



City of Sonoma Planning Commission **AGENDA**

Regular Meeting of November 12, 2015 -- 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, Bill Willers

Commissioners: Michael Coleman
James Cribb
Robert Felder
Mark Heneveld
Chip Roberson
Ron Wellander
Robert McDonald (Alternate)

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

PLEDGE OF ALLEGIANCE

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

MINUTES: Minutes from the meeting of August 13, 2015.

CORRESPONDENCE

ITEM #1 – PUBLIC HEARING

REQUEST:

Consideration of a Music Venue
License transfer to allow live music
performances in conjunction with a
new restaurant use.

Applicant/Property Owner:

Tasca Tasca Inc./Linda & David Detert

Staff: Rob Gjestland

Project Location:

122 West Napa Street

General Plan Designation:

Commercial (C)

Zoning:

Planning Area: Downtown District

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt

ITEM #2 – PUBLIC HEARING

REQUEST:

Year-end review of a seasonal outdoor
food truck event (Food Truck Fridays)
and an application for the 2016 outdoor
food truck event for the Sebastiani
Winery.

Applicant/Property Owner:

Sebastiani Winery/Foley Family Wines

Staff: Wendy Atkins

Project Location:

389 Fourth Street East

General Plan Designation:

Wine Production (WP)

Zoning:

Planning Area: Northeast Area

Base: Wine Production (W)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Receive 2015 event review. Approve
2016 event with conditions.

CEQA Status:

Categorically Exempt

ITEM #3 – PUBLIC HEARING

REQUEST:

Consideration of an Exception to the fence height requirements to allow a 6-foot tall fence within the street side yard setback of a residential property.

Applicant/Property Owner:

Clifford Clark

Staff: Rob Gjestland

Project Location:

597 Third Street East

General Plan Designation:

Low Density Residential (LR)

Zoning:

Planning Area: Central-East Area

Base: Low Density Residential (R-L)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

CEQA Status:

Categorically Exempt

ITEM #4 – PUBLIC HEARING

REQUEST:

Consideration of a Variance from the height standards for a detached pool house.

Applicant/Property Owner:

Strata AP/Martin & Alicia Herrick

Staff: Wendy Atkins

Project Location:

557 Fourth Street East

General Plan Designation:

Low Density Residential (LR)

Zoning:

Planning Area: Central-East Area

Base: Low Density Residential (R-L)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Deny.

CEQA Status:

Categorically Exempt

ITEM #5 – STUDY SESSION

REQUEST:

Study session on a proposal to develop a 25-unit multi-family project on a 1.86-acre site.

Applicant/Property Owner:

Olympic Residential Group

Staff: David Goodison

Project Location:

870 Broadway

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area: Broadway Corridor

Base: Mixed Use (MX)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Provide direction to applicant.

ISSUES UPDATE

COMMENTS FROM THE COMMISSION

ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on November 6, 2015.

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
REGULAR MEETING
August 13, 2015**

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

Draft MINUTES

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

Roll Call:

Present: Chair Willers, Comms. Felder, Wellander, Heneveld, Roberson, Coleman, Roberson, McDonald (Alternate)

Absent:

Others Present: Planning Director Goodison, Senior Planner Gjestland, Administrative Assistant Morris

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

COMMENTS FROM THE PUBLIC: None

APPROVAL OF MINUTES: None

CHANGES TO AGENDA ORDER: None

CORRESPONDENCE: Late mail was received on items 1, 2, 3, 4, and 5.

Item #1 – Public Hearing – Consideration of a request to allow a metal roof on a second-story residential as a revision to the conditions of approval for an Exception at 348 Patten Street.

Applicant/Property Owner: Darrel and Catherine Jones

Planning Director Goodison presented staff's report.

Chair Willers confirmed with staff his no vote from the last Planning Commission hearing on this item.

Chair Willers opened the item to public comment.

Darrel Jones, property owner, explained that his project is a summation of his goal to build an energy efficient home. He used LEED prescribed methods approved through the Green Building Council. He described a rainwater capture system that is more effective with a metal roof and

exceeded the cool roof requirements from the City of Sonoma. He responded to Mr. Weinberg's objection to a metal roof.

Chair Willers closed the item to public comment.

Comms. Roberson and Heneveld stated that they favored the green-building approach used in the design and felt that the metal roof was consistent with that direction.

Comm. Heneveld made a motion to approve the revision to the conditions of approval pending an appeal. Comm. Cribb seconded. The motion was adopted 6-0 (Chair Willers abstained.)

Item #2 – Public Hearing- Consideration of a Use Permit to allow an auto body repair shop within an existing auto repair building at 19285 Sonoma Highway. Applicant/Property Owner: G & C Auto Body/Gary and Terrie Heon

Senior Planner Gjestland presented staff's report.

Chair Willers opened the item to public comment.

Shawn Crozat, G & C Auto Body, operates his family business with his siblings. He indicated that the collision repair shop will generate less traffic and parking demand than the previous tenant, McLea's Tire & Automotive since only two cars would be repaired per day on average. While existing parking is less than required under current standards, he was confident the amount of parking on-site and within the building would be adequate for the intended use. With respect to concerns about bondo dust, he confirmed their sanding equipment includes vacuums for dust extraction to protect employees and the public. With regard to paint overspray and fumes, he noted that water based paint would be used within a down draft paint booth in conformance with the BAAQMD permit requirements.

Comm. Roberson confirmed the following with the applicant: 1) the cargo containers on the property will be removed, 2) new/damaged parts are placed on a carts within the shop (between vehicles) while cars are being repaired, 3) the shop would not keep a parts inventory, and 4) damaged parts would not be stored on site.

Comm. Wellander expressed concern about volume and whether there was sufficient area to accommodate cars waiting to be repaired.

The applicant confirmed that more than two cars will be repaired within the shop per day but the intent is to process vehicle repairs quickly.

Chair Willers confirmed with the applicant that roughly ten vehicles would be processed through the facility at any one time.

Comm. Coleman confirmed the building is not equipped with fire sprinklers and asked how flammable products would be addressed.

The applicant was confident there will be no issues since the potential of a fire is less than with the former business operation due to the nature of the products used.

Chair Willers closed the item to public comment.

Comm. Heneveld met with Shawn Crozat and toured G & C's Santa Rosa facility. He also viewed G & C's Rohnert Park and Petaluma locations. He did not detect fumes and was impressed by the condition of the shops and how quiet the equipment operated. He felt this location is a good fit for the proposed use and noted that the business would have less volume and generate less noise than the previous tenant. He expressed support for the request.

Comm. Roberson supported the proposal which he felt met all the requirements. He expressed concern about the parking and traffic congestion generated by the adjacent carwash.

Chair Willers concurred but recommended that the shop be managed so that parking is not filled up with cars waiting for repair.

Comm. Roberson made a motion to approve the application subject to the conditions included in the report. Comm. Felder seconded. The motion was unanimously approved.

Item #3 – Public Hearing – Consideration of a Use Permit to allow vocational specialty businesses within a mixed-use building at 430 West Napa Street.

Applicant/Property Owner: Extraordinary Ventures of California/Peak Napa Street Associates LLC

Planning Director Goodison presented staff's report.

Comm. Coleman inquired about the proposed wash and fold delivery service.

The applicant clarified that there will only be one washer/dryer hook-up in conjunction with this service.

Chair Willers opened the item to public comment.

Mark Jackson, introduced Van Hatchel from North Carolina, and said their mission is to create jobs for persons with disabilities.

Van Hatchel, Extraordinary Ventures of California/Peak Napa Street Associates LLC, stated that his organization is a 501 C that was developed by concerned citizens to provide integrated employment opportunities for young adults with special needs.

Comm. Cribb inquired about the site space and confirmed that employees will not drive to work.

Mark Jackson explained that the dog walking services will occur off-site.

Comm. Coleman felt the timing is good with the imminent closing of the State of California's Sonoma Development Center.

Chair Willers closed the item to public comment.

Comms. Felder, Roberson and Heneveld expressed appreciation for the continued efforts of the applicant to improve the quality of the lives of persons with disabilities.

Comm. Felder stated that in his view, the proposed use would be less intensive than that of the Health Center, which previously occupied the building.

Comm. Felder made a motion to approve a Use Permit to allow vocational specialty businesses within a mixed-use building as submitted subject to the conditions of approval. Comm. Roberson seconded. The motion was unanimously approved.

Item #4 – Public Hearing – Consideration of an Exception to the garage setback requirements to enclose a carport at 753 Third Street East.

Applicant/Property Owner: Richard Konecky

Planning Director Goodison presented staff's report.

Chair Willers opened the item to public comment.

Richard Konecky, property owner, apologized for not attending the previous meeting due to unexpected personal commitments and was unable to file a timely appeal. He thanked the Planning Commission for hearing his revised proposal. He acknowledged that mistakes were made in the initial application for setback Exceptions in which a carport was proposed due to bad advice from the previous architect, but he disagreed with the notion that he intended to piecemeal the planning process. This application is based on changed circumstances. The remodel that has been accomplished is a tremendous improvement that adds to the neighborhood. One issue is that the residence was burglarized, which made him realize that a carport was not adequate in terms of security. In addition, after the remodel was substantially complete, he learned that his neighbors would prefer a garage. The project design was based on keeping with the character of the neighborhood, which included maintaining a single-story. The correspondence received demonstrates strong support for a garage. In addition, the proposal to enclose the carport as a garage is consistent with neighborhood conditions and would not increase building mass or encroachment. In his view, the findings for project approval can be met, as the proposal is consistent with the General Plan, consistent with neighborhood conditions, and compatible with neighboring properties.

Comm. Roberson asked if it was his intention to live on the property. Mr. Konecky stated that while it had originally been his intention to use the property as a second home, his personal circumstances had changed and he now had the house on the market.

Comm. Cribb asked about the safety concern and how a garage door would make a difference when there are many other points of entry. Mr. Konecky stated that his concern was that the carport itself was vulnerable with respect to vehicle break-ins and storage. Motion sensors can be activated by animals and are a potential disturbance to his neighbors.

Matt McGinty, contractor, represented Mr. Konecky at the previous Planning Commission review. He disagreed with statements made at the previous review. The residence was not demolished and the remodeling was completed in accordance with the approved plans and renderings. The floor area ratio (FAR) is less than the plans indicated. While he understands that in new developments the garage setback standard adopted in 2003 makes sense, it is not as applicable in an existing neighborhood where few if any of the homes have garages that are set back. The neighbors in the area support enclosing the carport, because that approach is consistent with neighborhood conditions, as are the side yard setbacks of the residence. Most of the houses in the vicinity have garages that are actually set forward. In the revised proposal, windows are provided to lighten the feel of the garage. He noted that the neighbors opposed

having a gate, which has been mentioned as an alternative to enclosing the garage, and they preferred an enclosed garage.

Comm. Wellander asked whether it was felt that if there had been a garage there would not have been a burglary. Mr. McGinty stated that in his view, the carport is an attractive nuisance. He noted that while the house was not occupied at that time of the break-in, construction was substantially complete.

Comm. Coleman asked staff if the garage setback requirement applied to a remodel. Planning Director Goodison stated that it did and it was applicable to this project.

Bruce Tenenbaum, neighbor, stated that the remodel was a substantial improvement over the previous condition of the house. However, the carport feels unfinished and anomalous. He supports the carport conversion and viewed it as an improvement for the neighborhood that will also enhance safety. He encouraged the Planning Commission to approve the exception since in his view it is a minor change that would complete the house without creating harm to any neighbor.

Chair Willers closed the item to public comment.

Comm. Roberson stated that his opinion had not changed. Prior to the remodeling project the house had a garage and there was an opportunity to develop a design early on that would have provided for a garage as part of the renovation. The City has a code that establishes a garage setback, but that also grants a different allowance for a carport. The carport path was chosen by the applicant. If the original remodel proposal made to the Planning Commission had been to convert the garage at the back to living space and replace it with a garage at the front, he would not have approved that then and therefore he would not vote to approve it today.

Comm. Cribb concurred. He has not been persuaded to change his opinion.

Comm. Felder noted that prior to the remodel the residence had a garage that complied with the setback requirements. That was the historical condition. It had a garage that met the setback requirement. When this request was presented to the Planning Commission in February of 2015 there was no mention of the burglary, so bringing it up now feels more like a justification than a true impetus. In any event, that incident does not change the circumstances of the original approval and so he is still not inclined to approve this Exception.

Comm. Coleman appreciated the contractor's efforts and felt that an Exception should be considered because the original proposal was flawed as a result of bad advice from the project architect. He is of the opinion that Exceptions should be considered neighborhood by neighborhood. In this instance, neighbors support the Exception and to his mind it is consistent with neighborhood conditions. He supports the proposal.

Comm. Wellander noted that he did not participate in the previous reviews of the project. He has read the entire record and he is having a difficult time accepting the argument that the carport is a detriment to the neighborhood. In his view the existing design looks good and it is not an intrusion to the neighborhood.

Comm. Heneveld stated that he remained opposed to the Exception for the reasons stated by his fellow Commissioners.

Chair Willers noted that the consideration of this request cannot be separated from the review of the original remodeling project. Whatever the reasons were, a trade-off was made in the original proposal. The design called for converting the existing, Code-complaint garage into living space, and replacing it with a carport, which in turn was Code complaint. That trade-off enabled the Planning Commission to make the findings to approve the other setback Exceptions that were requested. If at that time a garage had been proposed at the location of the carport, he could not have made the findings approval and he cannot make them now. A different design would have been required. The issues have not changed.

Comm. Cribb made a motion to deny the request for an Exception to the garage setback requirements to enclose a carport. Comm. Roberson seconded. The motion was approved 6-1. Comm. Coleman dissenting

Item #5 – Public Hearing – Study session on a proposal to construct a mixed-use building with ground floor commercial use and three upstairs condominiums.

Applicant/Property Owner: Kibby Road, LLC

Planning Director Goodison presented staff's report.

Alicia Hansel, property co-owner, and Levi Conover, the project architect, reviewed the proposal.

Chair Willers opened the item to public comment.

Joan Jennings, resident/Villas de Luna, opposed the project. She felt Sonoma needed more residential housing, not retail space. She stated that the Home Owners Association was interested in purchasing the site, but that their efforts to date had been successful.

Brian Rowlands, resident/Villas de Luna, stated that parking is the biggest issue facing the residents and he is concerned that the proposed development will exacerbate this problem.

Mr. Sabo, resident/HOA President Villas de Luna, is concerned with overflow parking since the townhomes have no designated guest parking. He is dismayed that the preliminary site design has a garbage enclosure across from his unit.

Steve Jennings, resident/Villas de Luna, appreciated staff's availability to discuss the project. He opposed a commercial/retail use since in his view it will generate more traffic. He recommended residential housing that would provide for a percentage allocated for affordable housing units.

Nick Dolata, resident/HOA board member Villas de Luna, opposed a mixed-use development and recommended another traffic study before any proposal is considered. He hopes that a compromise can be made through continued dialogue between the residents and developer.

Kelly Dolata, resident/Villas de Luna, said the existing gate is not adequate. She encouraged the Planning Commission to oppose any development since traffic and parking is already problematic for the residents.

Tom Elster, neighbor, expressed his concern about traffic and garbage issues.

Junhui Ding, resident/Villas de Luna, Sonoma Valley Citizens Advisory Committee member, is disappointed with the current proposal for the site as he feels it will increase traffic congestion. The Villas de Luna development was approved in 2005 and the Valley Oaks affordable housing project was approved in 2010 and off-site parking space is very limited as a result. He appreciated the Commission's review.

Chair Willers closed the item to public comment.

Comm. Roberson met with several of the residents to discuss their concerns. He felt the main issue raised is a change in intensity, but noted that the proposal before the Planning Commission was actually less intense than what had originally been approved. He recognized that a commercial use is already approved and the applicant desired to make some changes in the use. He felt the gate is a mitigating factor with regard to cut-through traffic and agreed with the neighbors that trash enclosures are problematic and residents should not have to view them.

Comm. Felder confirmed with staff that a commercial component is not required in the Mixed Use zone.

Comm. Coleman met with several residents who oppose the proposal. If the HOA purchased the site it could remain undeveloped as a buffer or common open space for the neighboring residential development. He hoped the Developer and HOA could work out an acceptable plan for the parcel.

Comm. Cribb sympathized with the residents' primary concerns: parking and traffic. He recommended that the developer entertain a fair market value offer for a sale or develop the site with consideration for the residents.

Comm. Wellander valued the neighbors input and felt there are no set architectural images on this stretch of Highway 12 and the overall traffic issues will be difficult to solve. He agreed with Comm. Cribb that a sincere offer by the Home Owners Association should be considered by the developer.

In response to a question from Comm. Wellander regarding the trees on the site, Planning Director Goodison noted that at the request of the City the developer had installed interim plantings for screening.

Chair Willers appreciated the residential component since the developer is entitled to have 100% commercial on the parcel. He recommended a careful redesign of the building, as in his view the architectural form as proposed does not adequately address Sonoma Highway, the corner, or the residences to the east.

Alicia Hansel stated that she appreciated the input and discussion and will report back to her business partners.

Item #6 – Public Hearing – Consideration of an amendment to the Development Code that would identify “grazing” as a conditionally-allowed use in the “Park” zoning district.

Planning Director Goodison presented staff's report.

Chair Willers opened the item to public comment.

No public comment.

Chair Willers closed the item to public comment.

All the Commissioners agreed with a change to the Development Code to allow continued grazing on the Montini Preserve. The Commission discussed whether a minimum site area should be established, but ultimately concluded that the requirement for use permit review would be sufficient.

Comm. Roberson made a motion to recommend approval of the Zoning Ordinance amendment establishing an allowance for grazing in the Park zone. Comm. Heneveld seconded. The motion was unanimously approved.

Issues Update

Planning Director Goodison reported the following:

There is a tentative study session for the Circulation Element Update/Downtown Parking Study scheduled for August 27th.

The Developer/Investment Team for the Gateway Mixed Use Development at 870 Broadway is exploring the feasibility of a fully residential project.

Comm. Roberson stated that the new owners of CocaPlanet at 921 Broadway were impressed with the Building Department's processing of their permits.

Comments from the Audience: None

Chair Willers made a motion to adjourn. Comm. Felder seconded. The motion was unanimously adopted.

Adjournment: The meeting adjourned at 9:46 p.m. to the next regular meeting scheduled for 6:30 p.m. on Thursday, September 10, 2015

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Sonoma Planning Commission on the day of, 2015

Approved:

Cristina Morris, Administrative Assistant

November 12, 2015
Agenda Item #1

MEMO

To: Planning Commission

From: Rob Gjestland, Senior Planner

Re: Application of Tasca Tasca Inc. for a Music Venue License to allow live music performances in conjunction with a new restaurant use at 122 West Napa Street.

Background

In November 2012, the Planning Commission approved a Music Venue License allowing live music performances for Epicurean Connection at this location. A new Portuguese tapas restaurant (Tasca Tasca) will be occupying the space and the owners are requesting a Music Venue License to continue music performances within the parameters previously approved for Epicurean Connection.

Property Description

The subject property is a commercial tenant space located on the north side of West Napa Street, half a block west of the Plaza. The space in question is a central ground-floor tenant space (one of four) within a commercial building located between Bank of Marin and Sonoma Home. The parking lot that serves the building is at the rear of the property and accessed through the Bank of Marin parking lot via an easement. The property has a zoning designation of "Commercial," and is located within the Historic District Overlay zone. Adjoining uses are as follows:

North: A parking lot and two commercial buildings.

South: Commercial and mixed use development.

East: Commercial buildings and associated parking.

West: A commercial building and associated parking.

Music Venue Licensing

In 2012, the City Council adopted regulations and a licensing process for music venues, including amendments to the Development Code allowing music venues in the Commercial, Gateway-Commercial, and Mixed-Use zones, subject to review and approval of a Music Venue License by the Planning Commission. The purpose of the licensing requirements is to ensure that live music performances are conducted in a manner compatible with adjacent land uses. In contrast to a Use Permit (the method by which live music was regulated prior to the adoption of the License system), a Music Venue License:

- Is not an approval that runs with the land.

- Is approved for a specific business/entity/site and must be reconsidered by the Planning Commission with any change of ownership.
- Is subject to reconsideration by the Planning Commission one-year after being exercised and must be renewed annually thereafter.
- May be terminated by the Planning Commission at any time subject to certain findings.

While the approval of a new music license is required upon a change in control of the ownership of a Music Venue, such approval shall not be unreasonably withheld by the Planning Commission, as long as the Commission makes the following findings, based on substantial evidence in the record:

- A. There was no pattern of violations associated with the Music Venue as operated by the predecessor business, operator, and/or licensee; and
- B. No substantial changes are proposed by the proposed, new licensee with respect to: 1) the nature, scale and operating characteristics of the music venue, and 2) the previously-approved management plan, unless those changes are necessary to remedy problems or shortcomings of the previous licensee’s management plan and/or operations; and
- C. The proposed new licensee possesses the resources, background and qualifications to comply with the previously-approved management plan (as may be amended by the Commission) and this Chapter; and
- D. There is no evidence that the proposed new licensee has violated the material terms and conditions of any permit, license or entitlement relevant to the operation of a music venue and previously granted to the proposed new licensee by any public agency.

Consideration of Music Venue License Request

As noted above, a new restaurant (Tasca Tasca) will be occupying the space and the owners are requesting a Music Venue License in order to continue live music performances within the parameters previously approved for Epicurean Connection. Accordingly, live music would consist of small groups (one to three musicians) performing up to three times per week from 7pm-10pm. All performances would occur indoors and could be acoustic or with limited amplification but no drums. Restaurant management would be on-site at all such events and doors and windows would be closed during performances. Further details can be found in the project narrative (attached).

The main consideration when reviewing of a Music Venue License is compatibility with adjoining/nearby land uses in terms of potential noise impacts. Foremost, staff would note that music performances (within the parameters proposed) have occurred at this location for three years without generating any complaints or Police Department calls for service. The venue is well suited to avoid any adverse impacts as the space is within the downtown commercial core with few residential uses in proximity. Most nearby commercial businesses would be closed at the time of music performances and performances would be strictly indoors. In addition, the relatively small size of the space would inherently require moderate volume levels to avoid overwhelming patrons. Given these factors, staff supports a Music Venue License for the new restaurant within the parameters previously established by Epicurean Connection.

Recommendation

Approve the Music Venue License, subject to the attached conditions.

Attachments

1. Draft Findings
2. Draft Conditions of Approval
3. Vicinity Map
4. Project Narrative
5. Floor Plan

cc: Manuel Azevedo (via email)
Tasca Tasca
122 West Napa Street
Sonoma, CA 95476

Lori Bremner/Orion Partners (via email)
470 First Street East
Sonoma, CA 95476

Police Chief Sackett

City of Sonoma Planning Commission
FINDINGS OF LICENSE APPROVAL
Tasca Tasca Music Venue License – 122 West Napa Street

November 12, 2015

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:

Music Venue License Findings

- A. There was no pattern of violations associated with the Music Venue as operated by the predecessor business, operator, and/or licensee; and
- B. No substantial changes are proposed by the proposed, new licensee with respect to: 1) the nature, scale and operating characteristics of the music venue, and 2) the previously-approved management plan, unless those changes are necessary to remedy problems or shortcomings of the previous licensee's management plan and/or operations; and
- C. The proposed new licensee possesses the resources, background and qualifications to comply with the previously-approved management plan (as may be amended by the Commission) and this Chapter; and
- D. There is no evidence that the proposed new licensee has violated the material terms and conditions of any permit, license or entitlement relevant to the operation of a music venue and previously granted to the proposed new licensee by any public agency.

City of Sonoma Planning Commission
CONDITIONS OF LICENSE APPROVAL
Tasca Tasca Music Venue License – 122 West Napa Street

November 12, 2015

- 1. Windows and doors shall remain closed (doors to the extent feasible) when music is performed within the commercial unit/building.

Enforcement Responsibility: Planning Department; Police Department
Timing: Ongoing

- 2. The use shall operate in compliance with the noise limits and standards of the City’s Noise Ordinance.

Enforcement Responsibility: Planning Department; Police Department
Timing: Ongoing

- 3. The use shall operate in conformance with the approved management plan (aka project narrative), except as modified by these conditions.

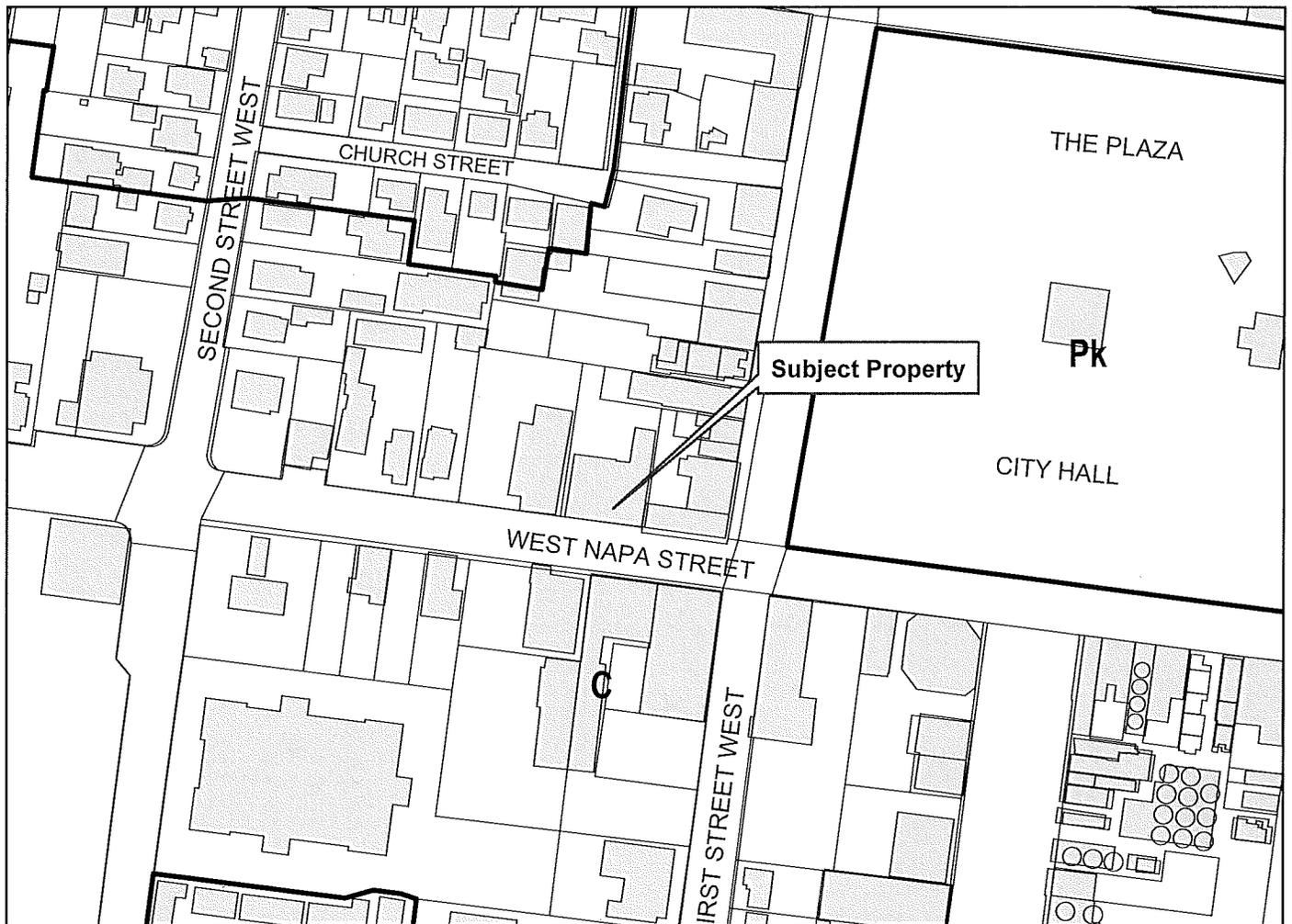
Enforcement Responsibility: Planning Department; Police Department
Timing: Ongoing

- 4. Live music performances shall be allowed indoors only within the following timeframes and subject to the following limitations:

- a. Music performances are limited to 7 p.m. to 10 p.m.
- b. Music performances shall not exceed an average of twice a week and in any event there shall be no more than three performances within any one week.
- c. Music performances shall be limited to soloists, duos and trios. Limited amplification shall be allowed for the purpose of providing a proper sound mix and instrument/vocal amplification. Drums are prohibited.

Enforcement Responsibility: Planning Department; Police Department
Timing: Ongoing

Vicinity Map



Zoning Designations

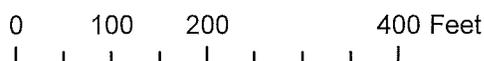
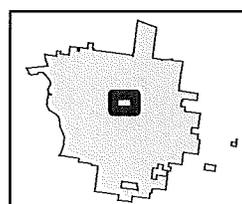
- R-HS Hillside Residential (1 D.U./10 acres, maximum)
- R-R Rural Residential (2 D.U./acre, maximum)
- R-L Low Density Residential (2-5 D.U./acre)
- R-S Sonoma Residential (3-8 D.U./acre)
- R-M Medium Density Residential (6-10 D.U./acre)
- R-H High Density (9-12 D.U./acre)
- R-O Housing Opportunity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

Project Summary

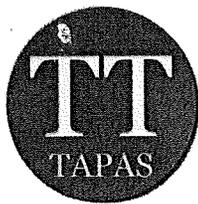
Project Name: Tasca Tasca Music License
Property Address: 122 West Napa Street
Applicant: Tasca Tasca Inc.
Property Owner: Linda & David Detert
General Plan Land Use: Commercial
Zoning - Base: Commercial
Zoning - Overlay: Historic

Summary:

Application for a Music Venue License to allow live music performances in conjunction with a new restaurant use.



1 inch = 200 feet



TASCA TASCA

Portuguese Tapas Restaurant and Wine Bar

August 18, 2015

City of Sonoma Planning Commission

CONDITIONS OF LICENCE APPROVAL

Tasca Tasca Music Venue License – 122 West Napa Street

Tasca Tasca plans to continue hosting musicians in the same way that Epicurean Connection has in the past. The goal is to carry the torch that Epicurean Connection has already been bearing by inviting local musicians in the hopes that their music will create a fun and lively environment. The terms of this license are listed below and remain unchanged from the prior-approved Epicurean Connection Terms.

Terms of the License

1. Windows and doors shall remain closed (doors to the extent feasible) when music is performed within the commercial unit/building

Enforcement Responsibility: Planning Department; Police Department

Timing: Ongoing

2. The use shall operate in compliance with the noise limits and standards of the City's Noise Ordinance.

Enforcement Responsibility: Planning Department; Police Department

Timing: Ongoing

3. The use shall operate in conformance with the approved management plan (aka project narrative), except as modified by these conditions.

Enforcement Responsibility: Planning Department; Police Department

Timing: Ongoing

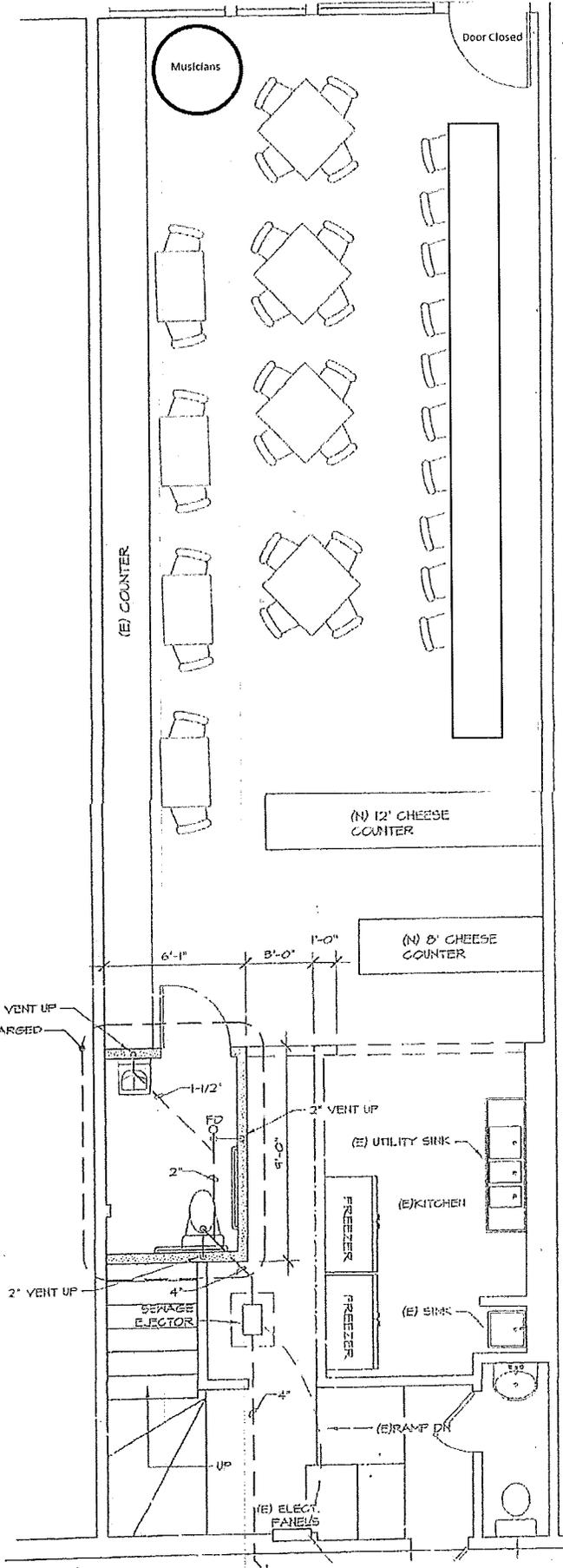
4. Live music performances shall be allowed indoors only within the following time frames and subject to the following limitations:

- a. Music performances are limited to 7 pm to 10pm
- b. Music performances shall not exceed an average of twice a week and in any event there shall be no more than three performances within any one week
- c. Music performances shall be limited to soloists, duos, and trios. Limited amplification shall be allowed for the purpose of providing a proper sound mix and instrument/vocal amplification. Drums are prohibited.

Enforcement Responsibility: Planning Department; Police Department

Timing: Ongoing

Tasca Tasca Music Plan



69'

← 20' →

Agenda Item Title: Year-end review of a seasonal outdoor food truck event (Food Truck Fridays) and an application for the 2016 outdoor food truck event through the approval of a temporary use permit for the Sebastiani Winery.

Applicant/Owner: Sebastiani Winery/Foley Family Wines, Inc.

Site Address/Location: 389 Fourth Street East

Staff Contact: Wendy Atkins, Associate Planner
Staff Report Prepared: 11/04/15

PROJECT SUMMARY

Description: Year-end review of a seasonal outdoor food truck event (Food Truck Fridays) and an application for the 2016 outdoor food truck event through the approval of a temporary use permit for the Sebastiani Winery.

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 winery consists of a number of properties used for the winery and wine making. The area of the Winery involved in the subject application is at the southwest corner of Fourth Street East and Lovall Valley Road.

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

Environmental Review:

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

Staff Recommendation: Approve, subject to conditions.

PROJECT ANALYSIS

BACKGROUND/POST-EVENT REVIEW

The “Food Truck Friday” event at the Sebastiani Winery began in 2011. The initial approval of the event was granted by the Planning Commission on April 14, 2011, as a Temporary Use Permit. The event takes place in conjunction with a Friday evening music series, which occurs indoors, in the tasting room. Most recently, on November 13, 2014, a post-event review of the 2014 event and a Temporary Use Permit for the 2015 event was approved by the Commission. Conditions of approval were as follows:

1. The allowance for a once per month food truck event (April through September or May through October) as provided herein shall be permitted strictly on a temporary basis, subject to a post-event reconsideration shall be conducted by the Planning Commission no later than November 12, 2015.
2. The food truck event shall be operated and managed in accordance with the project narrative, except as modified by the conditions of approval.
3. Up to six food vendors (including food trucks) shall be allowed to park and operate from the main Winery parking lot on the fourth Friday of each month. The vendors shall be located along the Fourth Street East side of the parking lot, south of the parking lot entrance, or in front of the tasting room. Hours of operation in terms of being open to the public shall not exceed 5:30 p.m. to 9 p.m.
4. The applicant shall designate an on-site manager with responsibility for managing the food truck event and ensuring compliance with all applicable rules and conditions.
5. Recycling bins and trash bins shall be provided and the parking lot shall be cleaned of trash and debris at the conclusion of each event. Trash bins and recycling receptacles shall be located away from adjoining residential properties.
6. Compliance with the decibel limits of the Noise Ordinance is required.
7. Each participating vendor shall obtain a City of Sonoma Business License. Each vendor shall post their business license in a readily visible location at or upon the vending station.
8. Each participating vendor shall obtain a Sonoma County Health Department Permit to Operate. Each vendor shall post an SB180 “public right to know” sign in a readily visible location at or upon the vending station.
9. Food vendors shall be fully self-contained with respect to food preparation and shall be operated in compliance with all applicable health regulations and permit requirements.
10. Alcoholic beverages shall not be served or consumed, except within the confines of the tasting room area.
11. No other outdoor activities, including the performance of live music or the playing of pre-recorded music, are authorized under this permit.
12. The use of generators on the property shall be prohibited.

13. The doors on the northeastern portion of the tasting room building located directly adjacent to the band area shall remain closed when music is played.

The post-event review is a requirement of the temporary use permit. As approved under the temporary use permit, the trucks are parked within the main Winery parking lot along the rock wall that fronts on Fourth Street East and/or directly in front of the tasting room. The event is supervised by an on-site event management company (Off The Grid), whose responsibilities include confirming that each food vendor has a valid City of Sonoma business license and ensuring that the business license is readily visible at or upon each vending station. In addition, the food trucks must use existing electricity on site rather than generators. Planning staff monitored three of the Food Truck Friday events over the course of the season (April, June and July events). At the April and June events planning staff took the initiative to have individual food vendors display the City of Sonoma Business License and Sonoma County Health Department SB180 “public right to know” sign as this information was not readily visible. At the July event, the event coordinator (Off The Grid) made certain that the City of Sonoma Business License and “public right to know” signs were readily visible and this was confirmed by staff. Because of the steps the applicant took to ensure conditions of approval were met, it is staff’s view that the applicant substantially complied with all of the conditions of approval associated with the temporary use permit.

DETAILED PROJECT DESCRIPTION/2016 FOOD TRUCK FRIDAY SERIES

The Sebastiani Winery is requesting use permit approval to host six food trucks on the fourth Friday of each month, in conjunction with its existing Friday evening music series (which occurs indoors, in the tasting room). As proposed in the project narrative (attached), the 2016 Food Truck Friday event would operate largely as it has for the last five years, including the flexibility to operate the six events within a seven-month time frame (from April through October). As in previous years, the trucks would be parked within the main winery parking lot along the rock wall that fronts on Fourth Street East and directly in front of the tasting room. The applicant is proposing to have the food trucks open from 5:30 p.m. to 9 p.m. Apart from the food trucks, no other outdoor activities are proposed.

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 land use designation with a use permit. This use category is 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 Friday evening music event is provided on the Winery’s main parking lot. Because of the large amount of off-street parking available at the winery, it is staff’s view that the proposal does not raise any parking issues, even with the loss of some of the parking spaces to the food trucks.

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

**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

In staff's view, the primary issue to be considered in review of this event is compatibility with neighboring residential uses with respect to noise and parking. As discussed above, the Planning Commission first approved a Temporary Use Permit for this event in December, 2011. When it first began, there were problems, especially with regard to communicating the requirement to obtain a business license to the food vendors. Staff worked with the management of the Winery to address this problem and is satisfied with the measures Sebastiani Winery has taken to address the issue. An event management company (Off The Grid) manages the event on-site and they have ensured that business licenses have been obtained for each of the food vendors. Staff has attended a number of events and observed ample parking within the Winery lot to support the use. With regard to noise, generators have been prohibited by the Planning Commission in its approval of a temporary use permit since 2012. This prohibition would remain in place for the 2016 season. Staff is recommending a requirement for a post-event reconsideration no later than November 10, 2016, as set forth in the conditions of approval. As of the date of the public notice, two letters (attached) were received, which support the proposal. The Police Department does not have a record of receiving any "calls for service" for the Sebastiani Winery from April 1 to October 31, 2014. (Staff received one noise complaint related to a Friday music event not in conjunction with Food Truck series). Sebastiani Winery has indicated that, as has been the practice in previous seasons, a notice will be placed on the doors stating that the doors shall remain closed during music events.

As in previous seasons, Staff has informed the Winery that any additional out-door events will be subject to Planning Commission review and that no administrative approvals will be granted.

RECOMMENDATION

Approve the temporary use permit for 2016 season, subject to conditions.

Attachments

1. *Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project narrative*
5. *Site plan*
6. *Correspondence*

cc: Sebastiani Winery
Attn: Christopher Johnson
389 Fourth Street East
Sonoma, CA 95476

Linda McGarr
486 Lovall Valley Road
Sonoma, CA 95476

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

Erin McTaggart
380 Church Street
Sonoma, CA 95476

Cliff and Gloria Knuckles
431 San Lorenzo court
Sonoma, CA 95476

Michael Kalyk
16008B Shore Drive
Lynnwood, WA 98087-6627

John and Laura Dunning
272 Fourth Street East
Sonoma, CA 95476

Dennis and Darlina Field
150 Wilking Way
Sonoma, CA 95476

Bret Sackett, Police Chief

Lyn Freed, via email

Dan Sondheim, via email

Jaclyn Dunne (Off The Grid), via email

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Use Permit for Sebastiani Winery Special Events Venue Use Permit – 389 Fourth Street East

November 12, 2015

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 and any Specific 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(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
Use Permit for Sebastiani Winery Food Truck Event – 389 Fourth Street East

November 12, 2015

1. The allowance for a maximum of six food truck events (April through September or May through October) as provided herein shall be permitted strictly on a temporary basis, subject to a post-event reconsideration shall be conducted by the Planning Commission no later than November 10, 2016.

Enforcement Responsibility: Planning Department
Timing: Ongoing

2. The food truck event shall be operated and managed in accordance with the project narrative, except as modified by these conditions of approval.

Enforcement Responsibility: Planning Department
Timing: Ongoing

2. Up to six food vendors (including food trucks) shall be allowed to park and operate from the main Winery parking lot on the fourth Friday of each month. The vendors shall be located along the Fourth Street East side of the parking lot, south of the parking lot entrance, or in front of the tasting room. Hours of operation in terms of being open to the public shall not exceed 5:30 p.m. to 9 p.m.

Enforcement Responsibility: Planning Division
Timing: Ongoing

3. The applicant shall designate an on-site manager with responsibility for managing the food truck event and ensuring compliance with all applicable rules and conditions.

Enforcement Responsibility: Planning Division
Timing: Ongoing

4. Recycling bins and trash bins shall be provided and the parking lot shall be cleaned of trash and debris at the conclusion of each event. Trash bins and recycling receptacles shall be located away from adjoining residential properties.

Enforcement Responsibility: Planning Department
Timing: Ongoing

5. Compliance with the decibel limits of the Noise Ordinance is required.

Enforcement Responsibility: Planning Department
Timing: Ongoing

6. Each participating vendor shall obtain a City of Sonoma Business License. Each vendor shall post their business license in a readily visible location at or upon the vending station.

Enforcement Responsibility: Planning Department

Timing: Ongoing

7. Each participating vendor shall obtain a Sonoma County Health Department Permit to Operate. Each vendor shall post an SB180-“public right to know” sign in a readily visible location at or upon the vending station.

Enforcement Responsibility: Planning Department

Timing: Ongoing

8. Food vendors shall be fully self-contained with respect to food preparation and shall be operated in compliance with all applicable health regulations and permit requirements.

Enforcement Responsibility: Planning Department

Timing: Ongoing

9. Alcoholic beverages shall not be served or consumed, except within the confines of the tasting room area.

Enforcement Responsibility: Planning Department

Timing: Ongoing

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

Enforcement Responsibility: Planning Department

Timing: Ongoing

11. The use of generators on the property shall be prohibited.

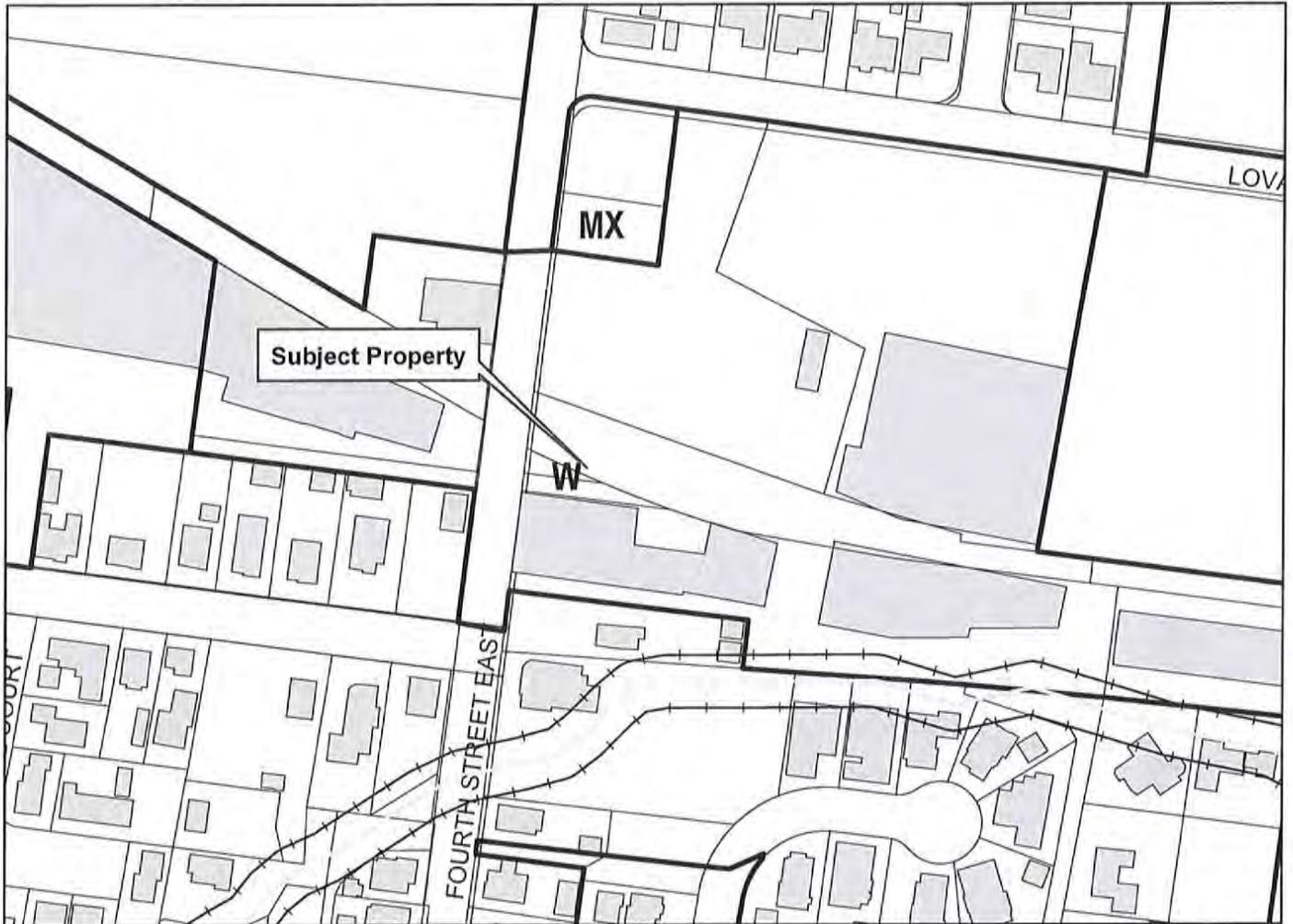
Enforcement Responsibility: Planning Department

Timing: Ongoing

12. The doors on the northeastern portion of the tasting room building located directly adjacent to the band area shall remain closed when music is played.

Enforcement Responsibility: Planning Department

Timing: Ongoing



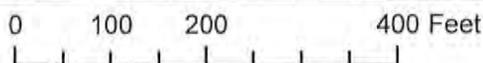
Zoning Designations

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

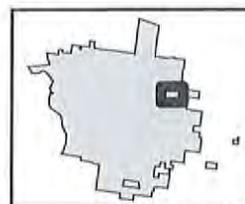
Project Summary

<i>Project Name:</i>	Food Truck Friday
<i>Property Address:</i>	389 Fourth Street East
<i>Applicant:</i>	Sebastiani Winery
<i>Property Owner:</i>	Foley Family Wines, Inc.
<i>General Plan Land Use:</i>	Winery
<i>Zoning - Base:</i>	Winery
<i>Zoning - Overlay:</i>	Historic

Summary:
 Year-end review of a seasonal outdoor food truck event (Food Truck Fridays) and an application for the 2016 outdoor food truck event through the approval of a temporary use permit for the Sebastiani Winery.



1 inch = 200 feet



October 14, 2015

Planning Commission
City of Sonoma
#1 The Plaza
Sonoma CA 95476

Subject: Application for 2016 Food Truck Events at Sebastiani Winery

Members of the Planning Commission,

I am writing to you today to request another Use Permit for our "Food Truck Friday" events here at Sebastiani Winery for 2016. Over the past few years between the months of April and October on the last Friday of each month, we have had 6 food trucks in our parking lot to supply food to the patrons of our events. Throughout these years, we have worked with the planning commission and our fellow members of the community to come up with a suitable outline for how these events will be operated. During these events we have worked with local vendors to offer their wonderful food to our guests. Our Food Truck Friday events have become very popular with our local community and are a great outlet for our neighbors to bring family and friends for an evening of fun and relaxation. The support from our neighbors and the surrounding community has been exceptional and many were sad to see the season come to an end.

There was a night early in the season where some vendors did not have the required business license and SB180 "public right to know" signs displayed. We talked to these vendors and had them make the necessary adjustments and post the required information. We plan on working again with off the grid to make sure that the trucks are doing their part and displaying the information that needs to be displayed. I am typically the manager on duty at these events and the vendors know in advance what needs to be posted. Working closely with the vendors and off the grid we can make sure that the documents are posted.

Food Truck Fridays will typically be held on the last Friday of every month from 5:30-9:00. The season for these monthly events spans from April 2016 to October 2016 depending on availability with our events department as we have done in the past. Keeping with previous approvals from the planning commission we would like to continue to have 6 food trucks in the parking lot in the designated area on the attached map. With the exception of this parking lot area all other activity will take place inside the stone walls; in the fountain area, lawn area, and indoors. These areas are considered a part of the tasting room and are well away from Lovall Valley Rd.

Conditions Established In the past:

- Allowance of 1 food truck event per month
- Limit to 6 food trucks per event

RECEIVED

NOV 03 2015

CITY OF SONOMA

- Applicant shall designate an onsite manager
- Recycling bins and trash receptacles will be supplied
- Compliance with decibel limits and noise ordinance
- Each participating vendor shall purchase a Sonoma City Business License
- Food vendors shall be contained with respect to food preparation and operate with required health permits
- Food Trucks will operate between 5:30PM-9:00PM
- Food Trucks will operate on electricity only

As a winery, it has been great working with the planning commission over the past few years to help guide and build a wonderful monthly event for the community to come out and enjoy. Again, your support and the support of the community is important to us and we are happy to create an environment that allows the community to come together. It is our hope that you will continue to support these events and grant us approval for another Use Permit for 2016.

Thank you all for your time and support as well as your consideration for these events in 2016.

Sincerely,

Thomas Power
Hospitality Manager
Sebastiani Vineyards and Winery
389 4th St East
Sonoma, CA 95476
707-933-3214
tpower@sebastiani.com

=Food Truck Spaces



OCT 28 2015

RECEIVED

NOV 02 2015

CITY OF SONOMA

October 30, 2015

Planning Commission

City of Sonoma

Re: Sebastiani Food Truck Fridays

Dear Members:

Thank you for serving our great community. It is a tough job, trying to keep peace, civility, and do it all with wisdom, impartiality and fairness.

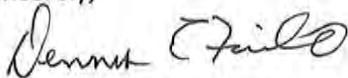
I am taking a moment with this letter to share our family's experiences in Sonoma. We have resided in Sonoma since 1987, residing at 150 Wilking Way. For many years we have attended and enjoyed many social events and weddings at Sebastiani Winery. (We only live 14 houses away). The Friday night events have been wonderful. The staff have been professional, caring of the neighborhood, and very cognizant regarding parking, traffic control, crowd control and noise.

The people attending these events are friends, neighbors, citizens, and visitors. We have never once witnessed any discord, problems or incidents of any kind. The ambiance, friendships and good camaraderie are to be commended. The winery has always put the best of Sonoma first. We receive positive comments all the time from guests and visitors to our home and community. They love the Friday night events, especially the Food Truck Fridays. They are envious and wished they had such events in their cities. What a great representation for Sonoma.

I have witnessed only one negative situation. It involves one disgruntled neighbor who resides on Lovall Valley Road. She is cantankerous, vile, and constantly complaining about anything and everything. The entire neighborhood has attempted to embrace her on many occasions, over many years, regarding various situations. There is no pleasing this person, regardless of all honest efforts. The winery has done everything in their power to cooperate with her on all levels, and yet she still is vile and unhappy. This is the ONLY person we have ever witnessed not embracing the winery and its functions. Sometimes you just cannot make someone happy, no matter what.....

Other than that, we believe the winery does an outstanding job with All events, and is very in tune with the community and neighbors. They are truly good will ambassadors for our community and we support their functions whole-heartedly.

Sincerely,



Dennis and Darlina Field

150 Wilking Way

RECEIVED

NOV 04 2015

CITY OF SONOMA

October 30, 2015

To the Members of The Planning Commission:

Friday night at Sebastiani has become as engrained in our lives as much as the Farmer's Market, Vintage Festival and many of the other events that make Sonoma the wonderful city that it is.

We all look forward to packing up the kids, the dog and the picnic basket and heading to Sebastiani every Friday evening in the summer. I am not sure there is a more wholesome, family-friendly setting anywhere. I know that for myself, I am deeply grateful and appreciative to the winery and staff that do such a great job to make everyone feel safe and welcome there.

Food truck night at Sebastiani has now become its own institution. It is by far the most well-attended evening each month. Sebastiani has worked hard to build a relationship within the community that extends beyond the boundaries of the winery. And food truck night has helped with that relationship.

Anything The Planning Commission can approve which would make Friday nights even more exciting and wonderful at Sebastiani would be appreciated by the crowds that attend each week. I see many of the same faces there every week.

We have a group that comes out most every Friday. They all agree with this letter and have signed their names to it in support of Sebastiani Winery.

Thank you for the opportunity to express our support.

Michael Pinsky

Michael Pinsky

[Signature]

Cash Spina

[Signature]

Gregg Carlson

[Signature]

[Signature]

[Signature]

Tom Coy

[Signature]

Jane McNulty

[Signature]

Agenda Item Title: Application for an Exception from the fence height standards to allow a 6-foot tall fence within the street side yard setback of a residential property.

Applicant/Owner: Clifford Clark

Site Address/Location: 597 Third Street East

Staff Contact: Rob Gjestland, Senior Planner
Staff Report Prepared: 11/06/15

PROJECT SUMMARY

Description: Application of Clifford Clark for an Exception from the fence height standards to allow a 6-foot tall fence within the street side yard setback of the property at 597 Third Street East.

General Plan Designation: Low Density Residential (LR)

Zoning: **Base:** Low Density Residential (R-L) **Overlay:** Historic

Site Characteristics: The property is a ±11,460-square foot parcel located at the northwest corner of Third Street East and Patten Street. The property is currently developed with a single-family home.

Surrounding Land Use/Zoning: **North:** Single-family home /Low Density Residential
South: Single-family homes (across Patten Street)/Low Density Residential
East: Single-family home (across Third Street East)/Low Density Residential
West: Single-family home/Low Density Residential

Environmental Review:

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

Staff Recommendation: Staff recommends approval, subject to conditions.

PROJECT ANALYSIS

BACKGROUND

On October 20, 2015, the Design Review & Historic Preservation Commission approved additions and alterations to the home. The owner also intends to construct a swimming pool and pool house on the west side of the property.

DETAILED PROJECT DESCRIPTION

The applicant is requesting an Exception from the fence height standards to construct a 6-foot tall, solid wood fence within the property's street side yard setback along Patten Street. The fence would be setback 10 feet from the south property line/sidewalk, spanning the area between the southwest corner of the home and the rear (west) property line. The fence would run for 51 feet parallel to Patten Street. The fence would be constructed of 4" by 4" capped posts eight feet off center, and vertical 1" x 6" redwood or cedar boards with top rail. The fence would be whitewashed to coordinate with the tan body and white trim color planned for the residence. To soften views of the fence from the public right of way, the street side setback would be landscaped with a mix of evergreen plantings including loriope muscari, helleborus, pittosporum, and four crape myrtle trees (see attached landscape plan and photos). The proposed fence is intended to provide security, privacy and additional area for a pool and the rear yard. Additional details can be found in the attached project narrative and accompanying materials.

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: A 20-foot front/street side yard setback is required in the R-L zoning district. Fencing within required front/street side yards is limited to a maximum height of 3.5 feet 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 fence is proposed parallel to the property's secondary frontage in order to provide a private rear yard area. This is a fairly common condition found on corner lots in residential neighborhoods throughout the City, including within the Central East Planning Area. A survey of 11 intersections near the site found that roughly 65% of the corner lots have some type of overheight fence, wall and/or hedge for the purpose of creating private yard areas. Accordingly, the proposal would not be incompatible with conditions in the surrounding neighborhood in general.

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

The 6-foot tall fence is proposed parallel to the property's secondary frontage in order to provide a private rear yard area. As noted above, this is a fairly common condition for corner lots in residential neighborhoods. The fence would be setback 10-feet from the south/street-side property line providing ample room for landscaping as proposed. In staff's view, the setback is sufficient given the height of the fence and the proposed landscape plan.

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

The fence has an attractive design that will complement the residence (staff would note that the DRHPC recently approved plans to add onto and improve the home). In staff's view the 6-foot tall fence would not dominate the site or appear overwhelming with the proposed 10-foot setback and landscaping to help soften and buffer views of the fence.

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

The fence would be of sound, wooden construction and is not proposed at a location that would obstruct vehicle or pedestrian sight lines at the corner or the neighboring driveway to the west.

In summary, it is staff's view that the findings needed to support a fence height Exception can be made.

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 accessory structures, including a fence, is Categorical Exempt from the provisions of CEQA (Class 3 – New Construction or Conversion of Small Structures).

DISCUSSION OF PROJECT ISSUES

As a corner lot, the property has two street frontages and is subject to more restrictive setback requirements than a typical interior lot. In many cases, these conditions provide a basis for allowing a fence height exception in order to provide a private rear yard. While the new fence would be more prominent than the existing, the applicant is proposing an attractive 6-foot tall fence design, setback 10 feet from the sidewalk with substantial landscape screening. These characteristics will ensure that the fence does not appear overwhelming and are generally consistent with the Planning Commission's desires for the treatment of corner properties based on previous reviews.

RECOMMENDATION

Staff recommends approval subject to the attached conditions.

Attachments

1. *Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Vicinity Map*
4. *Project Narrative*
5. *Photo of Existing and Proposed Fence*
6. *Photos of Proposed Street Side Landscape Planting*
7. *Correspondence*
8. *Site Plan*
9. *Partial Landscape Plan*
10. *DRHPC Approved Building Elevations*

cc: Clifford Clark (via email)
141 Crest Road
Novato, CA 94945

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Clark Fence Height Exception – 597 Third Street East

November 12, 2015

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 and 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.

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Clark Fence Height Exception – 597 Third Street East

November 12, 2015

1. The fence shall be constructed in conformance with the project narrative, approved site plan and photo of the proposed fencing.

Enforcement Responsibility: Planning Department
Timing: Ongoing

2. Landscaping shall be installed on the street side of the fence consistent with the approved landscape plan. The landscape plantings shall be maintained and replaced as necessary to provide continued screening/buffering of the fence.

Enforcement Responsibility: Planning Department
Timing: Ongoing

Vicinity Map



Zoning Designations

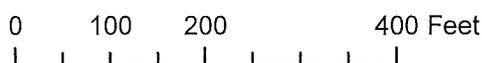
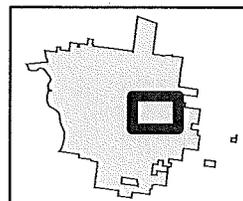
- R-HS Hillside Residential (1 D.U./10 acres, maximum)
- R-R Rural Residential (2 D.U./acre, maximum)
- R-L Low Density Residential (2-5 D.U./acre)
- R-S Sonoma Residential (3-8 D.U./acre)
- R-M Medium Density Residential (6-10 D.U./acre)
- R-H High Density (9-12 D.U./acre)
- R-O Housing Opportunity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

Project Summary

<i>Project Name:</i>	Clark Fence Exception
<i>Property Address:</i>	597 Third Street East
<i>Applicant:</i>	Clifford Clark
<i>Property Owner:</i>	Clifford Clark
<i>General Plan Land Use:</i>	Low Density Residential
<i>Zoning - Base:</i>	Low Density Residential
<i>Zoning - Overlay:</i>	Historic

Summary:

Application for an Exception to the fence height standards to allow a 6-foot tall fence within the street side yard setback of a residential property.



1 inch = 200 feet

City of Sonoma Application for Exception: Fence Height

Cliff Clark
587 3rd Street East

RECEIVED

OCT 08 2015

CITY OF SONOMA

City of Sonoma Planning Department

October 5, 2015

Fence Project Narrative

Cliff and Susanna Clark have recently purchased the home at the corner of 3rd Street East and Patton and currently have plans under Design Review for an addition and remodel.

The existing 6ft tall wooden fence along Patton Street is in much disrepair and the Clarks would like to rebuild it. A fence height exception of 6ft is requested to allow for safety and privacy for the rear yard wherein a swimming pool will be constructed. To allow for adequate access and passageway around the new pool, the rebuilt fence would be moved to a 10ft setback.

The replacement fence will be built from 1"x6" redwood or cedar and whitewashed (see photo).

The Clarks have engaged the services of a landscape designer who plans to install a lush greenscape between the fence and the sidewalk including evergreen trees and shrubs (see landscape plan and photos).



CLARK RESIDENCE
597 THIRD STREET EAST
FENCE HEIGHT EXEMPTION
APN: 018-260-009

OCT 08 2015



Helleborus Feotidus (evergreen perennial to 24")



Liriope Muscari (evergreen groundcover)

OCT 08 2015



Pittosporum Tenuifolium (evergreen shrub)

OCT 08 2015



Lagerstroemia "Crepe Myrtle" white (tree)

OCT 08 2015

RECEIVED

OCT 29 2015

CITY OF SONOMA

NOTICE OF PUBLIC HEARING

The Project described below is located on property that lies within 500 feet of your property:
Notice is hereby given that the **Planning Commission** of the City of Sonoma, at a meeting on **November 12, 2015** to be held in the **Community Meeting Room at 177 First Street West**, will conduct a public hearing on the project described below at 6:30 p.m., or as soon thereafter as the matter may be reached:

Project Description: Application of Clifford Clark for an Exception to the fence height requirements to allow a 6-foot tall fence within the street side yard setback of the property at 597 Third Street East.

no opposition!

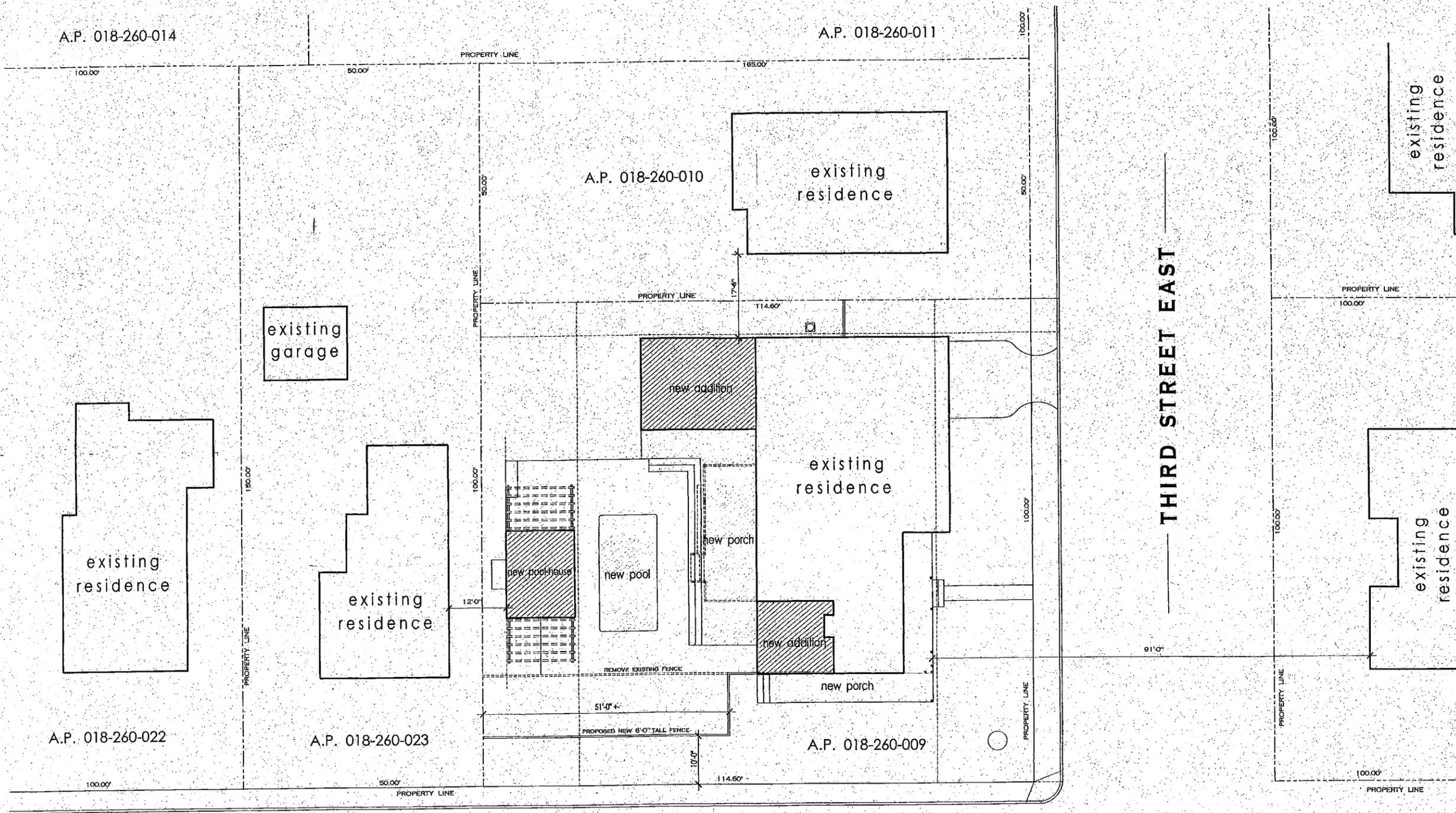
*Susan Scully
10/26/15*

@ 303 Patten St

Public Response Requested: The public is hereby invited to comment by sending written comments to the Planning Commission, c/o Sonoma City Hall, No. 1 The Plaza, Sonoma, CA 95476 no later than **November 12, 2015**. Interested persons are also invited to attend the public hearing and address any comments directly to the Planning Commission. The project application and related materials are available for review at Sonoma City Hall, No. 1 The Plaza, Sonoma, CA 95476. **A Planning Department staff report on the item will normally be available at City Hall on the Friday prior to the meeting.**

The City of Sonoma has, by resolution, adopted the time limits set forth in California Civil Procedure Section 1094.6. Pursuant to these time limits, should any member of the public seek judicial review of a decision on the project, such action must be filed no later than the ninetieth day following the date that the administrative decision becomes final.

Date of Notice: Friday, October 23, 2015



Revisions:

F	i
G	O

CONSTRUCTION DRAWINGS
 FRED O'DONNELL
 822 BROADWAY
 P.O. BOX 898
 SONOMA, CA 95476
 707.896.0103 WORK
 707.896.0112 FAX
 FIGODRAWINGS@GMAIL.COM
 WWW.FIGODRAWINGS.COM

CLARK RESIDENCE
 Addition / Remodel
 597 Third Street East
 Sonoma, California

Date: SEPT. 2015
 Scale: AS NOTED

Neighborhood Plan

1

NEIGHBORHOOD PLAN
 DIMENSIONS SHOWN ARE ← 1" = 10'-0"



100.00'

12'-0"

new pool-house

new pool

new porch

existing residence

100.00'

new addition

REMOVE EXISTING FENCE

new porch

51'-0" +/-

PROPOSED NEW 6'-0" TALL FENCE

Walkway

A.P. 018-260-023

A.P. 018-260-009

50.00'

PROPERTY LINE

PROPERTY LINE

LAGROSTROEMIA (Crepe Myrtle)

PITTOSPORUM

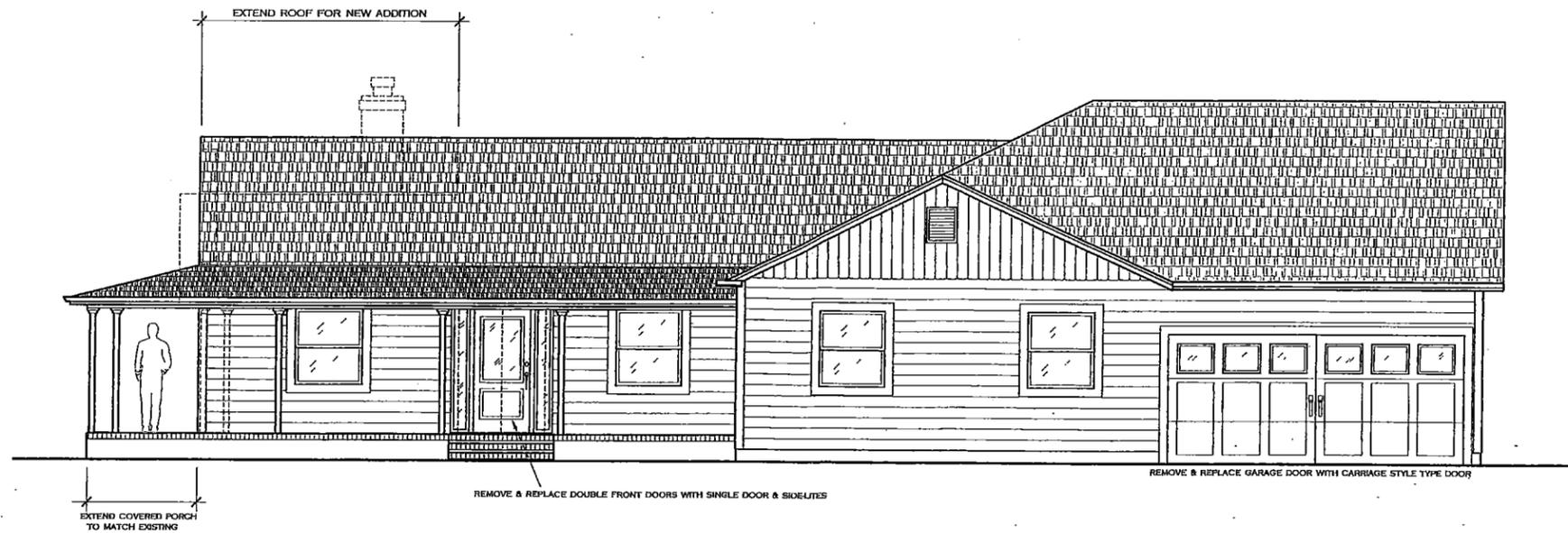
LORIOPE

HELLEBORUS

CERATOSTIGMA

PATTEN STREET

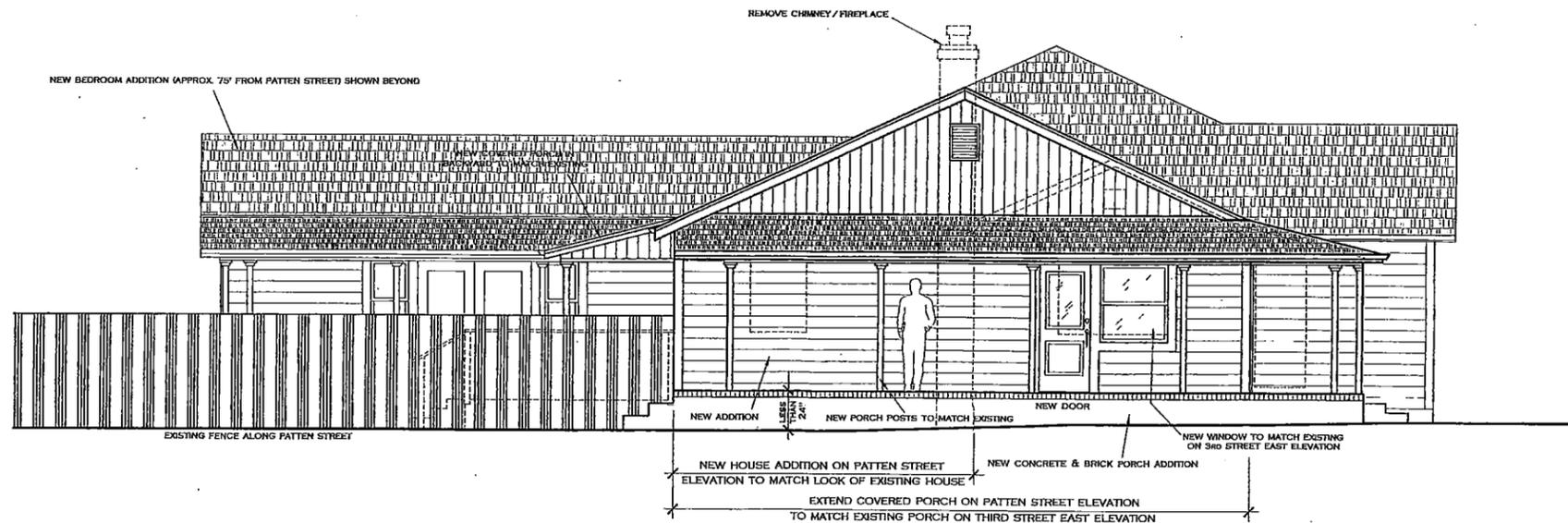
design review submittal



PROPOSED EAST ELEVATION
FACING THIRD STREET EAST 3/8" = 1'-0"
 SEE EXISTING EAST ELEVATION ON SHEET 7 FOR EXISTING VIEW

proposed
 patten street & third street east elevations

NOTE: EVERYTHING SHOWN HERE IS EXISTING (UNLESS OTHERWISE NOTED) REFER TO EXISTING ELEVATIONS



PROPOSED SOUTH ELEVATION
FACING PATTEN STREET 3/8" = 1'-0"
 SEE EXISTING SOUTH ELEVATION ON SHEET 7 FOR EXISTING VIEW

Revisions:

F i
 G O

CONSTRUCTION
 DRAWINGS

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

CLARK RESIDENCE
 Addition / Remodel
 597 Third Street East
 Sonoma, California

Date: SEPT. 2015
 Scale: N.T.S.

Proposed
 Elevations

Agenda Item Title: Application for a Variance from the height standards for a detached pool house.
Applicant/Owner: Strata AP (Bennett Martin)/Martin and Alicia Herrick
Site Address/Location: 557 Fourth Street East
Staff Contact: Wendy Atkins, Associate Planner
Staff Report Prepared: 11/05/15

PROJECT SUMMARY

Description: Application of Strata AP for a Variance from the height standards for a detached pool house on the property at 557 Fourth Street East.

General Plan Designation: Low Density Residential

Zoning: **Base:** Low Density Residential (R-L) **Overlay:** Historic

Site Characteristics: The property is a ±11,761 square foot lot located on the west side of Fourth Street East mid-block between East Napa Street and Patten Street. The site is not currently developed.

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

Environmental Review: Categorical Exemption Approved/Certified
Negative Declaration No Action Required
Environmental Impact Report Action Required
Not Applicable

Staff Recommendation: Deny.

PROJECT ANALYSIS

BACKGROUND

On June 16, 2015, the Design Review and Historic Preservation Commission approved the demolition of a single-family residence and approved design review for a new 3,066 square foot residence, 850 square foot pool house, and a 350 square foot detached garage on the property (see attached site plan).

DETAILED PROJECT DESCRIPTION

The applicant is proposing to modify the roof design of the pool house, changing it from a hip roof to a gable roof on the north and south side elevations. The pool house would be located at the rear of the property five feet from both the south and north property lines, and eight feet from the west property line. The pool house would be 50 feet long and 17 feet wide, with a height of 13 feet. The Development Code allows detached accessory structures to be placed as close as five feet to a rear or side property line, subject to limitations on height, as follows:

Detached accessory structures not exceeding nine feet in height, measured at the exterior wall line, 13 feet in height within 10 feet of any property line, and 15 feet at the highest point of the roof shall not be placed closer than five feet to a side or rear property line,

While the proposed gable roof design does not meet the height standards for detached accessory structures, it would provide for a greater surface area along the western roof area to allow for an additional 400 square feet of solar panels, which, according to the applicant, is necessary to help offset the power consumption for the property and reduce greenhouse gas emissions. The applicant has stated that the hip roof design would not allow for sufficient area to install a solar system. The proposed gable roof element would employ a 13-foot wall at the side property lines thereby exceeding the height standard by four feet on both the north and the sound side elevations.

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

The property is designated Low Density Residential by the General Plan. This designation is intended for urban single-family housing, with a density of between two to five residential units per acre (excluding second units). The proposal conforms to the goals and policies of the 2020 Sonoma General Plan and the purpose of the district in which the subject property is located.

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

The project complies with all zoning regulations except for the height standards that apply to detached accessory structures. Per the Development Code, detached accessory structures measuring nine feet or less at the exterior wall line (i.e. eave), and with a height of less than 15 feet to the roof peak can be located as close as five feet from rear and side property lines (§19.50.080C). While the proposed pool house is under the height limits, it does not meet the height standards for a detached accessory structure at the wall line. As a result, the applicant is requesting a variance from the height standards for a detached pool house. (This proposal does not qualify for review as an Exception because an Exception may not exceed 30 percent of the standard from which relief is sought.)

Variance Findings. Pursuant to Development Code Section 19.54.060, the Planning Commission may grant variances from the setback standards normally required by the Code, but only under exceptional circumstances. As discussed above, a Variance is requested in order to authorize the modification of the roof line of the pool house from a hip roof to a gable roof. In order to approve a Variance, the following findings must be made:

1. *The adjustment authorized by the Variance is consistent with the General Plan and any applicable Specific Plan.*

In staff's view, the requested Variances do not raise any issues with respect to General Plan consistency.

2. *There are special circumstances applicable to the property (i.e., size, shape, topography, location or surroundings), such that the strict application of the requirements of this Development Code deprives the property owner of privileges enjoyed by other property owners in the vicinity and within the same zoning district.*

The applicants argue that the subject property is constrained as the property is 60 feet wide, which is five feet less than the normal minimum for a new lot in the R-L zoning district. However, the lot depth is 205 feet and the lot area is 21,300 square feet, both of which far exceed the general lot size requirements. In addition, because there are many properties in the vicinity that have a width of 60 feet or less, the width of the subject property is not an uncommon condition and in staff's view does not rise to the level of "special circumstances". Furthermore, it is staff's opinion that the lot width constraint does not deprive the property owner of privileges enjoyed by other property owners because it is entirely feasible to construct a pool house that complies with the normal requirements.

3. *Granting the Variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district and denied to the property owner for which the Variance is sought.*

The applicant is seeking to construct a detached pool house, a structure that is typically allowed in the Low Density Residential zone. A Variance is proposed because the modified gable roof element does not meet the height requirements for a detached pool house. It is staff's opinion that the gable roof element is not necessary for the preservation and enjoyment of substantial property rights possessed by other property owners because the detached pool house could be constructed with a hip roof element, which would comply with the height standards for a detached pool house. Although the larger roof area provided by the gable design would allow for additional solar panel area, it is staff's view that this does not constitute a substantial property right.

4. *The adjustment authorized by the Variance will not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district.*

As stated above, the applicant is seeking to construct a detached pool house, a structure that is typically allowed in the Low Density Residential zone. Constructing a detached pool house that exceeds the height standards for a detached accessory structure could constitute a grant of special privileges, because it is entirely feasible to construct a pool house that complies with the normal requirements.

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

The pool house is a substantial structure, having a length of 50 feet and a height of 13 feet. It is proposed at a location that would be somewhat screened from adjoining properties to the north, south, and west with existing landscaping in the form of trees and shrubs (on adjoining properties). Along the south and west property lines, fences have been removed to provide for grading, the replacement fences will consist of six feet of solid material and two feet of lattice. An existing tree

and shed are situated on the property to the south, near the location of the proposed pool house. On the north property line there is an 8-foot tall fence with shrubs behind it. These features would partially screen the pool house from adjoining properties to the north, south, and west. While the owners of the properties to the north and west have provided written support for the proposal, the property owners to the south have submitted correspondence opposing the proposal on the basis that the pool house design already utilizes the maximum allowed area of the rear yard and that the proposed design change would contribute to its mass.

In summary, it is staff's view that the findings necessary to support a Variance cannot be made.

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

ENVIRONMENTAL REVIEW (Not Applicable to this Project)

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

DISCUSSION OF PROJECT ISSUES

In staff's view, the primary issue associated with this application is the findings necessary to approve a Variance. If even one finding cannot be made, the application must be denied. In staff's view, findings #3 and #4 cannot be made and #5 is questionable given the concerns expressed by the neighboring property owners on the south. Because the variance findings cannot be made, staff is recommending the Planning Commission deny the application. In the event that the Planning Commission approves the proposal, variance findings have been included for consideration.

RECOMMENDATION

Staff recommends the Planning Commission deny the application due to the inability to make the variance findings.

Attachments

1. *Draft Findings of project approval*
2. *Draft conditions of approval*
3. *Location map*
4. *Project narrative*
5. *Correspondence*
6. *Site plan/Elevations*

cc: Bennett Martin, via email

Martin and Alicia Herrick
152 El Ritero
Sonoma, CA 95476-3124

Joy and Dennis Donnelly
567 Fourth Street East
Sonoma, CA 95476

DRAFT

City of Sonoma Planning Commission
FINDINGS FOR PROJECT APPROVAL
Herrick Pool House Variance – 557 Fourth Street East

November 12, 2015

Variance Findings:

1. The adjustment authorized by the Variance is consistent with the General Plan and any applicable Specific Plan.
2. There are special circumstances applicable to the property (i.e., size, shape, topography, location or surroundings), such that the strict application of the requirements of this Development Code deprives the property owner of privileges enjoyed by other property owners in the vicinity and within the same zoning district.
3. Granting the Variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district and denied to the property owner for which the Variance is sought.
4. The adjustment authorized by the Variance will not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district.
5. Granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.

DRAFT

City of Sonoma Planning Commission
FINDINGS FOR PROJECT APPROVAL
Herrick Pool House Variance – 557 Fourth Street East

November 12, 2015

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

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

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

Enforcement Responsibility: Building Division
Timing: Prior to construction

3. All Fire Department requirements shall be met.

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

4. The peak roof height shall be limited to 13 feet and the wall height shall be limited to 13 feet.

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

Vicinity Map



Zoning Designations

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

Project Summary

Project Name: Herrick Variance

Property Address: 577 Fourth Street East

Applicant: Strata AP (Bennett Martin)

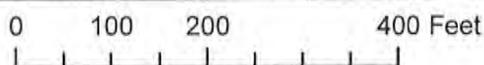
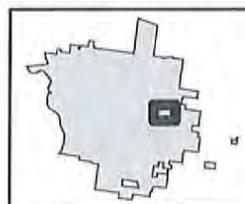
Property Owner: Martin and Alicia Herrick

General Plan Land Use: Low Density Residential

Zoning - Base: Low Density Residential

Zoning - Overlay: Historic

Summary:
Application for a Variance from the height standards for a detached pool house.



1 inch = 200 feet

PROJECT NARRATIVE

Reference:

HERRICK RESIDENCE (POOL HOUSE VARIANCE)
557 4TH STREET EAST
SONOMA, CA

(APN#: 018-271-016-000)

This proposed modification to the pool house at 557 4th Street East in Sonoma, CA. is to change the roof ends from a hip roof to a gable roof. The owners are requesting a variance to Municipal Code 19.54.050 B.1. in regards to the required setbacks and height restrictions dimensions. The overall height and plate height of the pool house will remain at the allowed zoning height of 9'-0". The ridge line of the approved project is 13'-0". The proposed gable ends will extend the approved ridge line to the ends of the pool house. There are existing site conditions that mitigate the visibility of the gabled ends. The extension of the ridge line will also serve a functional purpose for solar water heating

This modification will have no direct affect to the street appearance of the house because the pool house is set at the rear set backs of the 205'-0" lot and is blocked from the street view by both the house and the garage. An 8'-0" fence at the property lines will also provide a filter only permitting the upper portion of the pool house to be visible to the surrounding neighbors. The appearance from the neighbors yards from the north will be unchanged due to the pool house being blocked by the neighbors garage. The neighbor to the south has extensive trees and tall shrubs which will also provide an additional filter from their main house to the pool house.

The proposed change will allow for a greater surface area along the southwestern roof exposure. This greater surface area will allow for the 400 square feet of solar panels necessary to offset the power consumption for the property and reduce greenhouse gas emissions. The hip roof design will only allow for 252 square feet of solar panels which will not be sufficient to install a solar system

The owners of 557 4th Street East, Martin and Alicia Herrick, have discussed the proposed change with neighbors adjacent to their property. The neighbors have been given a letter of the proposed change from the Herricks. Signed letters of consent to the proposed pool house design are included in this package.

To support the application we have included the variance findings and discussion points for each on the following page.

1. The adjustment authorized by the variance is consistent with the General Plan and any applicable specific plan;

Response:

The property in question is located in the eastern area of Sonoma. It is the largest and oldest sections of single-family homes in Sonoma. The general plan identifies the need to retain the unique small town integrity it currently enjoys.

From the onset of this project, the Owners Martin and Alicia Herrick have had a primary goal for the new home and that was to fit into the neighborhood to keep the existing identity and feel of this unique area. The garage and pool house elements of the project are in keeping with the general character of the area.

2. There are special circumstances applicable to the property (i.e., size, shape, topography, location or surroundings), such that the strict application of the requirements of this development code deprives the property owner of privileges enjoyed by other property owners in the vicinity and within the same zoning district;

Response:

The property is sub-standard in width. The result in design of the main house is that the house is narrow and longer than normal. In keeping with required side yard setbacks and FAR requirements the second floor is also stepped in several feet on both sides. The goal of the owner is to install a solar (photovoltaic) system to provide power for the property. With the main house being narrow, the roof does not provide sufficient space to install a solar system.

The pool house is the only structure on the property that has adequate space and proper exposure (south west) for a solar system. In order to meet the square foot requirements of the solar system size a minimum area of 400 square feet is needed. With the approved hip roof only 252 square feet of surface area can be achieved when following City and Cal Fire requirements for setbacks of the solar system.

3. Granting the variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district and denied to the property owner for which the variance is sought;

Response:

As noted above, many of the properties in the area have garages or utility buildings close to the side and rear property lines to provide maximum use of the interior of the lot. The approach of placing the garage and pool house at the rear set back affords the Herricks with similar rights of other property owners in the vicinity. The minimal increase in roof area, provides the use of solar, listed in No. 2 above, which is becoming increasingly common for residences in California.

4. The adjustment authorized by the variance will not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district;

Response:

The neighborhood in question in general contains older homes that were constructed under different zoning regulations. An example of this is the property directly adjacent to the South in which the garage structure is located 6 inches from the property line and the eaves of the structure fall into the subject property.

Each lot in the zoning district should conform to current zoning regulations, but each lot is different as to its particular characteristics. Due to the nature of the elongated narrow lot in question and following zoning regulations, a variance to enable the property owner to utilize the space in a manner consistent with item 2 above does not constitute special privileges.

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

Response:

The property is not accessible to the public. The pool house in question is located at the rear of the property and provides no access from any of the three neighboring properties.

OWNER STATEMENT

Reference:

HERRICK RESIDENCE (POOL HOUSE VARIANCE)
557 4TH STREET EAST
SONOMA, CA

(APN#: 018-271-016-000)

Thank you for the commissions' consideration in reviewing our application for variance. The property represents the efforts of six plus years of our family searching for a primary residence within the city limits. The residence we are building represents our goals of retirement, quality of life, providing a home for our daughter's future families and the role of being an anchor neighbor for everyone to rely on for years to come.

Our first priority in designing our home was to create transparency through careful consideration of surrounding neighbors and envision an architectural design that is alignment with the historic values of Sonoma. The first step we took involved walking door to door making introductions with each surrounding neighbor and presenting conceptual drawings. In those conversations, we learned privacy and design aesthetics were important, especially the neighbors to the North and South of the property. As a result, we designed the second story of the home so that all bedrooms faced East and West, which resulted in removing a bedroom. However, we felt it was an important step to begin our long term relationship with our neighbors and hopefully becoming close friends.

After closing the sale and initiating a lot survey, we quickly learned the dimensions of the lot and encroachments of the owner to the South of our property would create challenges on how to effectively design the home on a non-standard (narrow) lot while integrating the remaining space for outdoor living. The width of the lot was assumed to be equal to surrounding lots. However, the survey revealed the lot was only 60' feet wide compared to 65' of the property to the North. In addition, the survey exposed the neighbor to the South is encroaching on our property at three points of intersection, which are as follows:

- 1) The neighbor constructed a rock wall that runs approximately 84 feet in length. Approximately 40 feet of the wall was constructed entirely on our property up to 15 inches over the property line. The remaining 45 feet, the wall depth is 50 to 75 % on our property.
- 2) The neighbor's detached garage is approximately setback six inches from the property line. As a result, the eve of the roof extends over the property line the full length of the garage, which is approximately 22 feet in length.
- 3) The neighbor constructed a fence on the southwest corner of the property where the end fence post is located completely within our property.

In addition, it has come to our attention the same neighbor to the south of our property has expressed their desire not approve our variance for reason of maintaining a view corridor to the rear of their property. We were disappointed to find out their position when prior to us owning our property, the entire back of our property was completely screened by three cedar trees that were approximately 40 to 50 feet tall. A local arborist deemed them to be a liability as the species of cedar had shallow root system, along with one of the trees was listing towards the neighbor's house. Once the trees were removed we created a view corridor that didn't exist for the neighbor to the south. The ridgeline of the pool house is only 13' in height, which still provides a view corridor to the neighbor to the south that again didn't exist prior us owning the property. The neighbors to the west and north of our property approved of our proposed variance change and have signed letters of their approval, which have been provided in the package before you.

The primary reason we desire to seek the variance is to install a solar PV system to offset carbon footprint and reduce monthly expenses. The roof design, adequate surface area and proper exposure on the main house don't meet the requirements. The only location meeting the requirements is the pool house. However, it requires a sufficient amount of surface space on the pool house's southwest side of the roof to make the system effective. The existing roof per plan is a hip roof at both ends of the roof lines. The hip design reduces the usable surface area by approximately 30%, therefore not allowing enough PV panels to meet the energy production needs of the home. A gable roof line extending the entire length of the pool house would provide enough surface area to generate adequate power and drastically reduce carbon gases.

We feel strongly that our actions to date have only expressed our desire to be an exemplary neighbor through design changes, improving the property values of surrounding neighbors and provide a place neighbors can gather for weekend barbeques and relish in the fortunes of living in this community.

Thank you for your consideration.

Sincerely,
Marty and Alicia Herrick

RECEIVED

OCT 16 2015

CITY OF SONOMA

HERRICK FAMILY RESIDENCE CONSTRUCTION PROJECT
557 4TH Street East, Sonoma California

October 12, 2015

Dear Neighbors,

As you are aware, on June 16th the Design Review and Historic Preservation Commission unanimously approved the design of our new residence, garage and pool house. (Drawings attached)

Since that time we have been working with our architect and have made an adjustment in the roofline of the pool house that works better for our use of the interior space. The original design of the roof was a hip roof to comply with the roof line setback requirements per the Sonoma zoning code.

We would like to change the design from the approved hip roof to a straight gable roof. This change does require that we apply to the Planning Commission for a roof line variance. (Drawings attached)

By signing this letter we hereby agree with the new modified gable roof line change and show our support for the project.

Sincerely,

Alicia and Martin Herrick

Martin Montgomery

Name and Address

460 4TH STE.

Sonoma

Signature



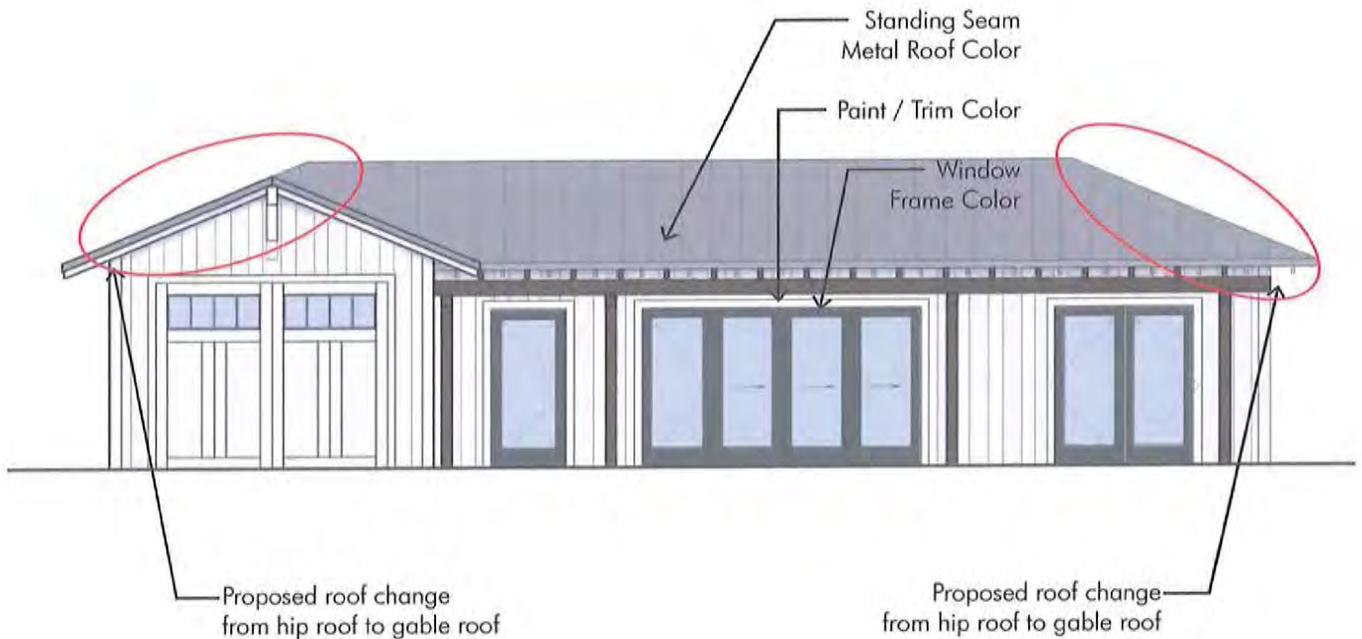
Pool House Approved

Paint Color No. 1 BM Cotton Balls

Trim Color BM Cotton Balls

Window Frame Color Black

Standing Seam Metal
Roof Color Cool Zinc Gray



EAST ELEVATION

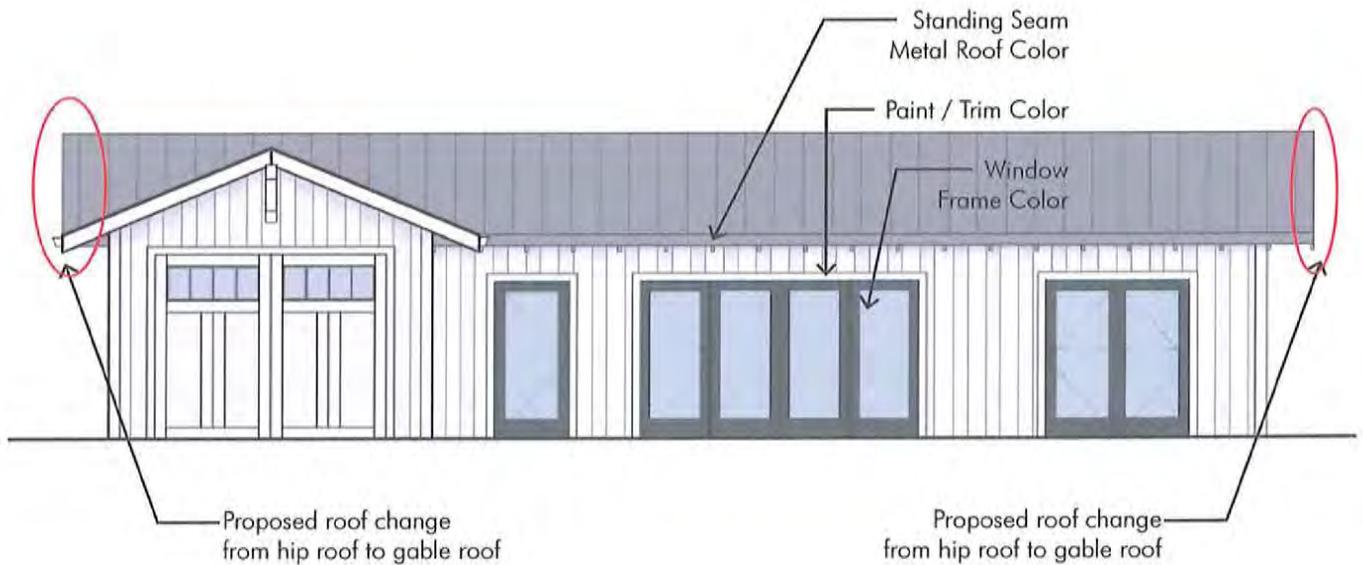
Pool House Change

Paint Color No. 1 BM Cotton Balls

Trim Color BM Cotton Balls

Window Frame Color Black

Standing Seam Metal
Roof Color Cool Zinc Gray



EAST ELEVATION

HERRICK FAMILY RESIDENCE CONSTRUCTION PROJECT
557 4TH Street East, Sonoma California

RECEIVED
OCT 16 2015
CITY OF SONOMA

October 12, 2015

Dear Neighbors,

As you are aware, on June 16th the Design Review and Historic Preservation Commission unanimously approved the design of our new residence, garage and pool house. (Drawings attached)

Since that time we have been working with our architect and have made an adjustment in the roofline of the pool house that works better for our use of the interior space. The original design of the roof was a hip roof to comply with the roof line setback requirements per the Sonoma zoning code.

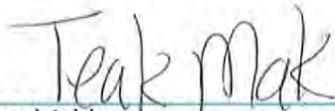
We would like to change the design from the approved hip roof to a straight gable roof. This change does require that we apply to the Planning Commission for a roof line variance. (Drawings attached)

By signing this letter we hereby agree with the new modified gable roof line change and show our support for the project.

Sincerely,



Alicia and Martin Herrick



Name and Address

547 4th St. E.



Signature

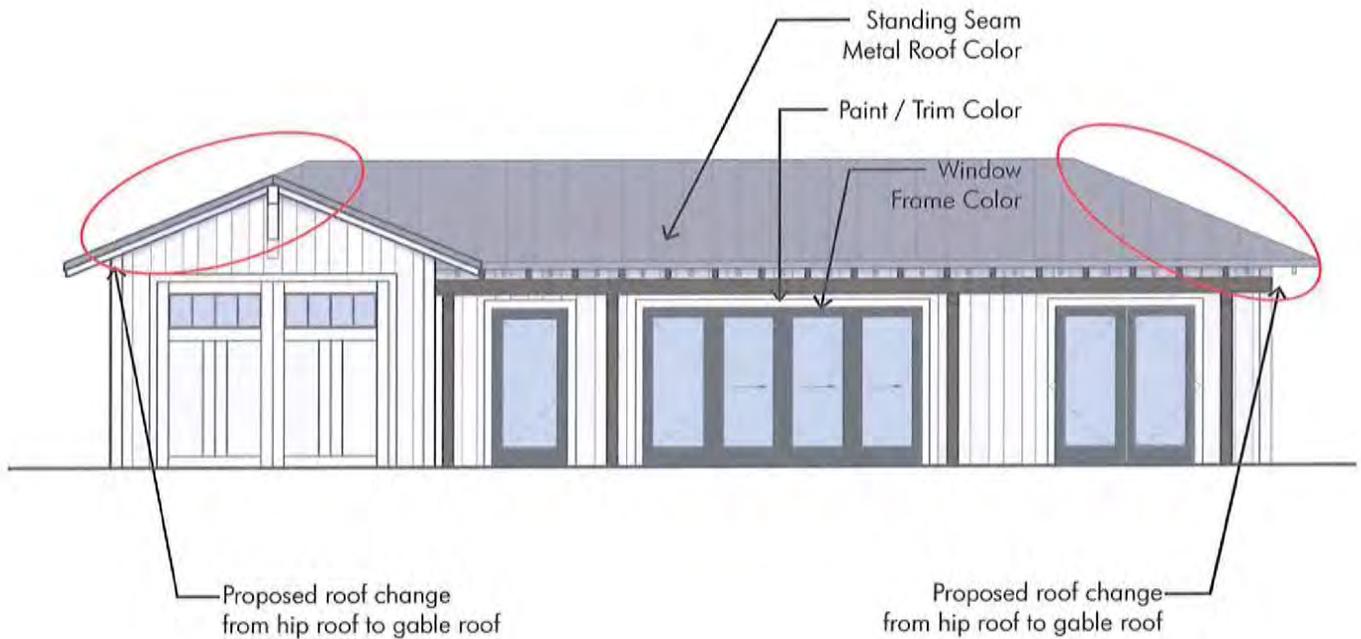
Pool House Approved

Paint Color No. 1 BM Cotton Balls

Trim Color BM Cotton Balls

Window Frame Color Black

Standing Seam Metal
Roof Color Cool Zinc Gray



EAST ELEVATION

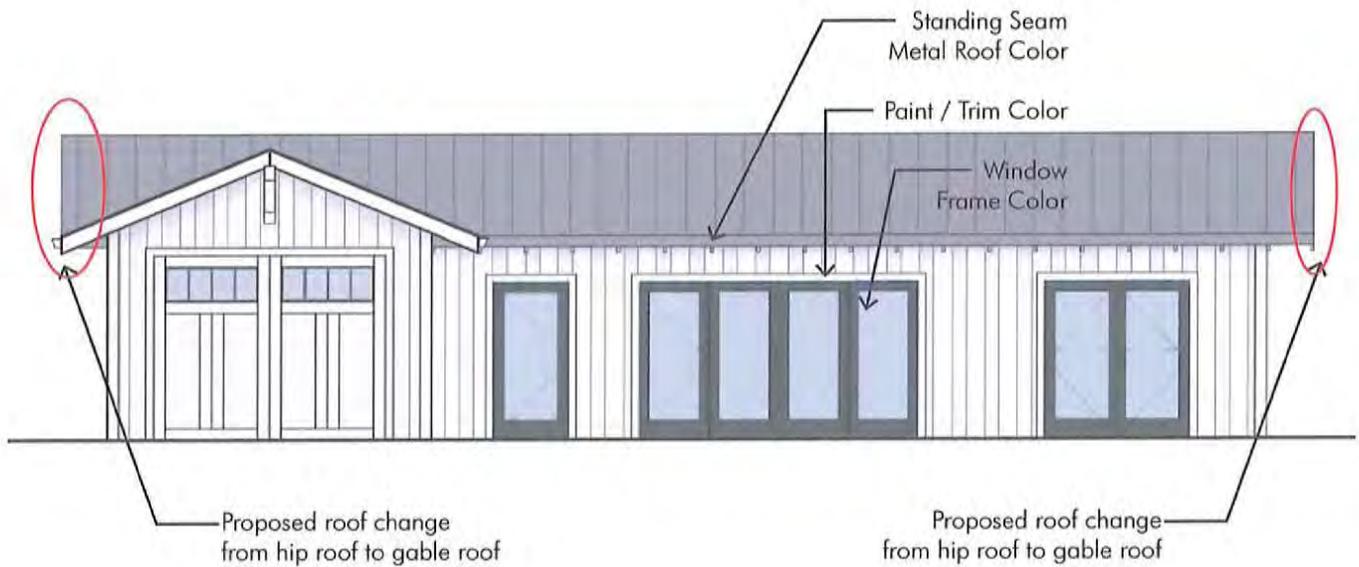
Pool House Change

Paint Color No. 1 BM Cotton Balls

Trim Color BM Cotton Balls

Window Frame Color Black

Standing Seam Metal
Roof Color Cool Zinc Gray



EAST ELEVATION

RECEIVED

OCT 16 2015

CITY OF SONOMA

HERRICK FAMILY RESIDENCE CONSTRUCTION PROJECT
557 4TH Street East, Sonoma California

October 12, 2015

Dear Neighbors,

As you are aware, on June 16th the Design Review and Historic Preservation Commission unanimously approved the design of our new residence, garage and pool house. (Drawings attached)

Since that time we have been working with our architect and have made an adjustment in the roofline of the pool house that works better for our use of the interior space. The original design of the roof was a hip roof to comply with the roof line setback requirements per the Sonoma zoning code.

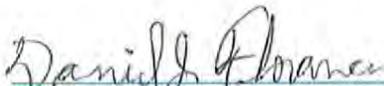
We would like to change the design from the approved hip roof to a straight gable roof. This change does require that we apply to the Planning Commission for a roof line variance. (Drawings attached)

By signing this letter we hereby agree with the new modified gable roof line change and show our support for the project.

Sincerely,



Alicia and Martin Herrick


Name and Address

 346 Patten St
Signature

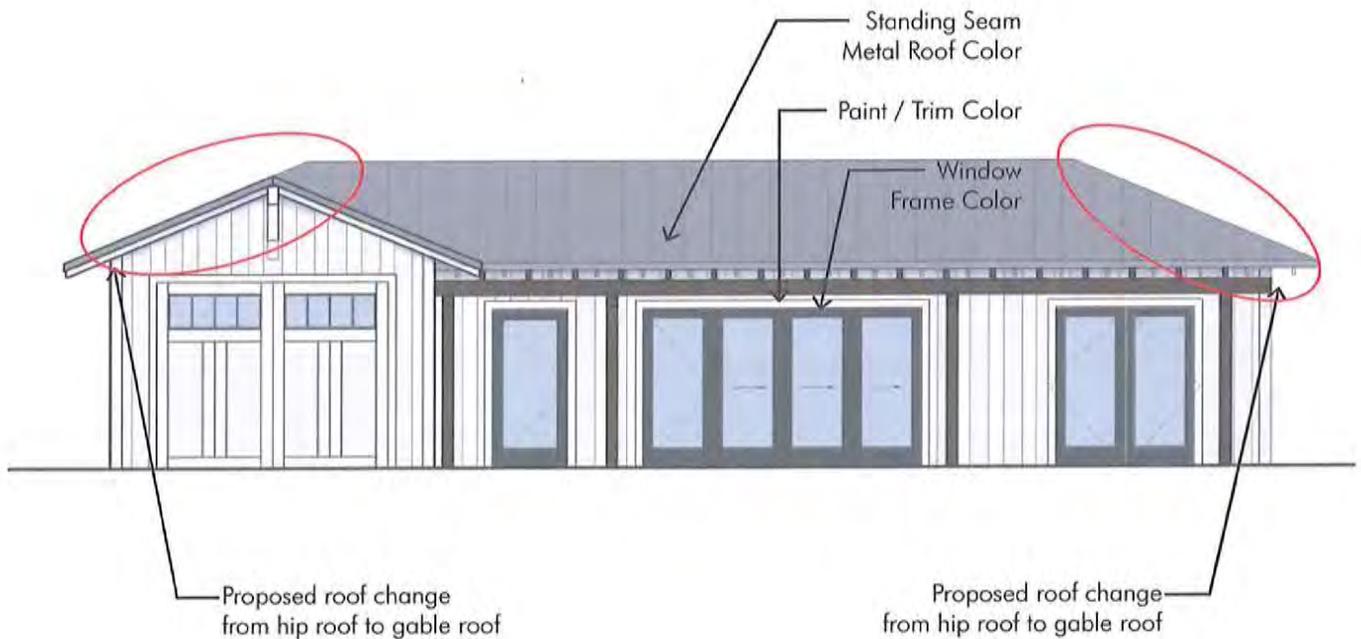
Pool House Approved

Paint Color No. 1 BM Cotton Balls

Trim Color BM Cotton Balls

Window Frame Color Black

Standing Seam Metal
Roof Color Cool Zinc Gray



EAST ELEVATION

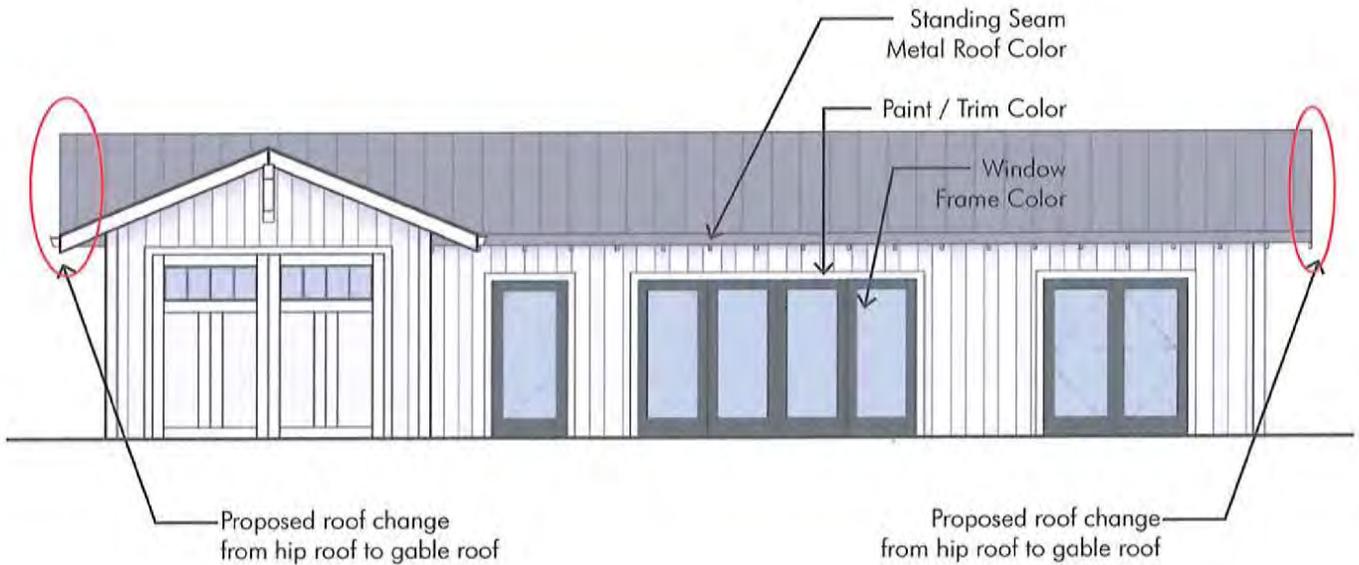
Pool House Change

Paint Color No. 1 BM Cotton Balls

Trim Color BM Cotton Balls

Window Frame Color Black

Standing Seam Metal
Roof Color Cool Zinc Gray



EAST ELEVATION

RECEIVED

OCT 16 2015

CITY OF SONOMA

HERRICK FAMILY RESIDENCE CONSTRUCTION PROJECT
557 4TH Street East, Sonoma California

October 12, 2015

Dear Neighbors,

As you are aware, on June 16th the Design Review and Historic Preservation Commission unanimously approved the design of our new residence, garage and pool house. (Drawings attached)

Since that time we have been working with our architect and have made an adjustment in the roofline of the pool house that works better for our use of the interior space. The original design of the roof was a hip roof to comply with the roof line setback requirements per the Sonoma zoning code.

We would like to change the design from the approved hip roof to a straight gable roof. This change does require that we apply to the Planning Commission for a roof line variance. (Drawings attached)

By signing this letter we hereby agree with the new modified gable roof line change and show our support for the project.

Sincerely,

Alicia and Martin Herrick

Marguenta Castanera M. J. Castanera
Name and Address Signature
454 E. Walnut St.
Sonoma, CA 95476

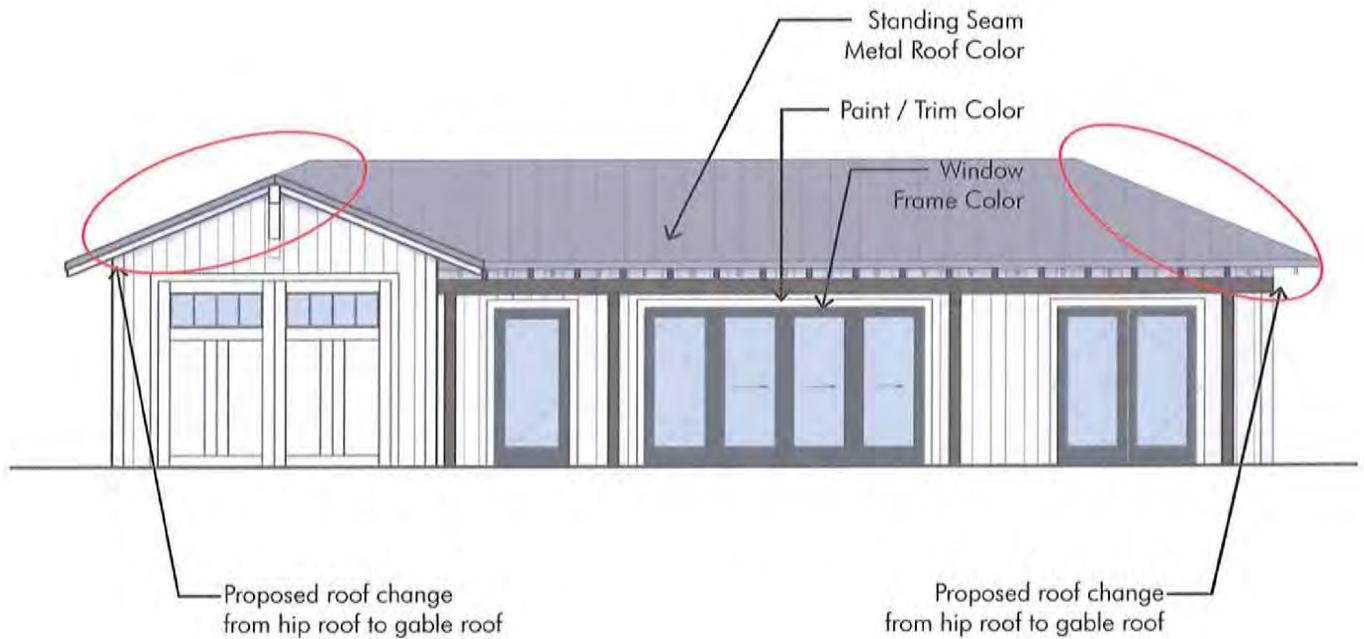
Pool House Approved

Paint Color No. 1 BM Cotton Balls

Trim Color BM Cotton Balls

Window Frame Color Black

Standing Seam Metal
Roof Color Cool Zinc Gray



EAST ELEVATION

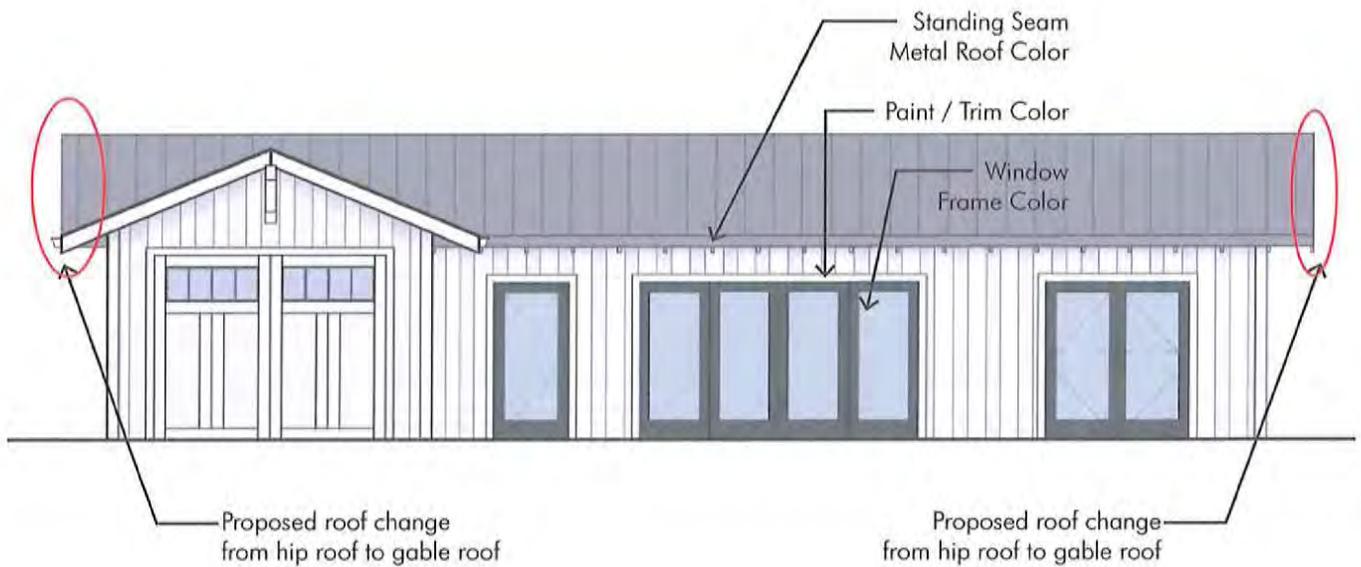
Pool House Change

Paint Color No. 1 BM Cotton Balls

Trim Color BM Cotton Balls

Window Frame Color Black

Standing Seam Metal
Roof Color Cool Zinc Gray



EAST ELEVATION

October 24, 2015

Planning Commission
City of Sonoma
#1 The Plaza
Sonoma, CA 95476

Re: Variance request for 557 4th St East

To the Members of the Planning Commission,

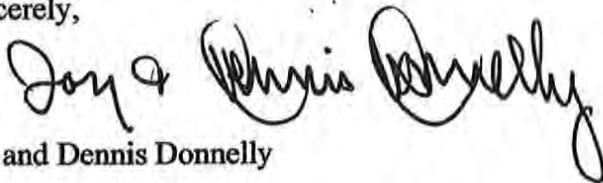
The Design Review and Historic Preservation Commission has approved plans for a new residence, garage, pool and pool house at 557 4th Street East. These plans provide for a pool house with a hip-end roof. This roof was used over a gable-end roof-design in order to comply with zoning code. The owner would now like to change the design of the pool house roof. We do not support a variance that would allow for this modification.

As you can see from the drawings the hip roof minimizes the visual mass of the pool house and garage. It also presents a more esthetically pleasing profile.

The pool house is already large for this building site. In the back yard the approved and permitted pool house is 100% of the maximum allowed coverage. It stretches 50' of the 60' wide backyard. And, although the height is less than the maximum, the side yard setbacks are as close as allowed to the property line. The variance would not add storage space or habitable square footage. It would only add to the volume and mass of an already crowded lot with little room for landscaping.

We have seen our surroundings change dramatically in this past year. It has been particularly difficult to see Carmella's house torn down and be replaced by concrete and buildings. We want to accommodate the new neighbors and welcome them to our neighborhood. But it is with sense of loss that we do this. We respectfully ask that you do not grant the requested variance.

Sincerely,

A handwritten signature in black ink, appearing to read "Joy & Dennis Donnelly". The signature is written in a cursive, flowing style.

Joy and Dennis Donnelly

NOTICE OF PUBLIC HEARING

The Project described below is located on property that lies within 500 feet of your property:
Notice is hereby given that the **Planning Commission** of the City of Sonoma, at a meeting on **November 12, 2015** to be held in the **Community Meeting Room at 177 First Street West**, will conduct a public hearing on the project described below at 6:30 p.m., or as soon thereafter as the matter may be reached:

Project Description: Application of Strata AP for an Exception to height standards for detached pool house on the property at 557 Fourth Street East.

No opposition
Susan Sealbry
10/26/15

Public Response Requested: The public is hereby invited to comment by sending written comments to the Planning Commission, c/o Sonoma City Hall, No. 1 The Plaza, Sonoma, CA 95476 no later than **November 12, 2015**. Interested persons are also invited to attend the public hearing and address any comments directly to the Planning Commission. The project application and related materials are available for review at Sonoma City Hall, No. 1 The Plaza, Sonoma, CA 95476. **A Planning Department staff report on the item will normally be available at City Hall on the Friday prior to the meeting.**

The City of Sonoma has, by resolution, adopted the time limits set forth in California Civil Procedure Section 1094.6. Pursuant to these time limits, should any member of the public seek judicial review of a decision on the project, such action must be filed no later than the ninetieth day following the date that the administrative decision becomes final.

Date of Notice: Friday, October 23, 2015

CITY OF SONOMA
PLANNING COMMISSION REVIEW

Reference:

HERRICK RESIDENCE (POOL HOUSE VARIANCE)
557 4TH STREET EAST
SONOMA, CA

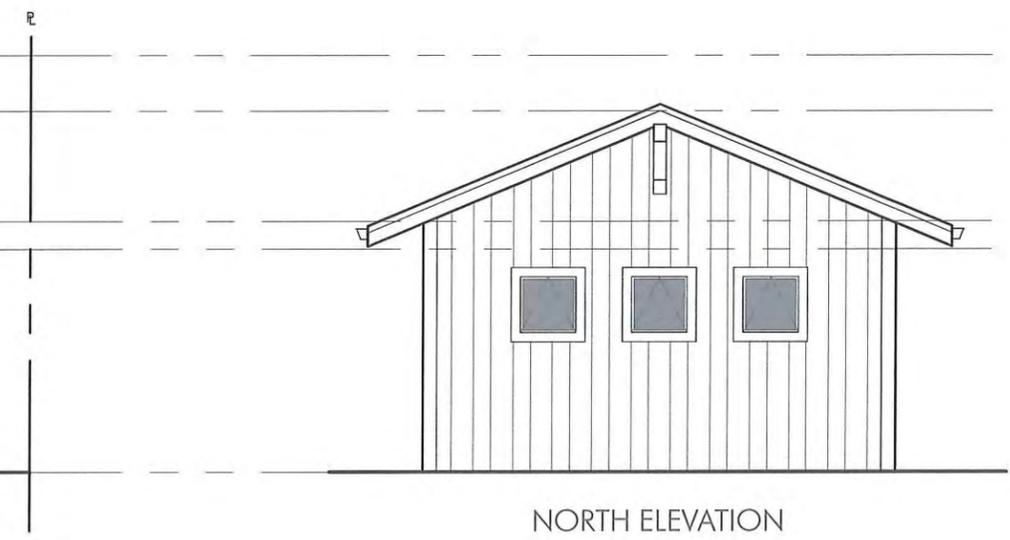
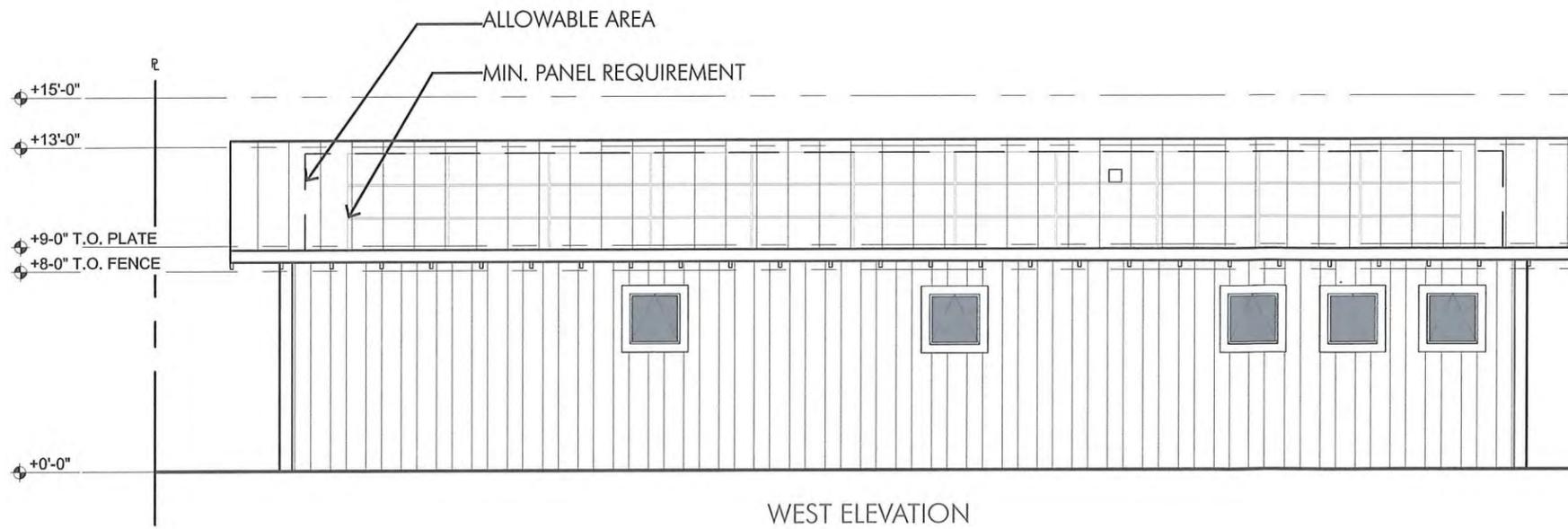
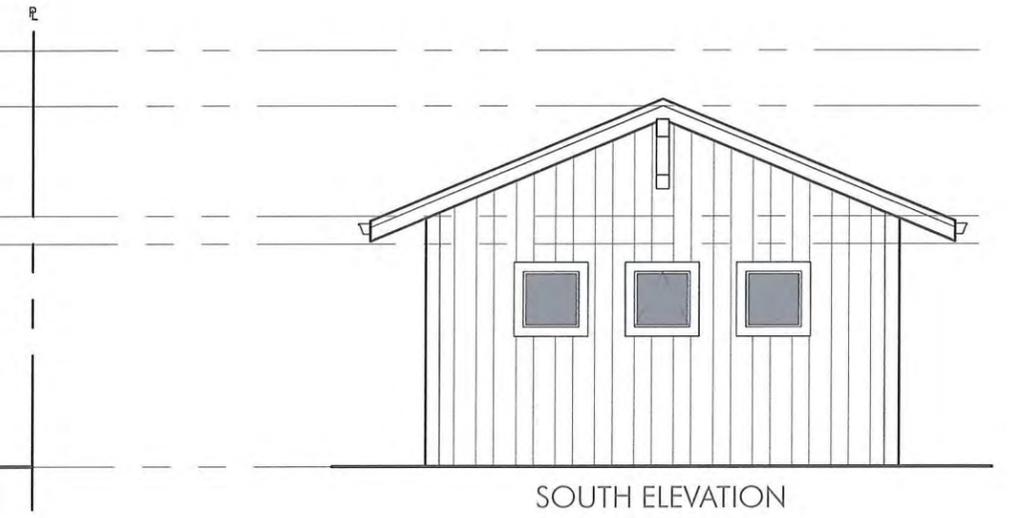
(APN#: 018-271-016-000)

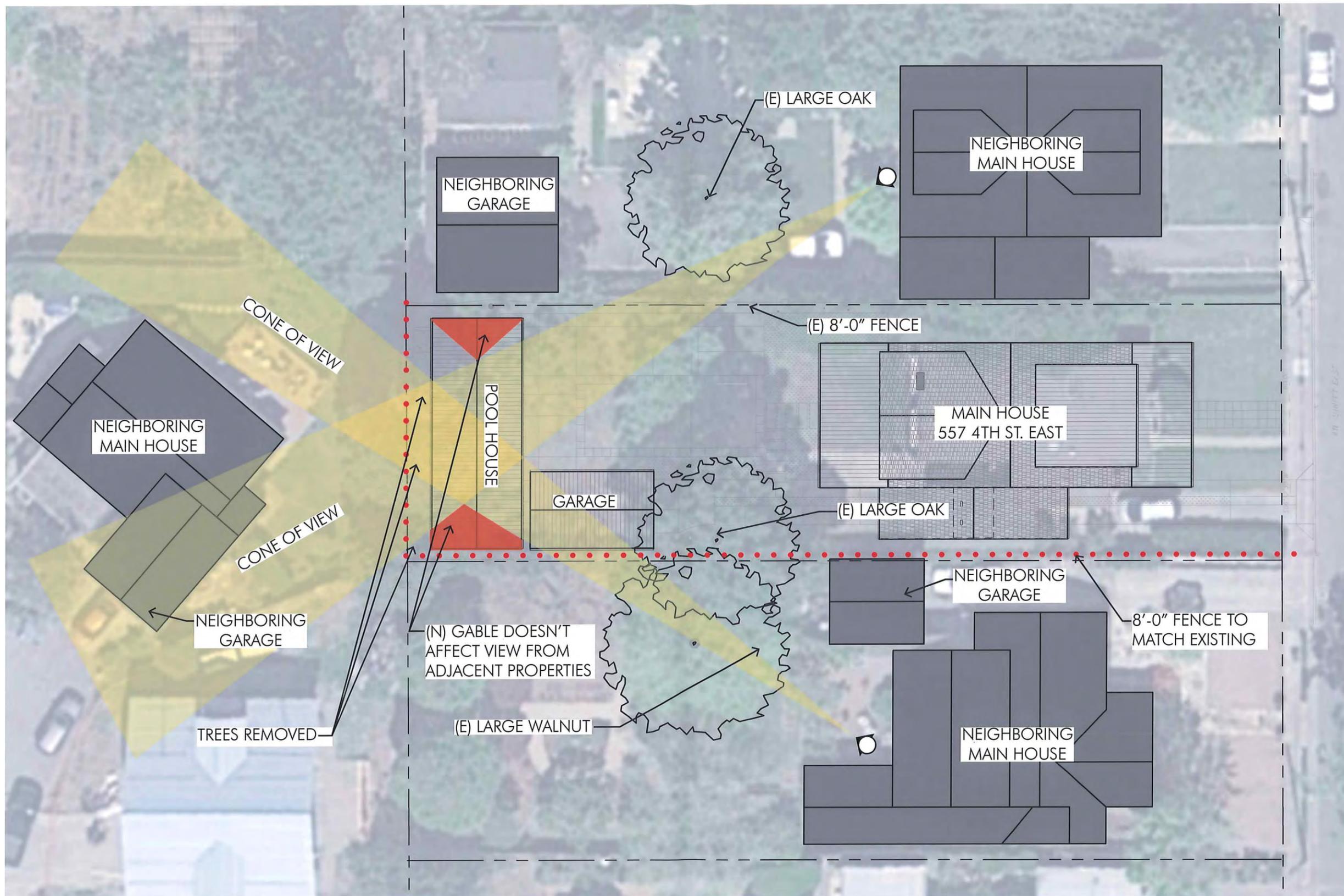
November 12, 2015



PO BOX 1207
Sonoma, CA 95476
T 707.935.7944
F 707.935.6618
www.STRATAap.com

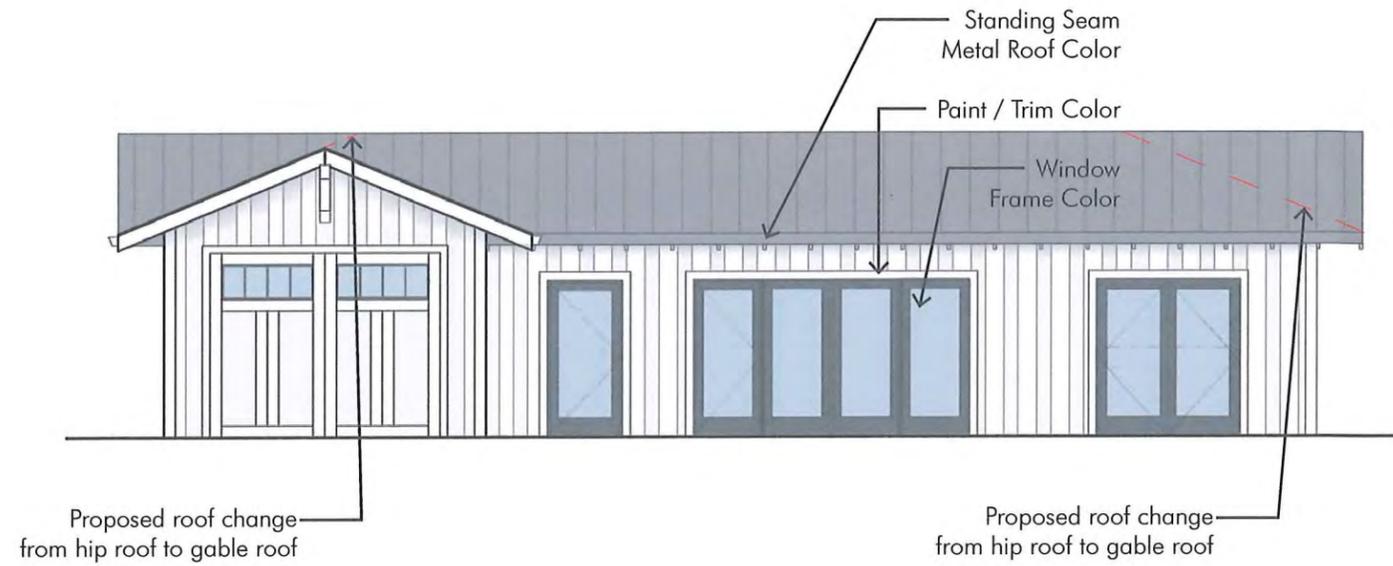
Proposed Pool House Change Elevations





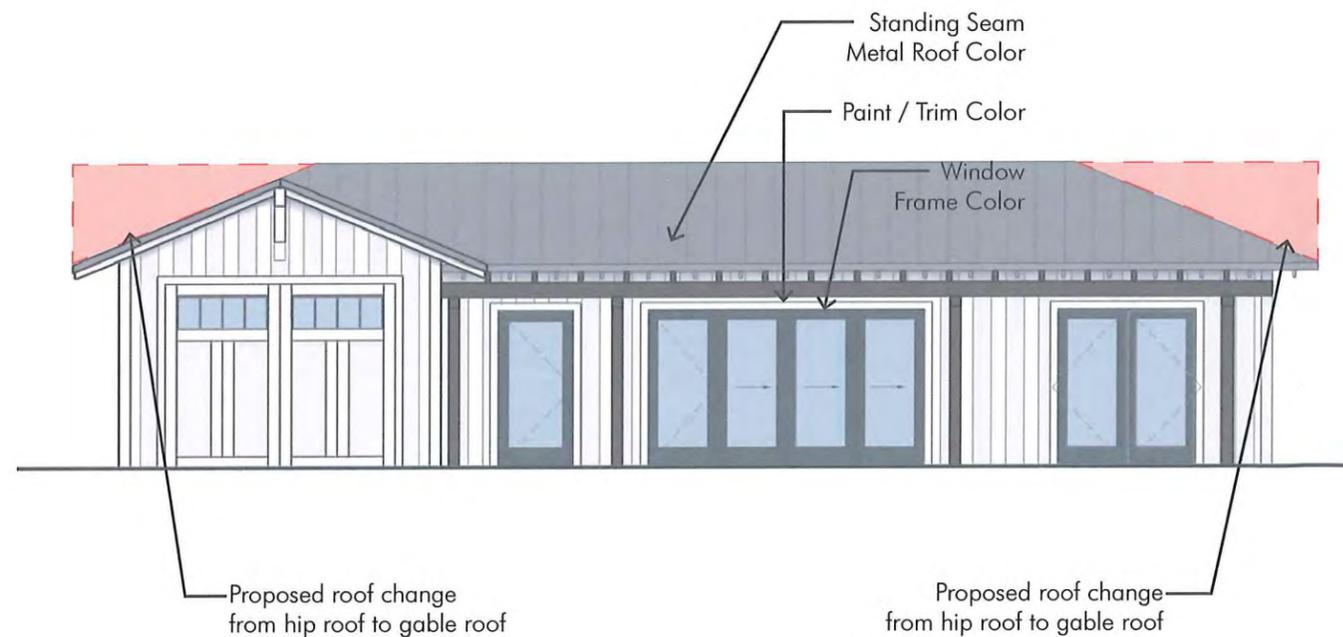
SITE PLAN - ADJACENT PROPERTIES VIEWS 

Proposed Pool House Change



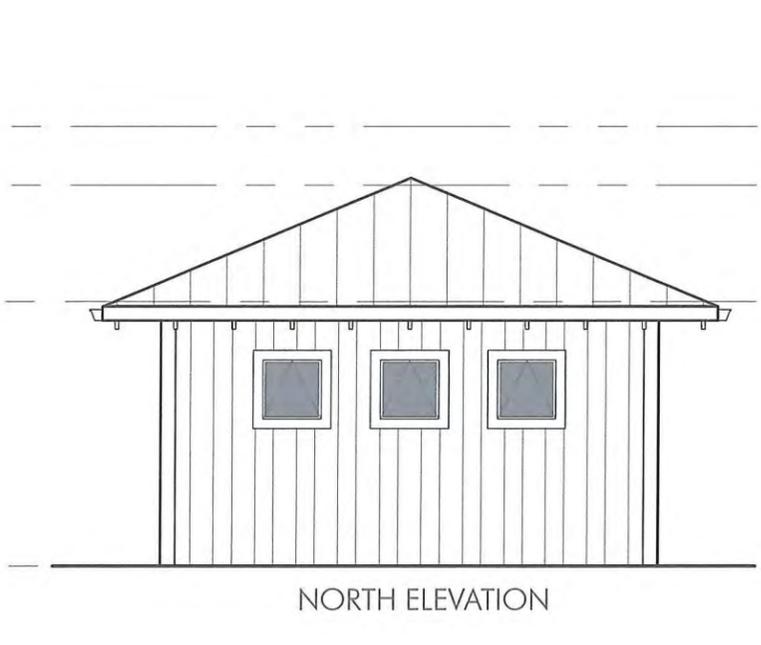
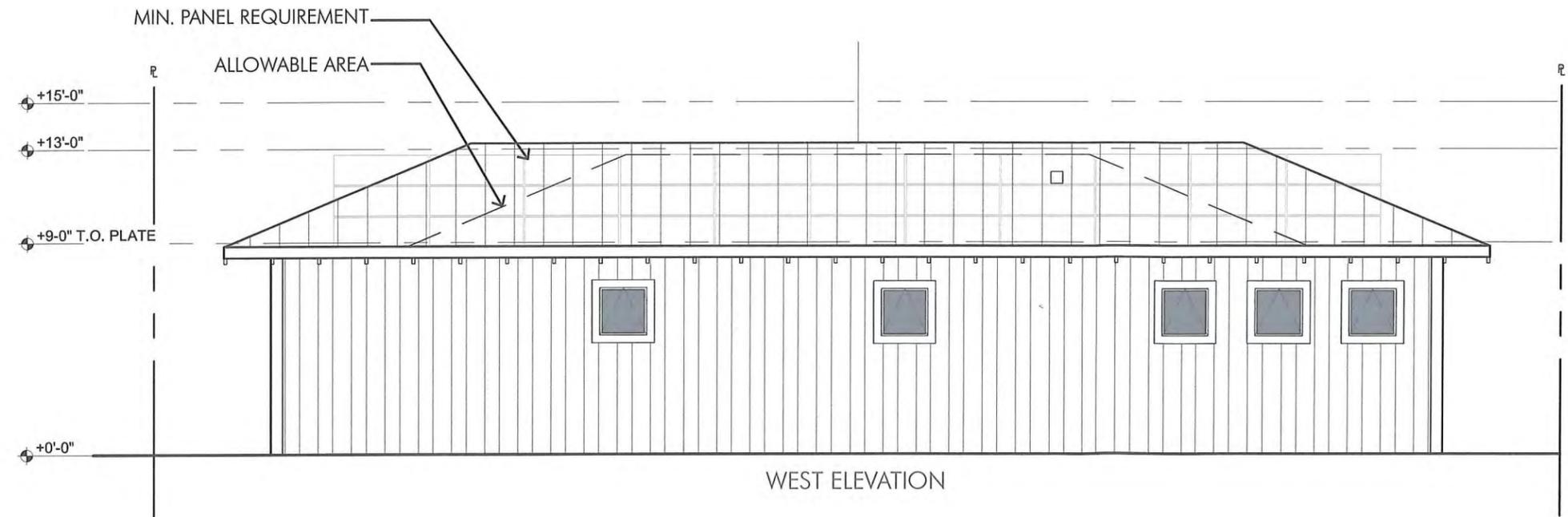
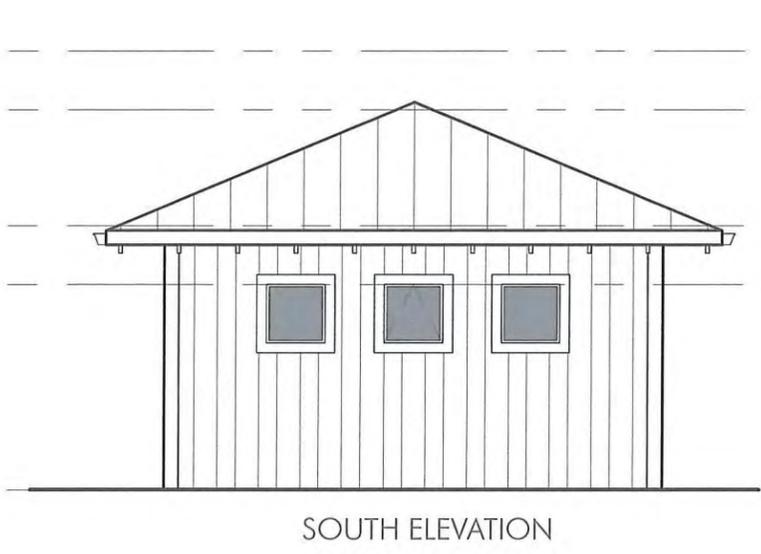
- Paint Color No. 1 BM Cotton Balls
- Trim Color BM Cotton Balls
- Window Frame Color Black
- Standing Seam Metal Roof Color Cool Zinc Gray

Pool House Approved



- Paint Color No. 1 BM Cotton Balls
- Trim Color BM Cotton Balls
- Window Frame Color Black
- Standing Seam Metal Roof Color Cool Zinc Gray

Pool House Approved Elevations



M E M O

To: Planning Commission

From: David Goodison, Planning Director

Re: Follow-up study session on a multi-family development proposed for 870 Broadway

Background

In October and November of 2014, the Planning Commission conducted study sessions on a mixed-use proposal addressing the properties located at 870 Broadway and 899 Broadway. The initial development concept envisioned a 36-room hotel, a food-oriented commercial component, and 15 apartment units, and on-site parking, along with an off-site parking lot at 899 Broadway operated with a valet service. In response to concerns raised regarding the use of the 899 Broadway site as a parking lot, the adequacy of parking provided, and the practicality of the valet service, a revised proposal was presented. In this alternative, the 870 Broadway site would have been developed with 20 townhomes and an expanded culinary promenade, with seven live-work units above. The hotel component was eliminated. The 899 Broadway site would have been redeveloped with 10 townhomes and a small retail space. This proposal, too, provoked significant concerns regarding building mass, intensity of use, parking adequacy, and conformance with the design guidelines for the Broadway Corridor. In light of these concerns, the property owner decided to re-think the approach to the site and assemble a new development team. This group has taken a different approach to the redevelopment of the property, focusing on a purely residential proposal. This latest concept was reviewed by the Planning Commission in a study session held on October 8, 2015. In response to feedback received from the Commission the applicants are returning with a revised proposal.

Property Description and Environs

The proposed project, now known as MacArthur Court, is proposed for a 1.86-acre site at the northeast corner of Broadway and MacArthur Street. (The 899 Broadway site is not included as part of the project.) The site had been used for auto sales, rentals, and repairs since 1925, but that use closed approximately four years ago. Development on the property currently consists of a 6,000 square-foot auto showroom, a 3,000 square-foot building with the appearance of barn that had been used for storage and as an automotive paint shop, and a 1,000 square-foot wood-framed garage building. Large areas of the site have been paved for use as vehicle display areas and storage. Adjoining uses include a mixed-use development to the north (offices and apartments), a single-family residence and an open space preserve to the east, a hotel development to the south, and apartments and commercial development to the west (across Broadway). The site has a General Plan land use designation of Mixed Use and a corresponding Mixed Use zoning designation. In addition, the site is located within the Historic Overlay zone. The northeast corner of the property lies within a creek setback area associated with Nathanson Creek.

Development Concept

The proposal envisions the redevelopment of the site with 25 multi-family residences, a reduction of one unit from what was presented at the previous study session. No commercial component is proposed and the 899 Broadway site is no longer part of the project. The conceptual development plan calls for 25 units divided between 11 “house” units and 14 “townhouse” units. There are now five townhouse types and two “house” types (with one alternate), a significant increase in the variety of unit types. The units would be grouped in six clusters arranged along the edges of the site, with a seventh cluster at the center of the property. The northeast corner of the site, which lies within a creek setback, would be used as a common space area. A breakdown of the unit mix is set forth below, with additional details provided in the attached site plan, floor plans, and elevations.

Unit Type	# of Units	Living Area (sq. ft.)	# of Bedrooms	% of Total
House 1A	3	2,025	3	12%
House 1B	5	2,490	3	20%
House 2	3	2,040	3	12%
Townhouse A	6	1,815	3	24%
Townhouse B	3	1,310	2	12%
Townhouse C	1	2,184	2	4%
Townhouse D	2	810	1	8%
Townhouse E	2	2,035	3	8%

As shown on the table, unit sizes (excluding garage area) range from 810 square feet to 2,490 square feet. The townhouse units all feature tuck-under garages. While these are effectively 3-story units, they are designed to read as being two-story. The “house” units have ground-level garages. House plans 1A and 2 are two-story structures, while House plan 1B includes a third-story element.

A network of interior sidewalks would allow pedestrian circulation throughout the site, including access to common space areas. For vehicular circulation, two main access driveways are proposed, one on Broadway and one on East MacArthur Street. (Two units on East MacArthur Street would be served by separate driveways.) These access points would be connected with internal private drives, including a landscaped parking court. Each unit would have a one or two-car garage and eleven of the units would have driveway aprons that could support parking. In addition, a four-stall guest parking area is proposed off of the Broadway entrance, which includes one handicapped accessible space.

In order to accommodate the proposed development, all of the structures on the site would be demolished.

Summary of Revisions

A number of changes have been made to the project in response to issues raised at the October 8th study session. The more significant changes include the following:

Site Plan Modifications: Although the overall organization of the site is similar to the plan presented at the October 8th meeting, a number of changes have been made. Three new common

open space areas have been placed within the site, in addition to the common area at the northeast corner. The first is a 1,900-square foot mini-plaza at the southwest corner of the site, addressing the intersection of Broadway and MacArthur Street. The second is a 1,500-square foot lot located behind the re-located guest parking area off of the Broadway entrance. The third is a 2,200 square-foot green space adjoining the parking court off of the MacArthur Street entrance. The guest parking has been relocated to the interior of the site and is no longer visible from the public street. However, the number of open guest spaces not in the form of driveway aprons has been reduced by two. As suggested by the Planning Commission, the northernmost building cluster adjoining Broadway has been reduced in scale and no longer presents a uniform façade along the drive. The layout of internal drives has been simplified and the amount of land area devoted to vehicle circulation has been reduced. The central building cluster adjoining Broadway is longer and incorporates more units, but these are in the form of shorter building elements.

Variety of Unit Types: Three new townhouse units have been added, increasing the total number of unit types within the project to seven (plus one variant). The number of smaller unit types has been increased.

Architecture: In response to Planning Commission direction to the effect that the project architecture would benefit from greater variety and a clear link to design themes characteristic of Sonoma, the townhouse designs have changed substantially. The project architect states that the design character of the townhomes adjoining Broadway relates to craftsman-style bungalows found in Sonoma, which feature gentle roof slopes and horizontal projecting dormers. Additional elements related to the craftsman style include porches, bay windows, projecting eaves, and horizontal lap siding. Overall, the roof profiles have been lowered and step down at the ends of the buildings. The C unit at the corner of Broadway/MacArthur Street is a special case that provides an additional element of variety at a key viewpoint. In contrast, the "house" units in the interior of the site are intended to evoke an agrarian style, with steeply pitched roofs and closely cropped eaves. These designs also emulate forms used in the nearby MacArthur Place hotel, which were in turn drawn from the historic Good residence, the centerpiece of that development.

General Plan Policies

As noted above, the site has a land use designation of "Mixed Use," a designation 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. The designation allows a density up to 20 residential units per acre. Although the proposed multi-family use is consistent with the Mixed Use land use designation, there are General Plan policy issues that will need to be considered in the review of this development, especially those related to design compatibility and traffic issues.

Design Guidelines for the Broadway Corridor

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

- Buildings should reinforce the scale, massing, proportions and detailing established by other significant historic buildings in the vicinity.
- The massing of larger buildings should be broken down to an appropriate scale through the use of breaks in the facade.
- Architectural styles and details that reflect the Sonoma vernacular should be used. The use of durable, high quality materials is encouraged.
- Site design and architectural features that contribute to pedestrian comfort and interest, such as awnings, recessed entrances, and alleys, are encouraged.
- Building types, architectural details and signs having a generic or corporate appearance are strongly discouraged.

While the site plan and elevations are conceptual, they provide a basis for evaluating consistency relative to many of the guidelines, as discussed below. In staff's view, the revised plan demonstrates substantial compliance with the design guidelines.

Development Code Standards

Note: Variations in the normal standards may be authorized by the Planning Commission if the project is reviewed as a Planned Development.

Use/Density: The revised proposal is 100% residential, which is allowed for in the Mixed Use zone. The proposed density is 13.44 units per acre, which is below the maximum of 20 units per acre allowed for in the district.

Floor Area and Coverage. The maximum FAR in the MX zone is 1.0. The project would result in a FAR of approximately 0.70, a reduction from the previous iteration. The maximum coverage in the MX zone is 60% of the total lot area. While a coverage calculation has not been performed, this standard is certainly met.

Setbacks: The minimum front/street-side setback required in the Mixed Use zone is 15 feet, a standard that is met for the most part. Even if both are considered to be side yards, the building setbacks adjoining the residence located at 100 East MacArthur Street are not compliant, as a greater setback is required for two-story construction.

Height: The height of various building elements ranges from 18 feet, 22 feet, 27 feet, 34 feet, and 36 feet. The maximum building height in the Mixed Use zone is normally 30 feet, except that a height of up to 36 feet may be allowed in order to accommodate third-floor multi-family residential development. However, this allowance is at the discretion of the Planning Commission.

Parking: Each unit has a one or two-car garage. The eleven "house" units each have one apron parking space as well and the units with driveways on East MacArthur Street have an additional apron space. Four undesignated guest parking spaces are provided, including one handicapped space. The normal minimum parking requirement for 25 multi-family units would be 47 spaces. Including the two tandem apron spaces associated with the MacArthur Street units, the project provides 48 spaces. However, undesignated guest parking is quite limited.

Inclusionary Units. Under the Development Code, 20% of the units within residential developments having five or more units must be designated as affordable housing at the low or moderate income level. Accordingly, five affordable units would be required of the project.

Issue Areas

The following issues have been highlighted by staff in order to generate discussion and feedback as part of the study session on the project. However, it is not intended as a complete list of the issues that that will need to be evaluated in the course of the planning process, nor should it preclude discussion of other topics of interest to the Planning Commission or interested members of the public.

Commercial Component: In the previous study session, some Planning Commissioners expressed disappointment that a commercial component was no longer included. However, based on the concerns raised regarding the two earlier proposals made in 2014, it is clear that incorporating a substantial commercial component complicates site planning, increases intensity, and results in building massing and forms that are difficult to reconcile with the Broadway Corridor Design Guidelines. Neither of the previous proposals came close to meeting parking requirements. The former development team, at the request of the Planning Commission, investigated the concept of underground parking and determined that it would be economically infeasible, even in conjunction with the proposed hotel. While a smaller, less intense commercial component could perhaps be accommodated, it is staff’s view that there is little to be gained from that approach in terms of community benefit.

Comparison of Development Proposals			
Use Type	Initial Proposal	Second Proposal	Current Proposal
Commercial Area	5,600 sq. ft.	8,750 sq. ft.	0
Hotel Units	36	0	0
Apartments/Live-work	15	7	0
Townhomes	0	20	25
Peak Period Traffic:	39	45	17

Design and Visual Compatibility. The Development Code sets forth a number of design directions for new development in the Broadway Planning Area (set forth above) against which this project will need to be evaluated. To begin with overall site planning, the clustering and arrangement of units is intended to break down the mass of the building area to a scale that fits the site and is compatible with its surroundings. The creek setback/floodway area is preserved and used as a landscaped amenity for the residences. All elements of the site are well-connected with pedestrian paths. In comparison to the initial proposal, the amount of open space has been increased and is better distributed throughout the site. The layout of internal drives has been simplified and amount of land area devoted to paving has been reduced.

With respect to architecture, the Development Code suggests that new development make use of the “Sonoma vernacular”, meaning that there should be local and preferably historic references to be found in the architectural approach. As discussed above, the project architecture has been changed from the initial proposal in that the townhouse units have been redesigned to incorporate

elements of the craftsman style. The “house” unit types continue to employ agrarian elements as well as building forms that relate to the nearby MacArthur Place hotel/spa.

The relationship between the development and the Broadway/MacArthur Street frontages is a key design issue. In staff’s view, the revised project does a much better job in this regard, especially with the introduction of the mini-plaza at the corner and new townhouse designs. As in the original proposal, the townhouse units along Broadway all feature raised front porches, which helps them read as two-story units and provides a layer of separation from the sidewalk. The porches, recessed entries, and variations in setbacks and building height also contribute to an appropriate scale. It should be noted that the revised plan retains the basic setback along Broadway and East MacArthur Street of 15 feet, which had been an issue for some Planning Commissioners. However, additional measures have been taken in the revised plan to provide an appropriate scale along the Broadway frontage, including the use of horizontal building forms, stepped down building elements at the ends of the main building cluster, and a one-foot reduction in peak height.

Range of Unit Sizes. As discussed above, the revised proposal incorporates additional, smaller unit types. 36% of the units would have an area of 2,184 – 2,490 square feet, 44% range from 1,815 – 2,040 square feet, and 20% range from 810 – 1,310 square feet.

Open Space: The “House” unit types all have private yards. The townhouse units fronting on Broadway and East MacArthur Street would have limited open space, essentially consisting of porches and semi-private front yards with low fencing, as the development needs to engage the street. However, in the revised proposal, decks have been added to the townhouse design and three additional common open space areas have been provided, distributed throughout the site, totaling approximately 5,600 square feet in area.

Cultural Resources. The 870 Broadway site has an interesting history, dating back to 1864 when it was developed as college that later served as Sonoma’s first public high school. However, through the conversion of the site to auto sales in the 1920’s, the structures associated with the school use were either torn down or substantially modified. A cultural resources analysis commissioned by the former property owner concluded that the buildings on the site are not historically significant. However, this evaluation will need to be independently assessed as part of the environmental review of the proposed project.

Circulation and Parking. The project is located on Highway 12 adjoining a busy, signalized intersection. Given these circumstances, traffic issues will need to be carefully evaluated, including consultation with Caltrans. That said, by moving to a purely residential development, traffic generation is greatly reduced in comparison to the previous alternatives. With regard to parking, the total number of spaces provided meets the parking standards set forth in the Development Code. However, compliance with parking requirements will need to be explored in greater depth. In particular, the amount of guest parking provided is limited. Three additional undesignated guest parking spaces could be provided, but at the expense of the open space area adjoining the parking court. With respect to vehicle circulation, the internal drive system has been simplified and improved in comparison to the initial proposal and the amount of land area devoted to parking drives has been reduced.

Operational Issues: Garbage/recycling storage and pick-up need needs to be addressed.

Stormwater. Addressing storm water retention and filtration requirements can be a challenging issue. An engineering proposal will need to be developed and analyzed as part of the planning review process, to include a preliminary grading and drainage plan.

Utilities. The adequacy of water and sewer availability will need to be confirmed as part of the environmental review process. A water demand analysis, prepared by a qualified engineer, will need to be provided.

Recommendation

The applicants have returned to the Planning Commission in a study session in order to obtain additional feedback from the Commission and comments from the public at the earliest stage of the review process. Staff recommends that the Planning Commission provide direction regarding the issues identified in the staff report and any other issues identified through Commission discussion or public comment.

Attachments

1. Project Narrative/Site Plan/Elevations/Floor Plans/Renderings

870 BROADWAY

SONOMA, CALIFORNIA

PROJECT TEAM

DEVELOPER
OLYMPIC RESIDENTIAL GROUP
618 WALNUT ST.
SUITE 201
SAN CARLOS, CA 94070
P: 650.486.1907

ARCHITECT
SEIDEL ARCHITECTS
545 SANSOME ST.
SUITE 901
SAN FRANCISCO, CA 94111
P: 415.397.5535

LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP
181 GREENWICH STREET
SAN FRANCISCO CA 94111
P: 415.433.4672

DRAWING INDEX

A0.0 PROJECT INFO
A1.0 CONCEPTUAL SITE PLAN
A2.1 CONCEPTUAL STREETSCAPES
A3.1 CONCEPTUAL UNIT PLANS
A3.2 CONCEPTUAL UNIT PLANS
A4.1 CONCEPTUAL PERSPECTIVES
A4.2 CONCEPTUAL PERSPECTIVES
A4.3 CONCEPTUAL PERSPECTIVES

PROJECT INFORMATION

ZONING: MU DISTRICT
LOT AREA: ± 1.86 ACRES
APN: 018-412-025
018-412-030

ALLOWABLE FAR: 1.0 or 81,021 SF
ALLOWABLE DENSITY: 20 DU / ACRE

DUA: 13.44 DU/ACRE

PROJECT NARRATIVE

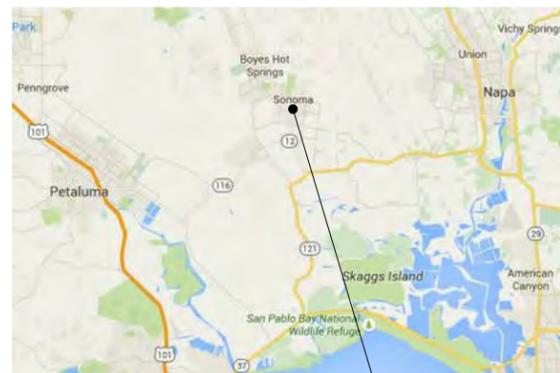
MacArthur Court is planned as a residential community of townhouses and residences. The townhouses will front onto Broadway and MacArthur, and have porches, bay windows and stoop entries. Lanes behind them will provide access to the garages. The exterior material will be wood. Broad gabled roofs with overhanging eaves tie the architectural character to a number of the older homes along Broadway, a number of which have been converted to commercial uses. The intent is to create a more continuous and appropriate urban design character on Broadway, where there is now a gap created by paved parking lots and obsolete commercial structures.

Five of the townhouses will be designed as affordable; three of which will be fully accessible.

The eastern portion of the site is planned as three bedroom homes grouped around an intimate courtyard that also provides vehicular access. Most of the houses are two story. Four of the houses have a third loft level. The wood clad gabled houses each have a front entry porch, as well as a backyard. There is also typically a second floor roof terrace above the garage.

Nathanson Creek is located at the Northeast corner of the site. Adjacent to the creek, an outdoor amenity is proposed to be shared in common by the homeowners. Preliminary ideas for the development of this area include native planting and treatment of the creek bank and space for outdoor cooking and socializing. The development and design team are very interested in coordinating the eastern side of the property with the adjacent parcel owned by the City of Sonoma which is in the process of being positioned as a permanent open space resource.

AREA MAP



PROJECT SITE

VICINITY MAP



PROJECT SITE

CONCEPTUAL PROJECT TABULATION

	UNIT #	UNIT MIX %	LIVABLE AREA*		BEDROOMS	
			PER UNIT	TOTAL	PER UNIT	TOTAL
House Plan 1A	3	12%	2,025	6,075	3	9
House Plan 1B	5	20%	2,490	12,450	3	15
House Plan 2	3	12%	2,040	6,120	3	9
Townhouse A	6	24%	1,815	10,890	3	18
Townhouse B	3	12%	1,310	3,930	2	6
Townhouse C	1	4%	1,699 485 FLEX	1,699	2	2
Townhouse D	2	8%	645 165 FLEX	1,290	1	2
Townhouse E	2	8%	2,035	4,070	3	6
Totals	25	100%		46,524		67

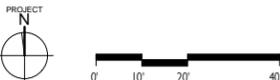
* LIVABLE AREA IS MEASURED FROM OUTSIDE FACE OF EXTERIOR WALLS, CENTERLINE OF PARTY WALLS, AND EXCLUDES DECK AND GARAGE AREAS.

	PARKING REQUIRED	COVERED PARKING PROVIDED	UNCOVERED PARKING PROVIDED
House Plan 1A	1 COVERED + 1 UNCOVERED	4	4
House Plan 1B	1 COVERED + 1 UNCOVERED	4	4
House Plan 2	1 COVERED + 1 UNCOVERED	3	3
Totals	22 REQUIRED	11	11
		22 PROVIDED	
		2.0 SPACE / UNIT	

	PARKING REQUIRED	COVERED PARKING PROVIDED	UNCOVERED PARKING PROVIDED
Townhouse A	1 COVERED + 1/2 UNCOVERED + 1/2 UNCOVERED	12	
Townhouse B	1 COVERED + 1/2 UNCOVERED	3	
Townhouse C	1 COVERED + 1/2 UNCOVERED	1	
Townhouse D	1 COVERED + 1/2 UNCOVERED	2	
Townhouse E	1 COVERED + 1/2 UNCOVERED + 1/2 UNCOVERED	4	
Unassigned			4
Totals	25 REQUIRED	22	4
		26 PROVIDED	



EAST MACARTHUR STREET



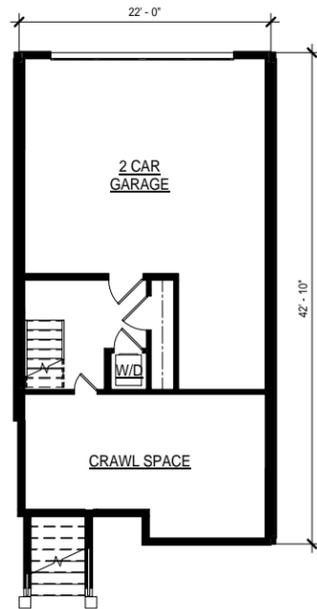


BROADWAY STREETSCAPE

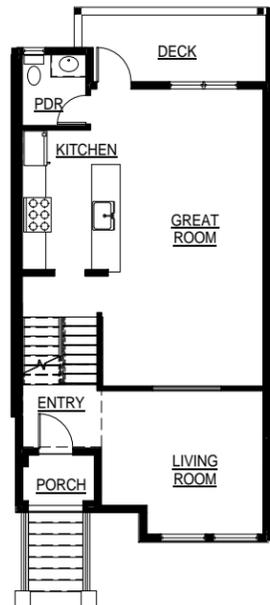


EAST MACARTHUR STREETSCAPE

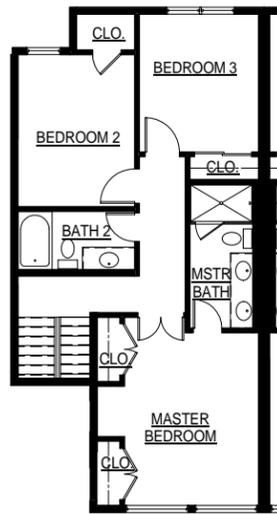




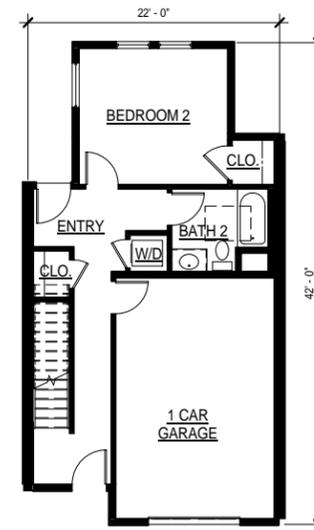
TOWNHOUSE A - 1ST FLOOR



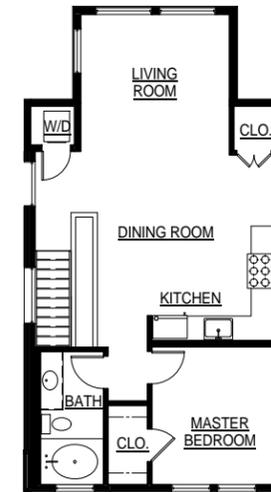
TOWNHOUSE A - 2ND FLOOR



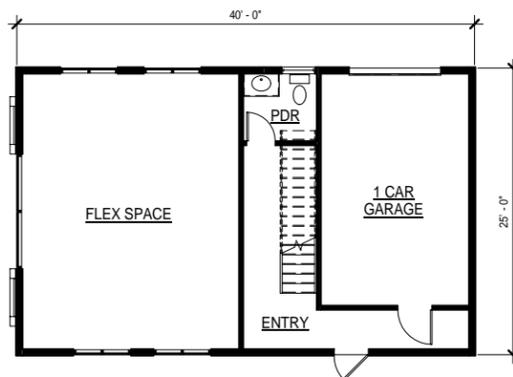
TOWNHOUSE A - 3RD FLOOR



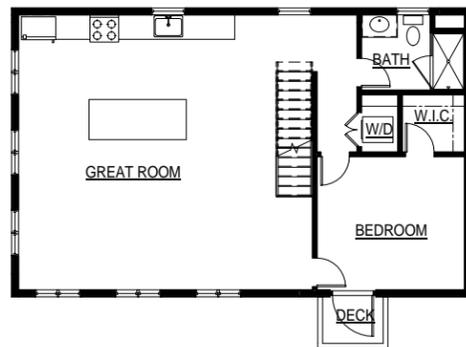
TOWNHOUSE B - 1ST FLOOR



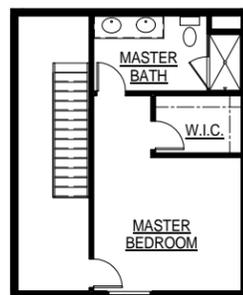
TOWNHOUSE B - 2ND FLOOR



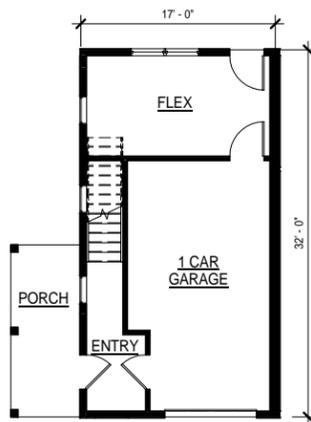
TOWNHOUSE C - 1ST FLOOR



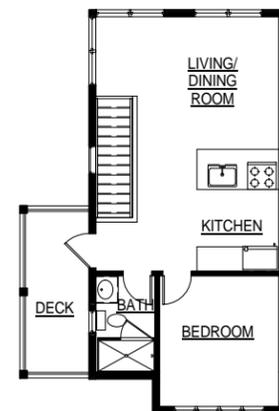
TOWNHOUSE C - 2ND FLOOR



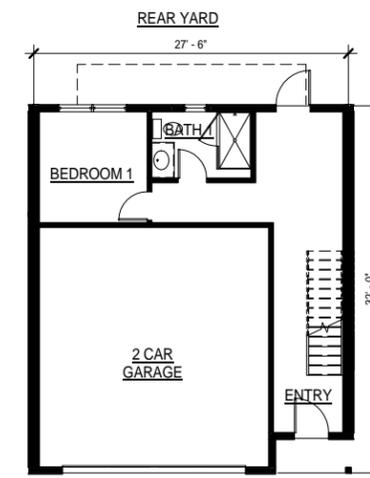
TOWNHOUSE C - 3RD FLOOR



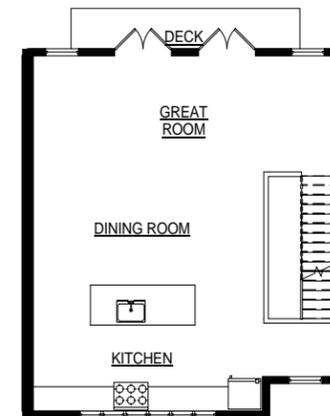
TOWNHOUSE D - 1ST FLOOR



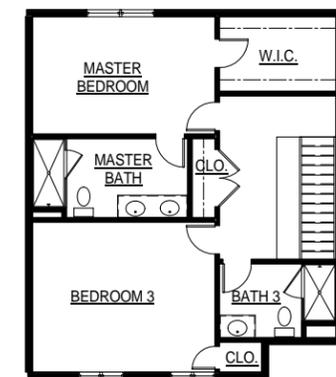
TOWNHOUSE D - 2ND FLOOR



TOWNHOUSE E - 1ST FLOOR

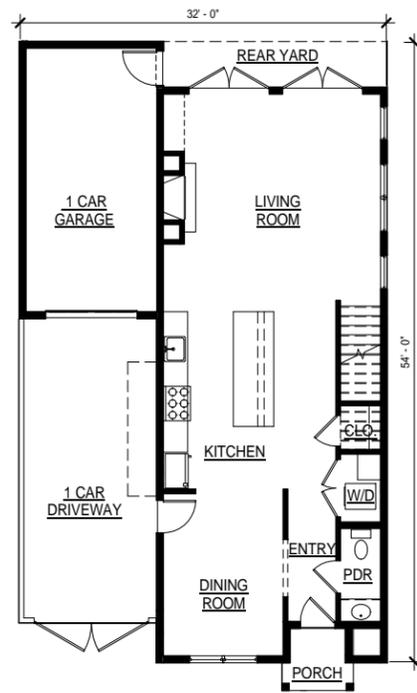


TOWNHOUSE E - 2ND FLOOR

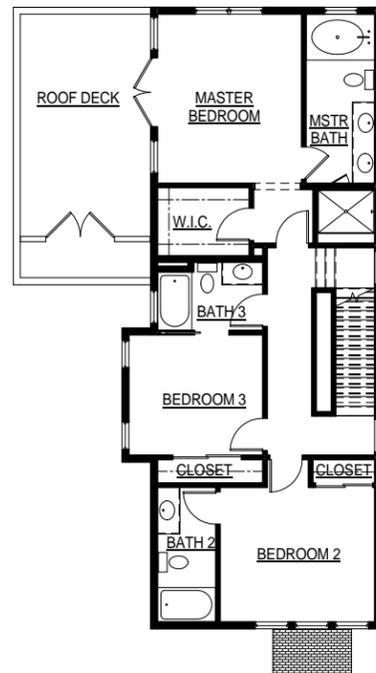


TOWNHOUSE E - 3RD FLOOR

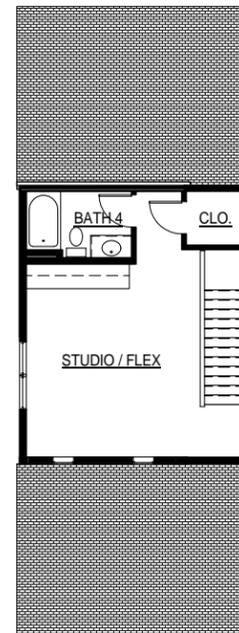




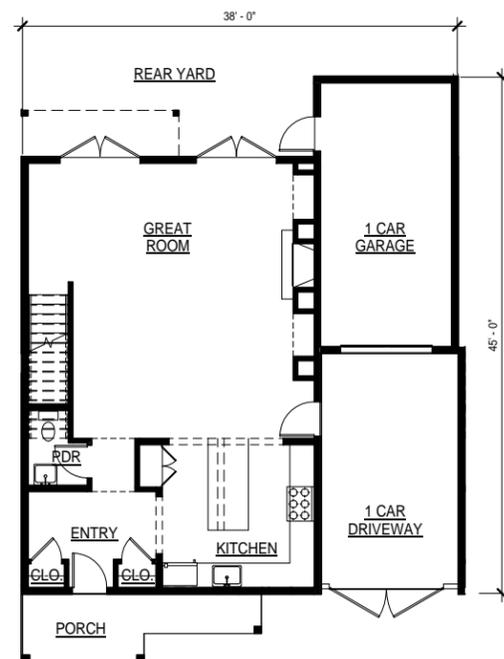
HOUSE 1 - 1ST FLOOR



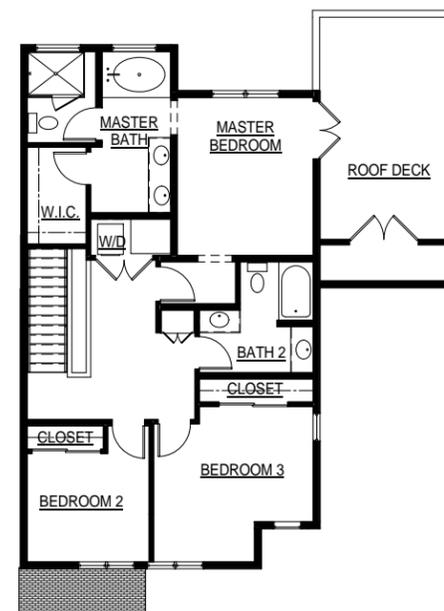
HOUSE 1 - 2ND FLOOR



HOUSE 1B - 3RD FLOOR



HOUSE 2 - 1ST FLOOR



HOUSE 2 - 2ND FLOOR





AERIAL LOOKING EAST



BROADWAY LOOKING NORTH