

## Rita Gipson

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**From:** Ken Adelson <kjadelson@gmail.com>  
**Sent:** Thursday, January 25, 2018 11:59 AM  
**To:** City Council  
**Cc:** Planning; Bill Jasper  
**Subject:** Brazil Street/APN 018-051-012 (aka Lot 4 or Lot 227)  
**Attachments:** Jasper- support memo.pdf

Dear Sonoma City Council: Please review the attached memo urging the Council to reject the pending appeal of the decision of the City Planning Commission.

January 25, 2018

To: Sonoma City Council

Copies: Sonoma Planning Commission; Bill Jasper

From: Ken Adelson

Re: Jasper: Brazil Street / APN 018-051-012 (aka Lot 4 or Lot 227)

I write in strong support of Bill Jasper's project and urge the City Council to reject the pending appeal.

I have carefully reviewed the Planning Commission's 20-page Staff Report, including the Draft Resolution adopting a Negative Declaration, the Findings of Project Approval, and the Conditions of Project Approval and Mitigation Monitoring Program.

I have also carefully reviewed the objections to the project described in the Minutes of the PC meeting held on 9/14/17, and the Appeal form submitted by the 5 appellants, including the 2 pages of specific objections attached to it.

Finally, I have carefully reviewed the 8-page letter sent by Bill Jasper to the Council dated 1/8/18, including his responses to each of the specific objections raised by the appellants.

I conclude that the Council should reject the pending appeal because the PC has made an exhaustive analysis of the project, including the presentations made by Bill Jasper's team and the objections raised by the appellants. To me, boiled down, the most material objections are claims that (a) the 5,000 square foot pad guideline will be violated, (b) the project will be visible from other properties, and (c) there will be various other miscellaneous negative impacts (birds, trees, drainage, grading, etc). I am convinced that the PC has fully refuted these claims by showing that:

(a) the 5,000 sf pad claim has become irrelevant since it is undisputed that the proposed new padded areas individually and in aggregate will total less than 5,000 sf;

(b) the zoning for the project, R-HS Residential Hillside, expressly recognizes the suitability of residential projects such as the one at issue, plus only a small portion of the project will be visible from other properties; and

(c) the various miscellaneous claimed negative impacts are fully addressed among the 23 conditions of the proposed Conditional Use Permit.

Bill Jasper has made every effort possible to meet or exceed all reasonable requirements for this project to be approved. He has assembled recognized experts in their fields; he and his team have addressed concerns raised by certain of the appellants and made revisions of the project to satisfy those concerns; and the PC has reached its conclusions after carefully reviewing every requirement and every claim made by the appellants.

The appellants, now that they have their own neighboring residences, simply don't want to permit others to enjoy the proposed hillside residence in question. The appellants have failed to identify any specific objections to the proposed project that warrant a reversal of the PC's conclusions. Their appeal should be denied.

My name is Ken Adelson. For just over 40 years, I practiced law specializing in litigation, especially real estate disputes. I feel qualified by experience to review the documents relevant to this appeal and to express my view that this appeal should be denied.

## Rita Gipson

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**From:** Irene McHugh <irene@mchughvineyard.com>  
**Sent:** Wednesday, January 24, 2018 2:30 PM  
**To:** City Council  
**Subject:** [Contact Form]

**Name** Irene McHugh  
**Email** irene@mchughvineyard.com  
**Phone**

**Message**

Dear City Counsel members:

Like many people who moved to the City of Sonoma, we love the view of the Sonoma hills. We are concerned that developing Schocken Hills for housing will destroy the lovely view that we all enjoy. In addition, intrusions into the hillside may cause landslide as we have seen in Montecito recently.

Please ensure the view and the integrity of the hill is not destroyed for development.

Sincerely,

Tom and Irene McHugh  
owner residents of 481 Brazil Street, Sonoma.

## Rita Gipson

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**From:** Karen Brown <Dtjayb@msn.com>  
**Sent:** Thursday, January 25, 2018 10:26 AM  
**To:** City Council  
**Subject:** [Contact Form]

**Name** Karen Brown  
**Email** Dtjayb@msn.com  
**Phone** 707-484-4140

**Message**

I am writing in regards to the Hillside Homes Appeal, the Jasper/Routhier multi-lot development on Schocken Hill. I am strongly against this development or any type of development that creeps up our beautiful hillsides. Sonoma has many charms, one of which is being able to stand almost anywhere in town and see natural, undeveloped hills. This is one of the main reasons I moved to Sonoma over 20 years ago. The connection between the town and nature is very strong. If I had wanted to see development on every hillside I would have moved to Marin County or stayed in San Francisco. I know three buildings doesn't seem like a lot, but once one building appears, many will follow. Please don't allow this to happen to our beautiful Sonoma landscape.

## Rita Gipson

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**From:** Anne Shapiro <azshap@comcast.net>  
**Sent:** Wednesday, January 24, 2018 9:55 AM  
**To:** City Council  
**Subject:** [Contact Form]

**Name** Anne Shapiro

**Email** azshap@comcast.net

**Phone** 707 996-9978

**Message** To inform those on the Council relatively new to Sonoma...  
So many years ago I can't remember the date or name....there was a project to build an expensive resort right behind The Plaza on the hills. It was put on a ballot and turned down by 75% of the votes. That space is now our wonderful Overlook Trail. We will fight like that again to stop this latest project from ruining the backdrop to our historic valley entrance. Say NO to the Schocken Hill project!!!

**Johanna M. Patri, AICP  
P. O. Box 604  
Sonoma, CA, 95476  
707 996-6412  
[jmpatri@aol.com](mailto:jmpatri@aol.com)**

January 26, 2018

***Delivered by hand***

***Please copy for Council and Public Packet***

Mayor Madolyn Agrimonte and Council Members  
Sonoma City Council  
City of Sonoma  
No. 1 The Plaza  
Sonoma, CA 95476

**RE: Appeal of the Planning Commission's Mitigated Negative Declarations and Use Permit Approvals of the following three projects:**

**Project 1: Lower Lot 2: Residential Development Mitigated Negative Declaration and Use Permit Approval – 149 Fourth Street East, APN 018-051-014**

**Project 2: Upper East Lot 3: Residential Development Mitigated Negative Declaration and Use Permit Approval – Brazil Street, APN 018-051-015**

**Project 3: Upper West Lot 4: Residential Development Mitigated Negative Declaration and Use Permit Approval – Brazil Street, APN 018-051-016**

**Hearing: February 5, 2018**

**Adoption of a temporary Emergency Moratorium Ordinance imposing a temporary moratorium on new hillside development to allow the amendment of the current Sonoma Municipal Code Hillside Ordinance Section 19.40.050.**

Dear Mayor Agrimonte and City Council:

## **INTRODUCTION**

Please accept the following comments as bases for upholding the appeal of the Planning Commission's Mitigated Negative Declarations and Use Permit Approvals of the above-listed projects and denying Project 1, Project 2, and Project 3.

In addition, please accept the request to hold a public hearing on the adoption of a temporary Emergency Moratorium Ordinance imposing a temporary moratorium on new hillside development within hillside areas and hillside zoning districts to allow the amendment and expansion for up-to-date regulations of the current Sonoma Municipal Code Hillside Ordinance Section 19.40.050.

I am addressing Project 1, Project 2, and Project 3 (projects) in total, as I believe they should be analyzed and reviewed as one project, consisting of the proposed development of three single-family residential units, on three residential lots.

## **BASES OF APPEAL**

### **Environmental Review**

Project 1, Project 2, and Project 3 have been analyzed in a vacuum as three separate applications through three separate Mitigated Negative Declarations, while under the provisions of the California Environmental Quality Act (CEQA), because of their common and cumulative impact characteristics, the proposed projects are subject to the preparation of an Environmental Impact Report (EIR).

The way a project is defined directly affects how the proposed action is analyzed for environmental compliance with CEQA, particularly in relation to such issues as primary and secondary environmental effects. Therefore, the project must be defined as specifically as possible in terms of purpose and reasonably foreseeable development.

In accordance with CEQA Section 15064 (f) (1), given the amount of grading, tree removal and testimony of neighboring property owners as to drainage impacts of the three projects collectively, there is substantial evidence in the record and a fair argument that the project may have a significant effect on the environment. Therefore, the lead agency should prepare an EIR (*Friends of B Street v. City of Hayward* (1980) 106 Cal.App.3d 988), even though it may also be presented with other substantial evidence that the project will not have a significant effect (*No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68).

Substantial evidence means enough relevant information and reasonable inferences that a fair argument can be made to support a conclusion, even though other conclusions may be reached (CEQA Section 15384 (a)).

### **Whole of the Action**

The Mitigated Negative Declarations, Staff Report Analysis, and Planning Commission Findings (Resolutions) fail to address and provide meaningful conclusions as to the "whole of the action".

It is clear from the Mitigated Negative Declarations and staff reports prepared by Planning staff, that these three projects are connected and together constitute the "whole of the action" and therefore, should be reviewed and analyzed in total.

Under State California Environmental Quality Act (CEQA) Guidelines (Section 15378), "project" means the "whole of the action", which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. This definition provides for the maximum protection of the environment. Under the provisions of CEQA, if the Lead Agency needs to grant more than one approval for a project, the CEQA document must include all those components. "Piecemealing", rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA.

It is clear from the Mitigated Negative Declarations and staff reports prepared by Planning staff, that these three projects are connected and together constitute the "whole of the action" and therefore, should be reviewed and analyzed in total. This is evident from project descriptions and the following facts:



1. All parcels are contiguous and share common property lines;
2. All parcels are under common ownership;
3. All parcels and projects have one common access; and
4. Construction activities associated with the three proposed projects have common activities and/or infrastructure, including, but not necessarily limited to grading, excavation, trenching for installation of required improvements (e.g., utilities, driveway, and drainage features), preparation of building pads, construction of the residential buildings, and infrastructure.

### **Cumulative Impacts**

The Mitigated Negative Declarations, Staff Report Analysis, and Planning Commission findings fail to discuss cumulative impacts. The Planning Commission decisions fail to find a basis for concluding that the incremental effects of the proposed three projects are not cumulatively considerable.

#### Background from Planning Staff

##### Lower Lot 2

An arborist report submitted with the application indicates that 38 trees would be removed, the majority being oak trees with a diameter of less than 12 inches. Grading for the project would be balanced with earthwork calculations estimating 1,780 cubic yards of cut and 1,780 cubic yards of fill. The residential home site would be accessed by an existing private driveway that originates at the intersection of Fourth Street East and Brazil Street.

##### Upper East Lot 3

Access to the residence (and potentially an additional home on the parcel to the west, Lot 4/227) would be provided by a ±800 foot long driveway that extends off an existing private driveway originating at the corner of Fourth Street East and Brazil Street. Construction activities associated with the project would include tree removal, grading, excavation and trenching for installation of required improvements (e.g., utilities, driveway, and drainage features), preparation of building pads, and construction of the residential buildings. Arborist reports submitted with the application indicate that two trees would be removed at the residential building site and 15 trees would require removal for the proposed driveway, the majority being oak trees with a diameter greater than 12 inches. Earthwork calculations for the residence estimate 580 cubic yards of cut and 1,240 cubic yards of fill resulting in 660 cubic yards of import. However, soil export from the driveway (230 cubic yards) and adjacent residential project on Lot 4/227 (430 cubic yards) are intended to balance the project. Earthwork calculations for the driveway estimate 3,120 cubic yards of cut and 2,890 cubic yards of fill.

##### Upper West Lot 4

Access to the residence (and potentially an additional home on the parcel to the east, Lot 3/228) would be provided by a ±800-foot long driveway that extends off an existing private driveway originating at the corner of Fourth Street East and Brazil Street. Construction activities associated with the project would include tree removal, grading, excavation and trenching for installation of required improvements (e.g., utilities, driveway, and drainage features), preparation of building pads, and construction of the residential buildings. Arborist reports submitted with the application indicate that 18 trees would be removed at the residential building site and 15 trees would require removal for the proposed driveway (the majority of trees

proposed for removal are oak trees; roughly half having a diameter of less than 12 inches and the other half having a diameter of 12 inches or greater). Earthwork calculations for the residence estimate 620 cubic yards of cut and 190 cubic yards of fill resulting in 430 cubic yards of export. However, soil export from the residence (430 cubic yards) and driveway (230 cubic yards) are intended to balance the adjacent residential project proposed on Lot 3/228. Earthwork calculations for the driveway estimate 3,120 cubic yards of cut and 2,890 cubic yards of fill.

### Significant Cumulative Effects

The Mitigated Negative Declarations (MND) do not address or discuss cumulative impacts. Section 15130 requires that the MND must discuss cumulative impacts of a project when the incremental effect is cumulatively considerable, as defined in Section 15065 (a) (3). A cumulative impact consists of an impact which is created as a result of the combination of the project evaluated together with other projects causing related impacts. An adequate discussion requires past, present, and probably future project producing related impacts.

With the quantity of grading (6,100 cubic yards of cut and 6,100 cubic yards of fill) and the number of trees (88) to be removed are considered together, it is considerable and constitutes a significant impact. If the projects were properly designed, sited and sized, (as in reducing development size and clustering downhill), these cumulative impacts could be reduced to less than significant.

### **Inconsistency with Sonoma Municipal Code Section 19.40.050 Hillside Development**

#### Amount of Grading

Development Standard D. 2. a. i. requires that grading shall be designed to conserve natural topographic features and appearances by minimizing the amount of cut and fill. The amount of grading (6,100 cubic yards of cut and 6,100 cubic yards of fill) associated with the three projects is inconsistent with this development standard as the amount of grading collectively constitutes the reforming of the natural topography to accommodate the proposed large-scale residential developments.

#### Total Size of Lot Pad Grading

Per Item E of the Design Guidelines of the Hillside Ordinance, the projects should be limited to lot pad grading on each lot not to exceed 5,000 square feet in total area.

While Lot Pad Grading is listed as a Design Guideline, the code requires: "Within the hillside area and the Hillside Zoning District, the following "guidelines" should be implemented whenever applicable. The staff reports recognize that: "Lot pad grading *should* be limited to the boundaries of the structure's foundation, vehicle parking space and a yard area as shown on the approved grading plan. Pads should not exceed 5,000 square feet in total area."

The staff reports acknowledge that: "Lot pad grading does not comply with this guideline." The staff reports further state: "However, proposed grading is within the range of land disturbance associated with other hillside development in the immediate vicinity." There is no substantiated evidence in the staff reports or analyses that this statement is true. Nor does this constitute an environmentally sound or factual finding that non-compliance approvals with this guideline should be granted to these projects. There are no findings in the Resolution to justify or quantify

the granting of non-compliance to the guideline nor that the Lot Pad Grading guideline should not be implemented.

It is totally improper for Staff analysis to conclude that a project's non-compliance is "OK" merely because other projects do not comply.

### **Revisions, Modifications, and/or Changes to the Projects, Brought Before the City Council at the February 5, 2018 Appeal Hearings**

No revisions, modifications, or changes to the project plans or proposals made by, or agreed to by, the applicants should be reviewed or considered by the City Council at the February 5, 2018 appeal hearings before the Council. The appeals and what is in front of the Council are based on the final actions of the Planning Commission on August 10, 2017. Any revised projects must be resubmitted to the Planning Commission under new applications for public review.

### **Appeal Conclusion**

The "whole of the action" under the provisions of CEQA require these three projects to be analyzed and reviewed collectively and are subject to the preparation of an Environmental Impact Report under The California Environmental Quality Act Guidelines (CEQA) Section 15064 (f) (1)

When the quantity of grading (6,100 cubic yards of cut and 6,100 cubic yards of fill) and the number of trees (88) to be removed are considered cumulatively, it is significant. If properly designed, sited and sized, (as in reducing development size and clustering downhill), these cumulative impacts could be reduced to less than significant.

The proposed projects fail to comply with the preservation of the natural topographic features of the site and the total size of lot pad grading as required by the provisions of the Sonoma Municipal Code Section 19.40.050 Hillside Development.

### **ADOPTION OF A TEMPORARY EMERGENCY MORATORIUM ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON NEW HILLSIDE DEVELOPMENT**

The Council should consider the adoption of a temporary Emergency Moratorium Ordinance imposing a temporary moratorium on new hillside development within hillside areas and hillside zoning districts to allow the amendment of the current Sonoma Municipal Code Hillside Ordinance Section 19.40.050.

Given the horrific fire-related events in the fall of 2017 and the need for hillside development to be in harmony with the natural setting and the protection and preservation of the hillside viewsheds, a moratorium on development within the hillside area and hillside zoning districts of the City of Sonoma would allow for clarification and expansion of the current hillside development standards and guidelines to insure: (a) that hillside development is in harmony with the natural setting; (b) the protection and preservation of the hillside viewsheds; and (c) development minimizes fire risks and maximizes public safety.

A temporary Emergency Moratorium Ordinance to take effect immediately would provide the City staff, the City Council, the public, and all public safety agencies the time needed to study and review the provisions of the current hillside development standards and to amend and adopt all provisions and standards that would minimize the potential risks of wildland and structural fires on hillside development and surrounding areas, maximize public safety, and

insure the protection and preservation of the hillside viewsheds and the natural setting and environment.

### **Time-line**

Under California Government Code Section 65858, the City of Sonoma can adopt an emergency interim ordinance to temporarily prohibit certain land uses, specifically in this request the submission, acceptance, processing, and/or approval, including both land use planning applications and certain building permits for new development within hillside areas and hillside zoning districts. Given the ferocity of recent fire events, the City should carefully study the potential impacts of hillside development activities and determine how these activities should be regulated to the greatest extent feasible to maximize public safety and minimize structure losses.

A temporary Emergency Moratorium Ordinance would allow the City the urgency to amend the Hillside Ordinance in particular, and any other pertinent development and building codes in general, without following the typical procedures that it would use to amend its municipal code. At the direction of the City Council, amending of this code section could be done in a timely manner.

### **Findings**

Per California law, a temporary Emergency Moratorium Ordinance:

Is necessary to declare an emergency for the preservation of public property, health, peace, and safety with the imposition of a temporary emergency moratorium on the submission, acceptance, processing, and/or approval of land use applications and certain building permit applications;

Is needed to address the recent, current, immediate, and future threats to public health, safety, peace and welfare of hillside development and associated improvements, infrastructure and landscaping;

Will authorize the City Council to pursue more aggressive and appropriate measures to ensure that the environmental, aesthetics and safety needs of the community are met as they relate to hillside areas and hillside zoning districts as described in Sonoma Municipal Code (Hillside Ordinance) Section 19.40.050 B. 1. Hillside Development;

Is needed to potentially limit the burden on public infrastructure and on-going public safety and operating expenses, as disasters and related relief are costly;

Will allow the City Council, the Community Development and Building Departments, fire-safety agencies and the general public a period of time in which to review all existing land use and building codes and regulations as they affect hillside development within the City of Sonoma and surrounding communities to ensure that all land use development proceeds in a manner that is consistent with ultimate fire-safety standards, procedures, and guidelines;

Will enable a reasoned discussion and consideration of desired amendments to the Sonoma Municipal Code without creating unnecessary impacts or hardships upon the City, surrounding communities, or property owners;

May require assistance from third party consultants to complete the task of analyzing the current Sonoma Municipal Codes and building regulations as contemplated herein; therefore, the City Council should direct the City Manager to authorize the expenditure of City funds to engage the necessary consultants to assist the Community Development and Building Departments;

Is needed as an emergency exists, given the recent horrific fire-related events that commenced on October 9, 2017, within the County and City of Sonoma, for the on-going and future preservation of public property, health, peace, and safety of the City of Sonoma and surrounding communities and their residents and guests and a temporary moratorium adopted as an emergency ordinance provides the time necessary to prepare a review of all current land use regulations and for the City Council and staff and pertinent agencies and the public to collaborate and consider clear and concise amendments to the City of Sonoma Municipal Code and Building Codes, including those regulations and systems aimed at minimizing potential negative environmental, aesthetics, and safety impacts, while maximizing public safety systems and establishing an efficient process for review and approval of land use development applications and building permits needed to protect the citizens of the City, valley and county and to ensure that placement, construction, use and modifications of the systems throughout the City are consistent with ultimate fire-safety standards; and

Will allow the City Council, the Community Development and Building Departments, fire-safety agencies, and the general public a period of time to conduct a thorough analysis and assessment of the Sonoma Municipal Code and Building Codes affecting the development of land within hillside areas and the Hillside Zoning District of the City with particular attention to the following items, though not necessarily limited to these:

- Purpose of hillside development, regulations and guidelines
- Differentiation between, and clarification and expansion of, "regulations" and "guidelines"
- Necessity for Design Review applications and standards
- Submittal requirements for Use Permit and/or Design Review Applications for hillside development
- Geotechnical Report requirements
- Street and driveway layout and restrictions
- Lot pad limitations
- Detailed grading design and limitations
- Detailed drainage plans
- Fire prevention and protection analysis
- On-site water storage and emergency water-delivery systems
- Off-site water availability, including distance from public fire hydrants
- Access
- Vegetation management and maintenance
- Mulch material
- Use of non-pyrophoric plant materials
- Prescribed burns
- Defensible space
- Gas tanks with defensible space
- Firebreaks
- Firescaping and landscape plan requirements including fire ladders, spacing, plant volume and selection
- Building materials
- Arborist report, tree removal, and tree replacement provisions and requirements

- Erosion control
- Fencing design and materials
- Hedges design, species, and maintenance
- Plant removal

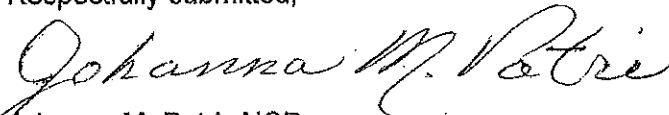
### Summary

Through a temporary Emergency Moratorium Ordinance process, public workshops can be conducted, thereby increasing public knowledge, awareness, due-diligence and responsibility towards creating a safer and healthier environment, resulting in minimizing risk of fire damage to homes, building structures, the natural environment, and communities. After thoughtful deliberation, the Council could determine if there are certain building permits that could be issued not subject to a temporary moratorium.

Please review the attached *Town of Los Gatos Hillside Development Standards and Guidelines* as an example of well-authored regulations governing, while respecting the constraints of, hillside development.

Thank you for your consideration.

Respectfully submitted,



Johanna M. Patri, AICP

Cc. Cathy Capriola, City Manager  
David Goodison, Planning Director

Attachment: *Town of Los Gatos Hillside Development Standards and Guidelines*

*Hillside Development Appeal Letter 1\_26\_2018*

**Town of Los Gatos**



**Hillside Development Standards  
and Guidelines**

**Adopted by Council**

**January 2004**



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## **Acknowledgements**

### **Town Council:**

Steve Glickman, Mayor  
Mike Wasserman, Vice Mayor  
Sandy Decker  
Diane McNutt  
Joe Pirzynski

### **Architectural Standards/Hillside Committee:**

Lee Quintana  
Peggy Dallas, Architect  
Paul DuBois  
Morris Trevithick  
Phil Micciche  
Suzanne Muller (emeritus)

### **Planning Commission:**

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Mike Burke  
Jeanne Drexel  
Phil Micciche  
Lee Quintana  
Joanne Talesfore  
Morris Trevithick

### **Town Staff:**

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Pamela Jacobs, Assistant Town Manager  
Orry Korb, Town Attorney  
Bud N. Lortz, Director of Community Development  
Tom Williams, Assistant Director of Community Development  
Suzanne Davis, Associate Planner  
Joel Paulson, Planner  
Rachel Bacola, Planning Intern



## Foreword

### Things to Consider Before you Begin the Design Process

- The goal of the Hillside Development Standards and Guidelines (HDS&G) is to achieve design excellence, foster sustainable development and preserve the natural environment consistent with the Town's vision for its hillsides.
- Become familiar with the HDS&G, the Town's General Plan, Zoning Ordinance, Hillside Specific Plan, and other relevant plans and regulations. An application that is consistent with Town plans and policies, and has submitted all necessary reports and information can be processed with minimal delay.
- The HDS&G establish a framework for appropriate design, standards and minimum and/or maximum requirements. However, stricter standards may be required to avoid potential impacts and to achieve the goals and objectives of the HDS&G.<sup>1</sup>
- Applicants are encouraged to creatively meet the goals and objectives of the HDS&G.
- The illustrations provided in the HDS&G are schematic and meant to show the intent of a standard or guideline.
- Not every site can be developed at the maximum density or intensity allowed by the Zoning Ordinance. Some sites cannot accommodate a two-story home or accessory uses such as swimming pools, tennis courts, etc.
- It is beneficial to inventory the site's natural, physical properties (such as slope distribution and geology). A site plan and design program should be developed only after the Least Restrictive Development Area (LRDA) has been identified based on a site specific constraints analysis. This approach will assist in designing projects that avoid or fit in with the site's natural constraints.
- It makes for good relations with your future neighbors if you meet with them beforehand to discuss any special concerns they may have prior to siting and designing the house, landscaping, or making any significant site improvements.
- Since the Town's goals, policies, and regulations may change from time to time, it is advisable to check with the Town's Community Development Department for any changes.

<sup>1</sup>Designs that are bulky and massive may be more difficult to get approved (see Chapter V, section F. on pages 37-39).



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# **I. INTRODUCTION**

## **A. Vision Statement**

The Town of Los Gatos is a beautiful and special place nestled at the base of the Santa Cruz Mountains. The mountains provide an exceptional backdrop, providing the Town with a beautiful, natural environment. It is the vision of Los Gatos that this natural asset be preserved by insuring that any development in hillside areas:

- maintains the existing open, wooded, rural character;
- is in harmony with the natural setting;
- conserves landforms and other features of the natural landscape;
- preserves wildlife habitat and movement corridors; and
- protects and preserves viewsheds and the ridgelines of the mountains.

## **B. Overview**

The Hillside Development Standards & Guidelines (HDS&G) are intended to acknowledge that:

- The rural, natural open space character of the hillsides is an important component of the Town's character and charm.
- The hillsides are geologically and environmentally sensitive areas.
- Development in the hillsides has the potential to affect, and be effected by, the environment. Awareness of a site's natural constraints will result in development that is sensitive to the environment, incorporates safeguards to maximize public safety, and minimize changes to the visual quality of the hillsides.

Property owners should have the opportunity to build, expand, or remodel. However, such changes must recognize and respect the constraints associated with hillside development.

## **C. Goal**

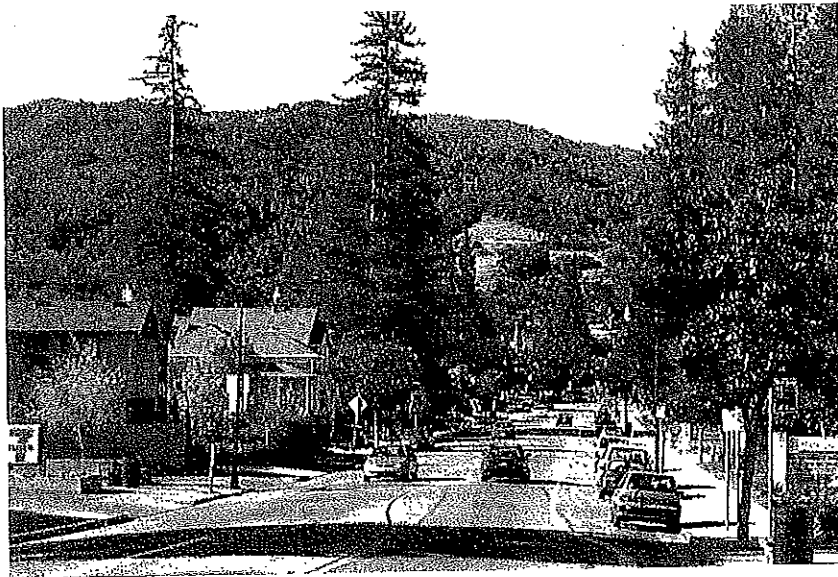
The overall goal of the Hillside Development Standards and Guidelines is to work hand in hand with the Town's discretionary development review process to achieve design excellence that fosters sustainable development and preserves the natural environment.



## **D. Applicability and Approval Process**

The Hillside Development Standards and Guidelines apply to the areas shown on the Hillside Area Map. The map includes all areas with HR (Hillside Residential) and RC (Resource Conservation) zoning, and some lots with R-1 (Residential, Single-Family) zoning. The R-1 lots are included because of the presence of a hillside environment and/or steep slopes.

The Hillside Development Standards and Guidelines provide guidance to homeowners, builders and design professionals in preparing proposals for hillside areas. They also serve as a guide for the Town Council, Planning Commission, Development Review Committee, and Town staff during the review and approval process.



**E. Main Street looking west**



**(Hillside Area Map)**



## **E. Objectives of the Hillside Development Standards and Guidelines**

The following objectives are intended to implement the Town of Los Gatos' vision statement for its hillside and to ensure that all development is in compliance with the goals, policies, and implementing strategies of the General Plan.

1. Ensure high quality projects.
2. Ensure that projects are designed to fit with and avoid the site constraints.
3. Minimize the potential for geologic failures, fires, and floods that result from or adversely impact new development.
4. Maintain the natural appearance of the hillsides from all vantage points including the valley floor.
5. Protect ridgelines from development.
6. Maximize contiguous natural open space.
7. Maintain the rural, natural, open space character of the hillsides.
8. Promote residents enjoyment of the hillsides, including the creation of hillside hiking/biking trails.
9. Ensure that development does not dominate, but rather visually blends and achieves harmony between the natural and built environment.
10. Conserve the natural features of the site such as topography, natural drainage, vegetation, wildlife habitats, movement corridors and other physical features.
11. Promote sustainability.
12. Incorporate the above objectives in a development's overall site plan



Photo by Deborah Ellis



## **F. Standards versus Guidelines**

The Hillside Development Standards and Guidelines contain both standards and guidelines. Standards are mandatory nondiscretionary regulations that must be followed. The words "shall" or "prohibited" denotes a standard or mandatory regulation. Guidelines are discretionary. They are statements that present good ideas or recommendations on how to achieve the objectives established by these Hillside Development Standards and Guidelines. The word "should" denotes a guideline. If a statement does not include the words "shall" or "prohibited" it is a guideline.

Development plans must demonstrate full compliance with all standards, and substantial compliance with all applicable guidelines whenever site conditions require and there is not a substantial reason why the guideline should not be followed. The degree to which a guideline is addressed and the method used to comply is flexible. If an applicant believes a standard or guideline does not apply to their project the burden is on the applicant to demonstrate why and to suggest or provide a creative solution that still meets the intent of the goal and objectives of the HDS&G.

Site characteristics and constraints along with the implementation of the Hillside Standards & Guidelines may not allow a specific site to achieve the maximum density or intensity otherwise permitted by the Zoning Ordinance.

When a conflict arises between the implementation of two standards or two guidelines, a design solution will be sought that balances the objectives of the two standards or guidelines. However, when a conflict arises between a standard and a guideline the standard shall take precedence.

## **G. Relationship of the Hillside Development Standards and Guidelines to the Town's General Plan, Zoning Ordinance and Los Gatos Hillside Specific Plan**

The Hillside Development Standards & Guidelines are used along with other policy plans and regulatory documents adopted by the Town. These include the General Plan, Zoning Ordinance, Blossom Hill Comprehensive Open Space Study and Hillside Specific Plan. It is important that anyone intending to build or grade in the Town's hillside area become familiar with these documents.

The Los Gatos General Plan contains many important goals and policies that are designed to preserve the natural character of the Town's hillside areas. All projects must be consistent with the goals and policies of the General Plan.

The Los Gatos Zoning Ordinance establishes allowable land uses for all properties, regulates the intensity of development, and establishes the density of new subdivisions.

The Hillside Specific Plan addresses hillside development through its expression of two main goals: (1) preserve the irreplaceable natural environment of the mountains, and (2) address the





differences in development policies, regulations, and standards between the Town and County and to study possible new standards that could be adopted by the County.

## **H. Project Review and Approval Process.**

The Town's process for reviewing and approving development projects in the hillside areas is discussed in Chapter IX.



## Rita Gipson

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**From:** no-reply@parastorage.com  
**Sent:** Wednesday, January 24, 2018 7:33 AM  
**To:** City Council  
**Subject:** New message via your website, from irene@mchughvineyard.com

- **You have a new message:**
- Via: <https://www.protectsonoma.com/>
- **Message Details:**
  - 
  - **Name** Irene McHugh
  - **Email** irene@mchughvineyard.com
  - **Subject** Please protect Schocken Hill from further development
  - **Message** We moved to the city of Sonoma because of the beauty of the hills. Please do not allow further development on Schocken Hill. We are also very concerned about the stability of the hill. Further intrusion into the hill may cause landslide as we have seen recently in Montecito. Sincerely, Irene McHugh 481 Brazil Street, Sonoma, CA
- **Sent on:** 24 January, 2018
- Thank you!

## Rita Gipson

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**From:** no-reply@parastorage.com  
**Sent:** Tuesday, January 23, 2018 3:54 PM  
**To:** City Council  
**Subject:** New message via your website, from jonwink@gmail.com

- **You have a new message:**
- Via: <https://www.protectsonoma.com/>
- **Message Details:**
  - 
  - **Name** Jon Winkelried
  - **Email** jonwink@gmail.com
  - **Subject** Schocken Hill
  - **Message** I strongly object to this development being allowed to proceed. This threatens a sacred aspect of the Sonoma View scape. Deterioration of our development standards threatens everyone's property values and the culture of Sonoma.
- **Sent on:** 24 January, 2018
- Thank you!

## Rita Gipson

---

**From:** no-reply@parastorage.com  
**Sent:** Tuesday, January 23, 2018 3:38 PM  
**To:** City Council  
**Subject:** New message via your website, from nicole@katanophoto.com

- **You have a new message:**
- Via: <https://www.protectsonoma.com/>
- **Message Details:**
  - 
  - **Name** Nicole Katano
  - **Email** nicole@katanophoto.com
  - **Subject** Schocken Hill
  - **Message** To the City Council: PLEASE!! Do NOT destroy the character of our town. Schocken Hill must be allowed to stand over Sonoma without being visually ruined by development. How can you not know this already? Anyone arriving here can see at once that the charm and beauty of the entire town hinges on the clean, green (or gold) hillsides that surround us. Do not kill the goose that lays the golden egg in order to placate developers. The citizens of the town oppose this development in every way. PS Last time I wrote to the City Council I did not have the courtesy of even one reply. If you read the messages sent to you please respond. Thank you, Nicole Katano
- **Sent on:** 23 January, 2018
- Thank you!

## Rita Gipson

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**From:** Katherine Fulton <knfulton@gmail.com>  
**Sent:** Wednesday, January 24, 2018 4:59 PM  
**To:** City Council  
**Subject:** Opposition to new Schocken Hill development--please overturn Planning Commission

I wish to express my opposition to the effort to build three new houses on the south slope of Schocken Hill. Though the city planning commission approved the plans, they did so without acknowledging the ways in which the proposed development violates the spirit of the 2003 Hillside Ordinance. I do not oppose all development—in fact I am very much in favor of the new Broadway housing development that will soon be on your agenda as well. I oppose these new proposed homes that are outside the code.

I hope you vote to overturn the planning commission's approval for the Schocken Hill development.

Respectfully submitted,

Katherine Fulton  
675 Second Street East

## Rita Gipson

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**From:** Greg Brennan <gb@gregbrennan.com>  
**Sent:** Friday, January 26, 2018 11:24 AM  
**To:** City Council; Madolyn Agrimonti; Amy Harrington; David Cook; Gary Edwards; Rachel Hundley  
**Subject:** Please uphold the appeal for approval of hillside residential compounds

To my city council representatives,

Every day I walk or run through town and I'm filled with gratitude because I get to live here – full time. The city's beauty is framed by the hills on our north side. They're a backdrop to this phenomenal place we call home.

So I sincerely request that you uphold the appeal of the approval of the hillside compounds on Schocken Hill proposed by developer Bill Jasper. They do not comply with our city's hillside development code, as I'm certain you're aware.

Please respect our code—and the foresight your council predecessors had when they drafted the code in 2003. Uphold the appeal. Require a full EIR for any new applications, and send those new applications to the Planning Commission for their consideration first.

Santa Rosa made a huge error, I believe, back in the late 70s and early 80s allowing hillside development in Fountaingrove. The loveliness of the rolling hills overlooking that city will always be pockmarked by houses. I hope that doesn't happen here.

Thank you very much for your consideration.



**Greg Brennan**  
COPYWRITER

Copy, Film & Video, and Other Fun Stuff

[www.gregbrennan.com](http://www.gregbrennan.com)

707-758-6673

skype: greg\_brennan

<http://twitter.com/GregBrennan>

<http://www.linkedin.com/in/gregbrennanwriterproducer>

## Rita Gipson

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**From:** Mike Lyons <mlyons@pacbell.net>  
**Sent:** Friday, January 26, 2018 10:48 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Mike Lyons
Email	mlyons@pacbell.net
Phone	
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

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**From:** Ann Jones <ann@annjonesinteriors.com>  
**Sent:** Friday, January 26, 2018 10:51 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

<b>Name</b>	Ann Jones
<b>Email</b>	ann@annjonesinteriors.com
<b>Phone</b>	415-265-3380

Mayor Agrimonti and members of our City Council:

I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.

I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.



## Rita Gipson

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**From:** Steve Eckert <seckert@pacbell.net>  
**Sent:** Friday, January 26, 2018 10:51 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Steve Eckert
Email	seckert@pacbell.net
Phone	415-722-7112
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

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**From:** Kathleen Lawton <bluekat@vom.com>  
**Sent:** Friday, January 26, 2018 10:54 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Kathleen Lawton
Email	bluekat@vom.com
Phone	7079359040
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

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**From:** Laurie Gill <lgill55@mac.com>  
**Sent:** Friday, January 26, 2018 10:58 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Laurie Gill
Email	lgill55@mac.com
Phone	

Mayor Agrimonti and members of our City Council:

I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.

I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.

## Rita Gipson

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**From:** patricia thames <tishthames@gmail.com>  
**Sent:** Friday, January 26, 2018 11:00 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	patricia thames
Email	tishthames@gmail.com
Phone	17077383313
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

**Rita Gipson**

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**From:** Natalie Bell <nataliebell21@gmail.com>  
**Sent:** Friday, January 26, 2018 11:02 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Natalie Bell
Email	nataliebell21@gmail.com
Phone	7072604711  Mayor Agrimonti and members of our City Council:  I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.  I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.

**Rita Gipson**

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**From:** josy ingersoll <josy.ingersoll@gmail.com>  
**Sent:** Friday, January 26, 2018 11:04 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	josy ingersoll
Email	josy.ingersoll@gmail.com
Phone	7079353746
	Mayor Agrimonti and members of our City Council:  I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.  I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.

## Rita Gipson

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**From:** Adriana Chamyan <anchamyan@gmail.com>  
**Sent:** Friday, January 26, 2018 11:05 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Adriana Chamyan
Email	anchamyan@gmail.com
Phone	7073431698
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

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**From:** John Fanucchi <noreply@123formbuilder.com>  
**Sent:** Friday, January 26, 2018 11:06 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	John Fanucchi
Email	rdrnr56@aol.com
Phone	707-694-9585

Mayor Agrimonti and members of our City Council:

I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.

I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.



## Rita Gipson

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**From:** Elizabeth Garneau <elasha@vom.com>  
**Sent:** Friday, January 26, 2018 11:08 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Elizabeth Garneau
Email	elasha@vom.com
Phone	707-996-1822
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

---

**From:** Zac Weinberg <weinberg@cottageinnandspa.com>  
**Sent:** Friday, January 26, 2018 11:08 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Zac Weinberg
Email	weinberg@cottageinnandspa.com
Phone	5304176164
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

---

**From:** Ruth Fassinger <rfassing@umd.edu>  
**Sent:** Friday, January 26, 2018 11:15 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Ruth Fassinger
Email	rfassing@umd.edu
Phone	410-507-9575
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

---

**From:** Kathleen Gori <kathy.gori@gmail.com>  
**Sent:** Friday, January 26, 2018 11:17 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Kathleen Gori
Email	kathy.gori@gmail.com
Phone	707-889-4464

Mayor Agrimonti and members of our City Council:

I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.

I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.

## Rita Gipson

---

**From:** Alan Berger <alanberger@icloud.com>  
**Sent:** Friday, January 26, 2018 11:18 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Alan Berger
Email	alanberger@icloud.com
Phone	707-529-1861
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

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**From:** William Combs <noreply@123formbuilder.com>  
**Sent:** Friday, January 26, 2018 11:21 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	William Combs
Email	twoschott@yahoo.com
Phone	
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

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**From:** Ditty Vella <ditty@vom.com>  
**Sent:** Friday, January 26, 2018 11:21 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Ditty Vella
Email	ditty@vom.com
Phone	

Mayor Agrimonti and members of our City Council:

I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.

I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.

## Rita Gipson

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**From:** Sue Rosser <srosser@sfsu.edu>  
**Sent:** Friday, January 26, 2018 11:21 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Sue Rosser
Email	srosser@sfsu.edu
Phone	
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>



## Rita Gipson

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**From:** Carolyn Alioto <calioto@comcast.net>  
**Sent:** Friday, January 26, 2018 11:24 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Carolyn Alioto
Email	calioto@comcast.net
Phone	708-939-1835
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

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**From:** Marie Taylor <Marietaylor41@hotmail.com>  
**Sent:** Friday, January 26, 2018 11:25 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Marie Taylor
Email	Marietaylor41@hotmail.com
Phone	7072890877
	Mayor Agrimonti and members of our City Council:  I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.  I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.

## Rita Gipson

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**From:** Leslie Whitelaw <lesliewhitelaw@gmail.com>  
**Sent:** Friday, January 26, 2018 11:27 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

<b>Name</b>	Leslie Whitelaw
<b>Email</b>	lesliewhitelaw@gmail.com
<b>Phone</b>	707-935-1570
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

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**From:** Karen Sanders <noreply@123formbuilder.com>  
**Sent:** Friday, January 26, 2018 11:28 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Karen Sanders
Email	ksand1126@yahoo.com
Phone	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

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**From:** Dee Anne Mathews <deemathews@sonic.net>  
**Sent:** Friday, January 26, 2018 11:30 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Dee Anne Mathews
Email	deemathews@sonic.net
Phone	996-5533
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

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**From:** John Oakes <joakes@joakes.com>  
**Sent:** Friday, January 26, 2018 11:33 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	John Oakes
Email	joakes@joakes.com
Phone	4155091009
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

**Rita Gipson**

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**From:** Lind Peters <noreply@123formbuilder.com>  
**Sent:** Friday, January 26, 2018 11:38 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Lind Peters
Email	lpeters_61@yahoo.com
Phone	707509981
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

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**From:** peggy hacksunda <noreply@123formbuilder.com>  
**Sent:** Friday, January 26, 2018 11:49 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

<b>Name</b>	peggy hacksunda
<b>Email</b>	phacksunda188@aol.com
<b>Phone</b>	

Mayor Agrimonti and members of our City Council:

I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.

I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.



## Rita Gipson

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**From:** Fred Allebach <fallebach@gmail.com>  
**Sent:** Friday, January 26, 2018 11:59 AM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Fred Allebach
Email	fallebach@gmail.com
Phone	707-935-3514
	Mayor Agrimonti and members of our City Council:
	<p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p>
	<p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

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**From:** Paul Maysonave <sonomaman@sbcglobal.net>  
**Sent:** Friday, January 26, 2018 12:06 PM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

<b>Name</b>	Paul Maysonave
<b>Email</b>	sonomaman@sbcglobal.net
<b>Phone</b>	938-5400
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

**Rita Gipson**

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**From:** Kyle Bell <happy4bells@comcast.net>  
**Sent:** Friday, January 26, 2018 12:08 PM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Kyle Bell
Email	happy4bells@comcast.net
Phone	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

**Rita Gipson**

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**From:** Jim Beck <jimbeck282@gmail.com>  
**Sent:** Friday, January 26, 2018 12:13 PM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Jim Beck
Email	jimbeck282@gmail.com
Phone	510-388-8900
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>

## Rita Gipson

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**From:** Nicole Katano <nicole@katanophoto.com>  
**Sent:** Friday, January 26, 2018 12:16 PM  
**To:** City Council  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name	Nicole Katano
Email	nicole@katanophoto.com
Phone	3102209285
	<p>Mayor Agrimonti and members of our City Council:</p> <p>I strongly urge you to uphold the appeal of the approval of the hillside residential compounds. There are many issues with these projects, including the fact they do not comply with the Hillside Development Code, as recently clarified by your predecessors who drafted and passed the code in 2003. As you know, hillsides in Sonoma are sacred, and form the scenic, undisturbed backdrop of our Plaza and town. Our code was put into place to protect them.</p> <p>I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.</p>