

Project Narrative for Sonoma SB 330 Preliminary Application
Montaldo Apartments - 19320 Highway 12
Prepared by: DeNova Homes, Inc. (“Applicant”)

Applicant is pleased to present the following proposed community to the City of Sonoma to continue with the preliminary review process under this SB 330 Preliminary Application and future formal application for the following: Design Review, Use Permit, and Demolition/Tree Removal. Applicant has made refinements based on the City Staff PAC meeting held on March 18, 2021.

Property information:

- *Address:* 19320 Sonoma Highway 12
- *APNs:* 127-202-006 and -007
- *Acreage:* +/- 2.18 gross acres
- *Zoning:* The City’s citywide Zoning Map labels the property as “Housing Opportunity” but within the specific planning area of West Napa/Sonoma Highway Corridor the site is designated C – Commercial
 - [Chapter 19.36 WEST NAPA STREET/SONOMA HIGHWAY CORRIDOR \(codepublishing.com\)](#)
- *General Plan Land Use:* Designated “Housing Opportunity” in the Housing Element of the General Plan, 15 – 25 du / acre
 - With +/- 2.18 acres the maximum allowed density per the General Plan is 54.5 units, or rounded up to 55 units in total
- *Surrounding land uses:*
 - *North* – commercial uses
 - *South* – attached and single-family homes
 - *East* – single family homes
 - *West* – commercial uses
- *Current Condition of Property:* One home located at the front of the property and trees scattered throughout the property.

Applicant is proposing to construct 55 multi-family housing units in five, three-story buildings & one, two-story building. The tree-story buildings will house 10 units each, and the two-story building located closest to Highway 12 will house 5 units. Fifty of the units will have at least a one-car attached garage (i.e. a garage immediately accessible to the unit). A covered carport provides covered parking spaces for some of the units in Building 1. One vehicle entrance is proposed from Highway 12; the primary drive aisle and one of the courts providing access to the units will act as a hammer-head turn-around for fire vehicles and other service vehicles. The site has been designed to provide maximum separation of the buildings from the single-family homes to the east and maintains the required setbacks from the adjacent multi-family development to the south. Common open space is provided between Buildings 1 and 2, with Buildings 3 and 4, and Buildings 5 & 6 face each other with a common paseo providing access to the unit front doors. The site has been designed to preserve and incorporate the large oak tree at the front of the property as well as preserving the drip line of the existing trees on the shared border with the western parcel fronting Highway 12.

In accordance with the requirements of SB330, conceptual elevations are provided with expected building heights indicated. In addition, an image board is included in the submittal to provide a

sense of the overall architectural concept. With need to demolish the existing home built in 1939 along the frontage of Highway 12, Applicant is proposing architectural themes in the Spanish themes to honor the existing style of that existing home and carry it through the rest of the envisioned community

With the recently adopted updates to the City's Inclusionary Housing requirements, a total of 25% of the project will be dedicated for lower income households: 5% extremely low income (3 units), 10% very low income (5 units), 10% low income (6 units).

Additionally, the State density bonus law provides applicants the ability to receive several incentives, waivers, or concessions when providing affordable housing for lower income households (Govt Code Sec 65915), which Applicant reserves the right to utilize and implement on this project pending feedback from the City of Sonoma during the pre-application review process for items including, but not limited to, FAR, coverage, building height, parking, etc.