

Greg's suggested SDC Changes (11/3)

Discussed on Oct 27:

1. Modify the General Plan Urban Service Boundary to encompass the Core area
(tentatively agreed upon Oct 27)

2. Hold off on FEIR discussion, but improve EIR by reducing impacts of the plan

3. Identify with an asterisk all Plan policies that are mitigation measures
(tentatively agreed upon Oct 27)

4. Modify Guiding Principle #9 to track with State legislation and to remove the guarantee of economic feasibility **(staff to return with suggestion)**. Following language provided to staff Oct 28:

-“Pursue fiscal sustainability over the long term using a combination of reduced costs and public and private funding for site work, infrastructure, services, and community benefits.”

5. Preserved Open Space: Rename the preserved open space area as “Parkland”. Expand the boundary of the Parkland and Core Area to include:

-the area of the Paxton, Thompson, Bane buildings on the west side

-then straight from the ballfield to the east and north of residences
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-then continuing straight east over the agrihood

-then south along Railroad Ave but excluding the managed buffer.

Consider including the developed area to the southeast of the agrihood at the corner of Toyon and Railroad

Add policy designating the Parkland area to be transferred to the State and/or County Parks either directly or through the County Ag and Open Space District.

Modify all applicable policies/tables to indicate that future use of this area will be

determined by the parks as part of the normal park master planning process.
Parkland to remain in public ownership at all times

Require that the developer collaborate with the district/parks to establish appropriate access and other connections between the Core Area development and the parks as part of the open space plan

Include policy excepting the cemetery, water treatment plant, and potential Hwy 12 connector along the southern border.

Existing structures in Parkland area to remain until negotiation with developer re sharing of cost of demolition.

(Oct 27...tentative agreement on the expanded boundary. staff to return with map of above and will contact parks. PC to discuss potential for ag use on west side, either in northwest buffer or elsewhere. Undeveloped Agrihood area and Railroad Ave buffer to remain part of Core and possible ag use)

New:

-Sonoma Creek setback to be increased to 100' regardless of County Code; Keep Mill Creek at proposed 50'

-No fencing in Parkland unless necessary to protect cemetery, Water Treatment Plant, or existing structures.

6. Historic Resources:

-Retain all contributing buildings except Paxton, Thompson, and Bane until completion of the proposed Historic Preservation Plan (HPP). HPP to establish a historical style for the entire Historic Core and the Arnold Drive Corridor that is complementary to the existing buildings.

-Preserve unique style of the Main Building and the overall historic feel of the Green by moving the Flex Zone/Employment designation away from the south side at least to the edge of the existing grove. Establish a similar setback on the north side of the building by removing the non-contributing Porter building.

Remove and replace the non-contributing Fredericksen and Oak Valley school and gym and replace with historically complementary buildings

-Consider a setback reduction for new or replaced buildings on east side of Arnold to better emphasize the recommended living street aspect of this area.

7. Land Use and Development:

-Add a 5 year review phase for all development under the SP. Pause would occur at the entitlement phase. Purpose of pause is for PC and BOS review of the success of the plan policies and impact mitigations. For example, progress on required plans (financial, historical, emergency, open space, etc), affordability, TDA, demolition, restoration, parks, infrastructure, traffic, housing for employees, etc. No further entitlements until report, review, and direction for applicable changes takes place. Provide in Development Agreement a specific limit on #units, SF non-residential, etc during this first phase...similar to the proposed policy for initial development on west side.

-Reduce scale of the authorized development with clear caps on #units and SF of non-residential. Reduce core area boundary to track with expanded parkland. Reduce area to be zoned SDC to track revised Core area only.

-Residential cap is 450 units including all density bonus, SRO, and any other residences allowed in tables. 300 units east side and 150 units west side. Retain proposed flexibility in district location and intermingling of housing types. At least 50% of all units to be deed-restricted per RHNA %. Remaining 50% to be attached sfd with lot size capped at 3000 SF and unit size capped at 2000 SF.

-Deed restricted units can exceed the 50% minimum, but if they do, the attached sfd total would be reduced accordingly.

-Housing priority first for on site employees and then for other local workers **(Counsel was to tell us how this could be done)**. All housing to be eligible for Section 8 vouchers.

-No vacation rentals, ADU, JDU, Time shares (including Pacaso style)

-Include separate designated area for group homes for developmentally disabled residents. Group homes to mirror current county 1-6 and 6-12 resident sizes, with 6-12 size requiring UP. Total group home capacity of 60 residents.

-Non-residential SF capped per buildout from EIR Table 2.5-3, but reduce Hotel and Office SF. Caps as follows: Commercial 40K, Public 30K, Institutional 40K, Utility 20K, Office 95K, Hotel 75K

-No visitor serving uses in non-residential areas (except hotel).

-Core area to include community garden and farmers market space, not in Parkland

-include playground for kids, dog park, parking lot, visitor center in Core Area

8. Design:

-all residential units to meet Universal Design standards

-feather building heights on east side along Harney

-focus street lighting on needed areas. Not all streets front on uses. Scatter and downface. Not sure if Acorn is downfacing.

-maximize solar facing rooftops

-develop signage standards and minimize signage on Arnold and Historic Core.

-ask Commissioner Reed about appropriate language needed to assure direction to Design Review to require (per Sonoma Ecology Center) “visually and functionally integrated with surrounding natural environment” and/or “building and space to mirror the diversity seen in the historic buildings—a complexity of angles, materials, styles, and ages”

-35' height for affordable housing projects

9. Traffic:

-include Hwy 12 connector along southern border for evacuation purposes only. Permeable surface to accommodate bike path connection to SV Trail along 12. Dedicate any needed SV Trail ROW along Hwy 12 frontage.

-revise parking policy to allow free parking on weekends and for special events. If needed, add parking restrictions in closest residential areas to south.

-parking revenue to go to County

-comment #C142-9 on DEIR asked about whether or not some specific TDA measures were included, but no response.

10. Financial Plans/Infrastructure:

-must be in place and adopted prior to any entitlements

-include fair share of all related offsite improvements

-assure clear policy support for new plans...financial, emergency action, tree planting, open space, etc

11. Miscellaneous:

-identify potential creekside groundwater recharge area to implement Sonoma Valley GSP. Require regular monitoring of all groundwater wells per GSP

-modify General Plan Habitat Connectivity Corridor to focus on parkland area

-explore community benefit agreement

-drop agrihood idea, change "Agrihood" to "East Residential", but keep different design standards for this area.

-require a recycling and reuse operation for all activities on site

-prohibit no blasting and pile driving in evening or overnight. Require notification of neighbors for any night time construction.

12: Text Review to follow if time

13. EIR discussion