



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

Regular Meeting of September 11, 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.

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**CALL TO ORDER** – Chair, Matthew 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:** None

### CORRESPONDENCE

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#### ITEM #1 – PUBLIC HEARING

**REQUEST:**

Consideration of a Use Permit amendment to allow the conversion of retail space and offices to fitness areas and meeting rooms associated with The Lodge at Sonoma.

**Applicant/Property Owner:**

The Lodge at Sonoma/Diamondrock  
Sonoma Owner LLC

**Staff:** David Goodison

**Project Location:**

1325-1395 Broadway

**General Plan Designation:**

Gateway Commercial (GC)

**Zoning:**

**Planning Area:** Gateway District

**Base:** Commercial-Gateway (C-G)

**Overlay:** None

**RECOMMENDED ACTION:**

Approve with conditions.

**CEQA Status:**

Categorically Exempt

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#### ITEM #2 – PUBLIC HEARING

**REQUEST:**

Consideration of a Use Permit to utilize the Old Sonoma Firehouse for offices and storage for The Other Guys, Inc

**Applicant/Property Owner:**

August Sebastiani/The Other Guys Inc.  
(sale pending from the Successor Agency to the Sonoma Community Development Agency)

**Staff:** Rob Gjestland

**Project Location:**

32 Patten Street

**General Plan Designation:**

Mixed Use (MU)

**Zoning:**

**Planning Area:** Downtown District

**Base:** Mixed Use (MX)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Approve with conditions.

**CEQA Status:**

Categorically Exempt

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**ITEM #3 – PUBLIC HEARING**

**RECOMMENDED ACTION:**

**ISSUE:**

Consideration of an amendment to Title 19 of the Sonoma Municipal Code to establish procedures for reasonable accommodation pursuant to fair housing laws.

Forward recommendation for adoption to City Council.

**Staff:** David Goodison

**CEQA Status:**

Categorically Exempt

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**ISSUES UPDATE**

**COMMENTS FROM THE COMMISSION**

**COMMENTS FROM THE AUDIENCE**

**ADJOURNMENT**

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

**Agenda Item Title:** Application for a Use Permit to operate an existing drive-through espresso service as a formula business.

**Applicant/Owner:** The Lodge at Sonoma/Diamondroock Hospitality, LLC

**Site Address/Location:** 1395 Broadway

**Staff Contact:** David Goodison, Planning Director  
Staff Report Prepared: 9/5/14

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**PROJECT SUMMARY**

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**Description:** Application of the Lodge at Sonoma. for a Use Permit to convert tenant spaces within a retail building into a fitness room serving guests of the hotel.

**General Plan Designation:** Mixed Use (MU)

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

**Site Characteristics:** The site is an “L”-shaped parcel, approximately nine acres in area, located on the northwest corner of Broadway and Leveroni Road. It is developed with a hotel complex, that includes 182 guestrooms, a spa building, and restaurant. The complex also includes a two-story building at the southeast corner of the site that was originally intended to serve as meetings rooms and retail space on the lower floor, with guest suites above. The retail uses have gradually faded away over time and the lower floor is currently used for meeting space and administrative offices.

**Surrounding Land Use/Zoning:**

**North:** Single-family homes (St. Francis Place) and a vacant parcel (across Clay Street/Sonoma Residential and Mixed Use

**South:** Retail/County zoning

**East:** A building supply store and a retail store(across Broadway)/Gateway Commercial

**West:** A residential planned development/Medium Density Residential

**Environmental Review:**

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

**Staff Recommendation:** Approve subject to conditions.

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## **PROJECT ANALYSIS**

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### **BACKGROUND**

When the Lodge at Sonoma was approved by the City on 1996, the building at 1395 Broadway, at the corner of Broadway and Leveroni Road was envisioned as a retail space. The conditions of approval (attached) included a requirement that at 50% of the ground floor area (approximately 10,000 square feet) had to be in the form of retail for at least five years from the opening of the Lodge. (Note: In 1999, a subsequent use permit amendment was approved providing for guest rooms on the upper floor of this building, rather than office.) That condition was met, but the five-year requirement for retail has long since ended. Over the years, the Lodge has found it difficult to place commercial tenants in the building and the spaces within in it have experienced high turn-over. At this time, the northern half of the lower floor is used for meeting space. The southern half, which is the subject of this application, is used as administrative offices and over-flow meeting space, although portions of it are vacant and unused.. Because the building does not appear to be well-suited for commercial use that would complement the hotel use, the owners of the Lodge propose to convert it into uses that would serve hotel guests.

### **DETAILED PROJECT DESCRIPTION**

The applicants is requesting approval of a Use Permit amendment convert the southern half of the former retail area into a fitness area, a yoga studio, and some meeting rooms (see attached floor plan). These uses would be for hotel guests, not the general public. In making this change, the exterior of the building would not be altered. An existing, smaller fitness area within the main hotel building would be converted to office space.

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

#### **DETAILED PROJECT DESCRIPTION**

The Gateway Commercial designation is applied specifically to the Four Corners area. It is intended to promote high-quality neighborhood- and visitor-serving office and retail development. Building coverage is limited compared to other commercial areas to allow for landscaping and transition areas. Cultural and recreational facilities, hotels, and small-scale agricultural support facilities are allowed in association with apartments and mixed-use developments and necessary public improvements. Schools, day care facilities, fire stations, post offices, emergency shelters, and similar activities may be allowed subject to use permit review. The project 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)**

*Use:* The property is zoned Gateway Commercial (CG). Hotels and ancillary services are allowed subject to use permit and the existing hotel complex is operating under a use permit that was approved in 1996.

*Development Standards:* Because there would not expansion of building area in conjunction with the proposed change in use, the application does not raise any issues with respect to development standards.

*Design Review:* As normally required, any changes to the exterior of the building, new landscaping, or signage proposed for the business would be subject to review and approval by the Design Review and Historic Preservation Commission. While it does not appear that any changes to the building exterior would occur in conjunction with the proposed change in use, this condition has been included in the event that exterior changes are subsequently proposed as more detailed plans are developed.

*On-Site Parking and Circulation:* The hotel complex has been developed with 297 off-street parking spaces, which exceeds the base requirement by nine stalls. At the time it was being reviewed, the

parking calculation for the Lodge at Sonoma applied the retail parking ratio to the lower floor of the subject building (one parking space for every 300 square feet of building area). Because the area proposed for conversion would be used for activities that serve guests of the hotel, the proposed change in use would decrease parking demand.

**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**

As discussed above, because the project involves a change of use within an existing building, no issues are raised with respect to the quantified standards of the Development Code. In addition, since the use the uses that are proposed to replace the designated retail area are primarily guest-serving, parking demand would actually be somewhat reduced. Further, given the nature of the replacement uses and the location of the building, no compatibility issues have been identified.

**RECOMMENDATION**

Staff recommends that the use permit amendment be approved, subject to the attached conditions of approval.

**Attachments**

1. *Draft findings of Use Permit Amendment Approval*
2. *Draft Conditions of Approval*
3. *Location Map*
4. *Excerpt from 1996 Conditions of Use Permit Approval*
5. *Project Narrative*
6. *Site Plan*
7. *Floor Plan*

cc: The Lodge at Sonoma  
Attn. Suzy Hart, General Manager  
1325 Broadway  
Sonoma, CA 95476

Westar Architects  
Attn. Lora Hunsaker  
400 South 4<sup>th</sup> Street, #215  
Las Vegas, NV 89101

City of Sonoma Planning Commission  
**FINDINGS OF USE PERMIT APPROVAL**  
Sonoma Lodge Use Permit Amendment – 1325-1395 Broadway

September 11, 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:

**Use Permit Findings**

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

City of Sonoma Planning Commission  
**CONDIITONS OF USE PERMIT AMENDMENT**  
Sonoma Lodge Use Permit Amendment – 1325-1395 Broadway

September 11, 2014

1. The conditions of approval associated with the use permit approvals of November 26, 1996 and December 10, 1998 for the subject property (attached) shall remain in full force and effect, except as modified by these conditions.

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

2. Conditions of approval #22 of the use permit approval of November 26, 1996, is hereby deleted.

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

3. The change in use to the lower floor of the building located at 1325 Broadway shall be implemented and operated in substantial conformance with the project narrative and floor plan:

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

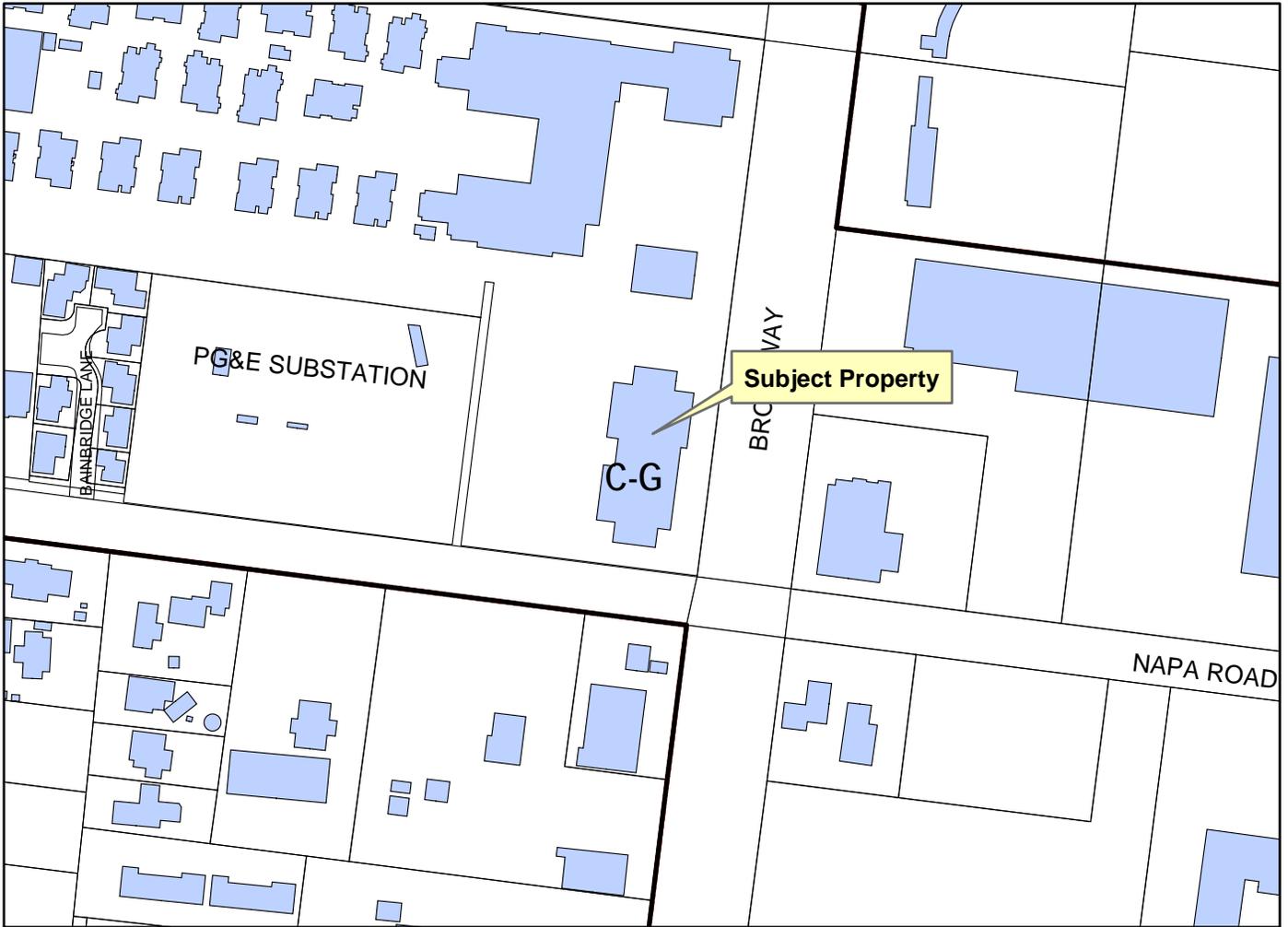
5. A Building Permit shall be obtained and al applicable Building and Fire Code requirements shall be met

*Enforcement Responsibility: Building Department*  
*Timing: Prior to the issuance of a Building Permit*

5. Any exterior changes to the building (including new paint colors) and any new or altered landscaping shall be subject to the review and approval of the Design Review and Historic Preservation Commission (DRHPC).

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

# Vicinity Map



## Project Summary

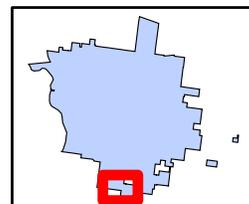
<i>Project Name:</i>	The Lodge at Sonoma Amendment
<i>Property Address:</i>	1325-1395 Broadway
<i>Applicant:</i>	The Lodge at Sonoma
<i>Property Owner:</i>	Diamondrock Sonoma Owner LLC
<i>General Plan Land Use:</i>	Gateway Commercial
<i>Zoning - Base:</i>	Gateway Commercial
<i>Zoning - Overlay:</i>	None
<i>Summary:</i>	Consideration of a Use Permit amendment to allow the conversion of retail space and offices to fitness areas and meeting rooms associated with the Lodge at Sonoma.

## 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 Density Residential (6-10 D.U./acre)
- R-H High Density (9-12 D.U./acre)
- R-O Housing Opportunity (15-20 D.U./acre)
- R-P Mobile Home Park (7 D.U./acre, maximum)
- MX Mixed Use (12 D.U./acre, maximum)
- C Commercial (15 D.U./acre, maximum)
- C-G Commercial-Gateway (15 D.U./acre, maximum)
- W Wine Production
- P Public Facility
- Pk Park
- A Agriculture



1 inch = 200 feet



inspection report on the fence, prepared by a certified acoustical consultant, and certifying its compliance with this condition.

*Enforcement Responsibility:* Building Division  
*Timing:* Prior to the issuance of an occupancy permit

19. The applicant shall inform, in a manner to be reviewed and approved by the Community Development Director, all contractors and subcontractors involved in initial project grading and trenching of the possibility of encountering cultural resources and the procedures which shall be followed in the event of such an encounter. In the event of an archaeological discovery, all work shall immediately cease within 100 feet of the find, until an archeologist can make a determination of the potential significance of the deposits and consult, as needed, with native American or other pertinent organizations. All costs associated with resource discovery and mitigation shall be the responsibility of the applicant.

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

20. Transit stops shall provided on the Broadway and Leveroni Road frontages of the project site subject to the review and approval of Sonoma County Transit and Golden Gate Transit and Caltrans (for any locations in the Highway 12 right-of-way). Shelters shall be designed to complement the project architecture and meet any applicable requirements of the Four Corners Design Guidelines.

*Enforcement Responsibility:* Public Works, Caltrans, Sonoma County Transit, Golden Gate Transit  
*Timing:* Prior to the issuance of an occupancy permit

21. Design of the restaurant shall include a separate wash down area for kitchen floor mats and related items subject to the approval of the Building Official.

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

22. At least 50% of the ground floor tenant spaces in the commercial building shall be occupied by uses intended to serve the local neighborhood and consistent with the intent and regulations of the "Gateway Commercial" zoning district as may be modified by the City from time-to-time. Office uses in the commercial building shall may be limited to permitted on the second ground floor for the first five (5) years of operation. At the end of that five (5) year period, office uses shall be limited to the second floor. Any use which requires a parking ratio, as determined by the City's zoning ordinance, more intense than the standard commercial office or retail ratio in effect at the time (currently one (1) space per 300 square feet of building area) shall be subject to conditional use permit review by the City Planning Commission.

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

23. No gates or openings shall be permitted along the Clay Street frontage of the property except for the service area and the emergency vehicle/maintenance access shown on the approved site plan.

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

25. The applicants shall make application to the City for a lot merger in order to combine the five parcels that currently comprise the site into ~~one~~ two parcels. Upon approval of the lot merger by the City, the applicant shall record the appropriate documents to complete the merger process.

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



W E S T A R A R C H I T E C T S

The Lodge at Sonoma

DATE: 6/23/2014 11:14 AM

Project Narrative

To Whom It May Concern:

Please accept this drawing package submittal to begin the review process for the Lodge at Sonoma. Use Permit - We have included:

3 Site plans  
3 of each floor plan

The purpose of this project is to provide our guests with more meeting room spaces on property, also, to provide our guests with a larger exercise room with the addition of a yoga studio(s).

On the included site plan, you will find all calculations including parking analysis for the property as this is a change in Assembly to the existing space. The existing space was used as a wine tasting room an administrative offices.

If you have any questions, please feel free to contact any of our project team from the list below.

Thank you, have a great day.

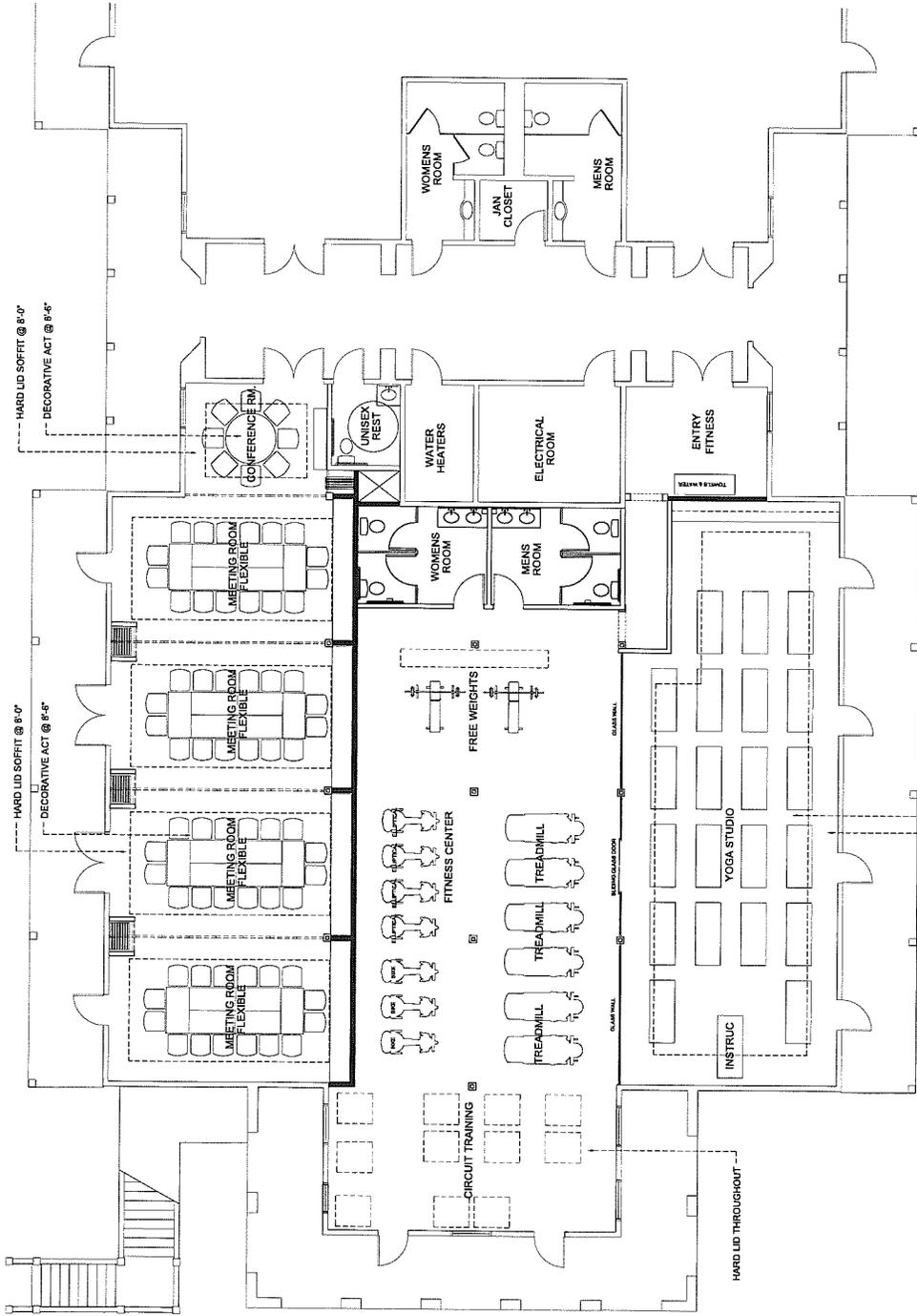
Lora Hunsaker – Project Manager Interior Designer – [lhunsaker@wagnarchitects.com](mailto:lhunsaker@wagnarchitects.com)

Mark Trudeau – Project Manager, Architectural – [mtrudeau@wagnarchitects.com](mailto:mtrudeau@wagnarchitects.com)

WESTAR Architects  
400 South 4<sup>th</sup> Street #215  
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f. 702-878-8430

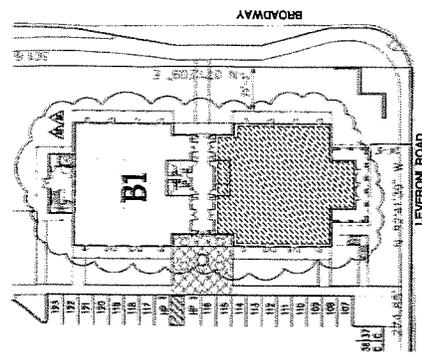
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NOTE: FITNESS EQUIPMENT SHOW IS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT AN APPROVED EQUIPMENT LIST OR SPECIFICATION.

**1** CONCEPTUAL FLOOR PLAN - SCHEME 4  
SCALE: 3/16" = 1'-0"



**2** REFERENCE KEY PLAN  
SCALE: N.T.S.



**1** CONCEPTUAL FLOOR PLAN - SCHEME 4  
SCALE: 3/16" = 1'-0"



**WESTAR**  
ARCHITECTURE PLANNERS INTERIOR DESIGN  
100 N. HUNTERS LANE, SUITE 200, FORT WORTH, TEXAS 76104  
TEL: 817.335.1111 FAX: 817.335.1112



06.18.2014

BROADWAY SUITES - DRAFT

JUL 9 2 2014

This document, including the ideas and design concepts, is the property of Westar Architecture and Planning, Inc. / Designer. The document may not be used or copied in whole or in part, nor may it be reproduced in any form without the express written consent of Westar Architecture and Planning, Inc.

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

**Agenda Item #2**  
**Meeting Date: 9-11-14**

**Agenda Item Title:** Application for a Use Permit to utilize the Old Sonoma Firehouse for offices and storage for The Other Guys, Inc.

**Applicant/Owner:** August Sebastiani/The Other Guys (sale pending, property is in escrow)

**Site Address/Location:** 32 Patten Street

**Staff Contact:** Rob Gjestland, Senior Planner  
Staff Report Prepared: 9/5/14

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**PROJECT SUMMARY**

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**Description:** Application of August Sebastiani for a Use Permit to utilize the Old Sonoma Firehouse at 32 Patten Street for offices and storage for The Other Guys, Inc.

**General Plan Designation:** Mixed Use (MU)

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

**Planning Area:** Downtown District

**Site Characteristics:** The property is an 18,375-square foot parcel located on the north side of Patten Street with frontage on Broadway, Patten Street, and First Street East. The site is currently developed with a vacant fire station (constructed in 1983), along with associated parking and landscaping.

**Surrounding Land Use/Zoning:**

**North:** Two single-family homes/Commercial  
**South:** Service station, offices, and art gallery (across Patten St.)/Commercial  
**East:** Offices (across First St. East)/Commercial  
**West:** Coffee shop (opposite Broadway)/Commercial

**Environmental Review:**

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

**Staff Recommendation:** Approve with conditions.

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## **PROJECT ANALYSIS**

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### **BACKGROUND**

The vacant fire station facility at 32 Patten Street was constructed in 1983 and utilized by the Fire Department until 2006, when their operations moved to the new Fire Station at 630 Second Street West. Since that time 32 Patten Street has accommodated various interim governmental uses, most recently offices during a remodel of City Hall and storage. The property had been purchased by the Sonoma Community Development Agency in 2006, with the intent that it be redeveloped, but following the dissolution of redevelopment agencies throughout California, the ownership of the site was transferred to the Successor Agency in 2013. As required by State law, the Successor Agency prepared and executed a plan for the disposition of the property. After being placed on the market in January 2014, the Successor Agency accepted a purchase offer made by The Other Guys, Inc. The property is now in escrow.

### **DETAILED PROJECT DESCRIPTION**

The Other Guys, Inc. (TOG), a Sonoma based wine and spirits company, is requesting a Use Permit to relocate their business offices to the former Sonoma Firehouse. As proposed, TOG would utilize the existing office, parking and storage space in their current form with only minor interior tenant improvements and building repair work as needed. The business would occupy approximately 3,800 square feet of office existing space and utilize a portion of the existing apparatus bays for the storage of samples and promotional items. Staff would note that this proposal represents an initial or near-term use of the building as TOG intends to further develop the property in the future. Further details can be found in the attached project narrative.

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

The property is designated Mixed Use by the General Plan. The Mixed Use land use designation is intended to accommodate uses that provide a transition between commercial and residential districts, to promote a pedestrian presence in adjacent commercial areas, and to provide neighborhood commercial services to adjacent residential areas. It is also intended to provide additional opportunities for affordable housing, and a residential component is normally required in new development. The proposal, which would utilize an existing building for business offices and ancillary storage, does not raise any issues of consistency with the *City of Sonoma 2020 Sonoma General Plan*.

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

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

*Development Standards:* The proposal would utilize the existing office, parking and storage space in essentially an “as is” condition with only minor interior tenant improvements and building repair work as needed. 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

*Residential Component:* In applications for new development in the MX zone a residential component normally comprising at least 50% of the total proposed building area is required unless reduced or waived by the Planning Commission. Staff does not view the residential component requirement as

being applicable at this time because the current proposal does not entail new construction and would re-use existing office and storage space. That said, the residential component requirement may be a consideration in the review of any future redevelopment plans proposed for the site.

*Design Review:* As acknowledged in the project narrative, proposed business signage and/or exterior building alterations, such as repainting the building, would be subject to review and approval by the Design Review and Historic Preservation Commission (DRHPC). A condition has been included in this regard.

*On-Site Parking:* For business/administrative offices, one on-site parking space is required per each 300 square feet of gross floor area. Accordingly, a total of 13 parking spaces would normally be required based on the office area (3,800 sq. ft.). This requirement would be met by the 11-space parking lot on the west side of the site plus the two tandem spaces off First Street East (additional apron parking in front of the apparatus bays is also available).

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

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

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

**DISCUSSION OF PROJECT ISSUES**

*Compatibility:* In staff's view, the proposed office would be compatible with other land uses in the vicinity, which include a wide variety of commercial, residential, assembly and educational uses. The proposal represents a low-intensity interim use of the building similar to its most recent use as governmental offices during the City Hall remodel. Furthermore, the proposal would occupy and visually improve the long-vacant building while a more extensive plan for the site is developed for community and commission consideration.

*Storage:* The applicant proposes to use a portion of the existing apparatus bays for dry good storage associated with the office use. This would be at a similar but slightly greater level than what currently occurs at the Maple Street office location. Staff confirmed storage would consist of approximately 100 cases of finished tax paid, bottled wine, spirits, olive oil, balsamic vinegar, and pasta sauce plus t-shirts, hats, and other clothing items strictly for promotional and donation purposes. TOG product warehousing and distribution would continue to occur from facilities in Napa. However, given the significant area of the apparatus bays, staff has included a draft condition related to on-site storage.

*Building Department Requirements:* The Building Official has indicated that a building permit will be required for the minor tenant improvements. As part this process, a firewall/occupancy separation between the office and storage areas will be required as well as some level of accessibility (ADA) upgrades.

**RECOMMENDATION**

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

Attachments

1. *Findings*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project Narrative*
5. *Aerial Photo, Site Plan, Floor Plans & Building Elevations*

cc: Michael Ross (via email)  
RDC Architecture  
18924 Sonoma Hwy.  
Sonoma, CA 95476

August Sebastiani (via email)  
The Other Guys, Inc.  
35 Maple Street  
Sonoma, CA 95476

City of Sonoma Planning Commission  
**FINDINGS OF PROJECT APPROVAL**  
TOG Office Use Permit  
32 Patten Street

September 11, 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:

**Use Permit Approval**

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

City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL**  
TOG Office Use Permit  
32 Patten Street

September 11, 2014

1. The office use shall operate in conformance with the project narrative and approved site plan, floor plans and building elevations, except as modified by these conditions and the following:
  - a. On-site retail sales and wine tasting to the public shall be prohibited.
  - b. On-site storage shall be ancillary and subordinate to the office use and not exceed 110 cases of dry goods plus clothing items. Dry goods stored on-site shall be strictly for promotional and donation purposes. Wholesaling, warehousing and distribution as defined under Section 19.92.020 of the Development Code shall be prohibited.

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

2. All Building Department requirements shall be met, including applicable Building Code requirements related to disabled access (ADA) and firewall/occupancy separation between the office and storage areas. A building permit shall be required.

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

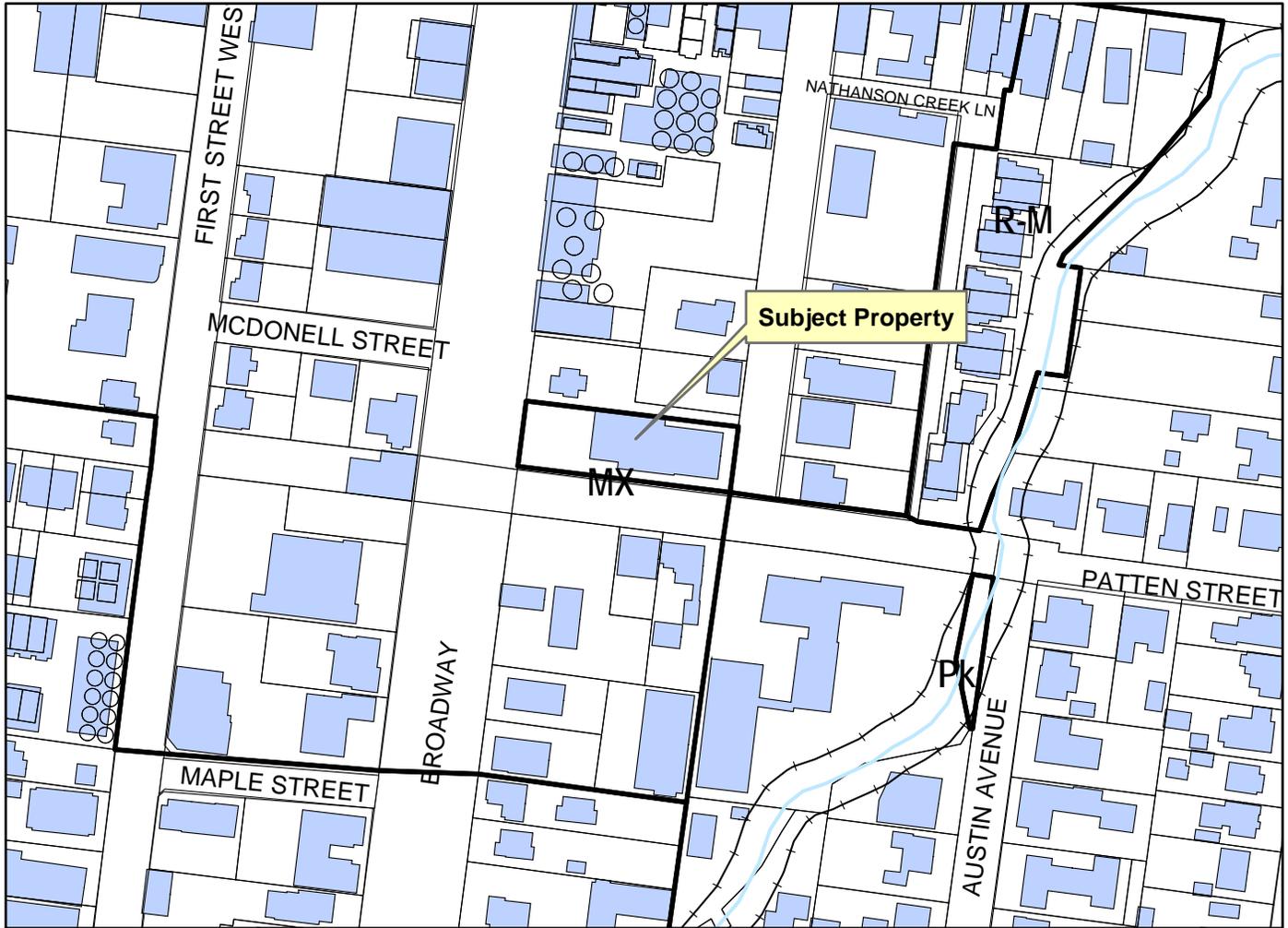
3. All Fire Department requirements shall be met.

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

4. As normally required, any exterior building modifications that go beyond maintenance and/or in-kind replacement of exterior materials shall be subject to review and approval by the DRHPC. In addition, any proposed business signage and/or new exterior color scheme (i.e., repainting) shall be subject to review and approval by the DRHPC.

*Enforcement Responsibility: Planning Department; DRHPC*  
*Timing: Prior to installation of signage or exterior building modifications*

# Vicinity Map

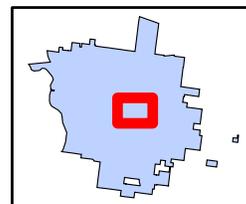


## Project Summary

<i>Project Name:</i>	TOG Office Relocation
<i>Property Address:</i>	32 Patten Street
<i>Applicant:</i>	August Sebastiani
<i>Property Owner:</i>	The Other Guys, Inc.
<i>General Plan Land Use:</i>	Mixed Use
<i>Zoning - Base:</i>	Mixed Use
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	Consideration of a Use Permit to utilize the Old Sonoma Firehouse for offices and storage for The Other Guys, Inc.

## Zoning Designations

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



0 100 200 400 Feet

1 inch = 200 feet

18294  
Sonoma Highway  
Sonoma  
CA 95476

TEL 707 996 8448  
FAX 707 996 8542

ARCHITECTURE

August 15, 2014

### PROJECT NARRATIVE

**Application Type:** City of Sonoma Minor Conditional Use Permit

**Project Name:** The Other Guys Inc., Old Sonoma Fire Station Office Relocation

**Project Location:** 32 Patten Street, Sonoma, CA 95476

**Project Sponsor:** The Other Guys Inc., August Sebastiani, President

**Project Architect:** RossDrulisCusenbery Architecture, Inc., Michael B. Ross, AIA

### PROJECT OVERVIEW

The Other Guys Inc. (TOG) a Sonoma based wine and spirits company is purchasing the old Sonoma Firehouse located at 32 Patten Street Sonoma CA. TOG proposes to relocate their operations from leased space at 35 Maple Street, Sonoma, CA to 32 Patten Street. TOG's lease expires at the end of the year at 35 Maple Street.

The project includes the relocation of approximately twelve staff into 3,800 SF of existing office space and use of the remaining building area for storage. Light Tenant Improvements (TI's) and building repairs to 32 Patten Street will be provided as necessary to support TOG's operations in the near term.

A continuity of use exists. The prior firehouse building occupancy classifications were Business Group B for office space and Storage Group S -2 for the Apparatus Bays. TOG's occupancy classifications for this building will be exactly the same.

It is TOG's intent to develop the property in the future. TOG will be preparing a broader project vision for the property and needs adequate time for planning the project and to interface with neighbors. TOG will submit its new property development plan to the Planning Commission for review when available. In the meantime TOG proposes to reoccupy the long vacant building.

TOG is requesting a Minor Conditional Use Permit to utilize the existing office, parking and storage space in essentially an "as is" condition. Building permits will be applied for any applicable tenant improvements or building repair work. A design review application will be submitted for any applicable signage or exterior painting. The attached drawings indicates the near term building occupancy plan.

*The Other Guys*  
*Old Sonoma Firehouse Office Relocation*  
*Sonoma, CA*  
*Use Permit Project Narrative*  
*August 15, 2014*

#### **SPECIFIC PROJECT DATA**

**Site Parcel Addresses:** 32 Patten Street, Sonoma CA

**APN:** 018-212-032

**Zoning:** Downtown District, Mixed Use, Historic Overlay.

**Prior Zoning:** The project was zoned Commercial in the past. Surrounding properties are Commercial.

#### **BUILDING AREA**

**First Floor:** 7,519 SF - Type V

**Second Floor:** 2,216 SF - Type V

**Total Building Area:** 9,735 GSF

#### **DEVELOPMENT FEATURES**

**Building Setbacks:**

Front and street: 10'

Side: none required except when abutting a residential zone

Rear: none required

Garage Setback: 20' from main structure (for residential)

**Building Height:** 30'

**Total Lot Area:** 18,375 SF

**Existing Building Coverage:** 7,519 SF

**Allowable Lot Coverage:** 70%

**Actual Lot Coverage:** 40.9%

**Allowable FAR:** Lot area x 1.20 = 22,050 SF

**Actual Building Area:** 9,735 SF = FAR compliant

**Open Space:** 10,856 SF (approximately 59% of site area)

**Landscape:** Rehabilitate existing perimeter plantings, and trees.

**Submitted by:**

**Michael B. Ross, AIA, NCARB**

Principal, CEO

RossDrulisCusenbery Architecture, Inc.

18294 Sonoma Highway

Sonoma, CA



A1.0  
AERIAL PLAN



**RosDrulisenbery**  
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ARCHITECTURE  
 The Other Guys  
 Old Sonoma Firehouse  
 Office Relocation Project

32 Patten Street  
 Sonoma, CA 95476  
 APN: 018212032

REVISIONS		
No.	Description	Date

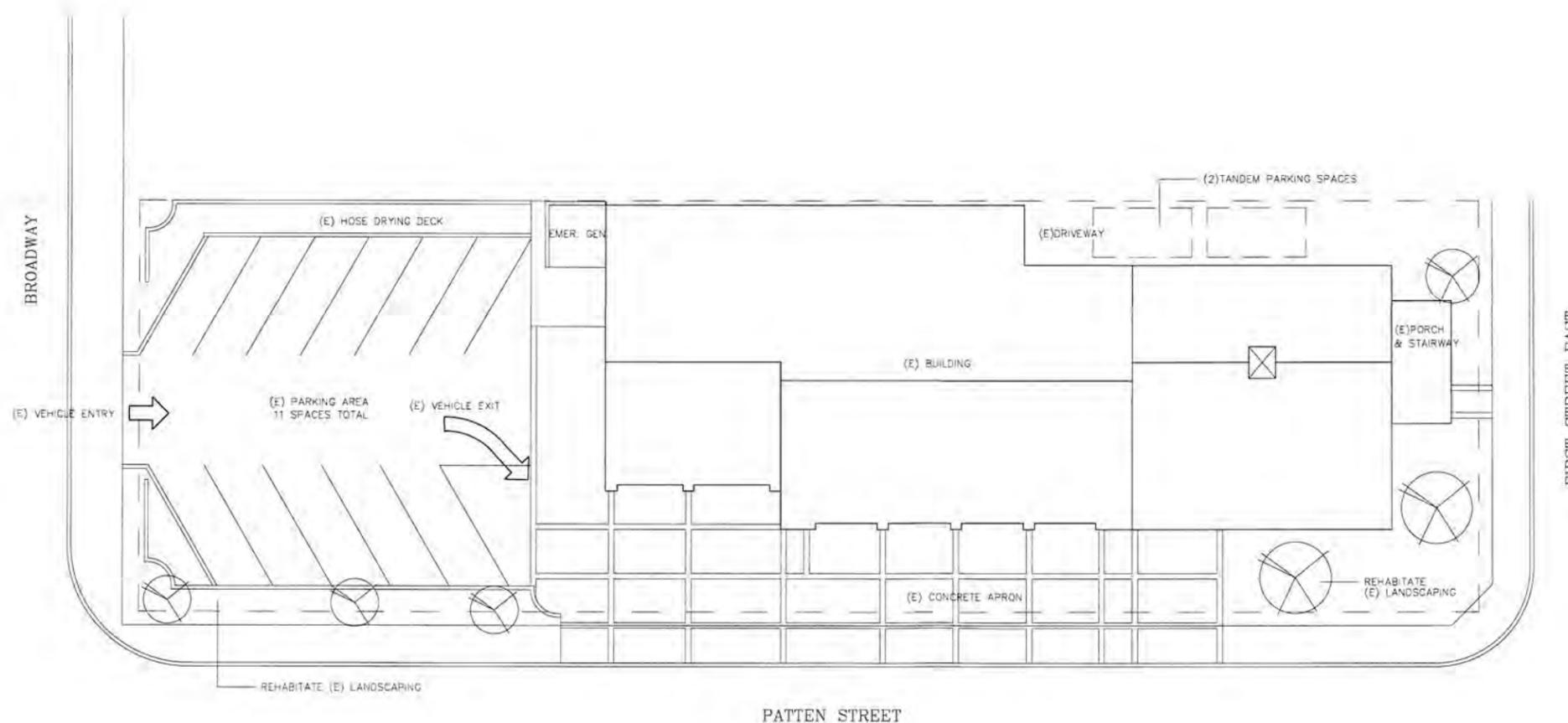
USE PERMIT  
 Sheet Title  
**LOCATION DIAGRAM AERIAL**

Drawn By: DRW  
 Checked By: DRK  
 Scale:  
 NIS  
 Date:  
 8.14.2014  
 Project No.    Project Number

**A1.0**  
 Drawing No.

**The Other Guys  
Old Sonoma Firehouse  
Office Relocation Project**

**32 Patten Street  
Sonoma, CA 95476  
APN: 018212032**



**SITE PLAN**  
1"=10'-0"

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USE PERMIT

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**SITE PLAN**

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1"=10'-0"

Date:  
8.14.2014

Project No. [ ] Project Name: [ ]

**A1.1**  
Drawing No.

**The Other Guys  
Old Sonoma Firehouse  
Office Relocation Project**

32 Patten Street  
Sonoma, CA 95476  
APN: 018212032

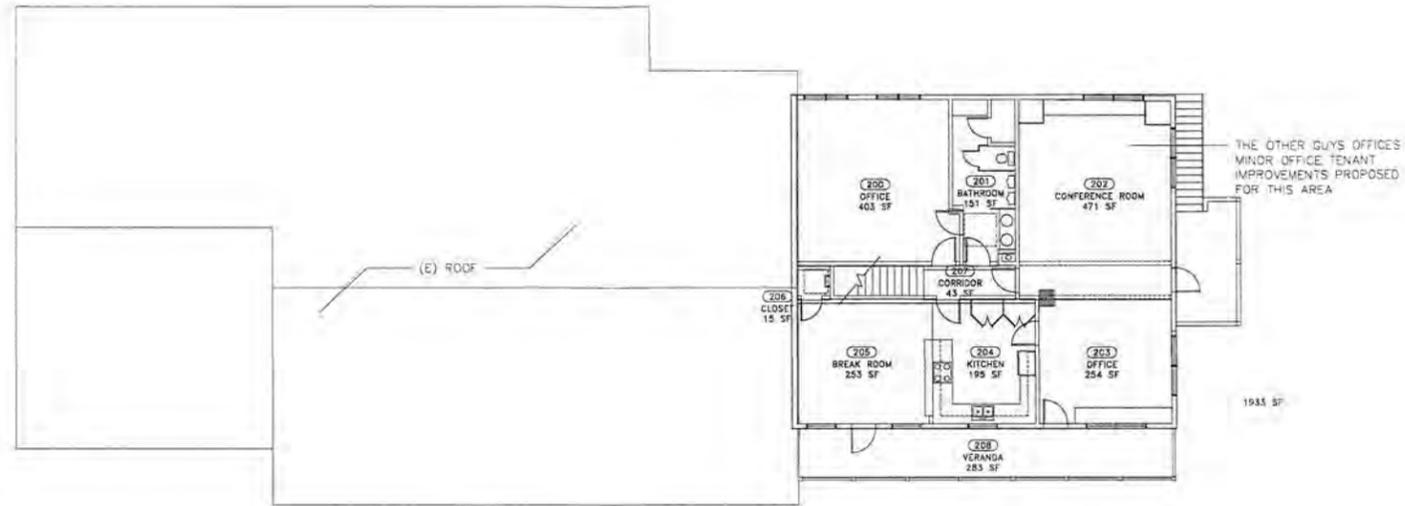
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**USE PERMIT**

**FLOOR PLAN**

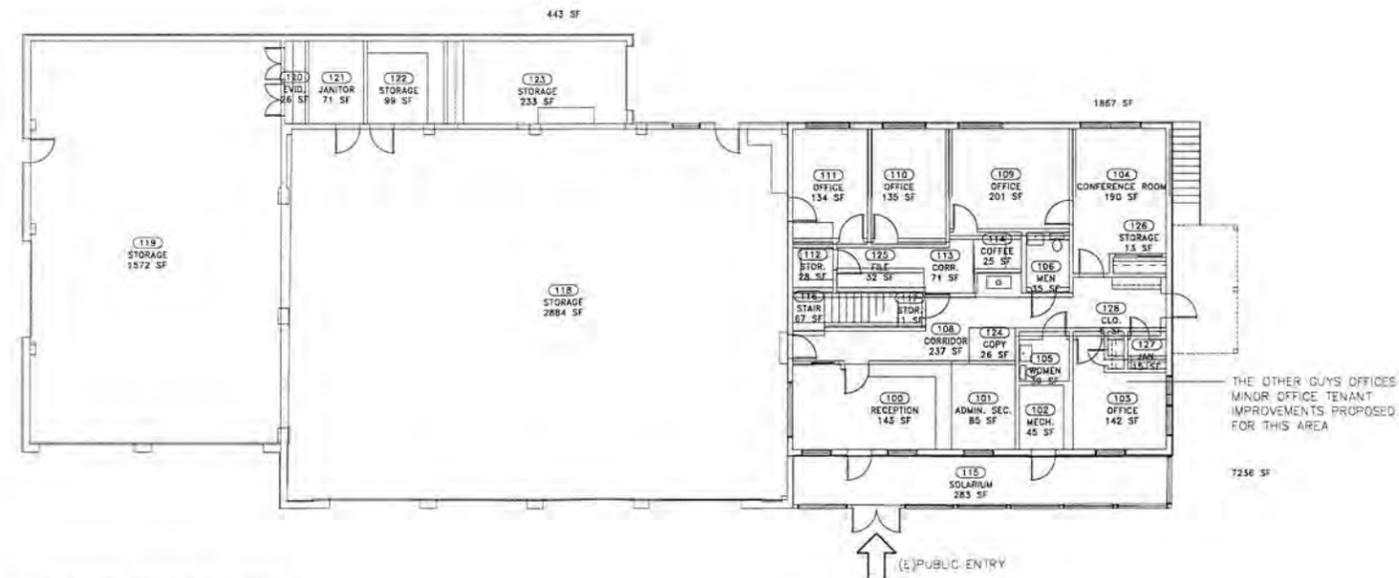
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Date:	8.14.2014
Project No:	18294-01

**A2.1**  
Drawing No.



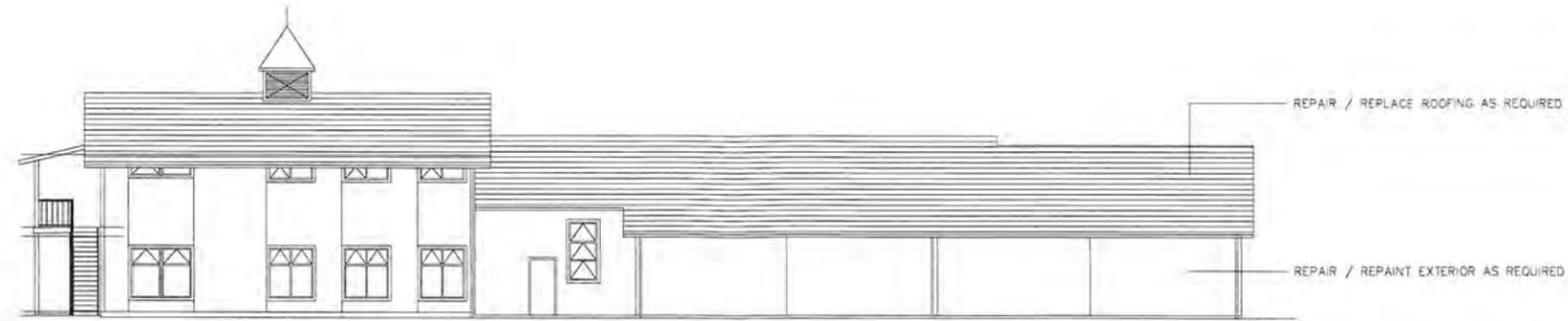
**SECOND FLOOR PLAN**

1/8" = 1'-0"



**FIRST FLOOR PLAN**

1/8" = 1'-0"



**NORTH ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"

**The Other Guys  
Old Sonoma Firehouse  
Office Relocation Project**

**32 Patten Street  
Sonoma, CA 95476  
APN: 018212032**

REVISIONS		
No.	Description	Date
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**USE PERMIT**

Sheet Title  
**EXTERIOR ELEVATION**

Drawn By: DRB  
Checked By: DRB  
Scale:  
**1/8" = 1'-0"**  
Date:  
**8.14.2014**  
Project No. / Project Number

**A3.1**  
Drawing No.

**AUG 15 2014**