



City of Sonoma Planning Commission **AGENDA**

Regular Meeting of January 14, 2016 -- 6:30 PM
Community Meeting Room, 177 First Street West
Sonoma, CA 95476

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

CALL TO ORDER – Chair, Robert Felder

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

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

PLEDGE OF ALLEGIANCE

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

MINUTES: Minutes from the meetings of October 8, 2015 and December 10, 2015.

CORRESPONDENCE

ITEM #1 – PUBLIC HEARING

REQUEST:

Consideration of a Use Permit to legalize an upper floor, detached guest room on a residential property.

Applicant/Property Owner:

Leonard Macedonio

Staff: David Goodison

Project Location:

344 Napa Road

General Plan Designation:

Low Density Residential (LR)

Zoning:

Planning Area: Southeast Area

Base: Low Density Residential (R-L)

Overlay: None

RECOMMENDED ACTION:

Commission discretion.

CEQA Status:

Categorically Exempt

ITEM #2 – STUDY SESSION

REQUEST:

Study session on a proposal to develop a 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 January 8, 2016.

CRISTINA MORRIS, ADMINISTRATIVE ASSISTANT

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

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

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

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

Memo

To: Planning Commissioners

From: Cristina Morris

Date: January 8, 2016

Re: Planning Commission Meeting 1-14-16

The Draft Minutes from the meetings of October 8, 2015 and December 12, 2015 will be distributed next week.

Agenda Item Title: Application for a use permit to legalize a second-floor guest room located above a garage.

Applicant/Owner: Leonardo Macedonia

Site Address/Location: 344 Napa Road

Staff Contact: David Goodison, Planning Director
Staff Report Prepared: 01/08/16

PROJECT SUMMARY

Description: Application for a use permit to legalize a second-floor guest room located above a garage.

General Plan Designation: Low Density Residential

Zoning: **Base:** Low Density Residential (LDR) **Overlay:** None

Site Characteristics: The subject property is a 10,000 square-foot parcel located on the south side of Napa Road, east of Larkin Drive. It has been developed with a single-family dwelling, a detached second unit, and a detached garage.

Surrounding Land Use/Zoning: **North:** A single-family residence/Low Density Residential
South: Rural residential development/(Unincorporated area)
East: A single-family residence/Low Density Residential
West: A single-family residence/Low Density Residential

Environmental Review:

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

Staff Recommendation: Commission discretion.

PROJECT ANALYSIS

PROJECT DESCRIPTION

The applicant is proposing to legalize a guest room, having an area of approximately 350 square feet. The guest room, which was constructed by the previous property owner--not the applicant--was created from an upper-floor storage area above a detached garage. By way of background, the conversion, which including the installation of a sink, cooking facilities, and a bathroom, came to the attention of the Building Department in May of 2012. After conducting an inspection of the site and finding that construction had occurred with out a building permit, an abatement process was initiated. The applicant met with Planning staff in July 2012 to discuss options for potentially legalizing the work. At that time, the applicant did not live on the property, which created an issue because the both the main residence and the second unit were being rented out, which is not permitted. Staff informed the applicant that there would not point in applying to legalize the guest room until and unless he resided on the property. In the meantime, the applicant agreed to cease the rental of the rental of the second unit and the guest room (which was effectively being used a second unit). Planning staff has inspected the room and verified that all cooking facilities have been removed and that it appears to be unused at this time. Subsequently, the applicant moved onto the property and he and his family occupy the main residence. The second unit is rented out, which is legal now since the property owner resides on site. During this period, the Building Department temporarily suspended abatement of the guest room because the applicant was experiencing significant health issues and he had agreed not to make use of the guest room. However, the time has come to resolve its status. There are two possibilities in this regard:

- 1) The area may be returned to storage through the removal of the sink, the bathroom, and various electrical work.
- 2) Subject to use permit approval from the Planning Commission, the area could be approved as a guest room. To be considered as a guest room, it may not be occupied on a continuous basis and may not be used as a rental. Kitchen and cooking facilities are not allowed in a guest room.

The applicant has opted to file for a use permit, recognizing that if the application is denied he will be require to reconfigure the space for storage use. The applicant understands that a guest room may not be used as a second unit. As stated in the project narrative, he is seeking approval to legalize the guest room because he has a large family and having an additional bedroom would help him accommodate that.

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

This application does not raise issues of General Plan consistency.

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

Use: The property is zoned Rural Residential (R-L). Single-family homes and related accessory structures, including guest rooms, are allowed in the R-L zoning district. However, a second-floor guest room associated with a detached garage is subject to use permit approval by the Planning Commission. A Guest Room is defined as a detached structure of 400 square feet or more, accessory to a single-family dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities.

Development Standards: Because this proposal does not involve any new construction or changes to the footprints of the existing buildings on the site, it does not raise any issues with respect to setbacks, coverage, or Floor Area Ratio requirements. Because the garage is a legal structure, legalizing the upper floor guest room would not be considered an intensification of a non-conforming structure. As noted above, while a guest room may have a bathroom, kitchen facilities and appliances for cooking are not permitted.

Parking: There is no parking requirement associated with a guest room.

**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 not resulting in the creation of a new parcel are Categorically Exempt from the provisions of CEQA (Class 5 – Minor Alterations in Land Use Limitations).

TREE COMMITTEE (Not Applicable to this Project)

DISCUSSION OF PROJECT ISSUES

The main issue raised by this application are the compatibility with neighboring uses, including the concern that the guest room could be used as a second unit. A number of neighboring residents have written in opposition to the application, citing parking and traffic safety issues, concerns regarding increased activity, the history of illegal uses on the property, and other issues. Parking on the property is limited and between the main residence and the second unit, residents have a number of vehicles, many of which end up being parked on the Napa Road frontage. Neighbors have questioned the safety of the parking situation, especially with regard to sight-distance issues associated with the private drive that adjoins the subject property on the east. (A request for red-curbing along the Napa Road frontage was submitted, but was ultimately denied by the Traffic Safety Committee). In addition, neighbors contend that residents of the site make use of the private drive in an unsafe manner. In addition, based on the history of the property, neighbors are concerned that the guest room might end up being used as an illegal second unit. In part, these concerns stem from a perceived lack of outreach or cooperation with neighbors with respect to parking issues, property maintenance, and other matters. (As noted in the correspondence, the question has been raised by some as to whether Mr. Mecedonio lives on the property. Staff visited the property several times in conjunction with this application and has observed Mr. Macedonio and his wife there. In addition, the water service for the property is under Mr. Macedonio's name.)

RECOMMENDATION

Commission discretion. (Note: findings and conditions have been drafted that would support the legalization of the guest room in the event that option is supported by the Planning Commission.)

Attachments

1. *Draft Findings*
2. *Draft Conditions of Approval*
3. *Location Map*
4. *Project Narrative*
5. *Site Plan/Floor Plan*
6. *Correspondence*

cc: Leonardo Macedonio
344 Napa Road
Sonoma, CA 95476

Diane Broderick
354 Napa Road
Sonoma, CA 95476

John Petrakis and Nora Marshal
348 Napa Road
Sonoma, CA 95476

Marie Fernandez
358 Napa Road
Sonoma, CA 95476

John Blanchard
356 Napa Road
Sonoma, CA 95476

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Macedonio Guest Room – 344 Napa Road

January 14, 2016

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

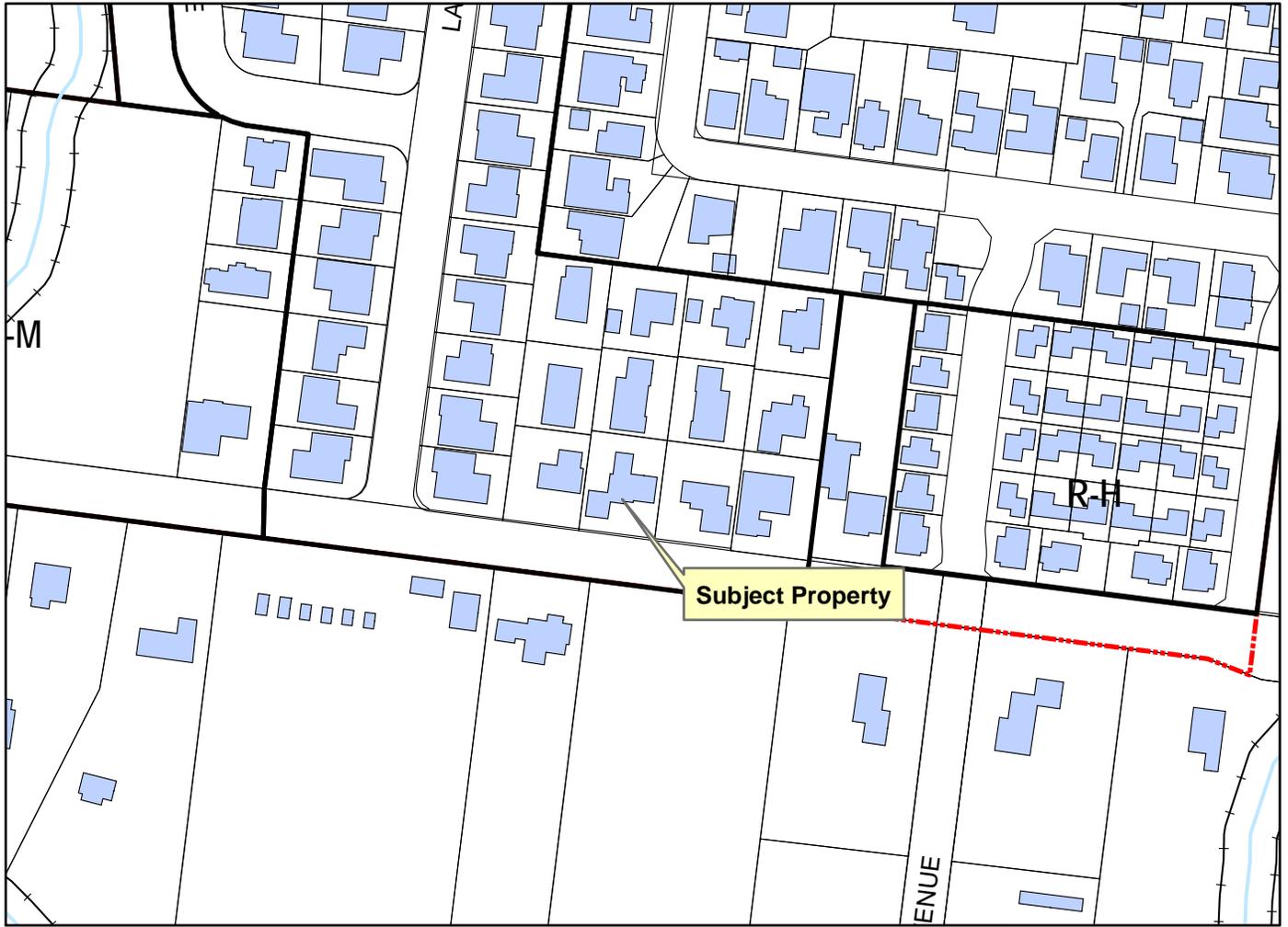
1. The adjustment authorized by the Exception is consistent with the General Plan, any applicable Specific Plan, and the overall objectives of this Development Code. The project does not raise any issue of inconsistency with respect to the General Plan. In terms of the objectives of the Development Code, the setback requirements associated with detached accessory structures are intended to provide for adequate visual separation between buildings, while the size limitation on second units is intended to keep second units to a small scale, relative to the primary residence, and to limit their occupancy potential. Although, as constructed, the second unit exceeds the normal size limit, it does not appear to be out-of-scale relative to the main residence. In addition, the conditions of project approval require that the two bedrooms be combined by removing or opening up the shared wall.
2. An exception to the normal standards of the Development Code is justified by environmental features or site conditions; historic development patterns of the property or neighborhood; or the interest in promoting creativity and personal expression in site planning and development.
3. Granting the Exception will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district. Because of its low profile, size and setback exceptions associated with the legalization of the second unit do not appear to create any compatibility issues with respect to neighboring properties.

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Macedonio Guest Room – 344 Napa Road

January 14, 2016

1. A building permit shall be obtained and implemented to bring the guest room into full compliance with all applicable codes.
Enforcement Responsibility: Building Department
Timing: Prior to issuance of occupancy permit
2. All Fire Department requirements shall be met, including the provision of fire sprinklers.
Enforcement Responsibility: Fire Department
Timing: Prior to issuance of occupancy permit
3. Cooking facilities and appliances shall not be allowed.
Enforcement Responsibility: Planning Department
Timing: Ongoing
4. The guest room shall not be rented or used as a second unit.
Enforcement Responsibility: Planning Department
Timing: Ongoing

Vicinity Map

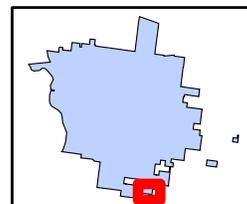


Zoning Designations

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

Project Summary

<i>Project Name:</i>	Macedonio Guest Room
<i>Property Address:</i>	344 Napa Road
<i>Applicant:</i>	Leonard Macedonio
<i>Property Owner:</i>	Same
<i>General Plan Land Use:</i>	Low Density Residential
<i>Zoning - Base:</i>	Low Density Residential
<i>Zoning - Overlay:</i>	None
<i>Summary:</i>	Application for a Use Permit to legalize an upper floor, detached guest room.



1 inch = 200 feet

December 28, 2015

To Whom It May Concern:

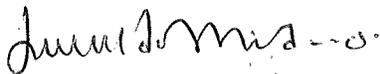
My name is Leonardo Macedonio. I have lived in Sonoma for 25 years. The purpose of this letter is to address the current situation at Napa Rd.; to legalize a guest room and address the neighbors parking concerns.

The house at Napa Rd. was bought in 2004. Unfortunately, it was bought with an illegal guest room that I was unaware of during the purchase. As a result, I want to legalize the guest room and take the appropriate steps to do so. I have a large family and need the room so that my family can live comfortably. They are first generation college students and I believe it is important for them to have a place where they can do their homework rather than at a place where they are surrounded with constant noise and distractions.

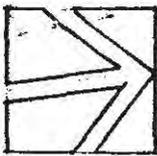
I am aware that some neighbors are concerned with our presence at Napa Rd. Some neighbors argue that they do not wish for us to be there because of parking concerns. To fix this I can compromise. However, I have four kids, two of them commute to college and the other two are in high school. They too will soon go to college and need their own cars to commute. In addition, some neighbors are unsatisfied with our presence at Napa St. because they wanted me to improve their driveway so that it could look beautiful. Yet, I was unable to complete their wish at the time because I had gotten very sick. I was hospitalized at the Sonoma Hospital, two hospitals in Mexico and finally at UCSF. To fix their dissatisfaction, now that I am healthy, I can complete their driveway.

Sincerely,

Leonardo Macedonio



DEC 31 2015



1" = 20'

38' ±

42'

28'

66' ±

SIGHT LINE

DRIVEWAY

GARAGE

HOUSE
344

8' R

PINES

WELL

6' FENCE

PRIVATE ROAD

4 HOUSES →

STREET LIGHT

24'

CURB

SIDEWALK

PROPERTY LINE

DRIVEWAY

HOUSE
354

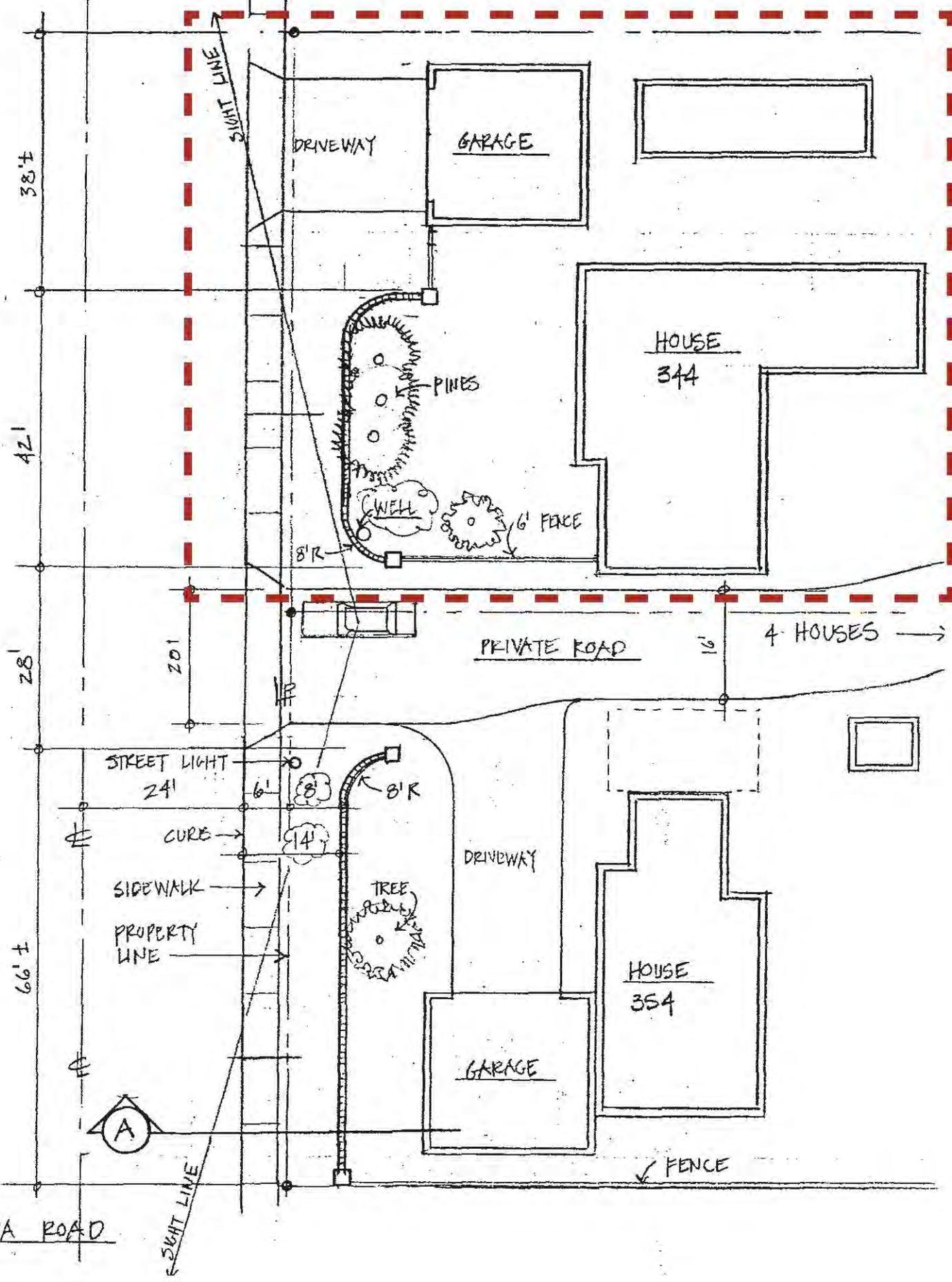
GARAGE

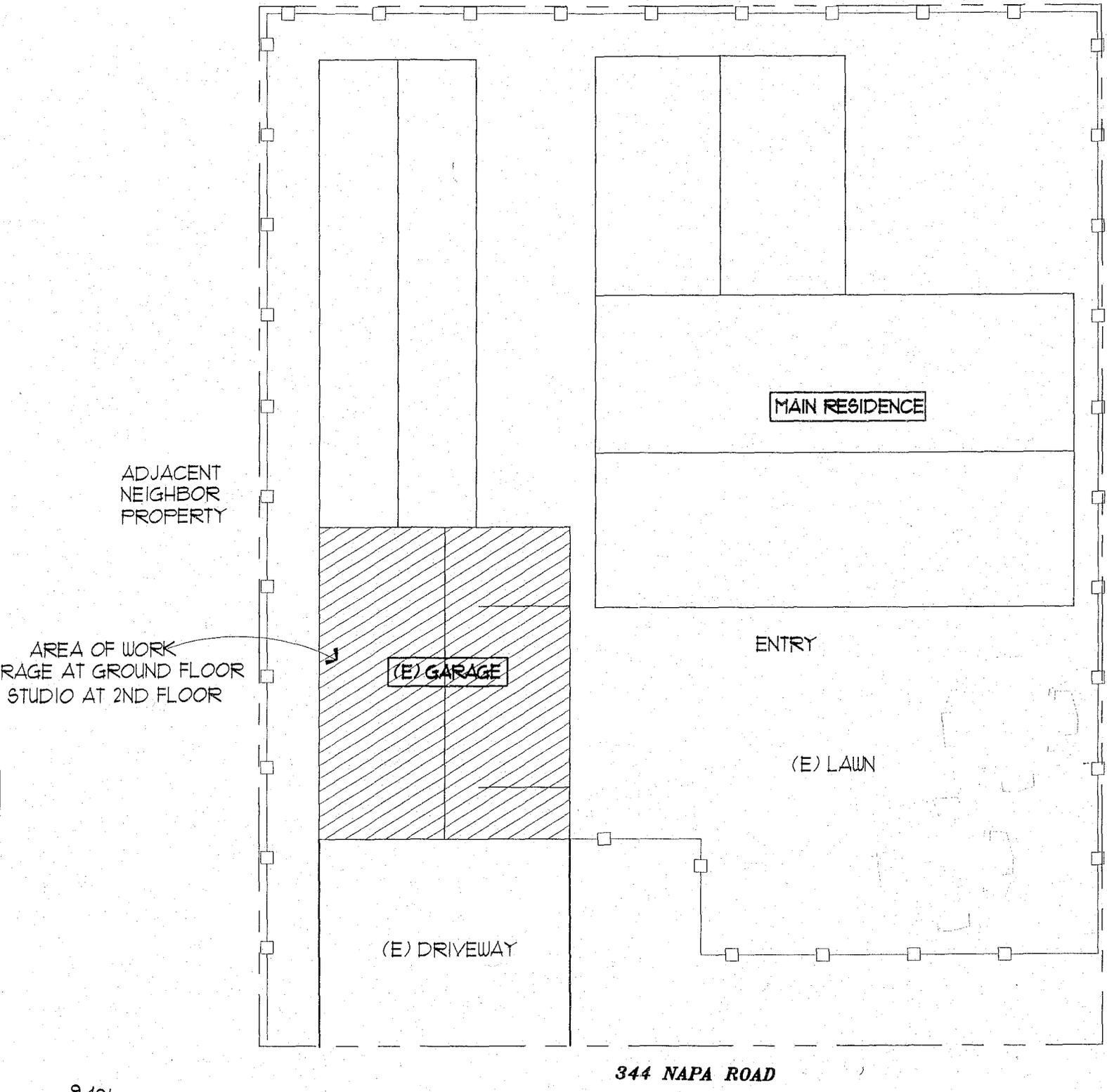
FENCE

A

NAPA ROAD

SIGHT LINE



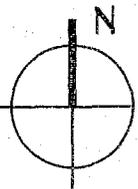


9.49'



EXISTING SITE / ROOF PLAN

SCALE: 1/16" = 1'-0"



NOTE:
 THE LOCATION OF THE EXISTING HOME AND OTHER ITEMS SHOWN ON THE SITE PLAN ARE APPROXIMATE. BECAUSE THIS LOT IS PREDOMINANTLY FLAT, TOPOGRAPHICAL CONTOUR LINES HAVE NOT BEEN SHOWN. THIS DRAWING SHOWS A CONCEPTUAL LAYOUT ONLY AND WAS NOT CREATED BY A LICENSED SURVEYOR.

RECEIVED

JAN 08 2016

CITY OF SONOMA

354 Napa Road
Sonoma, CA 95476
January 8, 2016

Planning Commission
c/o Sonoma City Hall
No. 1 The Plaza
Sonoma, CA 95476

Re: Application of Leonard Macedonio
Use Permit to Legalize Upper Detached
Guest Room at 344 Napa Road

Dear Commissioners:

Please accept this letter outlining my concerns regarding the above-mentioned use permit proposal by Leonard Macedonio.

A copy of a letter written by Mr. Macedonio dated December 28, 2015, which I understand to be a part of his application package, has been received and reviewed by me.

The first and foremost concern with the use permit application is the on-street parking situation. The parking of vehicles of persons residing at 344 Napa Road has been an ongoing issue that is well documented by me and my neighbors. (Copies of my emails to Mr. Dan Takasugi, Public Works Director, are included for your review.)

Mr. Macedonio is requesting to legalize a detached upper floor unit (above the two-car garage on the property). He claims that he was unaware the unit was illegal when he purchased the property in 2004. His statement seems rather implausible, as this fact should very well have been a required disclosure included in the sale/purchase of the property. As a rental property owner, I am familiar with this particular circumstance. Most likely, because of the non-conforming code status of the detached unit, the purchase price of the property was commensurably reduced. Regardless, the onus of this oversight is his responsibility.

Furthermore, Mr. Macedonio claims he has a large family and needs the space for his college-age children. I have resided in my home since 1985. During that time, I have never known Mr. Macedonio and his family to reside at the property. In fact, another couple with two teenage children lived there for some time. In approximately 2012, they moved. Their move coincided with Mr. Macedonio's violation of having tenants living in the detached unit. It is my understanding that the City instructed Mr. Macedonio to have that unit vacated as it was not a valid rental unit.

A short time thereafter, I met a couple named Ivan and Lucy and their two young children who were living in the main residence on the property. I believe Ivan is related to Mr. Macedonio. Ivan, Lucy and their family are very nice, quiet people, as were the tenants before them. However, niceties and noise levels have never been the issue and are not currently. The issue is the on-street parking.

Frequently, there are three to four cars parked in the driveway at 344 Napa Road; and oftentimes a full-sized van is parked in their front yard. Even though the cars are parked on the property, it makes for a cluttered and unkempt appearance.

In addition, there are four to five cars parked on the street, obstructing the view of oncoming traffic, both eastbound and westbound, which makes for very dangerous egress for all of the residents at 346 through 358 Napa Road who share a common driveway located on the eastern side of the 344 Napa Road property.

My neighbors and I have corresponded with City officials to address this continual on-street parking problem—even proposed the possibility of having the curb painted red to prohibit parking. To date, we have had no viable resolution to this parking concern.

In summary, the number of cars parked on the premises at 344 Napa Road, as well as on the street, is disproportionate with the number of persons that one would reasonably expect to be residing at a property that houses one single family dwelling with a detached granny unit at the back of the property.

Thus, the concern is that if the Planning Commission approves Mr. Macedonio's request for a use permit for the upper detached unit, there will be even more vehicles parked on the street, exacerbating an already dangerous situation.

Lastly, Mr. Macedonio mentions in his letter about improvements to the driveway of his neighbors who reside at 346; 348; 354; 356; and 358 Napa Road. The eastern side of his property at 344 Napa Road abuts our common driveway. Since Mr. Macedonio has owned the property, there has NEVER been any landscaping on this portion of his property, merely unsightly weeds.

This past summer, Mr. John Blanchard, my next door neighbor, paid out of his own pocket, to have the weeds removed, to have landscape fabric installed, and then to have bark filled on top. All of the work was done with Mr. Macedonio's permission.

Upon completion of the landscaping, which was a vast improvement, one of our neighbors inquired of Mr. Macedonio if he would be willing to landscape his front yard to complete the new, improved landscaping. His reply was along the lines that he wasn't going to spend any money if he didn't have to.

I strongly encourage the Planning Commission to consider the safety concerns of my neighbors and mine, as the existing on-street parking situation is untenable; and we foresee it only getting worse with approval of yet another unit.

Thank you.

Sincerely,



Diane C. Broderick

Att.

XFINITY Connect

DCBroderick@comcast.net

± Font Size -

Fwd: Traffic Hazard: 346-358 Napa Road**From :** dcbroderick@comcast.net

Wed, Jan 06, 2016 05:48 PM

Subject : Fwd: Traffic Hazard: 346-358 Napa Road**To :** dcbroderick@comcast.net

Sent from my iPhone

Begin forwarded message:

From: dcbroderick@comcast.net
Date: September 17, 2015 at 2:12:26 PM PDT
To: Dan Takasugi <dtakasugi@sonomacity.org>
Cc: john blanchard <jblancha@me.com>
Subject: Re: Traffic Hazard: 346-358 Napa Road

Mr. Takasugi,

Thank you for responding to my inquiries.

Once the striping is done and the contractor's "No Parking" barricades are removed, I, along with my neighbors, will be able to experience, firsthand, egress onto Napa Road.

Caution is exercised when exiting our driveway. Whether visibility will be improved remains to be seen, no pun intended.

I look forward to this project's completion and will advise you if the visibility issue has been resolved, or not.

Thank you.

Diane Broderick
354 Napa Road

Sent from my iPhone

On Sep 16, 2015, at 5:10 PM, Dan Takasugi <dtakasugi@sonomacity.org> wrote:

Ms. Broderick:

Thank you for your note. I apologize for the delay in getting back to you. We've been extremely busy with numerous projects, including the Napa Road paving project.

I have personally viewed your shared private driveway location prior to the street construction. While it does not have a completely unobstructed view of oncoming traffic, it is very similar to many driveway conditions in this City and in most other cities. I would urge caution when approaching the travel lanes.

I believe that the new widened bike lane area (when striped) will help with sightline visibility of oncoming traffic. Please experience this traffic marking change (when striped) and see if it makes a difference in visibility.

Thanks,

Dan Takasugi, P.E.
Public Works Director / City Engineer
City of Sonoma
No. 1 the Plaza
Sonoma, CA 95476-6618
Office: (707) 933-2230

From: DCBroderick@comcast.net [mailto:DCBroderick@comcast.net]**Sent:** Wednesday, September 16, 2015 4:31 PM**To:** Dan Takasugi**Cc:** Bret.Sackett@sonomacounty.org; jblancha@mac.com**Subject:** Traffic Hazard: 346-358 Napa Road

Hello Mr. Takasugi,

Please accept this email as a followup to my previous email to you of August 25, 2015, regarding the traffic hazard of which my neighbors and I are greatly concerned.

As of today, I have not received any response from you with regard to mitigating the hazardous condition of obstructed vision when exiting our shared driveway into the oncoming traffic of Napa Road.

Since the re-paving of our section of Napa Road has been completed, with any residual work that still needs to be done, a response would be very much appreciated.

Thank you.

Diane Broderick
354 Napa Road

XFINITY Connect

DCBroderick@comcast.net
+ Font Size -

Fwd: On-Street Parking, 346-358 Napa Road

From : dcbroderick@comcast.net

Wed, Jan 06, 2016 05:51 PM

Subject : Fwd: On-Street Parking, 346-358 Napa Road**To :** dcbroderick@comcast.net

Sent from my iPhone

Begin forwarded message:

From: dcbroderick@comcast.net
Date: August 25, 2015 at 1:15:47 PM PDT
To: "dtakasugi@sonomacity.org" <dtakasugi@sonomacity.org>
Cc: "Bret.Sackett@sonomacounty.org" <Bret.Sackett@sonomacounty.org>
Subject: On-Street Parking, 346-358 Napa Road

Dear Mr. Takasugi,

Pursuant to the correspondence my neighbor, John Blanchard, has had with Chief Sackett, I wish to follow up and reiterate our concerns.

I reside at 354 Napa Road. The on-street parking, as we exit our shared community driveway dangerously impedes our visibility.

We have three senior citizen residents, who all drive, and the parked cars on Napa Road is perilous to their safety, as it is to both John's and mine.

Presently, the width from the curb to the white line delineating the car lane is 12 feet. We're not gaining any space. A proposed 4-foot bike lane does absolutely nothing to provide additional or safe egress for us.

We would greatly appreciate a viable resolution to address this concern before a serious accident occurs.

Please provide an explanation as to why red curbing is not an option.

Your attention to this matter is greatly appreciated.

Sincerely,

Diane Broderick
354 Napa RoadSent from my iPhone
Sent from my iPhone

Planning Commission
Sonoma City Hall
No. 1 The Plaza
Sonoma, CA
95476

RECEIVED
JAN 08 2016
CITY OF SONOMA

John Petrakis
Nora Marshall
348 Napa Road
Sonoma, CA

Re: Application of Leonard Macedonia (LM) for Use Permit to Legalize Upper Detached Guest Room at 344 Napa Road

Commissioners:

Since November 2011, we have lived two houses down from 344 at the end of the cul de sac. It wasn't long after we moved in that we began to wonder about our neighbors at 344. From our perspective, it appeared to be a boarding/rooming house. Eventually, we met the lovely family of 4 who were renting the main house. And, as it turned out, there were renters above the garage and in the second unit behind the main house. At that time, Mr. Macedonio did not reside at 344 and we have no reason to believe that he is a permanent resident there at this time.

When we bought our house we believed we were moving into a zoned residential community of owner occupied single family homes (ref. Code 19.10.020).

As of today, it is unclear just how many persons reside at 344. And, it appears that the owner is not one of the occupants. This house from all outward appearances is being used as a multi family rental property rather than a single family dwelling, as it is zoned. Apparently, a second structure was "approved" for occupancy. The second unit serves as some type of dormitory. This multi-family usage is supported by the extraordinarily large number of vehicles parked in and around the property. After work hours, at least 3 vehicles are parked in the driveway, one commercial vehicle or a car is parked inside the front fence, and 3-4 cars are parked on Napa Road. In addition, there are 5 separate satellite dishes installed on the roof of the garage. A single family home only requires one dish. It seems clear to us that there are a number of unrelated renters who continue to reside at that 344 Napa Rd.

As you know, there are three structures on the property; the original house, a second structure and a garage. Now the owner is seeking approval for yet another unit above the garage.

We strongly oppose this request and urge you not to authorize approving a use permit for the garage unit. Our opposition is grounded on the fact that the owner has not occupied the home at 344 Napa Rd and thus he should not have been approved to occupy or rent the second unit (ref. Code 19.50.090) let alone a third unit.

Further, this owner has stated that he was living at the house. He was a landlord who repeatedly violated zoning laws and disregarded occupancy regulations. He has repeatedly demonstrated a disregard for all regulations governing property use at 344 Napa Road. If a use permit is granted, Mr. Macedonio's history strongly suggests that he will likely rent it again.

Also, we urge you to reassess/revoke the use approval issued on the second unit, as it has been rented without the owner living in the main house (ref. Code 19.50.090). Was it approved as a secondary dwelling unit per Code 19.50.090? How many people occupy that unit? Does the unit meet the requirements specified in the building code?

In addition to the problems cited above, the property is a public nuisance. The house is poorly maintained. It is an eyesore that is detrimental to the neighborhood. In the time that we have lived here, we have observed abandoned tires in the front yard (contrary to mosquito abatement procedures), a significant amount of litter around the property, broken windows, boarded up windows, and for several months there was a refrigerator (with door attached) in the back yard. Outside the fence bordering our cul de sac the ground was covered with weeds and rats were visible in the weeds. Because the weeds were so unsightly and home to vermin, one of our neighbors paid to have the weeds removed from the property.

Lastly, we feel that the number of vehicles that are parked on Napa Rd. that belong to residents at 344 Napa Rd., impacts our driveway and parking adversely. Our cul de sac is one lane and not designed to accommodate parked cars. More car problems will be exacerbated if the use permit is approved. Tenants at 344 have monopolized any street parking on Napa Road and our cul de sac does not have any street parking.

In summary, please do not approve the application for a Use Permit at 344 Napa Road.

Sincerely,



John Petrakis

1/8/2016



Nora Marshall

1/8/16

RECEIVED

JAN 08 2016

CITY OF SONOMA

January 8, 2016

Planning Commission
Sonoma City Hall
No. 1 The Plaza
Sonoma, CA

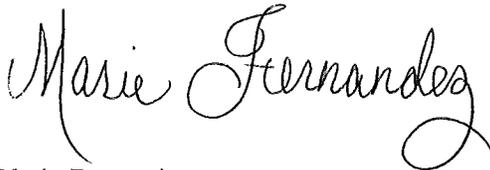
RE: Use Permit at 344 Napa Road

I strongly oppose the proposed application for a Use Permit to legalize a detached guest room at 344 Napa Road. The house at 344 Napa Road has so many occupants and so many cars that I believe it does not comply with the Zoning requirements. Allowing another unit to be authorized will only exacerbate the current problems related to 344 Napa Road.

The cars and trucks from 344 Napa Road park on Napa Road on either side of our driveway and make it difficult and dangerous to enter Napa Road from our driveway.

Another problem that I have experienced with the residents of 344 Napa Road is that they do not have sufficient garbage can space so they use my garbage and recycle cans.

Sincerely,

A handwritten signature in cursive script that reads "Marie Fernandez". The signature is written in black ink and is positioned above the typed name and address.

Marie Fernandez
358 Napa Road
Sonoma, CA 95476

August 27, 2012

Planning Commission
Sonoma City Hall
No. 1, The Plaza
Sonoma, CA 95476

Re: Public Hearing - September 13, 2012/Use Permit Application
by Leonardo Macedonia for 2nd floor guest room over garage at
344 Napa Road, Sonoma, CA,

Gentlemen:

As requested in notice dated August 24, 2012, and following John Blanchard's conversation with David Goodison, City of Sonoma Planning Director, on August 29, 2012, our comments are as follows:

Inasmuch as there is an existing "studio apartment" in that location, in which there are already permanent tenants, why is the owner applying for a Use Permit now?

We, the neighbors at 346, 348, 356, and 358 Napa Rd., would like to stress that the property is already over occupied and perhaps not in compliance with the legal code occupancy restrictions.

The 3-bedroom house, the main unit, is occupied by a family of four plus two or three small dogs. There are two other units on the property, a unit in the back yard (occupancy unknown) and the studio apartment in question (occupancy also unknown).

Each family member in the main unit has a car, so there are four cars parked in front of the house, plus an inoperable jeep that has been there several months. The occupancy of these three units results in a minimum of eight cars parked in front of the house daily; those that aren't parked in the driveway are lined up along the curb. When cars are parked at the curb near the driveway leading to the cul-de-sac containing homes numbered 346, 348, 356, 358 Napa Rd., it is impossible to see around those cars. This is an obvious safety hazard when exiting the driveway, and it is made worse by the unenforced speed limit on Napa Rd.

Also contributing to the hazardous conditions is the habit of the tenants of 344 Napa Rd. to perform K-turns in the cul-de-sac driveway. This practice causes dangerous conditions for the residents who live on the cul-de-sac, since those residents are stuck in the heavy Napa Rd. traffic until the K-turn is finished. This shows lack of consideration and awareness on the part of the 344 Napa Rd. tenants, as does allowing their guests to park across and therefore block the cul-de-sac driveway.

A Planning Department staff report is mentioned in your notice. Will staff physically inspect the property to determine how many individuals occupy the property, and report its condition inside and out?

The property is already overcrowded, and the outside is in deplorable condition. Recently, overgrown weeds and vegetation were partially cleaned up—perhaps in anticipation of a Planning Department Staff Report.

Letters to Mr. Macedonia on this topic have been for the most part ignored.

In addition, it should be noted that Mr. Macedonia has shut off all water lines on the outside of the building. As a result, it is impossible to water vegetation. Also, trees drop plums and another fruit of equal mess during certain times of the year, and it is impossible to clean this due to the lack of available water. This is in stark contrast to the other homes, where owners have made an effort to maintain and beautify their landscapes.

To reiterate, the "studio apartment" (referred to as "a second floor detached guest room") in question has had continuous occupancy – not temporary or limited. This use permit request is an obvious attempt by the landlord to legalize existing living conditions, conditions which cause us as residents concern for our property values and safety for the reasons listed above.

Planning Commission
c/o Sonoma City Hall
No. 1 The Plaza
Sonoma, CA 95476

RECEIVED

JAN 08 2016

CITY OF SONOMA

Re: Application of Leonard Macedonia (LM)
Use Permit to Legalize Upper Detached Guest Room at 344 Napa Road

The primary reason that we, the neighbors, oppose the planning commission granting this permit is that the parking habits of the already excessive number of (legal?) tenants causes a safety issue for us when exiting and entering our driveway. Our concerns about this are well-documented with Mr. Goodison (Planning Director), Chief Bret Sackett, and Mr. Takasugi (Public Works Director). (Our request to city to red curb the east side of our driveway to alleviate this situation was denied. Given that there is an ordinance for shrubbery that obstructs visibility - Ord. 99-9 § 1, 1999 - it's surprising that there is also not an ordinance addressing obstructed visibility for automobiles.) Adding more residents would exacerbate the existing unsafe traffic conditions.

Given LM's inclusion of the parking topic in his letter accompanying the permit application, he is obviously aware of this issue and knows that it has existed for multiple years. Yet, not once has he contacted the residents of this Napa Road cul-de-sac about this with any effort to discuss or compromise. On the contrary, the situation has worsened over the years. Please see below for direct responses to LM's letter.

In direct response to Mr. Macedonia's letter:

"Unfortunately, it was bought with an illegal guest room that I was unaware of during the purchase."

That he was unaware of this is surprising, given he is a contractor.

(His lack of knowledge about the noise ordinance when putting on a new roof is also surprising.)

This was not revealed by the seller, the real estate agent, the appraiser, or the inspector? He had people living there before he applied for the use permit in August, 2012.

Please see the attached letter to Mr. Goodison regarding that application, noting also the mention of parking and number of cars, the water having been shut off to lines outside the building, and the lack of communication on the landlord's part.

"I am aware that some neighbors are concerned with our presence at Napa Rd. Some neighbors argue that they do not wish for us to be there because of parking concerns. To fix this I can compromise. However, I have four kids, two of them commute to college and the other two are in high school. They too will soon go to college and need their own cars to commute."

We, the neighbors, are not concerned with their "presence." It is completely the opposite: we wish that LM would be more concerned about ours. For the most part, the tenants have been good neighbors, though more on this below. We are concerned with the number of cars and the safety issues that these cars cause. Also, the number of cars, typically greater than nine, does not square with the number of tenants for two "legal" living spaces. There is also some dispute about whether LM actually lives on the property, a requirement if the back living area is rented.

(Again, please see the attached correspondence to Mr. Goodison, where it is detailed that the number of cars is excessive, the cars that park to the east of the our driveway impair vision, and the tenants' use our driveway for dangerous three point turns.)

LM mentions he can compromise. But he neglects to detail how he would compromise. Cleaning out his garage so tenants can park there? In fact, the first word after "compromise" is "however," with the indication that there will be more cars. Again, there has been no effort on LM's part to discuss this .

"In addition, some neighbors are unsatisfied with our presence at Napa St. (sic) because they wanted me to improve their driveway so that it could look beautiful. Yet, I was unable to complete their wish at the time because I had gotten very sick...To fix their dissatisfaction, I can complete their driveway."

This is patently untrue. First, the "driveway" in question is part of LM's property, the planted area on the east side of his house abutting our driveway. We were not asking him to improve "our" driveway. Given the condition of his property, why would we? LM shut off the water to this area at least as far back as 2012, probably years earlier. (This is also mentioned in the correspondence with Mr. Goodison in connection with the first use permit application.) To imply that that his sickness prevented cleaning up this area when the vegetation had been dead for years, and was planned, is

duplicitous. Also false is his hollow offer to "complete their driveway." The work is done — we cleaned up *his* property, which was covered with uncontrolled brush and fallen, rotting fruit, and we mulched the area with bark. There has never been a thank you or an offer to reimburse any of the costs, which is notable given his willingness to compromise regarding the parking issue. This is simply an attempt to portray himself to the planning commission as a cooperative neighbor. Our impression is more that he is an absentee landlord.

But since LM introduces this topic, lack of attention to his own property is shown by missing fence boards and inattention to landscaping in other areas. The property codes mention "visual blight:"

14.30.020 Public nuisances included.

3. Maintenance of property in such condition of deterioration or disrepair that same causes visual blight, or reduces the aesthetic appearance of the neighborhood, or is offensive to the senses, or is detrimental to nearby properties, or constitutes a hazard to person or property including, but not limited to:

d. Building exteriors, walls, fences, gates, hedges, structures, driveways, sidewalks, walkways, or alleys which for at least 72 consecutive hours are maintained in such condition as to be defective, unsightly, or in such a condition of deterioration or disrepair that the same constitutes visual blight or reduces the aesthetic appearance of the neighborhood or is offensive to the senses or is detrimental to nearby properties.

and this is the reason that we took it upon ourselves, with LM's permission, to clean up and landscape his property. Concern for property values is also a major related issue, though one not directly tied to this permit process.

Further examples of the lack of regard for the property and the neighbors, though not directly attributable to LM, since we question whether he resides at the property:

1) The garbage cans do not have lids and are typically over-filled. (Please see the attachment.) There is usually scattered garbage after the cans have been emptied, and we are the ones who clean it up. Also, when they have too much garbage, they put the excess in our cans.

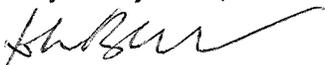
2) One of their cars was involved in an accident. Not only did the residents at 344 not clean up after the accident, they watched while I swept up the litter and glass.

Again, these issues are not directly related to the permit process, but they do counter the perceived victim role that LM assumes in his disingenuous letter.

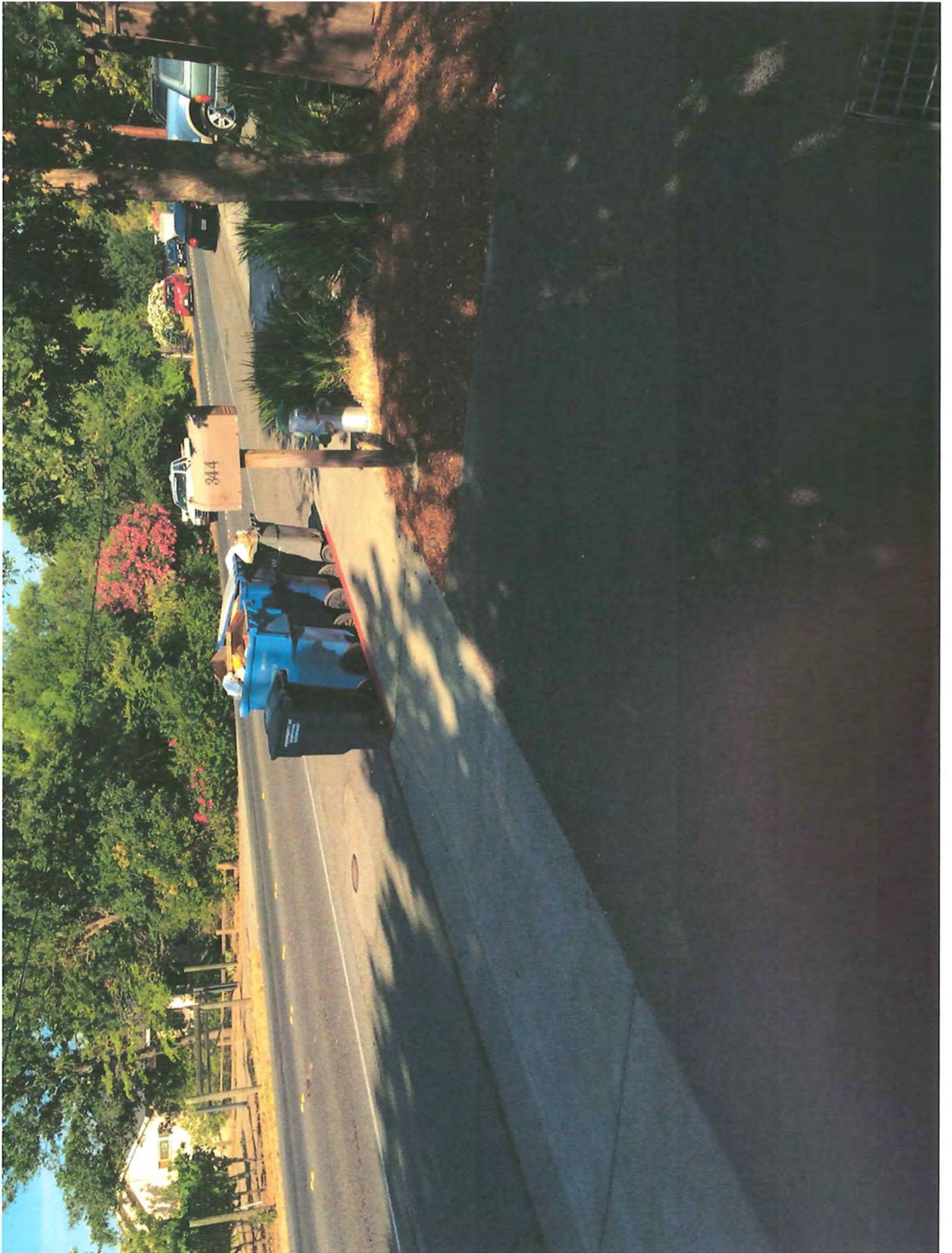
Perhaps LM should fix the existing "visual blights" (the fences, landscaping, and roof) before applying for a permit for a project that will worsen an already unsafe condition.

In conclusion, we, the neighbors, feel the house is already overpopulated, given the number of cars and the uncertainty of whether LM actually resides there. Legalizing the guest room, and thereby adding more tenants, would increase the number of cars, an addition that LM states in his letter. This is certainly not an effort to address our concerns or compromise. Again, our "concern" is not as much with the tenants per se as with the number of tenants and the number of cars.

Thank you very much,

 01/08/2014

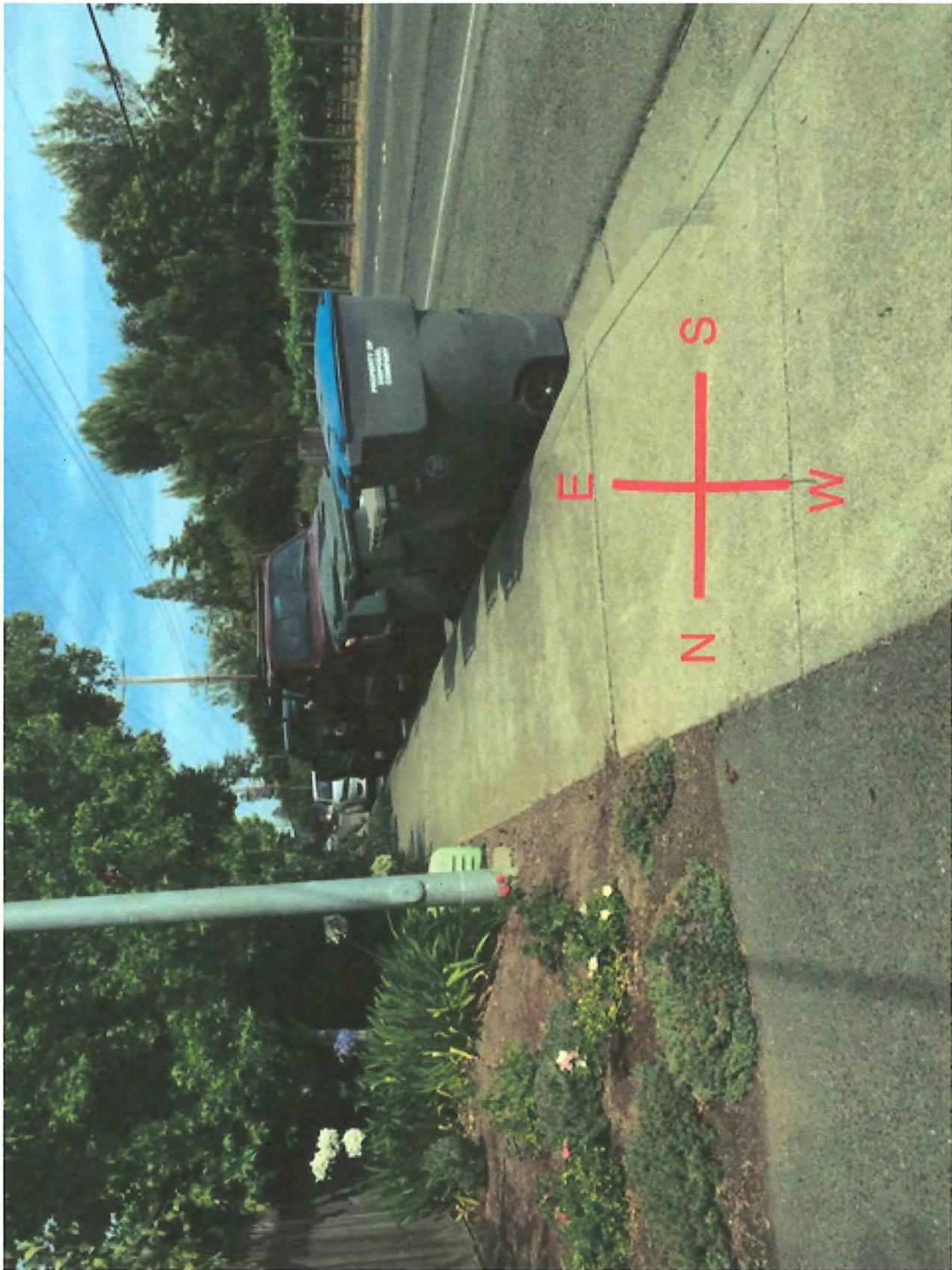
John Blanchard
356 Napa Road











January 14, 2015
Agenda Item #2

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 most recently reviewed by the Planning Commission in a study session held on November 12, 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 duplex and an open space preserve to the east, a hotel development to the south (across East MacArthur Street), 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.

Site Plan Alternatives

In previous study sessions, the members of the Planning Commission have raised a number of issues and suggested directions. These include the following:

- Increase building setbacks along Broadway.
- Decrease building heights and reduce massing along Broadway.
- Improve the private open space for the units along Broadway.
- Keep taller buildings toward the center and rear of the site.
- Reduce unit sizes and provide a larger proportion of smaller units.
- Consider separating the parking from the units in order to address some of the site plan and design issues identified above.
- Consider developing at a higher density.

In response, the applicant has developed two conceptual alternatives. Site Plan C features 22 units, a two-unit decrease in density from the previous proposal. Site Plan D features 30 units, which represents a six-unit increase in density from the previous proposal. In both alternatives, building setbacks are increased along Broadway, while height and massing are reduced. A summary comparison of the two alternatives is provided in the table below.

Site Plan Alternatives		
	Site Plan C	Site Plan D
Number of Units	22	30
Density	12 units/acre	16 units/acre
Unit Types		
Bungalows	4 2-bedroom@1,081 sq. ft. 4 3-bedroom@1,304 sq. ft.	4 2-bedroom@1,081 sq. ft. 4 3-bedroom@1,304 sq. ft.
Corner Unit	1 2-bedroom@ 1,820 sq. ft.	1 2-bedroom@ 1,820 sq. ft.
Loft Units		6 1-bedroom@ 880 sq. ft. 6 3-bedroom@ 1,810 sq. ft.
House 1	4 3-bedroom@ 2,080 sq. ft. 4 3+bedroom@ 2,560 sq. ft.	2 3-bedroom@ 2,080 sq. ft. 4 3+bedroom @ 2,560 sq. ft.
House 2	3 3-bedroom@ 2,100 sq. ft.	3 3-bedroom@ 2,100 sq. ft.
Parking	22 spaces	60 spaces

As shown in the table, unit sizes have been substantially reduced in both alternatives and the proportion of smaller units has been increased. These changes are especially notable in Site Plan D, which includes six one-bedroom units having an area of 880 square feet.

Summary of Revisions

A number of changes have been made to the project in response to issues raised at the November 12th study session. The more significant changes include the following:

Site Plan Modifications: In both alternatives, parking has been unbundled from the Broadway units, taking the form of a surface parking accessed from Broadway at the north end of the site. This change has allowed the building heights of the Broadway units to be reduced and the

setback from Broadway to be increased. The buildings now feature a horizontal peak height of 25 feet, and a vertical peak of 30 feet. Building setbacks from the sidewalk range from 21-30 feet (or 18-27 feet from the property line). The Broadway units now all feature private rear yards, with the exception of the corner unit.

The interior of the site is accessed from East MacArthur Street from a driveway that leads to a parking court. In Site Plan C, there is a small (five-stall) parking lot off of the private drive, which is where the two site plans begin to diverge. In site Plan D, the private drive is flanked with 12 “Loft” units, divided between two three-story buildings having a height of 30 feet. The Loft buildings are configured with one-bedroom units on the first floor, with three-bedroom units above. The parking needed to support the additional units is provided in an underground lot having 22 stalls. The lot is accessed from East MacArthur Street from a connecting ramp on the east edge of the site.

Within the interior of the site, the arrangement of units around the parking court is the same in both site plans, with the “House” unit types encircling the parking court, an open space area at the northeast corner of the site, and a secondary open space area on the south side of the court.

The corner unit is located somewhat differently between the two site plans, but its design is the same (a narrow three-story building with a height of 30 feet. The “mini-plaza” at the corner of the site, which had been suggested in the previous study session, is eliminated in both alternatives. While staff understands the Commission’s direction to increase the setback for the Broadway units, staff suggests that consideration be given to allowing a reduced setback for the corner building. This would provide a stronger presence at the corner and would also allow for private yard area behind the Corner unit.

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: For the Broadway units, the architecture has been changed yet again in response to Planning Commission comments to the effect that the Craftsman style employed in the November proposal felt overly heavy. These buildings now use simpler forms and have a lighter appearance. To assist in breaking up their mass, these buildings use porches, dormers, and variations in setback. As noted above, the height of the Broadway units has been reduced to 30 feet at the peak. Within the interior of the site, the architecture of the “House” units has not changed. Site Plan D introduces a new 3-story building type configured with one-bedroom units on the first floor, with three-bedroom units above. The two “Loft” buildings feature a stone facing at the first and second floor, with wood facing on the third floor. The buildings would feature flat roofs and a height of 30 feet. As stated in the project narrative, this design was inspired by the Vella Cheese building on Second Street East. Lastly, the “Corner” unit is a relatively narrow three-story building, with stone facing on the first floor and wood facing on the second and third floors. This building is intended to have a height of 30 feet.

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 plans 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

Use/Density: The revised proposal is 100% residential, which is allowed for in the Mixed Use zone. The proposed density range among the two site plans is 12 to 16 units per acre, which is below the maximum of 20 units per acre allowed for in the district. Site Plan C represents 60% of the maximum allowed density, while Site Plan D achieves 80%.

Floor Area and Coverage. The maximum FAR in the MX zone is 1.0. Site Plan C obviously has lesser FAR and building coverage than Site Plan D, but both will come in under the limits.

Setbacks: The minimum front/street-side setback required in the Mixed Use zone is 15 feet, a standard that is met or exceeded.

Height: The height of various building elements ranges from 13 feet, 25 feet, 30 feet, and 34 feet (for some of the "House" units in interior of the site). 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: In Site Plan C, the bungalow units are served with surface parking, while the “House” units feature garages with parking aprons. A total of 47 stalls are provided. In Site Plan D, the bungalow units are served with surface parking, the “Loft” units are served with an underground parking garage, and the “House” units feature garages with parking aprons. A total of 60 stalls are provided. Generally speaking, both site plans appear to comply with the City, but this issue would be examined more closely in future reviews to verify stall sizes, back-up distances, the adequacy of ADA parking, etc.

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, 4 to 6 affordable units would be required of the project, depending on the preferred site plan.

Issue Areas

In the staff reports for previous study sessions on this proposal, staff has provided a lengthy discussion of issue areas. At this time, however, it seems to staff that the issues of interest to the Planning Commission at this stage of the review process are well understood, with the main question being whether the alternative site plans are sufficiently responsive to the concerns and directions provided previously and, if so, which site plan concept s preferred.

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. Minutes of the November 12, 2015 Planning Commission meeting
2. Project Narrative/Site Plan Alternatives/Elevations/Floor Plans

Applicant/Property Owner: Strata AP/Martin & Alicia Herrick

The application was withdrawn by the applicant.

Item #5 – Study Session – Study session on a proposal to develop a 25-unit multi-family project on a 1.86-acre site at 870 Broadway

Applicant/Property Owner: Olympic Residential Group

Chair Willers recused due to proximity and left the room.

Planning Director Goodison presented staff's report.

Chair Felder opened the item to public comment.

Dan Diebold, the applicant, and Alex Seidel, the project architect reviewed the changes made to the proposal in response to the comments received at the previous study session.

Matt Howarth, neighbor/former Planning Commissioner, recommended smaller residential units since the intent for mixed use zoning sites is higher density workforce housing. He attended the developer-sponsored meeting last Thursday night.

Carol Marcus, resident, appreciated the applicant meeting with the neighbors and agreed with Matt Howarth's comments about not supporting the proposed use for the site. She is of the opinion that the developer should give something back to the City on this important site. She objected to the concept of "shared walls single family homes".

Patricia Cullinan, resident, is concerned that an urban development will detract from the character of the town since the Broadway corridor is listed on the State Register of Historic Districts.

Victor Conforti, local Architect/resident, opposed the proposed housing plan. He owns a building on Broadway and has designed many buildings in Sonoma over the years. He felt the proposal under consideration did not fit the criteria for a mixed-use zoning site and suggested that the developer should focus on more affordable housing in the range of 500-700 square foot units.

Michael Ross, neighbor, felt the described project did not meet the spirit of the mixed use zone and improvements to the number of units and size should be made. He recommended a workforce housing concept and more green space.

Kelso Barnett, resident/DRHPC Chairman, echoed the comments of the previous speakers and is disappointed with the proposal for the development for the site. He cited the following reasons: all residential housing units is not the intention for the mixed-use zone, deterioration of the cultural and historic significance of the site, product, units that are too large and too expensive, massive scale of buildings, no common good since there are no retail opportunities or jobs for residents.

Jack Wagner, resident, agreed with Matt Howarth and Kelso Barnett that workforce rental housing should be the main focus for the site development.

Chair Felder closed the item to public comment.

Comm. Roberson noted that it is an important and a tough project. When he thinks about the existing and future character of Broadway, one concern that comes to his mind is the noise complaints received from residents on Broadway, so he is concerned about developing this site with residential from that perspective. Another issue that occurred to him when he saw this project was to ask what happened to the stone wall? He appreciated that the earlier proposals proposed to re-use stone from the site. Then there is the question of the City's intention in designating this site for mixed use. In his view, the balance of the benefit seems to be leaning toward the developer, not the community. The site is visually prominent and how it is developed will be an important statement. He has concerns about an all-residential project with a 36-foot building height with a long face on the site. Just north of the site, building heights drop down. However, he is not one to say that the same building types used in the past must happen again. Architectural styles evolve, but this project feels visually intense. Having a project that will contribute to the vitality of Broadway is important and he is not sure how this project does that. In addition, he has some concern about the prospect vehicles cutting through the site. While the proposed project has many features that he likes, he is not sure it fully rises to the challenge of the site.

Comm. Cribb stated that the comments he made at the previous meeting have not been changed much by this revision. He remains concerned about the massing of the project, especially along Broadway. He regrets that there is no commercial component, but recognizes that this applicant does not wish to incorporate that element. In his view, the project needs to bring something to the community and in his view the City does not need more 2000 square-foot plus residences. He would prefer to see a greater variety in unit sizes, in particular a larger number of smaller units and preferably a higher density. Looking back to the four-story building centered on the site that was on the property historically, he felt that a similar approach, but in the form of high density housing, would work on the site today and would be viewed as acceptable by the community.

Comm. Wellander stated that he attended the neighborhood meeting hosted by the developer last week, which was helpful in getting a sense of where the project was heading. This is a challenging site and it is important not to get caught in the idea that anything would be better than what is there now. Broadway is boulevard and in that sense it lends itself to larger buildings, but the site also needs to be viewed in the context of nearby development. He appreciates many aspects of the current proposal including the fact it addresses parking demand realistically, in contrast to the mixed-use proposals, which were lacking in that regard. While he feels that the mini-plaza at the corner looks good, he is concerned that high school students might tend to hang out there. With regard to the specific uses, he goes back and forth in that mixed-use lends vitality, but the site may not be large enough to accommodate that concept. He agrees with comments that the project should provide a better mix of unit sizes. He wants to get the project right, but he feels that the current proposal needs to go further. He is concerned that the massing does not relate to the surrounding neighborhood.

Comm. Coleman stated that there is a visual rhythm to the Broadway corridor that blends residences and businesses. The site is prominent and has an interesting history. He could see the site being developed with a recreational facility that would benefit young people in the community. As with other Commissioners, he feels that the current proposal includes too many larger, three-bedroom units. He would like to see more two-bedroom units. He is concerned that the corner mini-plaza would be a magnet for high-school students. Visually, he does not feel that the project would blend in with its surroundings.

Comm. McDonald thanked the developer for returning and for making changes to the plan that responded to a number of comments received at the previous meeting. The circulation has improved and additional open space has been provided. While this is a better version of what the Commission saw at the previous meeting, he still has concerns about the interface of the units on Broadway and the existing historical homes elsewhere on Broadway. In his view, the massing on Broadway still needs to be scaled back, with three-story elements centered on the site. The project is still set too close to Broadway. He too feels that the mini-plaza on the corner is problematic. He would prefer a building presence on the corner. In his view, the townhomes feel too urban for this setting and the open spaces in the front of the buildings are too small as proposed. The dormer roofs do bring the massing down but there is nothing like that on Broadway and in his view the hipped roof approach used in the earlier plan is superior.

Comm. Heneveld concurred with Comm. McDonald that it is a nice look but not for the Broadway Corridor. The step-up approach to the townhomes results in too much height. He is concerned that people will park on the site frontage. He would like to see the taller buildings placed toward the back of the site, with a reduction in building heights along Broadway.

Chair Felder stated that he shared many of the views expressed by his fellow Commissioners. While there were a lot of problems with the previous mixed-use proposals, it seems that several members of the Planning Commission may not be ready to give up on that concept. Because the property has a mixed-use zoning it does present an opportunity for the development of smaller, more affordable units, which is a direction that needs to be pursued. It is clear that the Commission still has concerns about the massing of the units adjoining Broadway. The long townhome element so close to the street is problematic. He would prefer to see smaller units that are set further back from the street.

Planning Director Goodison stated that it would be useful to hear whether the Planning Commission would support a 100% residential project, assuming that it included a substantially greater component of smaller units and was responsive to the other concerns that had been expressed.

Comm. Roberson stated that there should be greater diversity in unit sizes and even a greater intensity, but with reduced height and greater setbacks on Broadway.

Chair Felder asked for a straw poll:

Comms. Heneveld, Roberson, McDonald, Cribb, Wellander, Felder, Coleman stated that, in principle, they could support a purely residential project for the site.

Dan Diebold, the applicant, thanked the Planning Commission for its input.

Chair Willers returned to the dais.

Issues Update:

Staff distributed an issues update memo to the Planning Commission.

Comments from the Audience: None

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

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

A0.0.1 PROJECT INFO
A1.0.1 CONCEPTUAL SITE PLAN C
A1.0.2 CONCEPTUAL SITE PLAN D
A2.1.1 CONCEPTUAL ELEVATIONS
A3.1.1 CONCEPTUAL UNIT PLANS

PROJECT INFORMATION

ZONING: MU DISTRICT
LOT AREA: 81,031 SF / ± 1.86 ACRES
BUILDING COVERAGE: 29.6 %
APN: 018-412-025
018-412-030

ALLOWABLE FAR: 1.0 or 81,031 SF
ALLOWABLE DENSITY: 20 DU /ACRE

DUA: 16.13 DU/ACRE

PROJECT NARRATIVE

MacArthur Court is planned as a residential community of townhouses and residences. A mixture of housing types and sizes are proposed including flats, townhouses, and houses that provide one, two, and three bedroom options. The community is designed as a small neighborhood with a variety of building types and varying architectural characters. A network of pedestrian walkways, courtyards and open spaces will create a high quality, attractive residential environment appropriate to this unique location in Sonoma. The proposed community will provide an additional affordable housing resource to the City with six designated affordable housing units.

Two story townhomes will face onto Broadway in a pair of "Bungalow" buildings that incorporate porches, bay windows and dormers similar to older homes found on Sonoma's East Side and along Broadway. These buildings have a larger setback than required to be compatible with other properties in the vicinity. The intent is to reinforce a more continuous and appropriate urban design character on Broadway, where there is now a large gap created by paved parking lots and obsolete commercial structures. A pedestrian Mews has been introduced between the Bungalow units and the houses to the east, which provides a pleasant and convenient tree lined pedestrian access to the Bungalow units. All the units have private yards.

A unique Corner Building is designed to anchor the intersection of Broadway and MacArthur Street. The ground floor of the building is designed as a flexible space that could be a studio, home office or other use.

A pair of buildings containing flats and townhouses are located facing MacArthur Street. Parking for these units is located below grade. The three story buildings present a two story stone wall (with an attic story above) to the street, reminiscent of old commercial structures found in Sonoma, such as the Vella Cheese Factory, for instance. Each unit has a private yard or deck.

The eastern portion of the site is planned as three bedroom homes grouped around a landscaped courtyard that also provides vehicular access. Most of the houses are two story. Four of the houses have a setback third loft level. The wood clad gabled houses each have a front entry porch, as well as a backyard. Each also contains 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, and a community garden.

PROJECT TABULATION - SITE PLAN D

PARKING REQUIRED

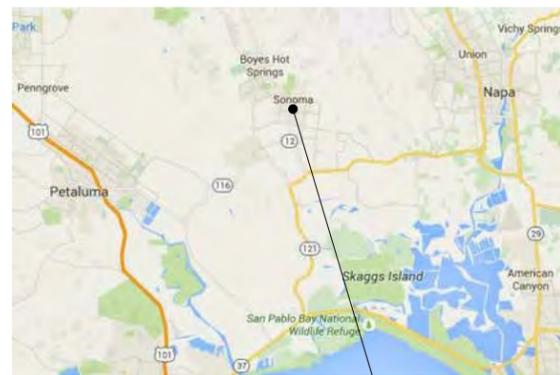
1BR	6 x 1.5	9
2BR	5 x 2	10
3BR	10 x 2	20
HOUSES	9 x 2	18
		57 REQUIRED

PARKING PROVIDED

ON GRADE	19
TUCK UNDER	1
BELOW GRADE	22
HOUSES	18
60 PROVIDED	

	BROADWAY BUNGALOWS	CORNER	MACARTHUR LOFTS	HOUSE 1	HOUSE 2	
1BR			6 @ 880 sf			6
2BR	4 @ 1081 sf	1 @ 1820 sf				5
3BR	4 @ 1304 sf		6 @ 1810 sf	2 @ 2080 sf	3 @ 2100 sf	15
3BR+				4 @ 2560 sf		4
	8	1	12	6	3	30

AREA MAP



PROJECT SITE

VICINITY MAP



PROJECT SITE

MACARTHUR COURT

SONOMA, CALIFORNIA



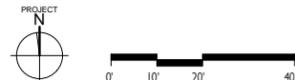
PARKING REQUIRED

2BR	5 x 2	10
3BR	6 x 2	12
HOUSES	11 x 2	22
		44 REQUIRED

PARKING PROVIDED

ON GRADE		24
TUCK UNDER		1
HOUSES		22
		47 PROVIDED

	BROADWAY BUNGALOWS	CORNER	HOUSE 1	HOUSE 2	
2BR	4 @ 1081 sf	1 @ 1820 sf	4 @ 2080 sf	3 @ 2100 sf	5
3BR	6 @ 1304 sf		4 @ 2560 sf		13
3BR+					4
	10	1	8	3	22





PARKING REQUIRED

1BR	6 x 1.5	9
2BR	5 x 2	10
3BR	10 x 2	20
HOUSES	9 x 2	18
		57 REQUIRED

PARKING PROVIDED

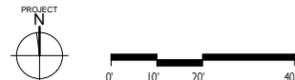
ON GRADE	19
TUCK UNDER	1
BELOW GRADE	22
HOUSES	18
60 PROVIDED	

	BROADWAY BUNGALOWS	CORNER	MACARTHUR LOFTS	HOUSE 1	HOUSE 2	
1BR			6 @ 880 sf			6
2BR	4 @ 1081 sf	1 @ 1820 sf		2 @ 2080 sf	3 @ 2100 sf	5
3BR	4 @ 1304 sf		6 @ 1810 sf	4 @ 2560 sf		15
3BR+						4
	8	1	12	6	3	30

EAST MACARTHUR STREET

3 STORY "MACARTHUR LOFTS"

BELOW GRADE PARKING GARAGE





HOUSE 1A + 1B - ELEVATION (HOUSE 2 SIMILAR TO 1A)



MACARTHUR LOFTS - ELEVATION - (2 BUILDINGS)

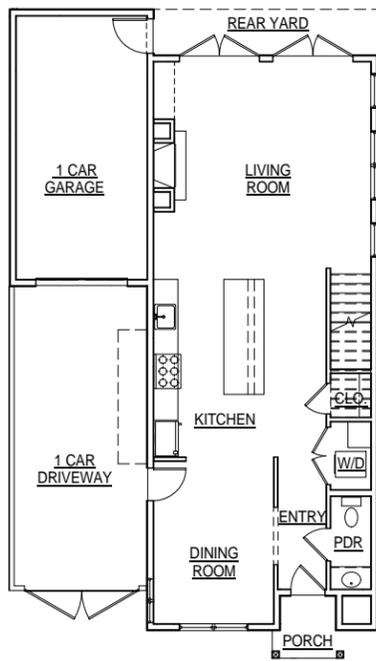


CORNER BUILDING - ELEVATION

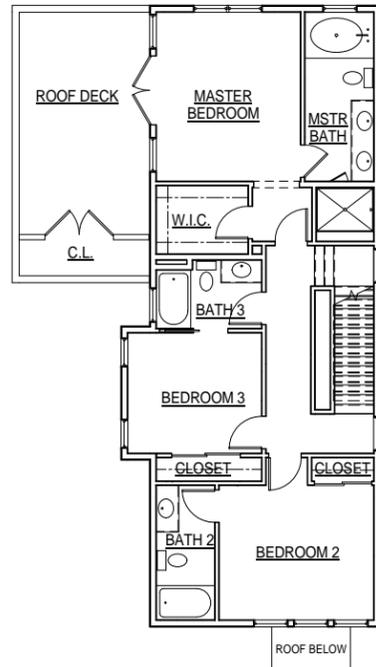


BROADWAY BUNGALOW - ELEVATION - (2 BUILDINGS)

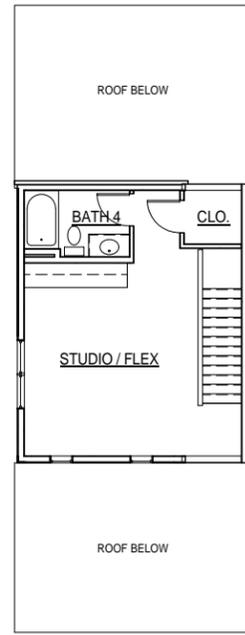




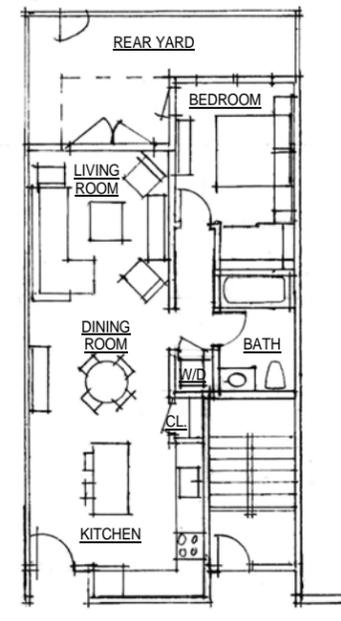
HOUSE 1 (A & B) - 1ST FLOOR



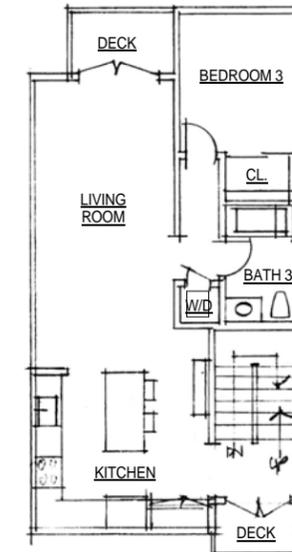
HOUSE 1 (A & B) - 2ND FLOOR



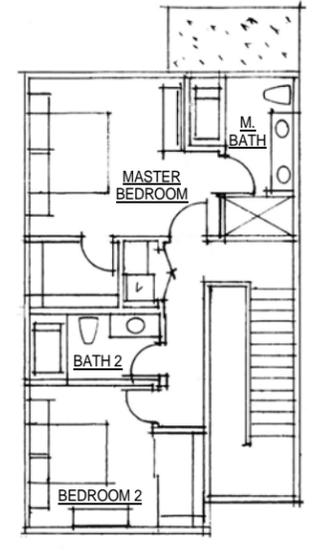
HOUSE 1B - 3RD FLOOR



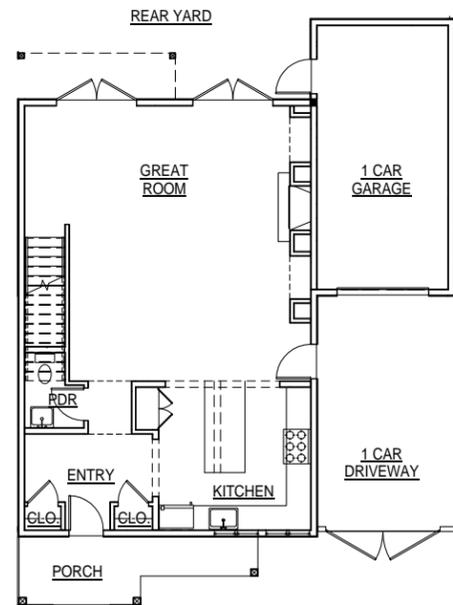
MACARTHUR LOFTS - 1BR



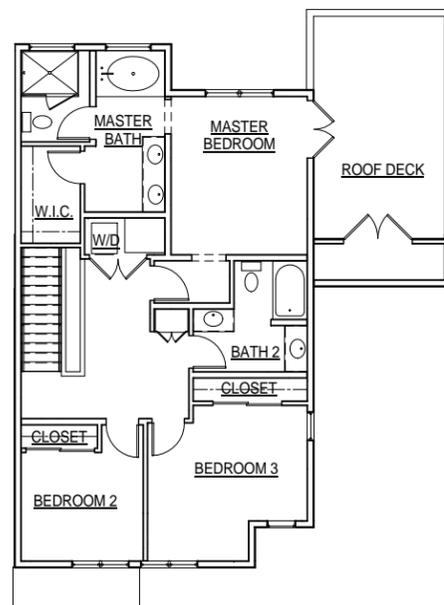
MACARTHUR LOFTS - 3BR LOWER



MACARTHUR LOFTS - 3BR UPPER



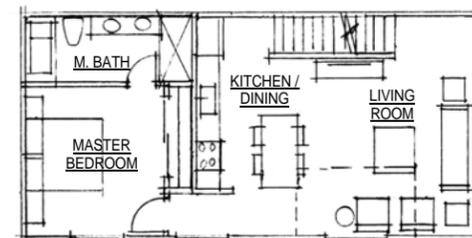
HOUSE 2 - 1ST FLOOR



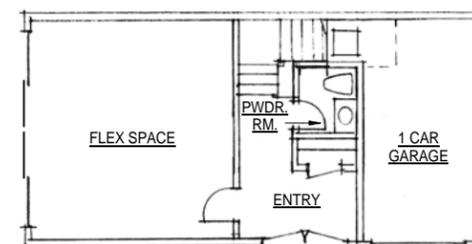
HOUSE 2 - 2ND FLOOR



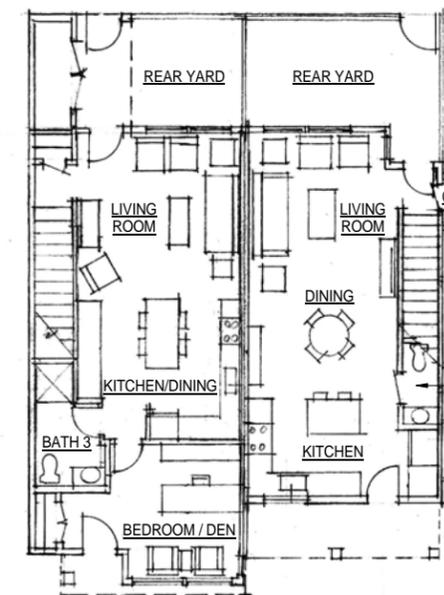
CORNER UNIT - 3RD FLOOR



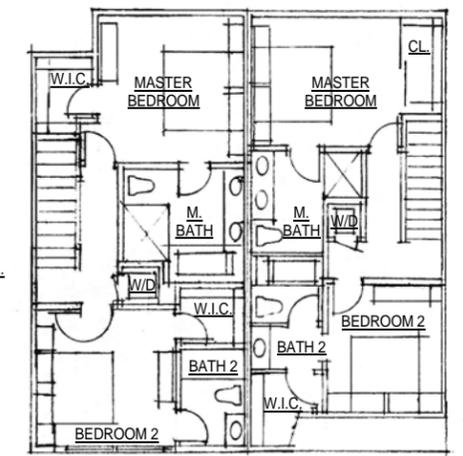
CORNER UNIT - 2ND FLOOR



CORNER UNIT - 1ST FLOOR



BROADWAY BUNGALOW - 1ST FLOOR



BROADWAY BUNGALOW - 2ND FLOOR

