



June 28th, 2024

Johnson Residence
#30 Oak Knoll Ct,
Petaluma, CA 94952

Johnson Residence – SPAR Review

"The purpose of the Site Plan and Architectural Review (SPAR) process is to secure compliance with the Zoning Ordinance and to promote the orderly and harmonious development of the City of Petaluma (Implementing Zoning Ordinance 24.010.)"

Major Components/ Narrative:

The additions to the existing residence at 30 Oak Knoll Court are designed and detailed to comply with Petaluma's City Standards, as well as the requirements listed in the SPAR Review checklist. The major programs consist of:

- New Pool with New Sun Deck
- New Kit ADU with Patio Deck and Utility Patio
- New Outdoor Wet Bar with Outdoor Kitchen and Wine Cave
- Roof Deck above Wet Bar/ Wine Cave (engineered for Living Roof in possible future phase)
- New Side Yard Utility Corridor With Covered Pool Equipment
- New Front Yard Improvement - Front Entry Landscaping (future phase)
- West Edible/ Orchard Hillside with Proposed Tea Pavilion (future phase)

To Whom It May Concern,

The main intention of these additions is to increase the aesthetic and experiential value of the property, to increase the useable/ functional space, and to create a cohesive visual language with the surrounding context inclusive to providing stability to the hillside.

In the context of the neighborhood/ subdivision and viewsheds, the materials chosen are both structurally and contextually appropriate consisting of natural materials, textures, and tones. These include concrete (both polished and raked), wood, stucco, and natural stone. All lighting fixtures will comply with the Night Sky Ordinance and be hooded/ downward cast per the City of Petaluma guidelines. The program elements and their sizing are based off allowable size requirements from the City of Petaluma, as well their relation in proportion and scale to one another.

Adjacent planters allow for terracing and water detention, as well as a visual relief from the hardscape, though nearly all landscape walls are below 4 feet in height. In the instance of the West Hillside, the existing retaining wall provides the base for a structural addition up to 5' tall. However the retained grade will be raised to 6" below the wall, preventing runoff and erosion that are existing currently on the 45% slope.

As it is adjacent to the Open Space Easement, the rear yard is designed to meet the existing grade of the hillside with the surrounding context extending into the rear yard. The program elements are also designed to niche into the existing hillside, balancing the use of "cut and fill" and minimizing the impact to the topography. This maintains and conserves the character of the hillside as well as its structural integrity.

The fences (inclusive to the trash enclosure) both in the front entry and side yards are designed in accordance with the Petaluma City Code, as well as the required open wire fence along the Open Space Easement. The planting plans include trees (minimum 15 gallon size) and supplemental softscape to allow for additional screening and shade. While it will be necessary to remove one existing 3" madrone from the front yard, it will be replaced with several trees of high ecological and agricultural value. The majority of the added planting material will be of low water use and aid with both water absorption and hillside erosion. Experientially, the planting material serves to provide balance and visually soften the hardscape while providing cooling to the surrounding areas.

This residential project will be completed in two phases: the first will proceed with construction once granted the SPAR Review and proper building permits and the second will commence within the next 1.5 – 2 years. The second phase will consist of the New Front Yard Improvement – Front Entry Landscaping, the West Edible Orchard/ Hillside with Proposed Tea Pavilion, as well as the possible conversion of the Roof Deck to a Living Roof (it will be engineered for a Living Roof). Should changes occur throughout the design and build process, we will notify the city to await further instruction.

Thank you for your consideration,

Rachel Deschner - Merge Studio, Inc. & Lindsey North - Creative Environments