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Petaluma Planning Commission
11 English Street
Petaluma, CA 94952

Subject: Proposal for Building Our Family Home at 560 Hayes Lane

Dear Planning Commission Members,

We are writing to present our proposal for building our dream home at 560 Hayes Lane. We are thrilled to share our plans and vision for a residence that not only caters to our family's needs but also respects and preserves the surrounding environment and community.

Our design journey began with a firm commitment to three primary objectives, each of which we believe plays a crucial role in creating a harmonious living space within the existing ecosystem:

1. **Preserving Existing Trees:** One of our utmost priorities is the conservation of the beautiful native trees that grace the landscape of the property. Our plans include careful consideration of each tree's position, ensuring they remain untouched during the construction process. By integrating our home's layout around these natural elements, we aim to create a seamless blend between the built environment and the lush greenery, fostering a sense of unity with nature.
2. **Minimizing Disruption of the Natural Hillside:** We deeply value the integrity of the natural hillside on which the property rests. Our design focuses on minimizing any alteration to the terrain, opting instead to work in harmony with the existing contours. Through innovative layout and a thoughtful architectural approach, we are confident that our home will complement the hillside rather than disrupt it, preserving its unique beauty for future generations to enjoy.
3. **Respecting Views from Public Right-of-Way and Neighboring Homes:** Understanding the significance of scenic vistas to the wider community and our neighbors, we have painstakingly crafted our design to ensure minimal disruption to the views from both the public right-of-way on Hayes Lane, the walking path to the water tanks and for nearby private residences. By nestling our two-story house into the hill

and incorporating a minimal driveway and carport, we aim to maintain the natural sightlines that are an integral part of the area's identity.

Our proposed plans reflect a sustainable and environmentally conscious approach, utilizing eco-friendly materials and energy-efficient systems to reduce our carbon footprint. In addition to having solar panels and an EV charger and being all electric we will also have a greywater system, an extremely efficient heat pump with a thermal battery and heat-recovery ventilation.

The centerpiece of our house is a salvaged timber frame from our family farm in Ohio, and the shed additions on each side create a profile that nicely compliments Petaluma's agricultural heritage. We further accentuate this connection with appropriate materials: corrugated metal roofing, board-and-batten siding and gooseneck lighting.

Our design features an accessible bedroom and bathroom on the main floor that will serve as a guest suite while our family is young and can be used as the primary suite as we age in place. We have worked with the building department regarding visitability and adaptability, and Jerome Hoberg has approved our design for the future addition of a ramp from the carport to the front door should we need one.

We understand the importance of community engagement and are eager to collaborate with the Planning Commission and other stakeholders to address any concerns and receive valuable feedback. Our goal is to create a home that not only meets the needs of our family but also enhances the neighborhood's character and respects the unique attributes of the surrounding landscape.

Enclosed with this letter, you will find a comprehensive planset detailing our proposed project. We sincerely hope that the Commission will find our vision aligns with the values of preserving nature, respecting the community, and fostering sustainability.

We eagerly anticipate the opportunity to present our proposal in person and answer any questions you may have.

Sincerely,

DJ Gaker and Emily Cosin