

# **1211 Broadway**

Design Narrative

APN # 128-181-004

Project Data Table (2-4)

Project Narrative (5-10)

Project Narrative Appendix (ix-vii)

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

<b>Lot Information (Entire Lot)</b>		
AP Number	128-181-004	
Address	1211 Broadway, Sonoma	
Lot Area (SF)	14,838	
<b>Zoning Information (Entire Property)</b>		
	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	603 sf Typ. per unit
Total open space	900 SF (private)	3,563
Parking		
Lot 1 (single family)	1 Carport	0*
Lot 2 (single family)	1 Carport	1 Carports
Lot 3 (duplex)	2 Carports + 1 stall	3 Carports
Lot 4 (duplex)	2 Carports + 1 stall	4 Carports*
Total parking spaces	8	8
Guest	None	None
<b>FAR and Coverage Calculations</b>		
FAR		
Level 1 (all structures)	3,622	0.43
Level 2 (all structures)	2,826	
Total	<b>6,448</b>	
Coverage		
Buildings	3,622	38%
Porch	129	
Car Ports	1,888	
Garbage Storage	60	
Total	<b>5,699</b>	

Coverage with 18' Driveway		
Buildings	3,622	58%
Porch	129	
Garbage Storage	60	
Paving+Car Port (assumes code definition)	4,789	
Total	<b>8,600</b>	

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
Building Area (SF)	699	604	1224	1284
Gross Build Area (Residential SF/ All levels)	570	1,146	2,386	2,386
Proposed Lot Size (SF)	2,600.8	2,396	4,450	5,391.5
Minimum Lot Size (SF)	8,000	8,000	8,000	8,000
Proposed Lot Length	51.95' (N) 52.08 (S)	47.92'	89'	107.83'
Proposed Lot Width	50'	50'	50'	50'
Required Lot Width	N/A	N/A	N/A	N/A
Building Coverage	27%	25%	28%	24%
FAR (0.6 Max)	0.22	0.48	0.54	0.44
Site Coverage	52%	52%	59%	62%
Proposed Height	17' (Existing)	21'	21'	21'
Max Allowed Height	30'	30'	30'	30'
<b>Proposed Setbacks</b>				
Front	17.85' (E)	8' (S)	8' (S)	8' (S)
Side	24.33' (S)	3' (E)	3' (E)	3' (E)
Side	3.04' (N)	3' (W)	3' (W)	21.8' (W)
Rear	1.78' (W)	14.25' (N)	14.25' (N)	14.25' (N)
<b>Required Setbacks</b>				
Front	15'	15'	15'	15'
Side	5'	9'	9'	9'
Side	5'	9'	9'	9'
Rear	20'	20'	20'	20'
Proposed Parking (Stalls)	0*	1	3	4*
Required Parking (Stalls)	0*	1	3	4*
Private Open Space Proposed (SF)	577	603	1,206	1,177
Private Open Space Required (SF)	150	150	300	300
Gross Unit SF	570	1236	1224 , 1224	1224, 1224

2. Our project involves the 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. The driveway will be a shared driveway with the adjacent property to the south and an easement agreement is in process to guarantee the project's right to build the shared driveway. Frontage improvements are also proposed, which include the extension of the public water main, a new driveway, 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 coordinated 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 and a higher level of design quality than would not otherwise be possible. The planned unit development helps to create more housing opportunities than the normal development standards might allow for.

Exceptions request with the Planned Unit Development are as follows:

- a. Minimum Lot Size
  - i. 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 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 encouraged in this area.

b. Setbacks

- i. 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, side and rear setbacks. Lot 2 requires an exception for the front, sides and rear setbacks. Lot 3 requires an exception for the front, side and rear setbacks. Lot 4 requires an exception for the front, 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 on third to nearly half of the lot in some places. 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 but 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.

c. Driveway Width

- i. 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. The project team has consulted with City Staff and has confirmed that an 18' driveway width will be acceptable. This will need to be approved by the City Engineer. While the driveway throughout most of the site is 18 feet in width, there's a small section that is reduced to 17.5 feet to allow for clearance from an existing structure.

d. Parking Location

- i. Per City Code, required parking shall be located on the same parcel as the uses served, except that parking may be located on a parcel adjacent to or within 300 feet of the use served subject to approval of the planning commission. The

project is requesting to have the parking for the historic house located on the adjacent parcel (Lot 2). There will be recorded CC&R's that include the guarantee that the require parking will be maintained exclusively for the historic house.

- e. Covered Parking
  - i. Per City Code, covered parking is required. Due to the proximity of the parking space to the West of the property, the project is requesting an exception to allow for one space to be uncovered so that a carport is not right against the property line. This allows for less of an impact on the adjacent northerly property.
4. The project proposes to comply with Chapter 19.44 of the Sonoma Municipal Code by providing one inclusionary unit on-site and paying an in-lieu fee to the City for the remaining fractional portion of the inclusionary requirement. Satisfaction of the inclusionary requirement in part through payment of an in-lieu fee is contingent on amendment of the Sonoma Municipal Code to allow projects to meet affordable housing requirements by paying an in-lieu fee.
5. Care has been taken to develop a site layout that will be appealing for the future residents from a functionality and aesthetic perspective. The existing Victorian cottage is to remain on its existing foundation. All aspects of the cottage will be restored to the Secretary's Standards, and it's earlier use as workforce housing will be retained. The proposed new structures are separated from the historic cottage 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.
6. 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.

7. 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 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."
8. Each of the 6 new 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 North 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. Covered parking is along the south side of the property with a 3' planting strip separating the stalls and new structures. In addition, the proposed 18' driveway is shared with the property to the south.
9. The architectural inspiration for these housing units 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.

10. 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.

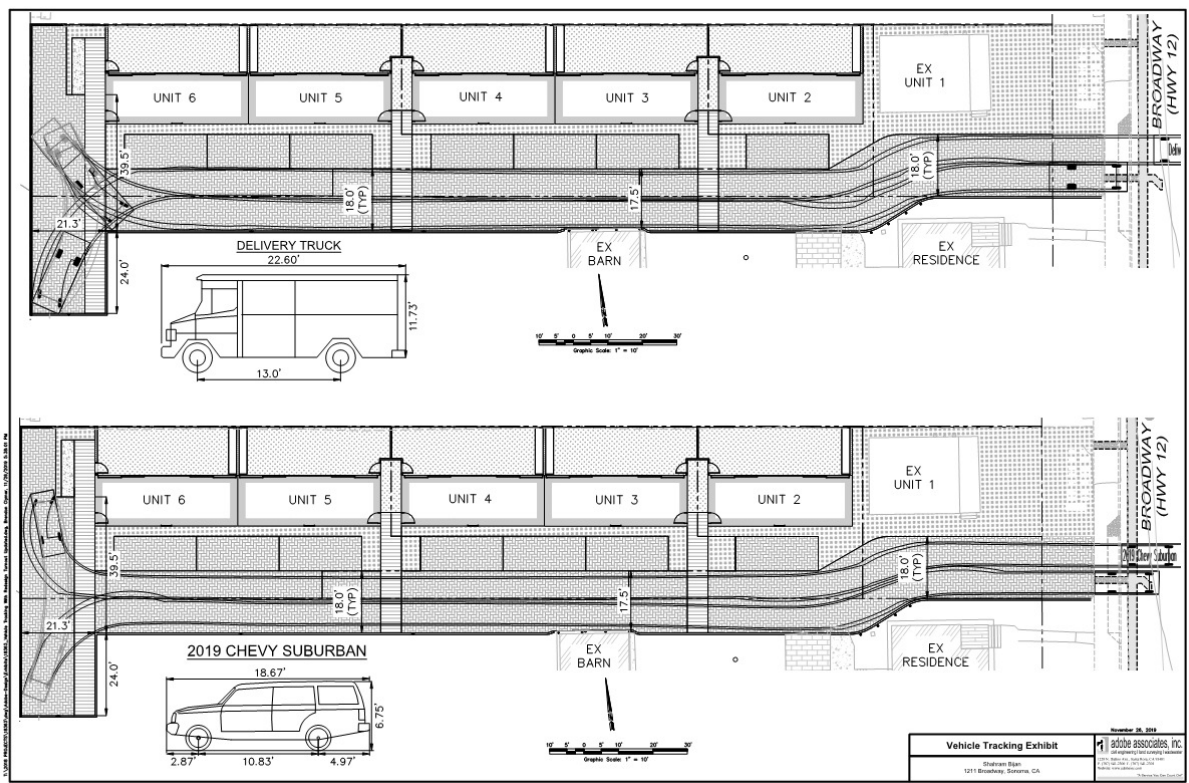
11. We are designing green residences using passive devices including shading and orientation, active devices including photovoltaics placed flat on the roofs to minimize visibility and height and drive highly efficient mechanical systems. Sustainable materials will be used for both construction and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

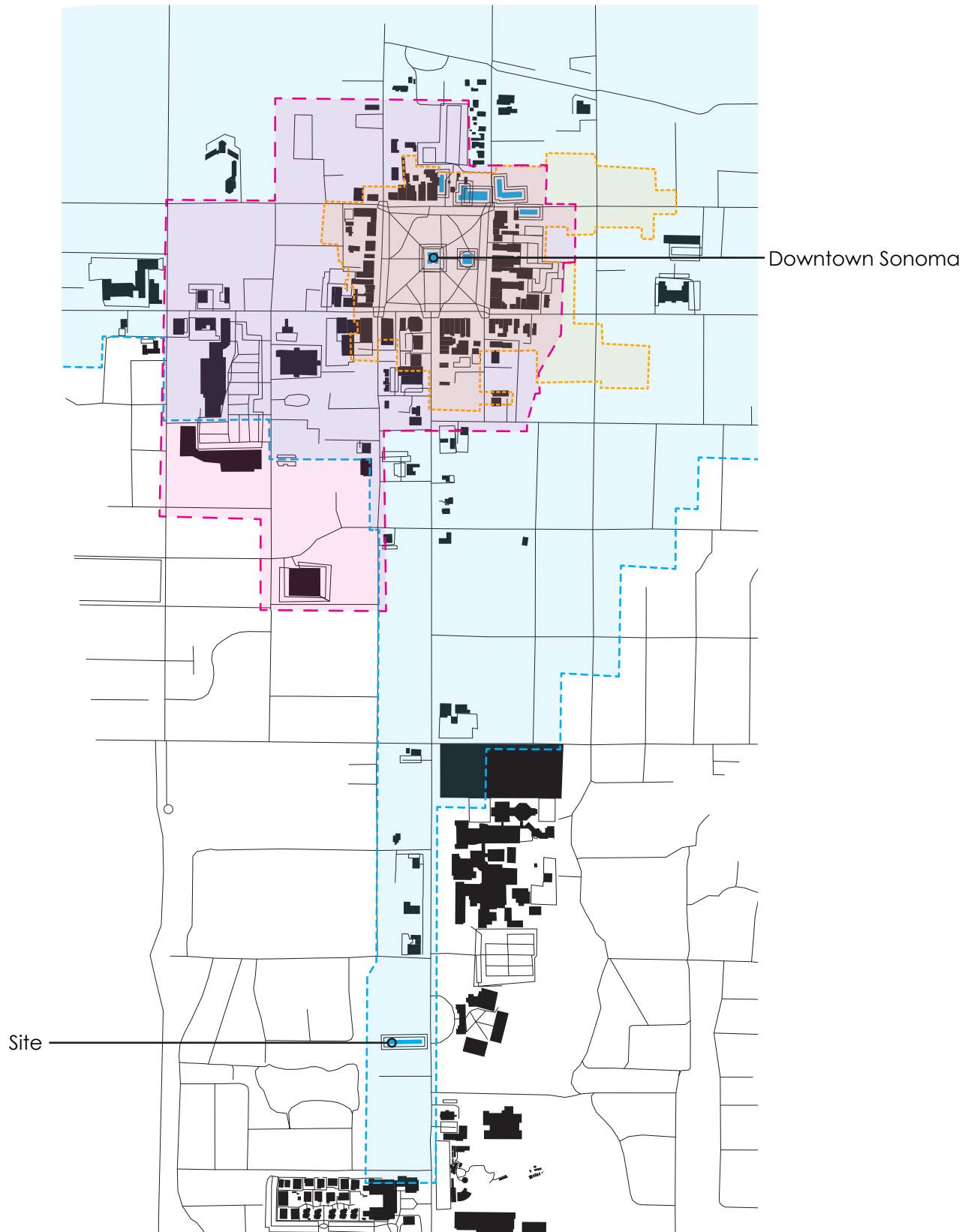
12. The simple palette of materials relates to local vernacular architecture. Clapboard siding to match the 113 year old house is used for the exterior of the new buildings. This siding is painted bright white. Vertical proportioned windows match the original buildings vertical windows and are dark anodized. The cantilevered carport porches to the south 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. The Victorian cottage is to remain in the current location with the exterior repaired to its original state to preserve the character of the historic overlay district. To restore the exterior of the cottage the later added rear lean-to will be removed. Non-original exterior conduits and plumbing will also be removed and relocated. The existing siding will be painted ceiling bright white to match the proposed new units. Existing detailing such as the Victorian scrolls and trim will be repaired if necessary and painted Searching Blue to highlight the historic value of the structure. The cottage unit will remain on the existing foundation, with minimal intervention to the existing structural system, and with minimal repairs at the existing wall sills from the interior only as required to repair where needed.

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. The engaged Management Company will also be responsible for the moving of trash, recycle, and compost bins from the rear of the property to the street curb for pick up. Our price point will be attractive to first time local homeowners and families with limited income. Our aim is to provide spacious and generous homes that are affordable.
15. Garbage storage (3 garbage, 2 Recycle, and 1 Compost) is provided on the west end of the site in a secure enclosure. The enclosure is sized for 6 96 gallon rolling trash bins. All 6 bins will be rolled out by the engaged management company for pick-up by Sonoma Garbage Collectors Inc.
16. The site has a variety of fencing performing different functions. On the Western and Northern property lines an 8' deer fence is proposed. The 8' deer fence will be planted with grape vines at unit courtyards to enhance the garden quality of each courtyard. The additional fencing that separates unit courtyards consists of 7' solid Artisan Hardie Clapboard siding with an additional 1' open lattice at the top. The siding is to match the proposed units and painted Ceiling Bright White with intermediate posts painted Tricorn Black. Depending on the location of the courtyard fences they will vary from 8.75" to 5" in thickness.
17. Project parking will be assigned by the space closest to each dwelling unit. The center stalls and rear stall adjacent to duplexes will be unbundled and sold to their respective adjacent units.
18. 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.
19. In regard 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.

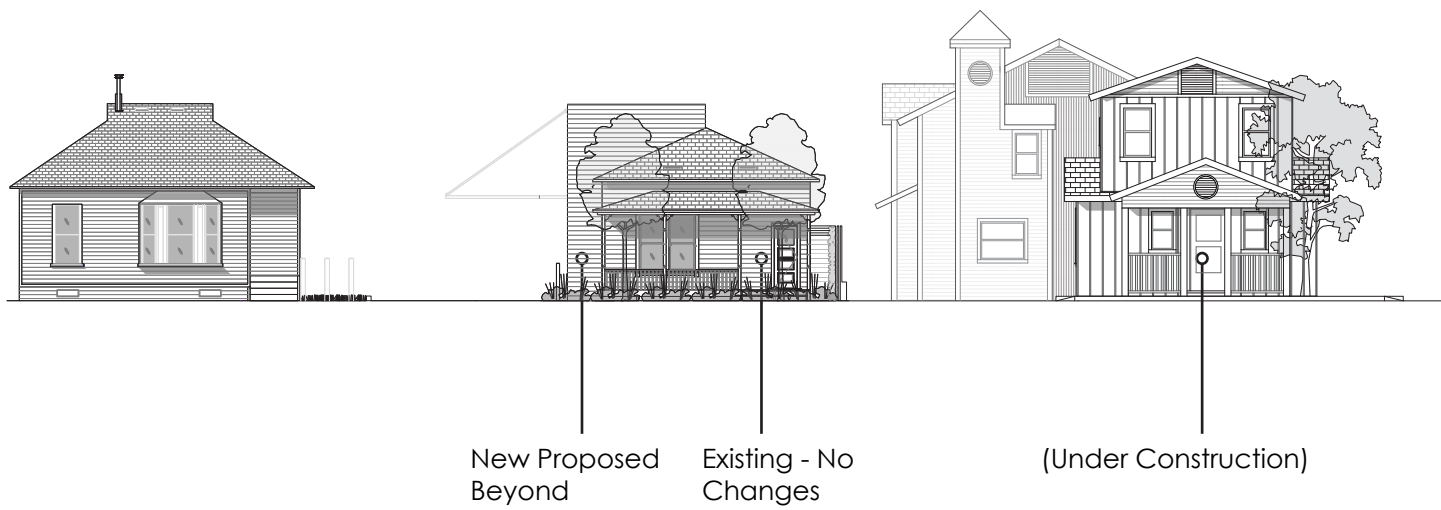
20. Vehicle access and turnaround ability has been simulated. The vehicle simulation was drawn using a using a large passenger vehicle with the dimensions listed below and is able turn around utilizing the space at the rear of the site. This size vehicle is larger than an oversized SUV.





-  Historic Overlay Zone
-  Sonoma Plaza National Register
-  Downtown Planning District

Minimal Visual Impact | View From Broadway





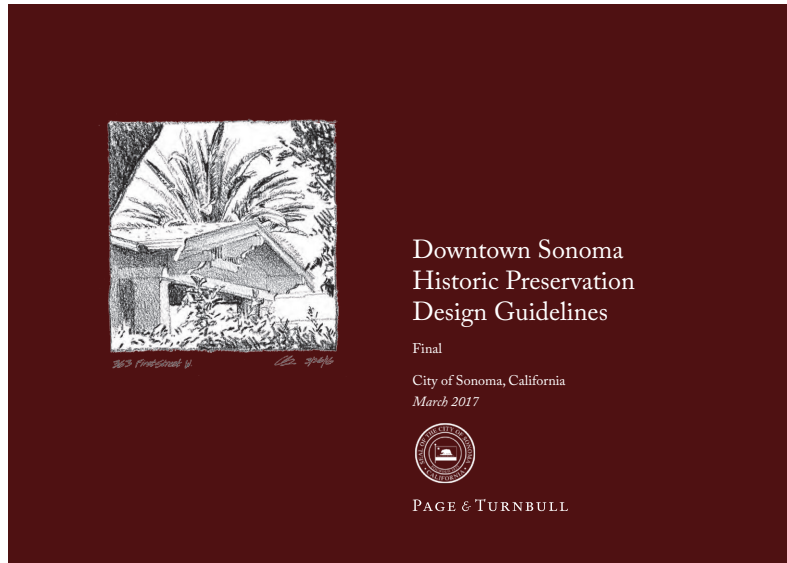
*Proposed*



*Existing Street Elevation*



*Existing Street Elevation*



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







**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



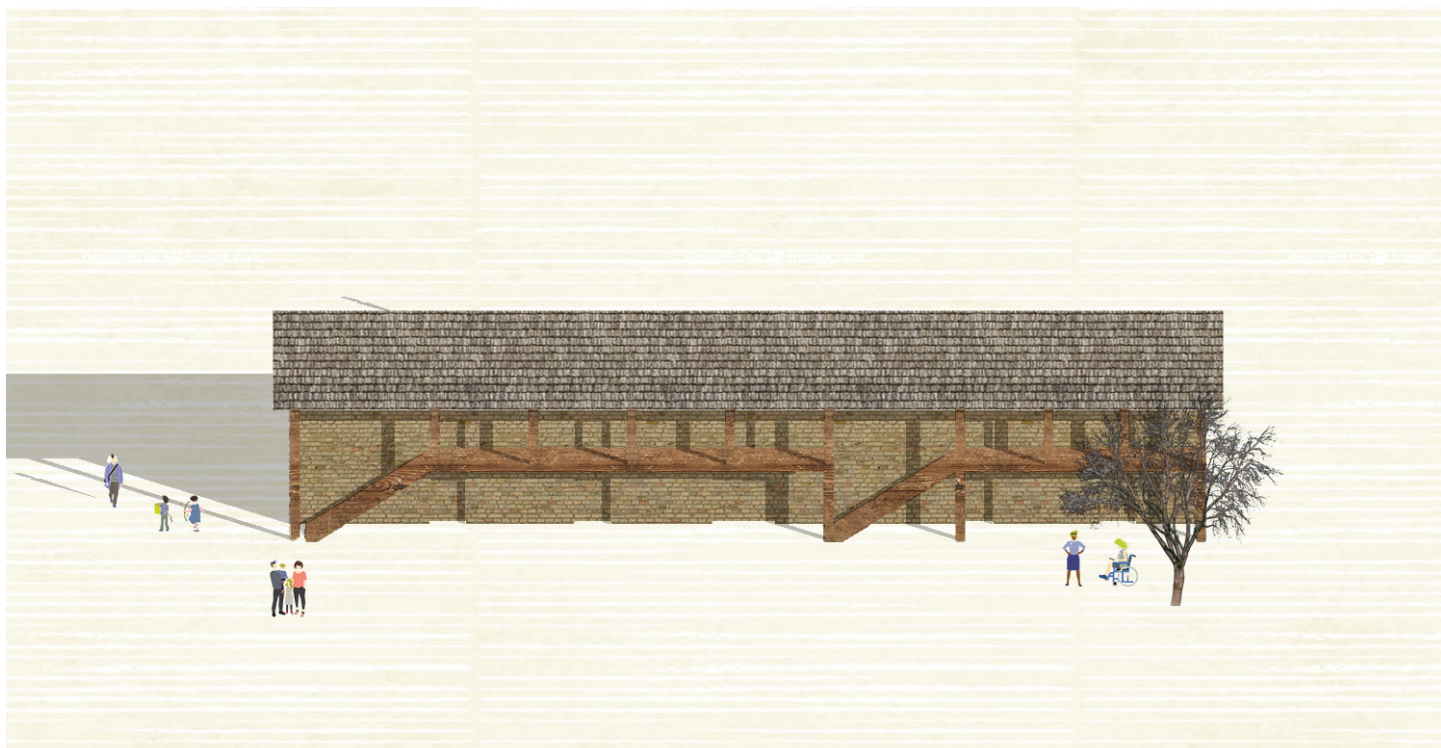
**Blue Wing Inn**  
131 E Spain St  
Sonoma, CA 95476

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



**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



**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



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

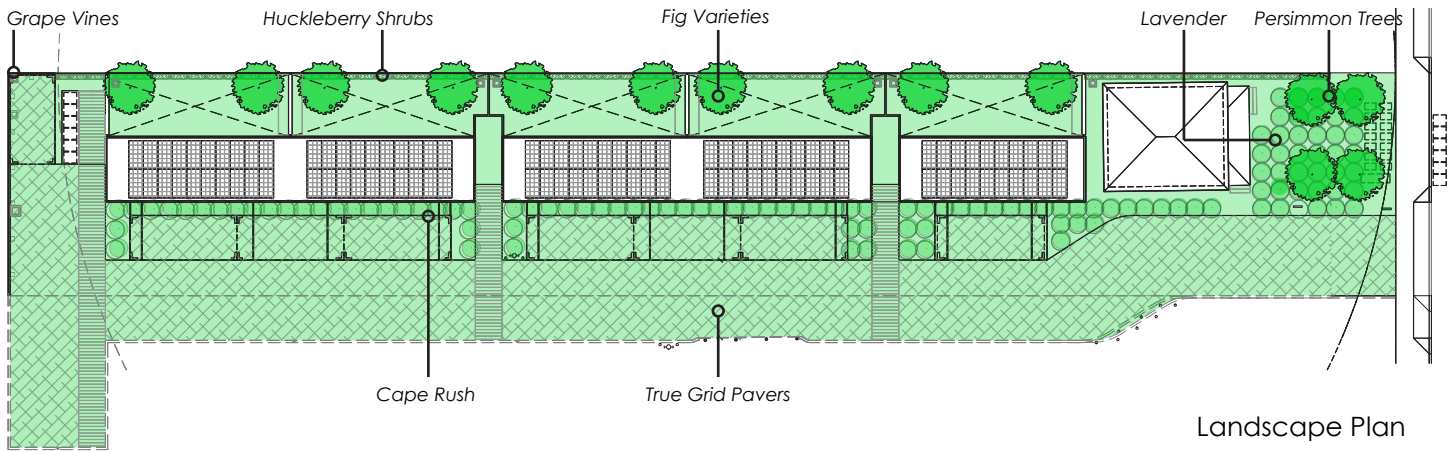


\*For most recent project planting scheme see landscape plans





Edible Landscape | Providing Lush and Historic Greenery



Landscape Plan

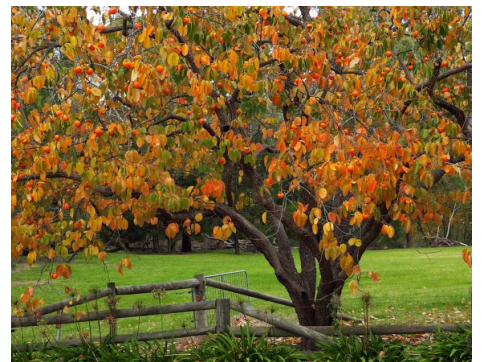
Fig Trees



Cape Rush



Persimmon Trees



Lavender



Fig Varieties



Fall Color



Huckleberry Shrubs



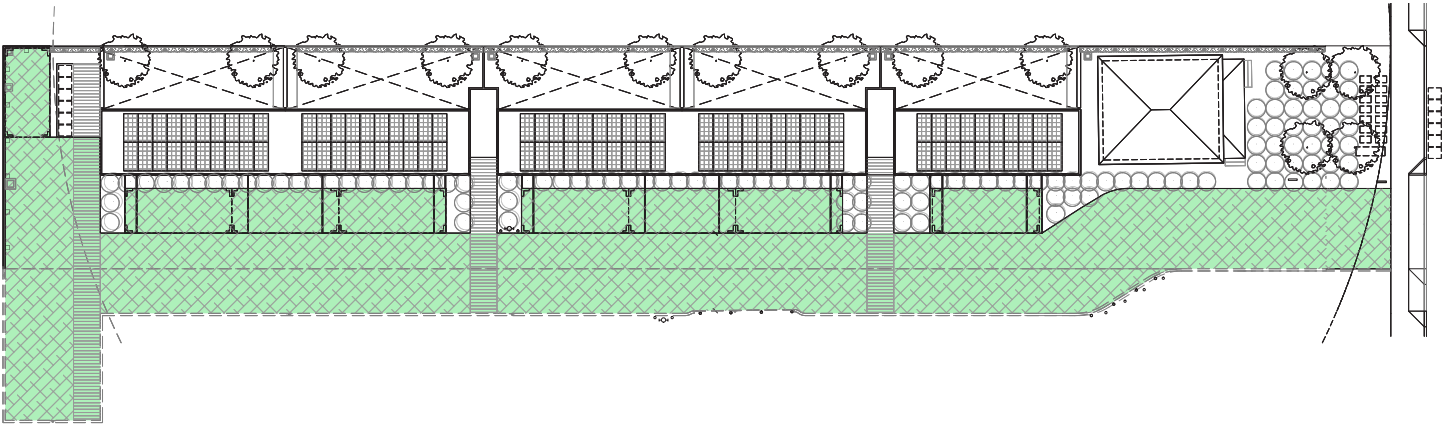
True Grid Pavers (Gravel)



Grape Vines



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**<sup>®</sup>

True to your project. True to the environment.

MADE IN



U. S. A.

**TRUEGRID PRO PLUS 24" X 24" X 1.8"**

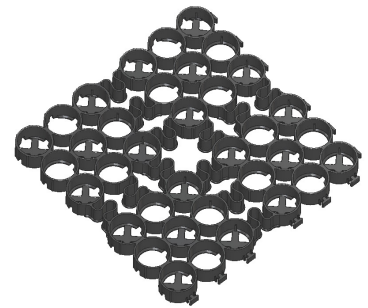
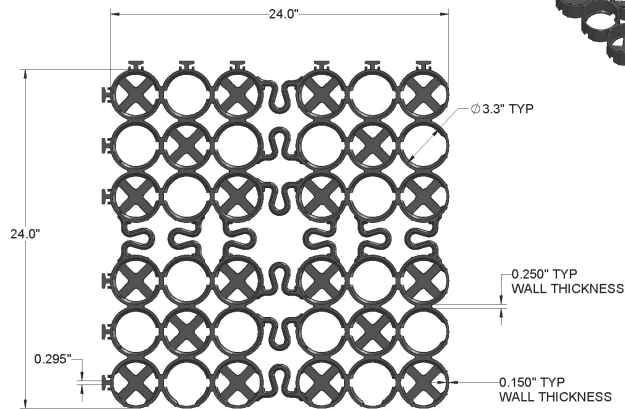
US PATENT NO. 8,734,049

**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.





## Beneficial Designs Inc.

2240 Meridian Blvd, Suite C  
Minden NV 89423  
775.783.8822 voice  
775.783.8823 fax

## ASTM F 1951-14 Surface Testing Report

Standard Specification for Determination of Accessibility of  
Surface Systems Under and Around Playground Equipment

### SUMMARY OF RESULTS

Beneficial Designs, Inc. received a surfacing sample from **TRUEGRID Permeable Pavers** classified as subsurface structure with the brand name **TrueGrid Pro Plus**. This sample of TrueGrid Pro Plus met the maneuverability performance requirements of ASTM F 1951-14.

Report prepared by:

  
Peter Axelson, Testing Supervisor

7 June 2019

Date

### TEST SPECIMEN

Manufacturer **TRUEGRID Permeable Pavers**

Name **TrueGrid Pro Plus**

Type subsurface structure

Source

Mfr's lot no. 011902080

Date of manufacture

Thickness 2

### TEST DATE

30 May 2019

### TESTING CONDITIONS

Surface temperature 70 deg F

Atmospheric temperature 63 deg F

Relative humidity 35 %

### INSTALLATION, LEVELING & COMPACTION

Excavate test bed area to 10 inches below grade, Fill excavated area with 5 to 6 inches of #2 road base, Rake until level, Compact to a depth of 4 inches, add 5 to 6 inches of #2 road base, compact to a total road base depth of 8 inches, Place Truegrid product on top of compacted #2 road base, Fill grid with 3/4 crushed washed angular stone, Rake to fill evenly to top of grid, Rake excess stone off of grid.

### TEST WHEELCHAIR & RIDER

Manufacturer Sunrise Medical/Quickie

ID no. none

Model Quickie II

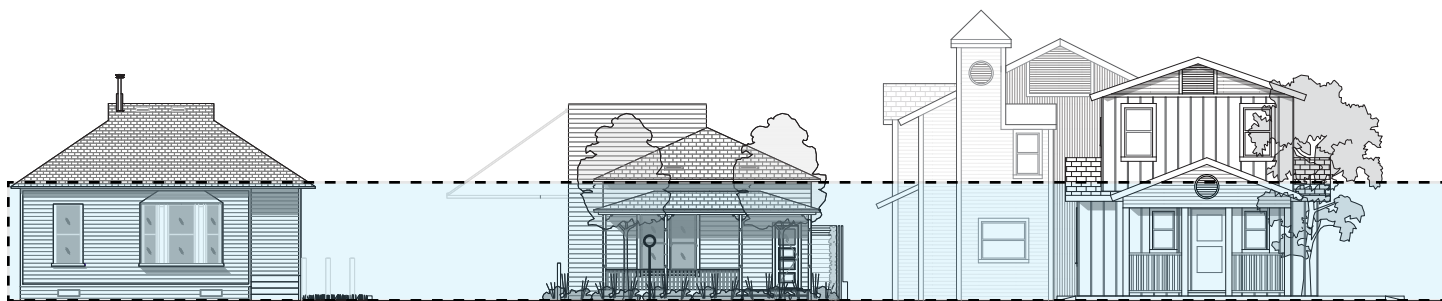
Weight 31.5 lb.

Weight of test wheelchair rider 165 lb.

Front-to-rear weight distribution  
of wheelchair-rider system 40% - 60 %

Improved Accessibility to National River Area using TrueGrid Pavers: <https://www.access-board.gov/news/1495-boy-scouts-improve-accessibility-at-national-river-area?highlight=WyJuYXRp-b25hbCByaXZlciJd>

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.

Garbage Collection

Sonoma Garbage Collectors, Inc.  
P.O Box 400  
EL Verano Ca 95433  
707 996-7555  
sonomagarbage@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