

September 14, 2017  
Agenda Item #4

## **M E M O**

**To:** Planning Commission

**From:** David Goodison, Planning Director

**Re:** Preliminary review of an application for a mixed-use development proposed for 870 Broadway consisting of 10 apartment units, 29 townhomes, and 4,100 square feet of commercial space, including consideration of the scope of environmental review

### **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 and 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of use, parking adequacy, and conformance with the design guidelines for the Broadway Corridor and was ultimately withdrawn. Subsequently, the property owner brought in a different development team, with the focus on a purely residential proposal featuring 22-30 multi-family residences. Three iterations of this concept were reviewed by the Planning Commission over the course of 2014/15, but it too was ultimately dropped, because many Planning Commissioners felt that the mix of unit sizes was excessively weighted toward larger units. In addition, several members of the Planning Commission expressed a preference for a project having a commercial component.

### **Property Description and Environs**

The proposed project, now known as Sonoma Gateway, is proposed for a 1.86-acre site at the northeast corner of Broadway and MacArthur Street. (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 residence 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.

### **Development Concept**

The proposal envisions the redevelopment of the site with a mixed-use development featuring 39 multi-family residences and a 4,100-square foot commercial space. The development plan places a mixed-use building at the southeast corner of the site, aligned with Broadway. The lower floor would consist of the commercial space, with ten one-bedroom apartments located on the second floor. This building would have a height of 33 feet, nine inches. The remaining 29 residences would take the form of townhomes. The units would be grouped in eight clusters, wrapping around the mixed-use building. These would all be three-story buildings with a height of 35 feet. 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.

<b>Unit Type</b>	<b># of Units</b>	<b>Living Area (sq. ft.)</b>	<b># of Bedrooms</b>	<b>% of Total</b>
Apartments	10	486	1	26%
Townhome A	8	1,261	2	20%
Townhome B	8	1,386	3	20%
Townhome C	13	1,458	3	34%

As shown on the table, unit sizes (excluding garage area) range from 486 square feet to 1,458 square feet. The townhouse units all feature tuck-under 2-car garages. A network of interior sidewalks would allow pedestrian circulation throughout the site, including access to three common space areas. For vehicular circulation, two main access driveways are proposed, one on Broadway and one on East MacArthur Street. These access points would be connected with internal private drives, including a landscaped parking court. Each townhouse unit would have a two-car garage and eleven additional covered parking spaces would be located on the east side of the mixed-use building. In addition, 24 uncovered parking spaces are proposed, for a total of 93 spaces. To accommodate the proposed development, all structures on the site would be demolished.

### **General Plan Consistency**

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, with higher densities allowed with a density bonus in conjunction with the provision of affordable housing. The applicants are proposing to provide nine affordable units, which qualifies for a density bonus allowing the proposed density of 21 units per acre. Although the development concept of a multi-family use with a commercial component is basically 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.

## **Development Code Standards**

*Use/Density:* The proposed density is 21 units per acre, which exceeds the normal maximum of 20 units per acre allowed for in the district. However, the applicants are proposing to provide nine affordable units, which under State law qualifies the project for a density bonus.

*Floor Area and Coverage.* The maximum FAR in the MX zone is 1.0. The project would result in a FAR of approximately 0.87, which is compliant. The maximum allowed building coverage in the MX zone is 60% of total lot area, a standard that is met as the project would result in coverage of 34%.

*Setbacks:* The minimum front/street-side setback required in the Mixed Use zone is 15 feet, a standard that is met. The rear yard setback in the Mixed Use zone is also 15 feet (except when abutting a property having a residential zoning) and this standard is met as well.

*Creek Setback:* Pursuant to Section 19.40.020.D.1 of the Development, a 30-foot setback is required from top of the bank along Nathanson Creek. For the most part, this standard is met, although a small yard area is proposed to extend into the setback area.

*Open Space:* All of the units feature decks and porches and three common open space areas are provided, for a total of 15,822 square feet of open space on the site. The minimum requirement for residential open space in the Development Code is 300 square feet per unit, a ratio which the project exceeds.

*Height:* The commercial building has a height of 34 feet, while the townhomes are proposed with a height of 35 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. This allowance is at the discretion of the Planning Commission.

*Parking:* Each of the townhome units has a two-car garage, eleven covered spaces adjoin the commercial building, and 24 uncovered parking spaces are placed along the interior drives, for a total of 93 parking spaces. The normal minimum parking requirement for 39 multi-family units would be 73 spaces, while parking requirement for 4,100 square feet of commercial building area amounts to 14 parking spaces, for a total of 87 parking spaces. The 93 parking spaces provided for in the site plan, exceed this number.

*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. Nine affordable units are proposed, qualifying the project for a density bonus. With respect to the design and location of inclusionary units, the Development Code provides the following guidance:

*19.44.050 Location of inclusionary and bonus units.* As required by state law (Government Code Section 65915(g)), the location of density bonus units within the qualifying project may be at the discretion of the developer. Normally, inclusionary affordable units should be

reasonably dispersed throughout the development and should be compatible with the design or use of the market-rate units in terms of appearance, materials, and finish quality. The clustering of affordable units may be permitted by the planning commission, when consistent with the design and site planning characteristics of a particular development.

The applicants are requesting that the inclusionary units be clustered as upper floor apartment units.

*Condominium Map.* The project is proposed to be subdivided as a condominium, not as a Planned Development.

## **Issue Areas**

The following issues have been highlighted by staff in order to generate discussion and feedback. 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.

*Design and Visual Compatibility.* The Development Code sets forth a number of design directions for new development in the Broadway Planning Area against which this project will need to be evaluated. As a mixed-use project proposed with a density bonus, this project is more intense than the lower density, 100% residential development that the Planning Commission reviewed previously. In addition, the placement of the mixed-use building at the southeast corner of the site is intended to make a strong visual statement. However, the clustering and arrangement of buildings 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 and two additional common open space areas are proposed on the Broadway and Est MacArthur Street frontages. 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 set forth in the project narrative, the project architecture incorporates elements of the craftsman style, with wood siding and stone accents.

*Range of Unit Sizes.* As discussed above, the proposal features smaller unit types, including ten one-bedroom apartments with an area of 486 square feet each. The townhome units are larger, but none of them exceeds 1,500 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. With regard to parking, the total number of spaces provided

exceeds the parking standards set forth in the Development Code. In staff's view, consideration, should be given to reducing the number of parking spaces somewhat, especially given that the project is a mixed-use development, which allows for shared parking between the residential and commercial components.

*Commercial Uses.* In the Mixed Use zone, most commercial uses are subject to Use Permit review. The project narrative does not address the type of commercial uses that are desired for the space, but this needs to be a consideration in the review of the project, especially if a coffee shop or other food serving use is contemplated.

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

## **Environmental Review**

The proposed project is subject to environmental review. Because the project site is already developed and located within an urbanized area, the range of environmental issues is limited. Staff has identified the following topics areas as requiring additional analysis:

- *Visual Compatibility:* A visual assessment, including photo-simulations, will be prepared.
- *Cultural Resources:* A Cultural Resources Evaluation commissioned by the applicant concludes that the buildings on the site are not historically-significant. This analysis will need to be peer-reviewed. In addition, an archaeological analysis will be required.
- *Hazards:* A Phase 1 environmental analysis was been prepared in 2011, which found the presence of contaminants resulting from former automobile-related uses on the site. Soils testing was done and contaminated soils were removed. As part of the environmental review of the project, staff will verify that all recommended remediation has been completed.
- *Noise:* Because of the project's location Broadway, an acoustic analysis will be required to demonstrate compliance with State and local noise standards.
- *Traffic and Transportation:* A traffic study will be required, to include review by Caltrans.
- *Utilities (water and sanitation):* The applicants will need to submit a water demand analysis. In addition, the project will be referred to the Sonoma Valley County Sanitation District for review and comment.

Staff will prepare an initial study examining these issues for review by the Planning Commission in a subsequent meeting. Depending on the outcomes of the analysis, a mitigated negative declaration may be recommended.

## **Recommendation**

Staff recommends that the Planning Commission direct staff to prepare an Initial Study, addressing the topics identified above and any others deemed necessary by the Commission. In

addition, this is an opportunity for the Planning Commission to provide feedback with respect to site planning and design.

Attachments

1. Project Narrative
2. Site Plan/Tentative Map
3. Elevations/Floor Plans

**PROJECT DESCRIPTION:  
870 Broadway**

**Existing Condition:** The project would be constructed on the site at 870 Broadway, which is comprised of two parcels and has an area of 1.86 acres, with frontage on Broadway and East MacArthur Street. The site is roughly square-shared, except that it appears that a parcel was divided off of the west side (fronting East MacArthur Street) and subsequently developed with a single-family residence. The site had been used for auto sales, rentals, and repairs since 1925, but that use closed approximately three years ago. Development on the property 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 870 Broadway lies within a creek setback area associated with Nathanson Creek.

**Proposed Project:** The project would consist of 39 residential units and a commercial space. There would be 29 townhome units in eight buildings. These units would range in size from 1,261 square feet to 1,458 square feet and have a two-car attached garage. The units would be three story in height. There are 10 one bedroom apartments over a 4,100-square foot commercial space in a single building. The apartments are one bedroom and 486 square feet in size. Each unit would have a single covered parking space.

	# of Units	Size	#BR/#BA	Total S.F.
Plan A	10	486	1/1	4,860
Plan B	8	1,261	2/3	10,088
Plan C	8	1,386	3/3	11,088
Plan D	13	1,458	3/3.5	18,954
<b>TOTAL</b>	<b>39</b>			<b>44,990</b>

**General Plan Policies**

As noted above, the site has a land use designation of “Mixed Use,” a designation that is intended to accommodate uses that provide a transition between commercial and residential districts, to promote a pedestrian presence in adjacent commercial areas, and to provide neighborhood commercial services to adjacent residential areas. The designation allows a density up to 20

residential units per acre and a residential component equal to 50% of the area of new construction is normally required in new development, unless a reduction or an exemption is granted by the Planning Commission through the use permit review process. Hotels, retail uses, and multi-family development are identified as a conditionally-allowed uses.

**Development Code Consistency**

**Mixed Use Zone.** The site is zoned Mixed Use (MX). The MX zone is intended to allow for higher density housing types, such as apartments and condominiums, in conjunction with commercial and office development, to increase housing opportunities, reduce dependence on the automobile, and provide a pedestrian presence in commercial areas. Hotels, retail uses, and multi-family dwellings are allowed in the MX zone, subject to review and approval of a Use Permit by the Planning Commission.

In excess of 50% of the site is used for the residential component.

**Planning Area Standards and Guidelines.** The property is in the “Broadway Planning Area” as defined in the Development Code. Applicable standards include the following:

**Density:** The maximum residential density allowed in the MX zone is 20 dwellings units per acre. The project proposes 39 units on the 1.86-acre site, representing a density of approximately 20.97 units per acre. The project is proposing to provide an increased number of affordable units in order to increase the density per the state density bonus provision. (See inclusionary housing below)

**Setbacks:** As shown in the table below, the proposed project complies with setback requirements.

<b><i>Building</i></b>	<b><i>South (Streetside) Minimum/Proposed</i></b>	<b><i>West (Front) Minimum/Proposed</i></b>	<b><i>East (Rear) Minimum/Proposed</i></b>	<b><i>North (Side) Minimum/Proposed</i></b>
Comml/Apts (Building 9)	15 feet/15 feet	15 feet/16 feet	15/169 feet	5 feet/150 feet
Building 1	15 feet/234 feet	15 feet/17.5 feet	15 feet/196 feet	9 feet/15 feet
Building 2	15 feet/195 feet	15 feet/115 feet	15 feet/76 feet	9 feet/15 feet
Building 3	15 feet/171 feet	15 feet/17.5 feet	15 feet/196 feet	9 feet/81 feet
Building 4	15 feet/171 feet	15 feet/114 feet	15 feet/95 feet	9 feet/81 feet
Building 5	15 feet/117 feet	15 feet/110 feet	15 feet/81 feet	9 feet/134 feet
Building 6	15 feet/15 feet	15 feet/246 feet	15 feet/15 feet	9 feet/111 feet
Building 7	15 feet/27 feet	15 feet/106 feet	15 feet/100 feet	9 feet/218 feet
Building 8	15 feet/27 feet	15 feet/179 feet	15 feet/29 feet	9 feet/218 feet

The commercial/apartment building is setback 16 feet from Broadway. The porch encroaches 6 feet into the setback but maintains the 10 feet required by code.

The residential structures along Broadway are setback 17.5 feet.



The residential structure along MacArthur is set 27.5 feet back.

The residential buildings adjacent to the north PL have a structure height of 22.5 feet at building edge. As such, the setback must be increased by 4 feet or up to 9 feet. It is at 15 feet.

The residential building adjacent to the east PL is 15 from the east property line

**Floor Area Ratio (FAR)/Site Coverage:** The maximum FAR in the MX zone is 1.0. The project would result in a FAR of 0.87 on the site. The maximum coverage in the MX zone is 60% of the total lot area. The project would result in site coverage of 34%.

**Building Height:** The maximum building height in the MX zone is 30 feet, except that within the Commercial, Gateway Commercial, and Mixed Use zoning districts, a maximum height of 36 feet may be allowed to accommodate third-floor multifamily residential development.

Proposed building heights are as follows:

- Commercial/Apartments: 33 feet 9 inches.
- Residential Buildings 1, 2, 7 and 8: 34 feet 11.5 inches
- Residential Buildings 3, 4 5 and 6: 34 11.5 feet

As proposed, the project would comply with applicable height limits.

**Bicycle Parking:** Bicycle parking is required for new commercial and multi-family development. The project will provide dedicated bicycle parking on site within the northside of the commercial/apartment building. This space will be enclosed and lockable.

**Inclusionary Units:** Developments of five or more residential units must designate 20% of the total number of units as affordable. Therefore, a minimum of seven units within the development must be affordable. As part of the density bonus request, the project will dedicate at least two additional units as affordable. For this five percent increase in affordable units, the project will receive a density bonus of 5.4% or two additional units. Thus, there will be a total of nine affordable apartment units.

**Architecture:** The buildings are designed in a traditional craftsmen style. The residential units incorporate covered stoops and decks as well as stone accents, wood siding and pillars. Pitched roofs add to the traditional look. The commercial building is designed to look more residential in nature with a covered porch and decks. The main facades of all buildings have multiple offsetting planes in order to break up the massing of the buildings.

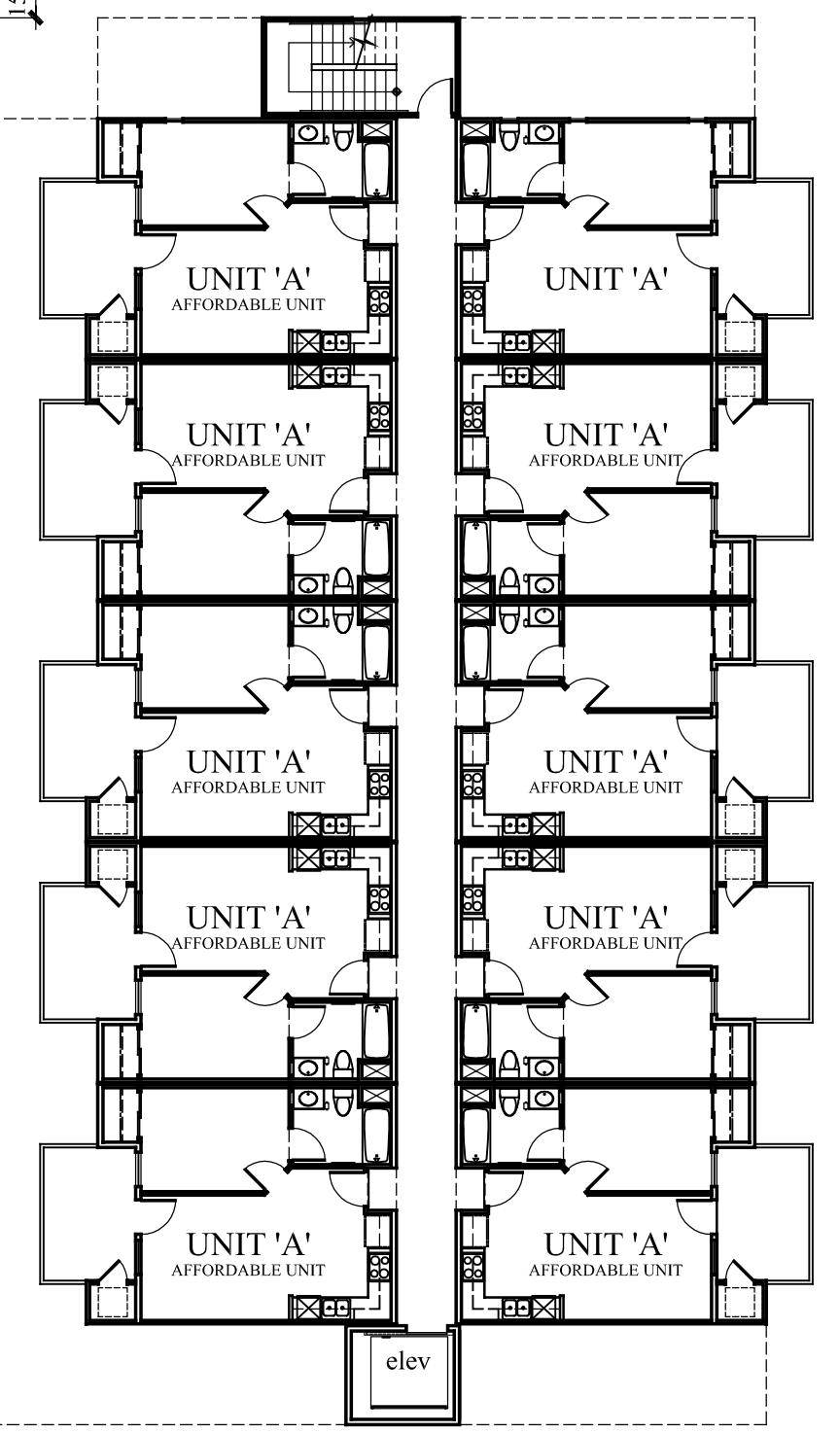
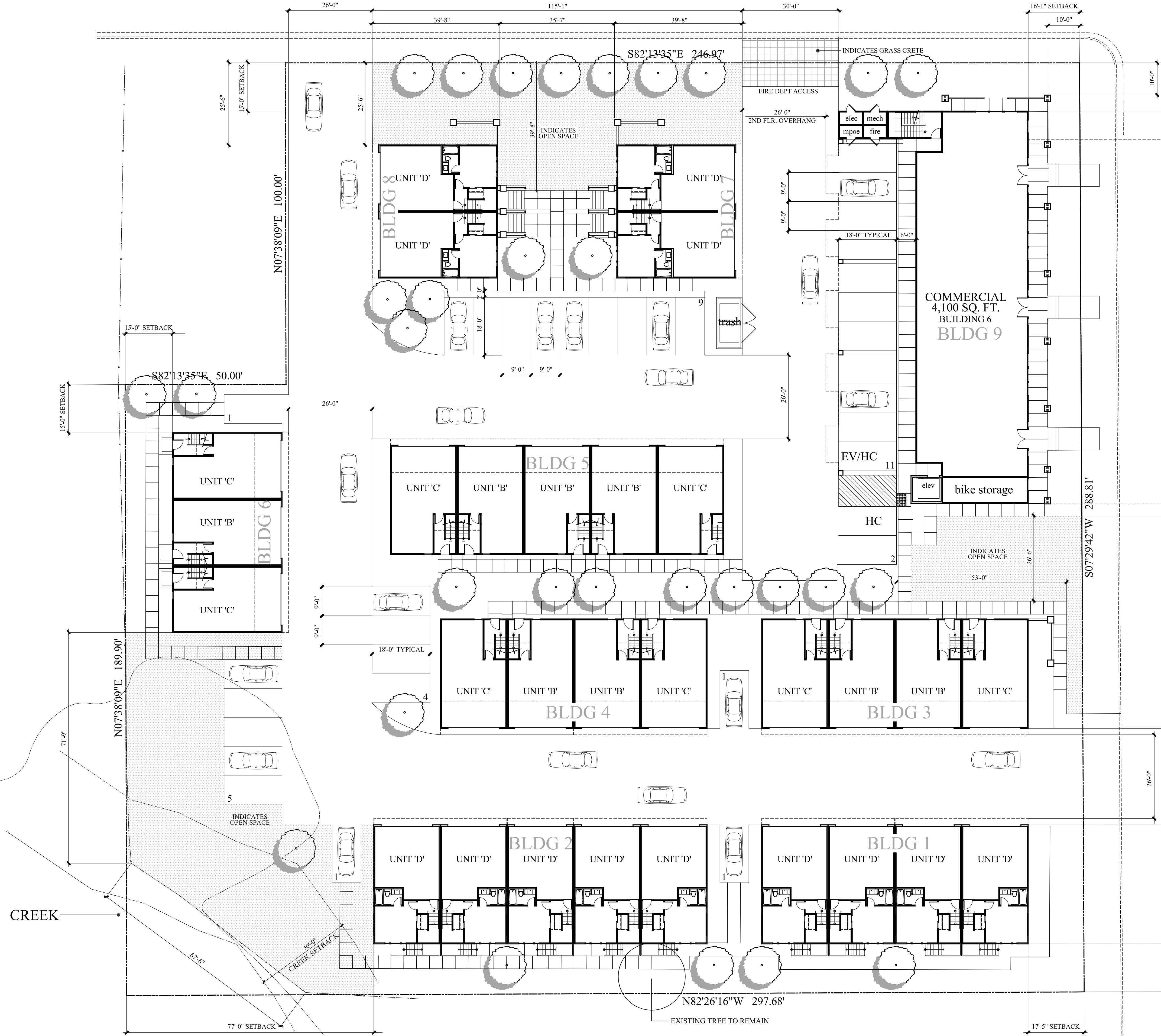
There is a retaining wall required along the Broadway and a portion of the MacArthur frontage of the commercial building. It is the intent of the project to preserve material from the stone foundation of the existing building in the back and use this material as the façade for this retaining wall.

**Parking:** There are a total of 68 parking spaces provided for the residential units and 59 required. (1.5 x 39)

There are 23 guest and commercial spaces provided onsite. In addition to the onsite parking, there is space along Broadway at the north end of the project for 5 additional spaces.

**Open Space:** Per the MX zone in the Broadway Corridor, the project is required to have 300 square feet of open space, This open space may be provide in a combination of private patios/decks and common areas. Each unit has a deck that is a minimum of 7 feet in depth and at least 100 square feet. These decks provide a total of 4,109 square feet of private open space. In addition, there is 11,713 square feet of common open space that meets the requirement of the zoning ordinance. The common open space consists of three separate areas which give every building areas to use within a close proximity. The total open space is 15,822 square feet.

**Trash:** The commercial/apartment building has a trash enclosure for both a recycling and trash bin. The 29 townhomes will be handled with individual toters for trash and recycling. These units will have a dedicated space in the garage for the toters. The site plan was reviewed and approved by Sonoma Sanitation.



SECOND FLOOR PLAN

PROJECT INFORMATION

SITE DATA:  
 SITE: 81,031 SQ. FT.  
 BUILDING COVERAGE: 27,357 SQ. FT.  
 SITE COVERAGE: 34%  
 FAR: 0.87  
 PAVED AREA: 24,491 SF. (30.2%)  
 COMMON OPEN SPACE: 10,407 SQ. FT.  
 PRIVATE OPEN SPACE (EXTERIOR DECKS): 4,109 SQ. FT.

PROJECT DATA:  
 21 (3) BEDRM TOWNHOMES  
 8 (2) BEDRM TOWNHOMES  
 10 (1) BEDROOM APARTMENTS  
 39 TOTAL UNITS  
 4,100 SQ. FT. COMMERCIAL

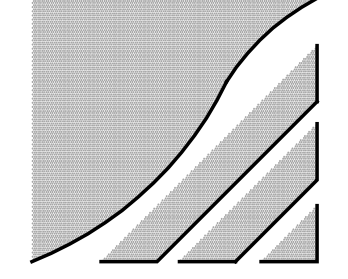
PARKING:  
 69 COVERED SPACES  
 24 UN-COVERED SPACES  
 93 TOTAL SPACES

NOTES  
 ALL EXISTING STRUCTURES  
 TO BE REMOVED

OWNER: Sonoma Gateway Commons, L.P.  
 1010 W. MLK. Jr. Blvd.  
 Austin, TX. 78701

APPLICANT: Broadway & MacArthur, LLC  
 1040 Main Street, suite 100  
 Napa, CA. 94559

SONOMA GATEWAY  
 VESTA PACIFIC DEVELOPMENT

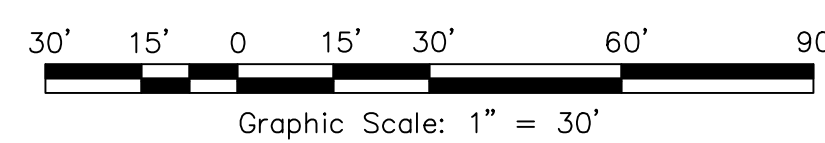
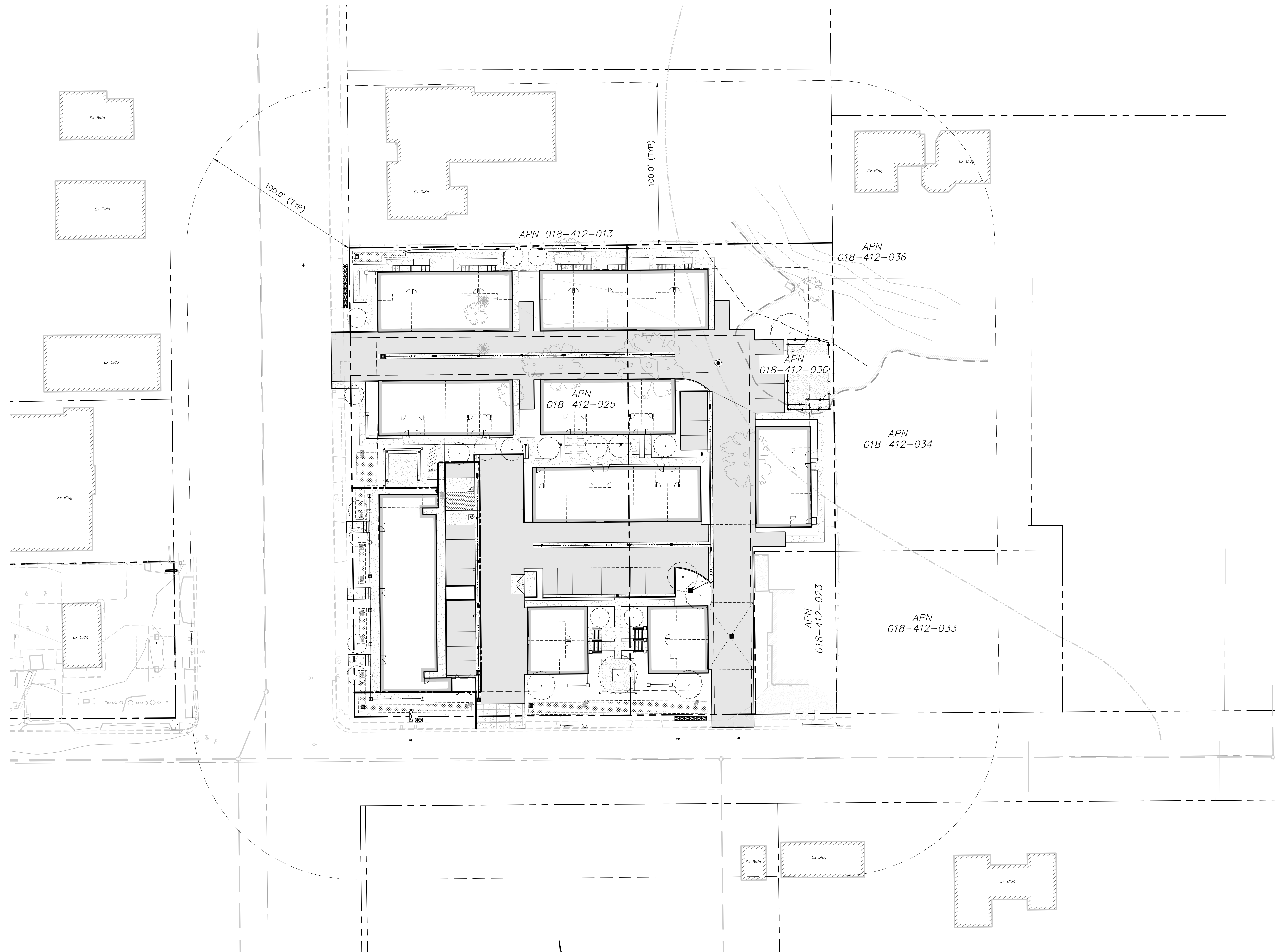


THE MCKINLEY ASSOC., INC.  
 ARCHITECTURE & PLANNING  
 SCALE: 1/16" = 1'-0"  
 AUGUST 14, 2017



UNIT	TYPE	# UNITS	BR/BA	SQ FT	DECKS	PARK'G	TOT. SF
'A'	FLAT	10 (9 TO BE AFFORDABLE)	1BR/1BA	486 SF	100 SF	1-CAR COV. 180 SF	486 SF
'B'	3 STORY TOWNHOUSE	8	2BR/D/3BA	1261 SF	116 SF	2-CAR GAR. 606 SF	1867 SF
'C'	3 STORY TOWNHOUSE	8	3BR/3BA	1386 SF	116 SF	2-CAR GAR. 606 SF	1992 SF
'D'	3 STORY TOWNHOUSE	13	3BR/3.5 BA	1458 SF	101 SF	2-CAR GAR. 426 SF	1884 SF

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**SONOMA BUILDING PROXIMITY EXHIBIT**

VESTA PACIFIC DEVELOPMENT  
 870 Broadway, Sonoma, CA  
 APN 018-412-025 & 030

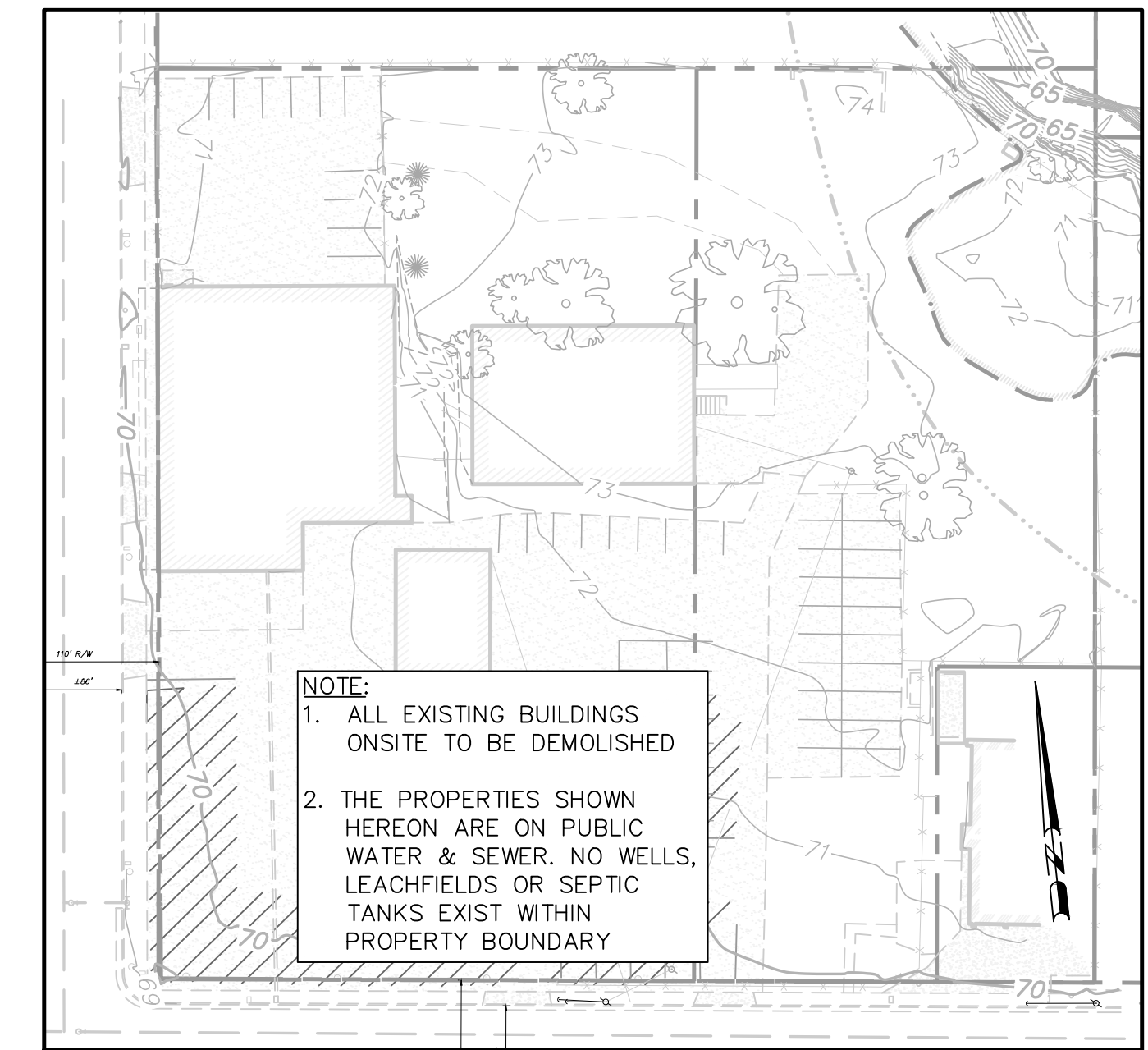
adobe associates, inc.  
 civil engineering | land surveying | wastewater  
 1220 N. Durbin Ave., Santa Rosa, CA 95401  
 P: (707) 541-2300 F: (707) 541-2301  
 Website: www.adobecinc.com  
 "A Service You Can Count On!"

August 14, 2017

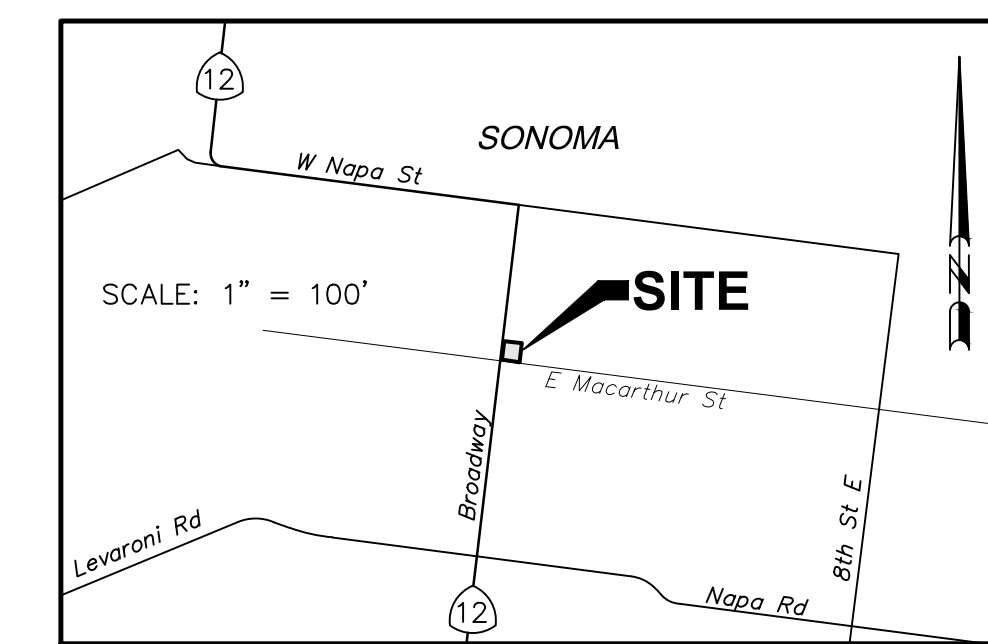


# TENTATIVE MAP SONOMA GATEWAY

870 BROADWAY  
Sonoma, California  
APN: 018-412-025 & 030



**EXISTING CONDITIONS MAP**  
SCALE: 1" = 50'



**LOCATION MAP**  
NOT TO SCALE

**SHEET INDEX**

- C1.0 TENTATIVE MAP
- C2.0 GRADING & DRAINAGE PLAN
- C3.0 UTILITY PLAN
- C4.0 TOWNHOME PLAN

**OWNER**

SONOMA GATEWAY COMMONS LTD  
110 W. MARTIN LUTHER KING JR BLVD  
AUSTIN, TX 78701

**SUBDIVIDER**

MACARTHUR & BROADWAY, LLC  
1818 1ST AVENUE, STE. 100  
SAN DIEGO, CA 92101  
CONTACT: PAM MACKELL  
(619) 238-1134

**ENGINEER**

TIM SCHRAM, RCE 67890  
ADOBE ASSOCIATES, INC.  
1220 N DUTTON AVENUE  
SANTA ROSA, CALIFORNIA 95401  
PHONE: (707) 541-2300  
FAX: (707) 541-2301

**ARCHITECT**

THE MCKINLEY ASSOCIATES  
1818 FIRST AVENUE  
SAN DIEGO, CA 92101  
CONTACT: PAM MACKELL  
(619) 238-1134

**SURVEYOR**

AARON SMITH, PLS 7901  
ADOBE ASSOCIATES, INC.  
1220 N DUTTON AVENUE  
SANTA ROSA, CALIFORNIA 95401  
PHONE: (707) 541-2300  
FAX: (707) 541-2301

**LEGEND**

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
		6" SANITARY SEWER (0.003 MIN SLOPE) & MANHOLE
		4" SANITARY SEWER LATERAL (0.02 MIN SLOPE) & CLEANOUT
		STORM DRAIN & DRAIN INLET (DI)
		GATE VALVE

**ABBREVIATIONS**

AAI	ADOBE ASSOCIATES, INC.	LF	LINEAR FEET
AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BLDG	BUILDING	MRR	MEN'S RESTROOM
BM	BENCH MARK	NTS	NOT TO SCALE
C	COMPACT PARKING	NO	NUMBER
CB	CATCH BASIN	PIV	POST INDICATOR VALVE
CL	CLASS	PL	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
CO	CLEANOUT	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	RCE	REGISTERED CIVIL ENGINEER
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	R/W	RIGHT OF WAY
EG	EXISTING GROUND	S	SLOPE
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EL	ELEVATION	SS	SANITARY SEWER
EX	EXISTING	STA	STATION
FL	FLOWLINE	STD	STANDARD
FG	FINISH GRADE	TC	TOP OF CURB
FS	FIRE HYDRANT	TYP	TYPICAL
FH	FISHED SURFACE	USP	UNDER SEPARATE PERMIT
FSS	FIRE SAFE STANDARD	W	WATER
GB	GRADE BREAK	WM	WATER METER
GR	GRATE	WRR	WOMEN'S RESTROOM
HC	HANDICAPPED	WV	WATER VALVE
IG	INVERT GRATE		

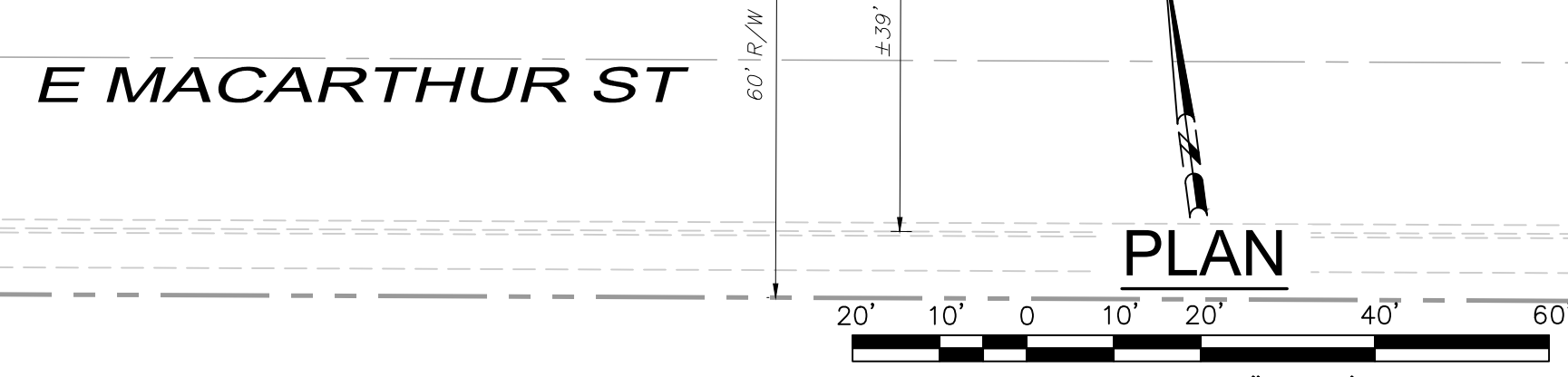
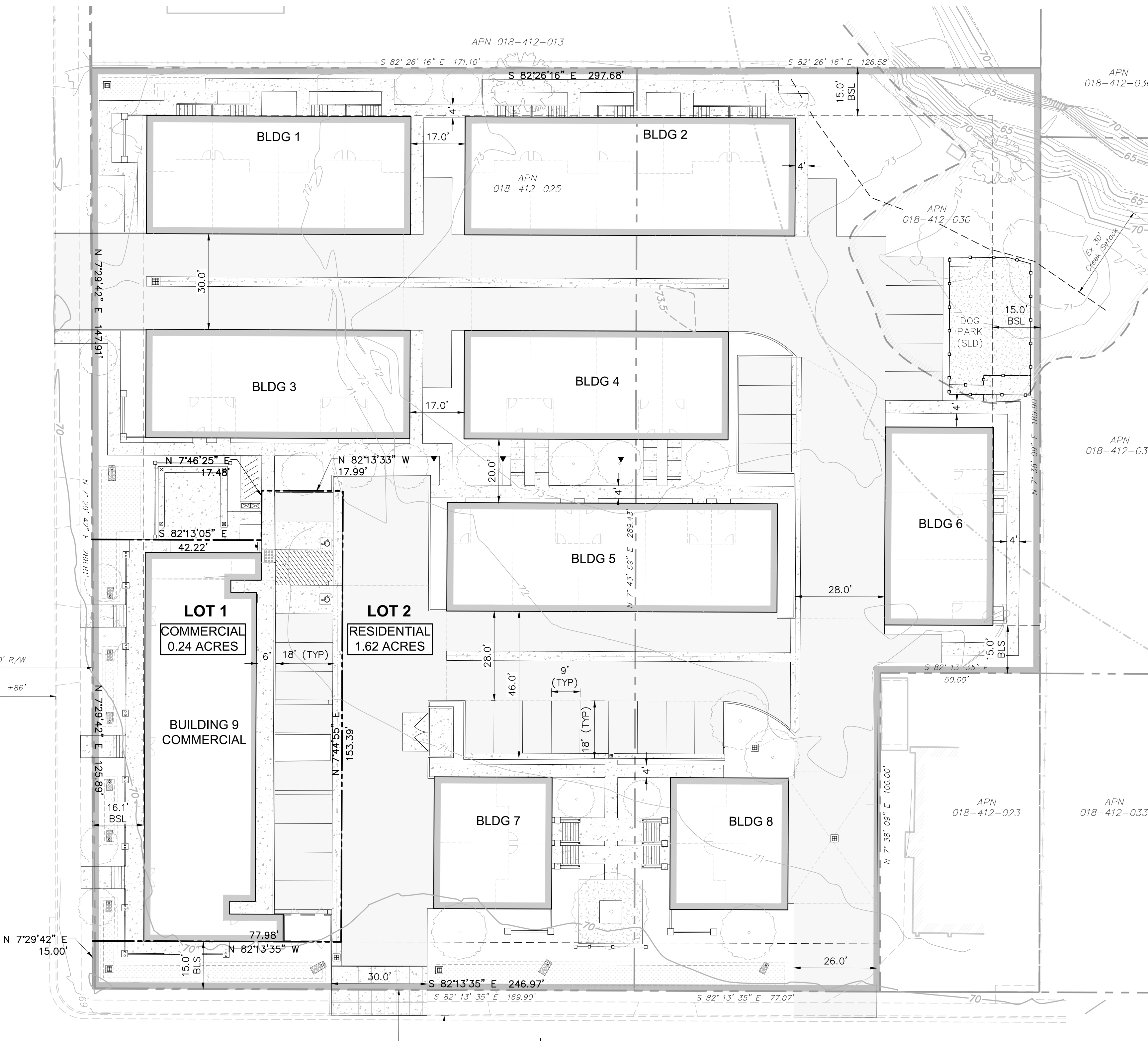
**PAVING LEGEND:**

	AC OVER CL II AB		BIORETENTION AREA
	HARDSCAPE (SLD)		LANDSCAPE AREA (SLD)

- LOT 1:**  
COMMERCIAL
- LOT 2:**  
CONDO PARCEL OF 29 UNITS
- SITE AREA:**  
81,031 SF = 1.86 ACRES
- COMMERCIAL LOT SIZE:**  
10,250 = 0.24 ACRES
- RESIDENTIAL LOT SIZE:**  
70,781 SF = 1.62 ACRES

**BUILDING TYPES:**

- 1 RESIDENTIAL, 3-STORY BUILDING, 34'-11.5" HIGH
- 2 RESIDENTIAL, 3-STORY BUILDING, 34'-11.5" HIGH
- 3 RESIDENTIAL, 3-STORY BUILDING, 34'-11.5" HIGH
- 4 RESIDENTIAL, 3-STORY BUILDING, 34'-11.5" HIGH
- 5 RESIDENTIAL, 3-STORY BUILDING, 34'-11.5" HIGH
- 6 RESIDENTIAL, 3-STORY BUILDING, 34'-11.5" HIGH
- 7 RESIDENTIAL, 3-STORY BUILDING, 34'-11.5" HIGH
- 8 RESIDENTIAL, 3-STORY BUILDING, 34'-11.5" HIGH
- 9 MIXED USE BUILDING 1ST STORY-COMMERCIAL 2ND STORY-APARTMENTS 33'-9" HIGH



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SCALE: AS NOTED

Date: August 14, 2017

Design by: WLR

Drawn by: JCR

Checked by: TJS

SONOMA GATEWAY  
TENTATIVE MAP

870 Broadway  
Sonoma, California  
APN 018-412-025 & 030

Revisions

No.	Date	Description	Approved

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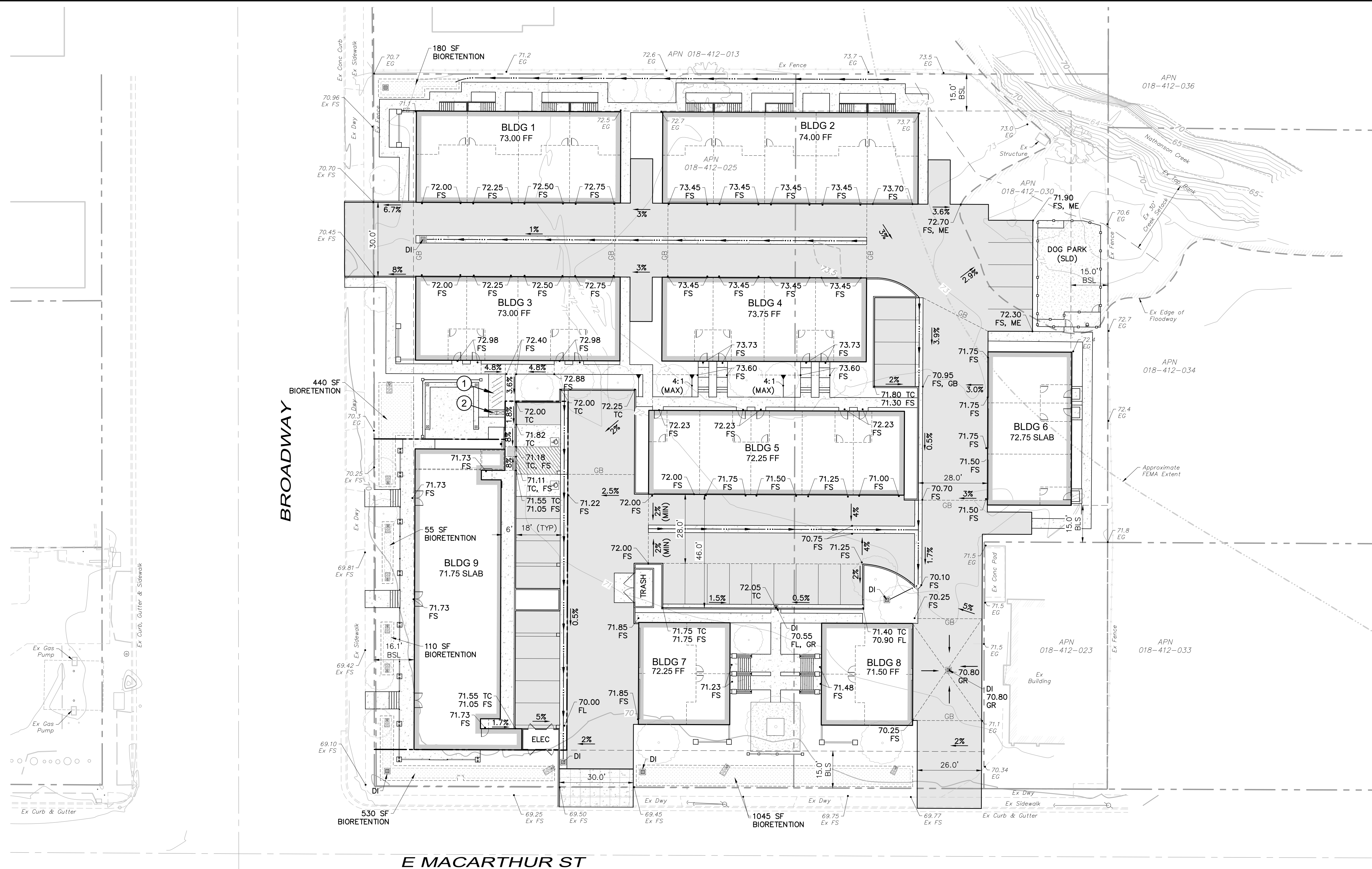
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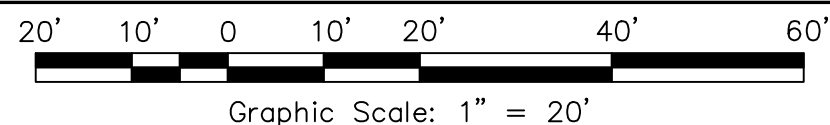
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### GRADING & DRAINAGE PLAN



#### PAVING LEGEND:

- AC OVER CL II AB
- BIORETENTION AREA
- HARDSCAPE (SLD)
- LANDSCAPE AREA (SLD)

#### KEY NOTES:

- ① PROPOSED BIKE RACKS
- ② PROPOSED MAIL BOXES

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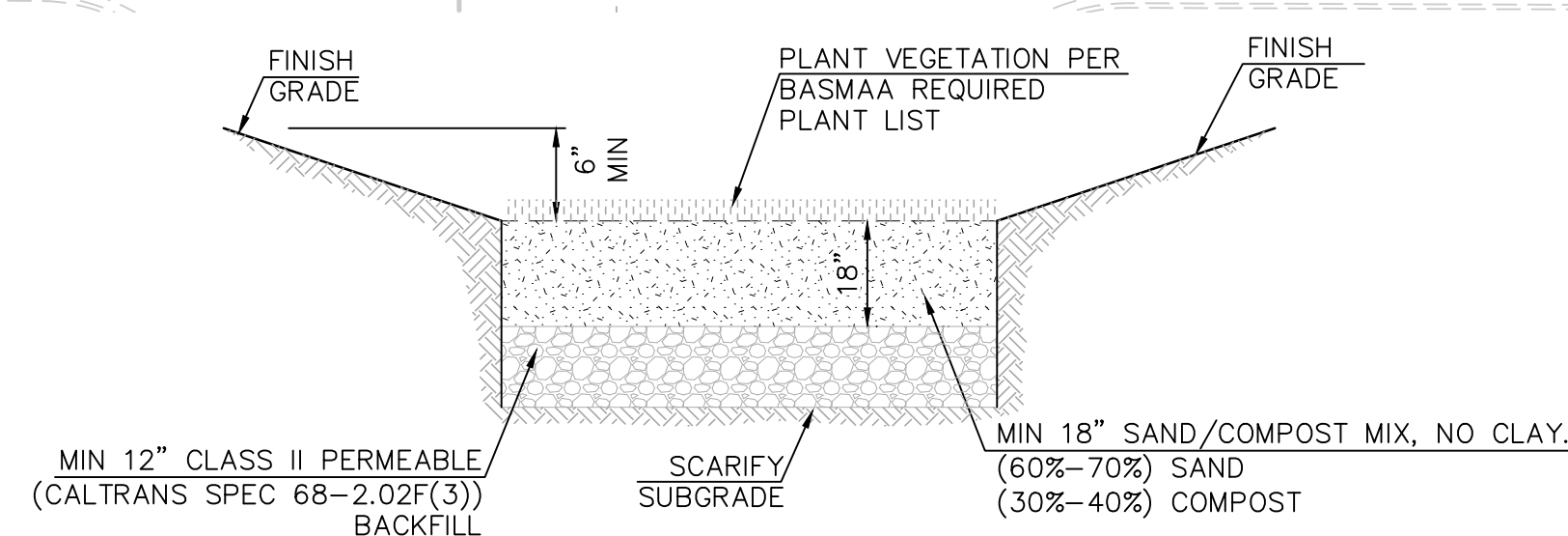
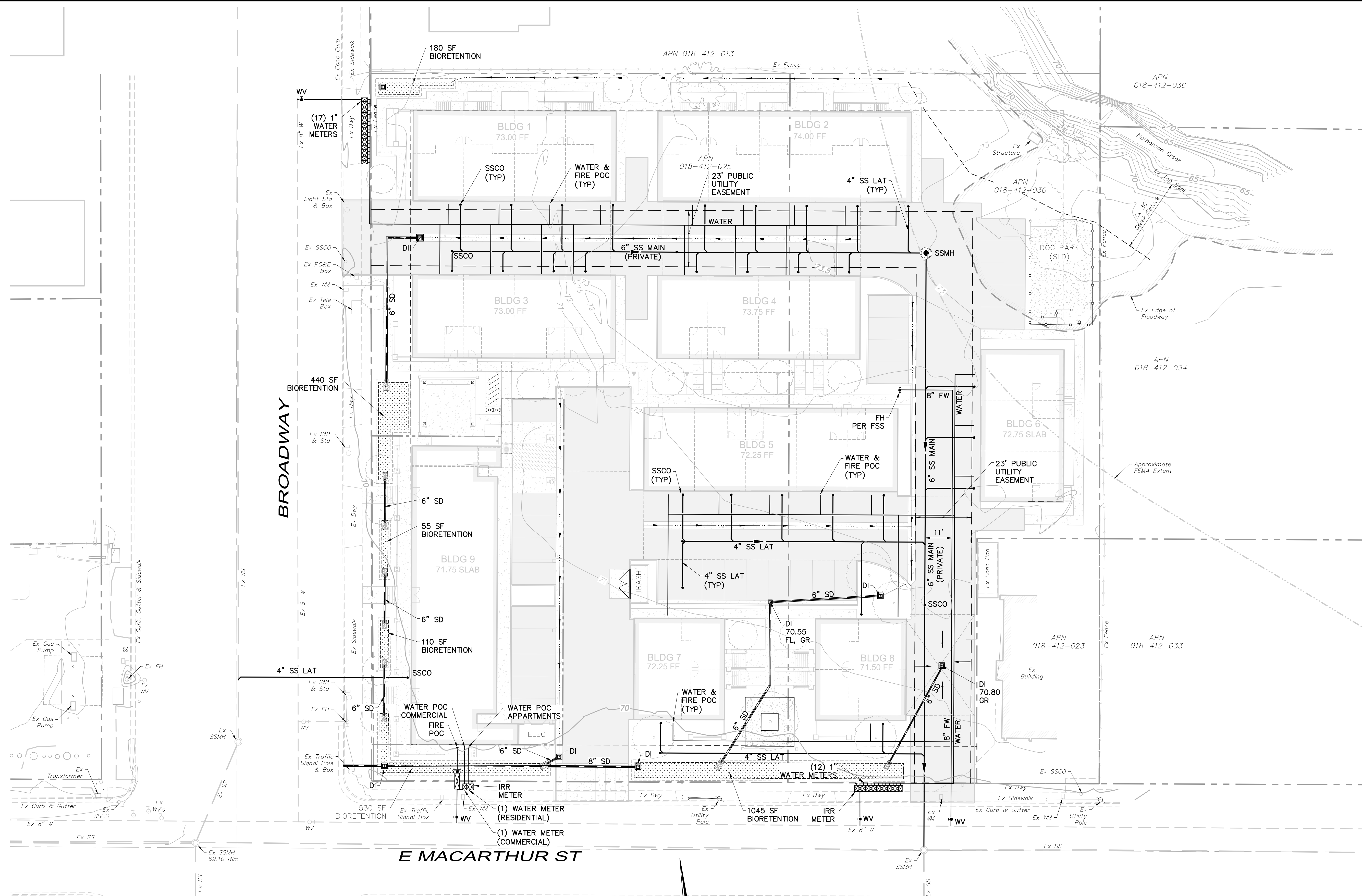
**SONOMA GATEWAY**  
**GRADING & DRAINAGE PLAN**

870 Broadway  
 Sonoma, California  
 APN 018-412-025 & 030

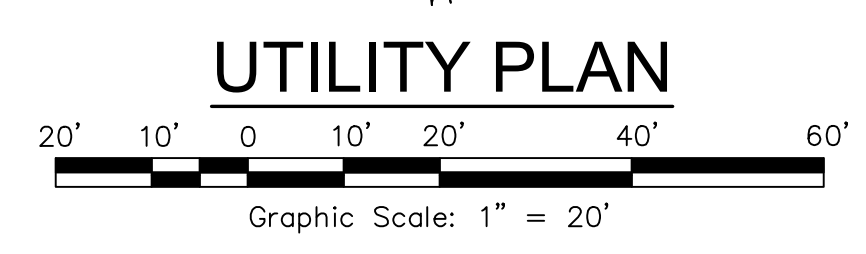
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2 of 4 Sheets Job 17100	



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TYPICAL BIORETENTION FACILITY  
NTS



PAVING LEGEND:

	AC OVER CL II AB		BIORETENTION AREA
	HARDSCAPE (SLD)		LANDSCAPE AREA (SLD)

**SCALE:** AS NOTED  
**Date:** August 14, 2017  
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**SONOMA GATEWAY  
 UTILITY PLAN**  
 870 Broadway  
 Sonoma, California  
 APN 018-412-025 & 030

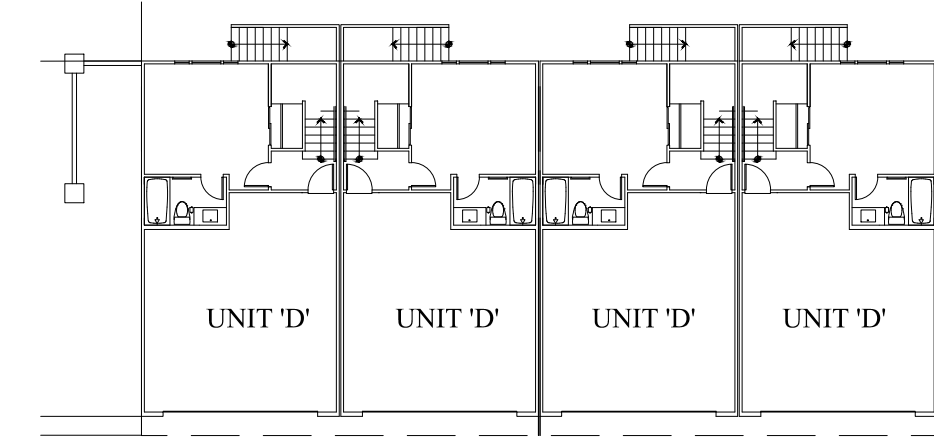
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 No. 067890  
 Exp. 6/30/2019  
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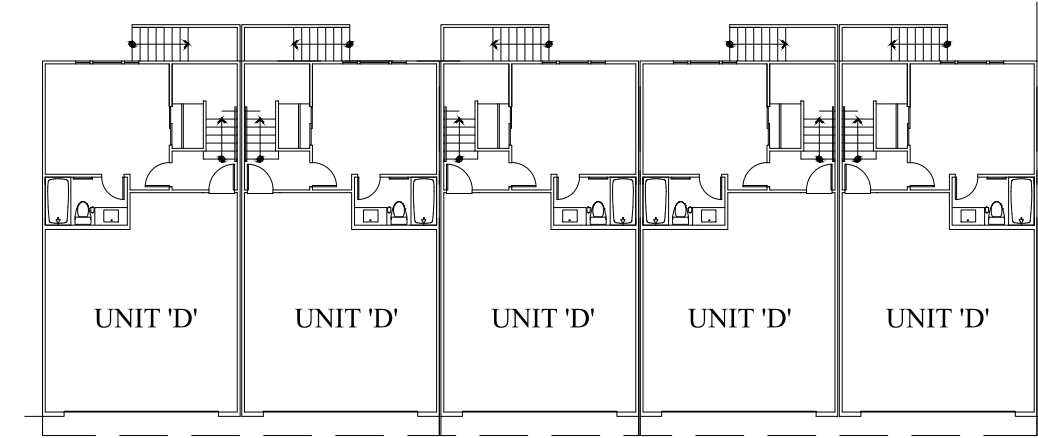
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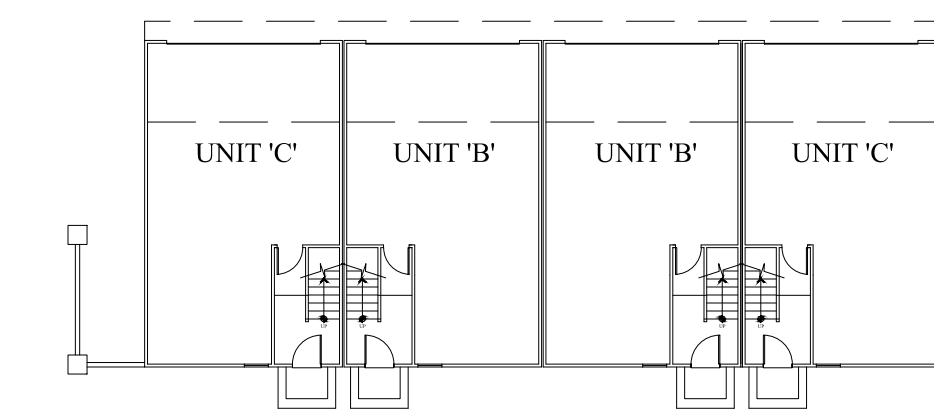
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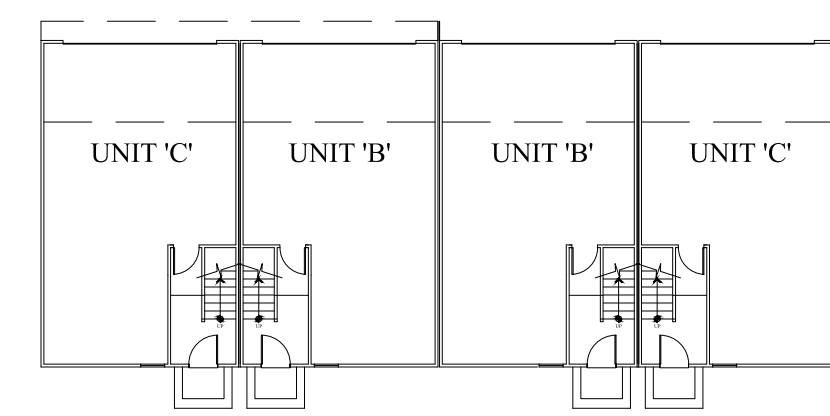
**BUILDING 1  
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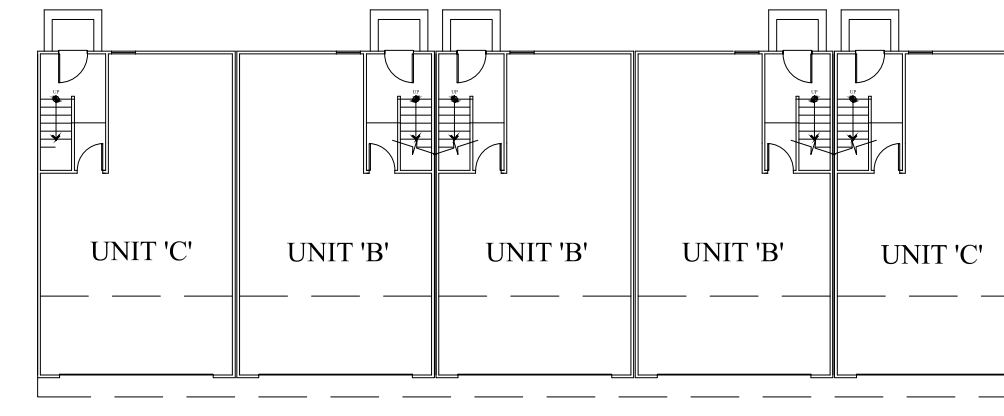
**BUILDING 2  
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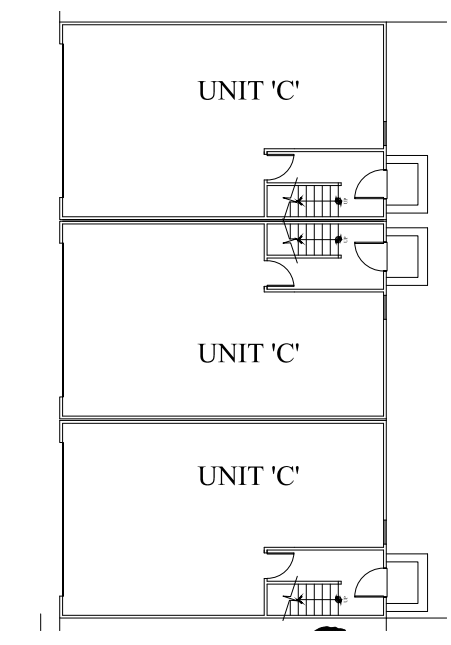
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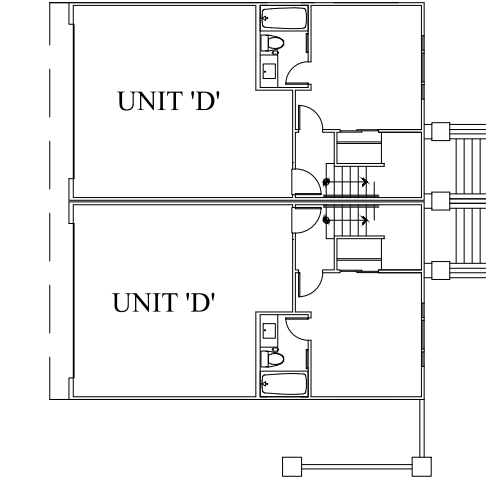
**BUILDING 4  
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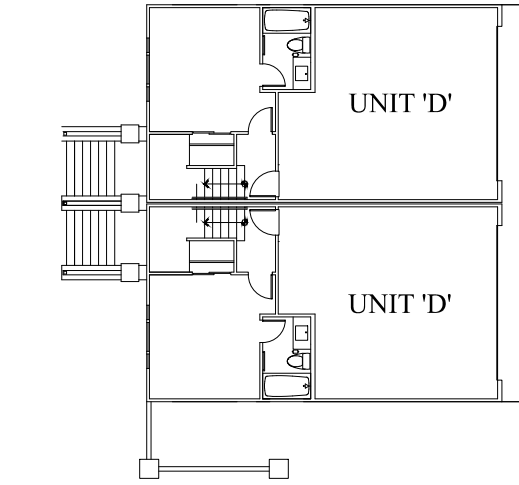
**BUILDING 5  
RESIDENTIAL**



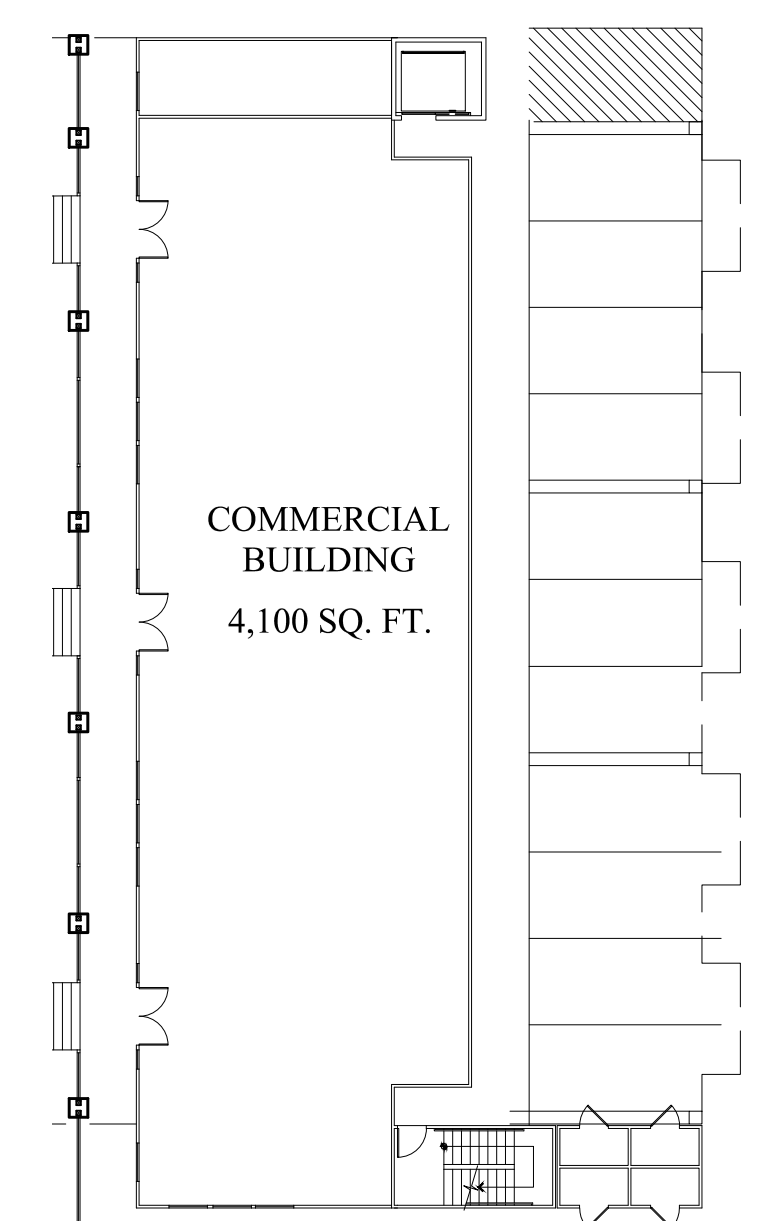
**BUILDING 6  
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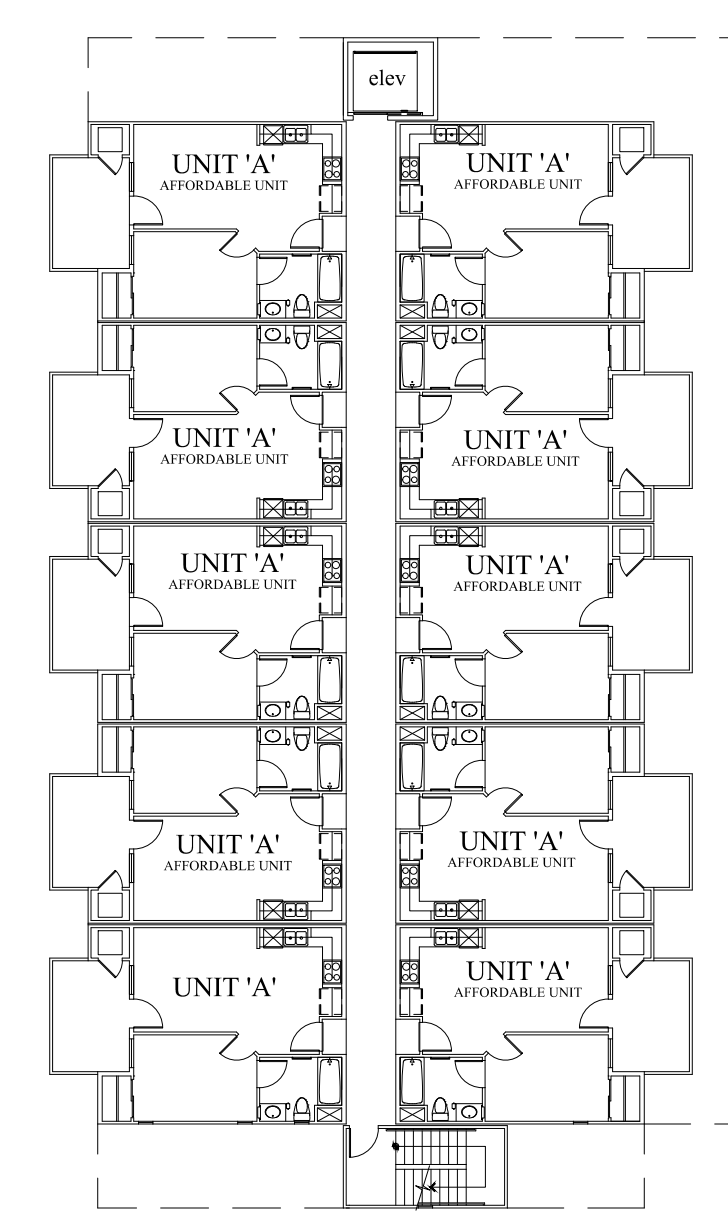
**BUILDING 7  
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**BUILDING 8  
RESIDENTIAL**

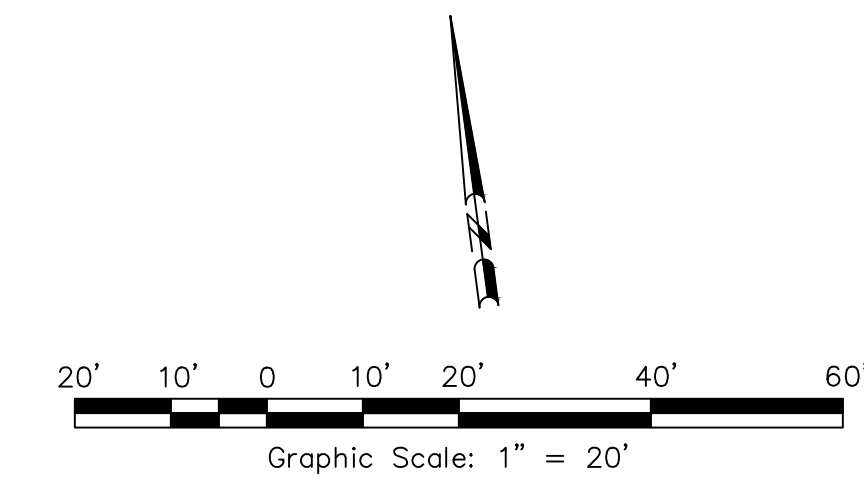


**BUILDING 9  
COMMERCIAL  
FIRST FLOOR PLAN**



**BUILDING 9  
RESIDENTIAL  
SECOND FLOOR PLAN**

UNIT	TYPE	# UNITS	BR/BA	SQ FT	DECKS	PARK'G	TOT. SF
'A'	FLAT	10 (9 TO BE AFFORDABLE)	1BR/1BA	486 SF	100 SF	1-CAR COV. 180 SF	486 SF
'B'	3 STORY TOWNHOUSE	8	2BR/3BA	1261 SF	116 SF	2-CAR GAR. 606 SF	1867 SF
'C'	3 STORY TOWNHOUSE	8	3BR/3BA	1386 SF	116 SF	2-CAR GAR. 606 SF	1992 SF
'D'	3 STORY TOWNHOUSE	13	3BR/3.5 BA	1458 SF	101 SF	2-CAR GAR. 426 SF	1884 SF



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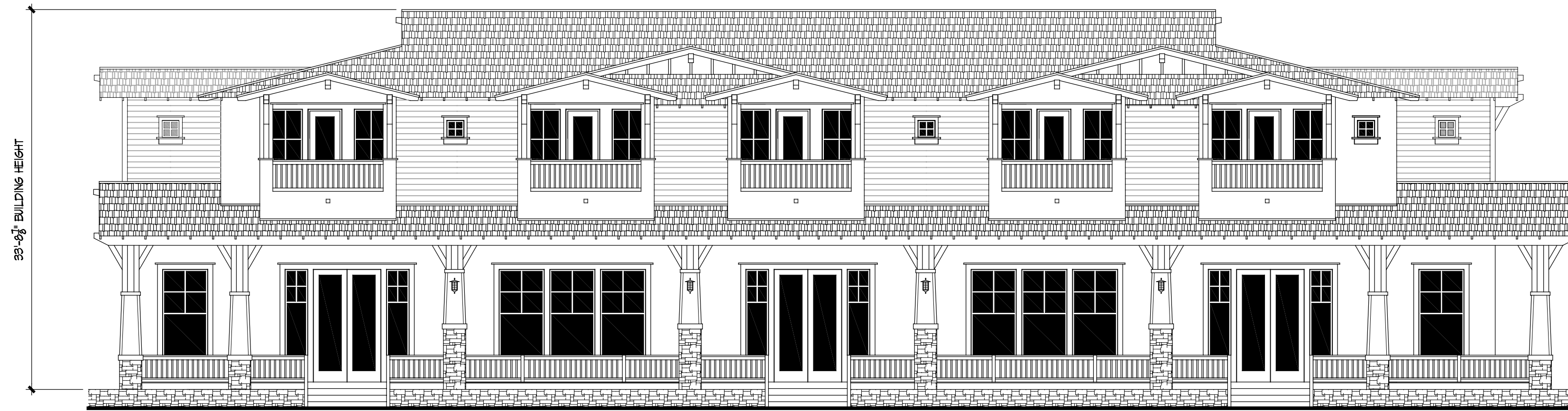
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**SONOMA GATEWAY  
TOWNHOME PLAN**  
 870 Broadway  
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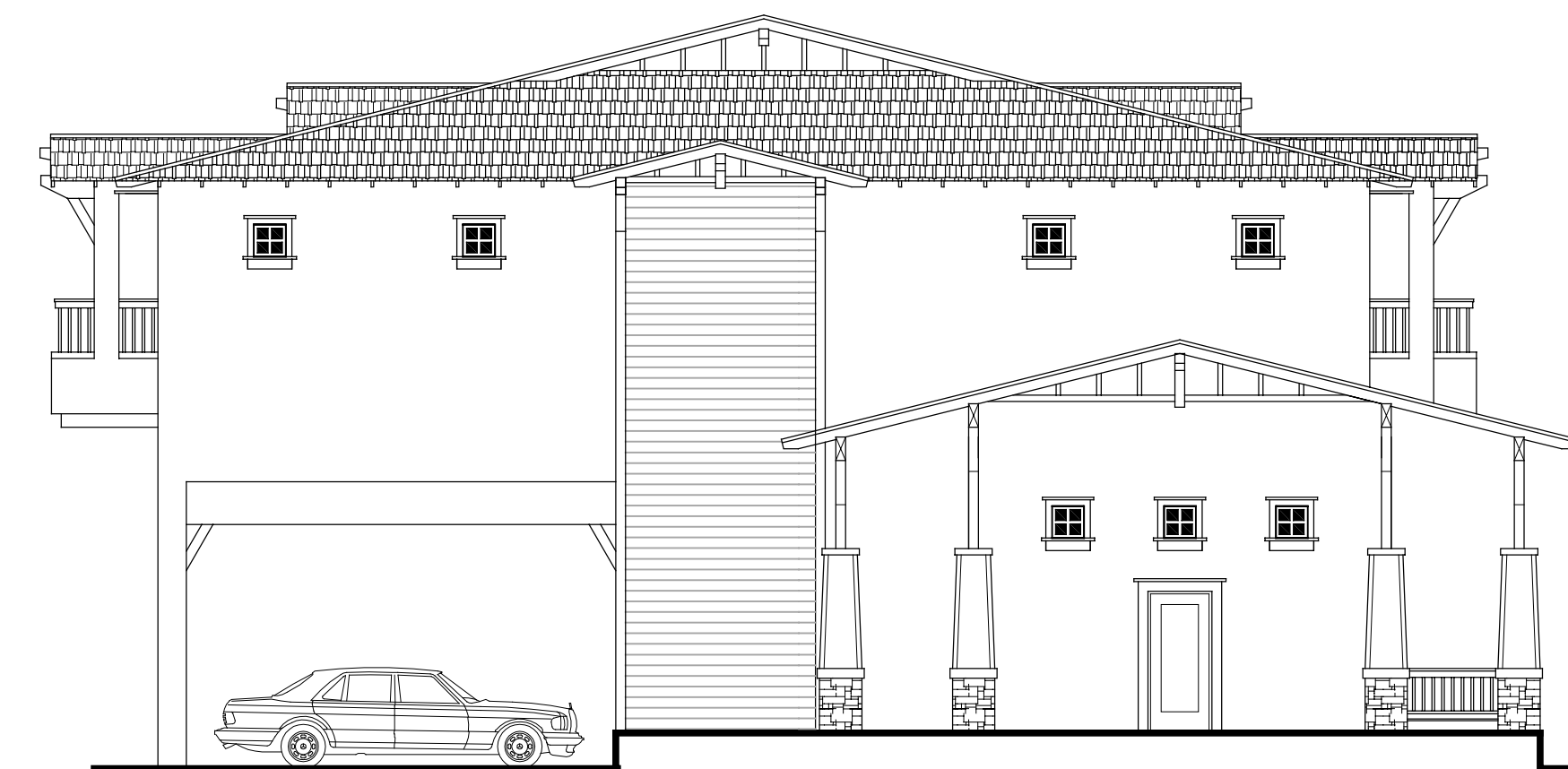
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 4 of 4 Sheets  
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COMMERCIAL - UNIT A - FRONT ELEVATION

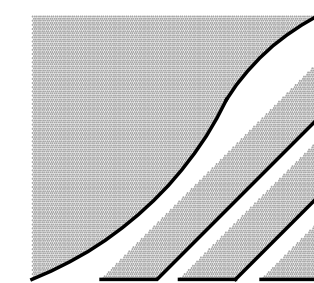


COMMERCIAL - UNIT A - SIDE ELEVATION



COMMERCIAL - UNIT A - REAR ELEVATION

SONOMA GATEWAY  
ELEVATIONS  
VESTA PACIFIC DEVELOPMENT



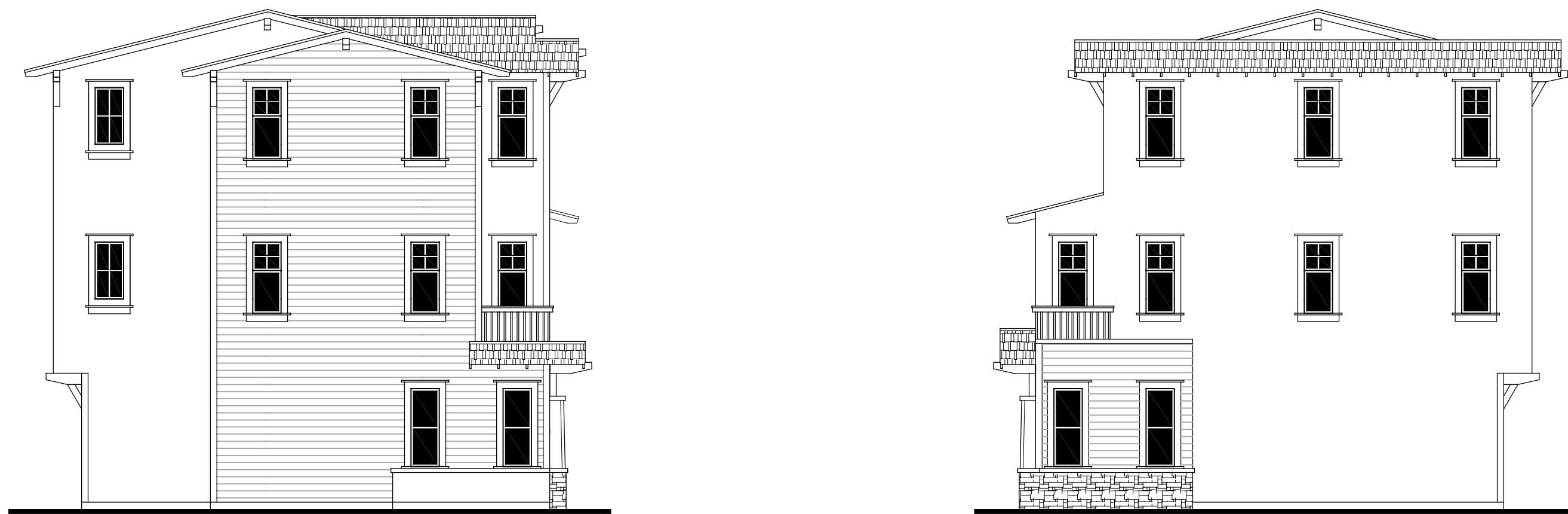
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ARCHITECTURE & PLANNING

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

AUGUST 14, 2017



UNIT B & C TOWNHOME - FRONT ELEVATION

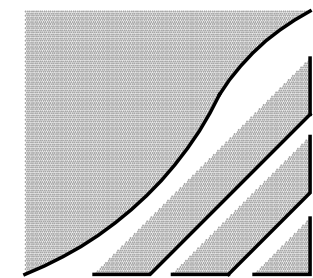


UNIT B & C TOWNHOME - SIDE ELEVATION



UNIT B & C TOWNHOME - REAR ELEVATION

SONOMA GATEWAY  
ELEVATIONS  
VESTA PACIFIC DEVELOPMENT



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

AUGUST 14, 2017



UNIT D TOWNHOME - FRONT ELEVATION



UNIT D DUPLEX - FRONT ELEVATION



UNIT D TOWNHOME - SIDE ELEVATION

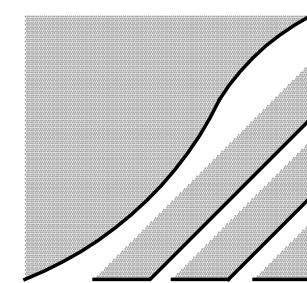


UNIT D TOWNHOME - SIDE ELEVATION



UNIT D TOWNHOME - REAR ELEVATION

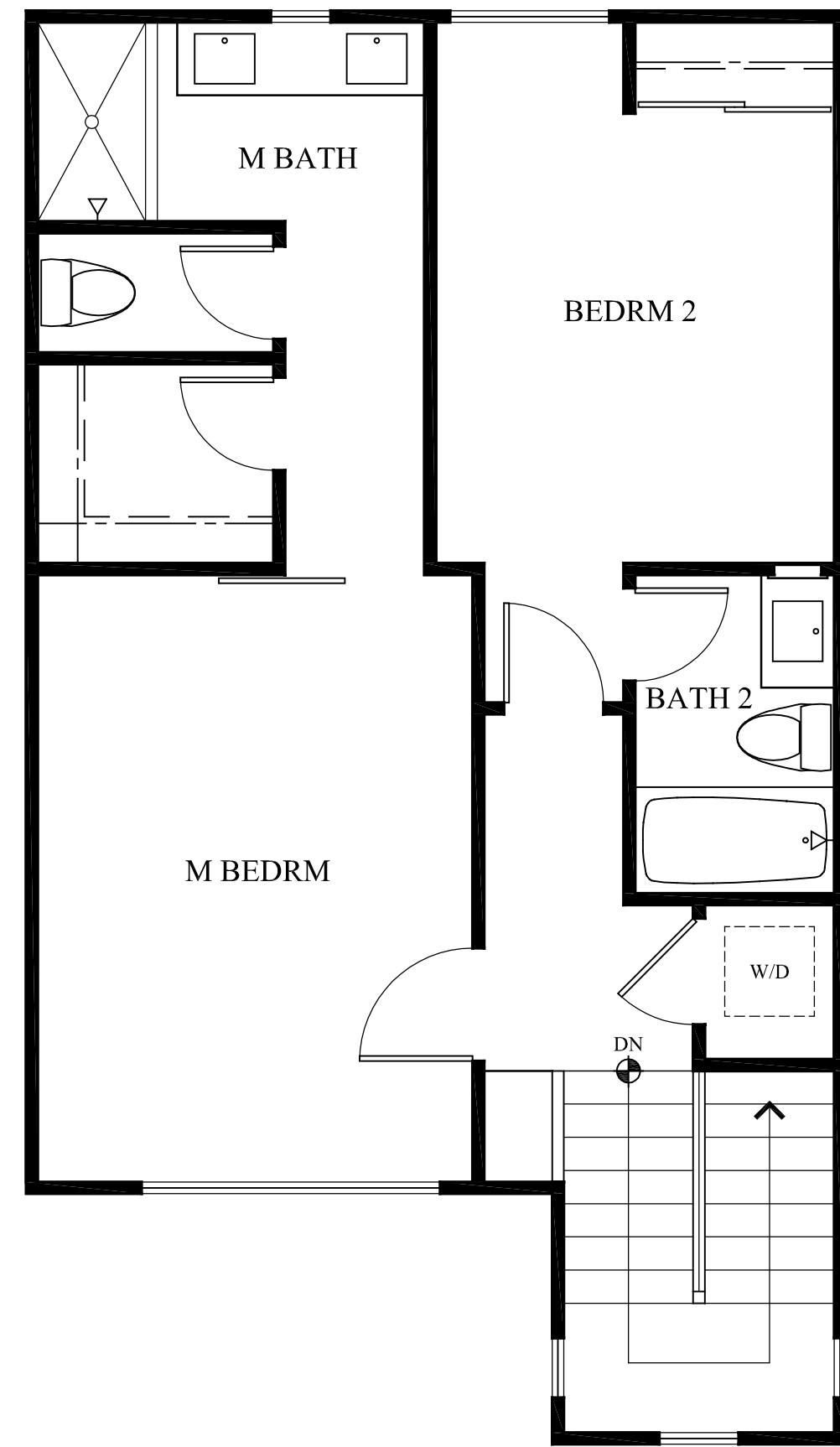
SONOMA GATEWAY  
ELEVATIONS  
VESTA PACIFIC DEVELOPMENT



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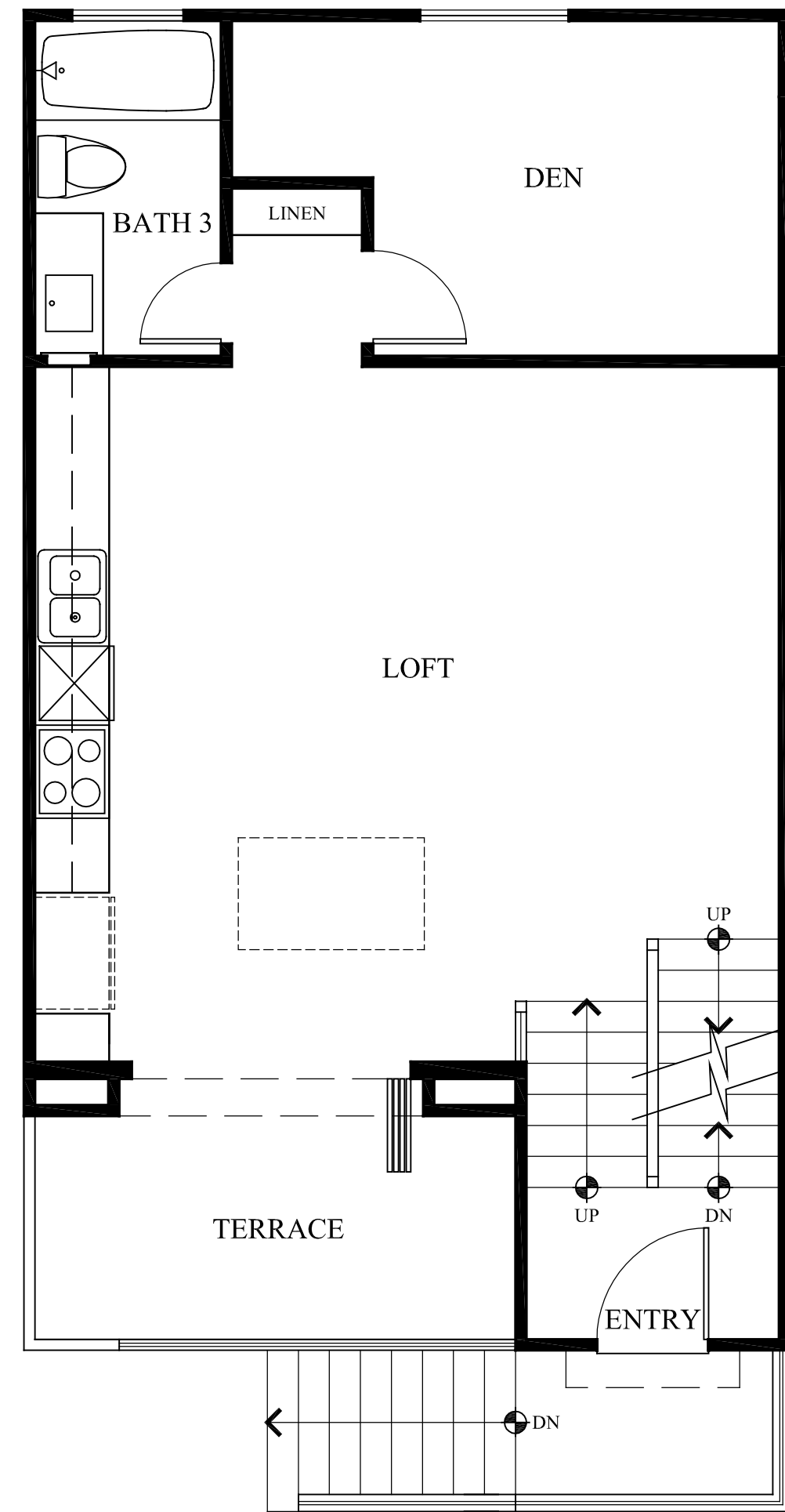
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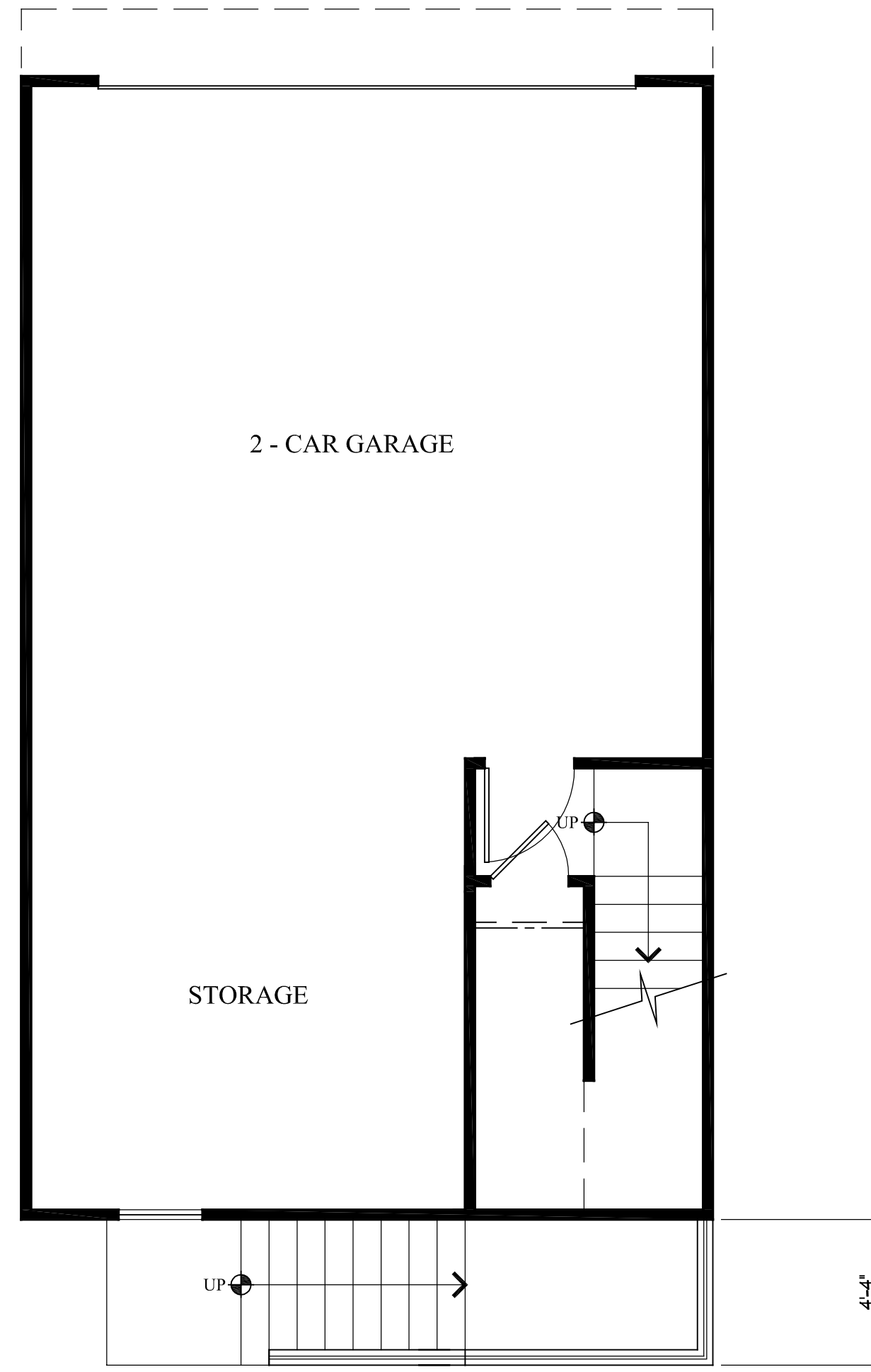
**THIRD FLOOR PLAN - UNIT B**

SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN - UNIT B**

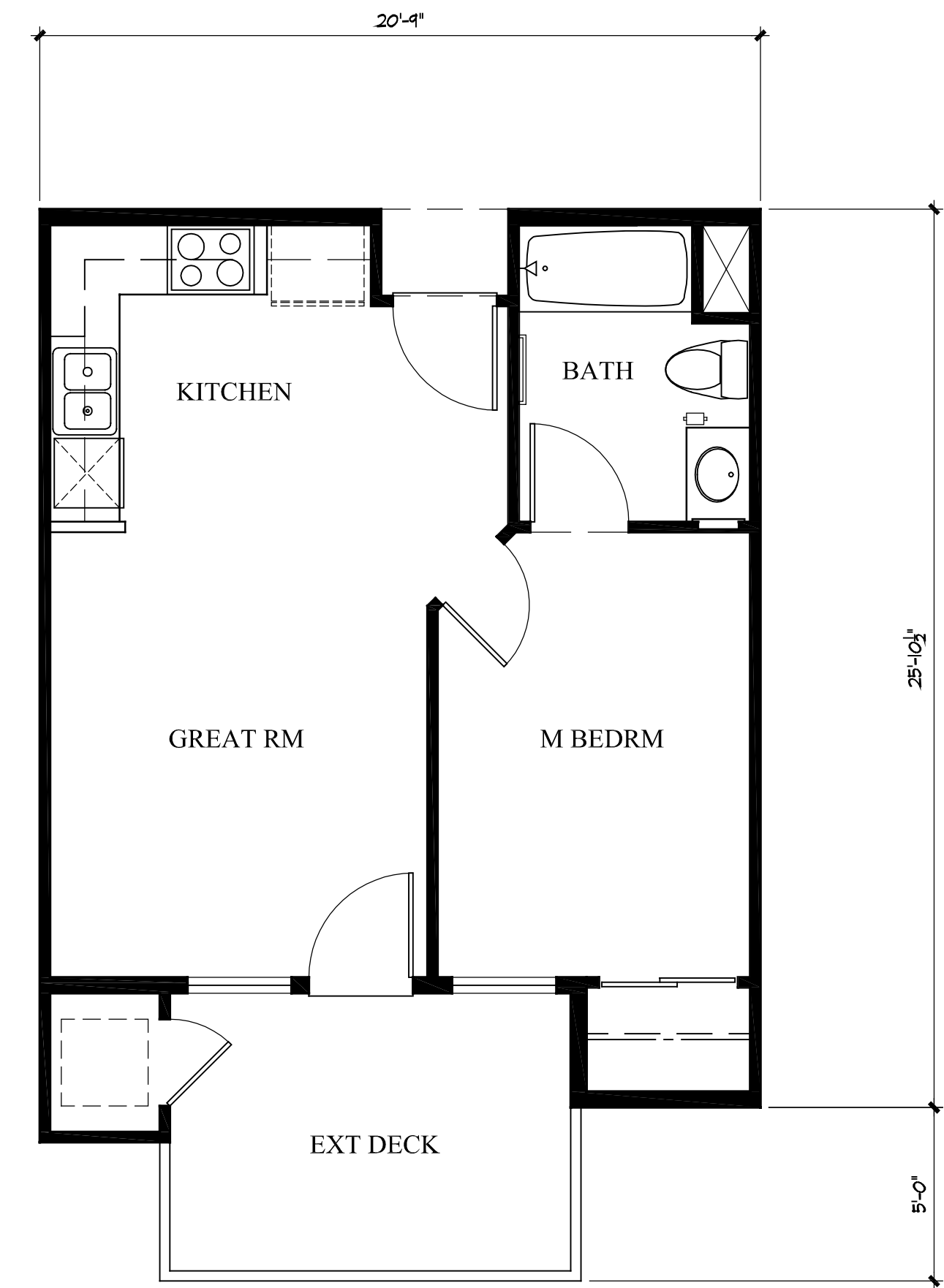
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**FIRST FLOOR PLAN - UNIT B**

SCALE: 1/4" = 1'-0"

FIRST FLOOR: 101 SQ. FT.  
 SECOND FLOOR: 570 SQ. FT.  
 THIRD FLOOR: 590 SQ. FT.  
 TOTAL: 1,261 SQ. FT.  
 GARAGE: 606 SQ. FT.  
 EXTERIOR DECK: 116 SQ. FT.

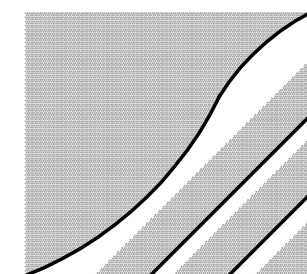


**FIRST FLOOR PLAN - UNIT A**

SCALE: 1/4" = 1'-0"

FIRST FLOOR: 486 SQ. FT.  
 EXTERIOR DECK: 100 SQ. FT.

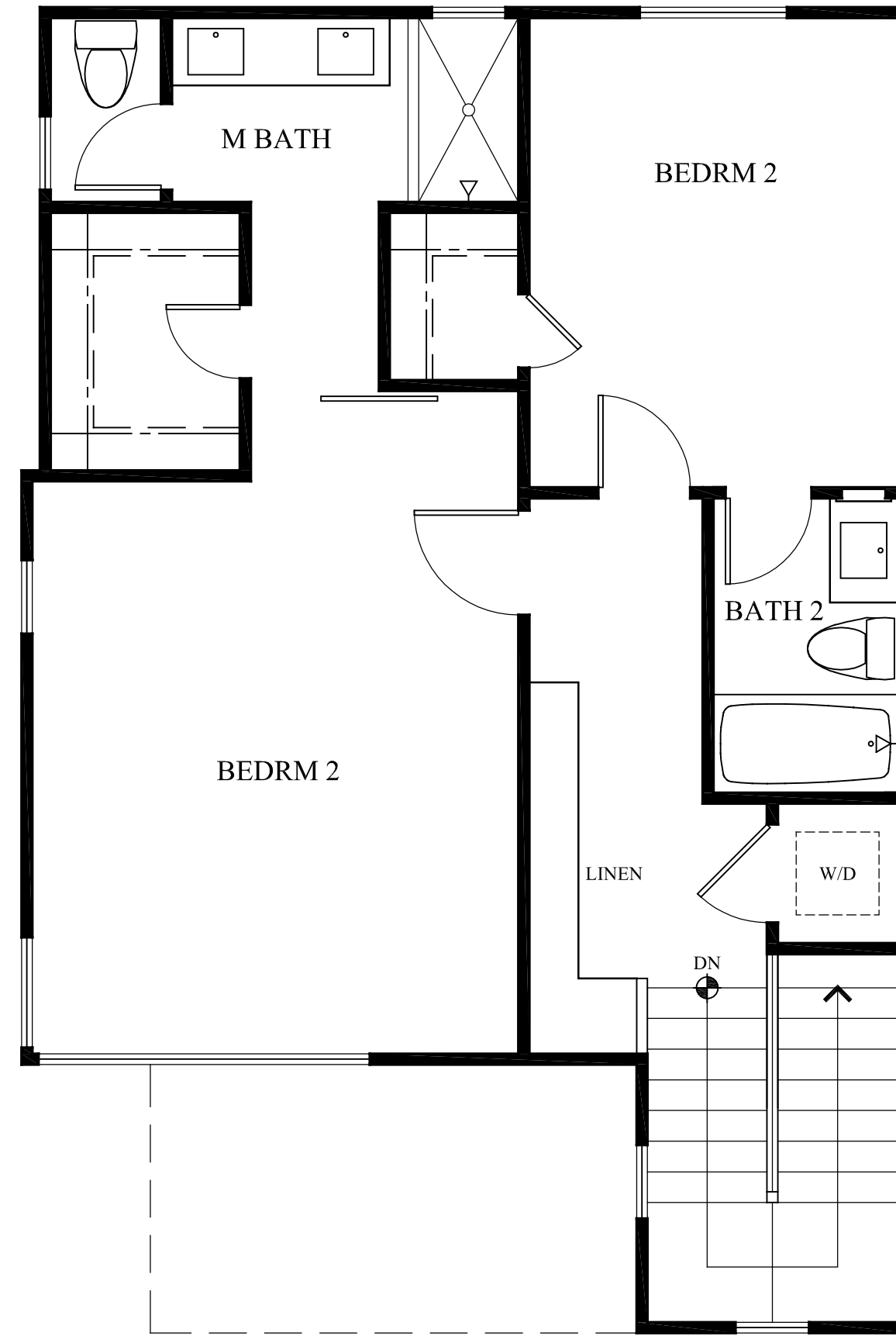
**SONOMA GATEWAY  
 UNITS A & B FLOOR PLANS  
 VESTA PACIFIC DEVELOPMENT**



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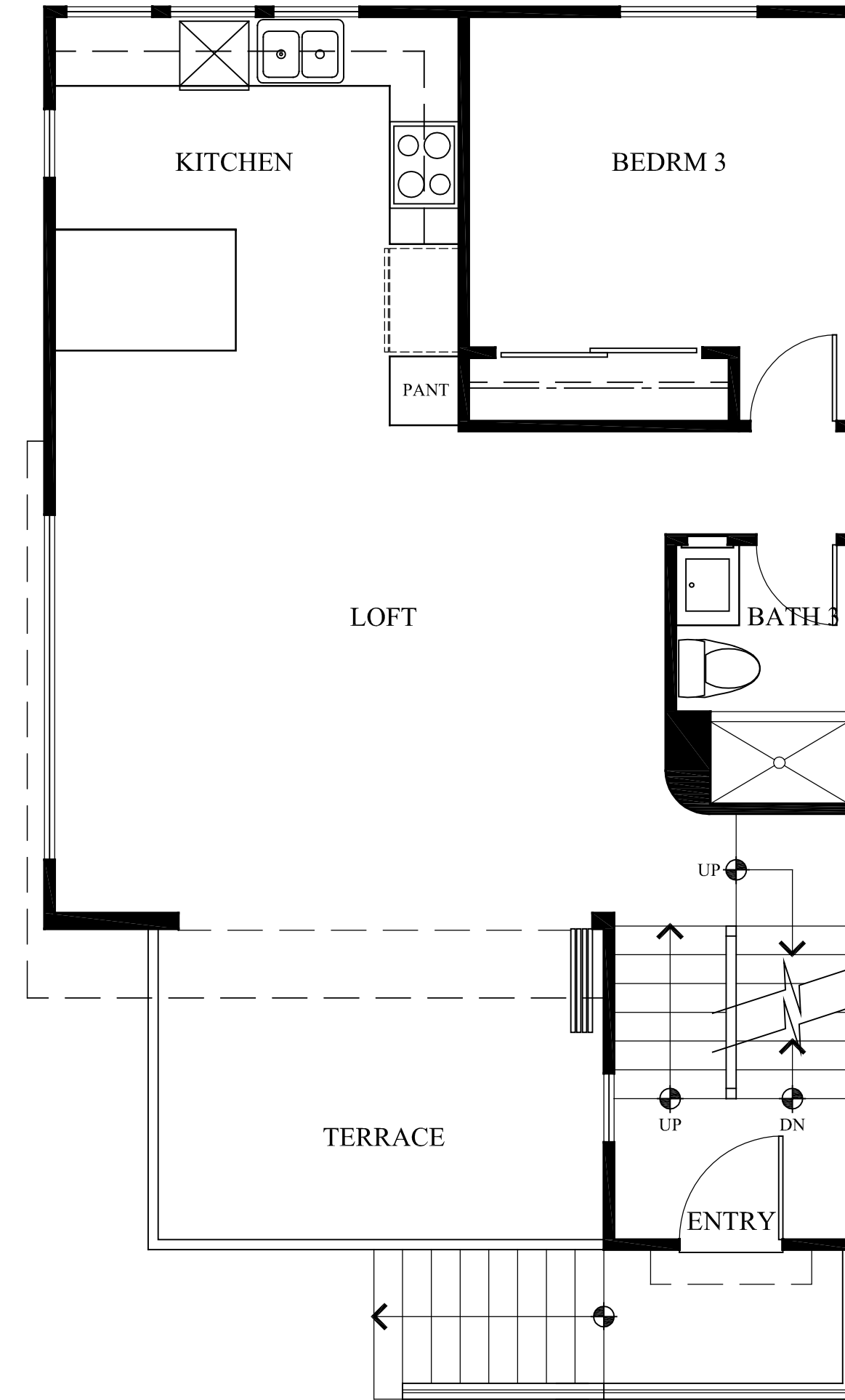
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AUGUST 14, 2017



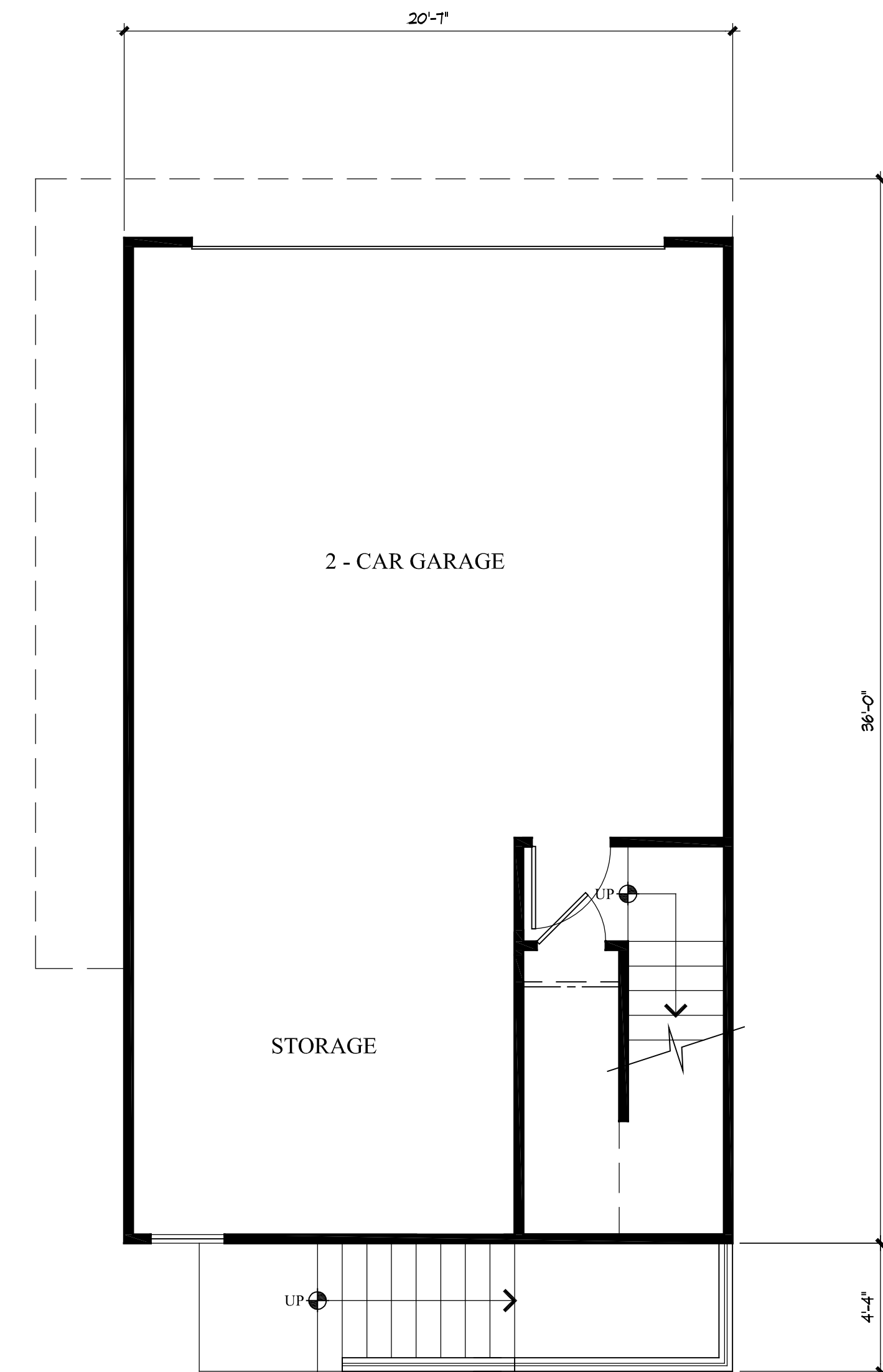
**THIRD FLOOR PLAN - UNIT C**

SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN - UNIT C**

SCALE: 1/4" = 1'-0"

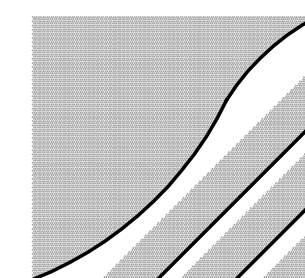


**FIRST FLOOR PLAN - UNIT C**

SCALE: 1/4" = 1'-0"

FIRST FLOOR:	101 SQ. FT.
SECOND FLOOR:	618 SQ. FT.
THIRD FLOOR:	667 SQ. FT.
<b>TOTAL:</b>	<b>1,386 SQ. FT.</b>
GARAGE:	606 SQ. FT.
EXTERIOR DECK:	116 SQ. FT.

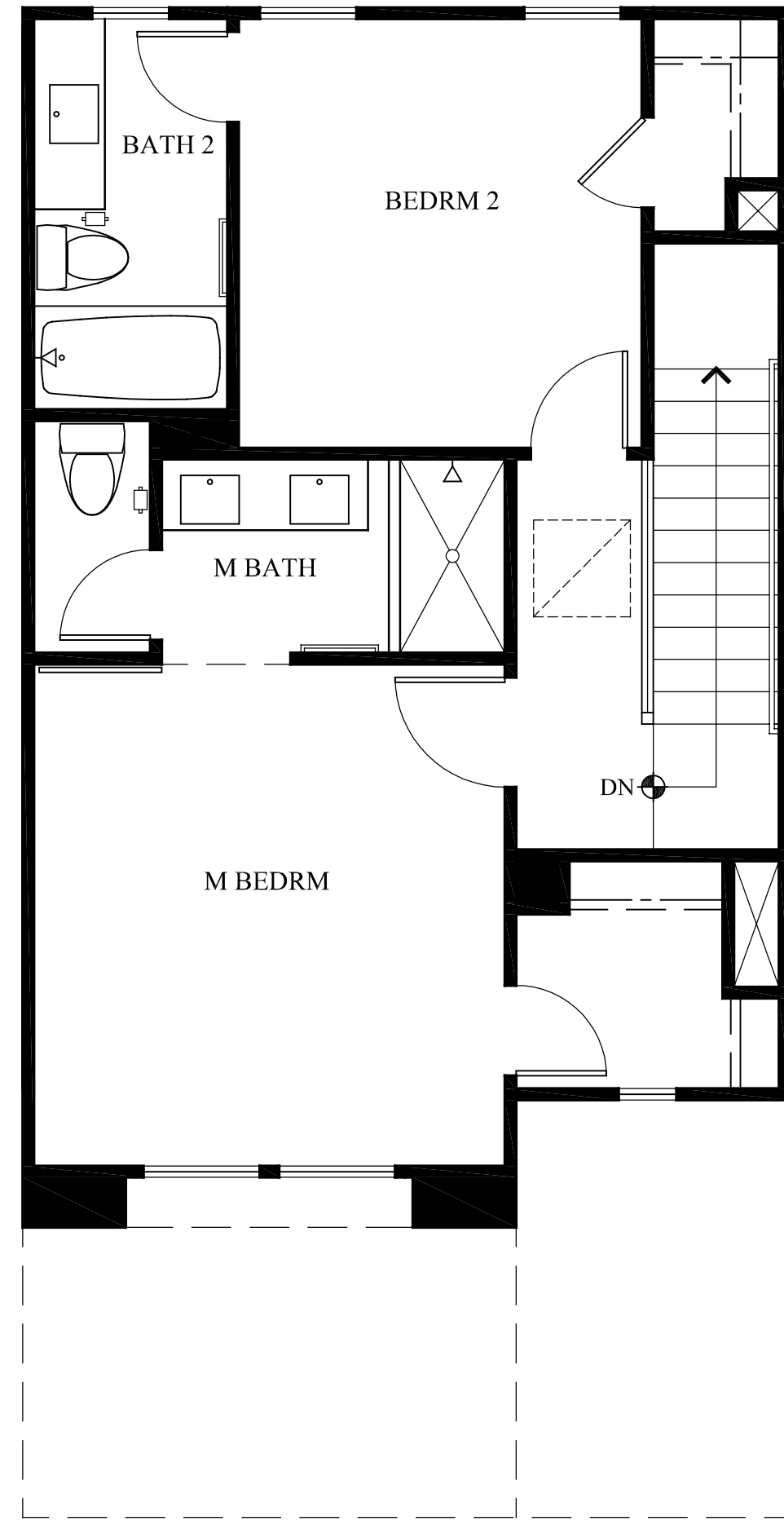
**SONOMA GATEWAY  
UNIT C FLOOR PLANS  
VESTA PACIFIC DEVELOPMENT**



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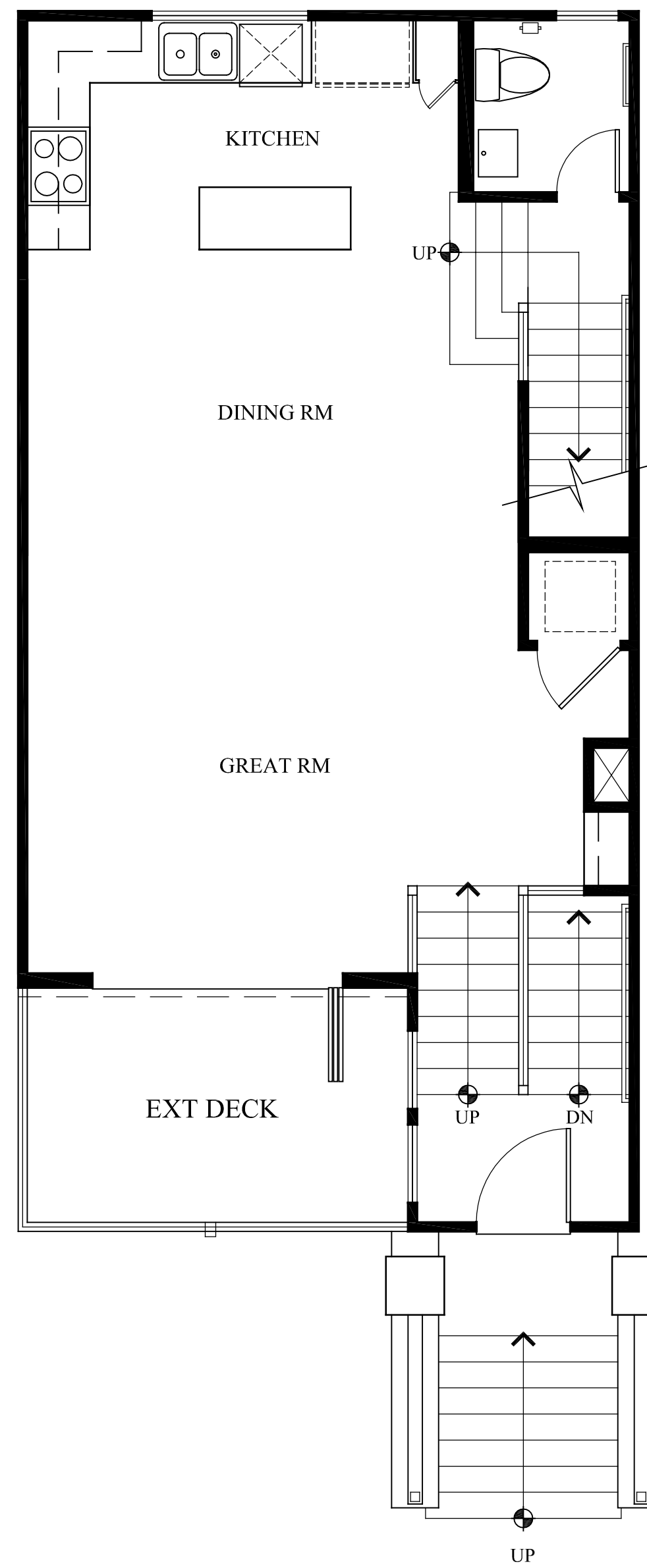
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AUGUST 14, 2017



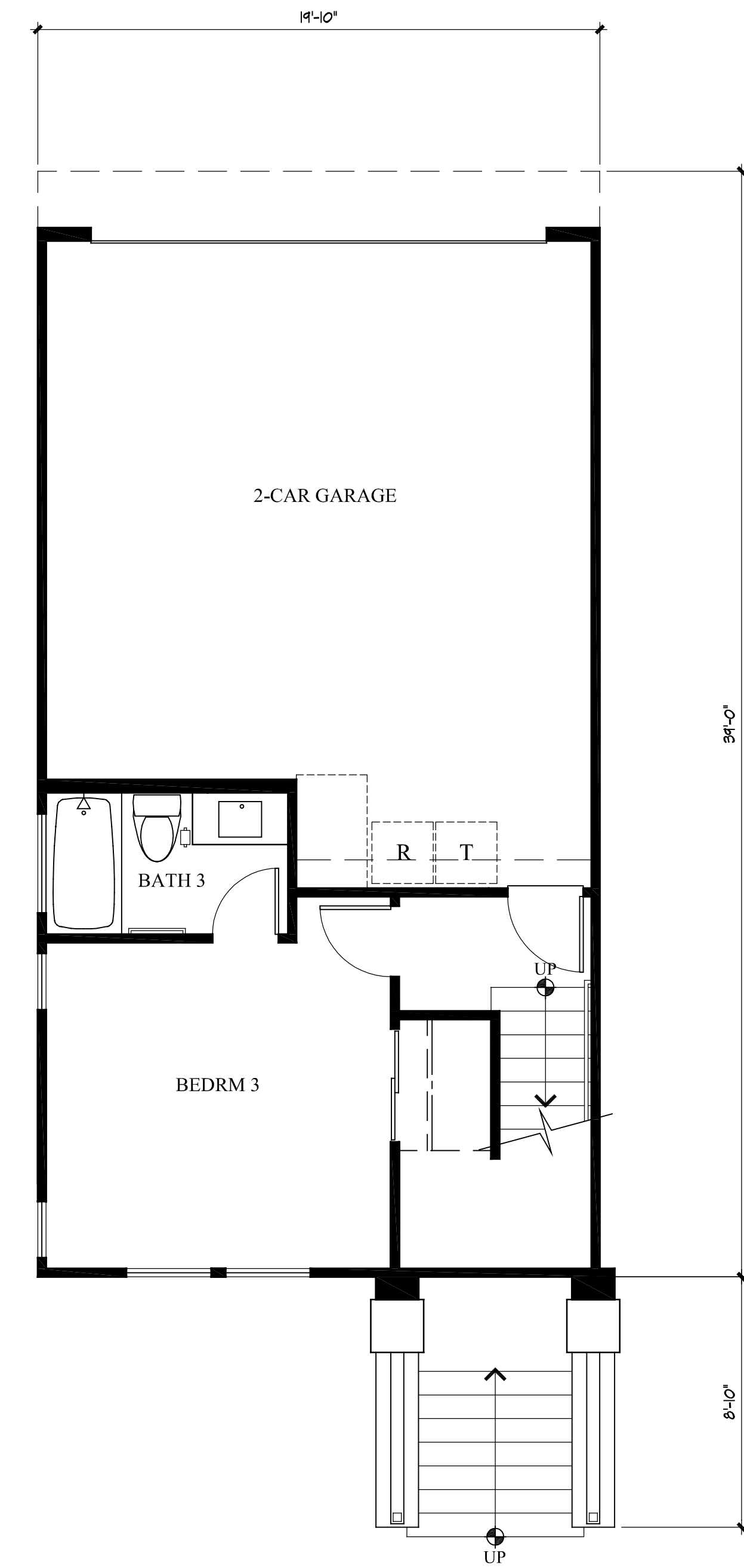
**THIRD FLOOR PLAN - UNIT D**

SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN - UN IT D**

SCALE: 1/4" = 1'-0"

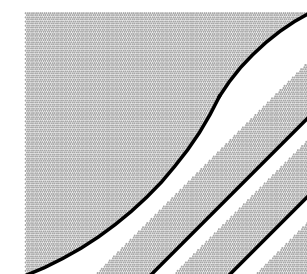


**FIRST FLOOR PLAN - UNIT D**

SCALE: 1/4" = 1'-0"

FIRST FLOOR:	308 SQ. FT.
SECOND FLOOR:	621 SQ. FT.
THIRD FLOOR:	529 SQ. FT.
TOTAL:	1,458 SQ. FT.
GARAGE:	426 SQ. FT.
EXTERIOR DECK:	101 SQ. FT.

**SONOMA GATEWAY  
UNIT C FLOOR PLANS  
VESTA PACIFIC DEVELOPMENT**



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SCALE: 1/4" = 1'-0"

AUGUST 14, 2017