

MEMO

DATE: November 2, 2022
TO: Design Review Committee
FROM: Adam Sharron, Project Planner

FILE: DRH21-0011 – Sonoma Raceway
ADDRESS: 29355 Arnold Drive, Sonoma, CA 95476
APN: 068-150-050, 068-150-049
APPLICANT: Diane Henderson – DMH Land Use Planning / Jill Gregory – Sonoma Raceway

Request

The applicant is requesting Preliminary Design Review comments on the revised site plan and architectural design proposal (submitted October 5, 2022) to demolish and replace existing garages on the east and west sides of Turn 11 at Sonoma Raceway.

Project Description & Site Characteristics

The project was presented to the Design Review Committee on June 15, 2022, with the Committee providing feedback on the architectural and landscape design. The applicant has addressed the comments and provided revisions, including:

1. The addition of a second story to the buildings along the Arnold Drive frontage (Clusters B & C)
2. Additional renderings and sections
3. Materials – further description and justification of exterior wood details
4. Landscape Details, including water usage calculations and plant/tree species refinement and revisions
5. Fencing revisions – from cyclone-fencing to solid wood
6. Lighting Plan
7. Irrigation Plan
8. Tree protection details – grates/guards

The project consists of 1) 148,726 sq. ft. of renovated garages and new hospitality viewing suites on the east side of Turn 11 (fronting Hwy 121/Arnold Drive), with the proposed hospitality uses located on the upper levels of Clusters B & C to the east of racetrack; and 2) 51,480 sq. ft. of both renovated and

new garages and hospitality viewing rooms (Cluster A) on the west side (interior to the racetrack complex), to support existing race track operations and light industrial auto service, supply, and car storage uses.

The proposed construction and uses are in substantial compliance with the previously issued Final Conditions of Approval & Mitigation Monitoring Program for UPE04-0114.

The new structures will substantially modernize and increase the efficiency of the race-day hospitality uses, the year-round auto service and storage facilities, and the pit road garages that support track events and race-day pit crews. No new grading will be required outside of existing building footprints, paved surfaces, and relocated utility connections. No additional impervious surfaces will result from the project. The utilities for the existing buildings are already in place but will be adjusted as necessary for modernization and to accommodate the new pit row garages. Each of the proposed buildings will be served by the existing sewer and water systems serving the Sonoma Raceway complex. The proposed uses will not substantially increase existing utility usage, there are no anticipated impacts to the raceway water and sewer system capacity. The water and wastewater treatment, storage, and disposal facilities shall be operated and maintained in accordance with the existing approved operating permits.

Currently there are 61 private garages in the existing buildings which will be removed and replaced with a total of 46 private garages (a reduction of 15 garages). The new building along the Pit Row (west) side of Turn 11 will house spaces for 12 private garages and race-supporting facilities similar to the auto-service garages that currently exist between Turn 11 and Hwy 121/Arnold Drive. The replacement buildings fronting Hwy 121/Arnold Drive will provide spaces for 34 private garages. The existing NASCAR garages on the west side of turn 11 Pit Row will be replaced in-kind and the use relocated to the paved area west of the current location.

The applicant is proposing infill tree-plantings to provide enhanced screening along the Hwy 121/Arnold Drive frontage, shrub and shade tree landscape plantings to the interior of the project area, and additional bioretention planting zones for stormwater management.

Recommendation

- Provide preliminary comments addressing the merits of the revised preliminary site design, landscaping, architecture, color, and materials
- Delegate Final Design review to staff



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LIST OF ATTACHMENTS

- Att 1. DRH21-0011 Letter Response to DRC 2022-10-05
- Att 2. DRH21-0011 Revised Plan Set 2022-10-05
- Att 3. DRH21-0011 Initial Project Description and Plan Set 2021-12-30
- Att 4. DRH21-0011 Resubmittal Response Letter Project Description Project Plan Set 2022-03-25
- Att 5. DRH21-0011 Agency Referral Responses
- Att 6. UPE04-0114 Conditions of Approval

