

Altamira Family Apartments

Applicant Statement

Introduction

Satellite Affordable Housing Associates (SAHA) is excited to bring Altamira Family Apartments to 20269 Broadway in Sonoma. SAHA is a California 501(c)3 public benefit corporation with 50 years of experience in building, owning and managing affordable housing throughout the entire Bay Area. Today, the organization's portfolio is comprised of 61 properties and close to 3,000 units of affordable housing in 19 Bay Area cities. SAHA specializes in building housing for a diverse group of individuals – families, seniors, and individuals with special needs. We work closely with the local community to plan and design each individual building to meet the needs of the immediate neighbors, future residents and other stakeholders. SAHA has sponsored an extensive community engagement process beginning in February 2016 to gather and incorporate stakeholder feedback into the design for Altamira. In addition to two community-wide open houses, SAHA convened a small working group consisting of eight members – neighbors, community leaders and other stakeholders and met three times in June and July. This Community Advisory Committee (CAC) provided detailed feedback which resulted in significant changes to the proposed development, as described in more detail below.

Site Description

Altamira's site has an area of 1.98 acres and is a flat, rectangular lot located on the southern edge of the City of Sonoma. There are currently two billboards on the southeast corner of the lot – no other structures exist on the site. The site's zoning designation is Mixed Use which allows for density up to 20 units per acre. Mixed Use also allows for commercial development, but this site will not include any commercial development.

The site is currently owned by the Sonoma County Community Development Commission (CDC). Sonoma CDC and SAHA have entered an Exclusive Rights to Negotiate Agreement (ERNA) and will be executing a Disposition and Development Agreement prior to the land being transferred to SAHA.

Proposed Development Concept

SAHA is proposing to build a 100% affordable apartment complex for families earning between 30%-60% of the County's area median income. The 1-, 2- and 3- bedroom units will be developed around a central open space that includes planting beds, seating, a turf area and play equipment for children. Community input has shaped the evolution of the site plan. Key design features are listed below:

- **Location of Entrance on Broadway**

At a meeting in February 2016, immediate neighbors expressed their concern about having the driveway entrance and exit located on Clay Street as originally shown in the site plan. SAHA conducted a third-party traffic study to determine if there was an opportunity to shift the entrance

and exit on to Broadway. The study, conducted by W-Trans, a traffic engineering firm in Santa Rosa, provided analysis that allowed us to shift the entrance and exit off of Clay Street and on to Broadway as shown in the current site plan.

- **Siting of Community Building on Broadway**

The location of the community clubhouse has gone through several iterations. The original Site Plan showed the community building at the southeast corner of the property at Clay Street and Broadway. Through discussions with the CAC group, we learned that neighbors strongly preferred shifting the clubhouse to the north, away from Clay Street. In response we proposed situating the clubhouse in a more interior location on the site plan. After receiving feedback at the Planning Commission Study Session in September about having this building showcase the property with a more prominent Broadway position, we were able to shift the building south along Broadway to front the street and provide both a prominent presence as well as a strategic location for maximum use by the future residents.

- **One-and Two –story Building Heights**

Early feedback from neighbors, the CAC group, and other community stakeholders indicated that the community strongly felt that three-story buildings at this location fit would not be compatible with the current or future character of the neighborhood. SAHA did propose some three-story elements in the initial site plan. However, because of this feedback we adapted the site design to eliminate the three-story buildings and provide only one- and two-story buildings throughout the site.

- **Preservation of Existing Trees**

There are several mature trees on the site that date back to the previous use as a farm. The proposed site plan will preserve four large trees to integrate into the new landscape.

- **Porches Along Clay Street**

Units along Clay Street offer the street a soft “front porch” element to help transition the apartment complex into the single family home neighborhood that sits to the west of the site. This element was discussed at a CAC meeting and the immediate neighbors were enthusiastic about a soft transition to extend the neighborhood character and friendly feeling.

- **Siting of Buildings**

The site is comprised of nine (9) separate buildings that have been deliberately and carefully located on the site to address neighbor concerns as well as to maximize convenience and livability for future residents. The one-bedroom units are located on the western property line, closest to Bragg Street at the request of Bragg Street neighbors who prefer proximity to these smaller households rather than the larger units serving families. The three-bedroom townhouse units surround the center courtyard to allow for easy access to the outdoor amenities for the families that will live in the larger units. Accessible paths have been created to connect all residential buildings with the community

building, trash and parking lot. Parking has been created to conveniently distribute spaces throughout the site, with a main lot as well as second parking court.

Current Unit Mix

In establishing a proper unit mix, SAHA balanced the requirements of prospective funding sources, and stakeholder feedback to provide a balance of one-, two-, and three-bedroom units:

1-bedroom	22
2-bedroom (includes 1 managers unit)	14
3-bedroom	12
TOTAL	48

Relationship to General Plan

Altamira has been designed to focus on achieving goals outlined in the City of Sonoma General Plan. Specifically, the project achieves the following goals:

1. CD-4: 4.2 – Encourage a variety of unit types in residential projects
2. CD-6: 5.5 – Promote higher density, infill development, while ensuring that building mass, scale, and form are compatible with neighborhood and town character
3. CD-6: 5.7 – Develop and implement design improvements that highlight the primary gateways to Sonoma
4. ER-2: 2.6 – Preserve existing trees and plant new trees
5. ER-3: 3.2 – Encourage construction, building maintenance, landscaping, and transportation practices that promote energy and water conservation and reduce green-house gas emissions

Relationship to Housing Element

Altamira is identified as a Housing Opportunity Site in the City of Sonoma 2015-2023 Housing Element. This development will achieve some of the identified Housing Plan goals:

1. Ensuring diversity
2. Improving housing affordability
3. Promoting equal housing opportunities
4. Environmental sustainability

Relationship to Development Code

This site has been identified in the Sonoma Housing Element as a “Housing Opportunity Site” and SAHA is excited to bring this new opportunity of affordable housing to the City of Sonoma. As a Mixed Use designated site, it allows for up to 20 dwelling units per acre, or 39 units. Because the site is a 100% affordable development, it qualifies for the State density bonus of up to 35% increase in density, or 52 units. Within the limitations of the Mixed Use designation, the planned development achieves the

requirements outlined for Density, Floor Area Ratio, Height, Bicycle Parking, Commercial Component and the Historic Overlay Zone.

Relationship to Conditions of Approval

A discussion on design resulted in specific measures to be included in the Conditions of Approval that were issued based on the adoption of the Mitigated Negative Declaration and Use Permit at the November 7, 2017 Planning Commission Meeting. The design related conditions included presenting the DRHPC with several architectural options for Altamira. We will be presenting these options by showing the evolution of our project's character which has included a variety of design aesthetics.

Roof pitches have been kept at the same slope to respect the height limit of 30 feet. Varied plate heights would result in higher ridges or lower ceiling heights in the apartments and the ceilings are already at an acceptable minimum. The design uses two types of traditional siding: lap plank siding and board-and-batten panel siding.

The windows have been revised to provide traditional single-hung windows as opposed to casement or slider windows as previously shown. Introducing transom windows would require that we raise the window header, the plate height and the roof – resulting in taller buildings that would exceed the maximum allowable height. Building bump-outs have been reduced in overall width so that they are less dominant while being more visually interesting on the facades along Clay Street. The porches have been widened to create deeper covered entries and the roof overhangs are more pronounced to create a heavier shadow line.

SAHA received an incredible amount of feedback from the public and the Planning Commission. The design evolved greatly from the scheme provided in 2015, through many public meetings, Community Advisory Committee Meetings and through multiple Planning Commission meetings. The design team is excited about what Altamira Family Apartments looks like today and we attribute the evolution to the feedback we have received along the way.



Sonoma County Community Development Commission
Sonoma County Housing Authority
1440 Guerneville Road, Santa Rosa, CA 95403-4107

*Members of the
Commission*

Efren Carrillo
Chair

Shirlee Zane
Vice Chair

Susan Gorin
David Rebbitt
James Gore

Margaret Van Vleet
Executive Director

David Goodison
Planning Director, City of Sonoma
1 The Plaza
Sonoma, CA 95476

Re: 20269 Broadway Affordable Housing Planning Application Submission

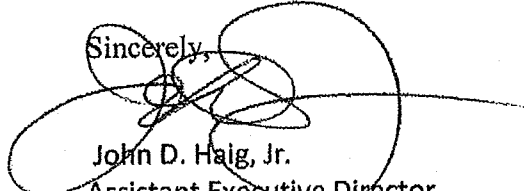
Dear Mr. Goodison,

I am writing on behalf of the Sonoma County Community Development Commission (CDC), the current property owner of 20269 Broadway in the City of Sonoma (the "Property"). The CDC and Satellite Affordable Housing Associates (SAHA) are currently negotiating a Disposition and Development Agreement (DDA), pursuant to which the CDC would convey the Property to SAHA, and SAHA would develop, own and operate a 49-unit affordable housing project (the "Project") on the Property.

This letter serves to support and authorize SAHA's submission of a planning application for the Project on the Property. Please let me know if you require any further information.

Thank you.

Sincerely,



John D. Haig, Jr.

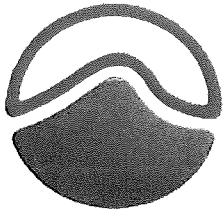
Assistant Executive Director

Sonoma County Community Development Commission



Telephone (707) 565-7500
FAX (707) 565-7583 • TDD (707) 565-7555





ETS

975 Transport Way, Suite 2
Petaluma, CA 94954
(707) 778-9605/FAX 778-9612
e-mail: entech@pacbell.net

Environmental Technical Services

-Soil, Water & Air Testing & Monitoring
-Analytical Labs
-Technical Support

**Serving people and the environment
so that both benefit.**

Alex Kuperman
Satellite Affordable Housing Associates
1835 Alcatraz Avenue
Berkeley, CA 94703

March 15, 2018

Dear Alex:

Please find herewith your report on the soil samples ETS collected for ag suitability testing and report of recommendations for trees, shrubs and covers, for Altamira Family Housing, 22069 Broadway Street, Sonoma, California. ETS was present on site on March 5th to survey and collect soil samples for ag suitability testing as per specifications for development. Samples tested were composites of five to ten discrete samples collected around the perimeter of the site as well as within the interior of the site in order to gain an understanding of soil characteristics and variability. The basic test package was performed on one composite and a rudimentary test (i.e., conditions/parameters) package was performed on another composite. In addition, a PSA (Particle Size Analysis) was performed in order to establish (USDA) soil texture; and an infiltration rate tests was performed as well.

RESULTS

By way of introduction, there are two graph sheets: one rates the various standard nutrients plus organic matter content (OM); and a second graph rates the various soil condition parameters (e.g. pH, salinity, etc.). The nutrients are the basics comprised of the primaries, N/P/K (nitrogen, phosphorous and potassium), and the secondaries, Ca/Mg (calcium & magnesium). As you can see from data and graphics, the site soil is mostly good to high in the three primaries N, P & K. But both secondaries, Ca and Mg, rate marginal, yet this is despite their very decent ppm levels (see later). Next, OM rates fairly good at this time.

The next topic is the soil condition parameters. These are properties of the soil that are just as crucial as nutrient levels and they must be within proper ranges in order for vegetation to do well. Most soil condition parameters are basically acceptable, but one parameter, buffer index (i.e., soil acidity) rates as a potentially moderate to serious problem in site soils as there is a high amount of excess soil acidity. Other than that, soil pHs, alkalinity levels (Exc Carb), total salinity levels (Sol Slts), and sodium (Na) levels are all fine. The Ca:Mg ratios (@ ≈ 5.7 & ≈ 3.7) are fine.

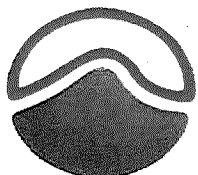
The next item of discussion is the CEC (Cation Exchange Complex) of the soil the results for which are found on the data sheet (second tier, right side under the heading "Actual Percent of Total CEC"). There are several critical nutrient elements shown and underneath each one is listed its optimal range. Next, if you will look on the data sheet at the CEC values, you will see that two to three of these critical components are outside of their optimal ranges. Both %K levels are actually quite good, but one %Mg is low and both %Ca levels are well below their optimal range which is a major concern. And while %Na levels are fine, both %H values are high, and one is very high. This is the parameter that measures soil acidity level; it is what's called bound acidity, i.e., it is tied up with the CEC. There is too much bound (i.e. CEC) acidity in these soils, especially in the dominant soil (AFH1-B/S). As a result, some important conditioning is needed to correct this issue. The soils' total CECs, right at 21, are good and suggest a commensurate ability to hold and yield important nutrients to plant root systems; they suggest these are loam soils which is consistent with the PSA results which indicate, indeed, site soils are loam. Finally, site soils have a rapid infiltration rate.

CONCLUSIONS

These soils actually have good to high levels of primary mineral nutrients, and organics level is actually pretty decent due to past history. There are actually few problematic issues with regard to the standard ag suitability parameters, just some excess acidity which, while fairly serious in the dominant soil, is readily corrected with the right soil conditioner. There are a few serious CEC imbalances, the most serious of which are low %Ca and high %H. Indeed, it is the excessive bound (CEC) soil acidity that is responsible for depressing %Ca in the CECs, and in the case of the dominant soil, AFH1-B/S, both %Ca & %Mg are depressed too much due to high %H (acidity). Soil texture and organic matter content are pretty decent such that soils have decent CECs and good AECs as well which is very advantageous. As a result of all these things, these soils actually require very little mineral nutrients fortification at this time, although some slow release nitrogen can be advantageous. And because the soils are already at decent OM levels, a high level added organics is not really needed as a result. However, a small to moderate amount of OM would be advantageous. Because infiltration rate is rapid drainage should be very good through these soils.

RECOMMENDATIONS

These soils require virtually nothing in the way of mineral nutrient amenders at this time, but condition the soils will be crucial in correcting some pretty serious condition imbalances involving soil acidity and Ca levels. They only need some slow release nitrogen and one soil conditioner; organic matter is only needed at a low to, at most, moderate level. The following amendments are listed for typical landscape vegetation in this soil.



ETS
 975 Transport Way, Suite 2
 Petaluma, CA 94954
 (707) 778-9605 / FAX 778-9612
 e-mail: entech@pacbell.net

**Environmental
 Technical Services**

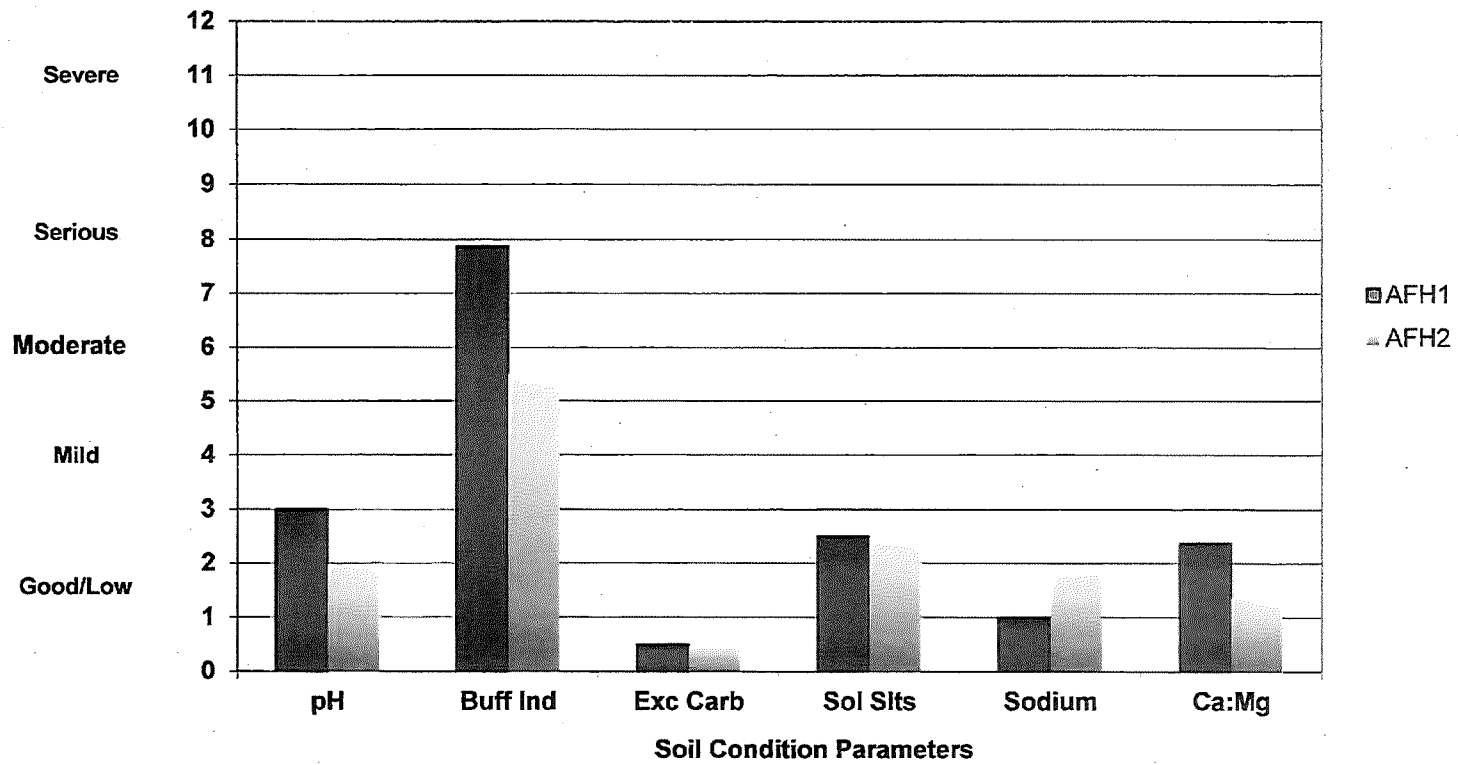
-Soil, Water & Air Testing & Monitoring
 -Analytical Labs
 -Technical Support

*Serving people and the environment
 so that both benefit.*

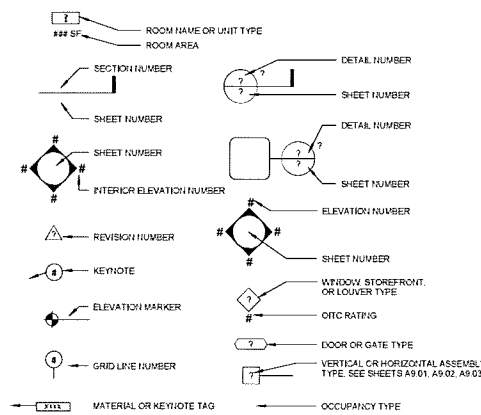
CALCULATED CEC & ITS APP. RELATIONSHIP to SOIL TEXTURE 0-8 -> SAND 8-12 -> LOAMY SAND 12-20 -> SANDY LOAM 20-28 -> LOAM 28-40 -> CLAY LOAM >40 -> CLAY

CLIENT: Satellite Affordable Housing Associates, 1835 Alcatraz Avenue, Berkeley, CA 94703 ATTN: Alex Kuperman (& Lori Cagwin) SITE: Altamira Family Housing, 20269 Broadway Street, Sonoma, California							RECEIVED & DATE of PROCESSED COMPLETION 3/5/2018 3/15/2018					
LAB SAMPLE NUMBER	THE SAMPLE ID	AREA &/or TYPE of SAMPLE	PERCENT ORGANIC MATTER	NITRATE N ppm	AMMONIA N ppm	PHOSPHOROUS P ppm	POTASSIUM K ppm	MAGNESIUM Mg ppm	CALCIUM Ca ppm	SULFUR S ppm	SODIUM Na ppm	BORON B ppm
07693-1	AFH1-B/S	Soil #1	3.8	11	78	85	566	349	2000	-	94	-
07693-2	AFH2-B/S	Soil #2	-	-	-	-	487	562	2075	-	159	-
								Ca:Mg -> 5.73				
								Ca:Mg -> 3.69				
ZINC Zn ppm	MANGANESE Mn ppm	COPPER Cu ppm	IRON Fe ppm	SOLUBLE SALTS mmhos/cm	EXCESS CARBONATE (Qual)	SOIL pH/ BUFFER INDEX -log[H+]	%K [2-7%]	%Mg [15-25%]	%Ca [60-75%]	TOTAL CEC %Na [0-5%]	%H [5-20%]	CALC TOTAL CEC
-	-	-	-	0.59	N	5.9 / 6.48	6.9	13.7	47.7	1.9	29.8	21.0
-	-	-	-	0.53	N	6.1 / 6.69	5.9	22.0	49.4	3.3	19.4	21.0
SAMPLE #	SAMPLE ID	SMPL TYPE	PERCOLATION/INFILTRATION RATE				RATE CLASSIFICATION					
07693-1/2	AFH1,2-B/S	Native Soil	7.1"/hr				Rapid					
SAMPLE #	SAMPLE ID	SMPL TYPE	% Sand	% Silt	% Clay	GRAVEL	SOIL TEXTURE		USDA CLASSIFICATION			
07693-1/2	AFH1,2-B/S	Native Soil	32.2%	44.8%	23.0%	-	Sandy Mud		Loam			
THE SAMPLE ID	PLANT TYPE	ORG/INORG & CONDITIONERS O = Organics I = Inorg G=Gypsum (cuyds/1000) (lbs/1000)			SUMMARY of FERTILIZER RECOMMENDATIONS (lbs/1000 sqft)							
AFH1,2-B/S	Trees/Shrubs	O ->2.5	I -> N	L->45	N	P	K	Mg	SO4-S	Fe/Mn	Zn/Cu	B
					0.0	0.0	0.0	0.0	-	-/-	-/-	-

Graphic Summary of Soil Condition Parameter Results



GRAPHIC SYMBOLS



ABBREVIATIONS

&	AND	NIT.	KITCHEN
<	ANGLE	LAU.	LAUNDRY
@	AT	LANDG	LANDING
A.B.	ANCHOR BOLT	LAV.	LAVATORY
ABV	ABOVE	LT.	LIGHT
A.C.	ASPHALTIC CONC	MAX	MAXIMUM
ACC	ACCESSIBLE	M.C.	MEDICINE CABINET
ACOUS.	ACOUSTICAL	MECH.	MECHANICAL
A.D.	AREA DRAIN	MTL	METAL
ADJ.	ADJACENT	MFR	MANUFACTURER
ALUM.	ALUMINUM	MN.	MINIMUM
APL	ASSUMED PROPERTY LINE	MOBL. ACCESS.	MOBILITY ACCESSIBLE
AUTO.	AUTOMATIC	MTD.	MOUNTED
BALC.	BALCONY	MULL.	MULLION
BD.	BOARD	N/A	NOT APPLICABLE
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BM	BEAM	OJ	OVER
B.O.C.	BOTTOM OF CURB	OC.	ON CENTER
B.TM.	BOTTOM	OFF.	OFFICE
B.S.W.	BACK OF SIDEWALK	O.H.	OVERHANG
BTWN.	BETWEEN	OPNG.	OPENING
CABT.	CABINET	PERF.	PERFORATED
CEM.PLAS.	CEMENT PLASTER	PL.	PLATE
C.J.	CONTROL JOINT	PL.	PROPERTY LINE
CL	CENTERLINE	PLAS. LAM.	PLASTIC LAMINATE
CLG.	CEILING	P.D.	PARTIALLY OPERABLE
CLKG.	CAULKING	P.T.	PRESSURE TREATED
CL	CLOSET	OR POST TENSIONED	OR POST TENSIONED
CLR.	CLEAR	PTD.	PAINTED
C.M.U.	CONCRETE MASONRY UNIT	PLYWD.	PLYWOOD
COL.	COLUMN	R	RISER
COMM. ACCESS.	COMMUNICATION ACCESSIBLE	REC.	RECESSED
CONC.	CONCRETE	REF.	REFRIGERATOR
CONN.	CONNECTION	REINF.	REINFORCED
CONT.	CONTINUOUS	REQD.	REQUIRED
CONST.	CONSTRUCTION	RM.	ROOM
CNTR.	COUNTER	R.O.	ROUGH OPENING
CSMT.	CASEMENT	R.W.L.	RAINWATER LEADER
DBL	DOUBLE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DET.	DETAIL	S.C.	SOLID CORE
DM	DIAMETER	S.C.D.	SEE CIVIL DRAWINGS
DR	DOOR	S.S.D.	SEE STRUCTURAL DRAWINGS
D.S.	DOWNSPOUT	SCH.	SCHEDULE
DWG.	DRAWING	SEC.	SECTION
E.A.	EACH	S.E.D.	SEE ELECTRICAL DRAWINGS
E.J.	EXPANSION JOINT	S.F.	SUBFLOOR
ELEV.	ELEVATION	S.G.	SAFETY GLAZING
ELEC.	ELECTRIC	SH.	SHelf
ENCL.	ENCLOSURE	SHLVs.	SHelVES
E.P.	ELECTRIC PANEL	SHT.	SHEET
EQ	EQUIPMENT	SHT.	SHElF
EQPT.	EQUIPMENT	S.L.D.	SEE LANDSCAPE DRAWINGS
E.V.	ELECTRIC VEHICLE	S.M.	SHEET METAL
EXT.	EXTERIOR	S.M.D.	SEE MECHANICAL DRAWINGS
F.A.I.	FRESH AIR INTAKE	S.P.	STANDPIPE
F.D.	FLOOR DRAIN	S.P.D.	SEE PLUMBING DRAWINGS
FDN.	FOUNDATION	SPECS.	SPECIFICATIONS
F.E.	FIRE EXTINGUISHER	SQ.	SQUARE
F.E.C.	FIRE EXTINGUISHER CABINET	S.S.	STAINLESS STEEL
F.F.	FINISHED FLOOR	STD.	STANDARD
FIN.	FINISH OR FINISHED	STL.	STEEL
FLASHG	FLASHING	STOR.	STORAGE
FLEX	FLEXIBLE	STRUCT.	STRUCTURAL
FLR	FLOOR	SV	SHEET VINYL
F.O.B.	FACE OF BEAM	T.B.	TONGUE AND GROOVE
F.O.C.	FACE OF CONCRETE	TAG	TAG
F.O.F.	FACE OF FINISH	TEL.	TELEPHONE
F.O.S.	FACE OF STUD	TEMP.GL.	TEMPERED GLASS
F.O.W.	FACE OF WALL	THRESH.	THRESHOLD
F.S.D.	FIRE SEPARATION DISTANCE	T.O.	TOP OF
FT.	FOOT	T.O.C.	TOP OF CURB
FTG.	FOOTING	T.O.PL.	TOP OF PLATE
GA.	GAUGE	T.O.S.	TOP OF SLAB
GAR.	GARAGE	T.O.W.	TOP OF WALL
G.B.	GRID BAR	TPH	TOILET PAPER HOLDER
GL.	GLASS	T	TREAD (OR TEMPERED)
GLAZ.	GLAZING	T.S.	TUBE STEEL
G.S.M.	GALVANIZED SHEET METAL	TYP.	TYPICAL
G.W.B.	GYP-SUM WALL BOARD	U.O.H.	UNLESS OTHERWISE NOTED
GYP.	GYP-SUM	VCT	VINYL COMPOSITION TILE
H.B.	HOSE BIB	VERT.	VERTICAL
HDWR.	HARDWARE	VEST.	VESTIBULE
H.M.	HOLLOW METAL	V.G.D.F.	VERTICAL GRAIN DOUG. FIR
HORIZ.	HORIZONTAL	V.I.F.	VERIFY IN FIELD
HPL.	HOPPER	W	WASHER
HR.	HOUR	W	WITH
H.R.	HANDRAIL	W.C.	WATER CLOSET
HT.	HEIGHT	W.D.	WOOD
IN.	INCHES	WDW.	WINDOW
INSUL.	INSULATION	WH.	WATER HEATER
INT.	INTERIOR	WITHOUT	WITHOUT
INTERM.	INTERMEDIATE	W.O.	WHERE OCCURS
JT.	JOINT	W.P.	WATERPROOF
		WRB	WATER-RESISTANT BOARD
		W.S.	WHEELSTOP

ALTAMIRA FAMILY APARTMENTS

20269 BROADWAY AVENUE, SONOMA CA
DESIGN SUBMITTAL, MARCH 20, 2018



PROJECT TEAM

OWNER / APPLICANT	CIVIL ENGINEER
SAVA	Alcove Associates, Inc.
1835 Alcatraz Ave	1220 N. Dixon Avenue
Berkeley, CA 94703	Santa Rosa, CA 95401
510-647-0700	707-541-2300
Contact: Adam Kuperman	Contact: Tim Schram
ARCHITECT	LANDSCAPE ARCHITECT
Pyatok Architects	Lori Cagwin Landscape Architecture
1611 Telegraph Avenue, Suite 200	11 Jasmine St
Oakland, CA 94612	Yourbyke, CA 94599
510-465-7010	707-945-0035
Contact: Peter Waller	Contact: Lori Cagwin

DRAWING INDEX

GENERAL	TITLE SHEET
G0.01	TITLE SHEET
ARCHITECTURAL	
A1.01	SITE PLAN
A1.02	3D VIEWS
A1.03	3D VIEWS
A1.07	CONTEXT PLAN
A2.01	BUILDING PLANS - LEVEL 1
A2.02	BUILDING PLANS - LEVEL 2
A2.03	BUILDING PLANS - ROOF LEVEL
A3.00	SITE ELEVATIONS - STREET VIEWS
A3.01	SITE ELEVATIONS - STREET VIEWS
A3.02	SITE ELEVATIONS - INTERNAL VIEWS
A3.06	BUILDING SECTIONS, ELEVATIONS AND DETAILS
A3.10	RENDERED ELEVATIONS
A4.01	ENLARGED BUILDING PLANS - COMMUNITY CENTER
A4.02	UNIT PLANS
A8.00	ARCHITECTURAL DETAILS
A8.01	ARCHITECTURAL AND SITE DETAILS

PROJECT SUMMARY

THE PROPOSED PROJECT CONSISTS OF 48 UNITS OF NEW AFFORDABLE MULTIFAMILY RESIDENTIAL UNITS IN 8 BUILDINGS, AND A COMMUNITY BUILDING FOR RESIDENT SERVICES AND LEASING.

PROJECT ADDRESS: 20269 BROADWAY AVENUE, SONOMA CA 95476

SITE AREA: 1.975 ACRES
TOTAL UNITS: 48 UNITS
SITE DENSITY: 24.3 UNITS/ACRE
ZONING: MX - MIXED USE (BROADWAY CORRIDOR)

CONSTRUCTION TYPE:	RESIDENTIAL BUILDINGS	COMMUNITY BUILDING
	TYPE VB	TYPE VB
OCCUPANCY TYPE:	R2	A3

DEVELOPMENT STANDARDS PER ZONING

	REQUIRED	PROVIDED
BLDG. SETBACK FRONT	15 FT	9-24 FT
BLDG. SETBACK SIDE	7 FT (17' COMBINED)	15-75 FT
BLDG. SETBACK REAR	20 FT	15-20 FT
DENSITY	20 UNITS/ACRE + 35%	24.3 UNITS/ACRE
FLOOR AREA RATIO	1.0	.53
LOT COVERAGE	60%	28%
BUILDING HEIGHT	30 FT	26 TO 29 FT (24 FT COMM BLDG)
OPEN SPACE (COMMON)	14,700 SF	12,500 SF + 450 SF COMMON ROOM
	PER 18.40.070 E.1 AND E.3. OPEN SPACE INCENTIVES MAY INCLUDE REDUCED PARKING OR REDUCED FRONT YARD SETBACKS.	

PARKING SPACES	74 SPACES (REQ.)	75 SPACES (INCLUDING 10 TENDEM)
SHORT TERM BICYCLE PARKING	1 SPACE	2 SPACES
SECURED BICYCLE PARKING	0 SPACES	14 SPACES

BUILDING GROSS AREAS

BUILDING 1	4,619 SF
BUILDING 2	4,718 SF
BUILDING 3	2,490 SF
BUILDING 4	7,932 SF
BUILDING 5	6,276 SF
BUILDING 6	6,293 SF
BUILDING 7	4,184 SF
BUILDING 8	5,284 SF
TOTAL SF OF RESIDENTIAL BLDGS.	41,778 SF
COMMUNITY BUILDING	2,965 SF

UNIT TYPE SUMMARY

UNIT TYPE	DESCRIPTION	#UNITS	UNIT AREA (SF)
A1	1-BR FLAT	22	587
B1	2-BR FLAT	14	863
C1	3-BR FLAT	2	1,125
TH1	3-BR TH	10	1,118

ACCESSIBILITY SUMMARY

THIS PROJECT IS A PUBLICLY FUNDED PROJECT COMPLYING WITH CHAPTER 11B OF THE 2016 CALIFORNIA BUILDING CODE (CBC) AND THE 2010 ADA. SINGLE-STORY GROUND-FLOOR DWELLING UNITS MUST ALSO COMPLY WITH PROVISIONS OF CHAPTER 11A OF THE CBC.

RESIDENTIAL BUILDINGS: BUILDINGS 1-3 ARE MULTI-FAMILY, NON-ELEVATOR-SERVED BUILDINGS COMPRISED OF MULTI-STORY TOWNHOMES WITH GROUND-LEVEL ENTRIES. ONE UNIT PER BUILDING MUST COMPLY WITH 11B-233.3.1.2.4, PROVIDING AN ACCESSIBLE ROUTE AND OTHER FEATURES.

BUILDINGS 4-8 ARE MULTI-FAMILY, STACKED FLATS WITH STAIR-ONLY ACCESS TO LEVEL 2 UNITS. ALL DWELLING UNITS WITH REQUIRED MOBILITY OR HEARING/VISUALLY IMPAIRED FEATURES ARE LOCATED ON THE GROUND-LEVEL, AND COMPLY WITH CHAPTER 11B OF THE 2016 CBC. ALL REMAINING GROUND-FLOOR UNITS COMPLY WITH CHAPTER 11A, DIVISION IV PER SECTION 233.1.2 OF THE 2016 CBC.

COMMUNITY BUILDING: THE COMMUNITY BUILDING IS A LEASING OFFICE, RESIDENTIAL SERVICES AND COMMUNITY CENTER AND COMPLIES WITH CHAPTER 11B OF THE 2016 CBC.

MOBILITY ACCESSIBLE UNITS: 48 X 10% = 5 REQUIRED AND PROVIDED
TWO 1-BR UNITS, TWO 2-BR UNITS, AND ONE 3-BR UNIT
COMMUNICATION ACCESSIBLE UNITS: 48 X 4% = 2 REQUIRED AND PROVIDED

BUILDING CODES

THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE, WHICH ADOPTS THE 2015 IBC, 2015 UMC, 2015 UPC AND THE 2014 NEC.



300' 600' 900'

AERIAL CONTEXT

STAMP:

JOB NUMBER: 1522
DRAWN BY: CA 115
CHECKED BY: TB
DATE: 5-15-17
SCALE: 1/2" = 1'-0"
TITLE: TITLE SHEET

SHEET
G0.01

ALTAMIRA FAMILY APARTMENTS

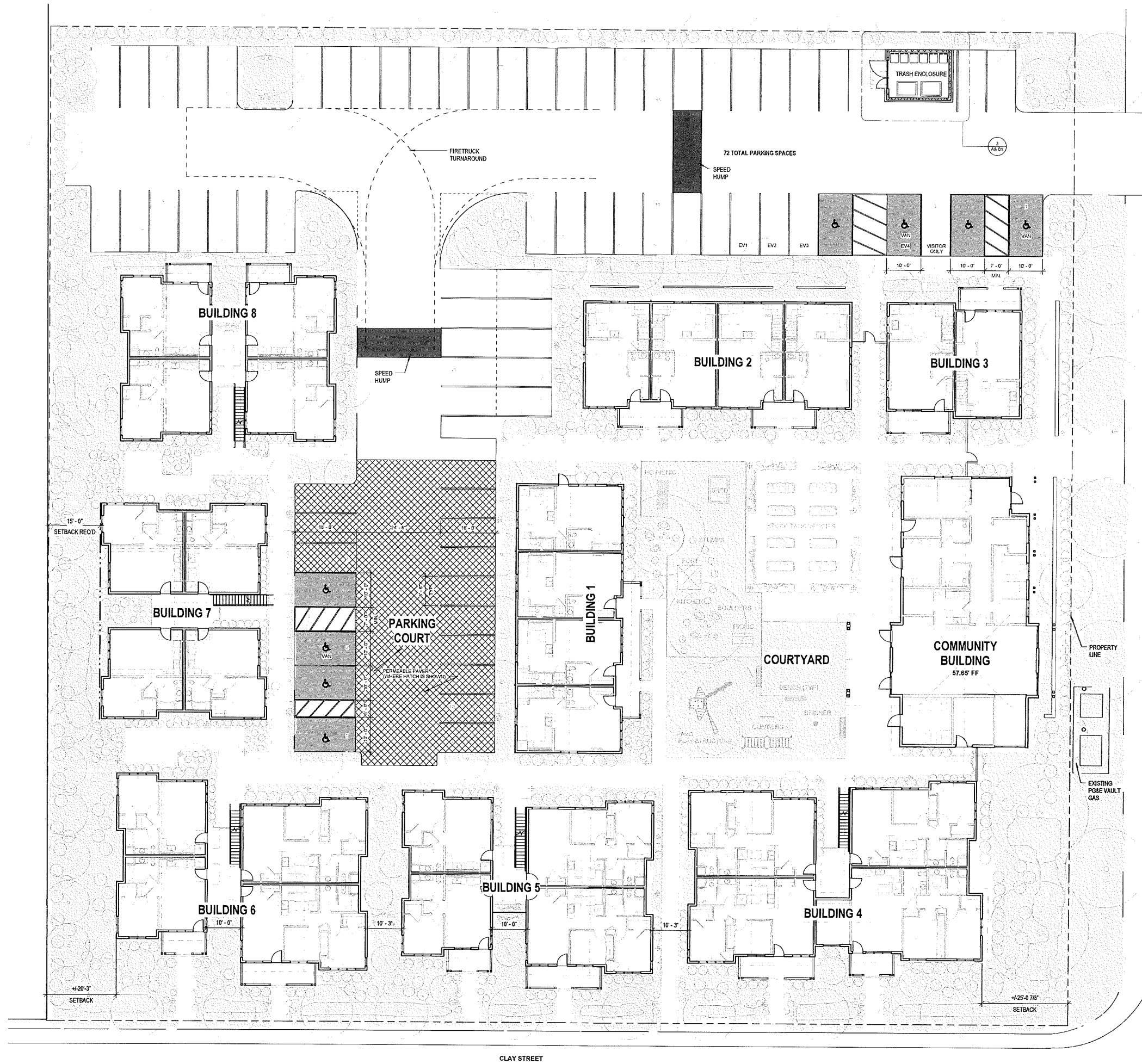
20269 Broadway, Sonoma, CA

STAMP:

JOB NUMBER 1532
DRAWN BY CA
CHECKED BY TB
DATE 5-13-17
SCALE 3/32" = 1'-0"
TITLE
SITE PLAN

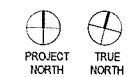
SHEET
A1.01

-PRELIMINARY - Not for Construction-



SITE PLAN LAYOUT

SITE PLAN - LEVEL 1
3/32" = 1'-0" 1





CORNER PERSPECTIVE



BROADWAY ST. PERSPECTIVE

ALTAMIRA FAMILY APARTMENTS
 20269 Broadway, Sonoma, CA

STAMP:

JOB NUMBER 1522
 DRAWN BY Author
 CHECKED BY Checker
 DATE 5-15-17
 SCALE
 TITLE
 3D VIEWS

SHEET
A1.02

ALTAMIRA FAMILY APARTMENTS
20269 Broadway, Sonoma, CA

STAMP:

JOB NUMBER: 1522
DRAWN BY: Author
CHECKED BY: Checker
DATE: 5-10-17
SCALE:
TITLE:
3D VIEWS

SHEET
A1.03

- PRELIMINARY - Not for Construction



CLAY ST. PERSPECTIVE



ENTRY PORCH PERSPECTIVE



BRAGG STREET

BROADWAY

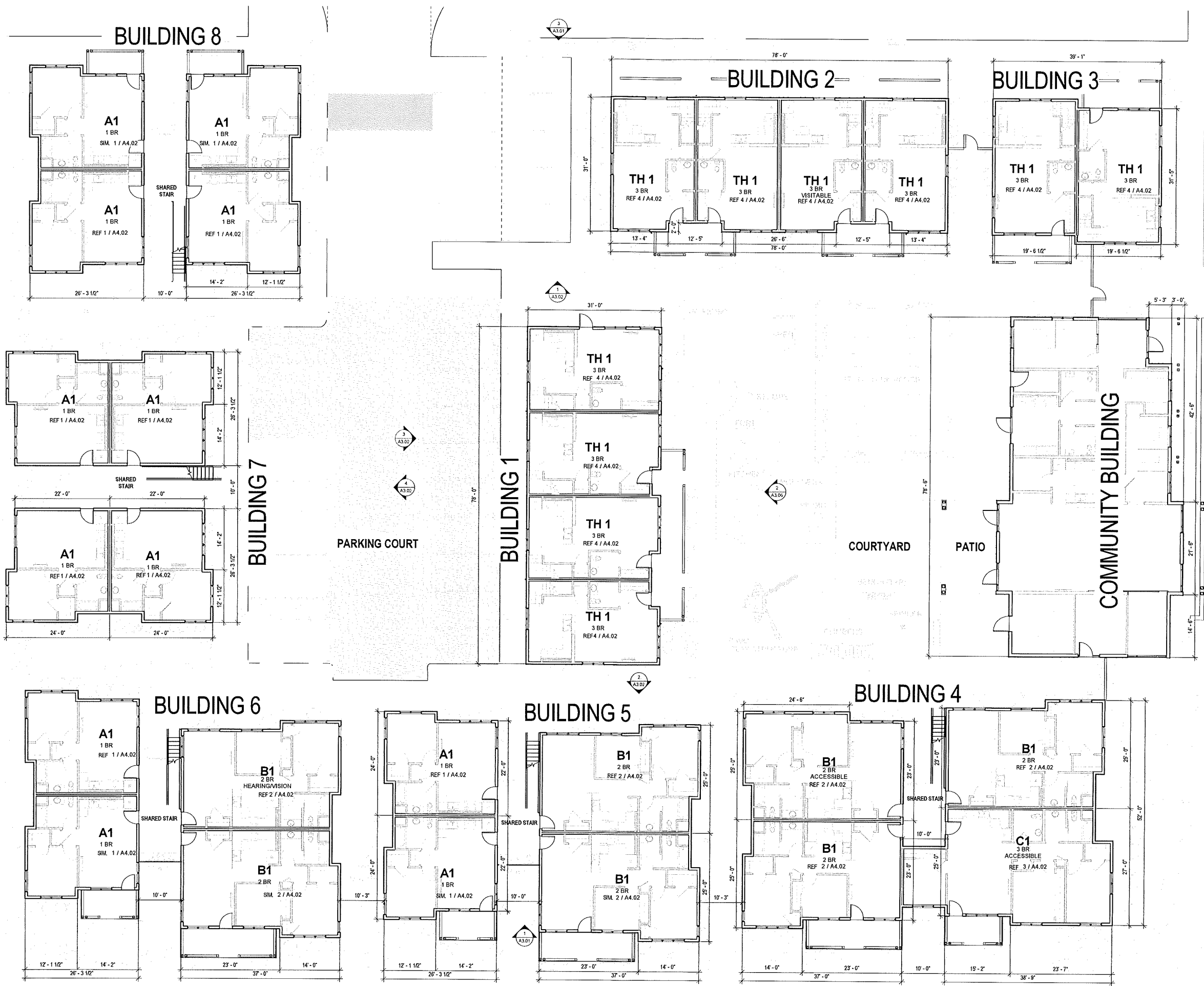
CLAY STREET

ALTAMIRA FAMILY APARTMENTS
 20269 Broadway, Sonoma, CA

STAMP:

JOB NUMBER 1522
 DRAWN BY Author
 CHECKED BY Checker
 DATE 5-13-17
 SCALE 1" = 20'-0"
 TITLE
 CONTEXT PLAN

SHEET
A1.07

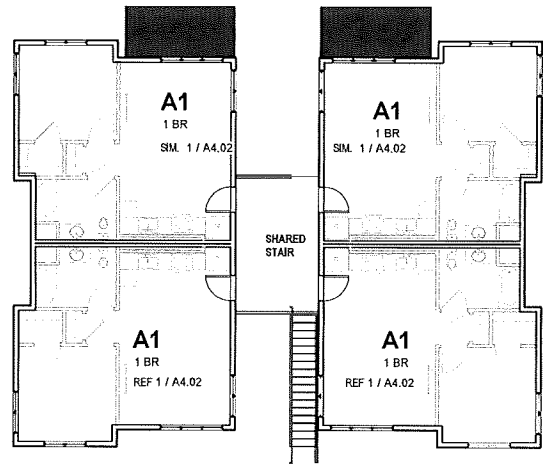


ALTAMIRA FAMILY APARTMENTS
 20269 Broadway, Sonoma, CA

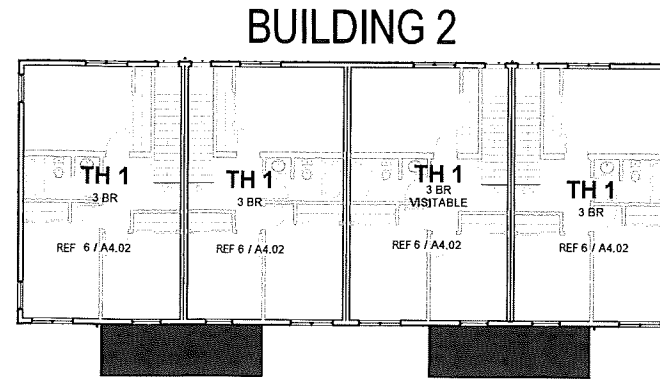
STAMP

JOB NUMBER 1522
 DRAWN BY Author
 CHECKED BY Checker
 DATE 5-15-17
 SCALE 1/8" = 1'-0"
 TITLE BUILDING PLANS - LEVEL 1

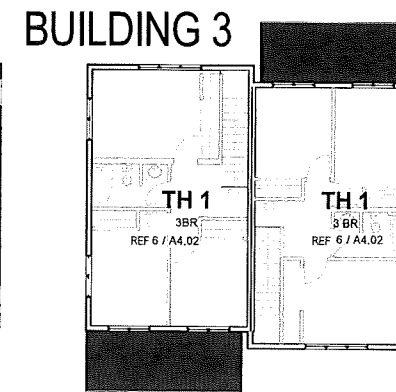
SHEET
A2.01



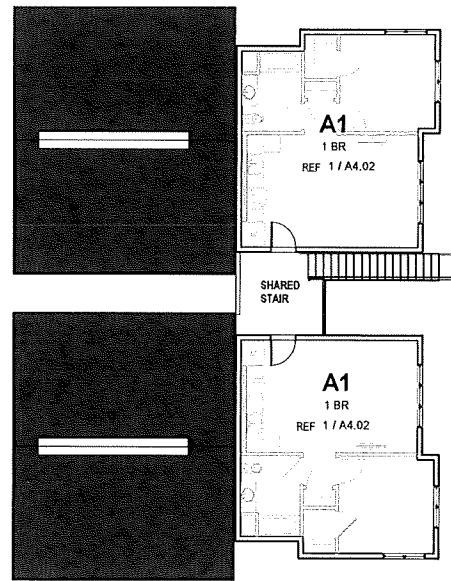
BUILDING 8



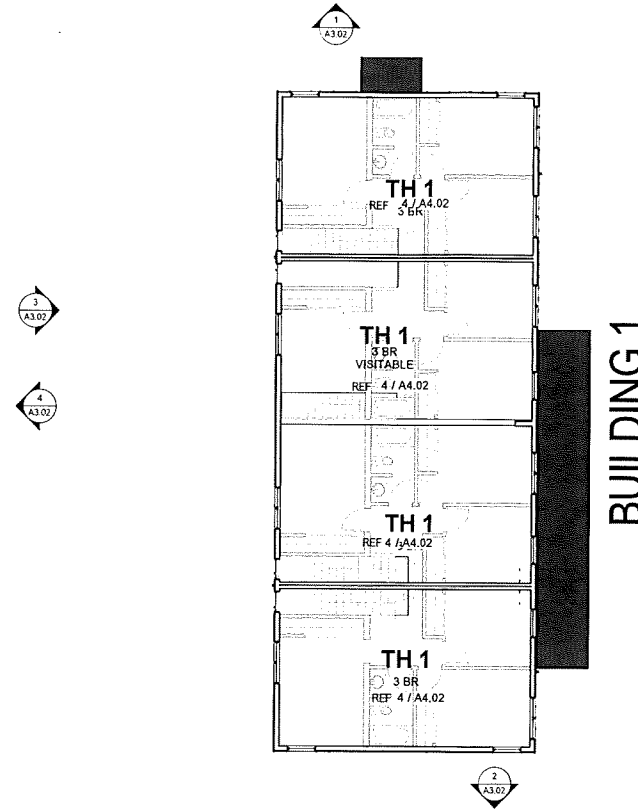
BUILDING 2



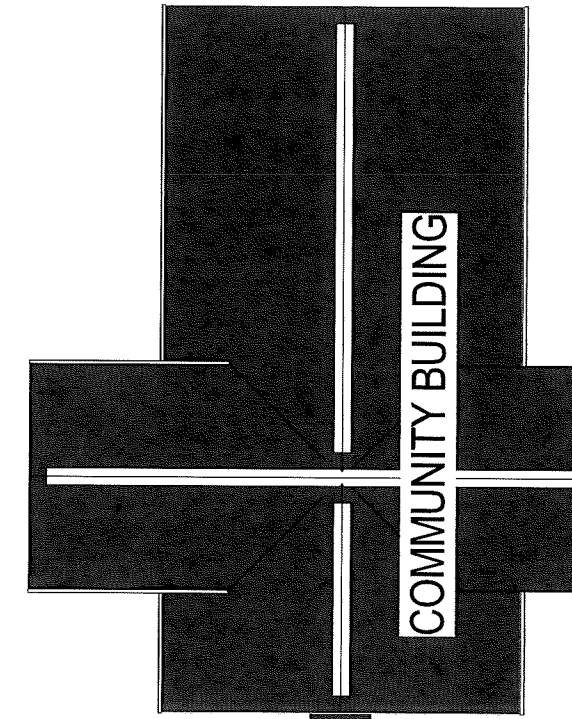
BUILDING 3



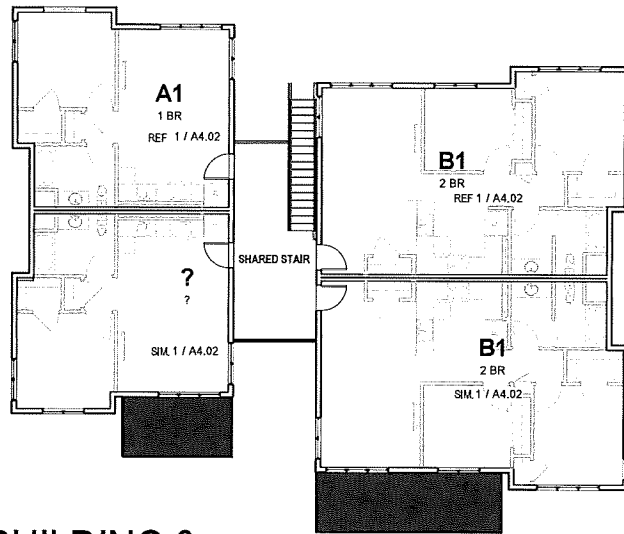
BUILDING 7



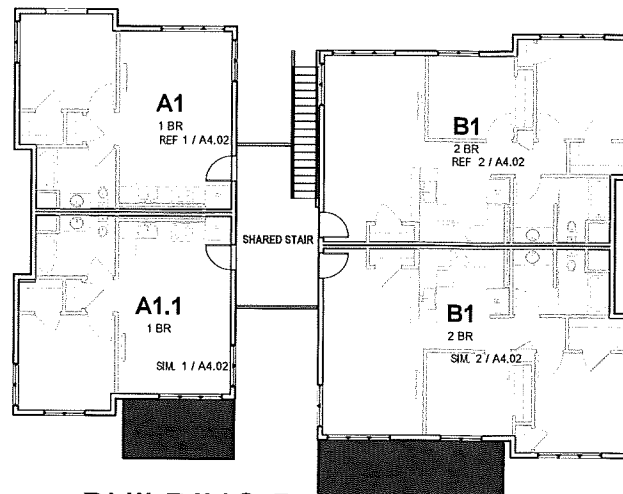
BUILDING 1



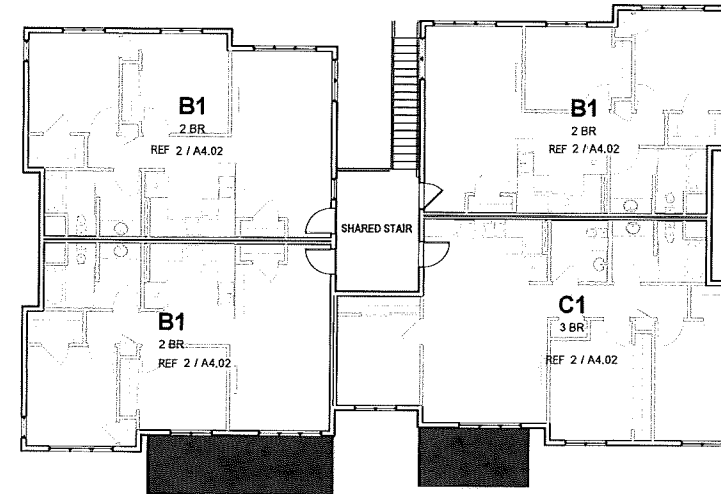
COMMUNITY BUILDING



BUILDING 6



BUILDING 5



BUILDING 4

STAMP:

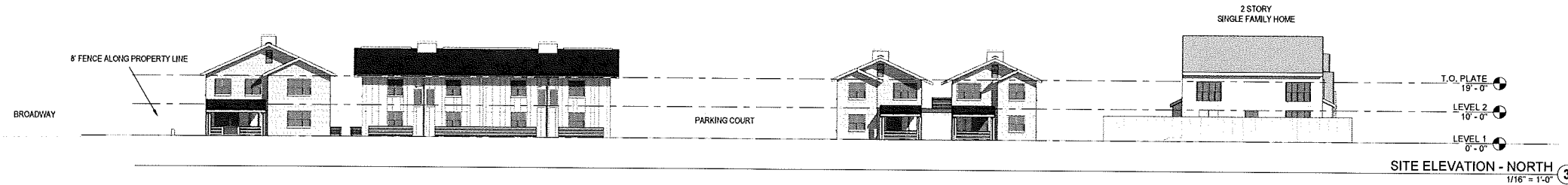
JOB NUMBER 1522
 DRAWN BY Author
 CHECKED BY Checker
 DATE 5-15-17
 SCALE 1/8" = 1'-0"
 TITLE BUILDING PLANS - LEVEL 2

SHEET
A2.02

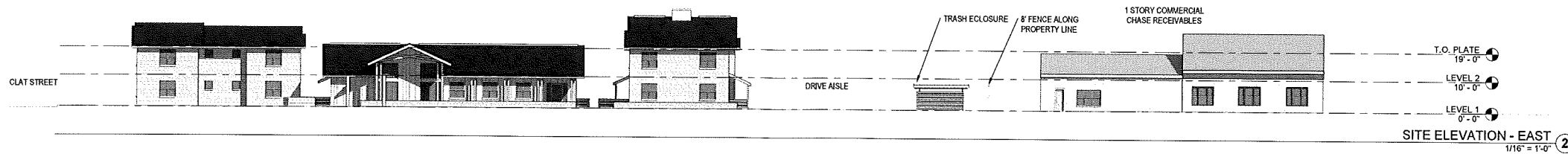
-PRELIMINARY - Not for Construction-

ALTAMIRA FAMILY APARTMENTS

20269 Broadway, Sonoma, CA



SITE ELEVATION - NORTH
1/16" = 1'-0" ③



SITE ELEVATION - EAST
1/16" = 1'-0" ②



SITE ELEVATION - SOUTH
1/16" = 1'-0" ①

STAMP:

JOB NUMBER 1522
DRAWN BY A.L.H.
CHECKED BY Checker
DATE 5-13-17
SCALE 1/8" = 1'-0"
TITLE
SITE ELEVATIONS - STREET
VIEWS

SHEET
A3.00

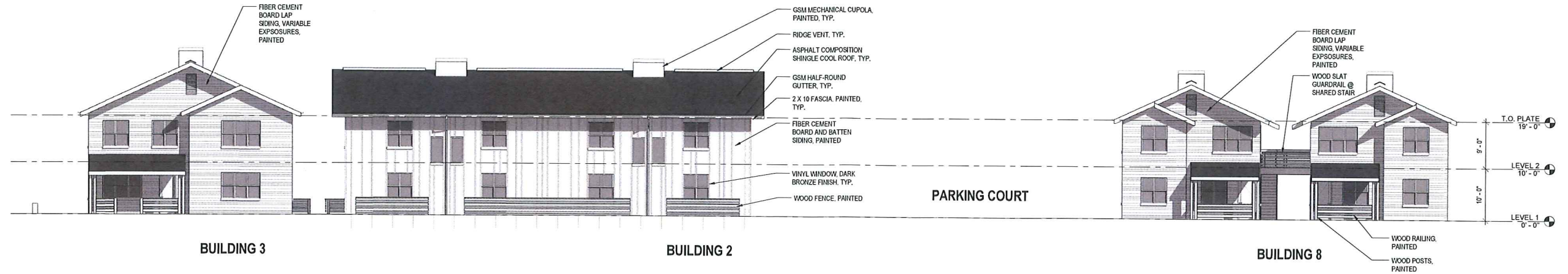
- PRELIMINARY - Not for Construction -

ALTAMIRA FAMILY APARTMENTS
 20269 Broadway, Sonoma, CA

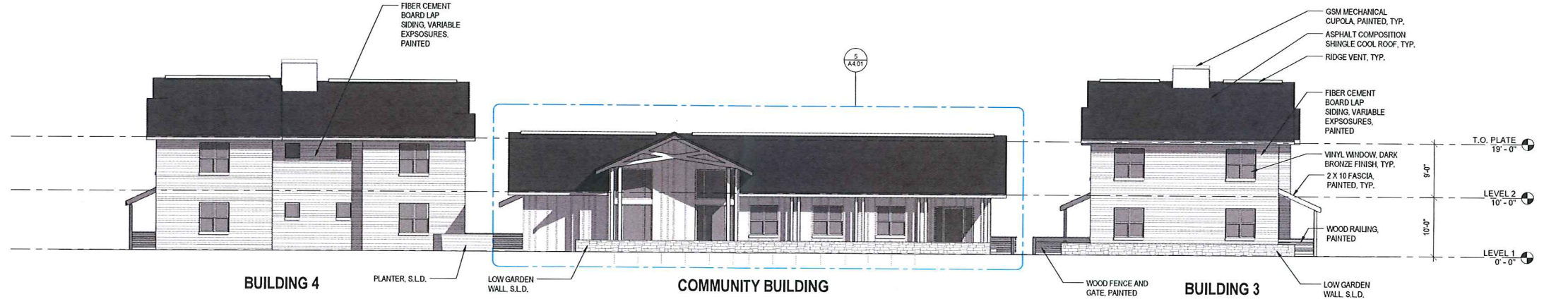
STAMP:

JOB NUMBER 1522
 DRAWN BY Author
 CHECKED BY Checker
 DATE 5-15-17
 SCALE 1/8" = 1'-0"
 TITLE SITE ELEVATIONS - STREET VIEWS

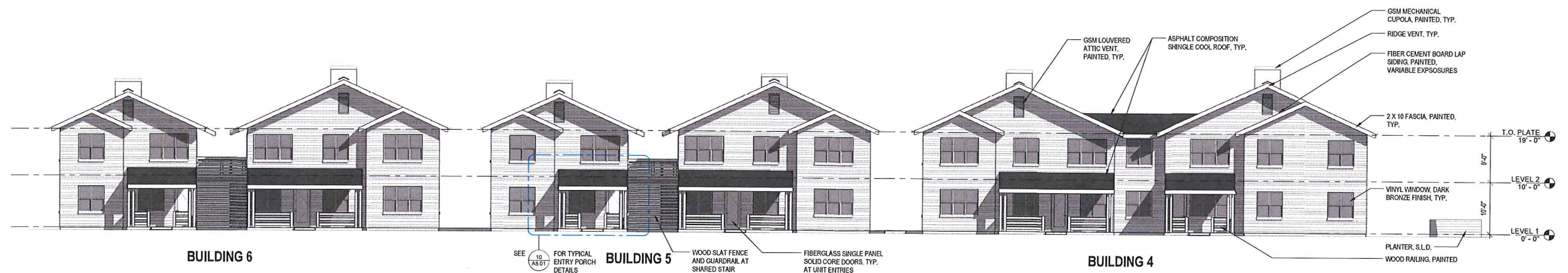
SHEET
A3.01
 -PRELIMINARY - Not for Construction-



PARKING LOT ELEVATION ③
 1/8" = 1'-0"



BROADWAY ELEVATION ②
 1/8" = 1'-0"



CLAY STREET ELEVATION ①
 1/8" = 1'-0"

ALTAMIRA FAMILY APARTMENTS
20269 Broadway, Sonoma, CA

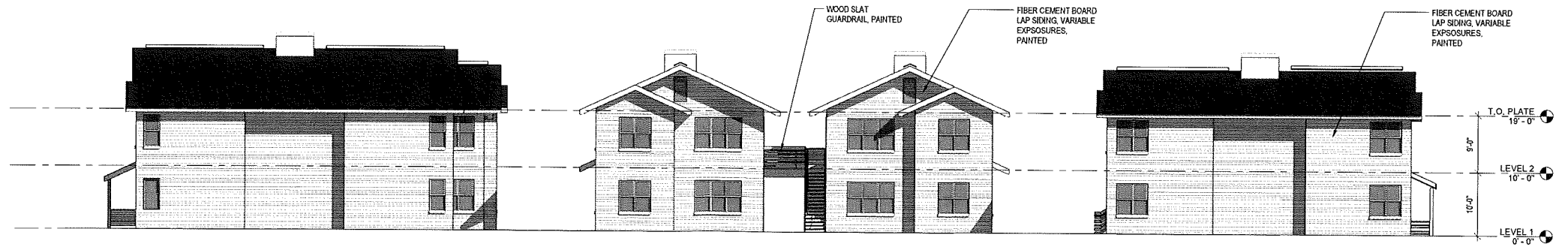
STAMP:

JOB NUMBER 1522
DRAWN BY CA
CHECKED BY KS/780
DATE 5-15-17
SCALE 1/8" = 1'-0"
TITLE SITE ELEVATIONS - INTERNAL VIEWS

SHEET

A3.02

-PRELIMINARY - Not for Construction-

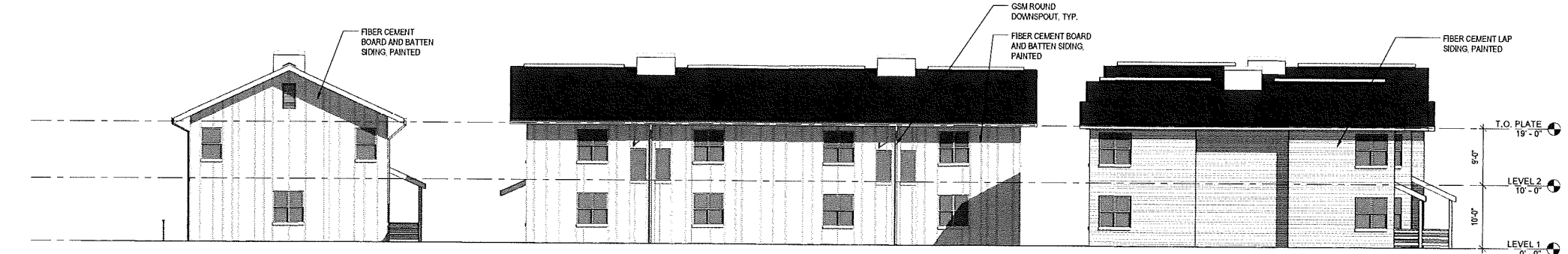


BUILDING 6

BUILDING 7

BUILDING 8

SITE ELEVATION - PARKING COURT FACING WEST
1/8" = 1'-0" 4

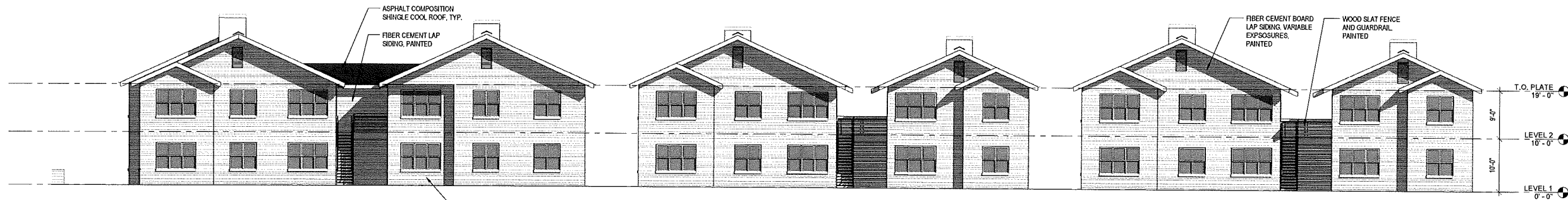


BUILDING 2

BUILDING 1

BUILDING 5

SITE ELEVATION - PARKING COURT FACING EAST
1/8" = 1'-0" 3

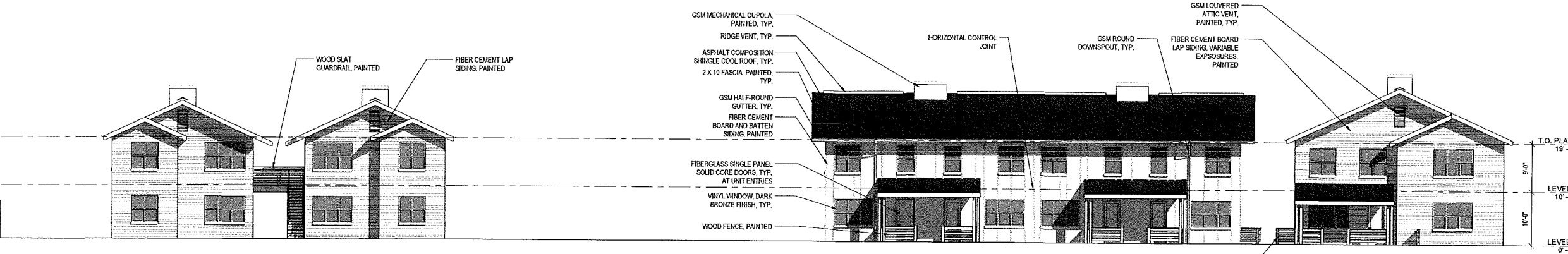


BUILDING 4

BUILDING 5

BUILDING 6

SITE ELEVATION - COURTYARD FACING SOUTH
1/8" = 1'-0" 2



BUILDING 8

BUILDING 2

BUILDING 3

SITE ELEVATION - COURTYARD FACING NORTH
1/8" = 1'-0" 1

ALTAMIRA FAMILY APARTMENTS
20269 Broadway, Sonoma, CA

STAMP:

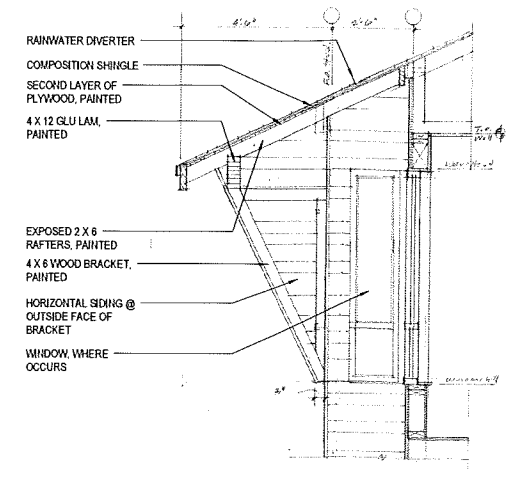
JOB NUMBER 1522
DRAWN BY CA
CHECKED BY NS / TBD
DATE 5-15-17
SCALE As Indicated

TITLE
BUILDING SECTIONS,
ELEVATIONS AND DETAILS

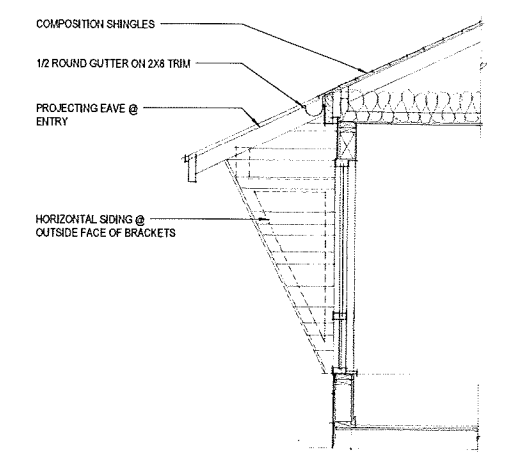
SHEET

A3.06

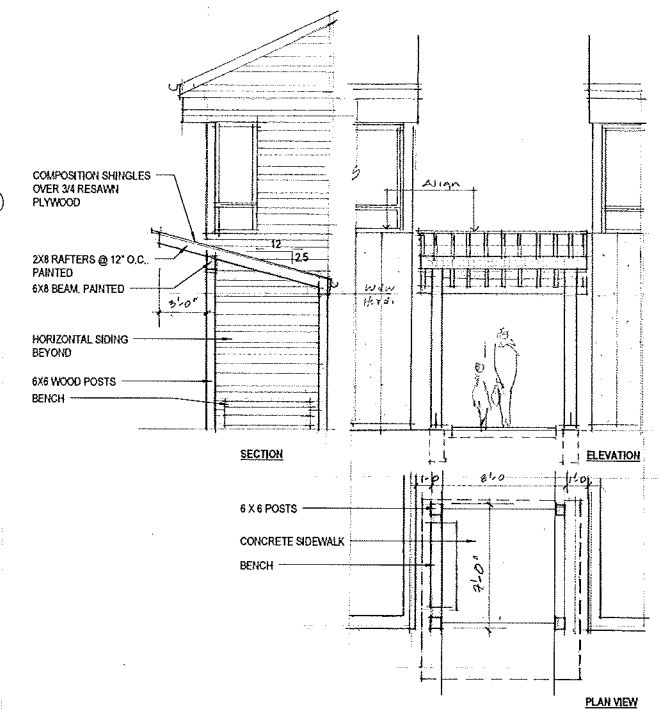
- PRELIMINARY - Not for Construction



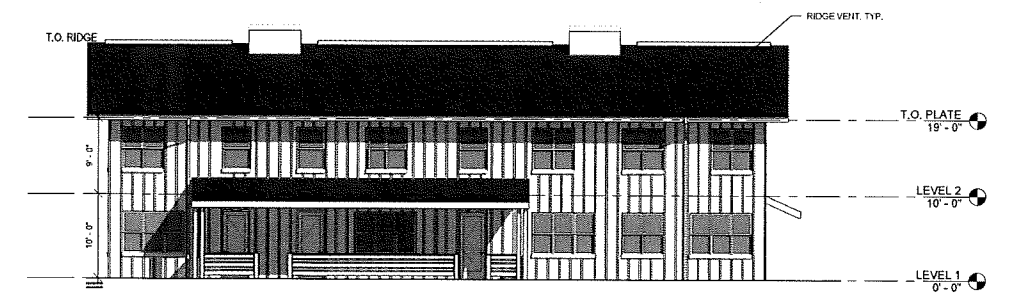
SECTION @ RECESSED ENTRY 10
1/2" = 1'-0"



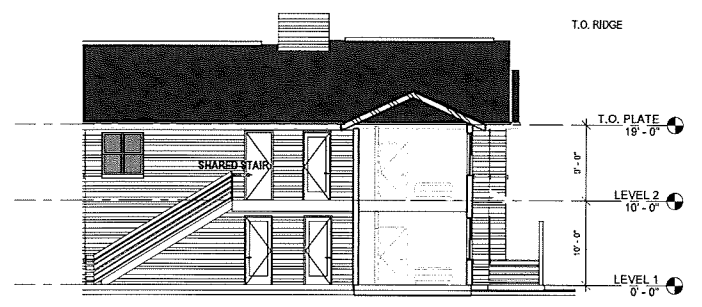
SECTION @ EAVE 6
1/2" = 1'-0"



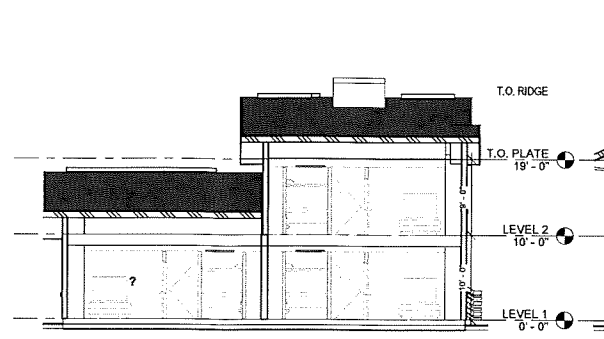
GATEWAY @ PEDESTRIAN ENTRIES 3
1/4" = 1'-0"



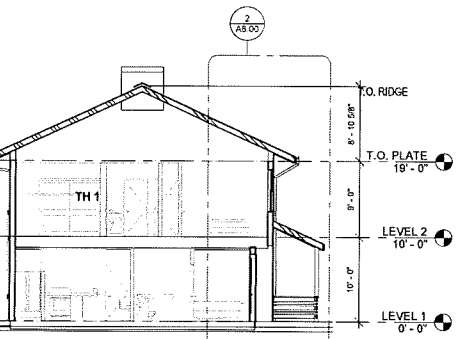
BUILDING 1 - EAST ELEVATION 2
1/8" = 1'-0"



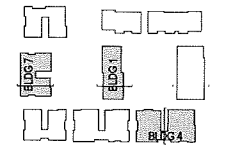
BUILDING 4 (STACKED FLATS) - SECTION 7
1/8" = 1'-0"



BUILDING 7 (STACKED FLATS) - SECTION 4
1/8" = 1'-0"



BUILDING 1 (TOWNHOUSE) - SECTION 1
1/8" = 1'-0"



BLDG SECTION KEY PLAN



RENDERED BROADWAY ELEVATION ①
 1/8" = 1'-0"



RENDERED CLAY STREET ELEVATION ②
 1/8" = 1'-0"

ALTAMIRA FAMILY APARTMENTS
 20269 Broadway, Sonoma, CA

STAMP:

JOB NUMBER	152
DRAWN BY	AJm
CHECKED BY	Cm
DATE	5/11/21
SCALE	1/8" = 1'-0"
TITLE	RENDERED ELEVATIONS

SHEET
A3.10



RENDERED BROADWAY ELEVATION ①
 1/8" = 1'-0"

ALTAMIRA FAMILY APARTMENTS
 20269 Broadway, Sonoma, CA

STAMP



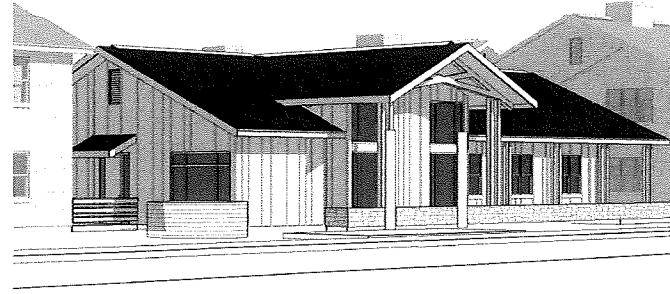
RENDERED CLAY STREET ELEVATION ②
 1/8" = 1'-0"

JOB NUMBER 1927
 DRAWN BY Allyn
 CHECKED BY Unltd
 DATE 6/30/17
 SCALE 1/8" = 1'-0"

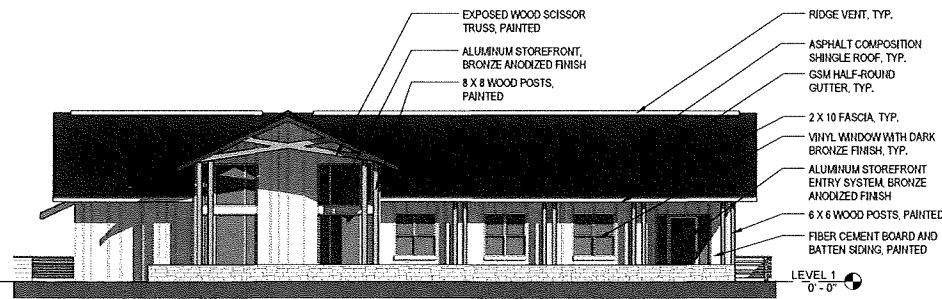
TITLE
 RENDERED ELEVATIONS

SHEET
A3.10

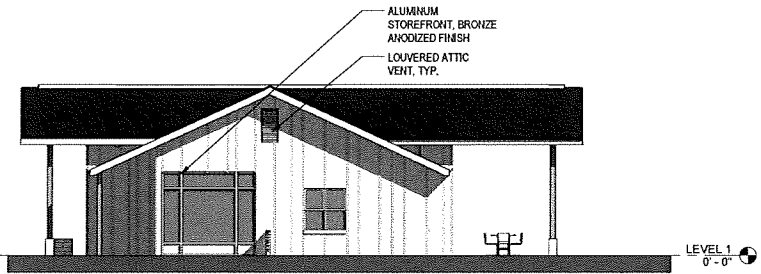
PRELIMINARY - NOT FOR CONSTRUCTION



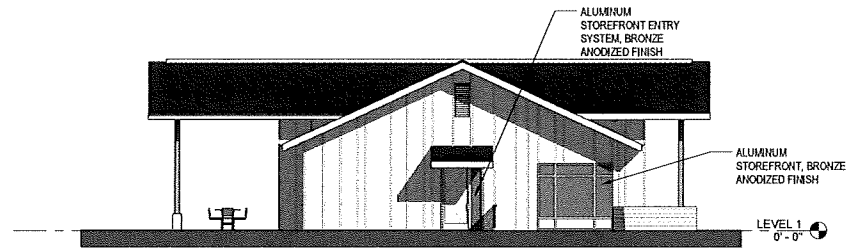
COMMUNITY BUILDING - PERSPECTIVE ⑥



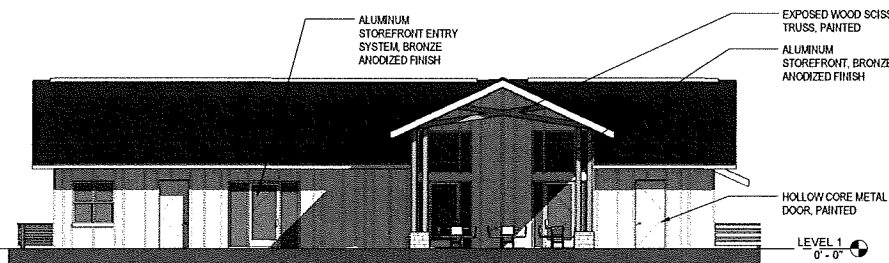
COMMUNITY BUILDING - EAST ELEVATION ⑤
1/8" = 1'-0"



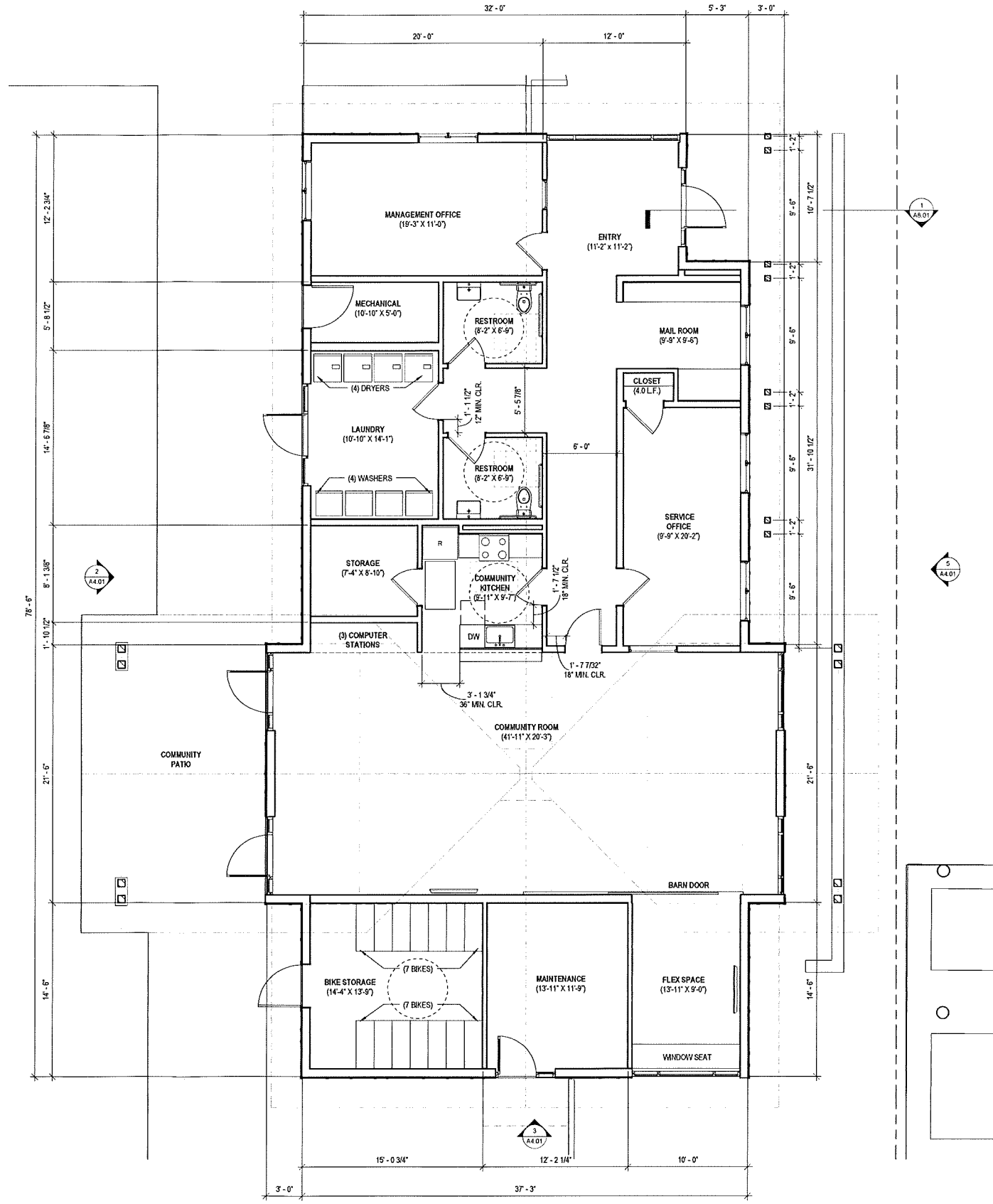
COMMUNITY BUILDING - NORTH ELEVATION ④
1/8" = 1'-0"



COMMUNITY BUILDING - SOUTH ELEVATION ③
1/8" = 1'-0"



COMMUNITY BUILDING - WEST ELEVATION ②
1/8" = 1'-0"



2,995 GSF

COMMUNITY CENTER - LEVEL 1 ①
1/4" = 1'-0"

ALTAMIRA FAMILY APARTMENTS
20269 Broadway, Sonoma, CA

STAMP:

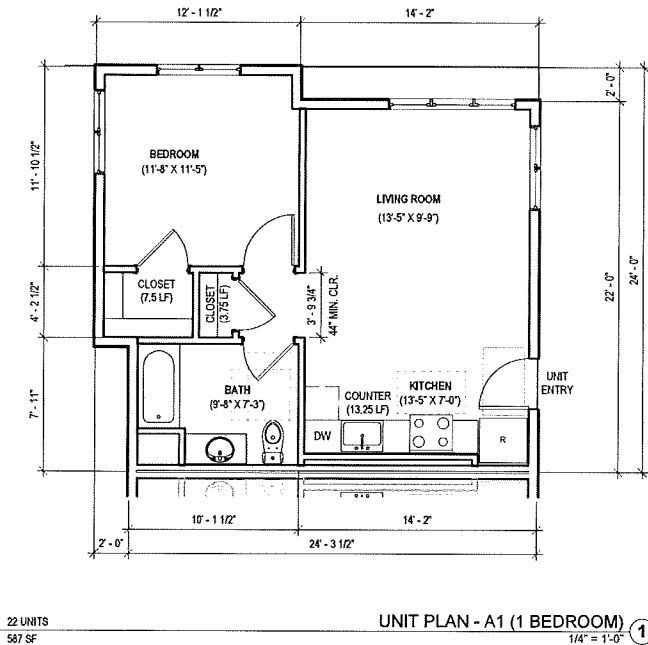
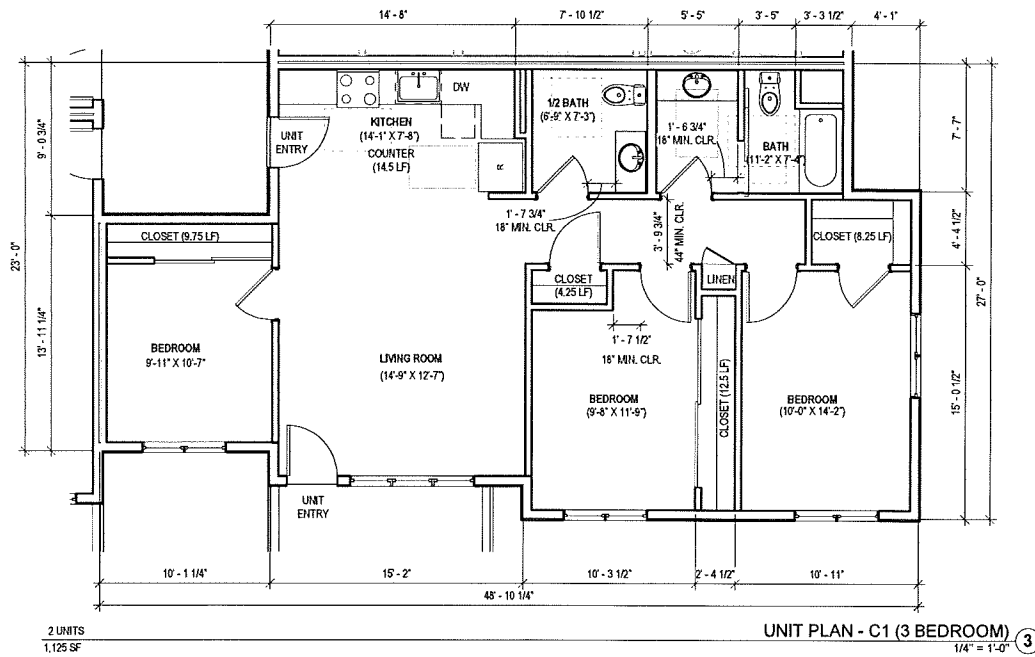
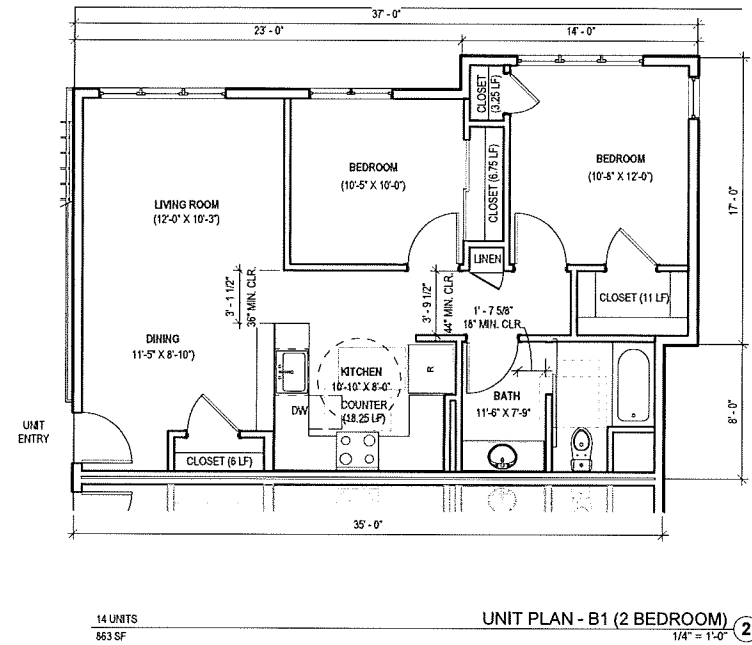
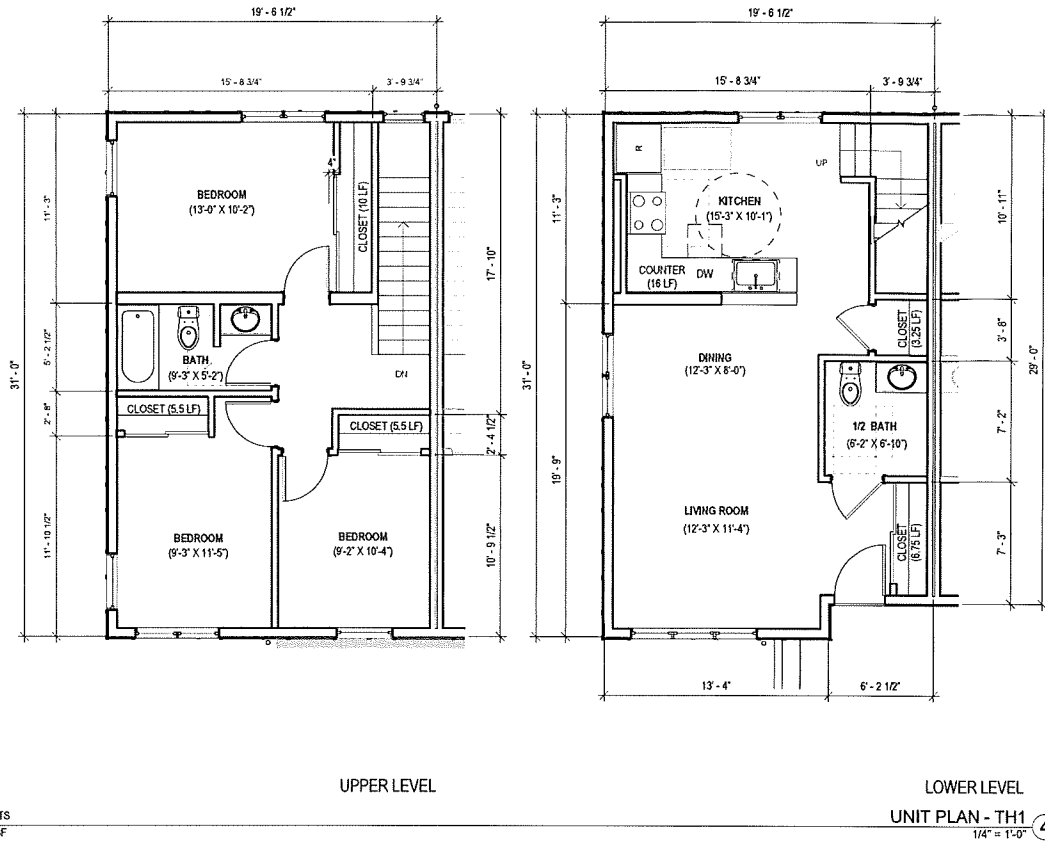
JOB NUMBER 1522
DRAWN BY A.M.P.
CHECKED BY Checker
DATE 5-15-17
SCALE As Indicated

TITLE
ENLARGED BUILDING PLANS -
COMMUNITY CENTER

SHEET
A4.01

- PRELIMINARY - Not for Construction

ALTAMIRA FAMILY APARTMENTS
 20269 Broadway, Sonoma, CA



STAMP:

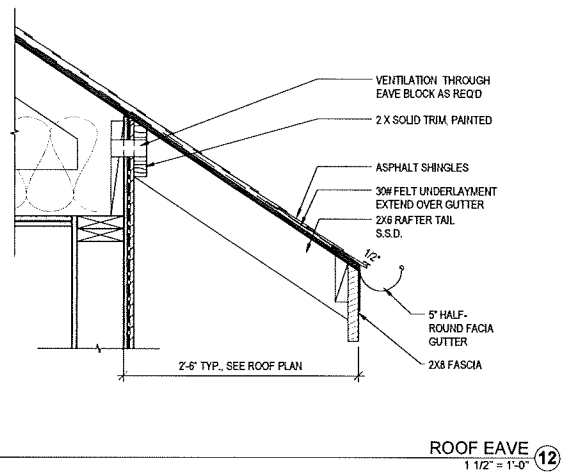
JOB LEADER 1522
 DRAWN BY Author
 CHECKED BY Checker
 DATE 5-15-17
 SCALE 1/4" = 1'-0"

TITLE
 UNIT PLANS

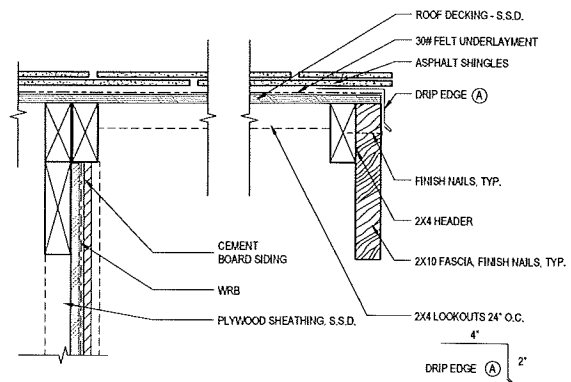
SHEET

A4.02

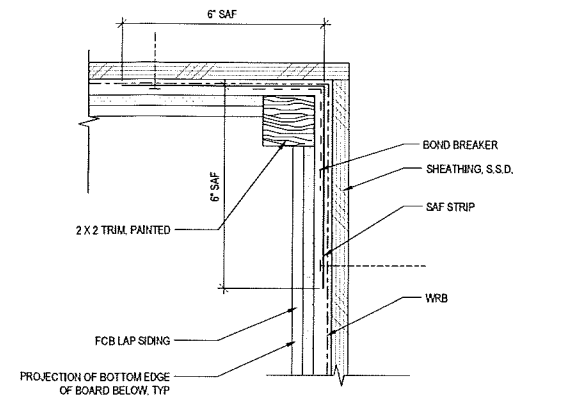
PRELIMINARY - Not for Construction



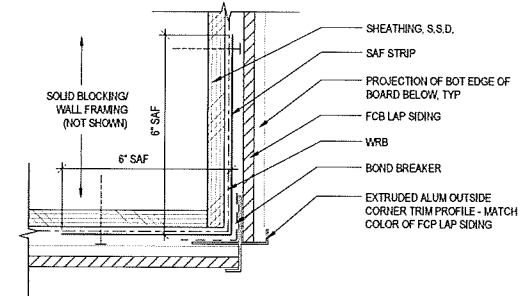
ROOF EAVE
1 1/2" = 1'-0" 12



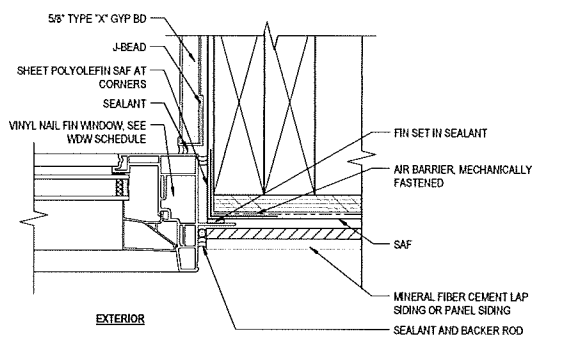
ROOF EDGE @ RAKE W/ CEMENT BD SIDING - SCRUBBED
3" = 1'-0" 8



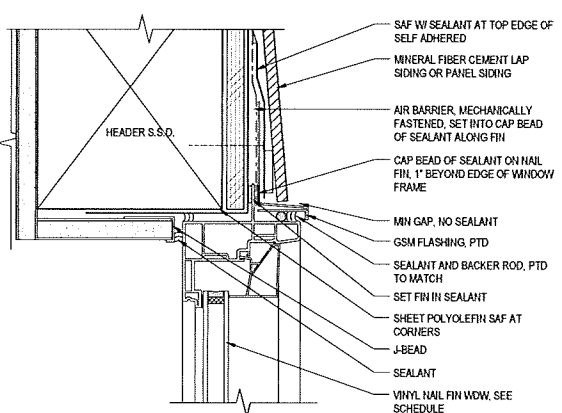
FCP CORNER TRIM (INSIDE)
6" = 1'-0" 4



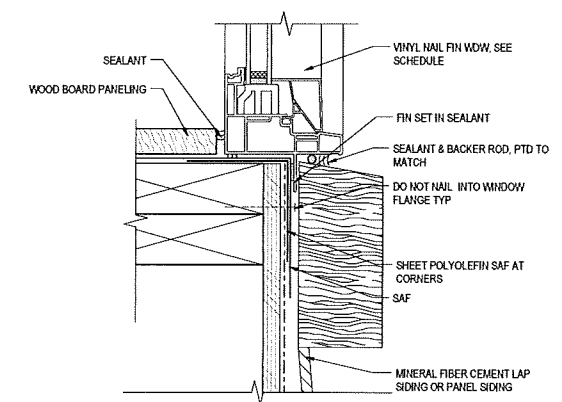
FCP CORNER TRIM (OUTSIDE)
6" = 1'-0" 3



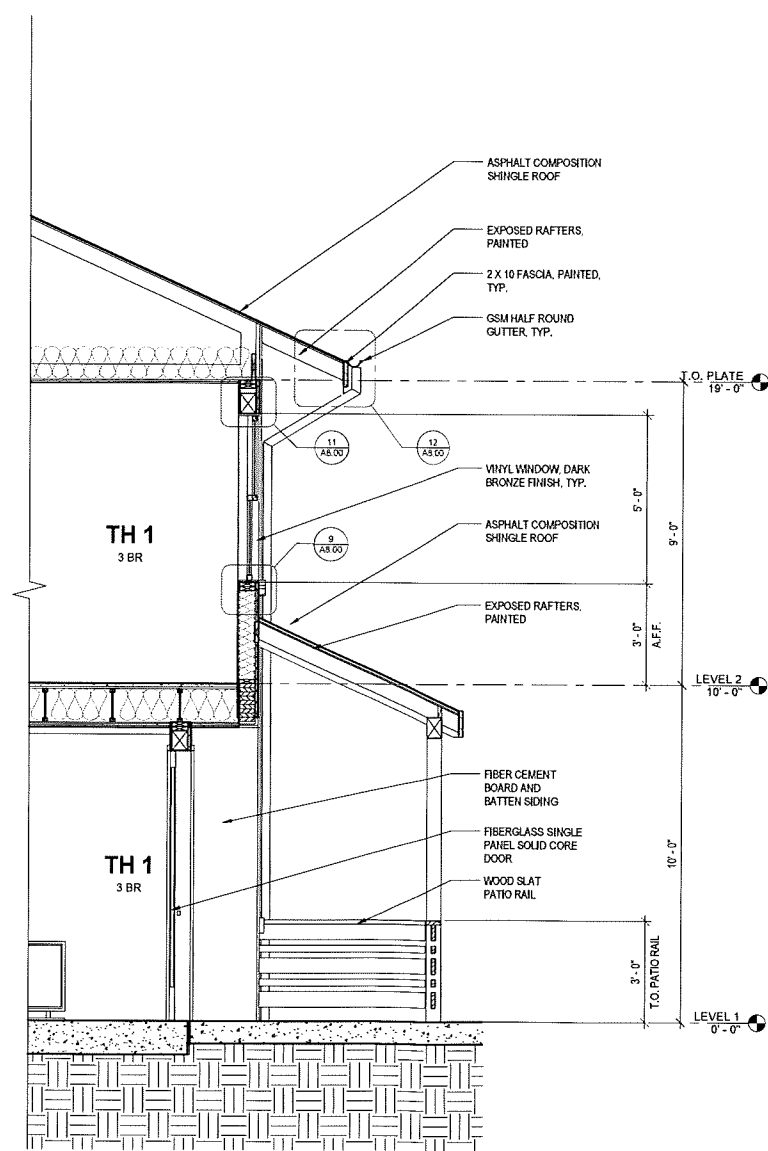
TYPICAL VINYL WDW AT FIBER CEMENT SIDING - JAMB
6" = 1'-0" 10



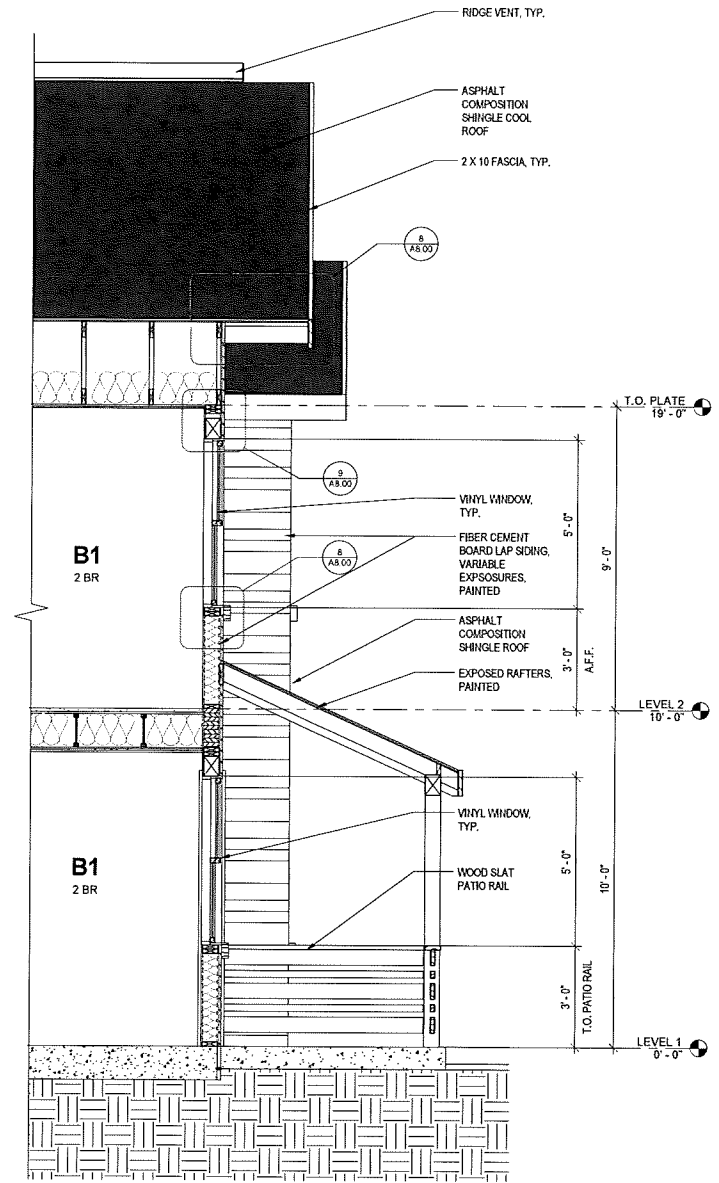
TYPICAL VINYL WDW AT FC SIDING - HEAD
6" = 1'-0" 11



TYPICAL VINYL WDW AT FC SIDING - SILL
6" = 1'-0" 9



WALL SECTION @ BUILDING 1
1/2" = 1'-0" 2



WALL SECTION @ BUILDING 5
1/2" = 1'-0" 1

PYATOK
1611 TELEGRAPH AVE. SUITE 200
OAKLAND, CA 94612
510.465.7010 p | 510.465.8575 f
www.pyatok.com

Safelite Affordable Housing
Associates
1835 Alcatraz Avenue
Berkeley, CA 94703

ALTAMIRA FAMILY APARTMENTS
20269 Broadway, Sonoma, CA

STAMP:

JOB NUMBER: 1522
DRAWN BY: Author
CHECKED BY: Checker
DATE: 5-13-17
SCALE: As Indicated
TITLE: ARCHITECTURAL DETAILS

SHEET
A8.00

PRELIMINARY - Not for Construction

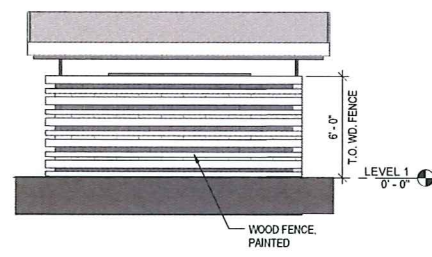
ALAMIRA FAMILY APARTMENTS
 20269 Broadway, Sonoma, CA

STAMP:

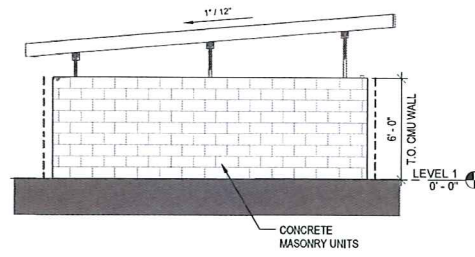
JOB NUMBER 1322
 DRAWN BY Author
 CHECKED BY Checker
 DATE 5-15-17
 SCALE As Indicated
 TITLE ARCHITECTURAL AND SITE DETAILS

SHEET
A8.01

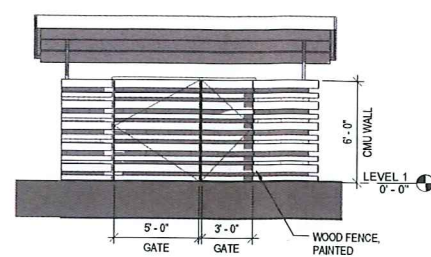
*PRELIMINARY - Not for Construction



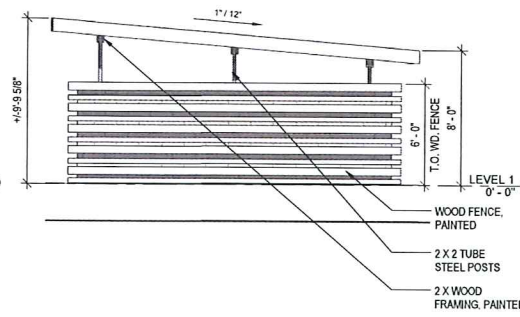
TRASH ENCLOSURE - EAST ELEVATION 7
 1/4" = 1'-0"



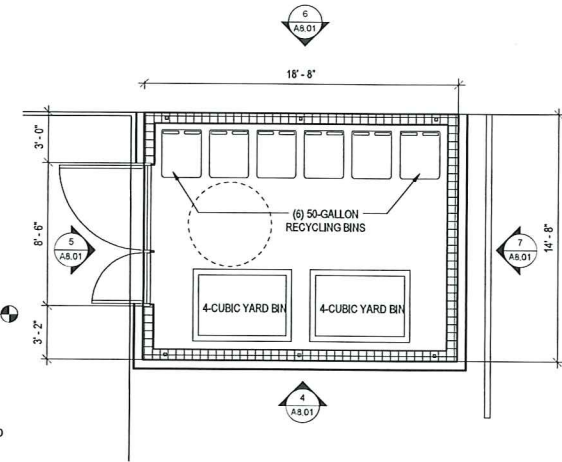
TRASH ENCLOSURE - NORTH ELEVATION 6
 1/4" = 1'-0"



TRASH ENCLOSURE - WEST ELEVATION 5
 1/4" = 1'-0"



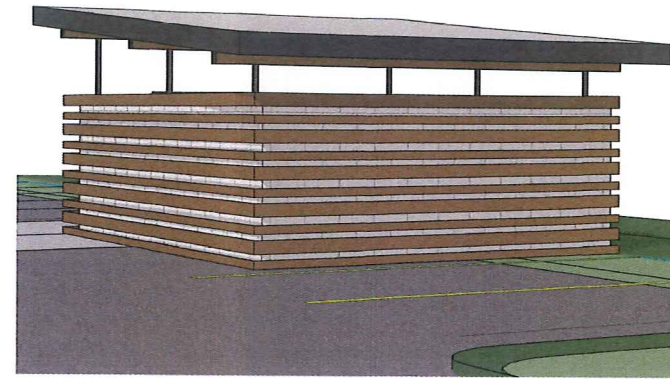
TRASH ENCLOSURE - SOUTH ELEVATION 4
 1/4" = 1'-0"



TRASH ENCLOSURE PLAN 3
 1/4" = 1'-0"



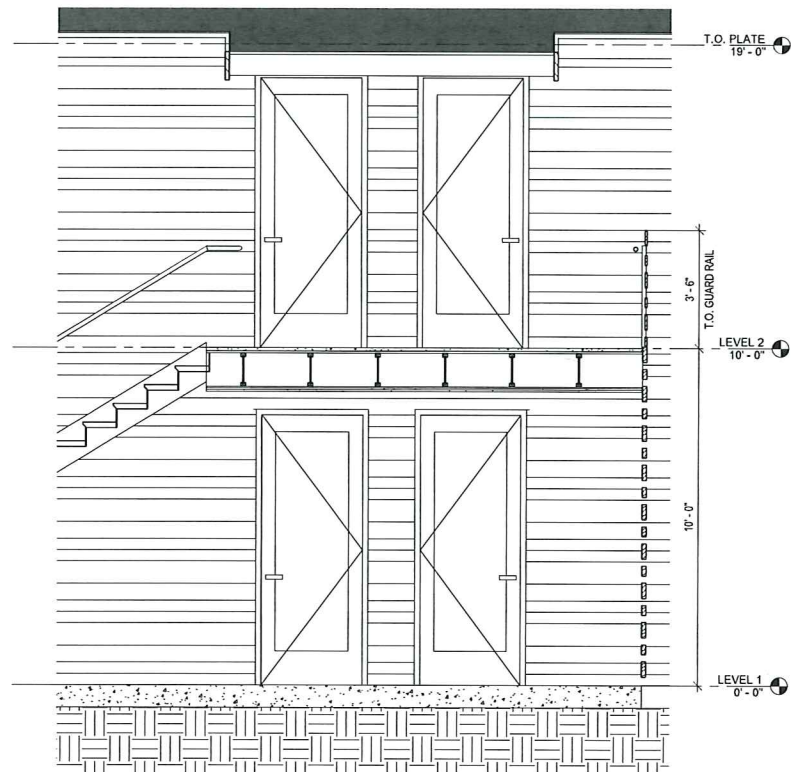
TYPICAL PORCH ELEVATION 10
 1/2" = 1'-0"



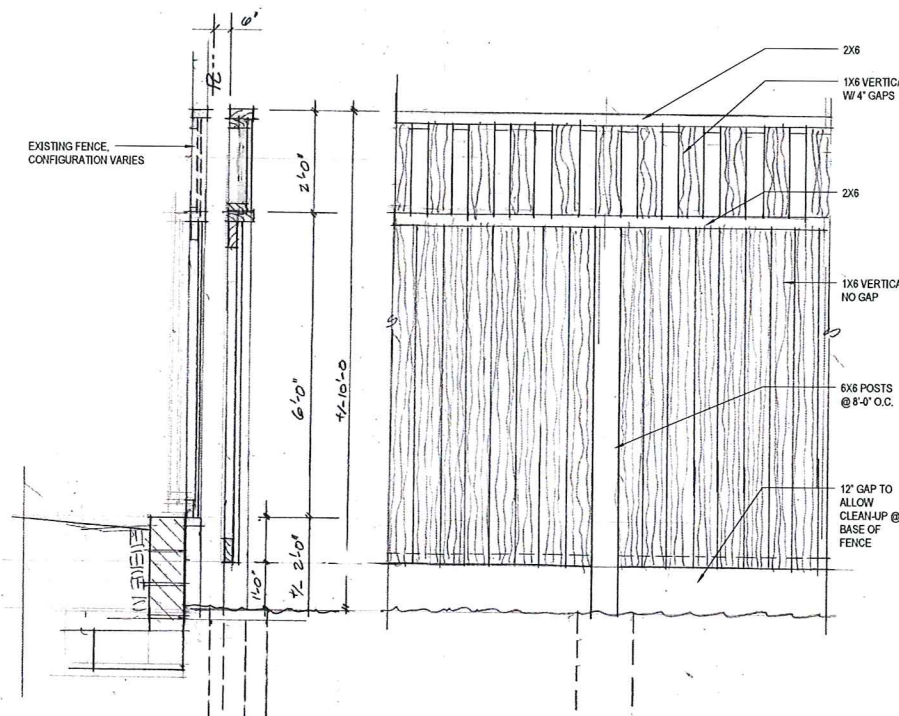
TRASH ENCLOSURE PERSPECTIVE 9



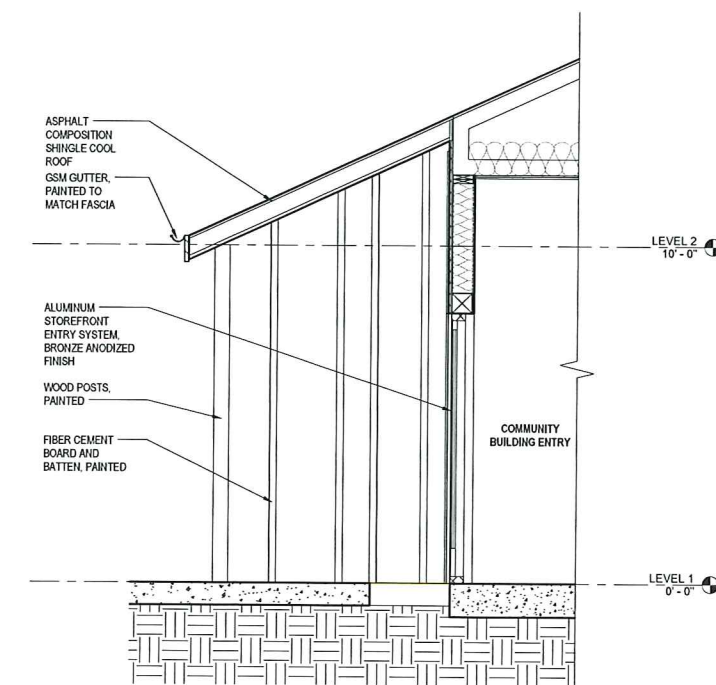
TRASH ENCLOSURE FRONT PERSPECTIVE 11



SECTION THROUGH SHARED STAIR 8
 1/2" = 1'-0"



SECTION AND ELEVATION @ FENCE 2
 3/4" = 1'-0"



SECTION @ COMMUNITY ROOM 1
 1/2" = 1'-0"