

Project Name	Parkview Project
APN's	018-131-012 018-131-013 018-131-018
Location	216, 226, 254 First Street East, Sonoma, CA 95476
Area	Approximately 2.61 acres
Current Zoning	MX - Mixed Use
Current General Plan Designation	Mixed Use, North East Planning District
Proposed Use	Senior Care Home (Residential Care Homes, Seven or More Clients). Defined in Municipal Code: “ Residential care homes ” means intermediate care facilities providing residential , social, habilitative, and personal care for children, the elderly, the developmentally disabled, and persons with limited ability for self- care , but where medical care is not a major element. Includes: children’s homes; transitional houses; orphanages; rehabilitation centers; self-help group homes.... Convalescent homes and similar facilities providing medical care are included under the definition of “Medical services – Extended care .” Residential Care Homes, Seven or More Clients , are allowed by a Use Permit in R-M and MX. While there is mention of “Senior Residential Care Facilities” also allowed by Use Permit in R-M, the definition is “See Residential care homes.” Apartments for Rent (Multifamily Dwelling- Five or More Units)
Anticipated Project Permits	Conditional Use Permit Application, Design Review, Lot Line Merger and Demolition Permit
Base Allowable Units	20 Units / Acre = 52.2
Total Proposed Usage	<u>SENIOR CARE HOME</u> (52% of total land, 62% of total square footage): Chronograph Properties LLC proposed to construct 80 residential care units, of which 60 are proposed for assisted living and 20 are proposed for memory care. A central services area is also proposed and is expected to include a commercial kitchen, dining room, meeting and entertainment spaces, salon and administrator’s office.

MULTI-FAMILY RESIDENTIAL: Chronograph Properties LLC also proposes to construct 27, for-rent Multi-Family Residential Units. Certain of these units would be affordable units as discussed below.

Parking	Mixed Use Parking requirements determined by Use Permit <u>Multi-Family RESIDENTIAL</u> : 50 required, 50 provided <u>Residential Care Home</u> : 21 required (85 beds x 1/4), 22 provided
Floor Area Ratio	0.79 (NE planning dist. MX allowed= 0.60, see discussion on Incentives below)
Coverage	40% for Structures + 30% for Paved; (NE planning dist. MX allowed= 60%, see discussion on Incentives below)
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 Parkview 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 residential care homes for seniors.

The proposed Senior Care Home (“Care Home”) component of the Parkview Project will feature a mix of studio, 1 bedroom, and 2-bedroom units. The Care Home will also feature a commercial kitchen, communal dining room, and associated 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 Care Home will also feature a pedestrian connection (and potentially a vehicular connection) to the Vintage House Senior Center located immediately to the South of the Project Site. A service drive/entrance is proposed between the care home and the multi-family units.

The Multi-Family Residences component of the Project would consist of approximately 33,649 square feet across 27 new residential units, some of which will be 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 with shared private driveway and parking.

Chronograph has held three public meetings (November 2017, January 2018, March 2018) on the Proposed Project 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 overall Project design. Chronograph held a Project Advisory Committee meeting with city staff in January 2018 and again in 2019. Chronograph has also communicated with several Planning Commissioners and received additional feedback on Project design and site layout. Feedback included how the Care Home would be 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 multi-family housing to be included on the north side of the Project Site with an emphasis on a variety in building types and unit sizes, reducing any potential impacts to properties to the north and east of the Project, and emphasizing a pedestrian oriented presence along 1st Street East. The currently proposed Project plan has enjoyed broad support from the various meeting attendees and community stakeholders.

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 family bought it and ran an industrial sheet metal, plumbing, and piping company on the site from 1963 until approximately 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 have been owned by the various commercial business owners. Previously prepared historical assessments have determined that these structures lack historical and architectural significance.

Existing Neighbored uses are as follows: 6 medium-density, multi-family residential buildings approximating 6,000 sf each at a height of 30’, a carport and parking area (Meadow Gardens) to the east, 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 the

street 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 Care Home Details

The Care Home will feature a mix of studio (48), 1 bedroom (27), and 2 bedroom (5) units, all without kitchens (no ovens or stoves). 60 units will be Assisted Living while 20 of the studios will be Memory Care. The units of the facility will range between 323 and 858sf with an average size of 413sf. The Care Home will feature a commercial kitchen (to meet health code requirements), communal dining room, and associated 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.

As the Care Home would be dedicated fully to senior care, it is expected that very few residents will own or drive vehicles. The Care Home will operate a large van to shuttle residents to off-site appointments or activities. This fact is recognized in the Development Code's parking standards which is 1 parking space for every 4 beds in the Care Home. This brings the Care Home component of project's required parking to 21 spaces. 22 are proposed.

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 staff count at 13 employees between the hours of 8am and 2pm. See the discussion on traffic for shift details.

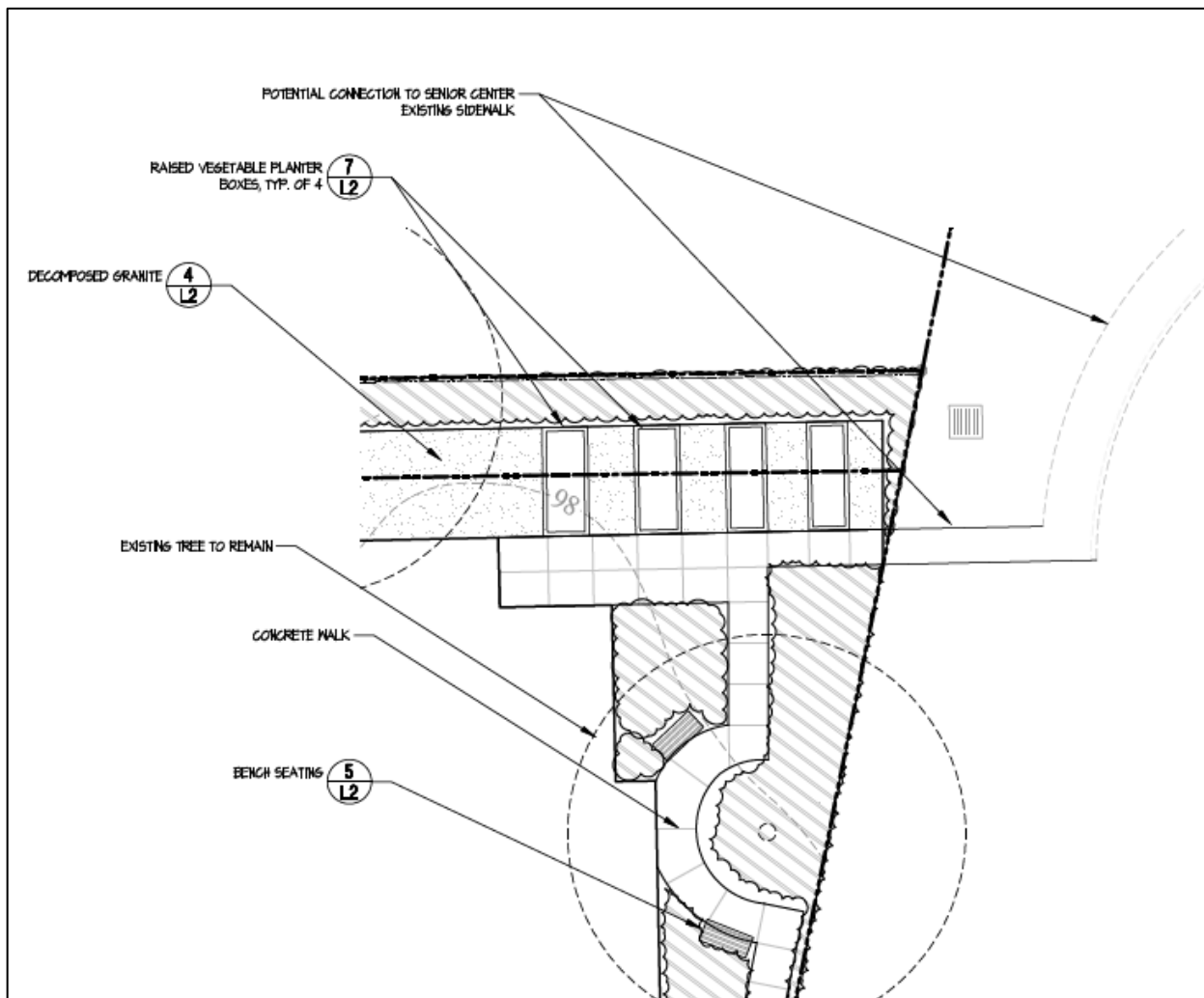
Importantly, neither the traffic or parking analysis takes into account the likely reality that some number of employees of the Care Home will be residents of the multi-family apartments, whether the deed-restricted affordable units or the market rate units.

One benefit of Care Home 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 the Care Home's new residents will create new opportunities with their vacated homes in Sonoma. For this reason too, the City may waive any requirement that the project include a commercial component. Under applicable mixed use zoning requirements (Section 19.10.020(C) of the Development Code), the Planning

Commission can waive the need to include a commercial component if including one would cause “interference with the objective of maximizing housing opportunities, especially affordable housing and other housing types that meet community needs as identified in the Housing Element.”

Importantly, the residents of the Care Home component of the Project 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 Care Home pays for. A pedestrian connection is also being designed as depicted below.



Multi-Family Residences Details

The Multi-Family Residences component of the Project will create highly livable, but small format 2 or 3 bedroom units (where some flexibility is allowed by the tenant to turn the 3rd bedroom into an office or other living area), which are affordable by design and conducive to meet the needs of renters across diverse demographics.

Chronograph proposes to construct the Multi-Family Residence in a five-building formation. Buildings A-1,2,3 would 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.

Though not shown in the renderings, the 2nd story of these buildings will be set back an additional 5 feet from the 1st story, to comply with zoning regulations.

A1 is set back 20 feet from A2 (with each building having 10 feet of private yard), 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 and 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 neighboring property to the north.

Additional Project Development Information and Analysis

Density Bonus and Incentives Law

Chronograph is committed to improving housing affordability in Sonoma. The Project aims to provide new jobs and new housing for those who work nearby. Utilizing the Incentives is one way that the proposed Project will further the objective of making Sonoma a place that people can live and work.

The Density Bonus is a state mandate (Ca Gov Code 65915-65918). A developer who meets the requirements of the state law is entitled to receive the density bonus and other benefits as a matter of right. On June 23, 2014, the City adopted updated density bonus provisions consistent with current State provisions and implemented Programs in the Housing Element with respect to density bonus objectives.

The Density Bonus can be used to increase the total number of units beyond the 20/unit per acre maximum and/or to qualify the project for one or more “incentives” or “concessions” such as a reduction in site development standards.

In the case of Parkview, the applicant is proposing that the project includes at least 20 percent of the total residential apartment units for lower income households OR at least 10 percent for very low income households which will qualify the project for two incentives or concessions.

The project slightly exceeds two development standards/zoning code requirements like Floor Area Ratio (0.60 max in NE planning district) and Site Coverage (60% max in NE planning district) as shown below.

Multi-Family Units	
27	Apartments
3	Very Low Income (10%)
2	Remaining Inclusionary (20% total)
2	Incentives/Concessions
PROJECT TOTAL w/ Care Home	
80	Care Home Bedrooms
89,540	Total SF
113,692	Land SF
0.79	FAR
40%	Bldg Coverage
30%	Paved Coverage
70%	Total Coverage

In the case of Parkview, the project proposes 22 market rate apartments, 3 rent-restricted affordable units for Very Low income renters, with income of 31-50% of AMI where the rent is limited to 30% of that income less a utility stipend, and 2 rent-restricted affordable units for moderate income renters with income of 80-120% of AMI and rent limited to 30% of that income less a utility deduction. At least 10% of the base total 27 units are affordable at the Very Low income level,¹ and thus the project is entitled by law to both a density bonus of 35% (with 0% being proposed) and two incentives or concessions² (with two being proposed). Per State law, concessions or incentives allow for the reduction of site development standards or modifications of zoning code requirements or architectural design requirements. Here, the requested modification of Floor Area Ratio and Site Coverage standards, which contemplate massing and the amount of open space that must be retained on a given site, qualify as development standards or zoning code requirements that are eligible for concessions or incentives.

The city or county is required to grant the concession or incentive proposed by the developer unless it finds that the proposed concession or incentive does not result in identifiable and actual cost reductions, would cause a public health or safety problem, would cause an environmental problem, would harm historical property, or would be contrary to law. New legislation effective in 2017 restricts the types of information and reports that a developer may be required to provide to the local jurisdiction in order to obtain the requested incentive or concession. The local jurisdiction has the burden of proof in the event it declines to grant a requested incentive or concession. Under this law, developers may be entitled to the incentives and concessions even without a request for a density bonus.

In the case of Parkview, there are clear, identifiable and actual per unit cost reductions which will be used to build the inclusionary units, a requested incentive will be a small reduction in the site development standards of Floor-Area Ratio and Site Coverage.

The moderately higher density by these measures 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**

² Under State Density Bonus Law, two incentives or concessions are awarded where a developer provides at least 10 percent of units that are reserved for persons and families with income at the Very Low level (31-50% of AMI). Alternatively, two incentives or concessions must also be awarded if 20% of the units are held at the Low income level (51-80% of AMI).

approximately 38.0% of the total project cost per unit, but would be 46.6% for building the market rate units alone.

Per unit, cost share of	22 Market Rate units	27 Proposed Units
Land & Site Work	31.9%	26.0%
Soft Costs	14.7%	12.0%
TOTAL	46.6% /unit	38.0% /unit

Importantly, this analysis does not include the reduced costs per square foot in the vertical construction from building more units on the same site.

Additionally, we are exploring state laws and regulations around creating priority emphasis 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.

Open Space

The City’s open space requirements mandate 300sf of open space per unit, any combination of public and private, for Mixed Use. The commercial standard for new developments of this size is 11% of the total site. The project offers substantially more private and public open space.

Open Space							
Required Mixed-Use	New Development	300sf per unit, any combination public and private					
Required	8,100						
Provided	39,611						
Required Commercial	New Development	11% of area					
	Private	Hardscape	Landscape	Total	Site	% of total	Per Unit
Assisted Living		5,190	10,281	15,471	58,806	26%	
Residential	3,949	12,939	7,252	24,140	54,886	44%	894
Total Provided	3,949	18,129	17,533	39,611	113,692	35%	

Other Important Elements and Available Reports

Garbage Collection and Deliveries

Garbage for the Care Home 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 pickup.

Both service requirements have been vetted with Sonoma Garbage.

Environmental

Environmental reports have been done as recently as 2014. Key findings include a section of undeveloped soil with elevated arsenic concentrations. Contamination is not an unusual circumstance in urban areas such as the City of Sonoma, with the State’s Geotracker and Environstor database showing dozens of contaminated sites having been identified in the project’s vicinity. Moreover, independent of the contamination, site grading and foundation work would require that all affected soils (and a substantial amount of non-contaminated soils) would be removed and disposed of in accordance with federal and state law as a component of project construction. An asbestos inspection survey has also been done on the existing commercial buildings and a licensed asbestos abatement company will safely dispose of this material in compliance with all applicable law.

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

SMC Table 4.4

Residential Uses: Mixed use developments: Determined by use permit

“

Extended care (convalescent hospitals, One space for each four beds the nursing homes, and residential care homes) facility is licensed to accommodate.

“

The Care Home requires 21 parking spots, or 1 for every 4 of the 85 beds. The Residential units require 50 parking spots or 1.5 per unit, one of which is covered, + 25% additional for guests. The project has a total of 71 required parking spots. As designed, Parkview Project currently has 72 spots provided.

Parking	Covered	Additional	Guest	Total	Compact	%
Senior Care Home Required		21		21		
Senior Care Home Provided		22		22	6	27%
Multi-Family Required	27	13	10	50		
Multi-Family Provided	35	5	10	50	11	22%
Bicycle Parking				12 + garages		
TOTAL Required	27	34	10	71		
TOTAL Proposed	35	27	10	72		

While significant effort has been made to meet the parking requirements, we feel that the project could be improved by removing a few parking spots and converting some of the covered carport parking to open-air parking. Additionally, there has been no request to consider parking requirement savings for any residents of the multi-family units who will be working at the Care Home which would reduce the overall parking needs. Lastly, the current property has 4 curb cuts, and the new proposal has 3, thereby improving the availability of on-street parking.

If the commission agrees, we’d propose removing 3 of the compact guest spots on the residential parcels and converting 12 of the 23 carports to open-air spaces.

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 Care Home 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 significant impact from traffic.**

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 PARKVIEW SENIOR CARE HOME									
				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 Parkview 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.**