

MEMORANDUM

Date: June 26, 2019
To: Design Review Committee
From: Crystal Acker, Project Planner
Subject: File No. **DRH18-0001:** FINAL Design Review
Address: 1201 E. MacArthur Street, Sonoma
APN: 128-121-038

Existing Development:

The 11.8-acre parcel is zoned Limited Rural Industrial (M3), which allows various industrial and incidental office uses by right. The site is currently developed with 53,056 square feet of buildings, including three light industrial warehouse buildings, an accessory office building, and a restroom building. Most of the space around the existing buildings is paved or graveled. The site currently has a total of 47 parking spaces, 3 of which are Americans with Disabilities Act (ADA) compliant spaces. An existing mound septic system with no pre-treatment serves the parcel. The system is designed to support up to 32 people or 480 gallons per day. The current tenant employee population is 26. Municipal water is provided by the City of Sonoma.

The project site is located on an 11.8-acre parcel at 1201 East MacArthur Street, at the intersection with 8th Street East, in Sonoma. Site access is from East MacArthur Street. Denmark Street runs along the southern property boundary. The entrance is gated with a compliant Knox Box for emergency vehicle access. The gate is open during operating hours: Monday through Friday 7:00 am to 7:00 pm. A former railroad right-of-way runs along the western property boundary, between the property and 8th Street East. Existing vegetation provides substantial screening of the site along the 8th Street East frontage. The southern portion of the parcel is undeveloped, consisting of ruderal grassland. This field is regularly mowed and periodically disked.

Project Proposal:

The proposed project would add 41,158 square feet of light industrial warehouse space, resulting in a total building square footage of 94,214 square feet, or about 18 percent coverage of the 11.8-acre site. Other site improvements include an upgraded septic pre-treatment system, additional paved parking and circulation areas, landscaping, and a gravel fire protection turnaround. All new buildings would be constructed as shells; interior improvements would be constructed by future tenants. Construction is proposed in two phases.

Table 1 provides a summary of existing and proposed structural development on the parcel.



Table 1. Project Development Summary

Existing Buildings	Size (sq ft)
Main Warehouse – 6 Units	45,652
Freestanding Warehouse – Cabinetry Shop	2,500
Freestanding Warehouse – Welding Shop	2,400
Restroom Building	348
Office Building – 3 Units	2,156
TOTAL EXISTING DEVELOPMENT	53,056
Existing Buildings Proposed to Demolish	Size (sq ft)
Freestanding Warehouse – Cabinetry Shop	2,500
Freestanding Warehouse – Welding Shop	2,400
TOTAL DEMOLITION	-4,900
Proposed New Buildings	Size (sq ft)
Phase I Warehouse – up to 10 Units Proposed	24,000
Phase II Warehouse – up to 6 Units Proposed	16,563
Phase II Warehouse “Addition” – 1 Unit Proposed	5,495
TOTAL NEW DEVELOPMENT	46,058
TOTAL NEW NET DEVELOPMENT	41,158
TOTAL POST-PROJECT DEVELOPMENT	94,214

Phase I

Phase I would construct a new 24,000-square-foot steel warehouse building with a central dividing wall and 10 separate electric meters to provide opportunity for up to 10 future tenants, depending on individual tenant space requirements. The Phase I building would be located southeast of the existing buildings. Additional circulation and parking improvements would also be constructed around the perimeter of the building. A new pre-treatment system would be added to the existing mound septic system to increase septic capacity to 53 people. Two existing septic reserve areas would be maintained for future use.



Phase II

Phase II would entail demolition of both freestanding warehouse buildings and construction of two new warehouse buildings. The larger Phase II building would be constructed south of the main warehouse. Like the Phase I building, it would have a central dividing wall and be built as a shell to allow multiple future tenants. The smaller building, the Phase II "Addition," would be constructed as a separate building but would be immediately adjacent to the existing warehouse. The existing restroom building, currently separated into male and female ADA restrooms, would be converted into two unisex ADA restrooms and an addition non-ADA unisex restroom; all will be upgraded with low flow fixtures. The final parking lot configuration would provide 90 spaces, including 3 regular ADA spaces and 1 van-accessible ADA space. The existing entrance on East MacArthur Street would be widened to 25 feet to allow better emergency vehicle access. A new gravel emergency vehicle road would also be constructed around the existing septic area to provide a turnaround route for larger fire trucks. Three additional hydrants would be installed on the southern side of the new development. Additional landscaping would be installed south and east of the septic reserve area, and along the southern and southwestern property boundaries to screen the new buildings from Denmark Street, 8th Street East, and neighbors to the east.

Background:***Design Review Committee***

On July 18, 2018, the Design Review Committee reviewed the proposed project and recommended revisions as described in the attached Record of Action. The applicant has incorporated all of the recommendations, including but not limited to:

- Architectural drawing revisions to:
 - Widen the clear story,
 - Separate Phase II buildings for better exiting,
 - Better clarify and demonstrate the physical relationship between and height of existing and proposed buildings, and
 - Include additional renderings;
- Parking and circulation revisions to resolve code compliance issues, including:
 - Submission of a parking plan, and
 - Submission of a revised site plan identifying path of travel and all parking improvements;
- Landscape plan revisions to:
 - Include more photographs and renderings,
 - (County staff confirmed the absence of potential wetlands);
- Color and material revisions:
 - Roof color has been revised to "Weathered Copper" which has a reflective index of 35;
- Lighting revisions:
 - Locations of all exterior lighting have been added to the revised architectural drawings,



- (Lighting fixtures have not changed from the originally submitted cut sheets).

California Environmental Quality Act

A Mitigated Negative Declaration (MND), including mitigation measures agreed to by the applicant, has been prepared for the project to avoid or reduce to a less-than-significant level potentially significant adverse impacts on the environment. Potential environmental impacts have been identified in the following topic areas: Aesthetics, Air Quality, Biological Resources, and Transportation. The MND was circulated for public review and comment May 24, 2019 through June 17, 2019. No public comments were received on the MND.

Recommendation:

Approve a resolution adopting a Mitigated Negative Declaration and granting Final Design Review, subject to attached Conditions of Approval.

Attachments:

1. Vicinity Map
2. Aerial Map
3. Final Proposal Statement and Parking Analysis
4. DRC Record of Action, July 18, 2018 and Applicant Responses
5. Revised Architectural Plan Set, November 5, 2018
6. Revised Landscape Plan Set, October 5, 2018
7. Revised Civil Plan Set, October 23, 2018
8. Signage Layout Plan Set, April 6, 2006
9. Existing and Proposed Lighting Cut Sheets
10. Mitigated Negative Declaration and Attachments, May 24, 2019
11. Draft Resolution and Conditions of Approval, June 26, 2019

