

The Verano Hotel & Family Housing

Team Representatives present to address questions

Housing

Housing Representative:	Ali Gaylord,	Midpen Housing
Architect Representative:	Kristen Belt,	Mithun Architects
Civil Engineer:	Dave Brown,	Adobe and Associates

Hotel

Hotel Owner:	Norm Krug,	Springs investor Group LP	Operator/Owner and Developer
Hotel Manager and Representative:	Bill Blum,	Hotel Project Manager	
Hotel Legal Council:	Tina Wallis	Law Offices of Tina Wallis, Inc.	
Architect Representative:	Jim McCalligan,	JMA Architects	
Civil Engineer:	Dave Brown,	Adobe and Associates	
Hotel Acoustic Consultant	Steve Deines,	Illingwoth and Rodkin	

Context



Context Site Plan



Housing Plan

- **72 units** of affordable housing & amenity spaces
- **3-story** walk-up apartments clustered around **existing trees**
- **96 Parking spaces** consolidated at rear of hotel

Hotel Plan

- **120 hotel rooms &** amenity spaces
- **3-story building** with 4th story architectural features and roof terrace
- **133 parking spaces**

Hotel Site Plan

AFFORDABLE HOUSING SITE

3.29 ACRES



PROJECT DESCRIPTION

The proposed Verano Hotel is the hotel component of a combined affordable housing and Hotel project. These drawings represent the Hotel Part of the project. Approximately 90% of the the proposed Hotel is three-story with a central four-story element. The hotel will be comprised of 120 guest suites, a swimming pool, spa, gym, and four meeting rooms, a wine bar/cafe and breakfast room provided for the hotel's guests. The 4th story will include a rooftop garden, open air observation deck and a lounge and yoga studio.

Address: 155 W. Verano Ave.
Sonoma, CA 95476

Zoning: K

APN: 127-071-003

Lot Size: 2.50 acres

OWNER:

Springs Investors Group, LP
Norman Krug, Chief Executive Officer
William Blum, Project Manager
550 Second Street West
Sonoma, CA 95476
Telephone: (707) 481-9653
email: krugspace@aol.com

AREA AND HEIGHT

Building Area:

Basement: 1,666 s.f.

Basement area must not be included in the total allowable floor area of a building provided the total area of such basements does not exceed the area permitted for a one-story above grade plane building.

1st Floor: 30,609 s.f.

2nd Floor: 29,674 s.f.

3rd Floor: 29,248 s.f.

4th Floor: 2,880 s.f.

Roof Deck: 3,268 s.f.

Total: 92,411 s.f.

(including Basement and Roof Deck)

Maximum Proposed Building Height:

52'-10" maximum from average of highest and lowest points of lot covered by the structure.

RENDERED SITE PLAN

SCALE: 1" = 30'

building intensity calculation

50% max allowed coverage x 35' allowed height	50% 35'	17.5
proposed building intensity, our lot coverage (28%) x the proposed max building height (52.8')	28% 52.8'	14.78
conclusion	17.5 > 14.78	we are under the max allowed

PARKING CALCULATION

USE		PARKING SPACES	REQUIRED PARKING	
Hotel	120 rooms	1 space / unit plus 1 space for manager (Sonoma County Code Sec. 25-85-010)	121 spaces	
Employee Parking	25 employees on largest shift	1 space / each 5 employees on largest shift	5 spaces	
		TOTAL PARKING	REQUIRED	PROVIDED
			126	133 (29% compact)

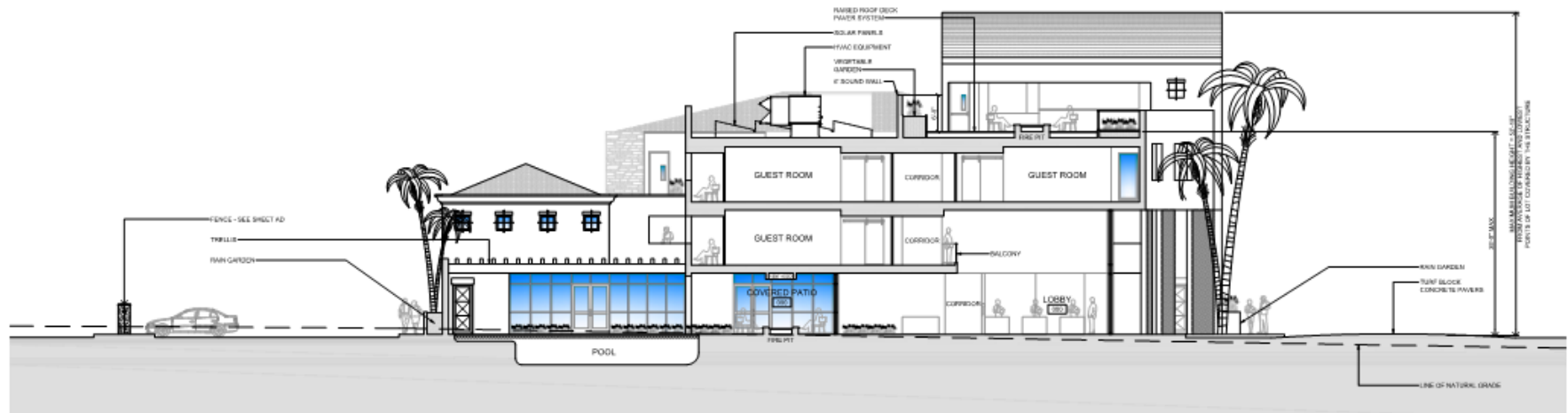


Accessible Parking	132 parking spaces total provided	5 accessible parking spaces required for 101-150 total parking spaces provided (2016 CBC Table 11B-208.2)	REQUIRED 5	PROVIDED 5 (including 1 van accessible stall)
Electric Vehicle Ready Parking	132 parking spaces total provided	7 electric vehicle ready parking spaces required for 101-150 total parking spaces provided (2016 CALGreen Table 5.106.5.3.3)	REQUIRED 7	PROVIDED 7 (including 1 van accessible stall)
Clean Air Vehicle Parking	132 parking spaces total provided	11 clean air vehicle parking spaces required for 101-150 total parking spaces provided (2016 CALGreen Table 5.106.5.3.2)	REQUIRED 11	PROVIDED 11 (including 7 for EV above)
Short-Term Bicycle Parking	132 auto parking spaces total provided	1 space / 5% total auto parking spaces provided (2016 CALGreen 5.106.4.1.1)	REQUIRED 12	PROVIDED 12 (plus 8 shared bicycles)
Loading and Deliveries			REQUIRED N/A	PROVIDED 1

Housing Site Plan



Hotel Sections



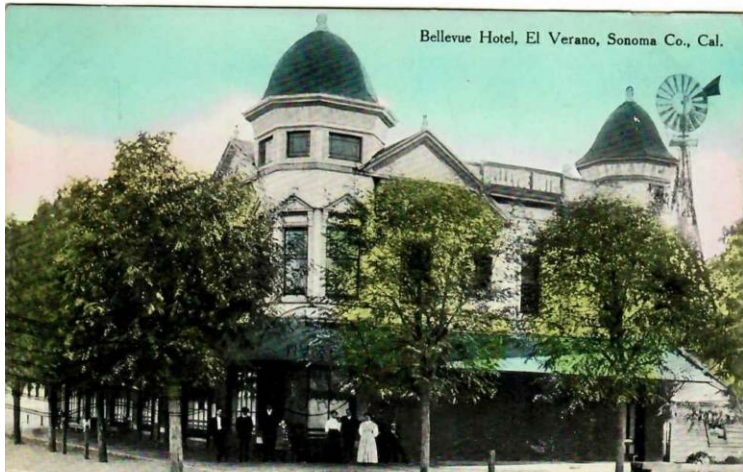
SITE SECTION DETAIL AT HOTEL VIEWING SOUTH



OVERALL SITE SECTION VIEWING SOUTH

Hotel Design Inspiration

Respecting Sonoma Valley's history and inspiration from its Spanish Heritage



Hotel Architecture

Viewing South from Verano entrance



Birdseye Viewing North at 35' height



Hotel Architecture



Viewing Northeast
Across parklet



Birdseye Viewing Northeast

Housing Architecture



View of Community Courtyard

Housing Design Character

View from Oak Grove



View at Entry



Hotel Visual Simulations





Housing Tree Planting Plan





Responses to resolution item 1

1. Roof garden

To address the concerns raised around sound and light the following measures are proposed.

- All lighting on the roof garden will be dark sky compliant with only downward directed low lumen lighting
- All roof garden activities will stop at 10 pm
- Since the Planning commission hearing, A sound study has been conducted and concluded that with the added sound wall on the North side of the Garden noise levels will be well below the county allowable (see the diagram below)
- Because of our limited outdoor space, this is a critical element of the project that will offer guests a place for morning yoga, exploring our vegetable and herb gardens, morning coffee, evening wine hour, stargazing and relaxation, and was fully supported by Design Review, the SVCAC and the Springs MAC as well as by MidPen, and we ask that it be approved as submitted with the addition of the proposed conditions above

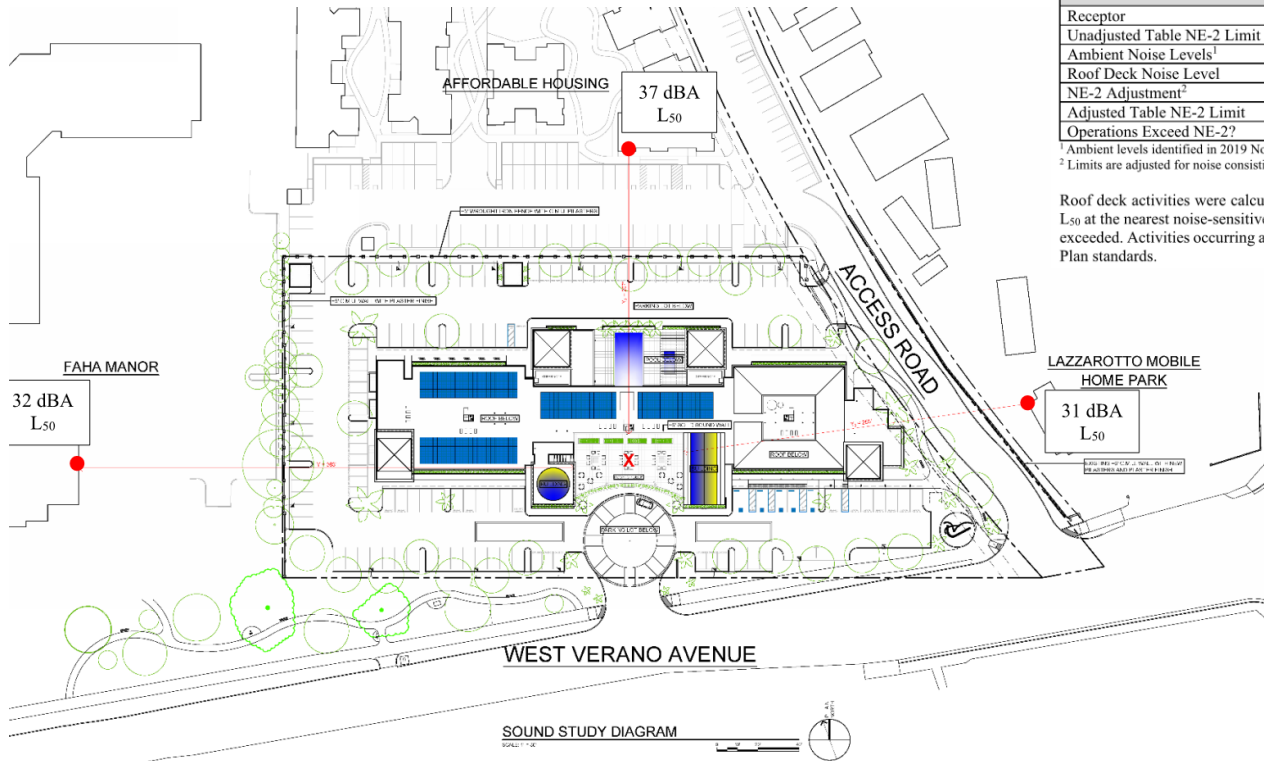


TABLE 2 Roof Deck L₅₀ Noise Levels (dBA)

Daytime L ₅₀ (Noise Level Exceeded 30 Minutes in any Hour)			
Receptor	FAHA Manor	Lazzarotto	Future Residences
Unadjusted Table NE-2 Limit	50	50	50
Ambient Noise Levels ¹	42	41	41
Roof Deck Noise Level	32	31	37
NE-2 Adjustment ²	-5	-5	-5
Adjusted Table NE-2 Limit	45	45	45
Operations Exceed NE-2?	No	No	No

¹ Ambient levels identified in 2019 Noise Assessment, based on measurements conducted August 20, 2019

² Limits are adjusted for noise consisting of music or speech.

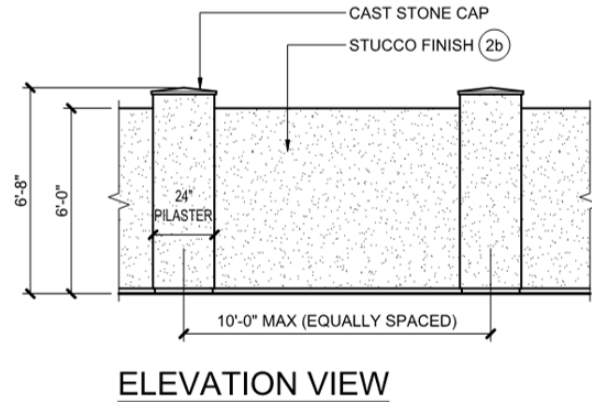
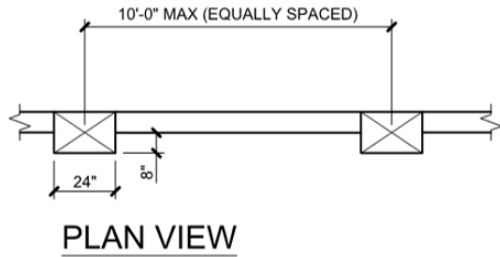
Roof deck activities were calculated to result in worst-case noise levels between 31 and 37 dBA L₅₀ at the nearest noise-sensitive uses. The adjusted Table NE-2 limit of 45 dBA L₅₀ would not be exceeded. Activities occurring at the roof deck would be compatible with Sonoma County General Plan standards.

Responses to resolution item 2

Item 2. "Have a solid fence along the neighboring residential parcel"

RESPONSE:

We accept the request to change to a solid fence. The fence will now match the fence/sound wall on the West side.
Drawing below.



Responses to resolution item 3

Item 3. Explore EVA opportunities with FHA and upgrade the cross walk

RESPONSE:


Regarding the EVA.

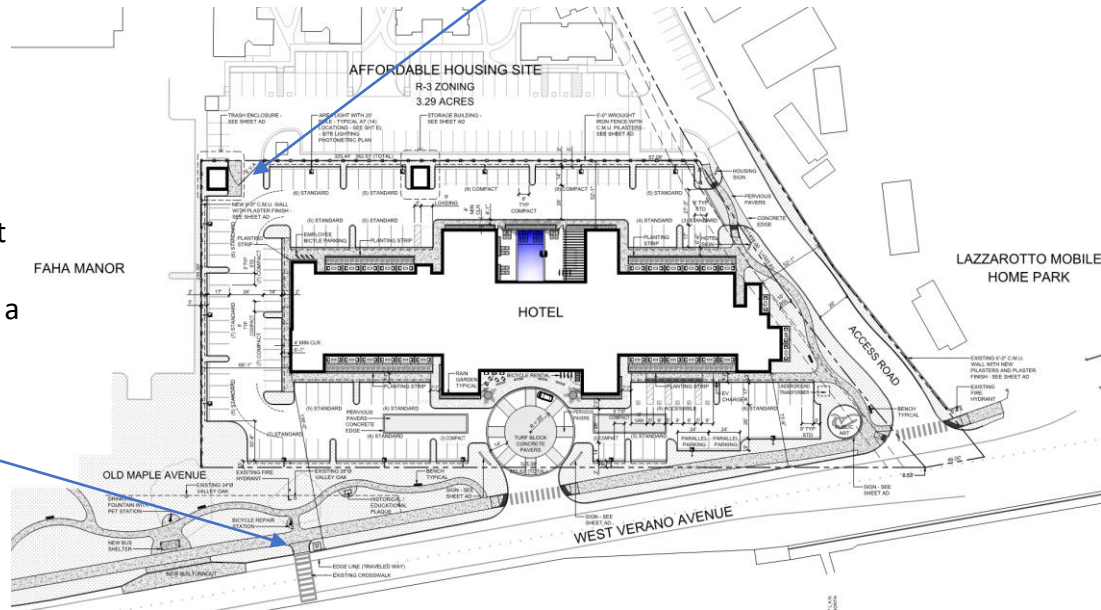
We have approached FAHA and they are not willing or able to lose 3 parking spaces needed to accommodate an additional EVA. 3 parking spaces would be lost on the hotel side as well for a total of 6.

The project has been reviewed by the local Fire Marshal serving the area as well as PRMD Fire Prevention & Hazardous Materials Fire Marshal and there has been no concern raised to suggest that we have inadequate ingress and egress for emergency vehicles.

We have an EVA connecting the housing parcel to the hotel parcel allowing 2 points of egress. The housing site and the hotel already has 2 exit driveways.

Regarding the crosswalk

Laurel Putham wrote that DTPW does not support embedded lighting but does support modifying the existing beacon to a rectangular rapid flashing beacon (RRFB) and the applicant is in agreement and agrees to provide the upgrade. 



Request to remove condition #125

Condition #125

The residential component of the project fulfills the hotel's requirement for workforce housing. Therefore, the housing project must begin construction before the hotel construction can commence. Permit Sonoma staff shall not sign off on the hotel building permit prior to issuance of the building permit for the residential apartments. Any sign off of hotel building permits by Permit Sonoma staff prior to issuance of the building permit for the residential apartments shall not be valid.

Reasons for request

1. The executed sale agreement with MidPen is contingent on condition #125 being removed.
2. The sale agreement with Midpen stipulates that Midpen will satisfy the work force housing requirement.
3. MidPen can't commit to a start date until after it receives funding and tax credits, which requires site control. When MidPen has site control funding could take several months or longer.
4. Once MidPen takes ownership of the property, MidPen operates independently of the hotel and MidPen's construction start date is beyond the hotel's control.
5. MidPen is looking to the hotel to take the lead on the construction of shared infrastructure improvements such as on and offsite roads, and utilities. The Hotel would need permits in order for this work to proceed.
6. Condition #125 was introduced when MidPen left the deal. Since that time Midpen has returned to the deal and signed the sale agreement.
7. Removing Condition #125 also benefits the community because the Krug Family be will donating \$100,000 to the Sonoma Valley Little League upon breaking ground on the hotel.
8. A large portion of the proceeds from the sale to MidPen will be paid to SPLASH to help fund the construction of the Public Pool Project at the Sonoma Valley High School.