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ARCHITECTURE

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PROJECT NARRATIVE - HOTEL PROJECT SONOMA

Application Type: *City of Sonoma Conditional Use Permit*

Project Name: Hotel Project Sonoma, Sonoma, CA (Working Title)

Project Sponsor: Kenwood Investments LLC, Darius Anderson, and Bill Hooper

Project Architect: RossDrulisCusenbery Architecture, Inc., Michael B. Ross, AIA NCARB

PROJECT DESCRIPTION

Hotel Project Sonoma includes the development of a 65,606 SF, 62-guestroom hotel, an 80-seat restaurant /bar, a six-treatment room spa, a 52,110 SF, 113-stall basement parking garage, nine surface parking spaces and a 21,221 SF eight-unit residential condominium building with eight dedicated residential parking spaces. The total onsite parking count is 130 spaces with an additional 25 offsite staff overflow parking spaces. The total available project parking count is 155 spaces. The total project combined building area is +/-138,994 SF inclusive of the basement garage.

PROJECT SITE

The approximate 54,663 SF Project Site (+/- 1.24 acres), will be formed from portions of an assemblage of four existing parcels, owned by the project sponsor, which currently total approximately +/- 69,272 SF (1.59 acres). The Project Site is located in Downtown Sonoma approximately one-half block southwest of Sonoma's historic Plaza and bounded by West Napa Street (California Highway 12) to the North, First Street West to the east, the Sonoma Valley Best Inn and Krug Event Center to the South and the Sonoma Grille Restaurant to the west. The Project Site currently includes approximately 15,412 SF of existing building area and approximately 87 surface parking spaces.

Property Addresses & Common Names

The Project Site includes all or portions of the four site parcels described in Table I. All properties forming the Project Site are owned by the Applicant.

TABLE I: PROJECT SITE PARCEL DESCRIPTION

HOTEL PROJECT SONOMA PROJECT SITE PARCEL DESCRIPTION					
Parcel Address	Common Name	APN.	Estimated Current Site Area (SF)	Site Area Contributed to Hotel (SF)	Parcel Size After Hotel Consolidation
153 W. Napa St.	Chateau Sonoma Building	018-250-017	+/- 7,500	+/- 7,500	100% Site Area Consolidated into hotel
135 W. Napa St.	Lynch Building	018-250-068	+/- 41,207 Consolidated Lot Area of 068 and 051	+/- 33,253	Approximately 7,954 SF remains assigned to Lynch Building (068)
135 W. Napa St.	Lynch Building	018-250-051			
117 W. Napa St.	Sonoma Index Tribune	018-250-067	+/- 20,572	+/- 13,910	Approximately 6,662 SF remains assigned to SIT (067)
Total			+/- 69,279 SF	+/- 54,663 SF	

A Single Mixed-Use Hotel/Residential Parcel Will be Formed

Following approval, the Hotel/Residential site made of portions of all the parcels will be consolidated and recorded as a single hotel parcel comprising commercial, mixed use and residential uses. Following the lot line adjustments, parcels Sonoma Index Tribune (067) and Lynch Building (068) will remain separate APNs and addresses. No change in use is proposed for the Sonoma Index Tribune Building and Lynch Building parcels after consolidation of the Hotel/Residential parcels. The Applicant will provide all lot line adjustments and utility connections necessary for each specific property. Easements will be recorded to allow the Lynch and Sonoma Index Tribune tenants to use the parking and garbage facilities on the Hotel/Residential Parcel. The owners of the residential units will also have an easement on the Hotel/Residential Parcel. A separate application will be made to allow for the subdivision of the residential building for condominium ownership.

EXISTING BUILDINGS WITHIN THE PROJECT SITE

The Project Site currently includes four existing buildings briefly described below.

Former Chateau Sonoma Shop Building - 153 West Napa Street

The approximately 2,460 SF single story building is currently used as an office building. The entire building will be removed as part of the Project.

Lynch Building Site - 135 West Napa Street Site

The existing, three-story, +/- 13,709 SF, mixed-use, Lynch Building, housing retail tenants, offices, seven market rate studio apartments and a surface parking lot, will remain adjacent to the proposed hotel, however the Lynch Building itself and its current uses is not included in the Project Site. However, as summarized in Table I, a majority of the consolidated +/- 41,207 SF, 135 West Napa Street parcels will become part of the Project Site. Parking and utility easements will be provided to the Lynch Building through an agreement with the Hotel. spaces. Table V. of this document describes how shared parking assignments

are addressed at the Project Site for the Lynch Building.

Two Story Metal Office & Warehouse South of the Lynch Building

An approximate 7,690 SF two-story metal warehouse/ office building is also located on the 135 West Napa St. lot. This building and its adjoining parking lot was previously used for newspaper production. The entire warehouse/office building will be removed for the Project.

Sonoma Index Tribune Building Site – 117 West Napa Street Site

The Sonoma Index Tribune Building site at 117 West Napa Street includes an approximate 3,813 SF one-story metal warehouse south of the Sonoma Index Tribune office building. The one-story metal warehouse shares a common wall with the two-story metal warehouse building on the 135 West Napa Street parcel and a parking lot facing First Street West. The entire 3,813 SF metal warehouse building will be removed and its southern surface parking lot added to the Project Site. The Sonoma Index Tribune Building will remain unchanged and, except for a shared parking agreement with the proposed hotel, will not be included in the Project. Table V. of this document describes how shared parking assignments are addressed at the Project Site for the Sonoma Index Tribune Building.

DEMOLITION OF EXISTING STRUCTURES

Approximately 13,963 SF of existing commercial buildings will be demolished and about 30,000 SF of existing hardscape removed for the Project. The following buildings will be removed from the Project Site prior to construction of the Project.

- 153 West Napa Street Building: +/- 2,460 SF
- 135 West Napa Street two story metal warehouse: +/- 7,690 SF
- 117 West Napa Street single story metal warehouse behind the Sonoma Index Tribune: +/- 3,813 SF

CONSISTENCY WITH DOWNTOWN DISTRICT ZONING REQUIREMENTS

The Project's planning and design approach is consistent with Sonoma's Urban Growth Boundary (UGB), General Plan policies and Development Code guidelines. The project site is zoned Commercial (C) with a Historic District Overlay. Commercial zoning allows for a range of commercial land uses, including hotel, retail, residential, tourist, office, residential, and mixed uses. No variances are required for the Project. Table II indicates the Project's consistency with the Downtown District Mixed Use zoning requirements

TABLE II: ZONING CONSISTENCY TABLE

HOTEL PROJECT SONOMA ZONING CONSISTENCY TABLE			
LAND USE DATA	CURRENT CONDITION	PROPOSED APPLICATION	COMMENT
GENERAL PLAN DESIGNATION	Commercial	Commercial	Unchanged
ZONING DISTRICT	Downtown District/Historic Overlay/Commercial	Downtown District/Historic Overlay/Commercial	Unchanged

HOTEL PROJECT SONOMA ZONING CONSISTENCY TABLE			
LAND USE DATA	CURRENT CONDITION	PROPOSED APPLICATION	COMMENT
SITE AREA	69,279 SF (before lot line adjustment)	54,663 SF (after lot line adjustment)	1.25 ACRES
TOTAL PROJECT SITE COVERAGE	61,184 SF	40,395 SF	Refer to Drawing Sheet A1.04 for Site Coverage Calculation Diagram & City of Sonoma's Definition of "Total Site Coverage"
HOTEL BUILDING			
BASEMENT PARKING GARAGE			
BASEMENT PARKING GARAGE	N/A	+/- 52,110 SF	
HOTEL FLOOR AREA			
HOTEL FIRST FLOOR AREA	N/A	21,830 SF	
HOTEL SECOND FLOOR AREA	N/A	22,264 SF	
HOTEL THIRD FLOOR AREA	N/A	21,512 SF	
TOTAL HOTEL FLOOR AREA	N/A	+/- 65,606 SF	
RESIDENTIAL BUILDING			
First Floor Entry Lobby & Parking Deck	N/A	8,258 SF	
Second Floor Residential	N/A	6,786 SF	
Third Floor Residential	N/A	6,177 SF	
Residential Floor Area	N/A	+/- 21,221 SF	
ZONING REQUIRMENTS			
ALLOWABLE SITE COVERAGE	100% = 54,663 SF	40,395 SF	Compliant
ACTUAL SITE	The current site coverage of all four	40,395 SF	Compliant

HOTEL PROJECT SONOMA ZONING CONSISTENCY TABLE			
LAND USE DATA	CURRENT CONDITION	PROPOSED APPLICATION	COMMENT
COVERAGE	properties from which the Project Site will be assembled is: +/- 61,184 SF		
ALLOWABLE FAR	2.0	1.588	Compliant
SETBACKS	Zero Lot Line Site Street/Front side: 0' Side yard: 0' Rear yard: 0'	Zero Lot Line Site Street/Front side: 0' Side yard: 0' Rear yard: 0'	Compliant
HEIGHT	35'	35'	Compliant. Additional height allowed for mechanical equipment, stair penthouses, equipment screens and elevator penthouse structures.
ONSITE PARKING SPACES	+/- 87 surface parking spaces	130 Spaces	Staff self-park and guest valet parking. 113 Basement Parking 9 Surface Parking 8 Residential Parking
OVER FLOW STAFF SPACES AVAILABLE AT 144 W. NAPA STREET	Up to 25 spaces available	25 spaces	Overflow Parking Staff use only
TOTAL PARKING		155 Spaces	

GENERAL BUILDING DESCRIPTIONS

The Project is comprised of the following three primary building elements:

Hotel Building A

Hotel Building A, totals approximately 65,606 SF, including three floors of hotel guestrooms, an 80-seat restaurant and bar, raised pool veranda and spa.

Basement Garage

The basement garage totals approximately 52,110 SF including 113 parking spaces, bicycle parking, trash/recycling staging areas and back-of-house building support areas.

Residential Building B

Residential Building B, totals approximately 21,221 SF including eight covered street level residential parking spaces, and two floors of residences consisting of, (2) one bedroom, (5) two bedroom and (1) three-bedroom for sale condominium residences.

Tables III & IV describe the general building characteristics of Buildings A and B

TABLE III: BUILDING A – 62 GUESTROOM HOTEL BUILDING

HOTEL BUILDING A – SUMMARY OF GUESTROOM COUNTS & BUILDING AREA				
Building Level	Uses	Other Services	Size (SF)	Comment
BASEMENT GARAGE & SURFACE PARKING COUNT				
Basement Parking Garage	113 parking spaces	Receiving, back of house support spaces, future storage space, stair and elevator cores, vehicle ramps	52,110 SF	Building area calculation includes curving vehicle ramp & First Street West exit ramp.
Surface Parking at ground level/First Floor	9 parking spaces			Six surface parking spaces shared with Lynch Building Tenants and three surface parking spaces for hotel valet use
Total Garage Area	122 spaces		+/- 52,110 SF	
HOTEL BUILDING				
First Floor	3 guest rooms	80 seat restaurant & bar, six treatment room spa, lobby, and support spaces	21,830	
Second Floor	30 guest rooms	Guestroom support spaces	22,264	
Third Floor	29 guest rooms	Guestroom support spaces	21,512	
Total Hotel Rooms	62			

HOTEL BUILDING A – SUMMARY OF GUESTROOM COUNTS & BUILDING AREA				
Total Hotel Floor Area			+/- 65,606 SF	

TABLE IV: BUILDING B - EIGHT-UNIT RESIDENTIAL BUILDING

The residential building's unit mix and sizes are described in the following Table IV.

RESIDENTIAL BUILDING - SUMMARY OF BEDROOM COUNTS & UNIT SIZES				
Floor Level	Unit #	Bedroom Count	Unit Interior Floor Area (SF)	Floor Plate Gross Building Area (SF)
First Floor				
Entry Lobby & Parking Deck	8 covered parking spaces/circulation	N/A	N/A	8,258 SF
Total 1st Floor				8,258 SF
Second Floor				
	1	2	1,345	
	2	2	1,270	
	3	2	1,495	
	4	1	626	
	5	1	597	
Total 2nd Floor			5,333 SF	6,786 SF
Third Floor				
	6	3	1,903	
	7	2	1,796	
	8	2	1,214	
Total 3rd Floor			4,913 SF	6,177 SF
Total All Unit Interior Spaces			10,246 SF	
Total Residential Floor Area				21,221 SF

THREE COURTYARDS

Hotel Building A, will include three exterior courtyards including the Hotel Plaza Courtyard, the interior Lobby Courtyard and the outdoor raised swimming pool veranda area. The courtyards will be landscaped with decorative paving, raised planting beds and tree wells. The Hotel Plaza Courtyard will be the principal arrival point for hotel guests and be faced by a public serving restaurant, spa and other hotel guest serving uses.

HOTEL GUEST ARRIVAL & DEPARTURE

Guest vehicles will enter from West Napa Street into the Hotel Plaza Courtyard. Guest arrival and departure will take place adjacent to the vehicle drop off approximately 150' south of West Napa Street to avoid traffic back up on West Napa Street. During non-peak traffic periods, departing guests will exit right from the Hotel Plaza Courtyard onto West Napa Street. During peak traffic periods, departing guests will pick up their

vehicles in the basement garage and egress directly onto First Street West. Exiting of hotel guests at peak times will be coordinated and managed by the valet service.

ARCHITECTURAL DESIGN

The Project is designed to evoke the historic character of Sonoma's Downtown District. The Project design will draw from three primary Sonoma architectural patterns including the use of gabled thick-walled buildings parallel to the street, the layering of exterior wooden arcades at the sidewalk and overhanging sheltering roofs. A mixed palette of building materials will be utilized including hand troweled plaster, natural stained wood, stone veneer, board and batten siding, corrugated metal roofing, and split faced cut stone features similar to City Hall and Buena Vista Winery.

The buildings' exteriors will include deep-set window reveals finished with thick sills and jambs. Unique exterior detailing will include custom stone, steel and plaster finishes, timber and precast corbel blocks, and miscellaneous running trim which will add visual interest, color, depth, texture, and dimension to wall surfaces. Guest rooms will include exterior custom metal balconies and railing systems.

The Project will conform to all Development Code building height and lot coverage requirements. The height and scale of the buildings will employ "layering" strategies including the introduction of appropriately scaled building features at the street edge, the staggering and sloping of the upper floor plates and third floor roof surfaces which slope away from the street and the Hotel Plaza Courtyard. This approach will visually reduce the overall mass and scale of the buildings into smaller elements. Steep roofs with dormers will fold over the third story of the buildings to lower the appearance of the third story roofline. Other scale reduction strategies include articulation of the exterior facades with exterior wooden arcades, dormers, balconies, awnings, recessed entry doors, porches, and window seats. The hotel's street frontage and courtyards will include street trees in planters, fountains, and other landscaping and hardscape features.

LANDSCAPE DESIGN

The landscape design will include approximately 2,150 SF of raised storm water filtration/retention rain garden beds including perimeter planter beds, raised planters and tree wells in exterior courtyards, Auto Court landscaping, street trees in raised planters, and a small roof garden. Site features will include fountains, exterior fire pits, fabric shade structures, benches, exterior furniture, and exterior heater systems. Hardscape will include decorative exterior pavers and concrete paving over structural concrete podium construction and roadbeds.

SUSTAINABLE DESIGN

The hotel will be designed to comply with the most recently adopted California Green Building Codes. The sustainable design strategies utilized will include the following:

- Compliance with the California Green Building Code
- Adaptive reuse of an underutilized infill development site
- Pedestrian oriented and bike friendly
- Storm water retention and storage provided in bio filtration and retention basins

- Water Use Reduction Strategies
 - Water conservation features including low flow fixtures and low water use laundry equipment
- Energy Efficiency and Atmospheric Quality
 - Emphasis of use of natural light
 - High energy efficient mechanical and electrical systems
 - Renewable energy, solar PV panels on roof
 - Provision of 2022 Cal Green Compliant Electric Vehicle Charging or Future Supply Stations including the following:

Pursuant to CAL Green

- 35% (3 spaces) of resident parking must be equipped with Level 2 EV Charging Receptacles.
- 10% (1 space) of resident parking must be equipped with Level 2 EV Supply Equipment.
- 35% (43 spaces) of hotel parking must be equipped with Level 2 EV Charging Receptacles.
- 10% (13 spaces) of hotel parking must be equipped with Level 2 EV Supply Equipment.

Pursuant to the California Building Code the hotel will provide:

- 1 Van Accessible 144" wide Electric Vehicle Charging Spaces (EVCS) plus an access aisle.
- 2 Standard Accessible 108" wide EVCS plus an access aisle.
- 2 Ambulatory 120" wide EVCS.
- High performance building envelope and insulation systems
- Materials and Resource Management
 - Recycled construction waste
 - Sustainably sourced new and recycled materials

BICYCLES

The hotel will provide, maintain, and encourage the use of a fleet of 12 bicycles or more for its guests. Use of bicycles by the hotel's employees will be encouraged. Employee showers and lockers will be provided to support bicycling to work. Secure employee bicycle parking will be provided in the basement parking garage. Public bicycle racks will be provided at the front of the hotel. A residential bicycle storage room will be provided in the basement parking garage.

PARKING

The Project will provide 130 on-site and up to 25 off-site parking spaces totaling 155 spaces per Table V below.

The City of Sonoma parking supply requirements are based on the Sonoma Municipal Code, Chapter 19.48; Parking and Loading. It is noted that the code includes provisions for potentially reducing the parking supply for mixed use projects as well as projects that include a second use in a single building. These reductions can

be applied at the discretion of the Planning Commission. Based on the code requirements, 200 parking spaces would be required for the hotel/residential project when combined with the existing uses in the Lynch and Sonoma Index-Tribune Buildings.

The applicant requested the traffic engineering firm W-Trans, to determine the number of parking spaces needed using a shared parking model from the Urban Land Institute (ULI). The findings contained in the study showed that the 130 onsite parking spaces would need to be supplemented with an additional 9 spaces when the combined uses are at their combined peak. The applicant is proposing the use of up to 25 additional spaces located at 144 West Napa Street for staff overflow parking.

The project is proposing to designate two current on street parking spaces as no parking zones on each side of the widened curb cut at the hotel entry from W. Napa Street for sight visibility safety reasons.

TABLE V: PARKING SPACE ALLOCATION

Hotel Use				
Land Use	City Required Parking Spaces	City Rate	ULI Shared Parking Demand (Peak Weekday)	ULI Shared Parking Demand (Peak Weekend)
62 Guest Rooms	82	1 Space per room plus 1 space per 2 employees at max shift	48	47
80 Seat Restaurant	20	1 Space per 4 seats	10	31
8 New Residential Units	15	1.5 spaces per unit plus 25% of required resident spaces for guests	8	8
Spa	16	1 Space per 300 Square feet	3	2
Lynch & Index-Tribune Building				
Office 14,399 SF	47	1 space per 300 square feet	51	6
Bank 2,093 SF	7	1 space per 300 square feet	12	10
Lynch Residential 7 Units	13	1.5 spaces per unit plus 25% of required resident spaces for guests	7	7
Totals	200		139	111
Total Project Provided			155 Spaces*	

**Up to 25 staff overflow parking spaces will be available across the street at the at 144 West Napa Street surface parking lot, which is owned by the Applicant's affiliate. The Applicant will enter into a shared parking agreement that allows the 144 West Napa Street parking lot to be used as overflow parking for the Project if*

needed.

DELIVERIES OCCUR IN THREE PRIMARY LOCATIONS

Please refer to the attached proposed Hotel Project Sonoma Delivery Plan. Deliveries for the proposed hotel will take place in three primary locations, 1.) for infrequent large truck deliveries in a temporary drop off zone in the Hotel Plaza Courtyard, 2.) Two Basement delivery spaces and 3.) at First Street West through the driveway ramp into the basement garage receiving area. Delivery parking options for unloading will depend on the delivery vehicle height. For smaller vehicles such as vans, a loading zone is located in the garage at the loading platform. For larger vehicles such as box trucks, UPS trucks or larger, the temporary outdoor loading area in the Hotel Plaza Courtyard be utilized. Both areas are adjacent to neighboring restaurants including The Red Grape and Sonoma Grille so delivery trips will likely be in common with those restaurants. An optional delivery zone is proposed for the southside of W. Napa Street in front of the restaurant.

TRASH & RECYCLING

The Sonoma Hotel Project will have coordinated trash services that incorporate the proposed uses with the existing office and residential uses adjacent to the project in the Lynch and Sonoma Index Tribune Buildings. Current trash pickup includes once weekly service from Sonoma Garbage Collectors to handle the existing offices and residences at 117 and 135 West Napa Street. The current service includes one 4-yard dumpster and one 2-yard recycling cart. Once completed, service will be expanded to twice weekly service to service the addition of the hotel, spa, restaurant and new residential uses.

The development will be serviced with a 4-yard dumpster for trash (black or grey in color), one green-colored organic cart (for yard waste, food scraps, and organic materials), and two blue recycling carts and two organics carts for food waste. The trash plan will be compliant to all state and local statues related to ventilated storage, fire codes, recycling and composting. A solid waste holding area will be located in the new residential building on the ground level facing First Street East. This solid waste holding area will hold up to 12 push cart bins. There will be additional solid waste holding areas in the below ground garage area to allow for trash staging to happen below ground during business hours. The solid waste pickup area is located approximately 130 feet from the existing garbage area for The Feed Store Building tenants including the Red Grape. Service will be scheduled to happen on the same days as the Feed Store Building solid waste service to limit new trips to the area.

PUBLIC UTILITIES & STORM WATER MANAGEMENT SYSTEMS

The Project will be served by the following existing City infrastructure, including:

- **Stormwater:** The Project site will remain connected to the City's storm drain system and will be designed to capture, bio-filter and dose discharge storm water into the city storm drain system.
- **Potable Water Supply:** Potable water will be provided to the Project Site through existing or new connections.
- **Fire Water Supply:** Water for NFPA 14 automatic fire sprinkler systems will be provided to the Project Site through existing or new connections.
- **Sanitary Sewer Service:** Sanitary sewer service would continue to be provided through existing or new connections.
- **Utilities and Services:** Electricity and natural gas will be supplied to the Project Site by Pacific Gas and Electric Company (PG&E). The gas service will be upsized to power the proposed emergency

generator for the project. Additionally, the electrical power supply will be augmented by a roof top solar panel generation system with potential for battery storage.

TREES

A proposed tree removal plan was reviewed and approved by the City of Sonoma Tree Committee on March 28, 2013. The Tree Committee approval is made a part of this Project description. The Project Site has fifty trees on site, with a majority of the trees growing on the perimeter of the existing parking lot (Refer to Arborist Report). A majority of the trees are in poor to marginal condition. The Project will replace every tree removed from the existing site on a one for one basis, either on-site or through a city sponsored in lieu payment to support tree planting elsewhere in the city.

HISTORIC RESOURCE EVALUATION

No historic buildings will be removed for the Project. The Project engaged the services of Page & Turnbull Architects, historic resource consultants, to prepare a Historic Resource Evaluation (HRE) report dated August, 29, 2011 to evaluate the Project Site and specifically 153 West Napa Street.

The Page & Turnbull HRE provided a summary of previous historical surveys and ratings, a site description, historic context statement, construction chronology and an evaluation of the property's eligibility of listing in the California Register and concluded that the Lynch Building is not in a historical district nor is it a historical resource. The HRE for the 153 West Napa Street Building states the following.

"153 West Napa Street is not listed in the National Register of Historic Places, the California Register of Historical Resources, or the Sonoma League for Historic Preservation Inventory of Historic Structures and is not a Sonoma County Historic Landmark. Furthermore, the building does not appear to be part of any known or potential historic district.... The significance evaluation in this report demonstrates the 153 West Napa Street does not appear to be individually eligible for listing in the California Register of Historical Resources under any criteria. Although the subject property retains a moderate degree of integrity, it does not possess specific associations with significant events or persons and lacks the architectural distinction necessary to qualify as a historic resource. Therefore, the subject property is not considered to be a historical resource for the purpose of review under the California Environmental Quality Act (CEQA). "

The Page & Turnbull report also noted that The Sonoma Index Tribune Building at 117 West Napa Street was potentially historically significant. No changes to the Sonoma Index Tribune Building at 117 West Napa Street are proposed for the Project.

RESIDENTIAL COMPONENT

In applications for new development on commercially zoned properties larger than one-half acre, a residential component comprising at least 50% of the total proposed commercial building area can be required unless waived or reduced by the Sonoma Planning Commission (Development Code 19.10.020.B.3).

The Project proposes to provide eight residential units only and requests a partial waiver of the Commercial Zoning Residential Component's 50% building area as referenced in Section 19.10.020 – B.3 of the Sonoma Development Code.

The proposed new commercial floor area (hotel, restaurant and spa) is 51,643 SF after adjusting for the existing commercial floor area of 13,963 SF which will be demolished. Since the project exceeds one half acre in size, the housing component should normally comprise at least 50% of the new 51,643 SF commercial floor area or 25,822 SF. The project will construct a 21,168 square foot residential building whose floor area will be counted towards the housing component total, leaving the project approximately 4,654 SF short of the residential housing component requirement. Table VI. provides this calculation.

TABLE VI. Residential Housing Component Analysis

RESIDENTIAL COMPONENT ANALYSIS		
Use	Item	Square Feet (SF)
Total Proposed Commercial Floor Area	A.	65,606 SF
Existing Commercial Buildings (Demolished)	B.	13,963 SF
Total Area New Commercial Buildings (A-B.)	C.	51,643 SF
50% Residential Area Requirement (50% of C.)	D.	25,822 SF
Proposed Residential Floor Area	E.	21,168 SF
Residential Floor Area Requirement Shortfall (D-E)	F.	4,654 SF

Circumstances in Which the Residential Component May be Reduced or Waived

Circumstances in which the residential component may be reduced or waived under Sonoma Municipal Code Section 19.10.020(B)(3), include-but are not limited-to the following:

1. *The replacement of a commercial use within an existing tenant space with another commercial use.*
2. *The presence of uses or conditions incompatible with residential development on or adjacent to the property for which a new development is proposed.*
3. *Property characteristics, including size limitations and environmental characteristics, that constrain opportunities for residential development or make it infeasible.*
4. *Limitations imposed by other regulatory requirements, such as the Growth Management Ordinance.*

The Project requests this waiver based on Exception 3 above as the parcel size and height limitations do not provide adequate space for more residential development while still meeting the Project objectives.

Proposed Measures to Offset the Housing Component Space Shortfall

The Project Sponsor proposes the following possible measures to offset the square footage shortfall from the housing component. These measures could be used in combination to achieve the required square footage.

1. The conversion of seven existing market rate apartments totaling approximately 4,570 square feet at 135 West Napa Street to low-income units. These units would convert as current tenants terminate their leases.

2. The purchase of existing low-income housing units in the City of Sonoma that are scheduled to expire and will become market rate. The applicant would renew the low-income requirement on the proposed purchased units.
3. The purchase of current market rate apartments and converting them to low income.
4. The payment of a per square foot in lieu fee to be used by the City of Sonoma for the development of low-income housing.

REQUIRED REVIEW & APPROVALS BY JURISDICTIONAL AGENCIES

The Project will be reviewed and approved by a number of jurisdictional agencies including but not limited to the following:

- City of Sonoma City Council
- City of Sonoma Planning Commission
- City of Sonoma Design Review
- City of Sonoma Tree Committee
- City of Sonoma Fire Marshal
- City of Sonoma Planning Department
- City of Sonoma Building Department
- City of Sonoma Public Works Department
- County of Sonoma Water Agency
- County of Sonoma Sanitation District
- County of Sonoma Department of Public Health Environmental Health Division
- Cal Trans Encroachment Permit
- Bay Area Air Quality Control Board (stand-by power generator)

Submitted by:

A handwritten signature in blue ink, appearing to read "M. Ross".

Michael B. Ross, AIA, NCARB

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Sonoma, CA