

## Sonoma County Design Review Committee

### STAFF REPORT MEMO

FILE: DRH19-0009  
DATE: 17 July, 2019  
TIME: At or after 2:00  
STAFF: Jane Riley, AICP

**CONCEPTUAL REVIEW ONLY**  
**Full application pending**

#### SUMMARY

<b>Applicant:</b>	David Brown for Adobe Associates
<b>Property Owner:</b>	Sonoma Valley Health & Recreation Association
<b>Location:</b>	135-175 Verano Avenue, in Sonoma Valley
<b>Supervisory District No.:</b>	1
<b>APN:</b>	127-071-002, 003, and 005
<b>Subject:</b>	Conceptual Design Review
<b>Proposal:</b>	Conceptual Design Review for a Hotel and Affordable Housing
<b>Environmental Determination:</b>	Subject to CEQA; review level pending
<b>General Plan Land Use:</b>	Recreation and Visitor Serving Commercial; Urban Residential 8 units per acre
<b>Specific/Area Plan Land Use:</b>	The Springs Specific Plan (not yet adopted)
<b>Ordinance Reference:</b>	26-24-010(k) and -020(k) [Housing Opportunity Area Type A], 26-42-020(q), [hotel], 26-82-060, 26-89-030 [density bonus],
<b>Zoning:</b>	K, R2 B6 8 DU, F2 RC 50/25
<b>Recommendation:</b>	Review conceptual proposal and provide feedback to the applicant



## **EXECUTIVE SUMMARY**

The applicants attended a pre-application meeting on April 22, 2019. During the pre-application meeting, staff and the applicant discussed performing a conceptual design review in tandem with the applicant's community outreach meetings. Staff and the applicant request the Committee's conceptual comments related to building height and massing, site plan, and overall design.

The proposal includes 76 affordable housing units and a mid-priced 121 room hotel. There is an approved lot line adjustment, creating two parcels – a 2.5 acre parcel for the hotel and a 3.29 acre parcel for the housing. The proposal includes restoring the creek near the affordable housing to maintain the health of the creek and site drainage. The site design proposes to preserve trees wherever feasible. For the purposes of CEQA compliance, the proposal will be considered to be a single project.

## **Background**

The development proposal is on the site of the former Paul's Resort, across from Maxwell Farms Regional Park. None of the former resort structures exist and the site is currently undeveloped and debris-laden. The site is centrally located and provides pedestrian and bicycle access to shopping, jobs, and recreational opportunities. The applicants are holding three community meetings on July 10<sup>th</sup>, August 7<sup>th</sup>, and August 28<sup>th</sup> to share ideas and obtain feedback from the community before finalizing their project description and designs.

## **Discussion**

### **1. General Plan Consistency**

The site is within the Urban Service Boundary, as shown on General Plan Figure LU-2i, the land use map for Sonoma Valley. The proposed project includes a General Plan Amendment and rezoning to rezone the affordable housing site to R3, High Density Residential 16 units per acre. The provision of affordable housing within urban service areas is a county priority and the housing proposal is consistent with this priority. An upzoning of the site from its current General Plan Land Use designation of Urban Residential 8 units per acre to Urban Residential 16 units per acre would be necessary.

The Recreation and Visitor Servicing Residential (RVSC) land use designation allows indoor lodging, including hotels with up to 200 rooms in urban service areas, subject to the granting of a use permit. The applicants propose a 121 room hotel, which is consistent with the allowable uses in the RVSC land use designation.

### **2. Draft Springs Specific Plan**

The Springs Specific Plan is still a draft and may or may not be adopted before this project moves forward. Because of the uncertain timing, staff recommends that the proposed project strive to be consistent with the draft Specific Plan. Given that this is a pre-application concept design review and that the proposed project and design will likely change in response to pending community meetings, this analysis is partial, preliminary, and does not bind the county in any way.

**Housing.** The housing design is very preliminary but a review of scale and mass are provided in the application materials. The proposal consists of 76 affordable units with a mix of one, two and 3 bedrooms provided in 3 story structures located at the rear of the site. Two community buildings will be provided, and the site will be developed with 95 parking spaces, a walking path and a play area.



**Hotel.** The hotel will be the “public face” of the project and will be visible from Maxwell Farms Regional Park. The applicant states that the hotel’s architectural style is consistent with iconic structures in the Sonoma Valley, including the Mission San Francisco Solano (otherwise known as the Sonoma Mission). Staff requests that the Committee provide feedback to the applicant regarding the height of the hotel, both in terms of its overall height and in terms of the additional height (up to 52’) proposed for some architectural details. Other 3-storied structures in the Springs area are shown in the attached photographs provided by the applicant.

Applicable design policies from the draft Springs Specific Plan are provided below:

*Policy SLU-1b:* Ensure the new and redeveloped buildings are compatible with the traditional architectural character of the Springs in terms of scale, height, and design. Development projects must also integrate well with surrounding development.

*Policy SLU-1i:* Require development to incorporate sustainability measures, such as setbacks from creeks, and sensitive habitats, use of native or drought tolerant plants . . .

*Policy SLU-3j:* Encourage developments to restore adjacent creeks and feature them in project design.

*Design Objective:* Harmonize with iconic architecture.

*Design Objective:* Four-sided architecture.

*Design Guideline:* Buildings with flat or low-pitched roofs should have parapets or architectural elements to break up long horizontal roof lines. Parapets should be finished with cornices, caps, or similar detail to provide a finished look to the roof plane.

### 3. Zoning Code Consistency

**Housing.** The proposed housing project is allowed by zoning code, including its density bonus provisions, and the proposed 3 story construction of up to 40 feet is allowed by the applicable R3 development standards. Additionally, state density bonus law for affordable housing projects (Government Code 65915) requires that the county grant 3 incentives or waivers from development standards, which can include things like height, parking, open space or setbacks. It is not yet known if incentives will be needed for the housing projects.

**Hotel.** The hotel use is allowed with a conditional use permit in K zoning. The development standards for this zone (26-42-030) allow extra height by use permit, but only if the building intensity is not exceeded:

- (a) Building Intensity. The maximum building intensity of the use of a site shall be determined by multiplying the maximum building height limit and the maximum lot coverage. The specified height or lot coverage limits may be modified if a use permit is first secured and if the maximum building intensity is not exceeded.

The allowable lot coverage for the hotel parcel is 50%. More details about lot coverage will need to be provided by the applicant to determine if the increased height is allowable with a use permit. ***The Committee should provide feedback on the height of the project to the applicant.***



#### 4. Architecture and Landscaping

**Housing.** The architectural style of the housing is still evolving, but is envisioned as a 76 unit, three-story walk up with a mix of 1, 2, and 3 bedroom units with 95 parking spaces. The housing includes community buildings, a walking path, play area, and other amenities. The proposal also includes preserving trees and restoring the creek.

**Hotel.** The hotel proposes to evoke the “Mission Revival” architectural style to harmonize well with iconic architecture in the Springs area. The proposed hotel design has “four-sided architecture” to be aesthetically pleasing from all angles. According to the architect, the proposed design includes recessed balconies to create relief from a flat façade and to add shadow and depth.

Conceptual landscaping plans will be provided at the meeting.

#### Attachments:

Photos of surrounding architecture, provided by applicant

Applicant’s description dated July 8, 2019

Plan sets date stamped July 8, 2019

Reductions with cross sections date stamped July 8, 2019

Architectural Character Examples for Housing Design date stamped July 8, 2-19