECTIVES OF THIS SECTION.

   The Residential –Medium Density designation in the City of Sonoma's Northwest Planning Area requires between 6 and 9 units on this parcel. The project proposes 7 single family detached residential units which is consistent with the General Plan and the Applicable Specific Plan. Single-Family Dwellings are a use permitted in an R-M zone (Table 1-2, Development Code, Community Design). In the Northwest Planning Area Existing Conditions Section of The City's Development Code, the Section makes generalized reference to the existing "condominiums and P.U.D's along West Spain Street."

   The project helps the City achieve the objectives of providing infill residential development near downtown core services. This supports a pedestrian oriented environment and saves the City infrastructure costs through efficiencies towards the consolidation geographically of its support services.

2. THE DESIGN OF THE DEVELOPMENT IS CONSISTENT WITH THE INTENT OF APPLICABLE REGULATIONS AND DESIGN GUIDELINES OF THE DEVELOPMENT CODE.

   The applicable regulations of the Development Code have designated a density through R-M zoning that is similar to the density of some adjacent parcels. We believe this desired density is due to proximity to the downtown center. The design of the homes is consistent with the maximum height requirements. Screening and buffering will be provided, as intended by the Development Code, to the adjacent neighbors through the design of a perimeter fence and the increased perimeter landscaping.

3. THE VARIOUS USE AND DEVELOPMENT ELEMENTS OF THE PLANNED DEVELOPMENT RELATE TO ONE ANOTHER IN SUCH A WAY AS TO JUSTIFY EXCEPTIONS TO THE NORMAL STANDARDS OF THE DEVELOPMENT CODE.

   The design approaches medium density residential in a manner consistent with other single family dwelling planned developments within the City of Sonoma. Due to the unusual "dog leg" in the parcel, the design can only achieve the

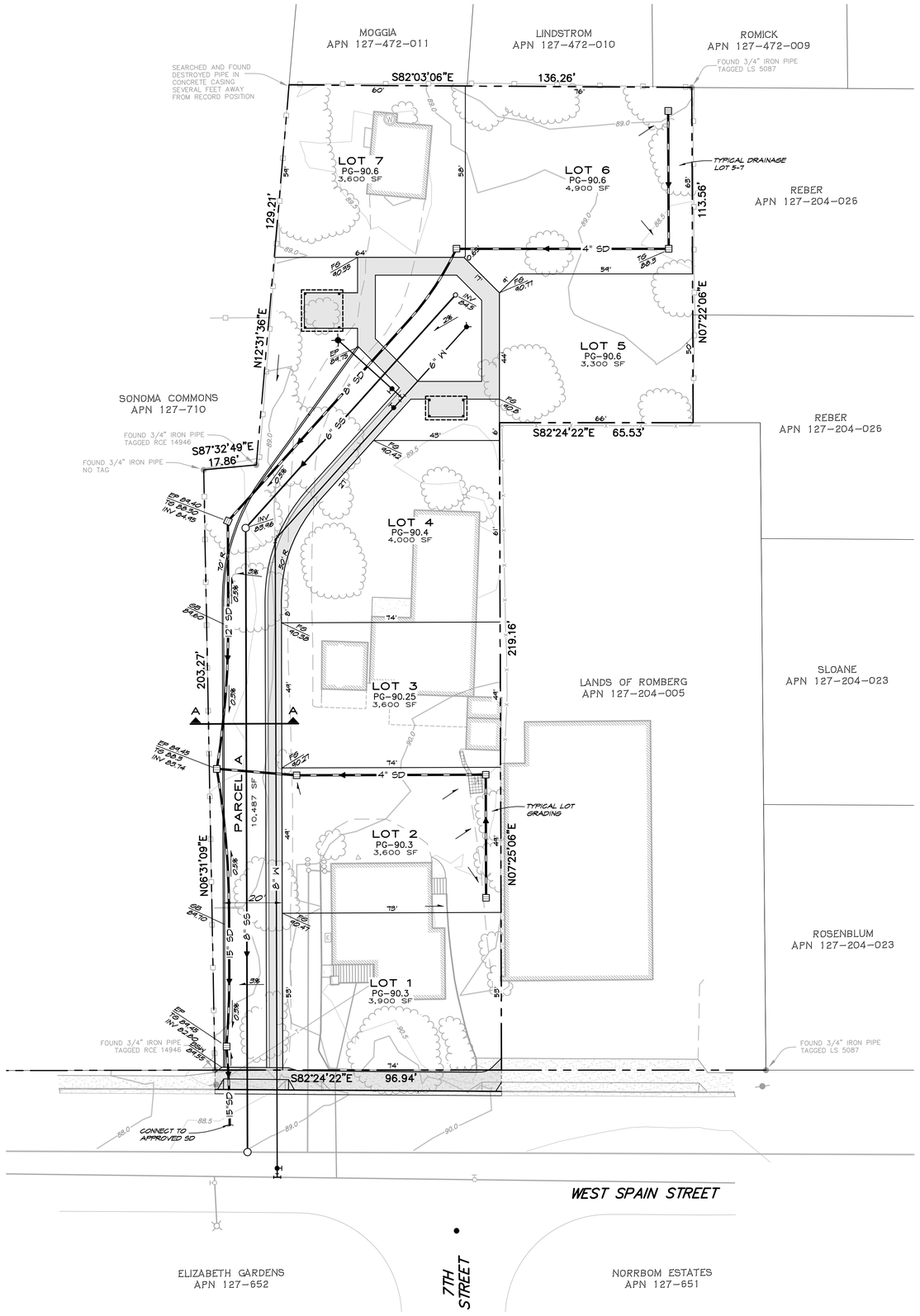
quantity of single family detached dwellings permitted in an R-M zone through relief from the normal standards. We believe this form of housing is more desirable to the current market demand and achieves a middle ground between the denser adjacent apartments and the single family residential to the north.

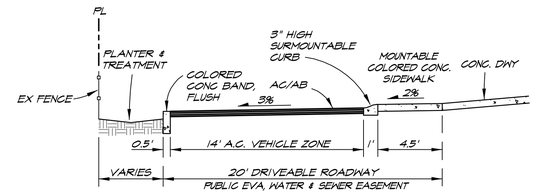
4. THE DESIGN FLEXIBILITY ALLOWED BY THE PLANNED DEVELOPMENT PERMIT HAS BEEN USED TO CREATIVELY ADDRESS IDENTIFIED PHYSICAL AND ENVIRONMENTAL CONSTRAINTS

   The strongest natural features of the site are the trees around the perimeter of the property. The setbacks around the perimeter of the property allow the majority of perimeter trees to be preserved.

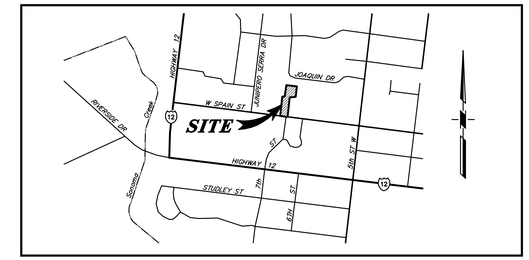
5. THE PROPOSED DEVELOPMENT WILL BE WELL-INTEGRATED INTO ITS SETTING, WILL RELATE APPROPRIATELY TO ADJACENT USES, AND WILL RETAIN DESIRABLE NATURAL FEATURES OF THE SITE AND THE SURROUNDING AREA

   The property is unique in its size, shape, and proximity to the central downtown core. The medium density residential zoning for the site can be achieved without variances or PD zoning through multi-level apartments or condominiums. Based on the neighborhood meeting, these building types are not desired. We believe that the neighborhood and downtown residential housing stock would benefit from variety that is catered to young families. These families would benefit from having individual yards, three bedrooms, two baths, and pedestrian access to the downtown businesses and services. These amenities are the most sought after in the residential real estate market. The reduced lot size allows the developer to increase the quality level of construction, incorporate Affordable Housing, while maintaining an affordable price point in the market. The development saves the majority of the perimeter trees and proposes to supplement these with additional screening. Collectively, we believe that the Planned Development allows us to provide superior design quality with an innovative housing stock to benefit the downtown core of the City of Sonoma.





SECTION A-A
VEHICLE-PED SHARED DRIVE AISLE
NTS



VICINITY MAP

NTS

PROJECT DATA

ADDRESS	800 W. SPAIN STREET, SONOMA, CA 95476
ASSESSORS PARCEL NUMBER	127-204-022
TOTAL GROSS ACREAGE	0.86 ACRES
GENERAL PLAN LAND USE	LOW DENSITY RESIDENTIAL
ZONING: EXISTING ZONING	R-M
PROPOSED ZONING	R-M
DENSITY	8.1 DU/AC.
LOT SIZE:	SMALLEST - 3,300 S.F., LARGEST - 4,900 S.F., AVERAGE - 3,400 S.F.
WATER SUPPLY	CITY OF SONOMA
SEWAGE DISPOSAL	CITY OF SONOMA

BENCH MARK

FOUND CENTERLINE MONUMENT AT WEST SPAIN STREET AND JUNIPERO SERRA DRIVE,
2.5" BRASS DISK WITH DIMPLE.
ELEV. = 84.06 SONOMA VALLEY COUNTY SANITATION DISTRICT DATUM

NOTES

1. DRIVEWAY IS PRIVATE
2. ALL PAD ELEVATIONS ARE ABOVE 100-YEAR FLOOD ELEVATION.
3. ALL SEPTIC SYSTEMS AND WELLS WILL BE REMOVED IN ACCORDANCE WITH SONOMA COUNTY HEALTH DEPARTMENT REGULATIONS.
4. ENGINEER IS NOT AWARE OF ANY ADVERSE SOIL CONDITIONS THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.
5. ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON SITE.
6. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
7. STORM DRAIN SIZES SHOWN ARE APPROXIMATE ONLY. EXACT SIZE WILL BE DETERMINED WITH IMPROVEMENT PLANS AND CALCULATIONS. STORM DRAIN IS PROPOSED PRIVATE.
8. SEWER INVERT ELEVATIONS SHALL BE BASED UPON THE FINAL DESIGN OF INFRASTRUCTURE SEWER IMPROVEMENTS.
9. SEWER AND WATER SYSTEMS ARE PROPOSED PUBLIC, CONSTRUCTED TO CITY STANDARDS.
10. SITE DEMOLITION IS CURRENTLY UNDERWAY; EXISTING TOPOGRAPHIC ELEMENTS AS SHOWN ON THIS DRAWING MAY NOT BE CURRENT.

LEGEND

SUBDIVISION BOUNDARY	
STREET GRADE	0.50%
WATER (PVC), FIRE HYDRANT, BLOWOFF	
SEWER (PVC), MANHOLE, CLEAN OUT	
STORM DRAIN (RCP), CATCH BASIN, DROP INLET	
RETAINING WALL	
SLOPE	
EXISTING CONTOUR	256
PROPOSED CONTOUR	256
VEGETATIVE SWALE	

NORTH

0 20 40
scale 1" = 20' feet

PRELIMINARY TENTATIVE MAP

800 W. SPAIN STREET

SONOMA, CALIFORNIA

7 LOTS, 1 PARCEL 0.86 ACRES MAY 16, 2014

BEING A SUBDIVISION OF THE LANDS OF CAYMUS CAPITAL LLC AS DESCRIBED BY DEEDS RECORDED UNDER DOCUMENT No. 2013123166 OF OFFICIAL RECORDS OF SONOMA COUNTY, STATE OF CALIFORNIA

OWNER / DEVELOPER
CAYMUS CAPITAL, LLC
232 2nd Street East
Sonoma, CA. 95476

ENGINEER & SURVEYOR
CARLILE • MACY
15 Third Street
Santa Rosa, CA. 95401
(707) 542-6451

LICENSED PROFESSIONAL ENGINEER
DAVID C. HANSON
No. 34761
CIVIL
STATE OF CALIFORNIA

DAVID C. HANSON, PE 34761 DATE

LICENSED LAND SURVEYOR
BRUCE E. JARVIS
No. 5143
STATE OF CALIFORNIA

BRUCE E. JARVIS, PLS 5143 DATE

CARLILE • MACY
CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 2014006.00

SHEET 1 OF 1

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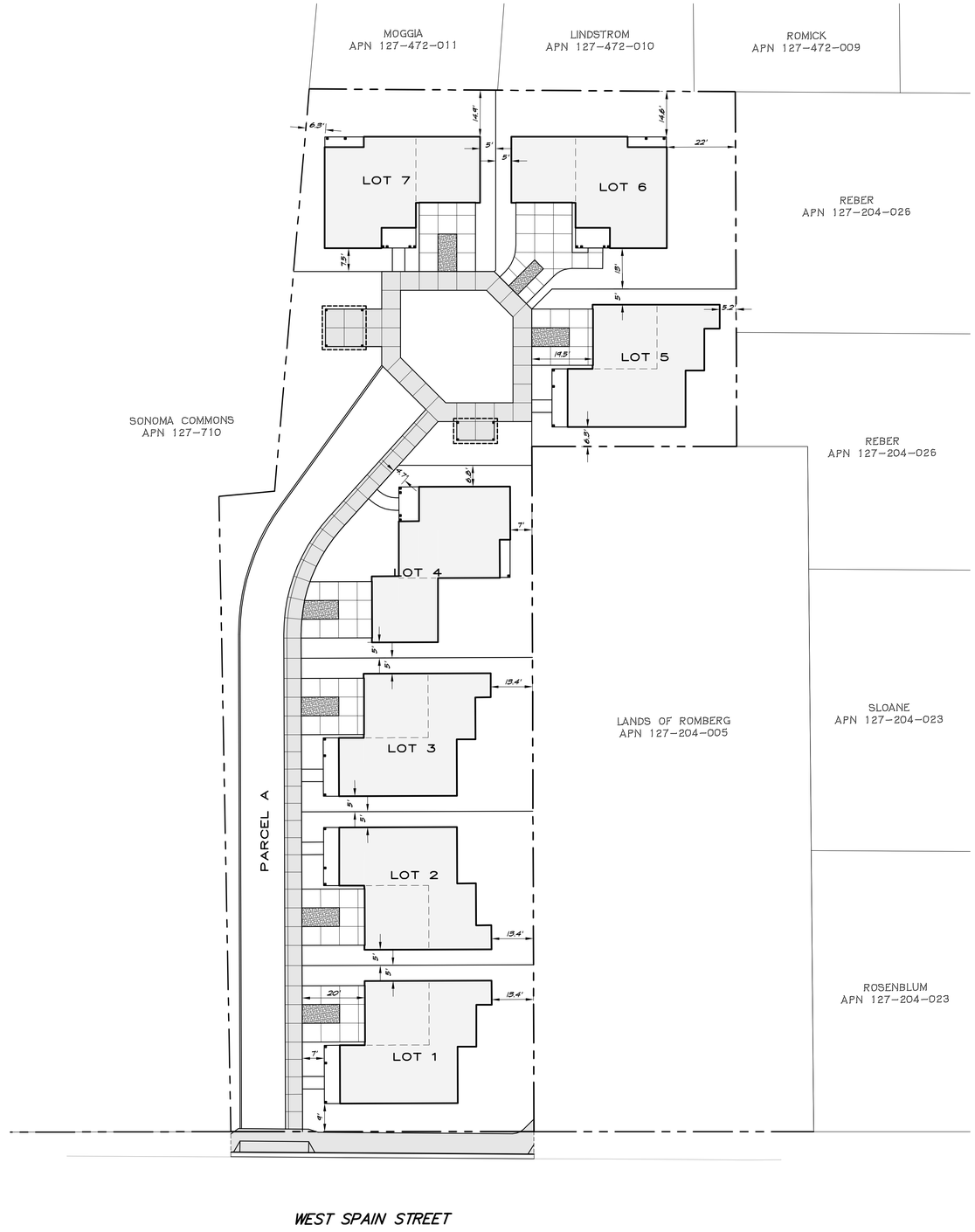

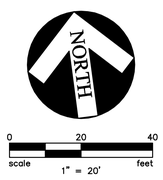

PRELIMINARY
DEVELOPMENT PLAN

800 W. SPAIN STREET

SONOMA, CALIFORNIA

MAY 16, 2014

CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 2014006.00

SHEET 1 OF 1

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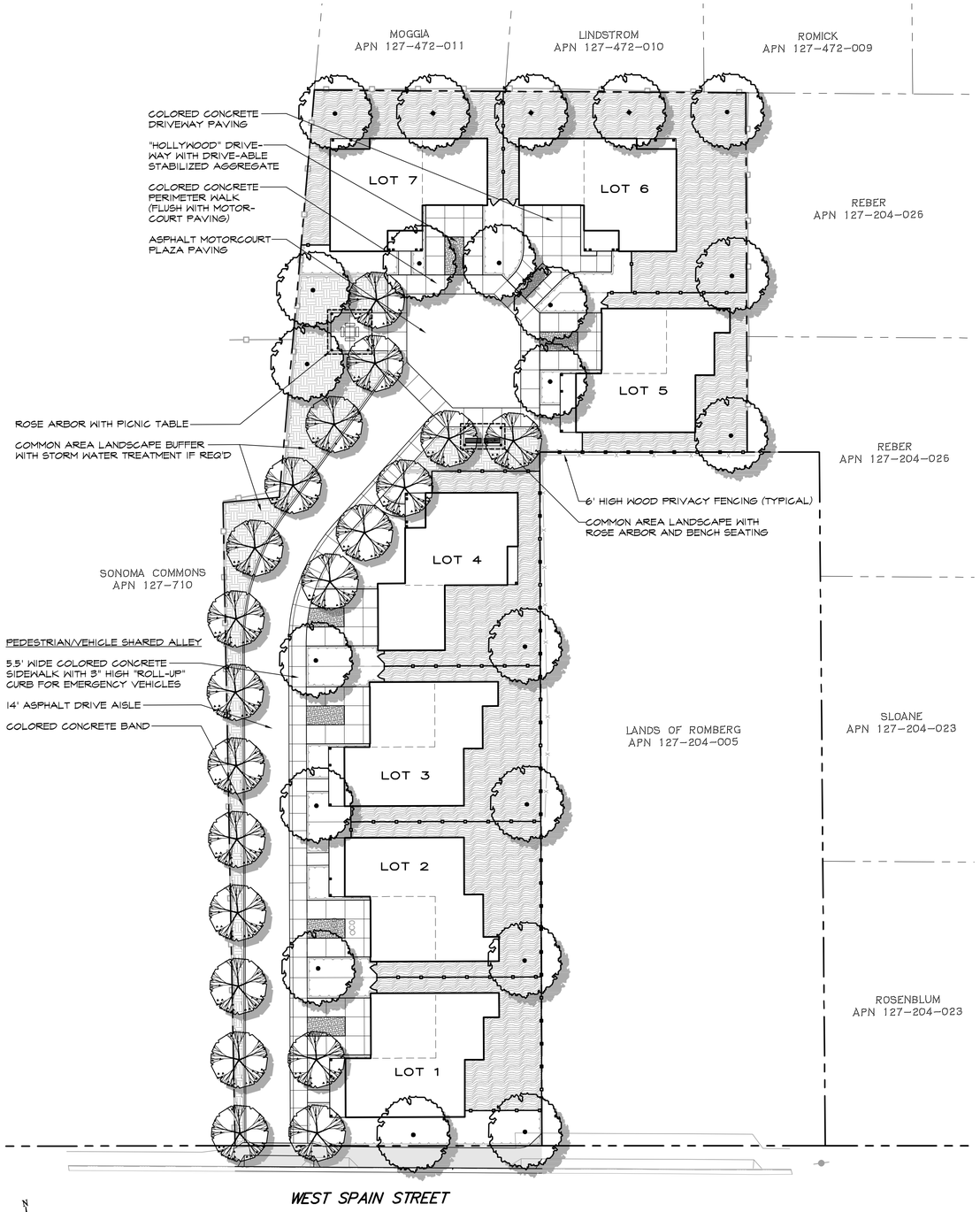

PLAN NORTH

PRELIMINARY LANDSCAPE PLAN

0' 1' 2' 3' 4' 8'

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

PLANT MATERIALS

TREES AND VINES (SYMBOLS SHOWN 1/2 SIZE):

SYMBOL	DESCRIPTION	SIZE
	PROPOSED SHADE/CANOPY TREES (LOW WATER USE) PISTACIA CHINENSIS / CHINESE PISTACHE QUERCUS LOBATA / VALLEY OAK	15 GAL.
	SMALL FLOWERING ACCENT TREES (LOW WATER USE) CERCIS OCCIDENTALIS / WESTERN REDBUD, STANDARD LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE	15 GAL.

UNDERSTORY PLANTINGS

KEY	DESCRIPTION & NAME
	COMMON AREA LANDSCAPES LOW WATER USE SHRUBS, PERENNIALS, VINES AND GROUNDCOVERS. DRIP AND BUBBLER IRRIGATION. HOMEOWNER'S ASSOCIATION MAINTENANCE CONTRACT
	DEVELOPER INSTALLED FRONT YARD LANDSCAPES LOW AND MEDIUM WATER USE SHRUBS PERENNIALS, VINES AND GROUNDCOVERS DRIP AND BUBBLER IRRIGATION, EACH LOT INDIVIDUALLY METERED PRIVATE HOME OWNER MAINTENANCE
	DEVELOPER INSTALLED REAR YARD LANDSCAPES PATIO AREAS SURROUNDED BY LOW AND MEDIUM WATER USE SHRUBS PERENNIALS, VINES AND GROUNDCOVERS. SMALL LAWN AREAS DRIP, SPRAY AND BUBBLER IRRIGATION PRIVATE HOME OWNER MAINTENANCE

NOTES

IN ACCORDANCE WITH SONOMA'S WATER EFFICIENT LANDSCAPE ORDINANCE:

1. A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
2. A MINIMUM OF 6 C.Y PER 1,000 S.F. OF COMPOSTED SOIL AMENDMENT SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 8". BENEATH EXISTING TREES THIS WILL OCCUR IN PLANTING PITS ONLY (NO ROTOTILLING WITHIN THE DRIPLINES OF EXISTING TREES. COMPOST SHALL BE "ALL GREEN COMPOST" AS SUPPLIED BY GRAB-N-GROW SOIL PRODUCTS.
3. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES IN PLANTING AREAS. MULCH IN AREAS BENEATH AND AROUND EXISTING OAKS SHALL BE GROUND PRUNINGS FROM EXISTING, ON-SITE OAK TREES. OTHER AREAS TO BE TOP DRESSED WITH "ARBOR MULCH" AS SUPPLIED BY GRAB-N-GROW SOIL PRODUCTS.

GENERAL NOTES:

1. ALL LANDSCAPED AREAS SHALL BE TOP-DRESSED WITH A 2"-3" LAYER OF ORGANIC MULCH.
2. ALL PLANTINGS SHALL BE IRRIGATED BY AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEMS.
3. ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALL, CURBS OR PAVEMENTS WILL BE INSTALLED WITH ROOT BARRIERS.
4. ALL TREES WILL BE PLANTED FROM 15 GALLON CONTAINERS, EXCEPT WHERE NOTED.

LICENSED LANDSCAPE ARCHITECT
CURTIS L. NICHOLS
No. 2788
Exp. 3/31/15
STATE OF CALIFORNIA

CURTIS L. NICHOLS — DATE

L.L.A. 2788

PRELIMINARY LANDSCAPE PLAN

800 W. SPAIN STREET

SONOMA, CALIFORNIA

7 LOTS, 1 PARCEL — 0.86 ACRES — MAY 15, 2014

OWNER / DEVELOPER
CAYMUS CAPITAL, LLC
232 2nd Street East
Sonoma, CA. 95476

LANDSCAPE ARCHITECT
CARLILE • MACY
15 Third Street
Santa Rosa, CA. 95401
(707) 542-6451

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15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 2014006.00

SHEET 1 OF 1

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(N.T.S.)
MAY 19, 2014

CAYMUS CAPITAL

W. SPAIN ST. DEVELOPMENT

NEIGHBORHOOD CONTEXT MAP 800 WEST SPAIN STREET SONOMA, CALIFORNIA

AXIA architects

0' 10' 30' 60'

MAY 19, 2014

CAYMUS CAPITAL

W. SPAIN ST. DEVELOPMENT

SITE PLAN CONCEPT 800 WEST SPAIN STREET SONOMA, CALIFORNIA

AXIA architects

2 A1.3 **REAR SITE ELEVATION - LOOKING WEST**
3/32" = 1'-0"

1 A1.3 **FRONT SITE ELEVATION - LOOKING EAST**
3/32" = 1'-0"

0' 4' 12' 36'

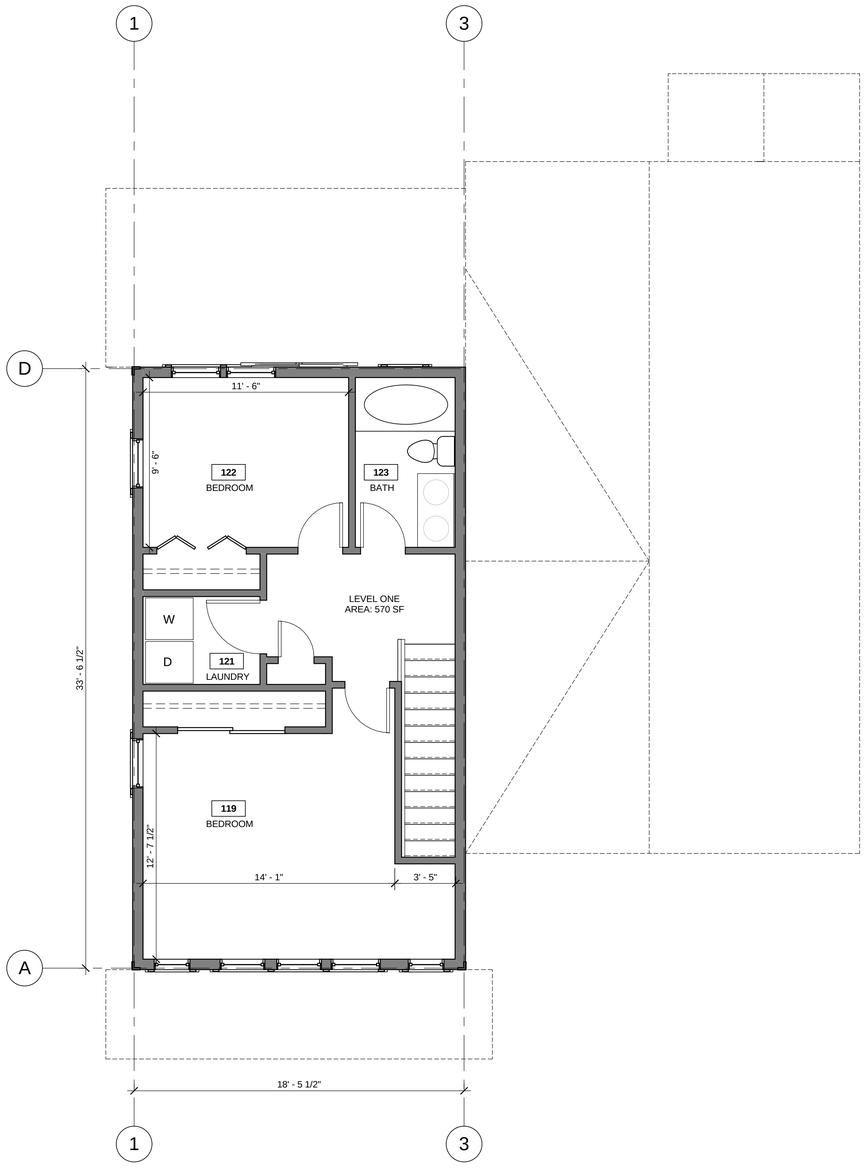
MAY 19, 2014

CAYMUS CAPITAL

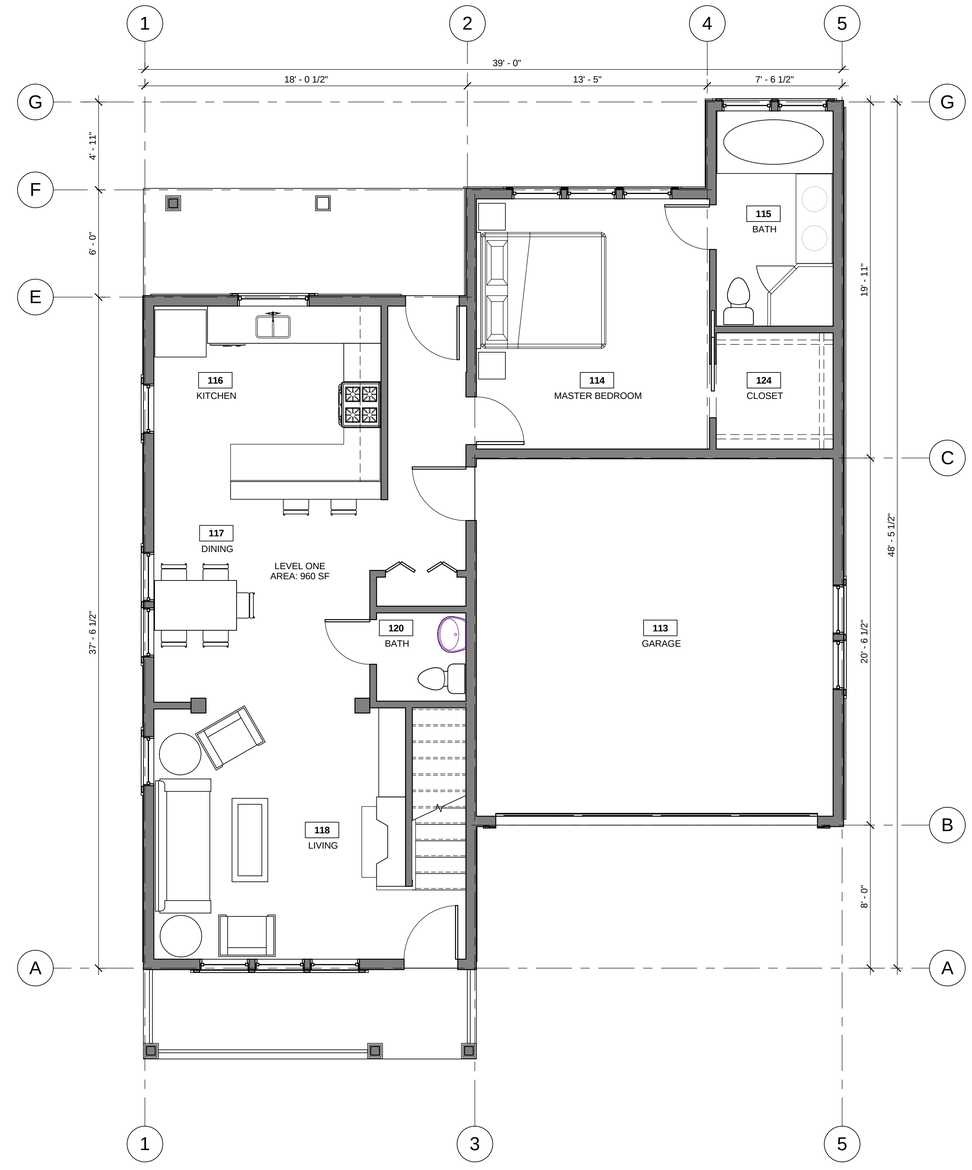
W. SPAIN ST. DEVELOPMENT

STREETSCAPES 800 WEST SPAIN STREET SONOMA, CALIFORNIA

AXIA architects



2 A2.1 **LEVEL TWO FLOOR PLAN**
1/4" = 1'-0"



1 A2.1 **LEVEL ONE FLOOR PLAN**
1/4" = 1'-0"

TOTAL AREA: 1,530 SF

0' 2' 6' 12'

MAY 19, 2014

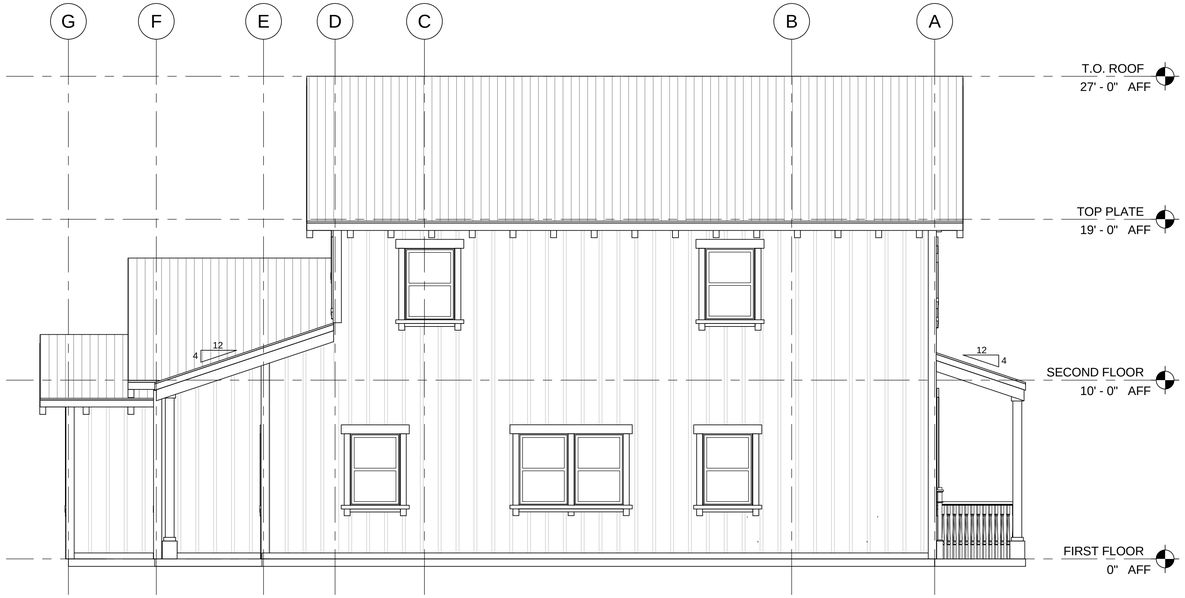
CAYMUS CAPITAL

CONCEPT A

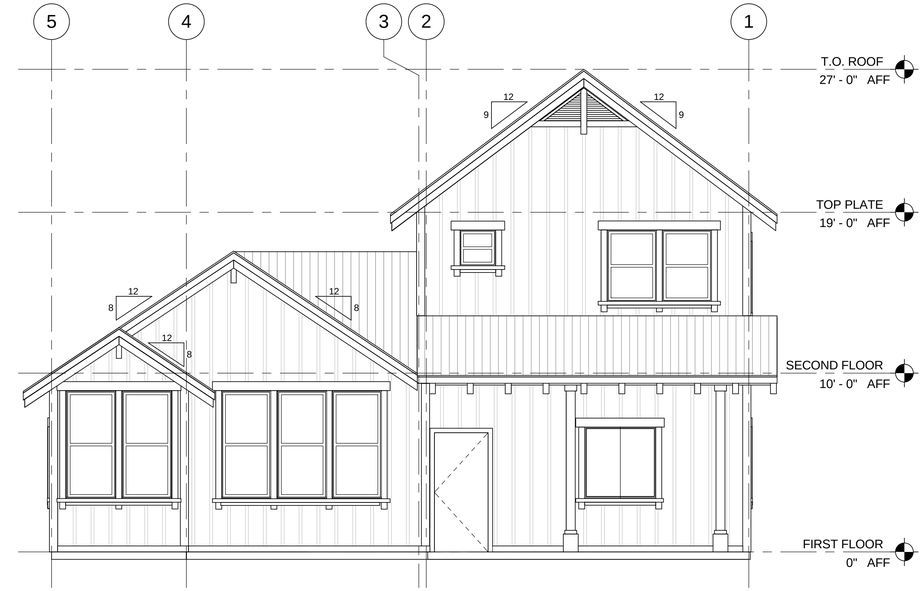
FLOOR PLAN

800 WEST SPAIN STREET SONOMA, CALIFORNIA

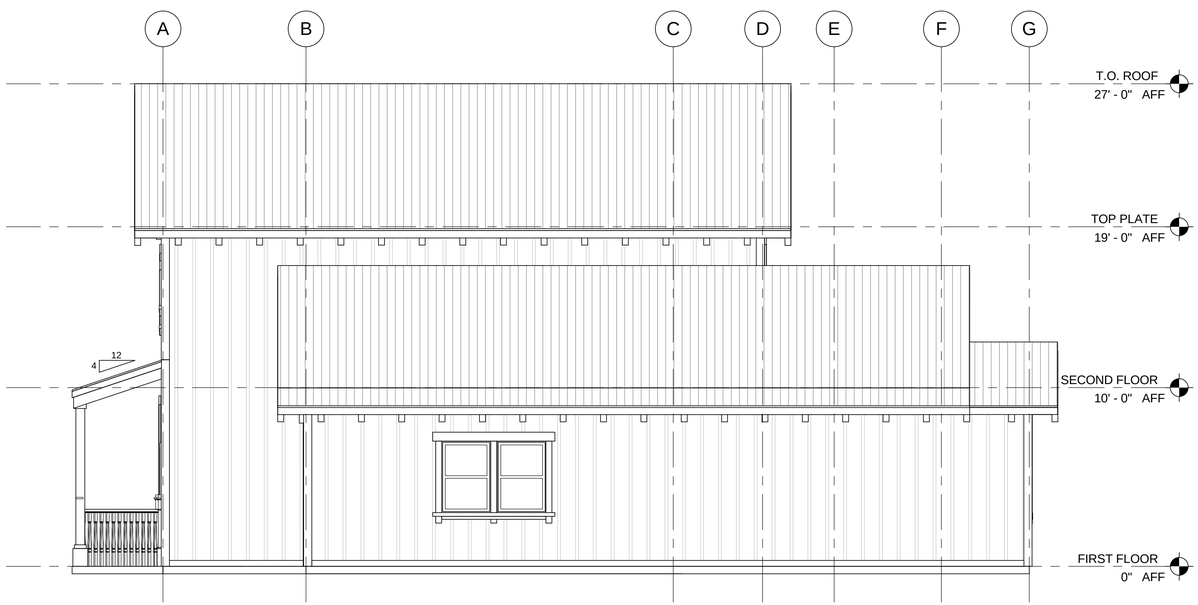
AXIA architects



4 A3.1 **CONCEPT A - LEFT ELEVATION**
1/4" = 1'-0"



2 A3.1 **CONCEPT A - REAR ELEVATION**
1/4" = 1'-0"



1 A3.1 **CONCEPT A - RIGHT ELEVATION**
1/4" = 1'-0"

3 A3.1 **CONCEPT A - FRONT ELEVATION**
1/4" = 1'-0"

0' 2' 6' 12'

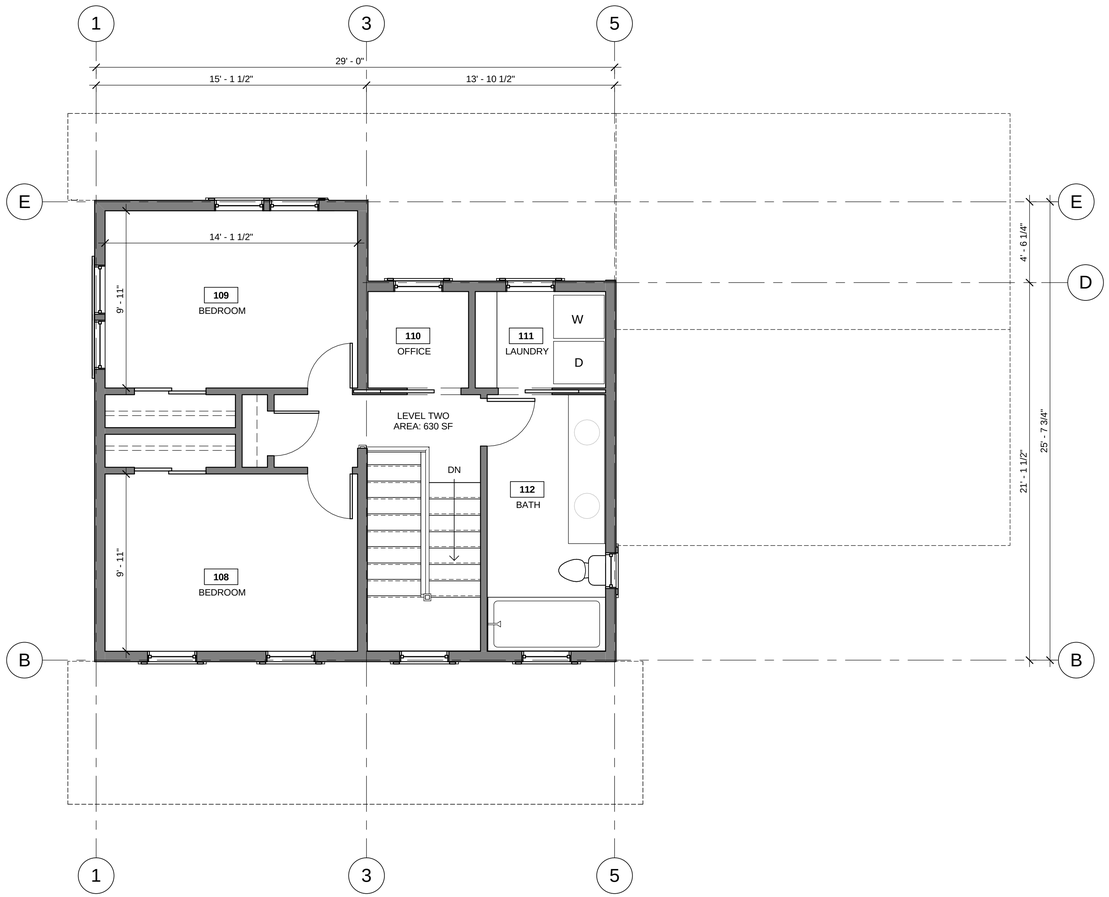
MAY 19, 2014

CAYMUS CAPITAL

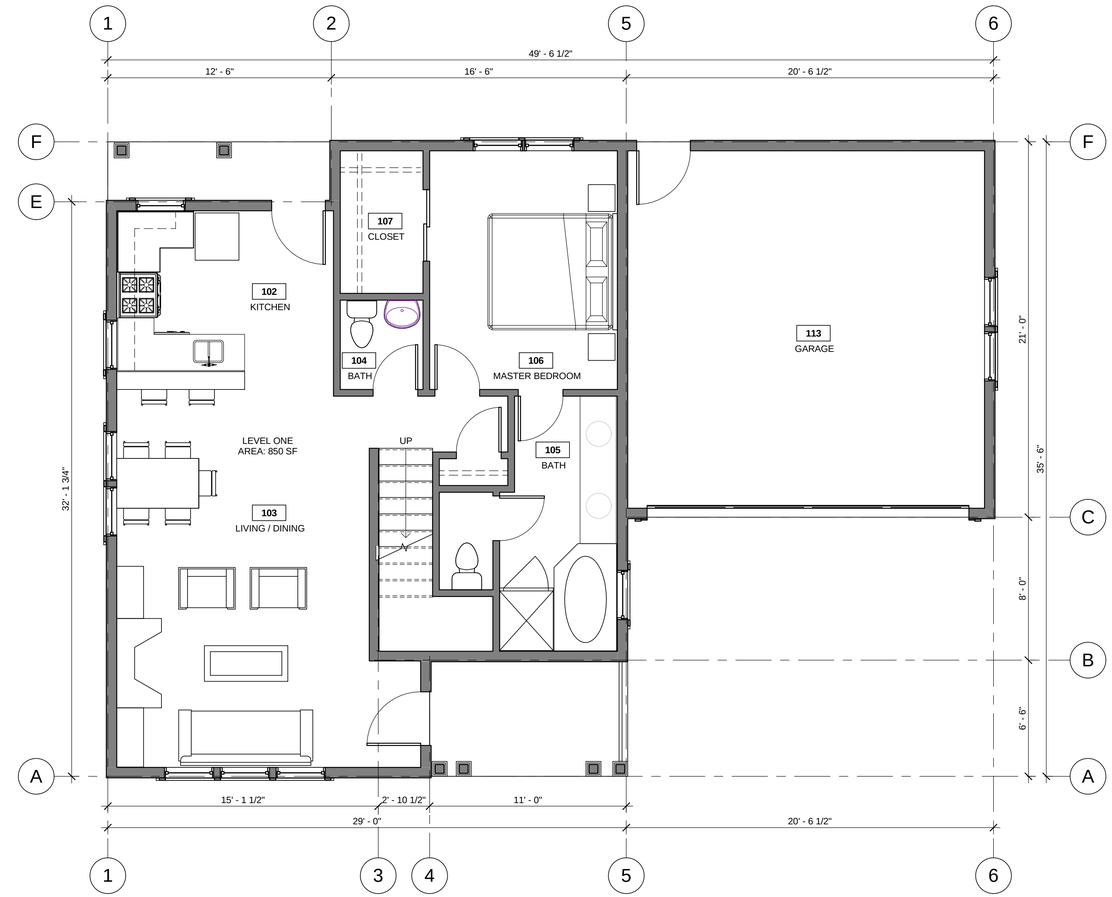
CONCEPT A

EXTERIOR ELEVATIONS 800 WEST SPAIN STREET SONOMA, CALIFORNIA

AXIA architects



2 A2.1 **LEVEL TWO FLOOR PLAN**
1/4" = 1'-0"



1 A2.1 **LEVEL ONE FLOOR PLAN**
1/4" = 1'-0"

TOTAL AREA: 1,480 SF

0' 2' 6' 12'

MAY 19, 2014

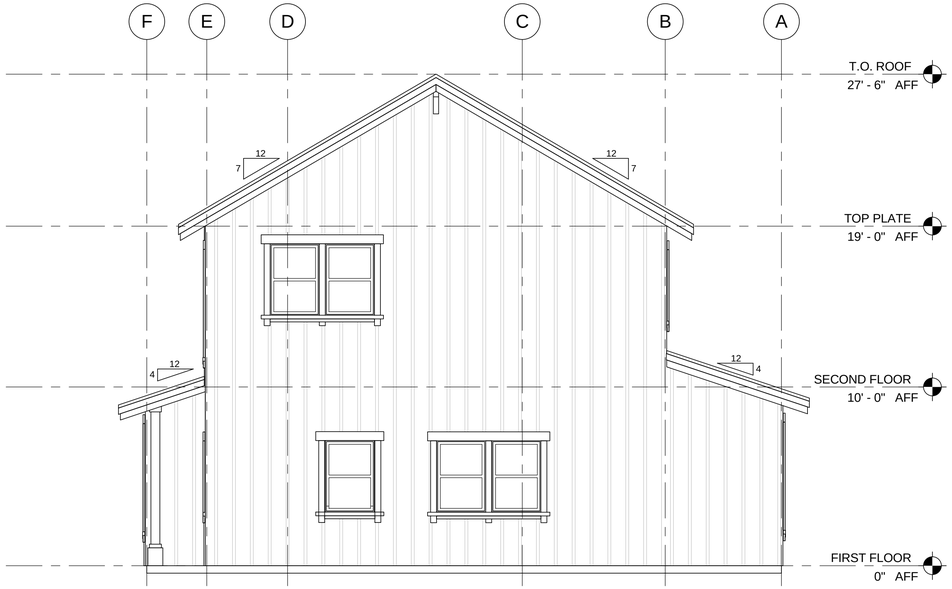
CAYMUS CAPITAL

CONCEPT B

FLOOR PLAN

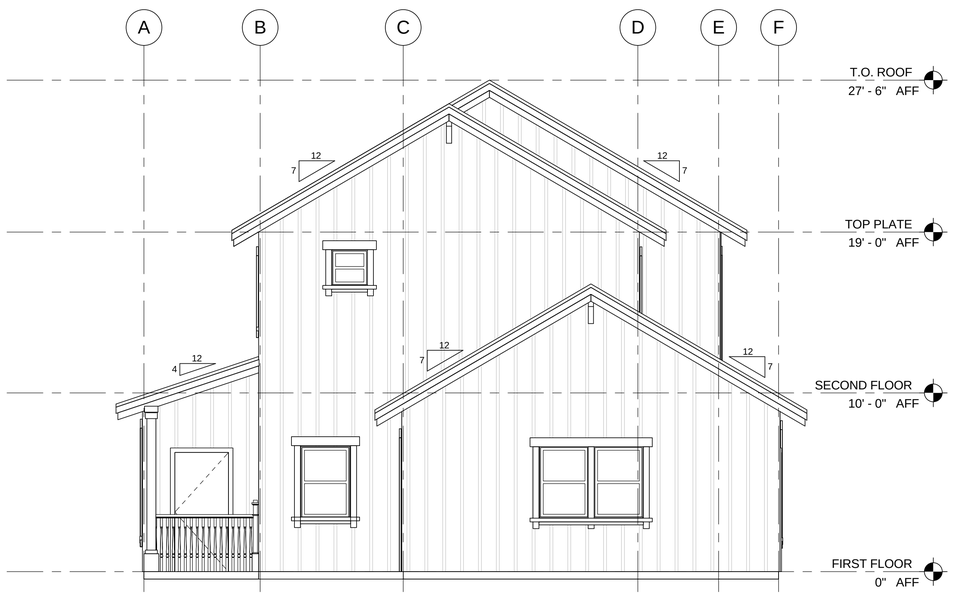
800 WEST SPAIN STREET SONOMA, CALIFORNIA

AXIA architects



3 A3.1 **CONCEPT B - LEFT ELEVATION**
1/4" = 1'-0"

1 A3.1 **CONCEPT B - REAR ELEVATION**
1/4" = 1'-0"



4 A3.1 **CONCEPT B - RIGHT ELEVATION**
1/4" = 1'-0"

2 A3.1 **CONCEPT B - FRONT ELEVATION**
1/4" = 1'-0"

0' 2' 6' 12'

MAY 19, 2014

CAYMUS CAPITAL

CONCEPT B

EXTERIOR ELEVATIONS 800 WEST SPAIN STREET SONOMA, CALIFORNIA

AXIA architects

2 A2.1 **LEVEL TWO FLOOR PLAN**
1/4" = 1'-0"

1 A2.1 **LEVEL ONE FLOOR PLAN**
1/4" = 1'-0"

TOTAL AREA: 1,480 SF

0' 2' 6' 12'

MAY 19, 2014

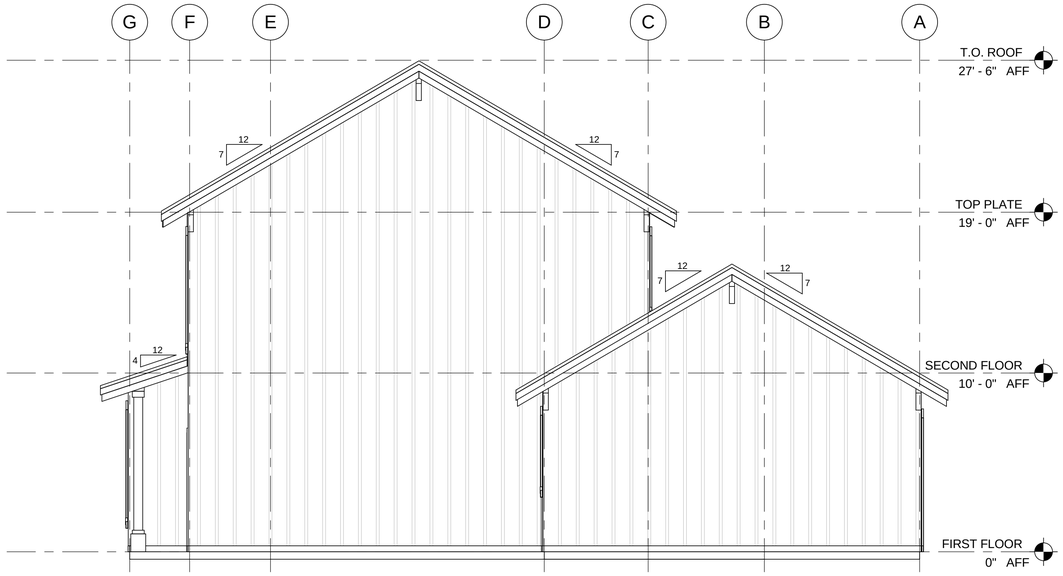
CAYMUS CAPITAL

CONCEPT B-2

FLOOR PLAN

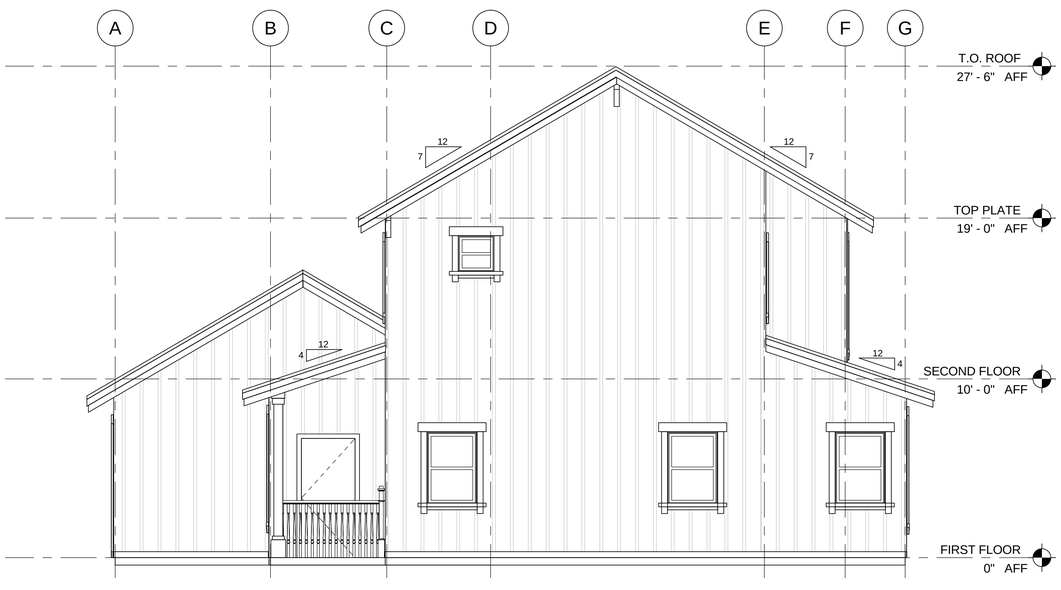
800 WEST SPAIN STREET SONOMA, CALIFORNIA

AXIA architects



3 A3.1 **CONCEPT B - LEFT ELEVATION**
1/4" = 1'-0"

1 A3.1 **CONCEPT B - REAR ELEVATION**
1/4" = 1'-0"



4 A3.1 **CONCEPT B - RIGHT ELEVATION**
1/4" = 1'-0"

2 A3.1 **CONCEPT B - FRONT ELEVATION**
1/4" = 1'-0"

0' 2' 6' 12'

MAY 19, 2014

CAYMUS CAPITAL

CONCEPT B-2

EXTERIOR ELEVATIONS 800 WEST SPAIN STREET SONOMA, CALIFORNIA

AXIA architects