

DESIGN REVIEW COMMITTEE MEMORANDUM

DATE: August 2, 2023
ITEM: No. 1 - 1:50 pm
FROM: Jen Chard, Project Planner

SUBJECT: File No.: **ADR23-0008**; Cyrus Restaurant Parking Lot
Applicant: 275 Highway 128 LLC et al, Steve Oliver
Address: 275 Highway 128 and 20900 Rimmel Rd, Geyserville
APN(s): 140-110-006, 140-110-008, 140-080-011

Request

Request for Design Review for the addition of nine parking spaces to serve an existing 6,500 square foot restaurant with work/live units and a separate caretaker residence previously approved by File No. PLP20-0017 (Cyrus Restaurant Use Permit). There are no proposed changes to the uses, employees, guests, or hours of operation on the 6.07-acre property.

Background

The 6.07-acre site is zoned M1 (Limited Urban Industrial), F2 (Floodplain), SR (Scenic Resources Combining District – Scenic Corridor), VOH (Valley Oak Habitat). The parcel has a Limited Industrial (LI) General Plan land use designation. The site is bordered to the west and south by Medium Density Residential (R2) and other M1 zoned parcels and to the north and east by Land Intensive Agriculture (LIA) and Agricultural Residential (AR) zoned parcels. Land uses surrounding the site include vineyard, residential and train tracks.

The project site is generally flat and is currently developed with a mixed-use commercial building that contains a restaurant on the first floor (approved by File No. PLP20-0017) and three live/work units on the second floor (approved by File No. UPE06-0096), a caretaker housing unit (approved by File No. UPE01-0010) and associated grading and landscaping improvements. The existing gravel parking lot contains 65 spaces total. According to the parking analysis provided with the PLP20-0017 application, this parking lot and 7 spaces behind the restaurant provide parking for the restaurant and live/work units. According to the analysis 59 are reserved for the restaurant and six spaces are required for the live/work units. Per the analysis the caretaker unit has a four car garage that satisfies the required single covered space for that unit.

The Use Permit and design review (PLP20-0017) to allow for the for the restaurant and associated improvements was approved with a Hearing Waiver on December 30, 2020 (Attachment 4).

Analysis

Use Permit Consistency

Staff finds the proposed design modification to the parking lot does not require a Use Permit Modification to PLP20-0017 because adding nine additional parking spaces is within substantial conformance of the originally approved parking area. As described above the parking analysis provided with this PLP20-0017 file addresses the parking for the live/work and caretaker units on site and this modification will not change the parking identified for those uses. No changes to the number of employees or visitors are proposed. No changes to the live/work or caretaker units are proposed. The existing parking area is a gravel parking lot with no striping. There is no proposed grading, construction, or striping associated with this project. Only applicable parking signage will be revised

Zoning

The project parcel has a Limited Urban Industrial (M1) zoning designation. Section 26-12-030 of the Sonoma County Code requires a Use Permit for restaurant, live/work and caretaker units in the M1 zoning district. All uses have approved Use Permits, files listed above. The project is consistent with the Scenic Resources Combining District in that the project does not propose any development within the 200-foot Scenic Corridor setback from Hwy 128. Additionally, the project is consistent with the Valley Oak Habitat Combining District and Tree Protection ordinance as the project does not result in any tree removal or grading activities within the dripline of any protected tree species.

Adding nine parking spaces to the property does not conflict with the minimum parking spaces required for the property pursuant to Article 86 (Parking Regulations) of the Zoning Code:

- A Live/Work Unit is required to provide 1 parking space, in addition to that required by the residential use of the property. An additional parking space shall be provided for each non-resident employee.

Staff Comment: The property contains 6 spaces for the existing 3 live/work units as required by UPE06-0096.

- A Single Family Dwelling is required to provide 1 covered space

Staff Comment: The property contains a four car garage for the existing caretaker's residence.

- Restaurants are required to provide 1 space/60 sq. ft. dining area

Staff Comment: The restaurant dining area is 3,229 square feet. The property contains 59 spaces for the existing restaurant. Adding nine spaces to the parking will



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provide 68 total spaces for the restaurant, which is consistent with the 1 space/60 square feet of dining area.

Fire Safe Standards:

Permit Sonoma Fire Prevention reviewed the proposed parking configuration and provided conditions of approval for the project which require the applicant to maintain the vegetation and property in accordance with Sonoma County Fire Safety Ordinance. The conditions address Emergency Planning and Response, Access, Water Supply and Vegetation Management.

Environmental Review

Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section 15301: Existing Facilities of the CEQA Guidelines which provides that minor alterations of existing public or private structures.

Neighborhood/Public Comments

Public Comment received from the offices of Manatt, Phelps and Philips, LLP, and the firm that represents Cyrus 2.0, LLC (owner of the Cyrus Restaurant) have raised concerns regarding the on going litigation between the landowner and his company, changes in the designated spaces for the residential uses on the property, emergency and fire access and application was submitted without his consultation when the original PLP permit was submitted as a joint effort. Comments are provided under Attachment 4.

Recommendation

Staff recommends that the Design Review Committee approve the minor modifications to the parking lot previously approved under file PLP20-0017.

Attachments

1. Proposal Statement
2. Project Plans
3. Conditions of Approval
4. Public Comments
5. PLP20-0017 Application and Approval Materials



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