

August 29, 2023

City of Petaluma Planning Division
11 English Street
Petaluma CA, 94952

Re: SPAR Application – Home at 118 Kimberly Way

Dear Planning Department:

We are proposing a two story single family dwelling on an existing vacant lot in residential zoning. The Living area of the home is 3,035 square feet with an attached 2 car garage that is 463 square feet and a covered outdoor area of 450 square feet. The regulations for the subdivision are more restrictive than Petaluma Planning requirements. We have met those requirements and received design review approval from the HOA.

The proposed dwelling takes advantage of the existing grades, avoiding large areas of flat pads and steps down the slope, conforming with the natural topography. Adequate drainage will be provided to manage run off. On-site grading shall blend with the natural contours of the site. All trees on site will remain.

The roofline of the home steps down the building site. The placement of the residence on the site minimizes the alteration of the topography and drainage patterns on the land with slopes of 10 percent or more and minimizes the disruption of areas 25 percent or more.

The massing of the home is consistent with other dwellings in the neighborhood. The mix of stucco, wood, and stone provide variation on the massing of the structure on the front and rear facades.

Please contact our office if we can provide any additional details or clarification.
Regards,

Regards,
Jeff Farrell
Farrell-Faber & Associates, Inc.

Kevin M. Farrell
Architect

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