

DESIGN REVIEW COMMITTEE MEMORANDUM

DATE: September 18, 2019
TO: Design Review Committee
FROM: Nina Bellucci, Project Planner
SUBJECT: **Conceptual Design Review**
File No.: PLP17-0034
Address: 950 & 987 Carquinez Avenue, Glen Ellen
13651 & 13675 Arnold Drive, Glen Ellen
APN: 054-290-057 and 054-290-084

PROJECT DESCRIPTION

Request for 1) a Zone Change to add the Workforce Housing Combining Zone to two parcels (APN 054-290-057, 0.73 acres, and APN 054-290-084, 0.12 acres); 2) Design Review for +/- 2,278 square feet of commercial/office space, 15 residential units (four one-bedroom and four two-bedroom units), and a parking area (23 spaces). Specifically, the project includes 1) demolition of an existing triplex and single-family dwelling; 2) retention of an existing commercial building (+/-1,980 sf) with some modifications and an existing cottage (+/-986 sf) to remain a dwelling unit; and 4) construction of three new residential buildings, for a total of five buildings. Affordable housing requirements are proposed to be met on-site by providing three one-bedroom units as affordable. The project will be served by public water and sewer.

BACKGROUND

The project has undergone several revisions since the original proposal. The applicant put the project on hold while the County considered new mixed-use standards that allowed a higher mix of residential floor area in mixed-use projects. The applicant presented the project to several community groups, including the Sonoma Valley Citizens Advisory Committee in March 2019. Community members provided feedback on the scale of the development as well as the mix of residential to commercial development. Community members felt there was already a glut of commercial development in Glen Ellen and wanted more housing units to be provided. The current proposal includes rezoning to add the Workforce Housing Combining Zone, which would in turn allow the residential floor area to exceed the 80 percent allowed by the mixed-use ordinance, and allow the project to provide 15 residential units, compared to prior iterations of the project which proposed a maximum of eight units.

Upon application of the Workforce Housing Combining District, the proposed multi-family project meeting affordable housing requirements on site is a permitted use in that district. The project is subject to the design and development standards in the Glen Ellen Local Area Design Guidelines.

GENERAL PLAN AND ZONING CONSISTENCY

The two parcels' (APN 054-290-057, +/-0.73 acres, and APN 054-290-084, +/-0.12 acres) General Plan land use designation is Limited Commercial. The two parcels are zoned LC (Limited Commercial) LG/GE1 (Local Guidelines, Glen Ellen Subarea 1) SR (Scenic Resources, Scenic Corridor).

The parcels meet the criteria for application of the Workforce Housing (WH) Combining Zone, and the Planning Commission and Board of Supervisors will review the request for rezoning. If the proposed rezoning request is granted, the WH Combining Zone would allow residential development of 16-24 units per acre in addition to the uses allowed by the base zoning district. This project is a permitted use under the WH Combining District, as a multifamily development meeting affordable housing requirements by providing affordable units on site.

SITE CHARACTERISTICS AND DESIGN

The project site is located at the corner of Arnold Drive and Carquinez Avenue. The site currently contains a commercial building, a triplex, and two single-family homes. Surrounding land uses are low-density residential and commercial.

Preliminary site layout can be found in Attachment B. The commercial building at the corner of Arnold Drive and Carquinez Avenue and one of the single-family homes is proposed to be retained. Two apartment buildings are proposed to be located along Arnold Drive. One additional apartment building is proposed to be located toward the eastern edge of the site. Trash enclosures are proposed toward the southern edge of the site. Parking is proposed to be situated on the eastern and southern perimeter of the site.

Vehicle access to the site is proposed to be taken from Carquinez Avenue. Apartment buildings are proposed to have pedestrian accessed from the street and from the interior of the site.

A Tree Preservation and Mitigation Report (Attachment C) was prepared and recommends removal of most trees on site (31), and preservation of eight trees (those at the perimeter of the site and one large Coast Live Oak at the center of the site). A concept planting plan has been provided for the Committee's review (Attachment D).

RECOMMENDATION

Provide conceptual feedback to applicant regarding site plan, circulation, parking, and building design. The Committee should also briefly review and offer comments on landscaping, lighting, and signage.

ATTACHMENTS

- A. Proposal Statement
- B. Site Plan
- C. Building Floor Plans
- D. Elevations
- E. Colors & Materials
- F. Tree Preservation and Mitigation Report
- G. Concept Planting Plan
- H. Site Photos

