



City of Sonoma Planning Commission

STAFF REPORT

Meeting: Planning Commission - Jan 14, 2021

Prepared Date

January 14, 2021

Staff Contact

Kristina Tierney, Associate Planner

Agenda Item Title

Annexation and Pre-Zoning Application Study Session for a pre-zoning and annexation request by DeNova Homes for property located at 20455 Fifth Street East (APN 128-281-013), which is located at the northwest corner of Fifth Street East and Napa Road outside the City limits of the City of Sonoma, in unincorporated Sonoma County. The applicant is requesting future development in the City in the MX – Mixed Use zoning district that could have a maximize development of 20 units/acre, for the possibility of 59 residential units on the 2.96 gross acres.

Applicant/Owner:

Civic Property Group, Inc./Doyle Family

Site Address/Location:

20455 5th Street East

PROJECT SUMMARY

Zoning:

Base: NA

Overlay: NA

Planning Area:

NA

Site Characteristics:

The project site is located within unincorporated Sonoma County at the northwest corner of the intersection of Napa Road and 5th Street East. The site abuts the southeastern border of the City of Sonoma and encompasses one assessor's parcel of approximately 2.9 acres at 20455 5th Street East (Assessor's Parcel Number 128-281-013).

The project site is rectangular and flat and is developed with four structures that are together approximately 4,000 square feet, including one-story single-family residence, attached two-car garage, and additional storage and agricultural structures, including a chicken coop. Two existing wells are onsite, one near the single-family residence, and one near the chicken coop. Most of the site is undeveloped and existing vegetation consists of upland grass and weed species that is routinely mowed. There are also 113 trees.

Surrounding Land Use/Zoning:

The project site is approximately 0.5-mile east of State Route 12 (Broadway) in a neighborhood characterized by existing residential and agricultural uses. Existing single-family residences surround the site on all sides. The lots to the east and south of the site, which are within unincorporated Sonoma County, include single-family residences and large open areas, including some agricultural fields. Agricultural uses also continue north in Sonoma County along the east side of 5th Street East. The lots north and west of the site, which are within the City of Sonoma, include single-family residences on smaller lots and with less open space than the lots in the adjacent unincorporated County area. This denser residential pattern continues west and north for several blocks towards Nathanson Creek, which is approximately 0.2-mile west of the site and runs north to south generally parallel with Broadway. Nearby commercial uses are concentrated to the west, near Broadway, and to the east, near 8th Street East. Bus stops for Sonoma County routes #34 and #40 are located on Broadway.

The project site is within the County of Sonoma Rural Residential (RR) zoning district. The site is also within the B6 combining district, which regulates the maximum residential density. Additional combined zoning districts at the site include Riparian Corridor Combining Zone (RC), Scenic Resources Combining District (SR), and Valley Oak Habitat Combining District (VOH).

Environmental Review

- | | |
|--|---|
| <input type="checkbox"/> Environmental Impact Report | <input type="checkbox"/> Approved/Certified |
| <input type="checkbox"/> Negative Declaration | <input type="checkbox"/> No Action Required |
| <input type="checkbox"/> Exempt | <input type="checkbox"/> Action Requested |
| <input checked="" type="checkbox"/> Not Applicable | |

Staff Recommendation

Discuss, consider and continue to a date off calendar.

PROJECT ANALYSIS

Detailed Project Description:

The applicant has requested a continuance of the public hearing to February 11, 2021 (see attached). For additional information on the project and to view all technical studies and documents, visit:

<https://www.sonomacity.org/doyle-annexation/>

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

The project site is within the Rural Residential land use designation in the County of Sonoma General Plan 2020 and is within the City of Sonoma's Sphere of Influence and Urban Growth Boundary. The site is designated Mixed Use by the City of Sonoma General Plan.

Environmental Review (☐ Not Applicable to this Project):

Environmental Review is currently in progress through the preparation of an Initial Study. The Initial Study will determine the appropriate level of review to satisfy the California Environmental Quality Act (CEQA). The Initial Study will recommend either a Negative Declaration (ND), Mitigated Negative Declaration (MND), or an Environmental Impact Report (EIR).

Recommendation:

Discuss, consider and continue to a date off calendar.

Attachments

[January Planning Commission Continuance Request](#)

CC:

n/a

From: [Trent Sanson](#)
To: [Kristina Tierney](#)
Subject: RE: Doyle Family Property -
Date: Friday, January 8, 2021 1:38:38 PM
Attachments: [image002.png](#)

Please accept this email as formal written confirmation applicant is agreeing to City's request to reschedule the Planning Commission study session for the Doyle Family Property based on our email exchange on Wednesday, January 6, 2021 to focus staff time on other pressing matters for the Oliva Apartments community.

We look forward to regrouping with City Staff to prepare for a study session/workshop with the Planning Commission on February 11, 2021 (if that is the correct date for the next PC hearing to continue collaboration).

TRENT SANSON

Vice President of Land Acquisition & Entitlements

DeNova Homes, Inc.

1500 Willow Pass Court
Concord, CA 94520
Office: (925) 852-0541
Cell: (925) 382-0245
Fax: (925) 685-0660



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From: Kristina Tierney <ktierney@sonomacity.org>
Sent: Friday, January 8, 2021 12:45 PM
To: Trent Sanson <trent@denovahomes.com>
Subject: RE: Doyle Family Property -

Yes an email should be fine, thanks

From: Trent Sanson [<mailto:trent@denovahomes.com>]
Sent: Friday, January 8, 2021 12:44 PM
To: Kristina Tierney <ktierney@sonomacity.org>; Kerri Watt <kwatt@denovahomes.com>
Cc: David Storer <dstorer@sonomacity.org>
Subject: RE: Doyle Family Property -

Would an email suffice? Kerri and I are both working remote today.

Thank you!

-Trent

From: Kristina Tierney <ktierney@sonomacity.org>
Sent: Friday, January 8, 2021 12:43 PM
To: Trent Sanson <trent@denovahomes.com>; Kerri Watt <kwatt@denovahomes.com>
Cc: David Storer <dstorer@sonomacity.org>
Subject: RE: Doyle Family Property -

Hi Trent,

Can I trouble you to send us a letter requesting a continuance of the study session so I can include it in the agenda packet?

Thanks!

From: Trent Sanson [<mailto:trent@denovahomes.com>]
Sent: Wednesday, January 6, 2021 5:03 PM
To: Kerri Watt <kwatt@denovahomes.com>; Kristina Tierney <ktierney@sonomacity.org>
Cc: David Storer <dstorer@sonomacity.org>
Subject: RE: Doyle Family Property -

Hi Kristina, so Kerri is in the loop on our last email...we are willing to defer the study session on the Doyle property to free things up on finishing the AHA for Oliva.

Please let us know if we can explore the contract planner idea further to get you and planning staff additional support on the up-front entitlement part of projects (for you to manage and oversee but we would pay through a separate cost-recovery form)!

-Trent

From: Kerri Watt <kwatt@denovahomes.com>

Sent: Monday, January 4, 2021 3:10 PM
To: Kristina Tierney <ktierney@sonomacity.org>
Cc: Trent Sanson <trent@denovahomes.com>
Subject: RE: Doyle Family Property -
Importance: High

Oh, well, I certainly mis-read your email! D'oh! (don't read an email while you're busy writing something else).

So, YES! We are still planning on next week's work session, and no, we don't have any revised materials.

Doesn't sound like the agenda is too heavy ...?

KERRI WATT
Director of Entitlements
DeNova Homes, Inc.
Cell: (925) 605-9304

DeNova Homes will be closed on Thurs Dec 24th , Fri Dec 25th and Fri Jan 1st for the holidays.

From: Kristina Tierney <ktierney@sonomacity.org>
Sent: Monday, January 4, 2021 2:51 PM
To: Kerri Watt <kwatt@denovahomes.com>
Cc: Trent Sanson <trent@denovahomes.com>
Subject: RE: Doyle Family Property

Hi all,

I believe there are four items before you guys, zoning code amendments, a generator at the lodge, Use Permit for a porch, and a resolution for a tasting room. Staff reports are due tomorrow afternoon, did you have any new or revised materials to include in the packet? Also wanted to confirm we are a go, last I believe we had discussed the potential of waiting until Feb but I don't remember if we circled back to that.

Thanks!

Kristina Tierney
Associate Planner
City of Sonoma
No. 1 The Plaza
Sonoma, CA 95476
(707) 933-2202
ktierney@sonomacity.org

From: Kerri Watt [<mailto:kwatt@denovahomes.com>]

Sent: Tuesday, December 29, 2020 8:38 AM

To: Kristina Tierney <ktierney@sonomacity.org>

Cc: Trent Sanson <trent@denovahomes.com>

Subject: Doyle Family Property

Hello Kristina,

I hope you have had nice holidays so far. Thank you – we received the notice for the Planning Commission work session scheduled for January 14th, at 6 PM. I understand that the work session is generally at the end of the Commission agenda, but it would be helpful I setting our expectations to know how many public hearing items might be on the agenda, also. Thanks!

Also, how is Rincon coming along with the project description and preparation of the rest of the Initial Study? We are anxious to keep moving this along, naturally. Is there anything else needed from DeNova or our consultants to keep moving forward? Thanks so much!

DeNova Homes will be closed on Thurs Dec 24th , Fri Dec 25th and Fri Jan 1st for the holidays.

KERRI WATT

Director of Entitlements

DeNova Homes, Inc.

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