



STAFF REPORT

Meeting: Special Planning Commission - 17 Sep 2024

Prepared Date

September 12, 2024

Staff Contact

Diane Levine, Associate Planner

Agenda Item Title

Consideration, discussion, and possible action to adopt a Resolution approving the application for a Conditional Use Permit Amendment (UA-24-29) of Jason Weaver on behalf of Sonoma Valley Hospital to expand existing services within Suite B into Suite C within the commercial building located at 19312 Sonoma Highway, Suite B (APN 127-202-031), including action to approve a Categorical Exemption pursuant to Section 15301 of the State CEQA Guidelines (Class 1 – Existing Facilities).

Applicant/Owner:

Jason Weaver for Sonoma Valley Hospital / Olde Bowl Center LLC

Site Address/Location:

19312 Sonoma Highway

PROJECT SUMMARY

Zoning:

Base: Commercial (C)

Overlay: None

Planning Area:

West Napa / Sonoma Corridor

Site Characteristics:

The 2.31 acre rectangular parcel is located within the West Napa/Sonoma Corridor Planning Area, zoned Commercial (C), and has a General Plan Land Use designation of Commercial. The parcel is located between Verano Ave and West Spain St, on the east side of Sonoma Highway (Hwy). The parcel is developed with two commercial structures. Records indicate the front building is 22,000 square feet (sq ft), and the rear building (subject building) has a net area of 14,600 sq ft.

Surrounding Land Use/Zoning:

North: Commercial/Commercial; Public Facilities/ West Napa/Sonoma Corridor

South: Housing Opportunity/ West Napa/Sonoma Corridor

East: Single Family Residence/ Low Density Residential

West: R-L/Maxwell/ Northwest Area

Environmental Review

☐ Environmental Impact Report

☐ Negative Declaration

☒ Exempt

☐ Not Applicable

☐ Approved/Certified

☐ No Action Required

☒ Action Requested

Staff Recommendation

Adopt a Resolution approving the application for a Use Permit (UA-24-29) at 19312 Sonoma Hwy, Suite B (APN 127-202-031), including action to approve a Categorical Exemption pursuant to Section 15301 of the State CEQA Guidelines (Class 1 – Existing Facilities).

PROJECT ANALYSIS

Detailed Project Description:

Sonoma Valley Hospital leases Suite B and C in the rear building located at 19312 Sonoma Highway (Hwy). The applicant is requesting an amendment to the existing Use Permit for Medical Services to include the expansion of the existing Rehabilitation Clinic (Physical and Occupation Therapy services) located in Suite B, into Suite C. Suite C currently functions as an administrative office for Sonoma Valley Hospital. The incorporation of Suite C would provide approximately 4,080 sq ft of additional space to allow for three physical therapy exam rooms, three physical therapy stations, and a second physical therapy open exercise area.

No exterior alterations are proposed as part of the expansion; only interior, non-structural alterations. Existing offices will function as physical therapy rooms and the existing conference room will be divided into two rooms and function as exam rooms. The existing modular workstations will be removed to provide space for a physical therapy exercise area. Tenant improvements would also include mechanical unit and duct replacement and related electrical and plumbing. Restriping of existing accessible parking stalls and circulation aisle where needed. These proposed changes are detailed on Sheet A2.0 and A2.1 of the Plan Set Attachment.

Changes to existing employee counts (e.g., doctors, staff, patients) as a result of the expansion would be none or nominal. The existing Use Permit documentation from 2007 indicates four (4) doctors, 12 staff members, and 8-12 patients. With the expansion into Suite C, the total number of employees would be 12-20 onsite and patient count is anticipated between 10-12 at any given time, producing no real change. Moreover, parking requirements for the site are based on building square footage, which indicates no difference in parking requirements between Suite B and C regardless of the permitted use.

The existing Use Permit was approved with the following conditions:

1. The medical clinic and associated parking improvements shall be constructed and operated in conformance with the project narrative, approved site plan and building elevations, except as modified by these conditions and the following:

- a. Additional parallel parking shall be limited to the four spaces north of the proposed angled parking.*
- b. The motorcycle parking area shown on the site plan shall not be allowed.*
- c. Allowed hours of operation shall be limited to 8 a.m. to 6 p.m. Monday through Friday and from 9 a.m. to 4p.m. on Saturdays.*

2. Fire Department and applicable Building Code requirements shall be met, including requirements relating to structural, mechanical, and disabled access (ADA). A building permit shall be required for the necessary tenant improvements.

3. The applicant shall obtain any necessary permits or clearances from the Sonoma County Department of Health Services for the disposal of medical waste.

4. The applicant shall comply with applicable licensing, registration, and certification requirements of the Radiologic Health Branch of the California Department of Health Services.

5. The applicant shall comply with the requirements of the Sanitation Division of Sonoma County Planning & Management Resource Department (PMRD) and the Sonoma County Water Agency (SCWA). The applicant shall submit a Wastewater Discharge Survey to PRMD. Written clearance must be obtained from the Sonoma County Sanitation Division or Industrial Waste Division prior to issuance of the required building permit for the use.

6. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements

of the agency prior to issuance of a building permit, including the payment of applicable fees:

- a. Sonoma County Water Agency [For sewer connections and modifications and interceptor requirements]*
- b. Sonoma Valley Unified School District [For school impact fees].*

7. A sewer clearance shall be provided to the City of Sonoma Building Division verifying that all applicable sewer fees have been paid prior to •the issuance of any building permit. Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Water Agency immediately to determine whether such fees apply.

The proposed amendment to the existing Use Permit would remain compliant with all Conditions of Approval issued in 2007.

General Plan Consistency (☐ Not Applicable to this Project):

The property is designated Commercial by the General Plan. The proposed Use Permit Amendment is consistent with the commercial designation as this designation is intended to provide areas for numerous commercial uses including services, medical, and office development. Although the application is not for new development, it is to expand on existing medical services provided to residents, critical to both providing services to residents and supporting the local economy.

Local Economy Element:

- Table LE-3, 1.6, ensure that city regulations do not unduly burden local business operation and development and provide incentives for business improvement.
- Table LE-3, 1.13 Support the efforts of the Sonoma Valley Hospital to respond to community needs and changes in health care.

Development Code Consistency (☐ Not Applicable to this Project):

Use: The existing use permit is an allowable use and the amendment to include Suite C would also be an allowable use within the C zoning district pursuant to Table 2-2, Commercial Uses and Permit Requirements (see Medical Services-Clinics, Offices, Laboratories).

Coverage/FAR/Height/Setbacks: The Use Permit Amendment does not propose any changes to the existing building and therefore does not raise any issues pertaining to these development standards.

Parking: Table 4-4, Parking Requirements by Land provides the number of parking spaces required for varying land use types. Medical services (Suite B) and medical offices (currently Suite C) share the same calculation for determining number of parking spaces required. Both require one (1) space per 500 sq ft of floor area. Therefore, the existing parking requirements for Suite C are already accounted for in order to meet the required number of parking spaces.

Design Review: The scope of Use Permit Amendment request is limited to the interior of the existing building and restriping of accessible parking. Therefore, Design Review is not required.

Environmental Review (☐ Not Applicable to this Project):

Pursuant to Section 15301 of the State CEQA Guidelines, the proposed scope of work to expand services and the space in Suite B into Suite C is eligible for a categorical exemption. Section 15301 (Existing Facilities) allows for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

Recommendation:

Adopt a Resolution approving the application for a Conditional Use Permit Amendment (UA-24-29) at 19312 Sonoma Hwy APN (027-202-031), including action to approve a Categorical Exemption pursuant to Section 15301 of the State CEQA Guidelines (Class 1 – Existing Facilities) subject to Conditions of Approval.

Attachments

[UA-24-29 Resolution](#)

[UA-24-29 COA](#)

[UA-24-29 Project Narrative](#)

[UA-24-29 Plan Set](#)

[UA-24-29 Existing Use Permit](#)

CC:
n/a

CITY OF SONOMA

RESOLUTION # -2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SONOMA APPROVING A USE PERMIT AMENDMENT TO EXPAND EXISTING SPACE AND OPERATIONS FROM SUITE B INTO SUITE C LOCATED AT 19312 SONOMA HIGHWAY, INCLUDING ACTION TO APPROVE A CATEGORICAL EXEMPTION PURSUANT TO SECTIONS 15301 (CLASS 1 – EXISTING FACILITIES) OF THE STATE CEQA GUIDELINES.

WHEREAS, Jason Weaver on behalf of Sonoma Valley Hospital submitted an application for a Use Permit Amendment on July 26, 2024 in order to expand space and operations conducted within Suite B into Suite C and make tenant improvement repairs. A Use Permit Amendment is required to allow for the medical office/services to operate within Suite C and expand the existing Use Permit to reflect such; and

WHEREAS, the City of Sonoma (“City”) determined that the Project was Categorically Exempt from the requirements of the California Environmental Quality Act (“CEQA”), per Section 15301, Class 1, *Existing Facilities* as the scope of the work poses no or negligible expansion of use and the interior alterations are limited; and

WHEREAS, the Planning Commission considered the Class 1 Categorical Exemption prior to taking any action on the Project; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 17, 2024, to consider the merits of the Use Permit Amendment, and hear testimony in favor of, and in opposition to, the project.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Sonoma hereby finds and declares as follows:

I. Record

1. The record of proceedings (“Record”) upon which all findings and determinations related to the Project includes, but is not limited to:
 - a. The technical reports and all other documents relied upon for the Categorical Exemption;
 - b. The staff reports, City files, records and other documents, and all other information (including written evidence and testimony) prepared for and/or submitted to the Planning Commission relating to the Project;
 - c. All information (including written evidence and testimony) presented to the City by the staff, applicant, public, environmental consultants and sub

- consultants relating to the Project;
 - d. All information (including written evidence and testimony) presented to the City by other public agencies relating to the Project;
 - e. All documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the City relating to the Project;
 - f. For documentary and information purposes, the General Plan, its related environmental document, the Sonoma Municipal Code and all other City-adopted land use plans and ordinances, including, without limitation, specific plans, guidelines and ordinances;
 - g. All other matters of common knowledge to the Planning Commission, including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City of Sonoma and its surrounding areas;
 - h. The evidence, facts, findings and other determinations set forth in this resolution; and
 - i. All other documents comprising the record of proceedings pursuant to California Code of Civil Procedure Section 1094.5.
2. The findings contained in this Resolution are based upon the evidence in the entire Record relating to the Project. All the evidence supporting these findings was presented in a timely fashion, and early enough to allow adequate consideration by the City. References to specific reports and specific pages of documents are not intended to identify those sources as the exclusive basis for the findings.

The custodian of the documents and other materials that constitute the record of proceedings on which the City's decision is based is the City Clerk, or designee. Such documents and other materials are located at Sonoma City Hall, No. 1 The Plaza, Sonoma, CA 95476.

II. Use Permit Findings

As set forth in SMC § 19.54.040(E), in order to approve a Use Permit Amendment, the Planning Commission must make the following findings:

1. The proposed use is consistent with the General Plan and any specific plan;

The site is designated Commercial by the General Plan and the proposed expansion of use is an allowable use in the C zoning district. There is no specific plan applicable to the proposed use amendment. Therefore, the expansion of use into Suite C is consistent with the General Plan.
2. The proposed use is allowed with a conditional use permit within the applicable zoning district and complies with all applicable standards and regulations of this development code (except for approved variances and exceptions);

The existing Use Permit is an allowable use within the C zoning district and complies with all applicable standards and regulations. The expansion of the existing use into Suite C is an allowable use within the C zoning district and the applicant is not requesting any variances or exceptions.

3. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and

No physical exterior changes to location, size, or design are proposed. The existing use within Suite B will be expanded into Suite C which poses nominal changes to the size and operating characteristics due to the low impact of the current use operations and no changes to required parking. Therefore, the proposed use is compatible with the existing and future land uses in the vicinity.

4. The proposed use will not impair the architectural integrity and character of the zoning district in which it is to be located.

No exterior modifications are proposed; therefore, the proposed use would not impair the architectural integrity and character of the zoning district that it is located within.

III. Indemnity and Time Limits

- A. The developer and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the Planning Commission's decision at issue herein, including any approval of any portion of the project or the environmental review document(s) for the Project. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the developer, the City, and/or parties initiating or bringing such action.
- B. The developer and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City, its agents, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document, if made necessary by said legal action and the developer desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.
- C. In the event that a claim, action or proceeding describer in no. A or B above is brought, the City shall promptly notify the developer of the existence of the claim, action, or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding; the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in

which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonable withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the developer in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the developer has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the developer.

- D. The developer and any successor in interest, whether in whole or in part, indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- E. Unless a shorter limitation period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
- F. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), the conditions constitute written notice of a statement of the amount of such fees and a description of dedications, reservations, and other exactions. The applicant is hereby further notified that the 90-day approval period in which the applicant may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a), has begun. If the applicant fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

IV. Project Approval

Based on the findings set forth in this Resolution, the Planning Commission hereby grants approval of a Use Permit Amendment as set forth in the staff report presented on September 17, 2024, subject to the Conditions of Approval attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED by the Planning Commission of the City of Sonoma that on September 17, 2024 the Project was:

PASSED, APPROVED AND ADOPTED on this 17th day of September 2024, by the following vote:

Ayes:
Noes:
Absent:
Recuse:

Vice Chair Dambach

Attest

Natalie Lundeen

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL

Medical Services – Clinics, offices, laboratories Use Permit Modification – 19312 Sonoma Highway
Suite B & C

September 17, 2024

Planning:

1. This Use Permit Modification (UA-24-29) approval authorizes the existing use of Suite B to expand into Suite C at 19312 Sonoma Highway (APN 127-202-031). The property shall be operated in substantial conformance with the application, project narrative, the staff report, and except as modified by these conditions, and shall be subject to previously approved Conditions of Approval outlined in the existing Use Permit.

This approval may be appealed to the City Council within 10 business days from the date of this approval pursuant to Chapter 19.84 (Appeals) of the Sonoma Municipal Code. Approval of this permit becomes effective on the 11th business day after this approval, provided no appeals are received. Once effective, this approval is valid for two years unless a Building Permit has been issued and construction has commenced or the has actually commenced the permitted use on the subject property in compliance with the conditions of approval.

<i>Enforcement Responsibility:</i>	<i>Planning Division</i>
<i>Timing:</i>	<i>Ongoing</i>

2. Hours of operation shall not exceed 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 4 p.m. on Saturdays as identified in the original Use Permit.

<i>Enforcement Responsibility:</i>	<i>Planning Division</i>
<i>Timing:</i>	<i>Ongoing</i>

3. Indemnity, Fee Notice, and Time Limitations:

- a. The developer and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the Planning Commission's decision at issue herein, including any approval of any portion of the project or the environmental review document(s) for the Project. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the developer, the City, and/or parties initiating or bringing such action.
- b. The applicant/developer and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City, its agents, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document (included but not limited to any environmental document or study), of made necessary by said legal action and the developer desires to pursue securing such approval, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.
- c. In the event that a claim, action, or proceeding described in subsection number a or b above is brought, the City shall promptly notify the developer of the existence of the claim, action, or proceeding, and

the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding; the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the developer in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the developer has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the applicant/developer.

- d. The applicant/developer and any successor in interest, whether in whole or in part, indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- e. Unless a shorter limitation period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.

Building:

1. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Sonoma has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Sonoma Municipal Code (RMC). Reference CBC Sec. 107.
2. On the cover sheet, please verify the Drawing Index includes all plan sheets. Reference CBC Sec. 107.
3. On the cover sheet, provide or verify the Code Analysis includes the proposed tenant's Use, Occupancy Group, Type of Construction, Separated or Nonseparated Mixed Occupancies, whether or not the building is Fire Sprinkled, Floor Area (S.F.), Number of Stories and Occupant Load. Reference CBC Sec. 111, 302.1, 401, 503, 508, 601, 903 and 1004.1.
4. The preparation of plans or specifications for commercial buildings and tenant improvements shall be performed by a licensed architect or engineer (Exception: Interior alterations that involve only non-bearing partitions). The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install.
5. The Site Plan shall include code compliant accessible parking spaces and access aisles, and an accessible route from accessible parking spaces to all entrances and exterior ground floor exits. The clear width for sidewalks and walks shall be 48" minimum. The slope of the accessible route shall not exceed 1:20 (5%) in the direction of travel for walking surfaces, 1:12 (8.3%) in the direction of travel for ramps, and the cross slope shall not exceed 1:48 (2%). The slope of curb ramps shall not exceed 1:12 (8.3%). Where the accessible route crosses onto a vehicular route of travel, provide a 36" long continuous detectable warning mat where the pedestrian path crosses or adjoins the vehicular way, such as a driveway, to warn of potential hazards.
6. At least one accessible route shall be provided within the site from accessible parking spaces and accessible loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible.

7. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Permit Sonoma Sanitation:

1. The Applicant shall pay fees to Permit Sonoma for *Planning Referrals for Sewer or Water Systems Review* at the current rates in effect at the time of sewer permit application and sewer permit creation to collect this fee.
2. Applicant shall obtain a Sonoma Water Survey for Commercial or Industrial Wastewater Discharge Requirements (Survey) from Permit Sonoma and shall submit the completed Survey, along with copies of the project site plan, floor plan and plumbing plan to the Engineering Division of Permit Sonoma. The issuance of building permits is contingent upon completion of the Survey, and incorporation of any Sonoma Water requirements into the building plans.
3. The Applicant shall provide the Sanitation Section of Permit Sonoma with data related to the intended use for the purpose of correctly calculating sewer use fees, as defined by Sonoma Water Sanitation Codes. Data includes but is not limited to project site plan, floor plan and plumbing plan detailing sanitary sewer connections, floor area of the building, including tables, chairs, bar area, kitchen, kitchen work areas, sinks, bathrooms, office, etc.
4. Sewer connection fees and sewer annual service fees shall be paid to Permit Sonoma prior to building permit final and temporary occupancy. No building permit final or occupancy (including temporary) shall be allowed until sewer use fees are paid.
5. Sewer fees shall be calculated at the prevailing sewer connection and annual sewer service charge rates in effect at the time of fee assessment per the Sonoma Valley County Sanitation District Ordinance (latest revision).



Sonoma Valley Fire District Fire Prevention Division

630 2nd St W, Sonoma CA 95476 - 707-996-2102 - sonomavalleyfire.org



CONDITIONS OF APPROVED PERMIT

Commercial TI - 19312 Sonoma Highway Suite C - BP-24-102 Conditions of Permit

6/10/2024 12:34:58 PM (1)



Subject: SVFD_2023_Approved

Page Label: 1

Author: Sonoma Valley Fire District (TS)

Date: 6/10/2024 12:34:58 PM

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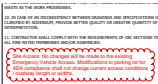
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This proposal is in reasonable compliance with State and Local Fire and Building Codes as adopted by the governing board of your project site and is approved with any noted conditions.

105.3.6 Compliance With Code

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the fire code official from requiring the correction of errors in the construction documents and other data. Any addition to or alteration of approved construction documents shall be approved in advance by the fire code official, as evidenced by the issuance of a new or amended permit.

6/10/2024 12:35:03 PM (1)



Subject: TI - Access - No changes EVA

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Author: Sonoma Valley Fire District (TS)

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Site Access: No changes will be made to the existing Emergency Vehicle Access. Modifications to parking lot for ADA compliance shall not change current access conditions / roadway length or widths.

6/10/2024 12:35:05 PM (1)



Subject: TI -Access - KNOX

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Author: Sonoma Valley Fire District (TS)

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KNOX boxes will be provided or updated: At a minimum, the box shall contain all keys and access codes necessary for the operation of all fire safety systems and utility controls. The owner shall notify the fire code official and provide a new key when a lock is changed or rekeyed. [CFC 2022 506.1, 506.2]



Sonoma Valley Fire District Fire Prevention Division

630 2nd St W, Sonoma CA 95476 - 707-996-2102 - sonomavalleyfire.org



CONDITIONS OF APPROVED PERMIT

6/10/2024 12:35:08 PM (1)



Subject: TI - Address
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Posted address numbers shall be those assigned by the City of Sonoma. Buildings shall have approved address/suite numbers that are plainly legible and visible from the street fronting the property. Numbers for other than one- and two- family dwellings shall be a minimum of 12 inches high with a minimum stroke width of 1 inch. Suite numbers for other than one and two-family dwellings shall be a minimum of 6 inches high and 0.5 inches stroke. The back door of each tenant space shall have the numerical address and store name on or above the door. [CFC 2022 – 505 As Amended]

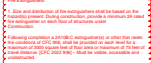
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Subject: TI - Utility Label
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Label Gas / Electric Utility - Utility identification. Gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained. [CFC 2022 509.1.1] See standard and guideline www.sonomavalleyfire.org

6/10/2024 12:35:13 PM (1)



Subject: TI & New Const - Fire Extinguishers
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Author: Sonoma Valley Fire District (TS)
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Fire Extinguishers:

1. Size and distribution of fire extinguishers shall be based on the hazard(s) present. During construction, provide a minimum 2A rated fire extinguisher on each floor of structures under Construction.

Following completion a 2A10B:C extinguisher(s) or other that meets the conditions of CFC 906, shall be provided on each level for a maximum of 3000 square feet of floor area or maximum of 75 feet of travel distance. [CFC 2022 906] – Must be visible, accessible and unobstructed.

Class K fire extinguisher will be required in kitchen areas if present. Per CFC 906. Additional fire extinguishers may be required based on hazard.



Sonoma Valley Fire District Fire Prevention Division

630 2nd St W, Sonoma CA 95476 - 707-996-2102 - sonomavalleyfire.org



CONDITIONS OF APPROVED PERMIT

6/10/2024 12:35:15 PM (1)



Subject: TI - Sprinklers 13
Page Label: 1
Author: Sonoma Valley Fire District (TS)
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Fire Sprinkler System

1. If the building is already equipped with a fire sprinkler system – Modifications to the existing floor plan will need to be evaluated by a licensed sprinkler contractor to determine system efficacy as related to the changes – Depending on the scope of work a separate permit may be required.

For properties with an existing sprinkler system – Prior to system final FDC locking caps and required signs and labeling will be required on Fire Department Connections and proof of 5 year testing needs to be provided.

In the event this building is not already equipped with an NFPA 13 Sprinkler System - Existing non-residential structures which are remodeled with a cumulative permit valuation greater than \$200,000 within any 3-year period as determined by the building department will be required to provide an NFPA 13 Commercial fire sprinkler system throughout the entire building. Plans and specifications shall be submitted in a separate review process prior to installation. [2019 CFC 903.2 as amended]

If project valuation determines the need for installation of commercial fire sprinklers the system components shall be sized to accommodate the hydraulic needs for the entire building allowing expansion of the system for future renovations.

6/10/2024 12:35:16 PM (1)



Subject: TI - Fire Alarm - Monitoring
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Fire Alarm System - (Sprinkler Monitoring Dedicated Function)

1. New and Existing Sprinkler systems require electronic monitoring for tamper / waterflow and will require testing prior to final. Annual alarm system inspection certification will be required at time of final.

6/10/2024 12:35:19 PM (1)



Subject: TI & New - Trash Enclosure
Page Label: 1
Author: Sonoma Valley Fire District (TS)
Date: 6/10/2024 12:35:19 PM
Status:
Color: ■
Layer:
Space:

Trash Enclosure:

1. Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m3)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines. [CFC 2022 304.3.3]

Exceptions:

1. Dumpsters or containers in areas protected by an approved automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Storage in a structure shall not be prohibited where the structure is of Type I or IIA construction, located not less than 10 feet (3048 mm) from other buildings and used exclusively for dumpster or container storage.

Project Narrative

July 24, 2024

**Re: Sonoma Valley Hospital Physical Therapy TI
19312 Sonoma Hwy, Suite B & C**

Project Description:

Sonoma Valley Hospital leases Suite B & C at 19312 Sonoma Hwy, Sonoma, CA. They are expanding their existing Rehabilitation Clinic (Physical and Occupational Therapy services) in Suite B into suite C. Suite C expansion is 4,080± sf providing three additional physical therapy exam rooms, three physical therapy stations, and a second physical therapy open exercise area.

The services are generally provided 8a-5p, Monday through Friday, and the future facility (combined suite B & C) will have 15-20 full time employees onsite. Patient count will vary based on schedule, but 10-12 are anticipated at any given time.

The project scope is to provide interior non-structural alterations for this tenant improvement including mechanical unit and duct replacement, related electrical & plumbing improvements, code upgrades & related minor modification including accessibility path of travel improvements to existing parking.

General Plan:

The proposed use is consistent with the 2020 General Plan designated land use of Commercial. This designation is intended to provide areas for retail, hotel, service, medical, and office development, in association with apartments and mixed-use developments and necessary public improvements. This project will not modify the density and intensity of the property.

Zoning:

The proposed use is consistent with the parcel Zoning Class: C Commercial District (20 DU/acre max.). The C zoning district is consistent with the commercial land use designation of the General Plan. This project will not modify the exterior building footprint, height, or setbacks to property lines. Existing fences or walls have been previously provided and are maintained between different neighboring zoning districts. Proposed ground-mounted mechanical equipment is screened from public view, adjoining public rights-of-way, and adjoining areas zoned for residential or open space uses.

Charter:

We are not proposing exterior modifications or uses that will not impair the architectural integrity and character of the zoning district in which it is to be located.



PLANNING SITE PLAN

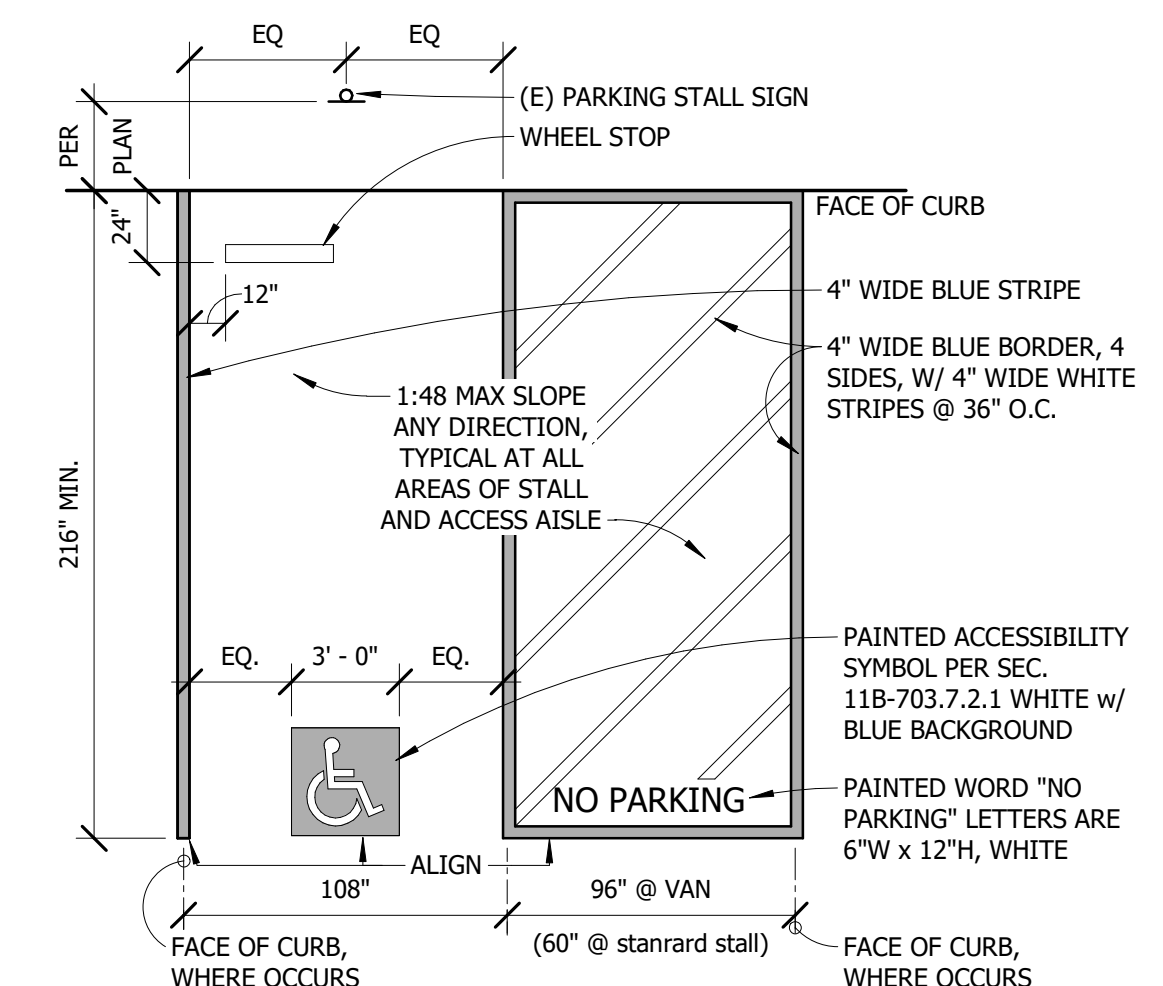
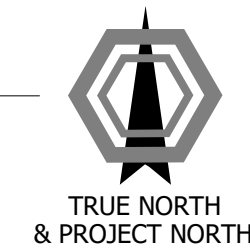
Sonoma Valley Health Care District
Physical Therapy Expansion TI
 19312 Sonoma Hwy, Suite B, Sonoma, CA 95476

CUP01
 CONDITIOPNAL UISE PERMIT SITE PLAN

July 24, 2024

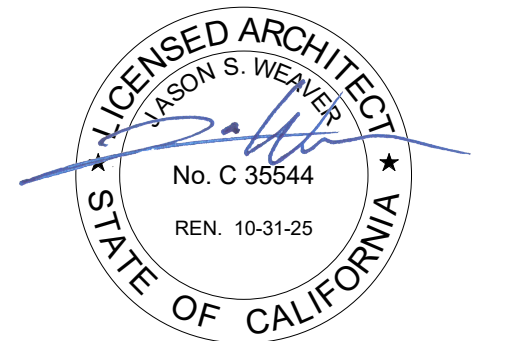
427Architecture
 It's all in the details

PO Box 644, Windsor CA 95492
 707.332.2244



D1	ACCESSIBLE PARKING STALL
A1.1	3/16" = 1'-0"

PLANS, SPECIFICATIONS, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO.



Revisions

[illegible]

Project	
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Physical Therapy Expansion TI
19312 Sonoma Hwy, Suite B
Sonoma, CA 95476

Sheet Title

SITE PLAN

Issue Date:

May 31, 2024

Sheet **A1.1**



	OWNER
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347 ANDRIEUX STREET, SONOMA, CA 95476

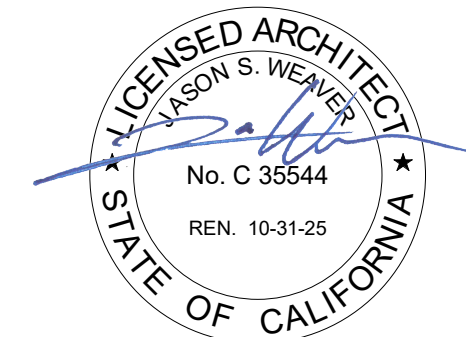
ARCHITECT OF RECORD

Arch Job#: 24010

It's all in the details

PO Box 644, Windsor CA 95492
707.332.2244

PLANS, SPECIFICATIONS, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF.



Revisions

[illegible]

Project

Physical Therapy Expansion TI
19312 Sonoma Hwy, Suite B
Sonoma, CA 95476

Sheet Title

OVERALL FLOOR PLAN

Issue Date

May 31, 2024

She

A2.0

5/31/2024 1:47:26 PM C:\Users\JasonWeaver\Documents\24010 SVH PT Expansion TI_C_Jason_427arch.rvt



Issue Date: May 31, 2024	Sheet A2.1
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Planning Application Files - Archiving Index Sheet

Description	DocuWare Field	Index Field Data
DocuWare Category	CATEGORY	Planning Application Files
The Street Address Number(s) for the project.	STREET_NO	19312
The Street(s) Name associated with the project address.	STREET_NAME	Sonoma Highway
The Project or Development Name for the project (if any)	PROJECT_NAME	Wagner Medical Office / Parking
The Applicant's Name	APPLICANT	Victor Conforti
The Date of Final Action on the application (MM/DD/YYYY)	DATE_OF_ACTION	09-13-2007
The Type of Application, Requested Action or Subject	TYPE	<p>Check all that apply:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Environmental Review <input type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> Conditional Use Permit (Minor) <input type="checkbox"/> Tentative Subdivision Map (5+ lots) <input type="checkbox"/> Tentative Parcel Map (4 or fewer lots) <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Rezoning/Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Variance <input type="checkbox"/> Exception <input type="checkbox"/> Design Review <input type="checkbox"/> Demolition Permit <input type="checkbox"/> Certificate of Compliance <input type="checkbox"/> Lot Line Adjustment/Merger <div style="border: 1px solid black; height: 15px; width: 150px; margin: 5px 0;"></div> <ul style="list-style-type: none"> <input type="checkbox"/> Abatement/Code Enforcement Action <input type="checkbox"/> Other: _____
The Title of the Document(s) or file (i.e. "Design review meeting minutes" or "EIR")	DOCUMENT TITLE	PC mtg



City of Sonoma

PLANNING, BUILDING, AND PUBLIC WORKS

Uniform Application

Deadline: 8/17
Meeting: 9/13

Before submitting your application, have you checked with:

✓ The Planning Division? ✓ The Building Division? ✓ The Public Works Division? ✓ The Fire Department?

Applicant Information

Name VICTOR CONFORTI
Address 755 BROADWAY
Phone SONOMA

Owner Information

Name BRUCE & RICH WAGNER
Address 11919 CORBITUCK DR
Phone LOS ANGELES, CA 90049
(310) 979-0880

Type of Application

- | | | |
|--|---|---|
| <input type="checkbox"/> Environmental Review | <input type="checkbox"/> Rezoning/Annexation | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Rezoning:
from _____ to _____ | <input type="checkbox"/> Demolition Permit |
| <input checked="" type="checkbox"/> Conditional Use Permit (Minor) | <input type="checkbox"/> General Plan Amendment:
from _____ to _____ | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Subdivision Map (5+ lots) | <input type="checkbox"/> Variance | <input type="checkbox"/> Lot Line Adjustment/Merger |
| <input type="checkbox"/> Parcel Map (4 or fewer lots) | <input type="checkbox"/> Exception | <input checked="" type="checkbox"/> Public Notice |
| <input type="checkbox"/> Planned Unit Development | | <input type="checkbox"/> Other: _____ |

Notice of special fees: The following special fees may also apply to your application:

- 1) Public Notice Fee: \$70—to cover costs associated with required newspaper and mailed public notices.
- 2) County Processing Fee: \$35.00—applies to environmental review. Collected at application submittal.
- 3) Fish and Game Fee: \$1,800 for a Negative Declaration; \$2,500 for an EIR. Collected at application submittal. May be waived if project meets specific criteria.

Project Information

Project Location (by address or nearest cross-street) 19310 SONOMA HWY
Assessor's Parcel Number (s) _____
General Plan Land Use Designation COMMERCIAL Zoning C
Brief Project Description MEDICAL OFFICE USE

Submittal Requirements: SEE ATTACHED SHEET

I, the undersigned ("Applicant"), hereby state that I am the owner of record of the affected property or a duly authorized agent of the Property owner(s) (An agent must submit a letter of authorization signed by the property owner) and that all information submitted as part of this application is true and accurate.

I agree to the terms, conditions and obligations set forth in this Application.

I agree that I will provide written notice to the Finance Department in the event that there is a change in Applicant's interest in the property, the project, or the billing address or contact person for said project. Said Notice shall be mailed first class, postage paid, certified mail to: Carol Giovanatto, Finance Director, No. 1 The Plaza, Sonoma, CA 95476. Applicant shall remain responsible for all outstanding costs incurred by City.

I agree to indemnify and hold City harmless for all costs and expenses, including attorney's fees, incurred by City or held to be the liability of the City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the Applicant's project.

Signature

Date 8-15-07

OFFICE USE ONLY

SUBMITTAL REQUIREMENTS CHECKLIST

Application Date: _____

Received By: _____

	Submitted with Application:	Date Submitted if different from Application Date:
Project Narrative:	<input type="checkbox"/> Yes	_____ <input type="checkbox"/> Not Applicable
Tentative Map:		
10 Full Sized Copies (24" x 36")	<input type="checkbox"/> Yes	_____ <input type="checkbox"/> Not Applicable
1 Reduced Copy (11" x 17")	<input type="checkbox"/> Yes	_____ <input type="checkbox"/> Not Applicable
Site Plan:		
10 Full Sized Copies (24" x 36")	<input type="checkbox"/> Yes	_____ <input type="checkbox"/> Not Applicable
1 Reduced Copy (11" x 17")	<input type="checkbox"/> Yes	_____ <input type="checkbox"/> Not Applicable
Building Elevations:		
10 Full Sized Copies (24" x 36")	<input type="checkbox"/> Yes	_____ <input type="checkbox"/> Not Applicable
1 Reduced Copy (11" x 17")	<input type="checkbox"/> Yes	_____ <input type="checkbox"/> Not Applicable
Arborist's Report:	<input type="checkbox"/> Yes	_____ <input type="checkbox"/> Not Applicable
Letter of Authorization from Property Owner:	<input type="checkbox"/> Yes	_____ <input type="checkbox"/> Not Applicable

OFFICE USE ONLY

- | | |
|--|--|
| <input type="checkbox"/> Residential Development Project | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Commercial Development Project | <input type="checkbox"/> Prezoning |
| <input type="checkbox"/> Subdivision Map | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Environmental Review |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Minor Conditional Use Permit | <input type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Lot Merger |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Certificate of Compliance |
| | <input type="checkbox"/> Zoning Permit |
| | <input type="checkbox"/> Other: _____ |

Total Fee Amount _____

Receipt Number _____

Received By _____

Date _____

Reminder: a check for \$35.00, made out to the County of Sonoma, is required for all projects requiring environmental review.

Agenda Item Title: Application for a Use Permit, in conjunction with an Exception to parking standards, to allow a medical office use within an existing commercial building.

Applicant/Owner: Victor Conforti/Zodiac Apartments

Site Address/Location: 19310-19312 Sonoma Highway

Staff Contact: David Goodison, City Planner
Staff Report Prepared: 9/09/07

PROJECT SUMMARY

Description: Application for a Use Permit, in conjunction with an Exception to parking standards, to allow a medical office use within an existing commercial building.

General Plan Designation: Commercial (C)

Zoning: **Base:** Commercial (C) **Overlay:** None

Site Characteristics: The subject property is a rectangular parcel, 2.31 acres in area, located on the east side of Sonoma Highway. The front of the property is developed with an 22,000 square-foot multi-tenant commercial building (the "Old Bowl" Center). At the back of the property is a second commercial building with a net area of 14,600 square feet.

Surrounding Land Use/Zoning:

North: Retail Center, Mini-Storage/Commercial
South: Single-family residence, vacant lot/Mixed Use
East: Single-family residences/Low Density Residential
West: Gas station/Commercial

Environmental Review:

<input checked="" type="checkbox"/> Categorical Exemption	<input type="checkbox"/> Approved/Certified
<input type="checkbox"/> Negative Declaration	<input checked="" type="checkbox"/> No Action Required
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> Action Required
<input type="checkbox"/> Not Applicable	

Staff Recommendation: Approve the medical office use, subject to conditions.

PROJECT ANALYSIS

BACKGROUND

The subject property is a rectangular parcel, 2.31 acres in area, located on the east side of Sonoma Highway. The front of the property is developed with an 18,000 square-foot multi-tenant commercial building (the "Old Bowl" Center). A second, two-story commercial building with an area of 16,800 square feet is located toward the back of the property. Originally approved as a warehouse, the City Council authorized the conversion of the building to office use as part of a retrofit intended to reduce its mass relative adjoining single-family residences on the east. The construction of the second building took an exceedingly long time and it has yet to be occupied.

DETAILED PROJECT DESCRIPTION

The Prima Medical Group is proposing to occupy 6,000 square feet of the second building on the Old Bowl property. The group proposes to provide internists and family medicine with a staff of four doctors and twelve support personnel. In order to provide additional parking in support of the medical office use, the application also calls for the addition of 17 parking spaces, proposed along the north side of the site and within other existing paved areas.

GENERAL PLAN CONSISTENCY (☐ Not Applicable to this Project)

The property has a General Plan land use designation of Commercial. This designation is intended to provide areas for retail, service, medical, and office development, in association with apartments and mixed-use developments and necessary public improvements. The proposed medical office use is consistent with the purpose of the Commercial land use designation. This application does not raise any issues of consistency with the goals and policies of the 2020 General Plan.

DEVELOPMENT CODE CONSISTENCY (☐ Not Applicable to this Project)

Use: The property is zoned Commercial (C). The medical office use proposed under the application is permitted in the Commercial zoning district, subject to use permit review by the Planning Commission.

Coverage/F.A.R/Height/Setbacks: Because the proposed medical office use would be located within an existing commercial structure, this application does not raise any issues with regard to the building standards set forth in the Development Code. It should be noted that, as developed, the Old Bowl Center complies with these requirements.

Parking: The parking requirement for a typical office use is one space per 300 square feet of building area. In contrast, the parking requirement for a medical clinic is one space per 300 square feet of building area, plus one space for each employee or staff person on the largest shift. While the existing parking provided for the Old Bowl Center is adequate to provide for normal office use within the second building, the proposed medical office use requires the provision of additional parking or an Exception to the normal parking standards.

On-Site Parking Requirements—Old Bowl Center			
Location/Tenant	Building Area (1)	Parking Ratio	Spaces Required
<i>Building One</i>			
Fitness Center, basic facilities	11,618 sq. ft.	1 space/300 sq. ft.	38
Fitness Center, courts	3,698 sq. ft.	1 space/500 sq. ft.	7
Other retail and office space	7,141 sq. ft.	1 space/300 sq. ft.	24

<i>Building Two</i>			
Medical Office	6,000 sq. ft.	1 space/300 sq. ft., plus 1 space per staff person	36
Remainder office space	8,600 sq. ft.	1 space/300 sq. ft.	29
Total Parking Required			134
Current Parking Provided			114
Additional Parking Proposed			17
Total Parking			131
Difference			-3 spaces/-1.4%

1. Net building area.

In order to better meet the parking standards of the Development Code, the applicants propose to add seventeen off-street parking spaces on the site, as follows:

- 2 spaces would be added by modifying the parking area behind Building 1 in the vicinity of the trash enclosure.
- 3 spaces would be added by angling the parking along the north side of building 1 (currently, there are five spaces at this location).
- 11 spaces would be added in the form of parallel parking along the northern property line.
- 1 space would be added by re-striping the parking area at the southeast corner of the site in accordance with the approved site plan.

It should be noted that the proposed parallel parking spaces do not comply with the City's normal design standards.

CONSISTENCY WITH OTHER

CITY ORDINANCES/POLICIES (☒ Not Applicable to this Project)

ENVIRONMENTAL REVIEW (☐ Not Applicable to this Project)

Pursuant to Section of 15301 of the State CEQA Guidelines, the leasing or minor alteration of existing private structures and facilities is Categorically Exempt from the provisions of CEQA (Class 1--Existing Facilities).

DISCUSSION OF PROJECT ISSUES

Neighborhood Compatibility: The proposed office use appears to be compatible with respect to the neighboring residences on the east due to the operating characteristics of the use. Medical clinics are typically quiet and operate during normal business hours. The one area of concern identified by staff in this regard is the motorcycle parking area proposed for the southeast corner of the site. Staff does not see any need for motorcycle parking at this area and, to the extent that adjoining vehicle spaces are used, it does not appear very practical. This aspect of the proposal should be eliminated.

Parking Exception: In staff's view, the primary issue associated with this application relates to the provision of required off-street parking. As discussed above, the amount of parking currently provided on the site falls short of the City's normal requirements due to the increased parking ratio required of medical clinics. The applicants propose to reduce the shortfall by providing 14 additional off-street parking spaces. This increase would be accomplished by modifying the existing parking areas on the site. For the most part, the additional parking would meet normal

dimensional requirements. However, the eight parallel spaces would be narrower than normally allowed due to their placement along a relative narrow drive adjoining Building 1. These spaces would have a width of 7'-6", resulting in a 12-foot drive width at the narrowest point (along a one-way drive). Staff has seen vehicles parking in this manner on the site already; however, the spaces proposed adjacent to the northwest building wall still feel very restricted. Therefore, staff is recommending that the Commission limit the parallel spaces to the four located opposite the proposed angled parking. This would reduce the total amount of parking provided on the site to 124 spaces, ten fewer than the normal requirement—a difference of 7.4%. It is staff's view that there is an adequate basis for this Exception to the normal parking requirements, as set forth below

Pursuant to Development Code Section 19.48.050.A.1, The Planning Commission may modify off-street parking requirements in compliance with Code requirements for the granting of an Exception. The review of a parking exception includes consideration of potential impacts on neighboring properties or uses. In order to approve an exception application, the Planning Commission must make the following findings:

1. *That the adjustment authorized by the Exception is consistent with the General Plan, any applicable Specific Plan and the overall objectives of this Development Code;*

The proposed medical office use is consistent with the property's Commercial zoning land use and designation.

2. *That the Exception to the normal standards of the Development Code is justified by environmental features or site conditions; historic development patterns of the property or neighborhood; or the interest in promoting creativity and personal expression in site planning and development;*

In staff's view the Exception is justified by site conditions. The difference allowed for under the Exception amounts to 7.4% of the amount of off-street parking that would normally be required. Given that a total of 124 spaces would be available, this difference is less than significant. It is also the case the main tenant on the site, the Fitness Factory, has very different peak use periods than the medical office, which further diminishes the impact of the Exception. Section 19.48.050 (B) of the Development Code specifically authorizes the Planning Commission to consider exceptions to off-street parking requirements in commercial centers that have tenants with differing peak parking demands.

3. *That the granting of the Exception will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.*

As discussed above, the small difference between the amount of parking provided and the amount normally required will not result in any impact on health, safety and welfare. Because the site is not connected to any adjoining property, there is no likelihood that parking associated with the site will occur on any neighboring street or parking lot.

In consideration of these factors, staff feels that the findings needed to support an exception to the parking requirements can be made.

RECOMMENDATION

Staff recommends that the Planning Commission approve a use permit allowing the medical office, in conjunction with an exception to the normal parking requirements, subject to the attached conditions.

Attachments

1. *Findings*
2. *Draft conditions of approval*
3. *Project Narrative/Correspondence*
4. *Site Plan*

cc: Victor Conforti
755 Broadway
Sonoma, CA 95476

Prima Medical Group
Terra Linda Health Plaza
4000 Civic Center Drive, Ste 200
San Rafael, CA 94903

Zodiac Apartments
Attn. Bruce and Richard Wagner
11919 Corrituck Drive
Los Angeles, CA 90049

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Prima Medical Group/Use Permit and Parking Exception
19012 Sonoma Highway

September 13, 2007

Based on substantial evidence in the record, including but not limited to the staff report, and upon consideration of all testimony received in the course of the public review, including the public review, the City of Sonoma Planning Commission finds and declares as follows:

Use Permit Approval

1. That the proposed use is consistent with the General Plan and any Specific Plan;
2. That the proposed use is allowed with a conditional Use Permit within the applicable zoning district and complies with all applicable standards and regulations of the Development Code (except for approved the approved parking Exception).
3. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and
4. The proposed use will not impair the architectural integrity and character of the zoning district in which it is to be located.

Parking Exception Approval

1. That the adjustment authorized by the Exception is consistent with the General Plan, any applicable Specific Plan and the overall objectives of this Development Code.
2. That the Exception to the normal standards of the Development Code is justified by site conditions. The difference allowed for under the Exception amounts to 7.4% of the amount of off-street parking normally be required. Given that a total of 124 spaces would be available, this difference is less than significant. It is also the case the main tenant on the site, the Fitness Factory, has very different peak use periods than the medical office, which further diminishes the impact of the Exception. Section 19.48.050 (B) of the Development Code specifically authorizes the Planning Commission to consider exceptions to off-street parking requirements in commercial centers that have tenants with differing peak parking demands.
3. That the granting of the Exception will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district. The small difference between the amount of parking provided and the amount normally required will not result in any impact on health, safety and welfare. Because the site is not connected to any adjoining property, there is no likelihood that parking associated with the site will occur on any neighboring street or parking lot.

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Prima Medical Group/Use Permit and Parking Exception
19012 Sonoma Highway

September 13, 2007

1. The medical clinic and associated parking improvements shall be constructed and operated in conformance with the project narrative, approved site plan and building elevations, except as modified by these conditions and the following:
 - a. Additional parallel parking shall be limited to the four spaces north of the proposed angled parking.
 - b. The motorcycle parking area shown on the site plan shall not be allowed.
 - c. Allowed hours of operation shall be limited to 8 a.m. to 6 p.m. Monday through Friday and from 9 a.m. to 4 p.m. on Saturdays.

Enforcement Responsibility: Planning, Building and Public Works
Timing: Ongoing

2. All Fire Department and applicable Building Code requirements shall be met, including requirements relating to structural, mechanical, and disabled access (ADA). A building permit shall be required for the necessary tenant improvements.

Enforcement Responsibility: Fire Department; Building Division
Timing: Prior to occupancy

3. The applicant shall obtain any necessary permits or clearances from the Sonoma County Department of Health Services for the disposal of medical waste.

Enforcement Responsibility: Planning Division; Building Division; Sonoma County Dept. of Health Services
Timing: Ongoing

4. The applicant shall comply with applicable licensing, registration, and certification requirements of the Radiologic Health Branch of the California Department of Health Services.

Enforcement Responsibility: Planning Division; Building Division; California Dept. of Health Services
Timing: Ongoing

5. The applicant shall comply with the requirements of the Sanitation Division of Sonoma County Planning & Management Resource Department (PMRD) and the Sonoma County Water Agency (SCWA). The applicant shall submit a Wastewater Discharge Survey to PMRD. Written clearance must be obtained from the Sonoma County Sanitation Division or Industrial Waste Division prior to issuance of the required building permit for the use.

Enforcement Responsibility: Sanitation Division of Sonoma County Planning & Management Resource Department; Sonoma County Water Agency; Building Division
Timing: Prior to issuance of a building permit

6. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:

- a. Sonoma County Water Agency [For sewer connections and modifications and interceptor requirements]

b. Sonoma Valley Unified School District [For school impact fees]

Enforcement Responsibility: *Building Division; Public Works Division*
Timing: *Prior to issuance of a building permit*

7. A sewer clearance shall be provided to the City of Sonoma Building Division verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Water Agency immediately to determine whether such fees apply.**

Enforcement Responsibility: *Building Division*
Timing: *Prior to issuance of a building permit*

Project Narrative

**Medical Use - Rear Office Building #2 – Old Bowl Center
19310 Sonoma Highway, Sonoma, CA**

August 15, 2007

Dear Planning Commissioners,

This is an application for a medical use in the existing partial two-story office building at the rear (east) of the site. The exterior “shell” was recently completed, and the space is ready for tenant improvements.

Sonoma Valley Hospital has recruited Prima Medical Group, which is a physician owned and operated group of Internists & Family Medicine physicians currently based in Marin County. Prima Group provides lease space, office improvements, medical equipment, information technology, and other support services to young doctors to allow them to practice without having to fund these costly up-front expenses themselves. Prima would like to lease 6000 square feet of space. This would require additional parking to accommodate their needs.

The staff at Prima Medical Group estimates their parking load as follows:

4 doctors + 12 staff + 8 to 12 patients (2 to 3 patients per doctor) = 24 to 28 parking

“Green Parking” would recommend using Actual Average Demand of 4.11/1000 SF = 25 parking

“Green Parking” standards aim to reduce wasteful parking lot paving (see attached document)

The ITE (Institute of Transportation Engineers) medical parking is 5.7 spaces per 1000 SF = 34 parking

The City parking ratio for medical would require: 20 (1 space per 300 SF) + 16 staff = 36 parking

We would propose using the higher of Prima’s peak parking estimate = 28 parking

Changes to the Site Plan to provide more parking, involve relocating and improving the ADA “path of travel” from the public sidewalk at Sonoma Highway to the rear lease space of the front building and the rear building. The current striped path on the asphalt paving would be moved from the north to a permanent raised sidewalk at the south, by extending the existing curb line (see Site Plan drawing). This results in a dimension for the driveway, which although less than the City’s parking standards, does meet the standards set by the API (American Paving Institute – see attached). Also the existing curb alignment, which is being extended, has been in existence for many years from when the building was first converted from a bowling alley in 1994, and the creates the proposed driveway dimensions for a third of the existing parking spaces along this side and has functioned perfectly for over 10 years.

By moving the “path of travel” to the south, we are able to add parallel parking on the north driveway, (where it is already being used informally in this fashion). We are proposing 7’-6” wide compact parallel parking spaces. This relates to the Sonoma Development Code “Streetscape” standards, which show 7’ wide parallel parking spaces for residential streets, and 8’ wide for commercial streets. A compact space would be smaller than the 8’ commercial standard car space, so 7’-6” seems reasonable.

By making these changes, we are able to add spaces to the existing site plan (see Site Plan drawing) and provide a total of 131 spaces. This parking is for the entire complex, and is evenly distributed around both the front and rear buildings.

Our calculations of parking demand (see spread sheet attached) show a need of 127 spaces, with 131 parking spaces provided. This leaves 4 additional spaces to provide a cushion for the parking loads.

Also, the Development Code permits shared use of parking, at the Commission's discretion, when the peak loads do not overlap. The Fitness Factory has peak loads from 6AM to 9AM, before normal working hours in the morning, and from 5PM to 8PM after normal working hours in the evening. The medical use would have peak loads during normal office hours of 9AM to 5PM. This represents a nice fit, and further reduces any concern over the parking provided. Also, the total of 131 parking spaces represents a sizable parking space number, which helps in smoothing out the effects of shared parking, making it function efficiently.

We also are providing motorcycle parking at the southerly parking area at Building #2. This will provide an additional 6 spaces, and given the popularity of both gas and electric scooters, as well as motorcycles, this should get regular use during the good weather months, and encourages a more "green" lifestyle.

Also, the Development Code requires providing bicycle parking. We will be providing covered bicycle parking under the generous porches of the buildings, and this is in keeping with the new "green" parking standards being encouraged across the country, to help further reduce the automobile parking requirements.

Sincerely,



Victor Conforti

Medical Use Permit - Old Bowl Center Office Building**10-Aug-07****Existing Uses and Gross Floor Areas - Building #1****Firness Factory - Health Club**

1st Floor	8,234 SF	
2nd Floor	3,384 SF	
Sub-Total		11618 SF
Sports Courts - Basketball & Handball		3696 SF
Total Health Club	15,314 SF	

Cellular Phone Sales	960 SF
Stock Broker	1008 SF
Rear Offices	5173 SF

Total Building #1 22455 SF

Proposed Uses and Gross Floor Areas - Building #2

Approved Net Area for Office Use	14,625 SF	
Prima Medical Group		6000 SF
Remainder Lease Space	14,625 minus 6000 SF =	8625 SF

Parking Calculations**Building #1**

Health Club	11,618 SF/300 =	38.73	
Sports Courts	3,696 SF/500 =	7.39	
Other Uses	7,141 SF/300 =	23.80	
Sub-Total	69.92		70 Parking

Building #2

Prima Medical Group - see Narrative			28 Parking
Remainder Lease Space			
(14,625 SF - 6,000 SF	8,625 SF/300 =	28.75	29 Parking

Total Parking Requirement Building #1 & #2 127 Parking

Spaces Provided 131 Parking

Better Site Design Fact Sheet: Green Parking

Description

Green parking refers to several techniques applied together to reduce the contribution of parking lots to the total impervious cover in a lot. From a stormwater perspective, application of green parking techniques in the right combination can dramatically reduce impervious cover and consequently, the amount of stormwater runoff. Green parking lot techniques include setting maximums for the number of parking lots created, minimizing the dimensions of parking lot spaces, utilizing alternative pavers in overflow parking areas, using bioretention areas to treat stormwater, encouraging shared parking and providing economic incentives for structured parking.

Applicability

All of the techniques can be applied in new developments and some can be applied in redevelopment projects, depending on the extent and parameters of the project. In urban areas, application of some of techniques like encouraging shared parking and providing economic incentives for structured parking can be very practical and necessary. Commercial areas can have excessively high parking ratios and application of green parking techniques in various combinations can dramatically reduce impervious cover of a site.

Implementation

Many parking lots designs result in far more spaces than actually required. This problem is exacerbated by a common practice of setting parking ratios to accommodate the highest hourly parking during the peak season. By determining actual average parking demand instead, a maximum number of parking spaces can be set as well. Table 1 provides examples of conventional parking requirements and compares them to average parking demand.

Table 1. Conventional Minimum Parking Ratios (Source: ITE, 1987; Smith, 1984; and Wells, 1994)			
Land Use	Parking Requirement		Actual Average Parking Demand
	Parking Ratio	Typical Range	
Single family homes	2 spaces per dwelling unit	1.5 - 2.5	1.11 spaces per dwelling unit
Shopping center	5 spaces per 1000 ft ² GFA	4.0 - 6.5	3.97 per 1000 ft ² GFA
Convenience store	3.3 spaces per 1000 ft ² GFA	2.0 - 10.0	—
Industrial	1 space per 1000 ft ² GFA	0.5 - 2.0	1.48 per 1000 ft ² GFA
Medical/ dental office	5.7 spaces per 1000 ft ² GFA	4.5 - 10.0	4.11 per 1000 ft ² GFA
GFA = Gross floor area of a building without storage or utility spaces.			

ITE
Another green parking lot technique is to minimize the dimensions of the parking spaces. This can be accomplished by reducing both the length and width of the parking stall. Pa

5-4 Parking Lot Design

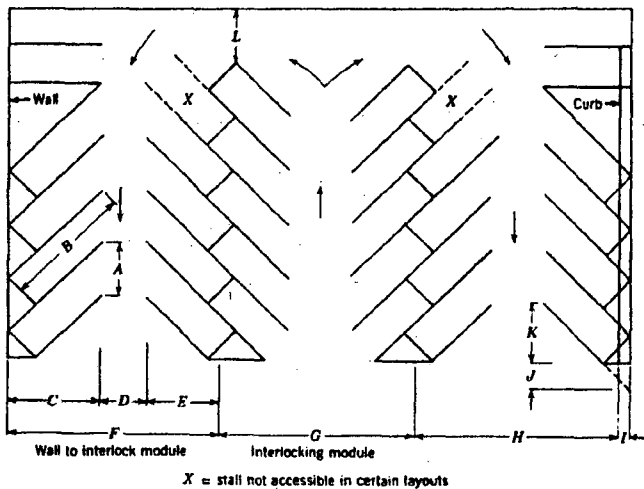


Figure 5-2.

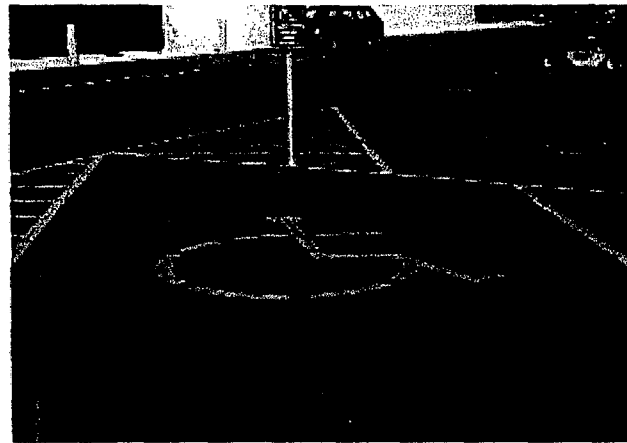
Table 5-2. Parking layout dimensions (ft) for 9 ft stalls at various angles.

STALL LAYOUT ELEMENTS

Dimension	On diagram	45°	60°	75°	90°
Stall width parallel to aisle	A	12.7	10.4	9.3	9.0
Stall length of line	B	25.0	22.0	20.0	18.5
Stall depth to wall	C	17.5	19.0	19.5	18.5
Aisle width between stall lines	D	12.0	16.0	23.0	26.0
Stall depth, interlock	E	15.3	17.5	18.8	18.5
Module, wall to interlock	F	44.8	52.5	61.3	63.0
Module, interlocking	G	42.6	51.0	61.0	63.0
Module, interlock to curb face	H	42.8	50.2	58.8	60.5
Bumper overhang (typical)	I	2.0	2.3	2.5	2.5
Offset	J	6.3	2.7	0.5	0.0
Setback	K	11.0	8.3	5.0	0.0
Cross aisle, one-way	L	14.0	14.0	14.0	14.0
Cross aisle, two-way	M	24.0	24.0	24.0	24.0

Parking Lot Markings

Markings are a very important element of a good parking lot. The parking area should be clearly marked to designate parking spaces and to direct traffic flow. As specified in the Manual on Uniform Traffic Control Devices (MUTCD), parking on public streets should be marked out by using white traffic paint, except for dangerous areas, which should be marked in yellow.



However, yellow lines are commonly used in off-street parking lots. All pavement striping should be 4 inches in width.

New asphalt surfaces can be marked with either traffic paint or cold-applied marking tape. For best results with paint application, allow the Asphalt Concrete to cure for several days.

TOTAL = 35

Construction Practices

Drainage Provisions

Drainage problems are frequently a major cause of parking area pavement failures. It is critical to keep water away from the subgrade soil. If the subgrade becomes saturated, it will lose strength and stability, making the overlying pavement structure susceptible to breakup under imposed loads.

Drainage provisions must be carefully designed and should be installed early in the construction process. Parking area surfaces should have a minimum slope of 2 percent or 1/4 inch per foot. They should be constructed so water does not accumulate at the pavement edge. Areas of high natural permeability may require an underdrain system to carry water away from the pavement substructure. Any soft or spongy area encountered during construction should be immediately evaluated for underdrain installation or for removal and replacement with suitable materials.



RECEIVED

September 4, 2007

SEP 06 2007

CITY OF SONOMA

City of Sonoma Planning Commission
c/o Mr. Victor Conforti
755 Broadway
Sonoma, CA, 95476

To whom it may concern,

Brian Sebastian, M.D. along with Subhash Mishra, M.D. and Diane Weissman, M.D., as a part of Prima Medical Group, intend to occupy five to six thousand square feet of the space at 19312 Sonoma Highway, if the parking is adequate and the building is rezoned for medical use.

Prima Medical Group is a local, physician-owned and operated group of Internists, Pediatricians, and Family Medicine physicians. Prima's goals include providing quality local care and the recruitment of primary care physicians to Marin and Southern Sonoma Counties to alleviate the primary care shortage. Prima has already added seven new physicians in the last year who are accepting new patients and will continue to grow in the coming years. In the Town of Sonoma specifically, Prima plans to build enough space for a fourth physician (to be recruited).

Prima Medical Group was founded in November of 2005 as a response to Marin's pressing need for primary care physicians. As Sonoma County has similar Primary Care recruitment concerns, Prima has decided to expand into the town of Sonoma with the support of the local hospital and physicians.

As Primary Care is the foundation upon which medical care in the U.S. depends on, Prima will not only be taking care of the health needs of Sonoma residents, but will also be supporting Sonoma Valley Hospital, medical specialists in the area, and Health Care in the Town of Sonoma in general.

Thank you,

A handwritten signature in black ink, appearing to read "J. Habis".

Joseph Habis, M.D.
Medical Director,
Prima Medical Group

Sonoma Valley Hospital

SONOMA VALLEY HEALTH CARE DISTRICT

Committed to the Health and Care of the Community

RECEIVED

SEP 06 2007

CITY OF SONOMA

August 27, 2007

City of Sonoma
Planning Commission
Sonoma, CA 95476

To Whom It May Concern:

Sonoma Valley Hospital is aware of, and has been working with, a medical group searching for an appropriate office space to house several physicians and their staff. The medical group has identified 19312 Sonoma Highway as a location that would meet their needs with some modifications.

Sonoma Valley Hospital supports their effort to bring this medical group to our community and encourages the commissioners to approve their request.

Sincerely,

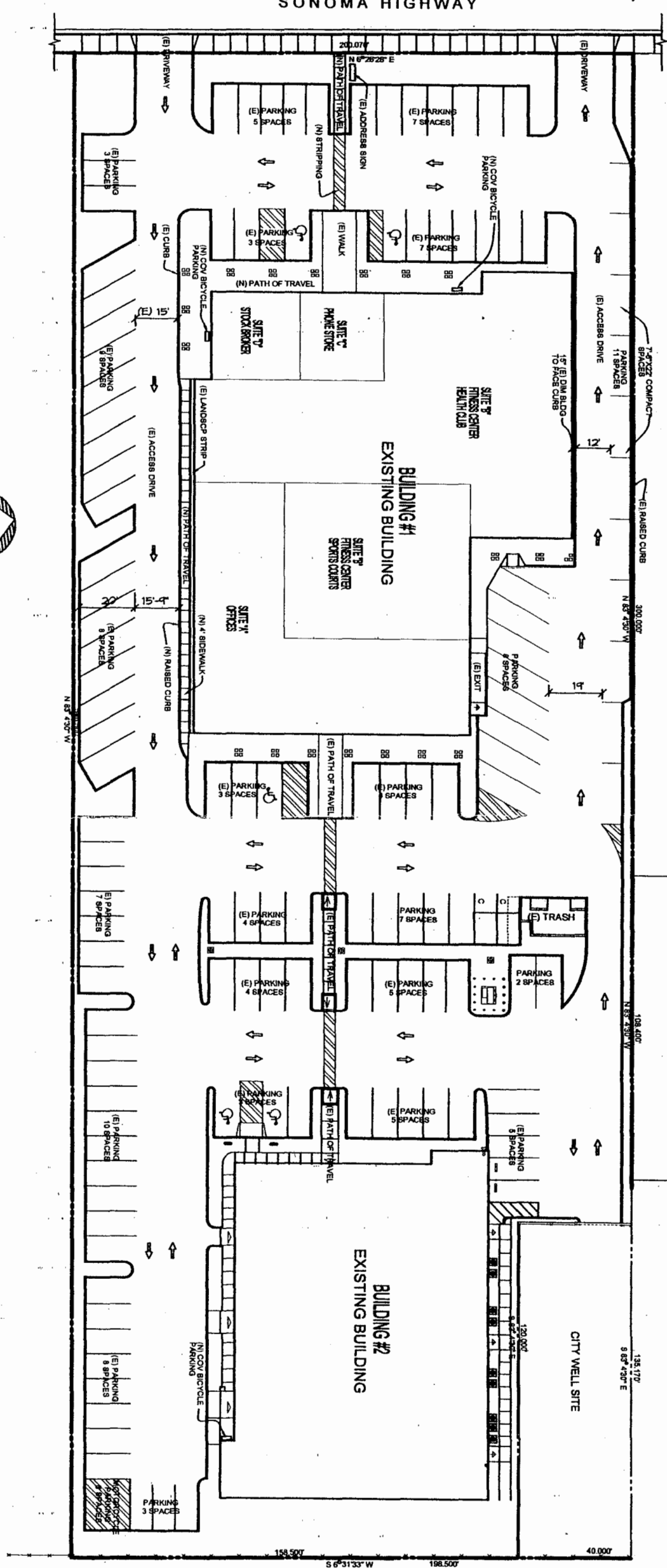


Ellen Akre

Assistant Director of Physician Relations



MEDICAL USE PERMIT:
WAGNER OFFICE BUILDING #2
19310 SONOMA HIGHWAY
SONOMA CALIFORNIA 95476



SITE PLAN
EXISTING DIMENSIONS ARE APPROXIMATE
VERIFY EXISTING DIMENSIONS AND CONDITIONS IN FIELD
BUILDING TO BE EQUIPPED W/ AUTOMATIC FIRE SPRINKLERS PER NFPA 13
POLE LIGHTING

MEDICAL USE PERMIT:
OLD BOWL, CENTER OFFICE BUILDING

EXISTING USES & GROSS FLOOR AREAS - BUILDING #1	
FIRST FLOOR	8,234 SF
SECOND FLOOR	3,368 SF
SUB-TOTAL	11,618 SF
SPORTS COURTS - BASEBALL & HANDBALL	3,899 SF
TOTAL HEALTH CLUB	15,514 SF
CELL PHONE STORE	960 SF
STOCK BROKER	1,008 SF
REAR OFFICES	5,173 SF
TOTAL BUILDING #1	22,455 SF

PROPOSED USES & GROSS FLOOR AREAS - BUILDING #2	
APPROVED NET AREA FOR OFFICE USE	14,625 SF
PRIMA MEDICAL GROUP	6,000 SF
REMANINDER LEASE SPACE	8,625 SF

PARKING CALCULATIONS:	
BUILDING #1	11,618 SF / 300
HEALTH CLUB	38,73
SPORTS COURTS	3,899 SF / 500
OTHER USES	7,30
SUB-TOTAL	7,141 SF / 300
BUILDING #2	69,92
PRIMA MEDICAL GROUP - SEE NARRATIVE	(28 SPACES)
REMANINDER LEASE SPACE	7,30
(14,625 SF - 6,000 SF) / 300	(28 SPACES)
TOTAL PARKING REQUIREMENT BUILDING #1 & #2	127 SPACES

PARKING SPACES PROVIDED	131 SPACES
-------------------------	------------

PREVIOUS APPROVAL:
PROPOSED NEW OFFICE BUILDING

USES ALL OFFICE (WITH OPTIONAL ACCESSORY WAREHOUSE AREA)	
FIRST LEVEL GROSS AREA	10,800
SECOND LEVEL GROSS AREA	5,140 S.F.
TOTAL GROSS AREA	16,800
S.F.	

PROPOSED NET AREAS FOR OFFICE USE

(NET AREA EXCLUDES OUTSIDE WALLS, MINIMUM REQUIREMENTS FOR STAIR ENCLOSURES, REQUIRED CORRIDORS, REQUIRED RESTROOMS, AND MINIMUM HVAC CLOSETS)	
FIRST LEVEL	9,689 S.F.
SECOND LEVEL	4,938 S.F.
TOTAL OFFICE AREA	14,625
S.F.	

PARKING

* ADDITIONAL SPACES OVER NUMBER IN ORIGINAL PERMIT	
ORIGINAL PERMIT	NEW SPACES
28 COMPACT (CCT) 8' MIN. X 14'	
18 REGULAR (RT) 8' MIN. X 22'	
2 HANDICAPPED (HCT)	
1 REGULAR ADDED TO (E) PARKING	
47 SPACES	
120 S.F. BICYCLE SHELTER	
PARKING REQUIRED	
OFFICE USE 14,625 S.F. / 200+ REQUIRED	48 SPACES

APPROVED
By: PC
Date: 9/13/07
Comments: Approved Subject to Conditions

August 4, 2011

Memo

TO: File

FROM: Wendy Atkins, Assistant Planner

SUBJECT: 19312 Sonoma Highway

The Use Permit approved on September 13, 2007, and associated conditions of approval will be used to determine the allowable uses and parking requirements for the tenant improvements for 19312 Sonoma Highway.

The parking requirements for the site are as follows:

On-Site Parking Requirements—Old Bowl Center			
Location/Tenant	Building Area (1)	Parking Ratio	Spaces Required
<i>Building One</i>			
Fitness Center, basic facilities	11,618 sq. ft.	1 space/300 sq. ft.	38
Fitness Center, courts	3,698 sq. ft.	1 space/500 sq. ft.	7
Other retail and office space	7,141 sq. ft.	1 space/300 sq. ft.	24
<i>Building Two</i>			
Medical Office	3660 sq. ft.	1 space/300 sq. ft., plus 1 space per staff person (4 staff persons proposed)	16
Remainder office space	11,763 sq. ft.	1 space/300 sq. ft.	39
Total Parking Required			124
Parking Exception			(-10)

approved in 2007			
Total Parking Required with Exception			114
Proposed Parking			116

8/4/11 : 15,423[±] Commercial

7/8/09

10/18/11 : BP 18920 issued

for 3,150[±]

12,273 available

BP 19736 3,660

BP 19735 3415

BP 19605 40

= 5,158

**PARKING ANALYSIS
WAGNER T.I.'s Bldg #2**

19312 Sonoma Highway

Sonoma CA, 95476

August 2, 2011

THE FOLLOWING ARE THE AREAS OF THE EXISTING OFFICE BUILDING:

FIRST FLOOR

Suite A	Amedysis Admin Offices	3150 SF	existing	1/300
Suite B	SVHD Physical Therapy Clinic	3660 SF	proposed	1/300 + 1 (10)
Suite C	SVHD Accounting Offices	3415 SF	proposed	1/300
Total		10,225 SF		
Elevator Lobby		320 SF		
North Exit/Stairs		200 SF		

SECOND FLOOR

Office Lease Space	Total	5,198 SF	proposed	1/300
Elevator Lobby		546 SF		
North Exit/Stair		396 SF		

THE FOLLOWING IS AN ANALYSIS OF THE PARKING REQUIREMENTS:

General Office Use (3150 + 3415 + 5198) = **11,763 SF/300 = 39.2 cars**

Medical Office (Suite B) **3660 SF/300 = 12.2 cars**
4 staff = 4 cars

Total Required = 55.4 cars

Parking Provided:

Bldg #2 Approved Parking	45 cars
Parking Added @ North Side of Bldg #1	8 cars
Supplemental Parking @ North Property Line	3 cars
Total Provided	56 cars

File: T:\2008 PROJECTS - 08098 TO 08200\08098\DWG\ADDBE-DESIGN\CONST DOCS\EXHIBITS\08098-EXHIBIT-FIREWATER.DWG, 7/9/2008 4:29:23 PM, Marc Bell

Ex 6" Water

Ex 6" Water

ADD:
LOCATION MAP

NOTE:

NEW WATER PIPE SHALL BE
C900 CL-150 PVC

THRUST BLOCK PER
CITY STD 207 (TYP)

RE-STRIPE
PARKING

CURB &
LANDSCAPE
ISLAND

CUT & REMOVE
PORTION OF EX 6"
WATER PIPE

REMOVE PORTION OF
EX CURB

RE-STRIPE
PARKING

STRIPED WALKWAY

20'

4" DDCV PER CITY STD
211 B (AS SIZED BY
THE FIRE SPRINKLER
CONSULTANT)

1 REMOVE CURB & CREATE
NEW LANDSCAPE ISLAND

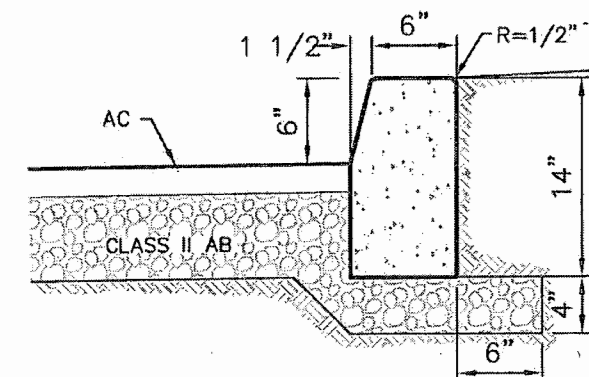
PROPOSED OFFICE BUILDING

REMOVE EX STRIPING (TYP 4)
AND RELOCATE WHEEL STOPS
IF NECESSARY

ADD NOTE:

"FDC, LOCATION DETERMINED
BY FIRE MARSHALL"

*Alteration to Existing
Parking Lot Reviewed
and Approved by Planning
Division on 7/22/08*

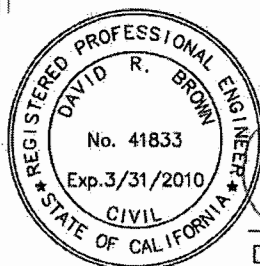


(FOR INSTALLATION AT THE EDGE
OF PAVEMENT OF ONSITE DRIVES
AND PARKING AREAS)

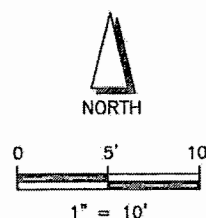
1 CONCRETE CURB DETAIL

NTS

June 12, 2008



David R. Brown, RCE 41833
My license expires 3/31/2010



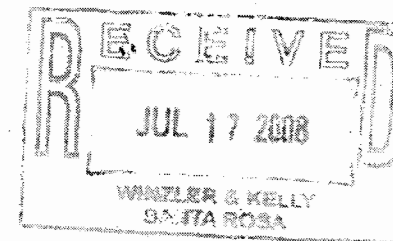
FIRE WATER CONNECTION

WAGNER OFFICE BUILDING
19310 Sonoma Highway, Sonoma, CA

08098

Adobe 1220
Associates, Inc. N. Dutton Ave.
Civil Engineering, Santa Rosa,
Land Surveying & CA 95401
Land Development 707 541 2300
Services Fax: 707 541 2301

RECEIVED
JUL 15 2008
CITY OF SONOMA



1st 19310 Sonoma Hwy.

City of Sonoma

No. 1 The Plaza
Sonoma, California 95476-6618
Phone (707) 938-3681 Fax (707) 938-8775
E-Mail: cityhall@sonomacity.org



Sonoma Sister Cities:

Chambolle-Musigny, France
Greve in Chianti, Italy
Kaniv, Ukraine
Patzcuaro, Michoacán, Mexico

July 7, 2010

BULLETIN

TO: Public Service Agencies
SUBJECT: FINAL ADDRESS ASSIGNMENTS FOR BUILDINGS & PROPERTIES
WITHIN THE CITY OF SONOMA

Please find enclosed for your use, final address assignments, annexations, revisions, or deletions for properties within the City of Sonoma.

Wendy Atkins
Associate Planner

Distribution:

- | | |
|---|---|
| <input type="checkbox"/> Building Department Admin. Asst. | <input type="checkbox"/> Sonoma County Assessor |
| <input type="checkbox"/> Public Works Administrator | <input type="checkbox"/> AT&T-telephone company (2) |
| <input type="checkbox"/> Public Works Field Inspector | <input type="checkbox"/> Sonoma County Water Agency |
| <input type="checkbox"/> Accounting Technician | <input type="checkbox"/> Sonoma Postmaster |
| <input type="checkbox"/> City Engineer | <input type="checkbox"/> Sonoma County Elections/Registrar |
| <input type="checkbox"/> Fire Department (Ted Hassler) | <input type="checkbox"/> Sonoma County Permit & Resource Management (3) |
| <input type="checkbox"/> Fire Department (Mark Freeman) | <input type="checkbox"/> Sonoma County, ISD – GIS Section |
| <input type="checkbox"/> Police Department | <input type="checkbox"/> Sonoma PG&E |
| <input type="checkbox"/> Address Assignment Book | <input type="checkbox"/> Comcast |
| <input type="checkbox"/> Address File (original) | <input type="checkbox"/> Sonoma Garbage |
| <input type="checkbox"/> Sonoma County 911 Coordinator | <input type="checkbox"/> Sonoma Index-Tribune |
| <input type="checkbox"/> Water Operations Supervisor | <input checked="" type="checkbox"/> Project File |
| <input type="checkbox"/> Lynx Technologies | |

cc: Olde Bowl Center
C/O Rich Wagner
801 23rd Avenue South, Suite 201
Seattle, WA 98144-3039

City of Sonoma

Planning & Community Services Department

No. 1 The Plaza

Sonoma, CA 95476-6690

Tel. (707) 938-3681 Fax (707) 938-8775

Email: cityhall@sonomacity.org

Official Address Designation



PROJECT NAME: Wagner Mixed Use Building **Date** 06/18/10

OLD ADDRESS FOR COMMERCIAL BUILDING (APN 127-202-031): 19312 Sonoma Highway

NEW ADDRESSES FOR RESIDENCES: (APN 127-202-031):

19312 Sonoma Highway Apt. # 1 - 12

Wendy Atkins

From: isaac raboy <isaac.raboy@mmrecommercial.com>
Sent: Wednesday, October 16, 2013 9:21 AM
To: Wendy Atkins
Subject: RE: 19312 Sonoma Highway

Good Morning, Wendy:

Just for clarification, 19312 is the two story building on the rear portion of the parcel behind the "Fitness Factory" building. For that building, the second floor consisting of +/-6,000 square feet is currently vacant. However, we are completing negotiations with a tenant that will be leasing +/-4,000 sf of office space. There will be a +/-1200 sf office available for lease. That is out of +/- 17,000 sf of leasable space.

If you need additional information, please let me know.

Isaac

From: Wendy Atkins [mailto:WendyA@sonomacity.org]
Sent: Wednesday, October 16, 2013 8:17 AM
To: 'isaac.raboy@mmrecommercial.com'
Subject: 19312 Sonoma Highway

Hi Isaac,

Rich Wagner requested I contact you to determine the amount of available commercial space at 19312 Sonoma Highway. I'm working on updating the Development and Construction Report and would like to include the updated information in the report. Can you please get back to me?

Wendy Atkins
Associate Planner
Stormwater Coordinator
City of Sonoma
No. 1 The Plaza
Sonoma, CA 95476
(707) 933-2204
watkins@sonomacity.org

June 1, 2012

BULLETIN

TO: Public Service Agencies
SUBJECT: FINAL ADDRESS ASSIGNMENTS FOR BUILDINGS & PROPERTIES
WITHIN THE CITY OF SONOMA

Please find enclosed for your use, final address assignments, annexations, revisions, or deletions for properties within the City of Sonoma.

Wendy Atkins
Associate Planner

Distribution:

- | | |
|------------------------------------|--|
| o Building Department Admin. Asst. | o Sonoma County Assessor |
| o Public Works Administrator | o AT&T-telephone company (2) |
| o Public Works Field Inspector | o Sonoma County Water Agency |
| o Accounting Technician | o Sonoma Postmaster |
| o City Engineer | o Sonoma County Elections/Registrar |
| o Fire Department (Ted Hassler) | o Sonoma County Permit & Resource Management (3) |
| o Fire Department (Mark Freeman) | o Sonoma county, ISD—GIS Section |
| o Police Department | o Sonoma PG&E |
| o Address Assignment Book | o Comcast |
| o Address File (original) | o Sonoma Garbage |
| o Sonoma County 911 Coordinator | o Sonoma Index-Tribune |
| o Water Operations Supervisor | o Project File |
| o Lynx Technologies | |

cc: Rich Wagner
801 23rd Ave S Ste. 201
Seattle, WA 98144

City of Sonoma

Planning & Community Services Department

No. 1 The Plaza

Sonoma, CA 95476-6690

Tel. (707) 938-3681 Fax (707) 938-8775

Email: cityhall@sonomacity.org

Official Address Designation



PROJECT NAME: Wagner Mixed Use Building Date 06/01/12

OLD ADDRESS FOR COMMERCIAL BUILDING (APN 127-202-031): 19312 Sonoma Highway

NEW ADDRESSES FOR COMMERCIAL BUILDING: 19312 Sonoma Highway Suites A, B, and

C.

☐ New Addresses ☐ Change Address ☒ Add Address ☐ Cert. of Compliance/Lot Split/Subdivision ☐ Annexation

Bruce Tenenbaum, 170 Newcomb Street, stated he has worked with Ms. Barton for 20 years and finds her to be a highly intelligent and capable professional. He is surprised at the misconceptions stated by Mr. Sherman and stated there is absolutely no intention to cause him harm in any way. He stated the proposed use makes sense for the space and he recommended Commission approval.

Robin Woods, 19935 Burndale Rd, stated she is not a Scientologist, but she respects Ms. Barton and has worked for her for many years.

Seeing there were no additional comments or questions from the public, Chair Gallian closed the Public Hearing.

Comm. Yankovich confirmed with Associate Planner Gjestland that the COAs do not reflect the new requests of the applicant. Associate Planner Gjestland stated parking is an issue in considering the revised request. Comm. Yankovich confirmed the time of use does pose an issue.

City Planner Goodison stated in evening there is more parking on Broadway, but the Commission should consider how introducing an evening use could affect the residents around the property.

Comm. Cook stated the Commission has heard testament concerning the merits of Scientology, but that is not what is being reviewed. He stated the Commission has a project before it that is not the actual project and he would need to see a revised narrative. He stated he would like to continue this item to the next meeting.

Chair Gallian stated there is a time issue in relation to parking and based on the staff report would be comfortable in continuing the item to October. He stated he needs additional time to review the evening's requests for more weeknights and Saturday morning, as well as the increase in the number of attendees.

Comm. Yankovich stated he was comfortable in approving the proposed project with another review after six months

Comm. Cook stated that was his original thought, but he would prefer to see the project the way the applicant actually intends it.

Ms. Barton stated she initially thought she might be open to another review, but because it is a property purchase, she would not want to come back in six months and then be turned down. She confirmed the Use Permit is a condition of sale. She stated she has been looking for new quarters for her office as well as her mission sponsorship. The missions in San Rafael and Marin have night classes which are at the most eight to ten people. She stated these are introductory programs, not the main or advanced courses.

Chair Gallian asked if the Commission wants to continue or approve the attached conditions of approval and review again at a later date.

A discussion ensued as the added requests of the applicant and how those are to be reviewed. Mrs. Barton explained how she came up with the new and old numbers.

Ms. Barton stated she did disclose what she intended to use her space for and it was not an intentional breakdown of communication as to the use.

The item was continued to the next regular meeting of the Planning Commission.

→ **ITEM #5- PUBLIC HEARING:** Application for a Use Permit to establish a medical office use within a vacant building in conjunction with Exceptions to the parking standards at 19310 - 19312 Sonoma Highway

Applicant/Property Owner: Victor Conforti Architect/Zodiac Apartments Limited

City Planner Goodison presented staff's report.

Chair Gallian confirmed the corner would need to be striped for no-parking, excluding bike parking. He stated the nature of the buildings would create a natural separation between businesses.

Comm. Yankovich confirmed there was a parking study want not conducted for the Fitness Factory and the gym parking demand peaks does at certain times of the day.

Comm. Howarth confirmed the emergency access plan. City Planner Goodison stated some applicants do push the limits when applying per net square footage, but feels this application is appropriate.

Chairman Gallian opened the public hearing.

Vic Conforti, project architect, stated he had no objection to eliminating the motorcycle parking, and the plan does include covered bike parking. He stated the 12-foot dimensions in the parking lot are typical and there is space to turn around. He stated the Fitness Factory and the office use hours will peak at different times of the day, so the businesses will coincide well.

Marcy Torito, applicant, stated she was an intended occupant for the space, and there is a letter of support from the hospital.

Seeing there were no additional comments or questions from the public, Chair Gallian closed the Public Hearing.

It was moved by Comm. Howarth to approve the application. Comm. Cook seconded the motion. The motion carried unanimously.

ITEM #6- DISCUSSION ITEM: Consideration of revisions to the Development Code establishing new review standards for development within the Historic Overlay Zone.

City Planner Goodison presented staff's report.

A discussion ensued regarding new construction in the Historic Overlay, the building forms used and how elimination of subjectivity would not occur under these guidelines.

City Planner Goodison clarified for the Commission that the 200 square foot threshold was decided on by the DRC through a series of discussions. Comm. Yankovich confirmed the expansion of the HOZ was based on the houses that are within the time limit which are not currently in the HOZ. Comm. Yankovich confirmed that private and street-side elevations would be subject to review.

Comm. Howarth stated that a great deal in the revised guidelines are very subjective. City Planner Goodison stated there are elements in the guidelines that are necessarily qualitative, but the thresholds need to be quantitative.

Comm. Howarth confirmed with City Planner Goodison that the DRC has not required Story Poles for Single-Family Residences.

Comm. Yankovich confirmed the existing boundary for the HOZ was established in the late 1960s or early 1970s. City Planner Goodison stated they have been modified many times since then and stated the Old Sonoma Architectural Review Commission would have been the body who conceived the initial boundary. Comm. Yankovich confirmed with City Planner Goodison the types of research the City relies on with regard to whether a structure is historical or not and that it would be evaluated separately per application. City Planner Goodison described the application process and stated that requirements for demolition do not change under these guidelines. He stated the thresholds do not reflect whether or not it is a historically significant structure but whether it is within the historic overlay zone.

Chair Gallian confirmed the DRC would review additions to SFU in the HOZ to be sure they are compatible with the area.

Bill Willers, 873 First Street West, stated he finds the revised guidelines troubling and stated what constitutes a structure as being historically significant is not included in the requirements. The Secretary of the Interior states the goal is to protect historic resources without repeating or replicating said historic resource.

"Change is as inevitable in building and neighborhoods as it is in individuals and families. Never static, buildings and neighborhoods grow, diminish and continue to evolve. National register listing does not mean that an entire building or district is frozen in time, and that no change can be made without compromising historic significance, it also does not mean that each portion of a historic building equally significant and must be retained intact and without change."

He stated it is important to maintain balance and he finds it most troubling that the guidelines do not contain the same criteria and have no basis or clarity. The DRC will have control over style and though it is not stated, there is a stylistic preference being promoted. He stated new construction should compliment, not copy. Contemporary buildings are a part of our history, and he questioned whether the styles being preferred really reflect the ideals of Sonoma.

City Planner Goodison stated the DRC was initially inclined to stick with a 50-year rolling threshold, but that the City Council believed it was too broad. In proposing a threshold based on a period of significance, the DRC was responding to the direction it received from the City Council. He stated the expansion of review within the HOZ has nothing to do with the significance of any particular structure, but rather its age, and that there is an overall character within the HOZ that the DRC is trying to maintain. He agreed that the mimicking of specific structures is not the answer. Chair Gallian confirmed the 50-year criteria still exists in the City as a defining element for demolition outside of the HOZ.

Mr. Willers stated there are currently buildings in the HOZ that are very nice contemporary houses, and there are houses built after 1945 which are also well-designed. These guidelines should have something to do with the Secretary of Interior standards he cited, not the arbitrary age of a structure. He stated scale, form, mass proportion and compatible materials should be reviewed, but he stated the current guidelines are broad enough and are adequate. He stated including all new building due to concern that has not been demonstrated would be unwise and that perhaps the demolition requirements of the DRC should be expanded throughout the entire HOZ. He is concerned the HOZ will end up with craftsmen and bungalow knock-offs, that the Secretary's Standards should be a part of the document and stated there is no demonstrated need for change.

Chair Gallian asked Mr. Willers to highlight the points in the Windsor document that illustrate what he is saying. Mr. Willers stated the Windsor document is concise, clear and pays attention to the Secretary of the Interior Standards.

City of Sonoma Planning Commission
CONDITONS OF PROJECT APPROVAL
Prima Medical Group/Use Permit and Parking Exception
19312 Sonoma Highway

September 13, 2007

1. The medical clinic and associated parking improvements shall be constructed and operated in conformance with the project narrative, approved site plan and building elevations, except as modified by these conditions and the following:
 - a. Additional parallel parking shall be limited to the four spaces north of the proposed angled parking.
 - b. The motorcycle parking area shown on the site plan shall not be allowed.
 - c. Allowed hours of operation shall be limited to 8 a.m. to 6 p.m. Monday through Friday and from 9 a.m. to 4 p.m. on Saturdays.

Enforcement Responsibility: Planning, Building and Public Works
Timing: Ongoing

2. All Fire Department and applicable Building Code requirements shall be met, including requirements relating to structural, mechanical, and disabled access (ADA). A building permit shall be required for the necessary tenant improvements.

Enforcement Responsibility: Fire Department; Building Division
Timing: Prior to occupancy

3. The applicant shall obtain any necessary permits or clearances from the Sonoma County Department of Health Services for the disposal of medical waste.

Enforcement Responsibility: Planning Division; Building Division; Sonoma County Dept. of Health Services
Timing: Ongoing

4. The applicant shall comply with applicable licensing, registration, and certification requirements of the Radiologic Health Branch of the California Department of Health Services.

Enforcement Responsibility: Planning Division; Building Division; California Dept. of Health Services
Timing: Ongoing

5. The applicant shall comply with the requirements of the Sanitation Division of Sonoma County Planning & Management Resource Department (PMRD) and the Sonoma County Water Agency (SCWA). The applicant shall submit a Wastewater Discharge Survey to PRMD. Written clearance must be obtained from the Sonoma County Sanitation Division or Industrial Waste Division prior to issuance of the required building permit for the use.

Enforcement Responsibility: Sanitation Division of Sonoma County Planning & Management Resource Department; Sonoma County Water Agency; Building Division
Timing: Prior to issuance of a building permit

6. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:

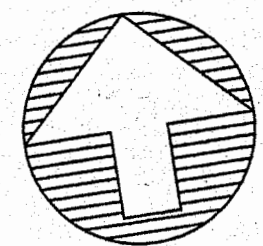
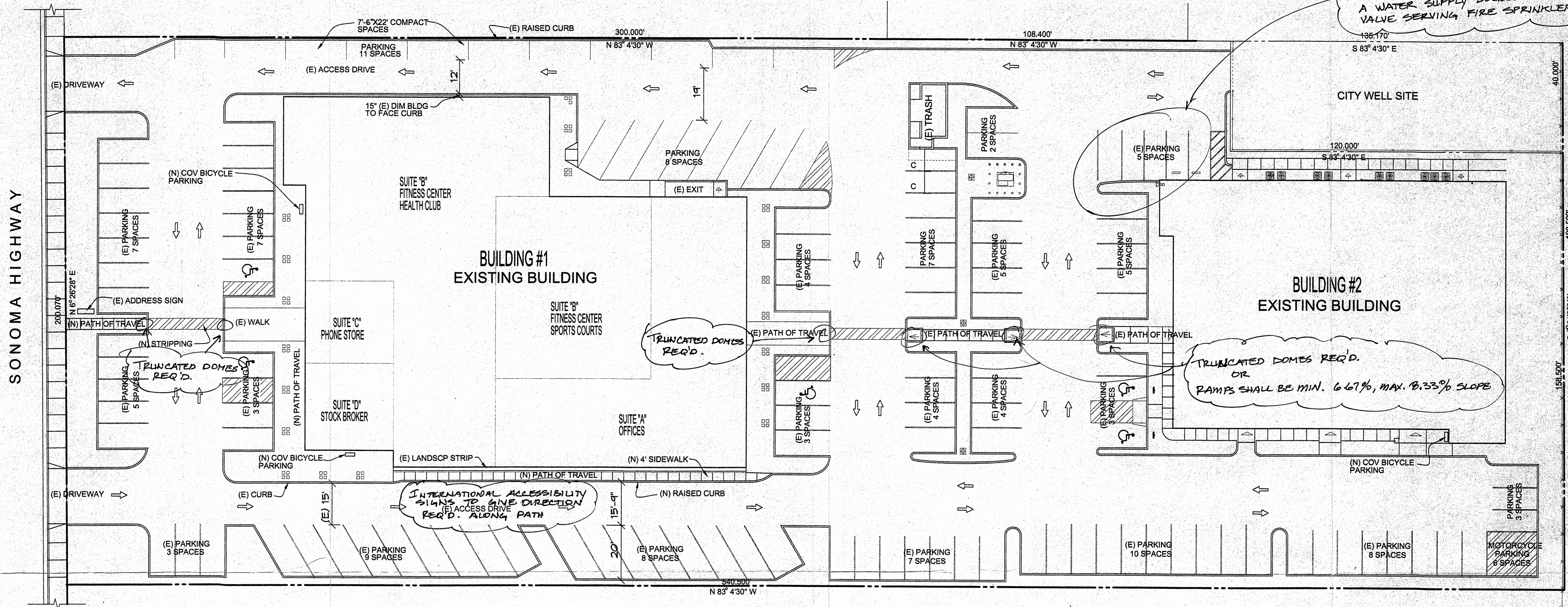
- a. Sonoma County Water Agency [For sewer connections and modifications and interceptor requirements]

b. Sonoma Valley Unified School District [For school impact fees]

Enforcement Responsibility: *Building Division; Public Works Division*
Timing: *Prior to issuance of a building permit*

7. A sewer clearance shall be provided to the City of Sonoma Building Division verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Water Agency immediately to determine whether such fees apply.**

Enforcement Responsibility: *Building Division*
Timing: *Prior to issuance of a building permit*



SITE PLAN

EXISTING DIMENSIONS ARE APPROXIMATE
VERIFY EXISTING DIMENSIONS AND CONDITIONS IN FIELD
BUILDING TO BE EQUIPPED W/ AUTOMATIC FIRE SPRINKLERS PER NFPA 13

1"=20'-0"

- LOCATIONS OF AREA POLE LIGHTING

MEDICAL USE PERMIT: OLD BOWL CENTER OFFICE BUILDING

EXISTING USES & GROSS FLOOR AREAS - BUILDING #1	
FITNESS FACTORY - HEALTH CLUB	
FIRST FLOOR	8,234 SF
SECOND FLOOR	3,384 SF
SUB-TOTAL	11,618 SF

SPORTS COURTS - BASKETBALL & HANDBALL	3,696 SF
TOTAL HEALTH CLUB	15,314 SF

CELL PHONE STORE	960 SF
STOCK BROKER	1,008 SF
REAR OFFICES	5,173 SF
TOTAL BUILDING #1	22,455 SF

PROPOSED USES & GROSS FLOOR AREAS - BUILDING #2	
APPROVED NET AREA FOR OFFICE USE	14,625 SF

PRIMA MEDICAL GROUP	6,000 SF
REMAINDER LEASE SPACE	8,625 SF

PARKING CALCULATIONS:

BUILDING #1		
HEALTH CLUB	11,618 SF / 300	38.73
SPORTS COURTS	3,696 SF / 500	7.39
OTHER USES	7,141 SF / 300	23.80
SUB-TOTAL	68.92	(70 SPACES)

BUILDING #2		
PRIMA MEDICAL GROUP - SEE NARRATIVE		(28 SPACES)
REMAINDER LEASE SPACE	7.39	
(14,625 SF - 6,000 SF)	8,625 SF / 300	28.75 (29 SPACES)

TOTAL PARKING REQUIREMENT BUILDING #1 & #2 127 SPACES

PARKING SPACES PROVIDED 131 SPACES

THIS AREA MAY BE SUBJECT TO
A WATER SUPPLY DOUBLE CHECK
VALVE SERVING FIRE SPRINKLERS

TRUNCATED DOMES REQ'D.
OR
RAMP SHALL BE MIN. 6.67%, MAX. 8.33% SLOPE

INTERNATIONAL ACCESSIBILITY
SIGNS TO GIVE DIRECTION
REQ'D. ALONG PATH

APPROVED

By: PC

Date: 9/13/07

Comments: Subject to conditions

PREVIOUS APPROVAL:

PROPOSED NEW OFFICE BUILDING

USES: ALL OFFICE (WITH OPTIONAL ACCESSORY WAREHOUSE AREA)

FIRST LEVEL GROSS AREA	10,880 S.F.
SECOND LEVEL GROSS AREA	6,140 S.F.
TOTAL GROSS AREA	16,800 S.F.

PROPOSED NET AREAS FOR OFFICE USE

(NET AREA EXCLUDES OUTSIDE WALLS, MINIMUM REQUIREMENTS FOR STAIR ENCLOSURES, REQUIRED CORRIDORS, REQUIRED RESTROOMS, AND MINIMUM HVAC CLOSETS)

FIRST LEVEL	9,689 S.F.
SECOND LEVEL	4,936 S.F.
TOTAL OFFICE AREA	14,625 S.F.

PARKING

* ADDITIONAL SPACES OVER NUMBER IN ORIGINAL PERMIT

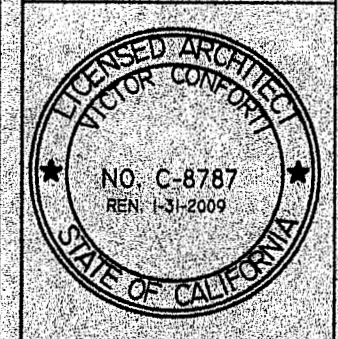
ORIGINAL PERMIT	NEW SPACES
26 COMPACT ("C") 8' WIDE	19 COMPACT ("C") 8' MIN. X 18'
18 REGULAR ("R") 9' WIDE	25 REGULAR ("R") 9' MIN. X 20'
2 HANDICAPPED ("HC")	2 HANDICAPPED ("HC")
42 SPACES	1 REGULAR ADDED TO (E) PARKING
	47 SPACES
	120 S.F. BICYCLE SHELTER

PARKING REQUIRED
OFFICE USE 14,625 S.F./300= REQUIRED 49 SPACES

REVISIONS BY

VICTOR CONFORTI - ARCHITECT
755 BROADWAY, SONOMA, CA 95476 - (707) 996-7923

SITE PLAN



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MEDICAL USE PERMIT:
WAGNER OFFICE BUILDING #2
19310 SONOMA HIGHWAY
SONOMA CALIFORNIA 95476

Date 8-15-07

Scale AS NOTED

Drawn DVA

Job

Sheet

A1.1

Of Sheets