

4-30-2018

Senior Assisted Living + Multi-Family Housing Project on 3 Lots

Use Permit Application, Design Review, Lot Line Adjustment and Demolition Permit required

Project Name	Vintage Park Project (Working)
APN's	018-131-012 018-131-013 018-131-018
Location	216, 226, 254 First Street East, Sonoma, CA 95476
Area	Approximately 2.6 acres
Current Zoning	MX - Mixed Use
Current General Plan Designation	Mixed Use, North East Planning District
Proposed Use	Senior Assisted Living (Residential Care Facility) Multi-family housing (apartments for rent)
Total Allowable Units	20 Units / Acre (Residential)
Total Proposed Usage	<u>MULTI-FAMILY RESIDENTIAL</u> (48% of total land, 38% of total square footage): 27 Units, 2 or 3 bedroom flexible spaces and 2 bathrooms <u>SENIOR LIVING</u> (52% of total land, 62% of total square footage): 80 units without kitchens, studios to 2 bedrooms, Services area to include commercial kitchen, dining room, meeting and entertainment spaces, salon and admin office.
Parking	<u>RESIDENTIAL</u> : 47 required, 47 provided <u>SENIOR LIVING</u> : 21 required (85 beds x 1/4), 22 provided
Floor Area Ratio	0.77 (MX maximum allowed= 0.60, see discussion on Incentives below)
Coverage	38% for Structures; (MX maximum allowed= 60%)
Building Heights	All buildings will be under the 30 feet maximum height allowed and either one or two stories tall.

Overview

The applicant for the Vintage Park Project is Jason Reyes, owner & operator of Cornerstone Assisted Living (Vacaville) and Rockville Terrace Senior Living (Fairfield) and other properties underway in Vallejo and Chico. Jason, through his company Chronograph Properties LLC builds and then operates licensed Assisted Living and Memory Care facilities which provide residential care to seniors.

As with his other properties, the Vintage Park Project will feature a mix of studio, 1 bedroom, and 2 bedroom units, all without kitchens. The building will feature a commercial kitchen, communal dining room, and many amenities such as an on-site theater room, full service salon, whirlpool room, library, media room, a gym and activity rooms, all for the exclusive benefit of residents. The Assisted Living Facility will also feature a pedestrian and potentially vehicular connection to the Vintage House Senior Center on its southern border and a service drive/entrance on its northern border.

The residential portion of the project features approximately 33,649 square feet across 27 new residential units, 5 of which are rent/price-controlled at below market rates, and the remainder of which are small format, affordably-designed units, conducive to meet the needs of renters across a diversity of household types. The units range in size from 1,036 sf to 1,474 sf (+ 200sf garage) with an average size of 1,246 sf. The units are broken up in 5 buildings across 2 lots with shared private driveway and parking.

The applicant has held three public meetings (November 2017, January 2018, March 2018) in addition to several one-on-one meetings where neighbors and other interested parties met to provide feedback and suggestions which have been considered in this design. The applicant has also communicated with every Planning Commissioner and received feedback on designs and site layout. These suggestions included how the Assisted Living building is positioned vis-à-vis First Street East and the Vintage House with an eye towards protecting views of the northern hillside upon approaching the building from the south and taking advantage of existing mature trees. Other considerations were the request for housing to be included in the north side of the properties with an emphasis on a variety in building types and unit sizes, reducing impact on neighbors to the north and east, and emphasizing a pedestrian oriented presence along 1st Street East. The currently proposed plan enjoyed broad support from the attendees of the meeting where additional comment was provided on architectural style and materials to be used.

Site

The site currently has ~17,500 sq. ft. of commercial use, and 2 residential units. It has been a mixed-use property, featuring high-traffic usage commercial, light-industrial, and residential uses for over 60 years. Leather Products built the existing industrial structures and operated a factory there until the Peterson's bought it and ran an industrial sheet metal, plumbing, and piping company on the site from 1963 until close to 2000. Since 2000, the site has featured a catering company, a glass blowing company, a sign company, and now a music school, a flag distributor and a taxi cab service dispatch center. Two 1950s era-homes, which have reports indicating no historical architectural significance, have been owned by the various commercial business owners.

The site is neighbored to the east by 6 medium-density, multi-family residential buildings approximating 6,000 sf each at a height of 30', a carport and parking area (Meadow Gardens), the Vintage House, a high-use senior programming and event center to the south, and just 1 single family home to the north. The northeast and southeast corners also share a border with single story multi-family residential units. Across from the site are two County-owned fields under lease by Sonoma Little League with a fence of height of +/-30 on First St. E and the Patch, operated as farmland on Second St. E. Other nearby buildings/developments include commercial operations at Vela Cheese Factory with a height of 32' set back just 10' from Second St. and Sebastiani Winery, and medium-density and multi-family residential developments around Blue Wing Drive, including several with 3 stories. Between the site and the Plaza on First St. East are a mix of single and multi-family homes, a bed and breakfast, a compound of vacation rentals, the bike path, and Depot Park.

Senior Assisted Living Details

The Vintage Park Project will feature a mix of studio (48), 1 bedroom (27), and 2 bedroom (5) units, all without kitchens. 60 units will be Assisted Living while 20 of the studios will be Memory Care. The residential units of the facility will range between 323 and 858sf with an average size of 413sf. The building will feature a commercial kitchen, communal dining room, and many luxurious amenities such as an on-site theater room, full service salon, whirlpool room, library, media room, a gym and activity rooms, all for the exclusive benefit of residents. These common areas will require approximately 21,022 square feet or 38% of the building total. The building will be two stories and less than 30 feet tall.

Approximately 28% of the site will be a mix of private and public open space.

As the proposed facility would be dedicated fully to senior care, this type of residential care facility has very few residents that own or drive vehicles. The facility will also operate a large van to shuttle residents around to off-site appointments or activities. This fact is recognized in the Development Code’s parking standards which is 1 for every 4 beds in the facility. This brings the project’s required parking to 21 spots. 22 are provided.

Employee Schedule (Fully Ramped)				
	AM	Afternoon	Night	Shift/Hrs
Care Giver	4	4	3	7.5
Med Tech	2	2	1	8
Cooks	2	2		8
Dishwasher / Wait	1	2		7.75
Bus / Maint.	1			8
House Keeping	2			8
Laundry Aid	1	1		8
Administrator	1			
Marketing Director	1			
Activities Director	1			
Dietician (head cook)	1			
Care Coordinator	1			

The project will bring 29 new full and part time jobs to Sonoma. The staffing plan calls for employees working staggered shifts on a 24x365 basis, with peak employee count at 13 between the hours of 8am and 2pm. See the discussion on traffic for shift details.

Importantly, neither the traffic or parking analysis takes into account the likely reality that some number of employees of Vintage Park Assisted Living will be residents of the multi-family apartments, whether the deed-restricted affordable units or the market rate units.

One benefit of Senior Assisted Living is that it generates a very low impact on traffic, circulation and parking while still housing

approximately 80 full-time Sonoma residents. The demand for Assisted Living in Sonoma is high with only capacity for 230 seniors in the City of Sonoma and very low vacancy rates. The 2010 Census counted 1,831 senior households, comprising 37 percent of Sonoma households, with two-thirds or 1,244 of those living alone. The 2015-2023 Sonoma Housing Element identifies the need to fill “an increasing demand for specialized care facilities for the elderly as Sonoma’s senior population ages” and the “the need for additional senior housing options, to allow seniors to downsize from single-family homes.” It’s quite likely that a large percentage of Vintage Park Assisted Living’s new residents will create new opportunities with their vacated homes in Sonoma.

Importantly, the residents of Vintage Park Assisted Living will be able to walk over to Vintage House to take advantage of the programming there and Vintage House will benefit not just from additional patrons, but from partnering on programming that the Assisted Living facility pays for. A pedestrian connection is being designed.

Residential Details

The five multi-family residential buildings will sit on two separate lots with shared private driveway and parking. The two properties will have recorded Covenants, Conditions, and Restrictions (CC&Rs) which

dictate shared maintenance and other responsibilities as well as easements clarifying the right of ways. Parcel 2 is 0.61 acres while Parcel 3 is 0.65 acres, or 1.26 acres total.

The goal with the design is to create highly livable, but small format 2 and 3 bedrooms (where some flexibility is allowed by the tenant to turn the 3rd bedroom into more communal living area), 2 bath units which are affordable by design and conducive to meet the needs of renters across diverse demographics.

Buildings A-1,2,3 will contain 4 units each (12 total), with 6 ground floor units at 1,108 sf and 6 upstairs units at 1,474 sf. Each unit will additionally have a 1 car garage with guest parking in front of it. The second level units will also have an 110sf balcony. A2 and A3 are set back 10 feet from all property lines and 18 feet from the private drive. A1 is set back 20 feet from A2 (with each building having 10 feet of private yard), 10 feet from the Assisted Living property, 18 feet from the private drive to the north, and 11.5 feet at the side of the building from the drive to the west.

Buildings B 1,2 will front 1st St. E with a pedestrian-only presence and contain 7 and 8 units respectively at an average of 1,050 square feet each with single story on northern border. These buildings have a 13+ ft setback to the existing public sidewalk on 1st Street east, 10-12 feet to the private drive, and 10 feet to the assisted living property to the south and the neighboring property to the north.

Five of the 27 units will be deed-restricted and price-controlled for 55 years under Sonoma's Inclusionary requirement (2 in building B1, 2 in building B2, and 1 in A1). It is anticipated that some of those units will be further restricted to either Very Low or Low Income renters which qualifies the project for at least one incentive/concession under State Law. In order to achieve identifiable and actual cost reductions needed to build the inclusionary units, a requested concession will be a reduction in the site development standard of Floor-Area Ratio. The moderately higher density by this measure allows us to spread out large fixed costs including land, engineering and architecture, onsite and offsite site work and infrastructure, which is estimated to be approximately 42-45% of the total project cost. It also provides for reduced costs per square foot in the vertical construction. We can provide additional analysis if necessary if the City finds this concession in F.A.R. standards does not result in these actual per unit cost reductions to the project.

Additionally, we are exploring state laws and regulations around creating priority entitlement to the BMR units for people who work close by the project site which would mean further reductions in impact from parking and traffic. Whether deed-restricted affordable, or affordable by design, these units will be a welcome addition to the housing stock in Sonoma to serve a diverse demographic including our seniors, workforce and small families.

With a residential F.A.R. of 0.61 and site coverage of 29%, the overall footprint of the residential development is consistent with, or less than other developments in the community. There is a mix of private and public open space, approximately 41% of the site, or 825sf per unit.

Vintage Park Project - Preliminary Unit Tabulation 4/30/18

Residential						
	SF	Unit #	Garage sf	Parking Req (1.75)	Total SF	
Building A 1-3						
Upstairs: 3 bedroom, 2 bath + Garage	1,474	6	200	10.5	10,044	
Downstairs: 3 bedroom, 2 bath + Garage	1,108	6	200	10.5	7,848	
Building B1						
Upstairs: 2/3 bedroom, 2 bath	1063	3		5.25	3,189	
Downstairs: 2/3 bedroom, 2 bath	1040	4		7	4,160	
Building B2						
Upstairs: 2/3 bedroom, 2 bath	1063	4		7	4,252	
Downstairs: 2/3 bedroom, 2 bath	1039	4		7	4,156	
TOTAL		27	400	47.00	33,649	Residential SF
Average	1,246				54,886	Residential Land
					0.61	FAR
Assisted Living						
	Avg SF	Unit #	Garage sf	Parking Req (0.25)	Total SF	
Studios	335	48		12	16,080	30%
1 bedroom	505	27		7	13,635	25%
2 bedroom	658	5		3	3,290	6%
Common Areas	Approx				21,022	39%
TOTAL		80	-	21	54,027	AL SF
Average	413				58,806	AL Land
					0.92	FAR
Combined						
				68	87,676	Total SF
					113,691	Land SF
					0.77	FAR
Building Site Coverage						
	Ground SF	Share of Coverage	Share of Total SF	Land SF	Share of Land SF	Building Site coverage
Assisted Living	26,890	62%	62%	58,806	52%	46%
Residential	16,164	38%	38%	54,886	48%	29%
Total	43,054			113,692		38%
Open Space (approx)						
					Per unit	
Assisted Living			16,636	28%		
Residential			22,272	41%	825	

Other Important Elements and Available Reports

Garbage Collection and Deliveries

Garbage for the Assisted Living facility will be stored in a common trash enclosure at the end of the service drive and concealed under an overhang until pickup. Service deliveries will also be made here.

Garbage for the multi-family units will be stored in a common trash enclosure in the center parking area along the northern border and concealed until pick up.

Environmental

Phase 1 and 2 environmental reports have been done as recently as 2014. Key findings include a section of undeveloped soil with elevated arsenic concentrations for which a remediation plan has been created by ASE, an experienced hazardous materials contractor with all required certifications including C57, HAZ, and 29 CFR 1910.120. An asbestos inspection survey has also been done on the existing commercial buildings and a demolition plan has been provided by a licensed asbestos abatement company.

An analysis has been made available that shows the project size falls well below the thresholds for Construction and Operational Air Quality and GHG screening as established by the Bay Area Air Quality Management District.

Parking

The Assisted Living facility requires 21 parking spots, or 1 for every 4 of the 85 beds. The Residential units require 47 parking spots or 1.75 per unit, for a total of 68 required parking spots. As designed, Vintage Park Project currently has 69 spots provided. There has been no request to consider parking requirement savings for any residents of the multi-family units who will be working at the Assisted Living facility.

Traffic/Circulation

In 2016, Crane Transportation measured weekend and weekday traffic at intersections in the vicinity of the subject property (as recommended by the City), including those on East Spain and East Napa streets. The City of Sonoma also adopted an updated Circulation Element in 2016.

Using actual data recorded in 2016 and ITE trip rates for residential and projected employee/visitor activity for the assisted living facility provided by the applicant, the development suggests a moderate decrease in AM peak hour trips and moderate increase in PM peak hour trips **which indicates that there will be no impact from traffic. Combined with the recent studies, the City can identify no “significant effects” from traffic problems arising out of this proposal.**

LAND USE	DAILY 2-WAY TRIPS	FRIDAY				SATURDAY	
		AM PEAK HOUR TRIPS (8:00-9:00)		PM PEAK HOUR TRIPS (3:00-4:00)		PM PEAK HOUR TRIPS (1:45-2:45)	
		IN	OUT	IN	OUT	IN	OUT
Proposed Vintage Park	268	3	11	15	9	12	17
Existing	210	7	9	12	9	6	5
Net Change With Vintage Park	+ 58	-4	+2	+3	0	+6	+12

Compiled by: Crane Transportation Group

Typical outside visitations by family are infrequent and occur primarily during weekday evenings or weekends. Predominately, vehicle trips are limited to employees and miscellaneous deliveries. Below is an estimate based on intended staff shifts and the experience of the operator for delivery and visitor trips from other properties.

ESTIMATED TRAFFIC BY TYPE FOR VINTAGE PARK SENIOR LIVING									
				Vehicle Trips		Visitors		Deliveries / Appointments	
				Enter	Exit	Enter	Exit	Enter	Exit
Shift 1:	5:30 am to 1:30 pm	3	5-6 am	3					
Shift 2:	6:30 am to 2:30 pm	6	6-7 am	6	5				
ADMIN	7:30am to 4:30pm	5	7-8 am	5					
Shift 3:	10:45 am to 6:45 pm	2	9-10 am			2		2	
Shift 4:	11:00 am to 7:00 pm	2	10-11 am	2					2
Shift 5:	3:00 pm to 11:00 pm	6	11-12 am	2			2		
Shift 6:	10:30 pm to 6:30 am	5	12-1 pm			4			
		29	1-2 pm		3		4		
			2-3 pm		6			2	
			3-4 pm	6					2
			4-5 pm		5				
			5-6 pm			5		2	
			6-7 pm		2		5		2
			7-8 pm		2				
			8-9 pm			2	2		
			9-10 pm						
			10-11 pm	5	6				
			11-12 am						

Historical

In 2013 a Determination of Historic Significance was done by Arthur Dawson (Baseline Consulting) finding the properties and structures at 216, 230, and 254 First St. E do not meet any of the criteria for historical significance, either architectural or archaeological. The architectural historian was Kara Brunzell of Brunzell Historical and in 2018 continues to stand behind her research and determination.

Cultural/Community

As identified in the current Housing Element, the Vintage Park Project represents a much needed, housing centric, in-fill development while minimizing the impact that typically comes with any development. Importantly, it serves several key demographics in our community: seniors and those seeking small format, affordable housing in a location close to senior care, recreational and vocational opportunities.

Without projects like this which add to the housing stock while facilitating reduced additional strain on our resources, housing will become more expensive and Sonoma will be less livable. Smart new development encourages a mix of housing types for a mix of people, is pedestrian and transit friendly, creates density where possible, protects our outlying agricultural and scenic lands, and supports the key drivers of our local economy **which allow people to work and live here.**