

Sonoma Academy Performing Arts Center

Design Review Board

May 20, 2021

Adam Ross
Interim Senior Planner
Planning and Economic Development

- Preliminary Design Review:
 - 450-seat theater
 - 350-seat performance hall with 100 additional seats available in mezzanine
 - Rehearsal space
 - Scene shop
 - Academic teaching spaces
- Approved MND and CUP from 2005
- Approved prior DR for Studios and Grange 2016
- Approved Hillside Development Permit approved 2016

Project Location 2500 Farmers Lane



Project Location 2500 Farmers Lane

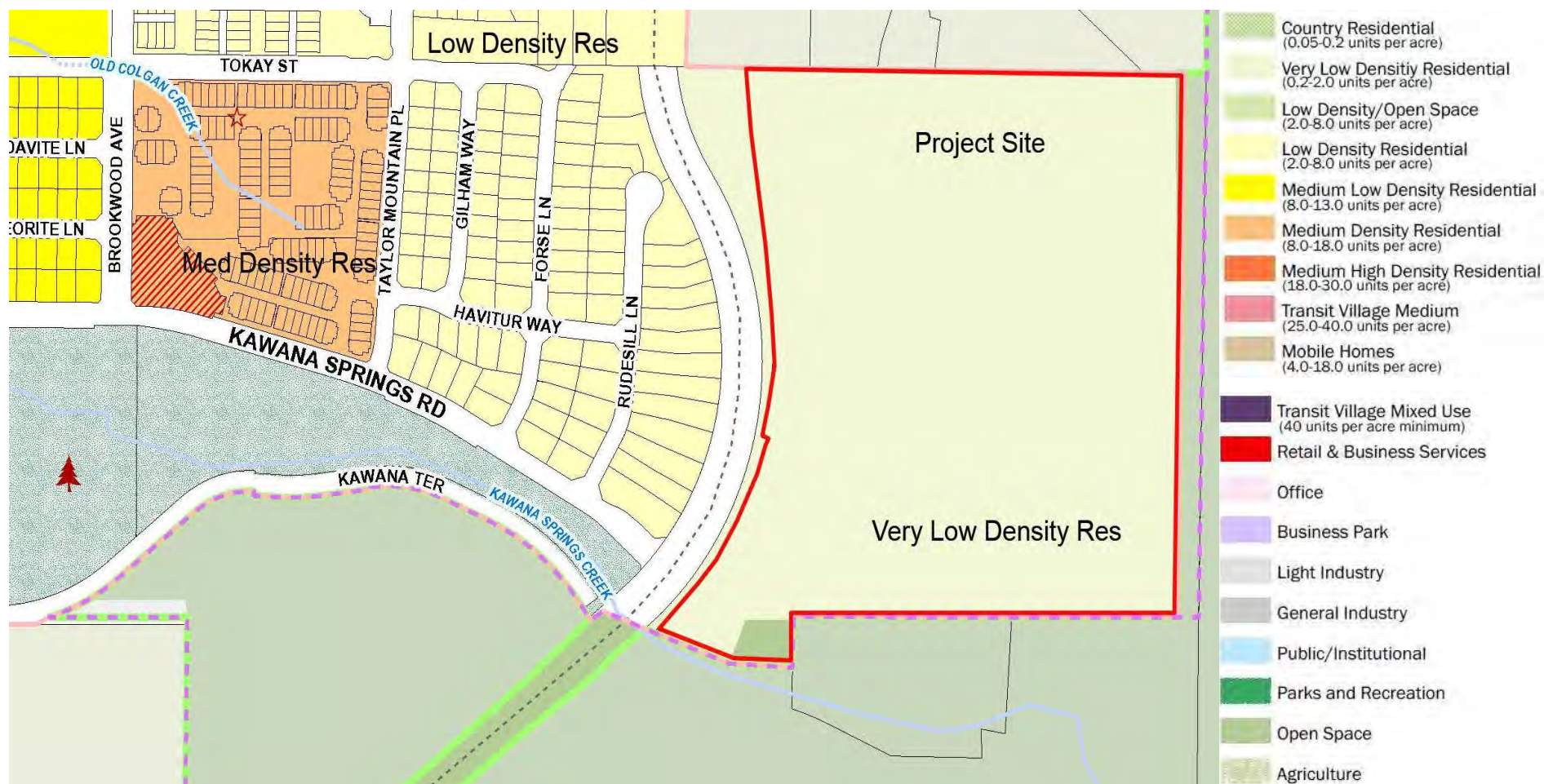


Project Location 2500 Farmers Lane

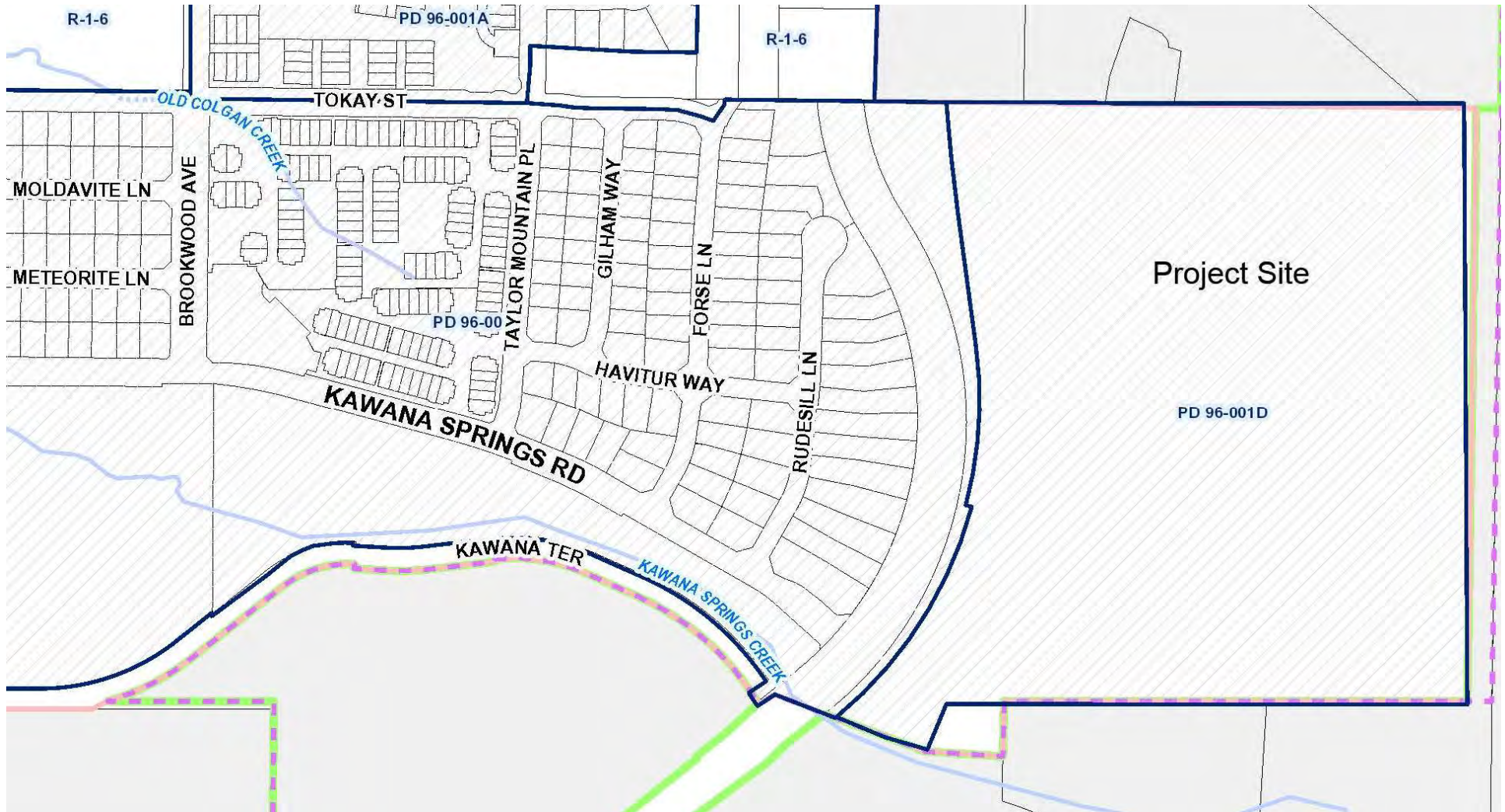


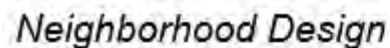
Project History

- May 20, 2004 – Concept Design Review (full build out)
- February 10, 2005 – Planning Commission adopts MND, recommends Rezoning, approves CUP (full build out)
- April 5, 2005 – City Council adopts MND, amends Southeast Area Plan policy statement and PD district to allow schools
- July 21, 2005 – Preliminary Design Review for Phase 1
- April 21, 2016 – DRB Studios and Grange Project approved



Zoning





- 9

Design Guidelines



Infill Development

- 4.3 I A To provide for continuity of design between existing and new development.
- 4.3 I B To ensure that projects are designed in such a way as to reduce to a minimum possible negative consequences, such as: loss of privacy, noise, increased traffic and lighting overspill that infill development may have on existing neighbors.
- 4.3 II 1 Integrate new development carefully into existing neighborhoods with respect to scale, level of detailing, use of materials, landscaping, and other characteristics of the neighborhood.

Design Guidelines



Building Design

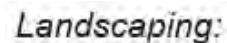
- 3.2 III A 1 Break up the mass of larger structures with articulation of the form, use of color and the use of multiple materials, including: horizontal wood, cement fiber and composite siding, vertical wood siding, stucco, wood shingles, real and cultured masonry.
- 3.2 III A 4 Avoid dressing up fronts of building with higher quality materials and switching to less expensive siding material on the sides and back. Design all four sides of buildings.
- 3.2 III C 2 Avoid buildings with a massive appearance. Divide buildings into segments that break down the scale.

Design Guidelines



Hillside Considerations

- 4.5 II C 2 Place buildings to take advantage of existing vegetation in the foreground and in the background.
- 4.5 II E 1 Utilize landscaping to screen structures from the downhill direction. This is particularly important when tall pony walls occur on the downhill side.



- 13

Environmental Review

California Environmental Quality Act (CEQA)

- Mitigated Negative Declaration adopted 2/10/05
- Tiers from Southeast Area Plan EIR, certified 1994
- Scope included 170,000 square feet and 600 students
- No new or more severe impacts

Public Comments

Comments relating to increased noise

Recommendation

The Planning and Economic Development Department recommends that the Design Review Board, by resolution, approve Preliminary Design Review for the Sonoma Academy Performing Arts Center.

Adam Ross
Interim Senior Planner
Planning and Economic Development
ARoss@srcity.org
(707) 543-4705

