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1. The applicant is requesting a Planned Unit Development and Tentative Parcel Map to split an existing 14,837 square foot lot into four lots, identified as Lots 1,2, 3, and 4 (Table 2).

Table 1: Overall Site Data

Lot Information (Entire Lot)		
AP Number	128-181-004	
Address	1211 Broadway, Sonoma	
Lot Area (SF)	14,837	
Zoning Information (Entire Property)		
	Permitted/Req.	Proposed
Zoning	Mixed Use	Residential
Density (20 units per acre permitted)	6.8	6.0
FAR Overall (0.34 acres)	0.6	0.43
Height	30ft	21 ft
Affordable Units	none required due to lot sub-division	1
Open Space (private)	150 SF per unit	458 sf Typ. per unit
Total open space	900 SF (private)	2,556
Parking		
Lot 1 (single family)	1 stall carport	1 stall (no carport)
Lot 2 (single family)	1 stall carport	1 stall carport
Lot 3 (duplex)	2 carports + 1 stall	2 carports + 1 stall
Lot 4 (duplex)	2 carports + 1 stall	2 carports + 1 stall
Total parking spaces	8	8
Guest	None	None

FAR and Coverage Calculations		
FAR		
Level 1 (all structures)	3,582	0.43
Level 2 (all structures)	2,866	
Total	6,448	
Coverage		

Buildings	3,582	34%
Porch	126	
Car Port	1,344	
Garbage Storage	60	
Total	5,112	

Site Coverage		
Buildings	3,582	77%
Porch	126	
Garbage Storage	60	
Paving+Car Port (assumes code definition)	7,648	
Total	11,416	

Table 2: Site Data for Individual Lots

	Lot 1	Lot 2	Lot 3	Lot 4
Unit Type	Single family - Exist. house	Single family	Duplex	Duplex
Density: Total Units Proposed	1	1	2	2
Density: Total Units Permitted	1	1.24	2	2.46
Gross Build Area (Residential SF)	530	1,146	2,386	2,386
Proposed Lot Size (SF)	2,292	2,704	4,450	5,391
Minimum Lot Size (SF)	8,000	8,000	8,000	8,000
Proposed Lot Length	45.9'	54.1'	89'	107.8'
Proposed Lot Width	50'	50'	50'	50'
Required Lot Width	N/A	N/A	N/A	N/A
Coverage	29%	29%	40%	35%
FAR (0.6 Max)	0.23	0.42	0.54	0.44
Site Coverage (includes paving)	76%	72%	78%	78%
Proposed Height	17' (Existing)	21'	21'	21'
Max Allowed Height	30'	30'	30'	30'
Proposed Setbacks				
Front	10' (E)	16' (N)	16' (N)	16' (N)
Side	4.25' (S)	9.17' (E)	3' (E)	3' (E)
Side	24' (N)	3' (W)	3' (W)	21.8' (W)
Rear	5.7' (W)	11.25' (S)	11.25' (S)	11.25' (S)
Required Setbacks				
Front	15'	15'	15'	15'
Side	5'	9'	9'	9'
Side	5'	9'	9'	9'
Rear	20'	20'	20'	20'
Proposed Parking (Stalls)	1	1	3	3
Required Parking (Stalls)	1	1	3	3
Private Open Space Proposed (SF)	260	464	916	916
Private Open Space Required (SF)	150	150	300	300

2. Our project involves the minor relocation and full restoration of the existing 113 year old house at 1211 Broadway and the construction of two duplexes and one single family home. The existing house is located along the Broadway Frontage and the proposed duplexes and single-family home are located behind the existing house with assigned parking and a driveway for access. Frontage improvements are also proposed, which include the extentison of the public water main, a new driveway, curb, gutter, sidewalk and landscaping. There will also be utility connections within the public right-of-way, which include water meters. Landscaping will include lavender planting and persimmon trees. The work within the right-of-way will be coordinate with public works to ensure private maintenance of utility services and landscaping. The parcel will be divided into four lots; one for each duplex, the existing single-family home and the proposed single-family home. There will be a total of 6 units. The site is

fairly flat, with no significant trees or landscaping. Surrounding uses include the Adele Harrison Middle School and residential uses. The property is zoned Mixed Use (MX) and is subject to the Broadway Corridor planning and design standards. The request is for a Planned Unit Development and Tentative Parcel Map for 4 lots (Table 2).



3. The subject property is unique in terms of the historic structure and our desire to retain it and improve it considerably as a matter of historic preservation. This is an infill property that is narrow and deep and difficult to design for using normal development standards. The use of the planned development permit achieves a useful innovation (including relocation of the existing structure) and a higher level of design quality than would not otherwise be possible. The planned unit development helps to create a more housing opportunities than the normal development standards might allow for.

Exceptions request with the Planned Unit Development are as follows:

- Minimum Lot Size
 - The minimum lot size under the current zoning is 8,000 SF. The applicant is requesting an exception to allow for smaller lot sizes for the proposed 4 lot subdivision (as listed in the above table). The smaller lot sizes and proposed development unit types allows for less parking required by code than a other types of development would require. Since the site has a small lot width, this exception is needed to meet the parking requirements while achieving a higher density, which is encourage in this area.
- Lot Coverage
 - The applicant is requesting and exception to allow a higher lot coverage than allowed under the current zoning. The lot coverage for the current zoning is 60%. With a 60% maximum lot coverage it would be very difficult to achieve higher density for the site given how small the parcel is. A higher lot coverage allows for 6 units, parking for each unit and a driveway. This allows for a more efficient use of land and higher density than otherwise would be allowed by the code. Most of the remaining parcel will be utilized for landscape and open space. The project is also proposing to use permeable pavers for the driveway and parking spaces to further reduce the impervious cover on the site.
- Setbacks
 - The applicant is requesting an exception to the setbacks required under the current zoning. Exceptions are requested for several of the front, rear, and side setbacks for each of the lots (as listed in the above table). Lot 1 requires an exception for the front, south side and rear setbacks. Lot 2 requires an exception for the west side and rear setbacks. Lot 3 requires an exception for both side setbacks and the rear setback. Lot 4 requires an exception for the east side and rear setbacks. The setbacks are necessary with such a small lot width to allow for the 6 units, parking and the driveway. The lot is only 50' wide and the parking and driveway aisle take up nearly half of the lot. The rear zoning setbacks are 20 feet, which would only leave about 5 feet of constructible area for the back 5 units, so

the development would lose all by the existing historic single-family home on the site to meet these setbacks. Side setbacks required for the back lots would be 9 feet, spacing the units apart by 18 feet in total. The development would lose at least two units to accommodate the rear setbacks and still maintain a turn around area at the back of the lot.

- Parking Width
 - The required parking stall width for parallel stalls for a residential use is 10 feet. The applicant is requesting an exception to allow for a reduced parking stall width of 9.5 feet. This is requested to maximize the useable outdoor space of the units.

Additionally, the project is requesting an exception to the two-way driveway standard of 20-foot minimum as required under Section 19.48.070. The 20' wide driveway requirement is restrictive for the proposed project with the 50 width of the parcel. Fire has accepted a 14' driveway. While the driveway throughout most of the site is 14 feet in width, the first 40 feet has a 24-foot width that allows for two-way traffic for cars pulling in and out of the development. Additionally, we have reached out to FedEx delivery and they stated that there are many developments in the area that do not have a turnaround. The FedEx truck would typically pull into the development and back out or they would put on their hazards and pull to the side of the development. They commonly do this for existing developments along Broadway without any issues.

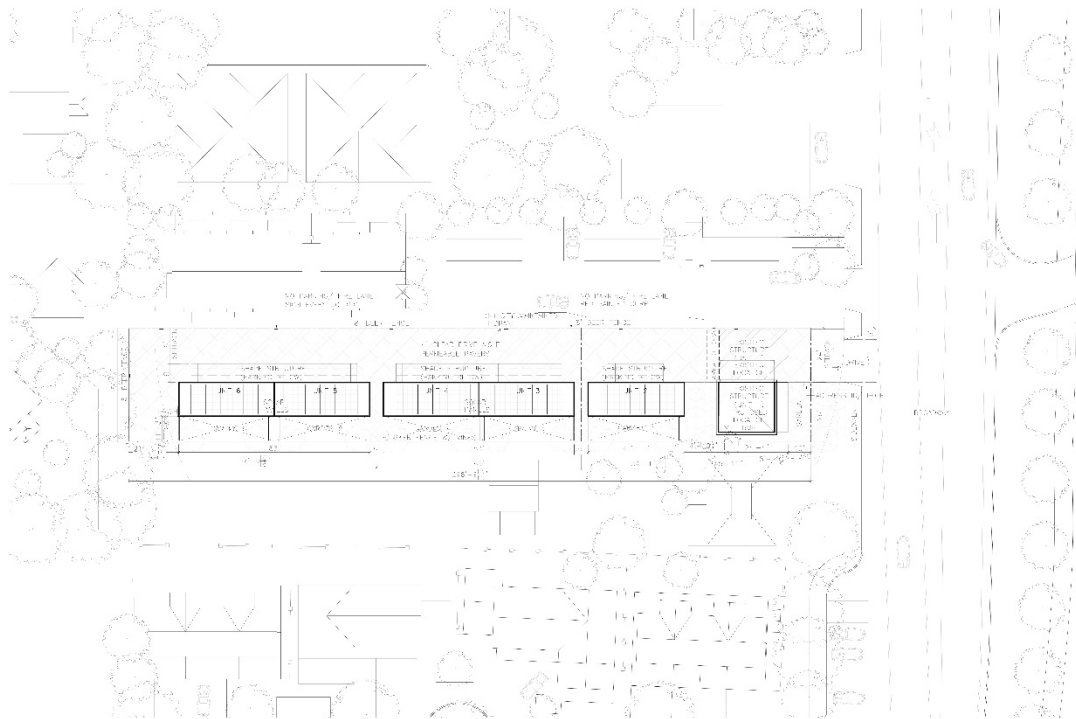
4. Care has been taken to develop a site layout that will be appealing for the future residents from a functionality and aesthetic perspective. All aspects of the existing house will be restored to the Secretary's Standards, and its earlier use as workforce housing will be retained. We are proposing to build a new foundation to the south, and move the house onto a new pad. The proposed new structures are separated from the historic cottage by 14.86' and minimally visible from the public right of way. The position of the new structures at the rear of the lot retains the primacy of the historic cottage as what is experienced from Broadway. The cottage is proposed to be a below market rate unit.
5. The project is consistent with the desired future for the Broadway Corridor as set forth in Chapter 19.32. Section 19.32.010(B) provides that, "[h]istoric structures on Broadway will be preserved, restored and re-used, while new development will respect and contribute to the character of the area." The desired future includes "enlivening Broadway" with residential uses. The project achieves both these desired futures.

6. The project is consistent with the requirements of Chapter 19.42, Historic Preservation and Infill in the Historic Zone. Alice Duffee's analysis of the proposed plans for relocating and preserving the approximate 113-year old structure on the site resulted in her "Determination of consistency with "Secretary's Standards" for Redevelopment" dated July 30, 2018. Ms. Duffee's analysis demonstrates project compliance with the provisions of Section 19.42.040(C), "Preservation and Rehabilitation of Existing Structures."

Additionally, the project as designed furthers the City's purpose for its guidelines for infill development. The guidelines are intended to "encourage new infill development in the historic overlay district to be compatible in scale and treatment with the existing, older development and to maintain the overall historic character and integrity of the community. At the same time, these guidelines are intended to promote the visual variety that is characteristic of Sonoma, to allow for contemporary architectural designs, and to provide reasonable flexibility in accommodating the tastes, preferences and creativity of applicants proposing new development, especially individual single-family homes. As stated in the 2020 General Plan: Sonoma should continue to be characterized by variety in terms of land uses, building types, and housing, and this diversity should be consistent with preserving the town's small scale and historic character."

For the relocation of the existing 113 year old structure, the project sponsor has sought the technical expertise of Tradesman construction. Their initial assessment is as follows: "The process to move the historical home will require minimal architectural changes only effecting the lower sections of exterior walls to allow the disconnection as needed to the existing foundation. The process requires the house to be lifted and set on transfer beams to allow an approximate thirty foot move to new location. Soils engineering and structural engineering will determine the foundation requirements prior to moving but the front elevations and house design should not be effected. The brick fireplace would be best addressed by removing the masonry construction and conforming to a new o clearance gas unit if architect sees acceptable. Retrofitting to meet new standards for seismic concerns will be addressed with design to allow to keep the original elevation designs period true." (See Attachments moving for details)

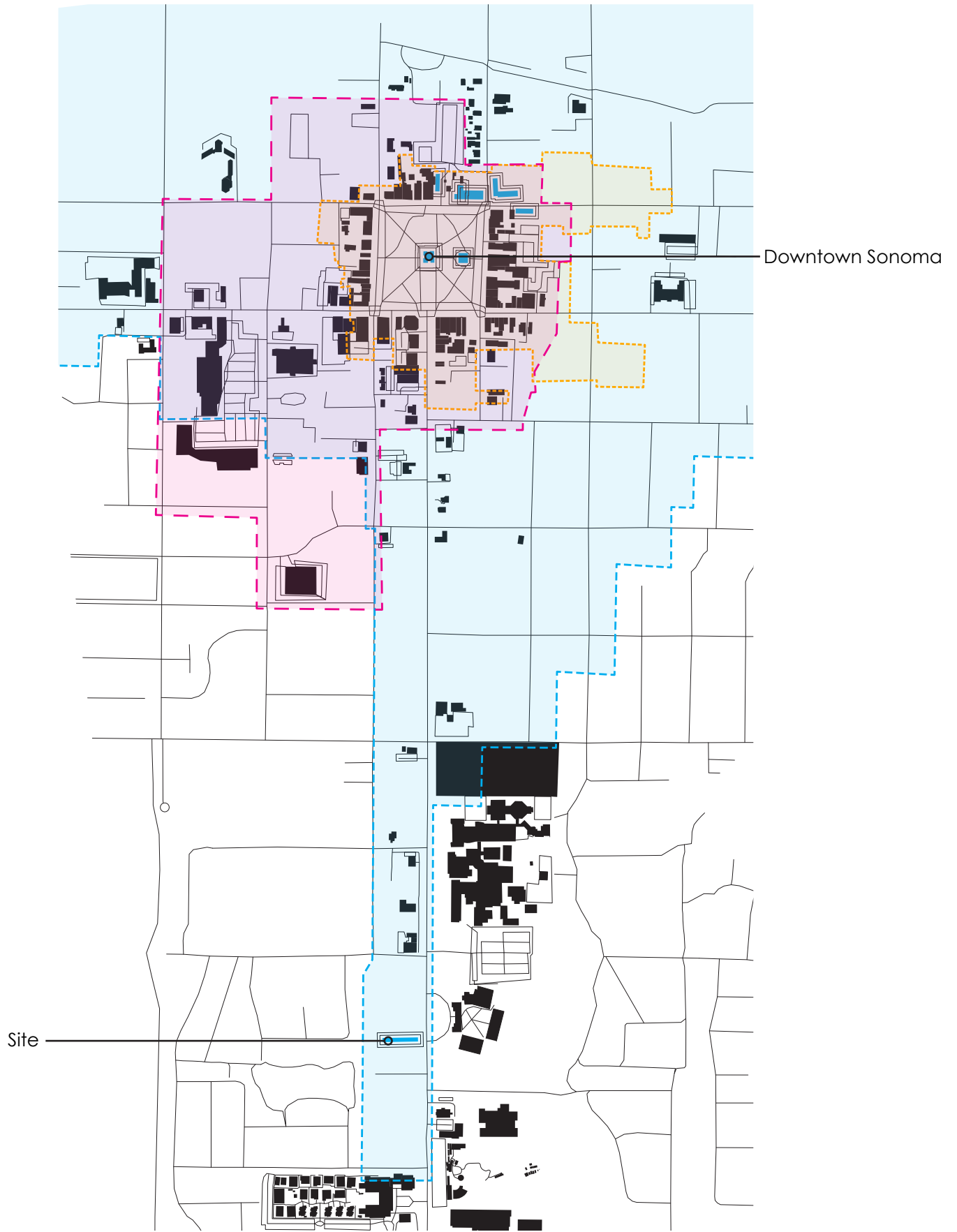
- Each of the 6 new workforce units are scantily visible from Broadway. They are arranged into four buildings, one within the historic cottage, one with a single unit, and the other two with two units. Each of the units look into south facing courtyards with landscapes that create a family environment hard to find with small residencies. The walled courts create privacy and block noise from Broadway, allowing indoor outdoor living opportunities appropriate for Sonoma. The property line walls consist of an 8' deer fence around the northern and western edges of the site. While along the southern edge of the site the deer fence is planted with vines. Driveway and parking are on the north side of the site, reducing impact on the neighboring site whose driveway is abutting, and between the buildings.



8. The architectural inspiration for these workforce housing is derived from the Spanish Colonial and Monterey Colonial buildings in the Historic Core. The defining characteristics of these buildings, per the Downtown Sonoma Preservation Design Guidelines by Page and Turnbull 2016, include linear plans, absence of ornament, repetitive rhythmic full height fenestrations, low pitched or flat roofs, cantilevered porches, wood cladding, and the expression of material and construction as the form. The design ethic of this pragmatic and economical architecture is reinterpreted in a contemporary way for our project.



Site Plan | City of Sonoma

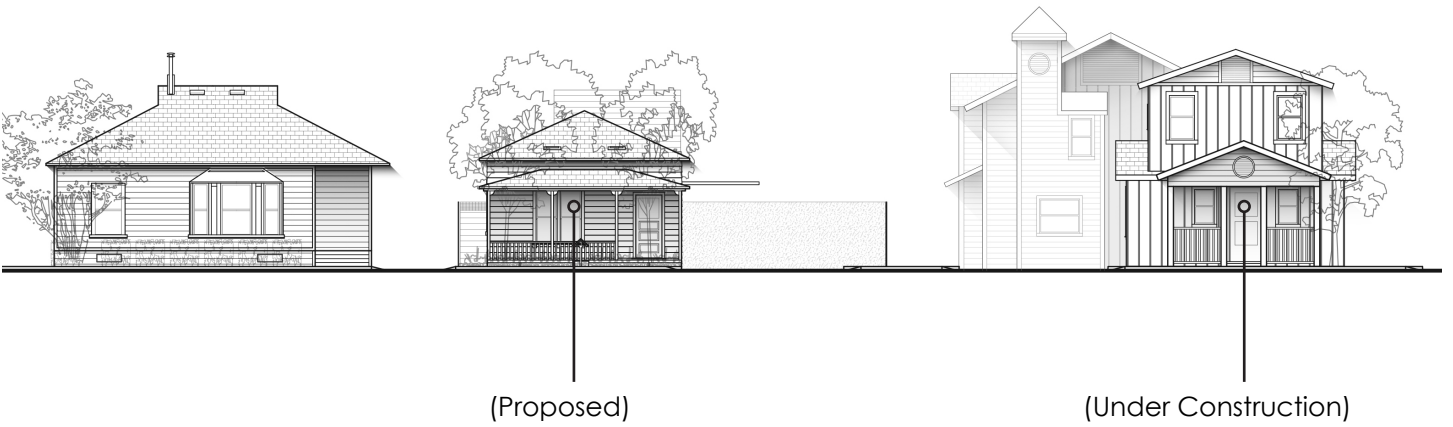


 Historic Overlay Zone

 Sonoma Plaza National Register

 Downtown Planning District

Minimal Visual Impact | View from Broadway



*For most recent project planting scheme see landscape plans

Site Images | Broadway



Proposed

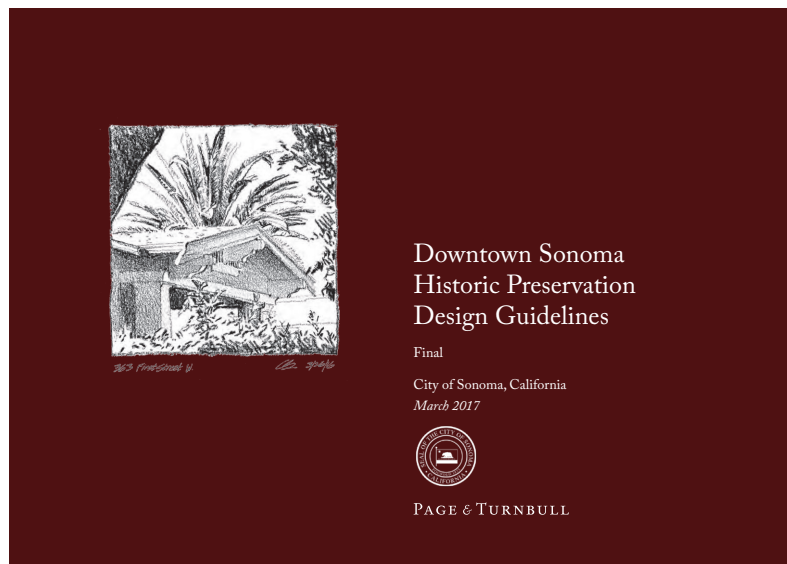


Existing Street Elevation



Existing Street Elevation

Design Guidelines Context | Page & Turnbull Report



Taken from the Downtown Sonoma Historic Preservation Design Guidelines.

Monterey Colonial

Character Defining Features include:

- Two story height
- Low pitched roof
- Second story balcony
- Wood cladding
- Full height fenestration

Spanish Colonial

Character Defining Features include:

- One-to-two stories in height
- Linear plan or courtyard plan
- Small windows
- Full width porches
- Ground level arcade
- Multiple entrances

Mission Revival

Character Defining Features include:

- Low pitched or flat roofs
- Arcades/ arcaded porches
- Lack of decorative detailing

Historical Precedent | Mission Character



Presidio of Sonoma
5729, 20 E Spain St
Sonoma, CA 95476

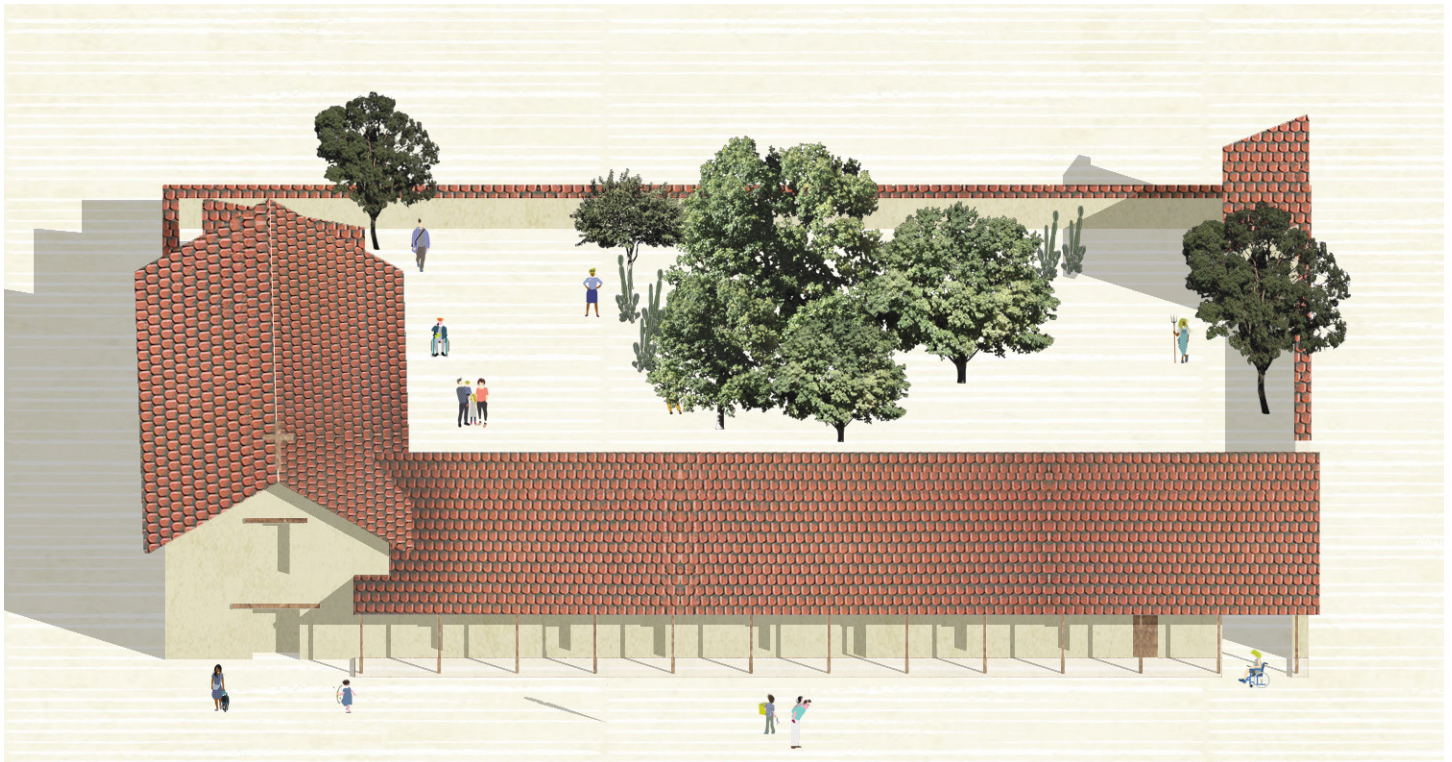
Spanish Colonial (Adobe)
-Linear Plan with Courtyard
-Small Windows
-Flat or Low pitch roofs



Blue Wing Inn
131 E Spain St
Sonoma, CA 95476

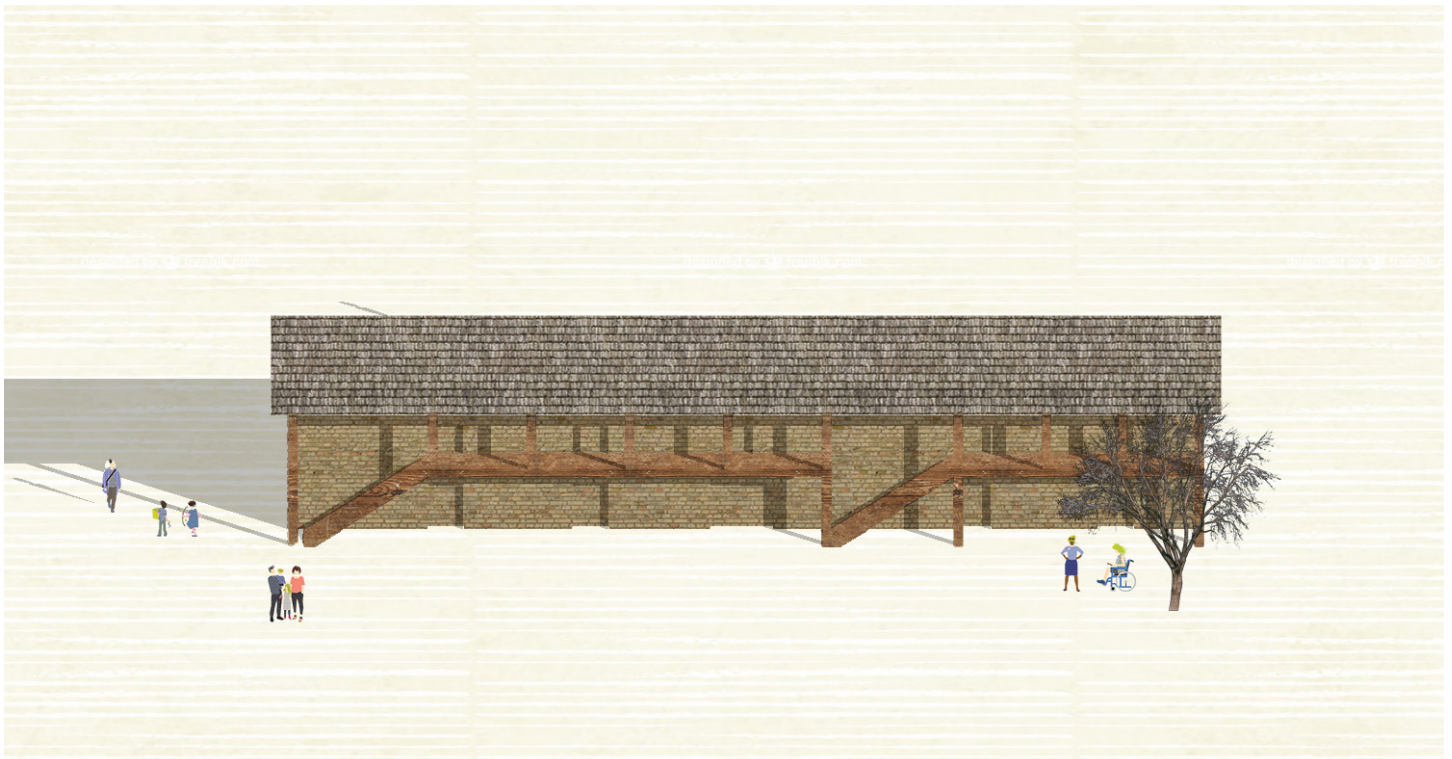
Monterey Colonial
-Linear Plan with Courtyard
-Full Height Fenestration
-Second Story Balcony

Historical Precedent | Mission Character



Mission San Francisco Solano
 114 E Spain St
 Sonoma, CA 95476

Spanish Colonial (Adobe)
 -Linear Plan with Courtyard
 -Small Windows
 -Flat or Low pitch roofs



Servant Quarters
 5729, 20 E Spain St
 Sonoma, CA 95476

Monterey Colonial
 -Linear Plan with Courtyard
 -Full Height Fenestration
 -Second Story Balcony

1211 Broadway | Mission Character



Workforce Housing
1211 Broadway Street,
Sonoma, CA 95476

1211 Broadway
-Linear Plan with Courtyards
-Full Height Fenestration
-Flat Roofs

*For most recent project planting scheme see landscape plans

Familiar Cladding | Unitizing Historic materials

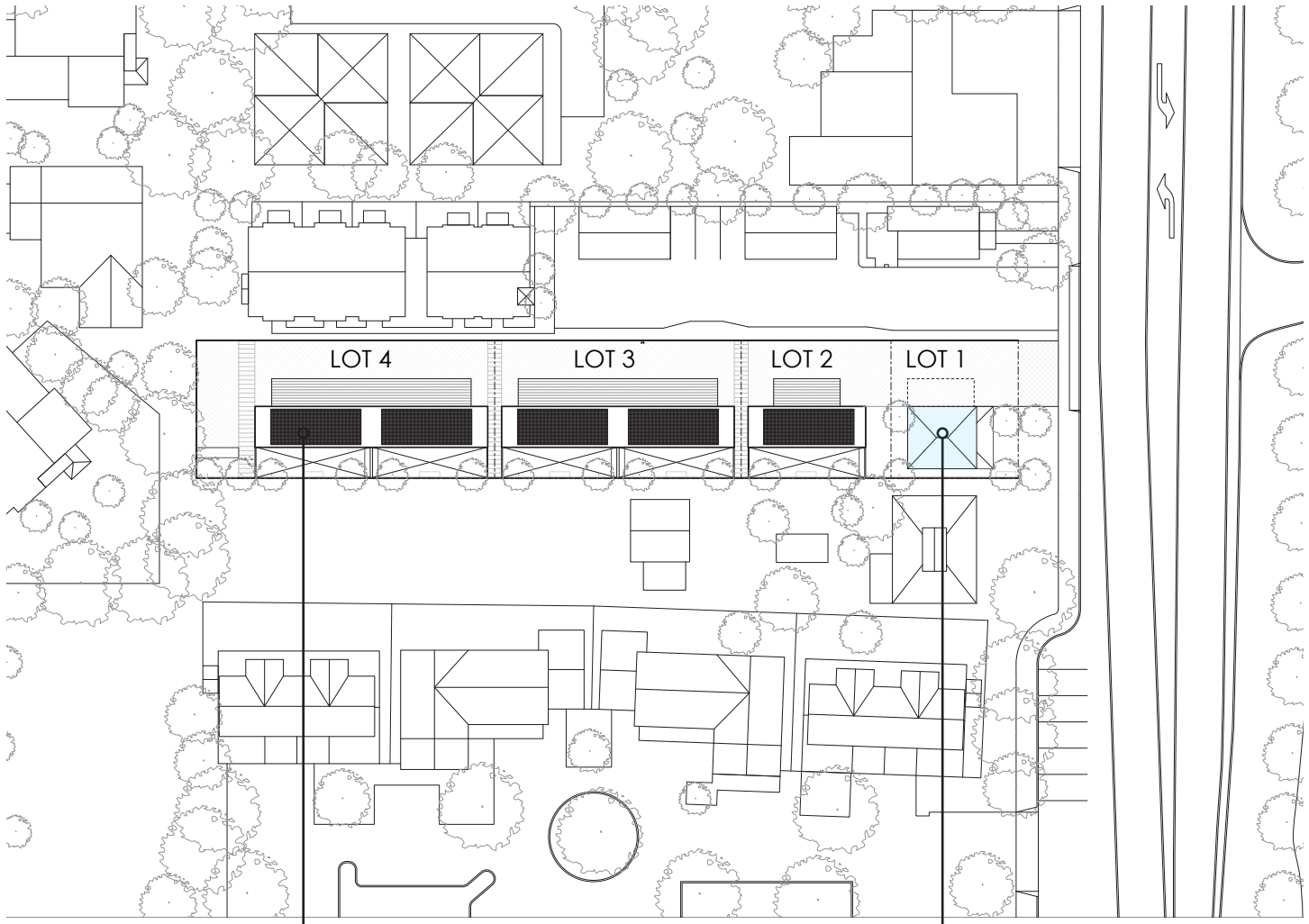


Matching wood siding:
sub area 2 (dominant
materials include
horizontal wood siding...)



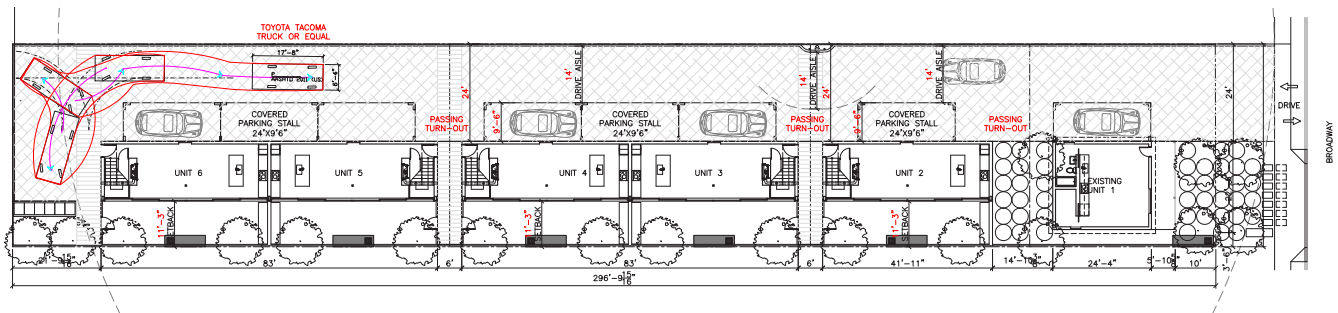
*For most recent project planting scheme see landscape plans

Site Plan and Driveway | Lots and Setbacks



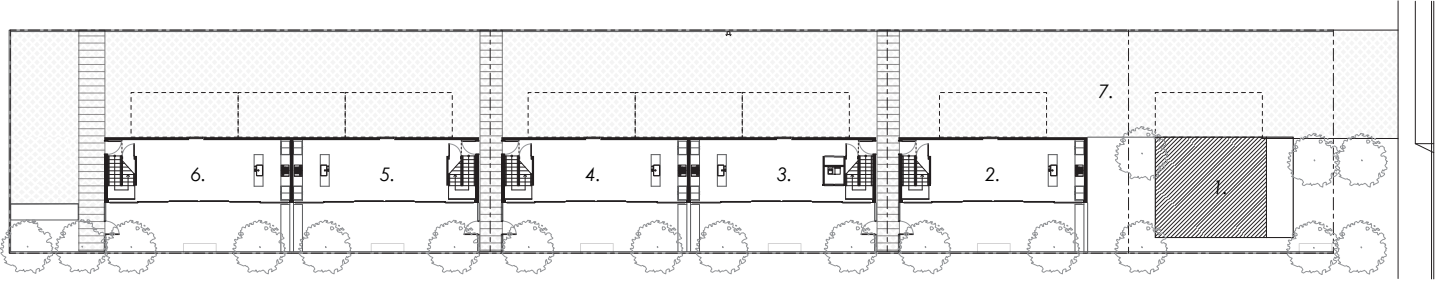
9.1.1 Minimize the visual impacts of energy devices on the character of the property and neighborhood.

BMR



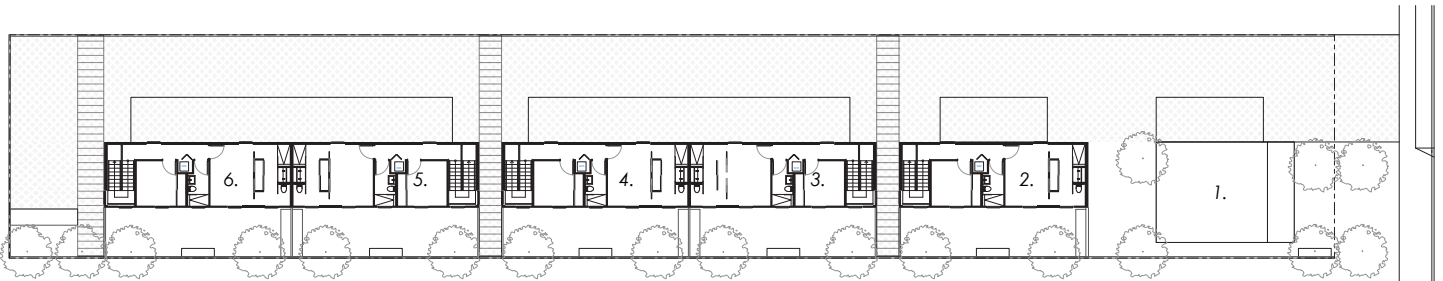
Driveway and Setbacks (See 18. for most current turn around simulation)

Floor Plans



Ground Floor Plan

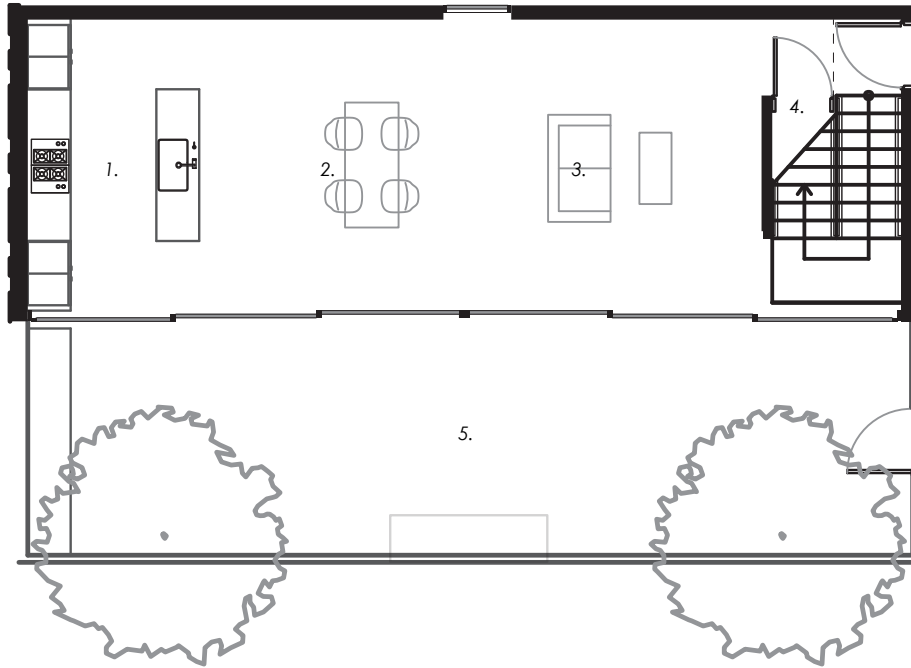
- 1. Unit 1 (BMR)
- 2. Unit 2
- 3. Unit 3 (Duplex)
- 4. Unit 4 (Duplex)
- 5. Unit 5 (Duplex)
- 6. Unit 6 (Duplex)
- 7. Driveway (Turfblock)



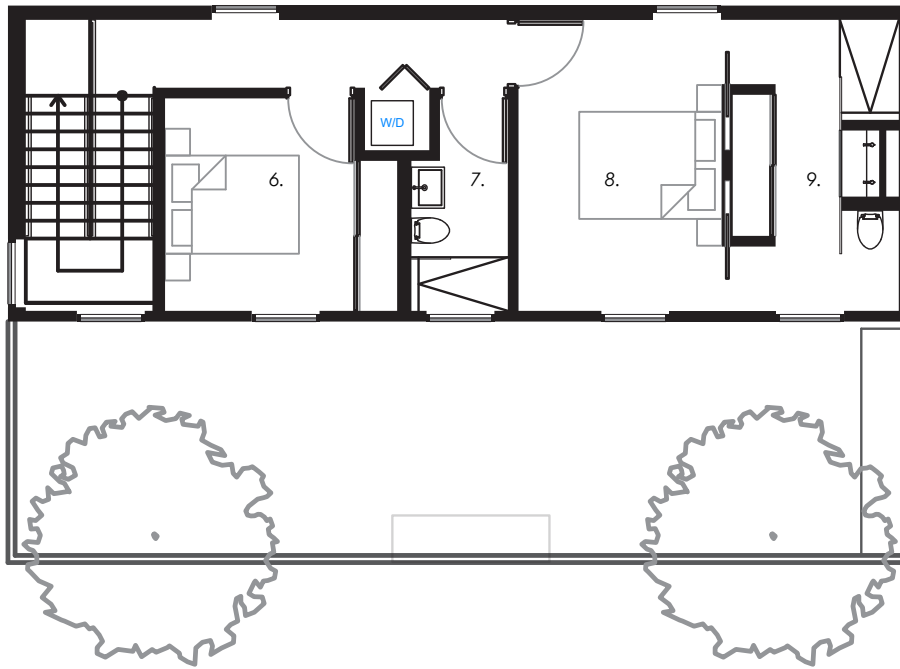
Second Level Floor Plan

- 1. Unit 1 (BMR)
- 2. Unit 2
- 3. Unit 3 (Duplex)
- 4. Unit 4 (Duplex)
- 5. Unit 5 (Duplex)
- 6. Unit 6 (Duplex)
- 7. Driveway (Turfblock)

Unit Floor Plans



Ground Floor



Second Floor

- 1. Kitchen
- 2. Dining Room
- 3. Living Room
- 4. Closet
- 5. Outdoor Patio
- 6. Bedroom
- 7. Bathroom
- 8. Master Bedroom
- 9. Master Bathroom

Interiors



Interiors



*See architectural set for current shading scheme

Edible Landscape | Providing Lush and Historic Greenery

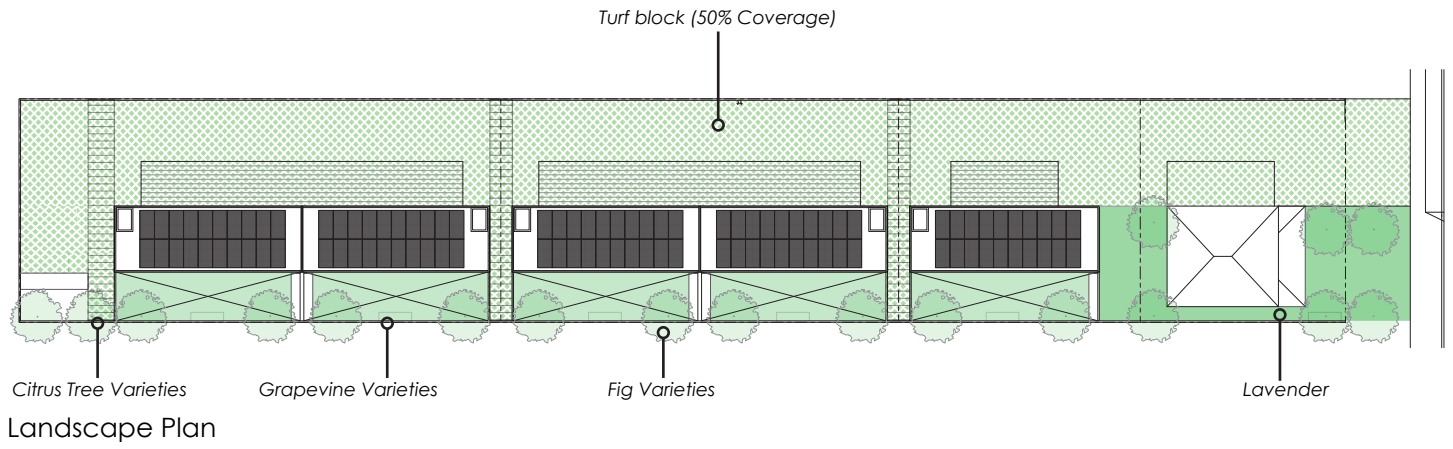


Fig Trees



Persimmon Trees



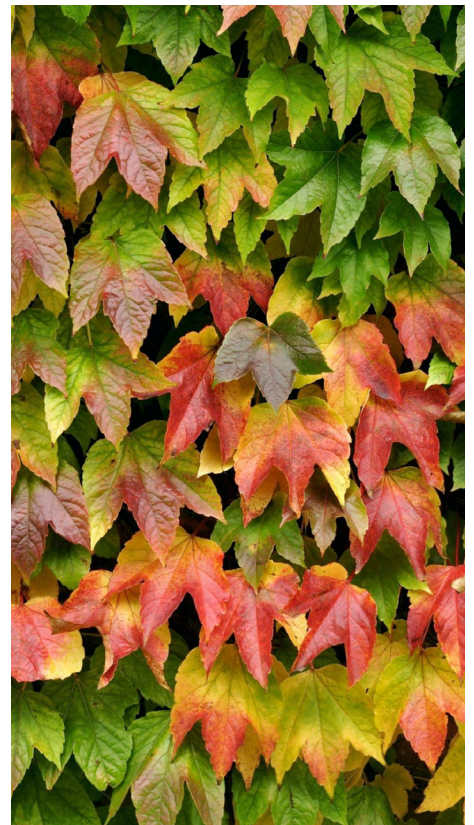
Lavender



Fig Varieties



Fall Color



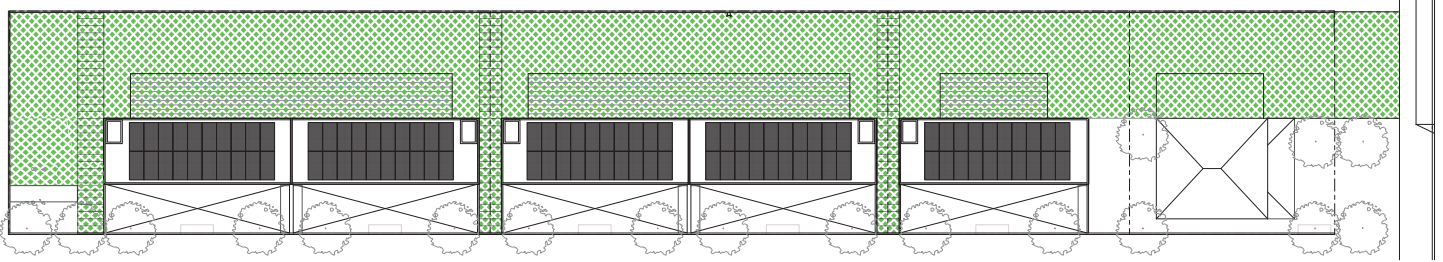
Grapevine on Deer Fence



Turf block (50% Coverage)



Site Coverage | Permeable Paving and Enhanced Drainage



8.2.1.2 Consider alternative options that include semi-permeable materials or arrangements, which provide environmental and aesthetic.



TRUEGRID PRO PLUS 24" X 24" X 1.8"

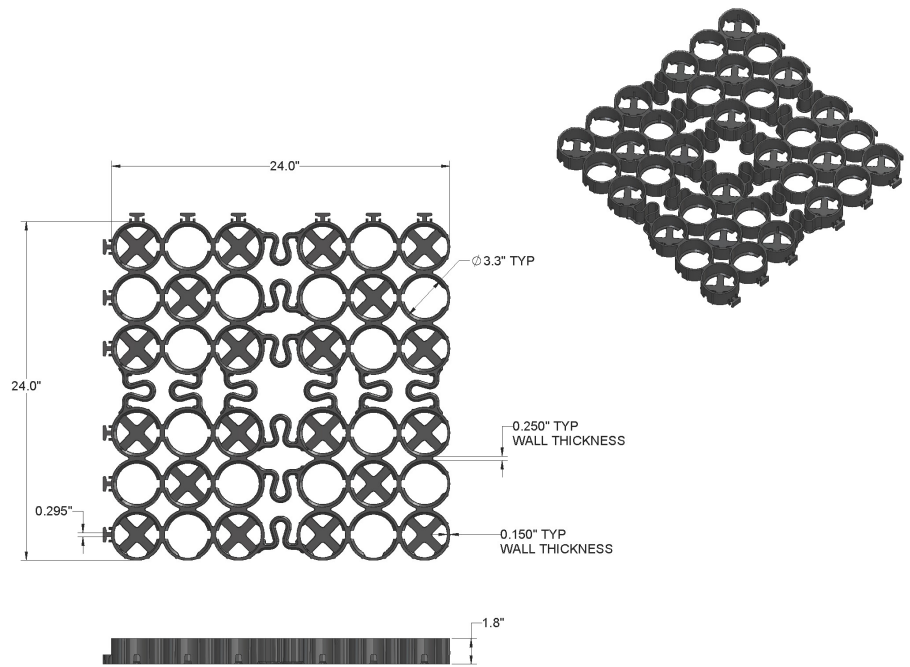
US PATENT NO. 8,734,049

PROPRIETARY FEATURES:

- 1) X-ANCHORS (NO STAKING NEEDED)
- 2) 3 POINT MALE/FEMALE LOCKING TABS
- 3) S-FLEX JOINTS (BUILT IN EXPANSION JOINTS FOR SOIL MOVEMENT AND SEASONAL CHANGES)
- 4) HOOP STRENGTH DESIGN

OTHER:

- 1) 100 % POST-CONSUMER RECYCLED HDPE.
- 2) DELIVERED IN PREASSEMBLED 4' X 4' SHEETS THAT CAN BE RECONFIGURED, AS NEEDED.



Historical Frontage and Restoration | Enhancing Broadway

For the **relocation** of the existing 113 year old structure, the project sponsor has sought the technical expertise of Tradesman construction. Their initial assessment is as follows: "The process to move the historical home will require minimal architectural changes only effecting the lower sections of exterior walls to allow the disconnection as needed to the existing foundation."

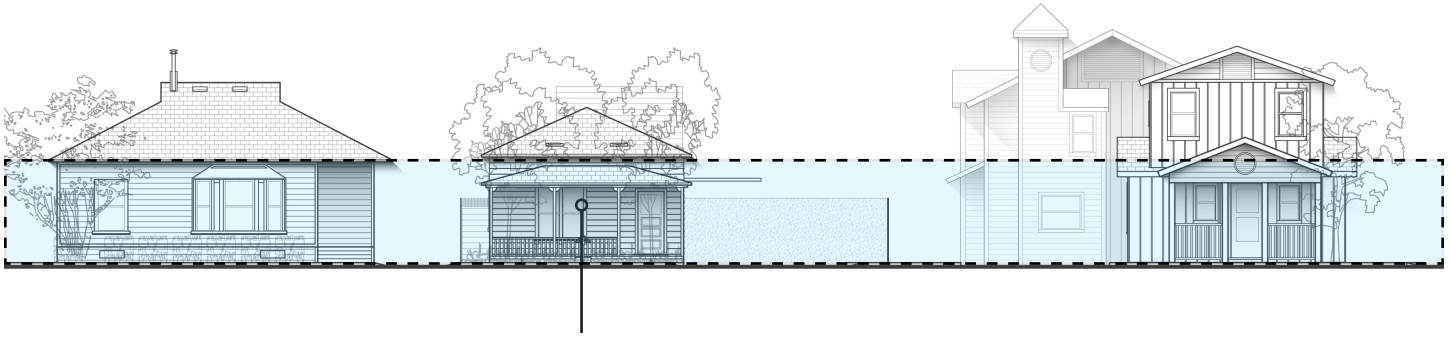


113 year old house will be restored to the Secretaries standards to preserve the existing historic streetscape of Broadway

8.2 Front Yards create the public-private transition between street and residences and provide opportunities for landscape to soften the transition and provide shade and green space.

*For most recent project planting scheme see landscape plans

Scale and Streetscape | Emphasizing the Historical Structure



2.2 While it is recognized that the most new development will likely be larger than one or two stories, every effort should be made to integrate new construction with the surrounding neighborhood and to enhance the aesthetic appeal of the entire neighborhood.



19.42.050 ... these guide lines are intended to promote the visual variety that is characteristic of Sonoma, to allow for contemporary architectural designs, and to provide reasonable flexibility in accommodating the tastes, preferences and creativity of applicants proposing new development.

*For most recent project planting scheme see landscape plans

9. Studies of various roof forms were undertaken during the development of the project and the preparation of the HRE, and the flat roof selected as the way to reduced impact of scale and mass on the historic structure.



WHITE PAINTED
CARPORT CANOPIES
(SHOWN BEYOND)

113 YEAR OLD HOUSE
FULLY RESTORED TO
THE SECRETARY OF
INTERIOR'S
STANDARDS

10. We are designing green residences using passive devices including shading and orientation, active devices including photo voltaics placed flat on the roofs to minimize visibility and height and drive highly efficient mechanical systems. Sustainable materials will be used for both construction and finishes. Permeable paving surfaces and landscaped courts will reduce storm water runoff.

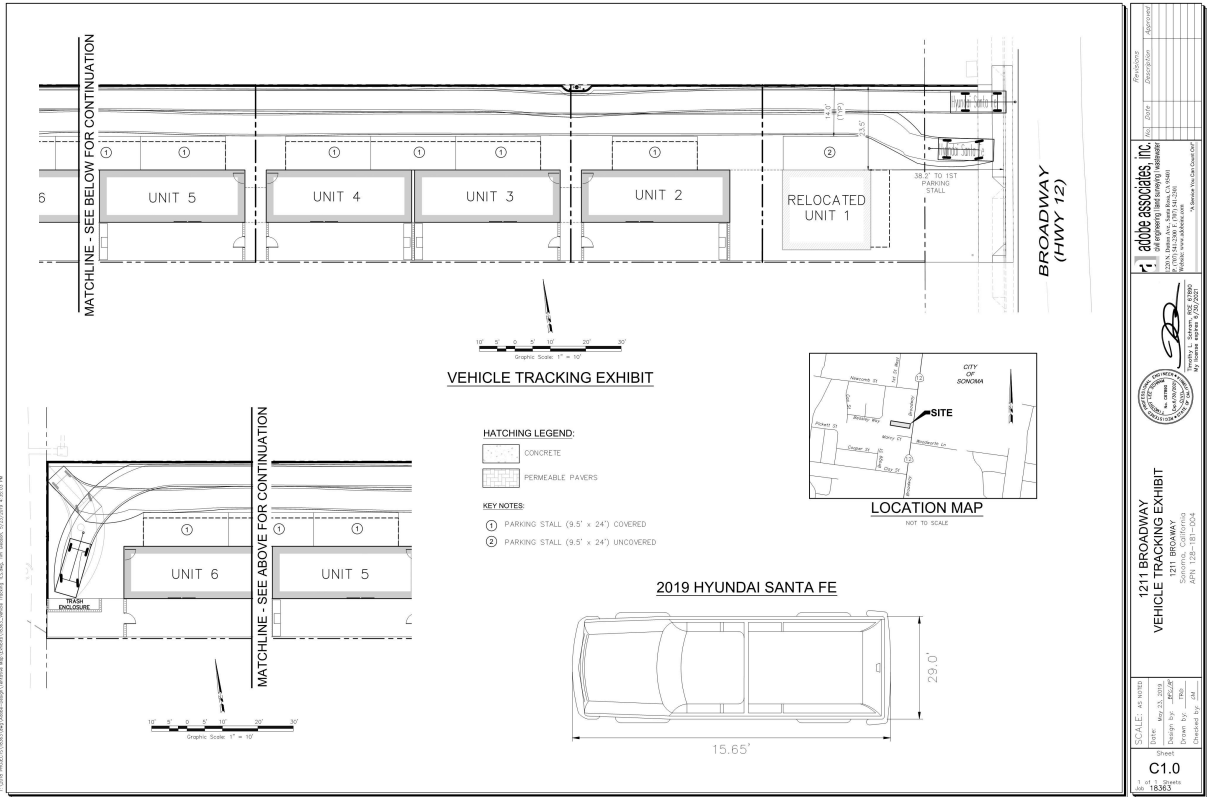


11. Front, side and rear yards have ample setbacks and landscaping, reducing impacts on adjacent properties. The existing site is flat, with no significant trees or landscaping.
12. The simple palette of materials relates to local vernacular architecture. Clapboard siding matching the 113 year old house is used for the exterior of the new buildings. This siding is painted bright white. Vertical proportioned windows match the original buildings vertical windows and are dark anodized. The cantilevered carport porches on the north are white painted steel. The photovoltaics on the roof are kept flat to reduce height and visual impact on the original house. This palette references the historic structure while clearly distinguished as new construction. Being at the rear of the lot, they remain secondary to the historic structure. See the Letter of determination of consistency form APD Preservation LLC.



13. Garbage storage (3 garbage, 3 Recycle) is provided on the west boundary in a secure enclosure.
14. This project will include individually mapped lots and CC&R's to govern. An HOA, elected by owners as defined in the CC&R's, will oversee the building, and engage a Management Company for cleaning, maintenance of common areas and common landscape. Our price point will be attractive to first time local home owners and families with limited income. Our aim is to provide spacious and generous homes that are affordable.

15. Project parking will be assigned by space directly adjacent to each residence. (i.e. space #1 will be used by Unit #1, Space #2 will be used by Unit #2, etc.). The center stalls adjacent to duplexes will be unbundled and sold to their respective adjacent units. In addition, passing turn out areas will be noted by CC& R with the H.O.A and specified for only passing and turn out situations. Turnout areas will also have signage for no parking. To insure the 14' clearance of the fire lane "no parking/ fire-lane" signs will be places every 50' on center, as well as a continuous 6" red painted fire-lane curb.
16. After the devastating fires, this will create more modestly scaled and priced housing in a high-density area near downtown, and help meet the State goals for increasing housing stock in California.
17. In regards to the public outreach, we have been in contact with the neighbors directly to the north and south of us. Everyone that we have discussed the project with has been very supportive of our development. We have a much bigger public outreach planned as soon as we get confirmation on which month.
18. Vehicle access and turnaround ability has been simulated. The vehicle simulation was drawn using a 2019 Hyundai Santa Fe and is able turn around utilizing the space at the rear of the site.



Attachments | Garbage Removal

Sonoma Garbage Collectors, Inc.

P.O Box 400

EL Verano Ca 95433

707 996-7555

sonomaggarbage@gmail.com

03/20/19

1211 Broadway Project

Sonoma, CA 95476

Regarding the 6 units at 1211 Broadway, we recommend 3 96 gallon garbage cans for shared garbage curbside pickup for the occupants. The cans would need to be placed on the curb the night before pickup.

Thank you,

Sonoma Garbage Collectors

Attachments | Historical House Relocation

Phil Joy House Moving and Leveling
 35 Sandy Beach Rd, Vallejo, CA 94590
 (707) 648-0540

This is a follow-up to our phone conversation in regards to the Folk Victorian. After review of your plans my company is qualified to assist you with your structural move. Phil Joy House Moving has a successful record of moving structures of this type. My company has received preservation Awards working with the Secretary of interior's standards. With this project we will be inserting steel beams carefully under the building in strategic locations in both directions. Using special Hilman rollers and cross-beams the structure will be moved to the new location. Lastly when the building is in the right location it will be raised 5 ft for foundation work to be done by others. Looking forward to collaborating with you on your project.

Best regards,

Phil Joy

b



Houses and heavy structures

We move and raise houses and heavy structures, over land, sea or in confined spaces.

Phil Joy has hands-on experience determine weight loads and proper rigging for safe transport of items, such as cranes, barges, hotels, bridges, statues, and specializing in moving historical structures.



Moving historical structures

For more than 30 years, Phil Joy Housemoving and Leveling Company has been relocating odd shapes; Phil Joy has moved or raised over 3,000 houses and structures.

Specializing in moving historical structures.



Heavy Hauling

Phil Joy House Moving and Leveling has a team of qualified professionals, and the track record of safe and successful projects that makes a good fit for your Heavy Hauling and Rigging needs.

We have the ability to improvise and create innovative ways necessary to accomplish the most challenging projects

Attachments | Historical House Relocation [Continued]

IASM

Phil Joy Company is a member of the International Structural Movers Association.

BUSINESS AWARDS

Phil Joy has received an innovated award from the International Association of Structural Movers; and a preservation Award from the city of Benicia.

WHY ARE WE A GREEN BUSINESS?

Relocating structures is the world's oldest and largest recycling industry. In addition to creating and saving jobs, and preserving historic structures, these services prevent wasteful demolition, reduce material to landfills, provide increased opportunities for affordable housing and a multitude of additional benefits to the local communities.

Historic Preservation



Specializing in moving historical structures.

Joy has a big passion for restoring and preserving California history. On May 2010, the Historic Preservation Month, Gerry Hayes - Benicia Historical Society President – attended on behalf of the Historical Society to recognize Phil Joy and Jack MacCoun for their outstanding contributions to the community in regards to historic preservation with their ongoing projects in the City of Benicia. Joy has also helped preserving other states' heritages, like Hawaii. In 2006, he moved a Hawaii treasure: a 65 tons life-size bronze statue of Ikua Purdy with a concrete base.



[Click Here for Press Release](#)