

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: We received considerable input last Fall on our original design from both the community and the planning commission and wherever possible have responded to those suggestions. One limiting factor are fire regulations (such as 40' turning radii and proximity of fire trucks to buildings) which all but dictated some of the circulation decisions. In addressing how the project interacts with the street and surrounding neighborhoods, all of the E. MacArthur and Broadway buildings are outward facing, 2-story and 30 feet in height or less. The taller buildings, as suggested, are pushed into the interior of the project. Taken together, these modifications will enhance the streetscape and pedestrian experience on Broadway and E. MacArthur. Additionally, addressing the desire for a project more in keeping with the variety inherent in the Sonoma Vernacular, we have reduced the density of the project, increased open space well above the required amount and provided a selection of property types and architectural styles, from single family homes, to apartments and townhomes, and single level condominiums. As before, in keeping with the mixed-use zoning designation we are planning 4,100 square feet of retail which will provide space for one to three businesses. Our goal in filling that space is to find businesses that will serve some unmet needs of the surrounding neighborhood, such as a limited-service food coop where residents of the neighborhood can pick up fresh milk, a bottle of wine some local cheese or produce.

The project now consists of 35 residential units and a commercial space. There are 23 townhome units in five buildings. These units range in size from 1,261 square feet to 1,458 square feet each with a two-car attached garage. These units are three stories in height. There are three 1,934 square foot single family residences each with an attached two car garage. These units are two stories. There are 4 two-bedroom flats over a 4,100-square foot commercial space in a single building. These units are each 1,275 square feet and have two dedicated parking spaces. This building is two

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stories. There are 8 apartment units in two fourplex buildings. The apartments are one bedroom and 486 square feet in size. Each unit has a single parking space.

	# of Units	Size	#BR/#BA	Total S.F.
Plan A	8	486	1/1	3,888
Plan B	8	1,261	2/3	10,088
Plan C	5	1,386	3/3	6,930
Plan D	7	1,458	3/3.5	10,206
Plan E	3	1,934	3/3.5	5,802
Plan F	4	1,275	2/2.5	5,100
TOTAL	35			42,014

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 35 units on the 1.86-acre site, representing a density of approximately 18.8 units per acre.

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

Building	South (Streetside) Minimum/Proposed	West (Front) Minimum/Proposed	East (Rear) Minimum/Proposed	North (Side) Minimum/Proposed
Comm/Apts (Building 8)	15 feet/15 feet	15 feet/16 feet	15/193 feet	5 feet/150 feet
Building 1	15 feet/231 feet	15 feet/15 feet	15 feet/251 feet	5 feet/15 feet
Building 2	15 feet/237 feet	15 feet/65 feet	15 feet/149 feet	9 feet/15 feet
Building 3	15 feet/237 feet	15 feet/162 feet	15 feet/72 feet	9 feet/15 feet
Building 4	15 feet/176 feet	15 feet/15 feet	15 feet/251 feet	9 feet/70 feet
Building 5	15 feet/173 feet	15 feet/116 feet	15 feet/97 feet	9 feet/82 feet
Building 6	15 feet/119 feet	15 feet/111 feet	15 feet/82 feet	9 feet/136 feet
Building 7	9 feet/14 feet	15 feet/247 feet	15 feet/15 feet	9 feet/9 feet
Building 9	15 feet/15 feet	15 feet/105 feet	15 feet/115 feet	5 feet/222 feet
Building 10	15 feet/15 feet	15 feet/147 feet	15 feet/73 feet	5 feet/222 feet
Building 11	15 feet/15 feet	15 feet/189 feet	15 feet/31 feet	5 feet/222 feet

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: 30 feet 0 inches.
- Residential Buildings 1 and 4: 25 feet 3 inches
- Residential Buildings 9, 10 and 11: 25 feet 1 inches
- Residential Buildings 5, 6 and 7: 32 feet 11 inches
- Residential Buildings 2 and 3: 35 feet 2 inches

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

Open Space: Per the MX zone in the Broadway Corridor, the project is required to have 300 square feet of open space per unit or 10,500 square feet. This open space may be provided in a combination of private patios/decks and common areas. Each unit has a deck or patio that is a minimum of 7 feet in depth and at least 100 square feet. These decks/patios provide a total of 4,892

square feet of private open space. In addition, there is 10,407 square feet of common open space that meets the requirement of the zoning ordinance.

The total open space is 15,299 square feet.

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. There will also be bike parking for the commercial located in the area between Building 4 and 8.

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.

There are eight units designated as affordable.

Architecture: The buildings are designed in diverse but complementary architectural styles. The three single family detached units have three distinct styles, Spanish, Modern Farmhouse and Ranch. Pitched roofs add to the traditional look. The commercial building is Traditional and is designed to look more residential in nature with a covered porch and decks. The apartment buildings are designed in a ranch style. The multifamily units are in Traditional and Contemporary styles. 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 62 parking spaces provided for the residential units including guest and 61 required.

There are 15 and commercial spaces provided onsite. In addition to the onsite parking, there is space along Broadway at the north end of the project for 8 additional spaces.

Trash: The commercial/apartment building has a trash enclosure for both a recycling and trash bin. The 23 townhomes will be handled with individual totes for trash and recycling. These units will have a dedicated space in the garage for the totes.

The site plan was reviewed and approved by Sonoma Sanitation.