

February 19, 2018

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Sonoma, CA 95476

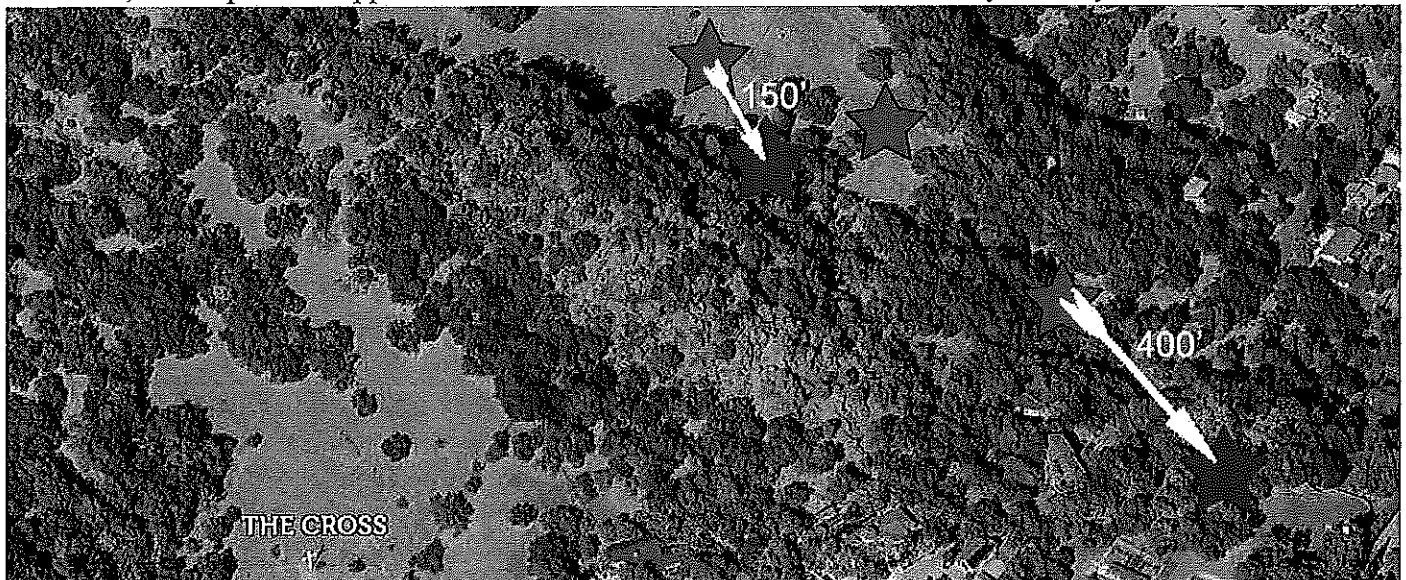
Members of the Sonoma City Council

As you read your packet materials for the March 1 appeal hearings of my 3 projects, I would like you to keep in mind some points regarding the opposition. In ordinary life, if somebody consistently exaggerates or lies to you, you soon discount everything they say - it is the legal principle that a witness who testifies falsely about one matter is not credible to testify about any matter.

While all documents we have submitted to date are factual and we have avoided attacking the opposition, since the appellants and their supporters have taken to spreading massive amounts of misinformation, I want to make sure you are aware of all the opposition's misrepresentations. Simply put, people have been misled into thinking these homes are something they are not. Thus their signed petitions should be ignored.

Note that no additional documents have been filed by opponents with the city beyond the simple appeal documents filed within 2 weeks of planning commission approval of the projects, as noted on the city web page <https://www.sonomacity.org/other-development-projects/> (and today is the deadline for filing of documents to get into your packets). Nothing – no engineering reports, no legal analyses, no professional interpretations, etc. – has been presented by the opposition to refute the conclusions of the planning commission that these projects all deserve your support. The opposition consists primarily of petitions which people have been asked to sign based on inaccurate pictures and statements.

As a start, the map on the opposition's web site has 2 of the homes incorrectly sited by hundreds of feet:



And on the opposition's Facebook page, the implied view from the valley floor is actually an aerial photo. Had the picture been taken on the ground under the camera one would not be able to even see the location of the homes. The extensive visual study done by a licensed architect, and to which no factual refuting evidence has been presented, should be the definitive review of visible impact.

Further public misrepresentations by the opposition:

<p>That Protect Sonoma is the appellant.</p>	<p>Neighbors around 4<sup>th</sup> St East and Brazil are the appellants who initially protested due to existing drainage issues in that area, and because a proposed home’s garage would be 200 feet from a neighboring home. The appellants got Protect Sonoma (formerly the North of Mission Neighborhood group which had nothing to do with Schocken Hill) to help build a campaign against these homes.</p>
<p>That these are “residential compounds”.</p>	<p>Three individual residences with over 800 feet separating them is not a “large residential compound”.</p>
<p>That the closest opponent changed his letter of support because the design of a home changed.</p>	<p>He changed his support because (1) he decided that the plants which had been agreed in writing to be planted to help obscure his view from 200 feet might die and not be replaced, and (2) he felt he had a better understanding of drainage issues than the local civil engineer who worked on the project.</p>
<p>There is a “drainage issue” on Brazil.</p>	<p>While there is an existing issue, as verified by the city engineer, these homes will not add to the problem as the civil engineer has designed the projects to support more than a 100-year storm.</p>
<p>The homes are “massive”.</p>	<p>These homes are consistent with most newer homes on the east side.</p>
<p>This project is “incompatible with the hillside development code and will forever ruin Schocken Hill”.</p>	<p>As determined by city staff and the planning commission, the projects are compatible, and, as confirmed by city staff, these are the last lots that could be built on Schocken Hill in the city limits.</p>
<p>The homes are “visible on Schocken Hill”.</p>	<p>As can be seen from the extensive visual studies done by the architect, 2 of the homes are tucked in among trees on the lower east slope of the hill and will be barely visible to people on the east side (and nothing from the plaza), while the third home is behind the home at 131 4<sup>th</sup> St East and will for all practical purposes only be seen by 2 people in Sonoma.</p>
<p>Videos of the developer are evidence of our concerns.</p>	<p>The opponents were informed that the videos they used on their website were taken from site locations which were ultimately changed – yet they declined to post correct videos.</p>
<p>“There is significant removal of trees, affecting birdlife, the view of the hills, and an erosion hazard.”</p>	<p>There are well over 1,000 trees on the properties of at least 5 varieties, with a vast majority less than 12” in diameter, and the few trees removed will be replaced on a 1.5 to 1 basis; staff pointed out that birdlife will not be affected; erosion is not an issue as noted above.</p>

Hillside slopes are seriously scarred by the cut and fill of the winding driveway to the highest elevations of the two upper lots, and will be visible from the immediate neighborhood and some areas of the city.	There have been 3 roads on the properties for over 60 years, and none of them are visible from anywhere in Sonoma because of the terrain and trees. The new road has been designed to nestle in among existing trees and will not be visible to the valley floor as evidenced by architectural studies.
The projects required variances to be approved.	There are NO variances on the projects of any kind.
While staff has pointed out that these projects are similar in size to neighboring properties, this is irrelevant because the codes were different.	The last 3 homes built or remodeled in the area (one owned by one of the appellants) were subject to the same 2003 code.
“This is nothing less than a battle for the rule of law and the soul of Sonoma”.	This is clearly an inflammatory statement not based on fact and designed solely to get people to sign a petition without understanding the facts.
The letter from former council members regarding the 5,000 square foot issue.	It is interesting that when the council had study sessions in 2002 to discuss the new development code, only 4 of the 5 signers of the letter were on the council, and there are no minutes from the sessions discussing the 5,000 foot issue. And when the council had hearings in 2003 to formalize the new code, while all 5 signers of the letter were on the council, again there are no minutes indicating that the 5,000 foot issue was discussed. And in that formalization of the code those 5 council members approved the residential zoning for these 3 lots.

As stated in the first paragraph, if somebody consistently exaggerates or lies to you, you soon discount everything they say. Given all of the above, petitions signed by hundreds of non-informed people should be ignored and you should concentrate on the facts before you – which clearly show that you should deny the appeals of the 3 projects.

*City of Sonoma Planning Commission*  
**STAFF REPORT**

*Agenda Item #1*  
*Meeting Date: 12-13-07*

**Agenda Item Title:** Application for a Use Permit to expand and remodel a residence on a hillside property, and construct a swimming pool, detached second dwelling unit, workshop, tennis court, utility shed, and garden shed.

**Applicant/Owner:** Robert Baumann Architect/William Jasper Jr.

**Site Address/Location:** 80 Second Street East (APNs 018-042-005 and 018-091-005)

**Staff Contact:** Rob Gjestland, Associate Planner  
Staff Report Prepared: 12/5/07

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**PROJECT SUMMARY**

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**Description:** Application of Robert Baumann Architect for a Use Permit to expand and remodel the residence at 80 Second Street East (APNs 018-042-005 and 018-091-005), and construct a swimming pool, detached second dwelling unit, workshop, tennis court, utility shed, and garden shed.

**General Plan Designation:** Hillside (H)

**Planning Area:** Northeast Area

**Zoning:** Base: Hillside Residential (R-HS)      Overlay: Historic (/H)

**Site Characteristics:** The project involves new construction on two parcels: APN 018-042-005 (80 Second Street East) is a 4.2-acre parcel on the east side of Second Street East that is currently developed with a residence, swimming pool, barn, and shed. APN 018-091-005 is an undeveloped, 2.8-acre flag lot off of Fourth Street East.

**Surrounding Land Use/Zoning:**

**North:** Single-family home & Undeveloped land outside City limits/Hillside Residential & LIA100 (County Zoning)

**South:** Single-family homes/Hillside Residential

**East:** Single-family home/Hillside Residential

**West:** Single-family homes and condominium complex (across Second Street East)/Hillside Residential, Rural Residential, and Medium Density Residential

**Environmental Review:**

<input checked="" type="checkbox"/> Categorical Exemption	<input type="checkbox"/> Approved/Certified
<input type="checkbox"/> Negative Declaration	<input checked="" type="checkbox"/> No Action Required
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> Action Required
<input type="checkbox"/> Not Applicable	

**Staff Recommendation:** Approve subject to conditions.

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## **PROJECT ANALYSIS**

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### **BACKGROUND**

The project proponent purchased 80 Second Street East (APN 018-042-005) in 2006, and is currently in escrow to purchase two neighboring parcels to the east. The majority of proposed improvements would occur on the 80 Second Street East property, where the existing residence would be expanded and new accessory structures built. However, the tennis court is proposed on APN 018-091-005, one of the neighboring properties currently in escrow. The current owner of this parcel has authorized the application, and staff is presenting all elements of the project as a single Use Permit application.

### **DETAILED PROJECT DESCRIPTION**

The project involves improvements on two hillside properties as follows:

#### *80 Second Street East (APN 018-042-005):*

- The existing residence would be remodeled and expanded from 3,286 square feet to 4,662 square feet (including garage areas). The residence is designed as a single-story structure, but includes a 32-foot tall rotunda that includes a second-story viewing balcony. New decks/patios would be provided in the front of the home along with a pool toward the southwest corner of the residence. The residence reflects a Spanish Colonial Revival style.
- An 848-square foot second dwelling unit is proposed on the slope below the residence and driveway.
- A 1,005-square foot workshop is proposed below the residence at the location of an existing pool, which would be removed. Photovoltaic panels would be located on south-facing roof element of the structure.
- A 424-square foot utility shed is proposed behind the northeast corner of the home.
- A 384-square foot gardening shed with covered patio is proposed behind the northwest corner of the home.
- Other proposed improvements include a new well, water tank, and modifications to the alignment and slope of the existing driveway (in conjunction with a fire truck turnaround) for easier navigation and better emergency access. The existing barn and shed would be retained.

*APN 018-091-005:* A tennis court is proposed on this parcel that would be accessed by a footpath leading through APN 018-051-009 (95 Brazil Street) from the property at 80 Second Street East.

As noted in the project narrative, a number of “green” development building practices have been incorporated into the project, and a green building management consultant has been hired to assist with the project. In addition, the applicant is working with an arborist to ensure the preservation of as many trees as possible in conjunction with the project. Based on the site plan, it appears that a total of ten trees would be removed, however the applicant has indicated that one of the two oak trees identified for removal directly in front of the home will now likely be preserved.

### **GENERAL PLAN CONSISTENCY** ( **Not Applicable to this Project**)

The property is designated Hillside Residential by the General Plan. The Hillside Residential land use designation is intended to preserve Sonoma’s hillside backdrop, while allowing limited residential development in conjunction with agricultural uses. The designation allows a density of one residential unit per ten acres (excluding second units). General Plan policies that apply to the project call for the protection of important scenic vistas (Community Development Element, Policy 5.3). The visibility of the project and its impact on scenic vistas is discussed below under the “Hillside Development.”

**DEVELOPMENT CODE CONSISTENCY** ( Not Applicable to this Project)

*Use:* The property is zoned Hillside Residential (R-HS). Single-family homes, second dwelling units, and accessory structures are permitted uses in the R-HS zoning district, subject to approval of Use Permit by the Planning Commission.

*Density:* The maximum density allowed within the R-HS zone is one dwelling unit per ten acres. The proposal involves expansion of the existing residence located on APN 018-042-005. The proposal does not raise any issues in terms of consistency with density limitations. Staff would note that second dwelling units are excluded from density calculations.

*Setbacks for the Residence:* Primary structures in the R-HS zone must be setback a minimum of 30 feet from all property lines. The residence complies with this requirement; however an above-grade patio/deck on the west side of the home (identified on Sheet A1.1 as the "Proposed BBQ Area") would encroach six feet into the required 30-foot setback. The applicant is requesting an Exception from the setback standards for this aspect of the project (see "Discussion of Project Issues" below).

*Floor Area Ratio (FAR):* The maximum FAR in the R-HS zone is 0.10 or 10% of the total lot area. The project would increase the total FAR of APN 018-042-005 from 2% to 3.4%. Pursuant to the Development Code, FAR calculations include attached garages and accessory structures over 120 square feet, but exclude porches, cellars, attics, and second units.

*Lot Coverage:* The maximum coverage in the R-HS zone is 15% of the total lot area. The project would increase the lot coverage of APN 018-042-005 from 2% to 4%. Pursuant to the Development Code, porches and pools are excluded from coverage calculations.

*Building Height (Primary Residence):* The maximum building height within the R-HS zone is 30 feet for primary structures. In addition, Section 19.40.040 of the Development Code allows for chimneys, spires, and towers to project up to eight feet above the normally allowed structure height. The proposal complies with these height limitations. The residence would have a maximum height of 28 feet measured from finish grade, and the central tower would have a maximum height of 32 feet.

*Setbacks & Building Height for Accessory Structures:* Detached accessory structures, including second dwelling units, can be located as close as five feet from side or rear property lines provided that they meet specific height criteria (i.e., a wall/plate height of nine feet or less and a maximum roof height of 15 feet). All of the proposed accessory structures have been designed to comply with these height and setback standards: the workshop would be setback a minimum of six feet from the east property line and 22 feet from the south property line; the second unit would be setback a minimum of 14 feet from the south property line; the utility shed would be setback a minimum of 13 feet from the east property line; the garden shed would be setback 34 feet from the west property line.

*Second Dwelling Unit:* A detached second dwelling unit with an area of 848 square feet is proposed on the slope below the residence, in proximity to the south property line. The structure complies with the requirements for detached second dwelling units but requires Use Permit approval because it is a new structure in the R-HS zone and, as result, is subject to the hillside development standards and guidelines (see "Hillside Development" below).

*Parking:* One covered parking space is required for the primary residence and an additional covered parking space is required for the detached second dwelling unit. This parking requirement would be met by the attached three-car garage.

*Tennis Court:* The tennis court proposed on APN 018-091-005 complies with applicable Development Code standards for outdoor recreational courts. The 12-foot tall wire fencing proposed around the court does not raise any issues in terms of fence height requirements because it is located outside of the required 30-foot rear yard setback. In addition, exterior court lighting is not proposed. While the court meets the basic standards, it is subject to the hillside development standards and guidelines which are discussed in greater detail below. In addition, staff would note that this accessory use would occupy an area that could be considered the most appropriate home site for future development of this property (see Discussion of Project Issues).

*Hillside Development:* The purpose of the hillside development regulations and guidelines is to preserve and protect views to and from the hillside areas within the City, to preserve significant topographical features and habitats, and to maintain the identity, character, and environmental quality of the City. All new development within the R-HS zone is subject to approval of a Use Permit. As set forth under Section 19.40.050.F of the Development Code, the Planning Commission shall evaluate applications for hillside development based on the following objectives, in addition to the normal findings for a conditional use permit:

1. *The preservation of natural topographic features and appearances by maintaining the natural topography to the greatest extent possible.*

Relatively minor changes to the alignment and slope of the existing driveway are proposed, and expansion of the residence would require some additional grading around the periphery of the existing home site. The garden shed, workshop, and tennis court are proposed in areas that are gently sloping and/or already developed, and other accessory structures on steeper slopes would be built into the hillside. It appears that the fire truck turnaround would require the most significant alteration to the existing topography. In addition, the total amount of grading for all aspects of the project could be considered substantial when considered cumulatively (see "Discussion of Project Issues" below).

2. *The protection of natural topographic features and appearances through limitations on successive padding and terracing of building sites and the preservation of significant ridgelines, steep slopes, natural rock outcroppings, drainage courses, prominent trees and woodlands, vernal pools, and other areas of special natural beauty.*

For the most part, the residential remodel would occur within the building pad of the existing home site, and the garden shed, workshop, and tennis court are proposed in areas that are gently sloping and/or already developed. Other accessory structures on steeper slopes would be built into the hillside. Natural features on the site, including rock outcroppings and substantial woodlands would be preserved with the exception of the nine or ten trees that would require removal.

3. *The utilization of varying setbacks, building heights, foundation designs, and compatible building forms, materials, and colors that help blend buildings into the terrain.*

Proposed exterior finish materials for all buildings consist of stucco, exposed wood framing, stone veneer, and clay tile roofing that would utilize earth-tone colors to blend into the hillside. In addition, the residence is well articulated, with several roof elements of varying height that taper down from the central rotunda. While designed on a single level (similar to the existing home), the downslope/front side of the home includes arched opening beneath the deck, along with ring walls and a multi-level stairwell that add architectural interest and further break up the mass of the south elevation. Accessory structures proposed on steeper slopes (i.e., the second unit and utility shed) would be built into the hillside to help blend with the terrain.

4. *The utilization of clustered sites and buildings on more gently sloping terrain to reduce grading alterations on steeper slopes.*

Many of the proposed improvements, including the residential remodel, garden shed, workshop, and tennis court are proposed in areas that are gently sloping and/or already developed. It appears that the second unit and the fire truck turnaround would require grading alterations on steeper slopes (see "Discussion of Project Issues" below).

5. *The utilization of building designs, locations, and arrangements that protect views to and from the hillside area.*

The project includes the remodel/expansion of an existing residence and construction of several new accessory structures. At present, public views of the home are limited to only a few perspectives and obscured by the significant tree canopy on the property. The remodeled home is designed as a single-story structure, similar to the existing residence, but would be slightly more visible because it is somewhat larger and includes taller elements, including the central rotunda (see "Discussion of Project Issues" below). The proposed accessory buildings are smaller, at less prominent locations, and would be substantially screened from public views by the tree canopy and/or the residence. The proposed tennis court would not be visible given its location within a clearing that is surrounded by trees. As shown on the landscape plan, tree and shrub plantings are also proposed to provide additional screening of these accessory structures.

6. *The preservation and introduction of plant materials so as to protect slopes from soil erosion and slippage and minimize the visual effects of grading and construction of hillside areas.*

An erosion control plan is normally required for hillside development which will address measures for reseeded and stabilizing disturbed soil areas. The applicant indicates that native or drought tolerant grasses, reseeded, and/or ground covers would be provided for newly graded slopes.

7. *The utilization of street designs and improvements that minimize grading alterations and harmonize with the natural contours of the hillsides.*

Relatively minor changes to the alignment and slope of the existing driveway are proposed with the intent of providing easier navigation and better emergency access. However, as noted above, the fire truck turnaround will require a substantial alteration to the existing topography (refer to "Discussion of Project Issues" below).

*Design Review:* The City Council recently expanded the design review requirements for projects in the Historic Overlay zone. As a result, the project will be subject to subsequent review by the Design Review Commission (DRC). In this case, the Planning Commission is responsible for reviewing and acting upon the project site plan, building massing and elevation concepts to the extent it deems necessary. Subsequent review by the Design Review Commission would be limited to elevation details, exterior materials and colors, fencing (i.e., tennis court), and any other issues specifically referred to the DRC by the Planning Commission.

*Frontage Improvements:* The property frontage on Second Street East is not improved with curb, gutter, and sidewalk. Pursuant to Chapter 12.14 of the Sonoma Municipal Code Section, frontage improvement (curb, gutter and sidewalk) are required when improvements to a property exceed \$30,000. This requirement has been included in the draft conditions of approval.



**CONSISTENCY WITH OTHER  
CITY ORDINANCES/POLICIES** ( Not Applicable to this Project)

**ENVIRONMENTAL REVIEW** ( Not Applicable to this Project)

Pursuant to Section 15303 of the State CEQA Guidelines, the construction of a limited number of new, small structures is categorically exempt from the provisions of CEQA (Class 3 – New Construction or Conversion of Small Structures).

**DISCUSSION OF PROJECT ISSUES**

*Grading & Retaining Walls:* Part of the fire truck turnaround is proposed on a steeper slope that would require substantial grading alterations and use of retaining walls. As noted on the site plan (Sheet A1.1), the retaining wall on the south side of the fire truck turnaround would reach a height of up to ten feet at its corner, which is inconsistent with the guideline that specifies that retaining walls should not be higher than five feet. However, the Fire Department has indicated that with any improvement of the property a fire truck turnaround will be required, and such a facility will inherently require a significant change to the natural topography given slopes on the site and the dimensional requirements of the turnaround. The proposed configuration has been reviewed by the Fire Department and was found to be an acceptable compromise.

Staff would also note that, cumulatively, the project requires a substantial amount of grading because of the scope of the project and number of proposed improvements. Nonetheless, the fire truck turnaround and other changes to the natural topography for the various elements of the project would be screened from view by the significant tree canopy on the property. In addition, grading has been designed to balance the amount of cut and fill along with retaining walls to minimize impacts to the existing topography. For these reasons, staff feels that the proposed grading, use of retaining walls, and changes to the natural topography are reasonable.

*Visibility of the Residence:* As noted above, the remodeled home would be slightly more visible than the existing residence because it is somewhat larger and includes taller elements, including the central rotunda. However, public views of the homesite are limited to only a few perspectives and obscured by the significant tree canopy on the property. In considering the proposal, staff found that the residence would be most visible from vantage points to the southwest, including at the intersection of First Street East and Blue Wing Drive (depicted in the photo simulations as “View C”), and from within Depot Park where the bikepath intersects the east side of First Street West. Nonetheless, the significant woodlands and tree canopy on the site would continue to provide significant screening of the home, even with removal of the nine to ten trees as proposed. In addition, the proposed earth-tone colors and materials would help blend the home into the natural setting and offset any increased visibility when compared to the current white building color, which is more noticeable. For these reasons, staff does not feel that the project would significantly degrade public views to or from the hillside.

*Tennis Court Site:* The tennis court is proposed on a vacant parcel (APN 018-091-005) that has the potential to be developed with a single-family residence, based on its R-HS zoning. Future plans for residential development of the property are not known. However, the proposed tennis court would occupy a gently sloping, open meadow on the property that, in relation to the hillside development standards, would likely be considered the most appropriate location for a residence.

*Upgrades for Emergency Access:* In addition to the fire truck turnaround, the Fire Department has specified that the following upgrades will also be required for fire suppression and emergency access:

*Setback Exception:* The corner of the above-grade patio/deck on the west side of the home would encroach up to six feet into the required 30-foot setback. In staff's view, this is a negligible encroachment that would have little impact on nearby properties or residents. As a result, staff supports the Exception request. Elinor Gatto, the neighbor to the west, has submitted a letter indicating that the encroachment is acceptable.

**RECOMMENDATION**

Staff recommends approval of the Use Permit an Exception, subject to the attached conditions of approval.

Attachments:

1. *Findings*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project Narrative*
5. *Correspondence*
6. *Site Plan, Landscape Plan, Grading Plan, Floor Plans and Elevations*

Enclosures (distributed previously):

1. *Exterior Lighting Specifications*
2. *Photo Simulations*

cc: Robert Baumann Architect  
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City of Sonoma Planning Commission  
**FINDINGS OF PROJECT APPROVAL**  
Jasper Hillside Development – 80 Second Street East

September 13, 2007

Based on substantial evidence in the record, including but not limited to the staff report, and upon consideration of all testimony received in the course of the public review, including the public review, the City of Sonoma Planning Commission finds and declares as follows:

**Use Permit Approval**

1. That the proposed use is consistent with the General Plan and any Specific Plan;
2. That the proposed use is allowed with a conditional Use Permit within the applicable zoning district and complies with all applicable standards and regulations of the Development Code (except for approved Variances and Exceptions).
3. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and
4. The proposed use will not impair the architectural integrity and character of the zoning district in which it is to be located.

**Setback Exception Approval**

1. The adjustment authorized by the Exception is consistent with the General Plan, any applicable Specific Plan, and the overall objectives of this Development Code;
2. An exception to the normal standards of the Development Code is justified by environmental features or site conditions; historic development patterns of the property or neighborhood; or the interest in promoting creativity and personal expression in site planning and development;
3. Granting the Exception will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.

City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL**  
Jasper Hillside Development – 80 Second Street East

September 13, 2007

1. A grading and drainage plan, and an erosion and sediment control plan shall be prepared by a registered civil engineer and submitted to the City Engineer for review and approval. The erosion control measures specified in the approved plan shall be implemented during construction. Water draining offsite shall drain directly into the street with a minimum 1% grade unless otherwise approved by the City Engineer. Retaining walls (concrete or masonry) or 2:1 cut and fill slopes shall be constructed if required to compensate for grade differences onsite. The required plans shall be approved prior to the issuance of a grading permit. In addition, the applicant shall prepare and implement a Stormwater Best Management Plan. Applicable erosion control measures shall be identified on the erosion control plan and shall be implemented during the construction phase of the project:
  - a. Soil stabilization techniques such as hydroseeding and short-term biodegradable erosion control blankets or wattles.
  - b. Silt fences or some kind of inlet protection at downstream storm drain inlets.
  - c. Post-construction inspection of all drainage facilities for accumulated sediment.
  - d. Post-construction clearing of all drainage structures of debris and sediment.
  - e. Post-construction best management practices shall be installed (e.g., siltation ponds, bioswales) as directed by the City Engineer).

*Enforcement Responsibility:* City Engineer; Public Works  
*Timing:* Prior to issuance of a grading permit
2. The project shall be constructed in conformance with the approved site plan, floor plan and building elevations, except as modified by these conditions.

*Enforcement Responsibility:* Planning Division; Building Division; City Engineer; Public Works Division  
*Timing:* Prior to issuance of a building permit
3. All Building Division requirements shall be met. A building permit shall be required for the structures and improvements.

*Enforcement Responsibility:* Building Division  
*Timing:* Prior to construction
4. All Fire Department requirements shall be met, including the provision of fire sprinklers within structures as deemed necessary. More extensive fire sprinkler requirements may be imposed, such as the provision of sprinklers within attic areas.

*Enforcement Responsibility:* Fire Department; Building Division  
*Timing:* Prior to issuance of a building permit
5. An approved all-weather emergency vehicle access road to within 150 feet of all portions of all structures shall be provided prior to beginning combustible construction.

*Enforcement Responsibility:* Fire Department; Building Division  
*Timing:* Prior to issuance of a building permit
6. If not currently provided, the entry gate shall be modified to provide a minimum clear width of 12 feet. In addition, some type of gate control access override shall be provided for the Fire Department for the automated entry gate, such as a Knox box.

*Enforcement Responsibility:* Fire Department; Building Division  
*Timing:* Prior to issuance of a building permit
7. Whatever source of water is chosen for fire suppression shall be augmented as necessary to meet the hydraulic requirements of the sprinkler system.

*Enforcement Responsibility:* Fire Department; Building Division  
*Timing:* Prior to issuance of a building permit

8. A 100-foot vegetation clearing (i.e., grass and dead shrubs/plants) shall be maintained around the residence.  
*Enforcement Responsibility: Fire Department*  
*Timing: Prior to issuance of a building permit; Ongoing*
9. A soils and geotechnical investigation and report, prepared by a licensed civil engineer, shall be required prior to the issuance of a grading permit. Recommendations identified in the report shall be incorporated into the construction plans for the project and into the building permits.  
*Enforcement Responsibility: Building Division; City Engineer*  
*Timing: Prior to issuance of a grading/building permit*
10. Parking and drive surfaces shall be surfaced with appropriate materials to support emergency vehicles, subject to the specifications and approval of the City Engineer, Fire Department, and Building Department.  
*Enforcement Responsibility: Fire Department; Building Division; City Engineer*  
*Timing: Prior to issuance of a building permit and/or final occupancy*
11. The property frontage along Second Street East shall be improved with curb, gutter, sidewalk, unless waived by the City Council. The ultimate configuration of the frontage improvements shall be subject to the discretion of the City Engineer. The applicant shall be responsible for any necessary pavement widening and/or repair along the Second Street East frontage as required by the City Engineer.  
*Enforcement Responsibility: Public Works Division; City Engineer*  
*Timing: Prior to final occupancy*
12. An encroachment permit shall be required for any work within the public right of way.  
*Enforcement Responsibility: Public Works; Building Division*  
*Timing: Prior to construction of frontage improvements*
13. A sewer clearance shall be provided to the City of Sonoma Building Division verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Water Agency immediately to determine whether such fees apply.**  
*Enforcement Responsibility: Building Division*  
*Timing: Prior to issuance of a building permit*
14. The project shall be subject to architectural review by the Design Review Commission (DRC), encompassing elevation details, exterior materials and colors, and tennis court fencing.  
*Enforcement Responsibility: Planning Division; DRC*  
*Timing: Prior to issuance of a building permit*
15. In the event that exterior lighting is proposed for tennis court in the future, it shall be subject to the review and approval of the Design Review Commission (DRC).  
*Enforcement Responsibility: Planning Division; DRC*  
*Timing: Prior to installation of lighting*
16. The second dwelling unit shall be subject to the following requirements and limitations:
  - a. No more than three (3) persons shall occupy the second dwelling unit at any one time.
  - b. The main or second unit on the property shall be owner-occupied.
  - c. One covered parking space shall be maintained for the second unit.*Enforcement Responsibility: Planning Division*  
*Timing: Ongoing*
17. Dust control measures, subject to approval by the Building Official and the City Engineer, shall be implemented during the construction of the project. All exposed soil areas shall be watered twice daily or as required by the City's construction inspector.  
*Enforcement Responsibility: Building Division; Public Works Division*  
*Timing: Ongoing during construction*

18. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:

a. *Sonoma County Water Agency* [For sewer connections and modifications and interceptor requirements]

b. *Sonoma Valley Unified School District* [For school impact fees]

*Enforcement Responsibility: Building Division; Public Works Division*

*Timing: Ongoing during construction*

**City of Sonoma Planning Commission**  
**STAFF REPORT**

**Agenda Item #3**  
**Meeting Date: 10-13-11**

**Agenda Item Title:** Application for a Use Permit to restore and construct an addition to an historic residence on a hillside property.

**Applicant/Owner:** Robert Baumann, Architect/Bill Jasper

**Site Address/Location:** 131 Fourth Street East

**Staff Contact:** Rob Gjestland, Senior Planner  
Staff Report Prepared: 10/7/11

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**PROJECT SUMMARY**

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**Description:** Application of Robert Baumann, Architect, for a Use Permit to restore and construct an addition to an historic residence on a hillside property at 131 Fourth Street East.

**General Plan Designation:** Hillside (H)

**Planning Area:** Northeast Area

**Zoning:** Base: Hillside Residential (R-HS)      Overlay: Historic (/H)

**Site Characteristics:** The subject property is a 1.65-acre parcel located on the west side of Fourth Street East near its intersection with Brazil Street. The property is currently developed with an historic Craftsman-style residence (constructed between 1907 and 1910), pump house and various landscape features, including a stone wall and two stone water features. In addition, there are several mature trees on the property, including two palms framing the entry walk. The property frontage is not improved.

**Surrounding Land Use/Zoning:**  
North: Single-family home on large parcel/Hillside Residential  
South: Single-family home on large parcel/Hillside Residential  
East: Single-family homes/Rural Residential  
West: Outdoor recreational court on large parcel/Hillside Residential

**Environmental Review:**

<input checked="" type="checkbox"/> Categorical Exemption	<input type="checkbox"/> Approved/Certified
<input type="checkbox"/> Negative Declaration	<input checked="" type="checkbox"/> No Action Required
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> Action Required
<input type="checkbox"/> Not Applicable	

**Staff Recommendation:** Approve subject to conditions.

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## **PROJECT ANALYSIS**

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### **BACKGROUND**

Over the past summer, following its purchase by Bill Jasper, Garavaglia Architecture conducted an historic resource evaluation of the two-story Craftsman style residence located on the subject property. The evaluation determined that the residence is eligible for listing on the California Register of Historic Resources and is therefore considered an historical resource under State law (refer to enclosed Final Historic Resource Evaluation prepared by Garavaglia Architecture, dated August 2, 2011).

### **DETAILED PROJECT DESCRIPTION**

*Restoration & Addition to Historic Residence:* The project involves renovation and restoration of the historic residence along with construction of a 2,704-square foot, two-story addition at the rear of the home, including 2,256 square feet of living area and a 448-square foot two-car garage. With removal of a previous shed addition, the proposal would increase the net living area of the residence by 1,816 square feet (from 1,777 square feet to 3,593 square feet). In general, restoration activities would return the existing structure to its original appearance through retention and reuse of original exterior materials to the greatest extent possible and in-kind replacement where materials are deteriorated beyond repair, such as the exterior wood shingles. As proposed, the original one-over-one wood windows on the front elevation would be retained and restored, while windows on the north and south elevations would be replaced. The proposed addition has been designed for compatibility with the architectural features of the historic residence in terms of form, roof heights and pitches, exterior materials, details and color. An in-depth analysis of the proposed restoration and addition in terms of architectural form, exterior materials, colors and detailing is addressed in the attached Standards Compliance Review letter prepared by Garavaglia Architecture, dated September 13, 2011.

*Other Improvements:* The project includes a number of other improvements as follows. The circular drive in front of the residence would be restored along with the existing stone wall and entry posts, and a new driveway spur would be provided to access the rear garage. In addition, stepped patios would be provided on the south side of the home including a fire pit, cistern, and pergola. Substantial landscape improvements are proposed around the house as shown on the enclosed preliminary landscape drawings. The existing stone pump house would also be preserved and reroofed. To address Fire Department requirements an emergency vehicle access (EVA) and fire-truck turnaround would be accommodated by widening the southern driveway as shown on the revised Partial Site Plan dated 10/13/11 (refer to "Discussion of Project Issues" for a more details on emergency vehicle access requirements).

The purpose of the project is to restore and upgrade the aging residence, which has been vacant and neglected for three decades. Further details can be found in the attached project narrative and accompanying materials

### **GENERAL PLAN CONSISTENCY** ( Not Applicable to this Project)

The property is designated Hillside Residential by the General Plan. The Hillside Residential land use designation is intended to preserve Sonoma's hillside backdrop, while allowing limited residential development in conjunction with agricultural uses. The designation allows a density of one residential unit per ten acres (excluding second units). General Plan policies that apply to the project call for the preservation of local historic structures (Community Development Element, Policy 5.8) and protection of important scenic vistas and natural resources (Community Development Element, Policy 5.3). The project would most certainly preserve and restore a local historic resource that has been vacant and deteriorating. The visibility of the project and its impact on scenic vistas and natural resources is discussed below under "Hillside Development."



**DEVELOPMENT CODE CONSISTENCY** ( Not Applicable to this Project) *Use:* The property is zoned Hillside Residential (R-HS). Single-family homes and residential accessory structures are permitted uses in the R-HS zoning district, subject to approval of Use Permit by the Planning Commission.

*Density:* The maximum density allowed within the R-HS zone is one dwelling unit per ten acres. The proposal involves the expansion of an existing residence and does not raise any issues with respect to density limitations.

*Setbacks for the Residence:* Primary structures in the R-HS zone must be setback a minimum of 30 feet from all property lines. The addition complies with this requirement in that it would be setback 50 feet from the south property line, 80 feet from the east/rear property line, 192 feet from the north property line, and 144 feet from the front property line.

*Floor Area Ratio (FAR):* The maximum FAR in the R-HS zone is 0.10 or 10% of the total lot area. The project would increase the total FAR of the parcel from 2.8% to 5.6%. Under the Development Code, FAR calculations include attached garages and enclosed accessory structures over 120 square feet, but exclude porches.

*Lot Coverage:* The maximum coverage in the R-HS zone is 15% of the total lot area. The project would increase the lot coverage from 2.8% to 3.8%. Under the Development Code, coverage calculations exclude porches.

*Building Height (Primary Residence):* The maximum building height in the R-HS zone is 30 feet for primary structures. In addition, Section 19.40.040 of the Development Code allows for chimneys, spires, and towers to project up to eight feet above the normally allowed structure height. The proposal complies with these height limitations. The area of addition would not exceed  $\pm 26$  feet in height measured from finish grade and the chimney would have a maximum height of  $\pm 29$  feet. Staff would note that the existing residence currently has a height of 30 feet to the roof peak.

*Setbacks & Building Height for Accessory Structures:* Under the Development Code, detached accessory structure can be located as close as five feet from side or rear property lines provided that they meet specific height criteria (i.e., a wall/plate height of nine feet or less and a maximum roof height of 15 feet). The existing pump house is non-conforming in that it spans the property lined shared with the adjoining parcel to the south (also owned by Bill Jasper). In addition, the landscape plan shows a proposed pergola extending over this same property line. However, the owner intends to correct the current non-conformity through a lot line adjustment, which would render both the existing pump house and proposed pergola compliant with the side yard setback and height standards for accessory structures. A condition of approval has been included to this end requiring resolution of this issue prior to issuance of a building/grading permit.

*Parking:* One covered parking space is required for each single-family home. The parking requirement would be met by the proposed two-car garage.

*Hillside Development:* The purpose of the hillside development regulations and guidelines is to preserve and protect views to and from the hillside areas within the City, to preserve significant topographical features and habitats, and to maintain the identity, character, and environmental quality of the City. All new development within the R-HS zone is subject to approval of a Use Permit. As set forth under Section 19.40.050.F of the Development Code, the Planning Commission shall evaluate applications for hillside development based on the following objectives, in addition to the normal findings for a conditional use permit:

1. *The preservation of natural topographic features and appearances by maintaining the natural topography to the greatest extent possible.*

Proposed improvements occur on relatively gentle slopes ( $\pm 10\%$ ) thus minimizing the amount of grading, and changes in grade would be addressed by a set of low, stepped retaining walls (two for the south patios and two for the front landing and drive/parking area). It is also anticipated that the amount of cut and fill for the project would be under 50 cubic yards, a relatively small amount that does not reach the threshold for a grading permit under the Municipal Code.

2. *The protection of natural topographic features and appearances through limitations on successive padding and terracing of building sites and the preservation of significant ridgelines, steep slopes, natural rock outcroppings, drainage courses, prominent trees and woodlands, vernal pools, and other areas of special natural beauty.*

The project involves construction of an addition to a single-family home and therefore does not require successive and/or terraced building sites that can be associated with major subdivisions in hillside areas. In addition, the property is not in proximity to a ridgeline and slopes are relatively gentle where improvements are proposed (10% on average). Prominent trees and the oak woodland on the property would be preserved (only four trees of relatively small stature would be removed including an olive, two acacias, and a live oak).

3. *The utilization of varying setbacks, building heights, foundation designs, and compatible building forms, materials, and colors that help blend buildings into the terrain.*

Most notably, the addition would be set back behind the existing structure and would not exceed the current height of the residence. This design approach minimizes its visibility. For compatibility with the existing historic structure, exterior materials for the addition include natural wood colored horizontal/shingle siding along with green trim, accents, and roofing. These materials and colors employ natural tones that would help blend into the environment.

4. *The utilization of clustered sites and buildings on more gently sloping terrain to reduce grading alterations on steeper slopes.*

In general, proposed improvements would occur in gently sloping areas ( $\pm 10\%$ ) around the existing home site.

5. *The utilization of building designs, locations, and arrangements that protect views to and from the hillside area.*

The property is currently developed with a two-story residence that is already visible from the street. The design of the addition behind and subordinate to the existing structure is intended to maintain views of the hillside setting.

6. *The preservation and introduction of plant materials so as to protect slopes from soil erosion and slippage and minimize the visual effects of grading and construction of hillside areas.*

An erosion control plan is normally required for hillside development which will address measures for reseeded and stabilizing disturbed soil areas. In addition, only four trees would be removed to accommodate the project. Furthermore, substantial landscape improvements are proposed around the house to help screen and blend grading improvements and the addition (refer to enclosed preliminary landscape plans).

7. *The utilization of street designs and improvements that minimize grading alterations and harmonize with the natural contours of the hillsides.*

In general the existing circular drive would be maintained and restored with some relatively minor alterations, including re-grading the portion in front of the home to provide adjoining grass-pave parking areas, and widening the south driveway entrance to function as the required emergency vehicle access and fire truck turnaround (refer to "Discussion of Project Issues" for a more details on emergency vehicle access requirements).

*Design Review:* Because the property is located in the Historic Overlay zone, the project is subject to subsequent review by the Design Review Commission (Development Code §19.54.080). In this case, the Planning Commission is responsible for reviewing and acting upon the project site plan, building massing and elevation concepts to the extent it deems necessary. Subsequent review by the Design Review Commission would be limited to elevation details, exterior materials and colors, lighting, landscaping (demonstrating compliance with the City's updated water efficient landscaping ordinance), and any other issues specifically referred to the DRC by the Planning Commission. Staff is recommending that the modifications suggested by the historic resource consultant be referred to the DRC for consideration (see "Discussion of Project Issues" below).

**CONSISTENCY WITH OTHER**

**CITY ORDINANCES/POLICIES** ( Not Applicable to this Project)

*Public Improvement Construction (Sidewalk Ordinance):* Under Chapter 12.14 of the City's Municipal Code, improvements to a property that have a building permit valuation exceeding \$40,000 within any two-year period trigger the requirement for public frontage improvements, which can include drainage infrastructure, roadways, curb, gutter and sidewalk. The project will exceed this valuation threshold and the applicant is requesting a Variance from the requirement to install public sidewalk along the property frontage. The Planning Commission may grant a Variance from the requirement to install public improvements, provided that the following findings can be made:

1. *Granting the Variance will not be materially detrimental to the public welfare or injurious to the property in the same zone and vicinity in which the property is located; and*
2. *Based on information provided by the City Engineer, at least one of the following:*
  - a. *Existing drainage facilities are inadequate and that installation would endanger the public welfare by reason thereof; or*
  - b. *It would be in the best interest of the City to cause all or a portion of the required work to be done on an area project basis rather than on an individual basis; or*
  - c. *There are special circumstances applicable to the subject property such as size, shape, topography, location, existing improvements, or surrounding structures, and that the strict application of the requirements under this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this chapter; or*
  - d. *The nature and extent of the dedication, improvements or both, as required in this chapter, do not bear a reasonable relationship to the proposed use or uses of the property such that the exactions required would exceed the demands or burdens upon traffic, circulation and other factors justifying public improvements.*

Circumstance 2.b and 2.c. above are most applicable in this case. The subject property is located in a Rural Residential (R-R) and Hillside Residential (R-HS) zoning district, comprised of large parcels with

a rural character. No other similarly zoned properties in the vicinity have sidewalks (on the west side of Fourth Street East where the subject property is located, sidewalk improvements terminate at the winery facility to the south). Furthermore, the Planning Commission recently approved a variance from the sidewalk improvement requirement for the adjacent properties at 175 Fourth Street East and 95 Brazil Street, as well as other nearby properties including 164 and 249 Fourth Street East. These variances were based primarily on maintaining the rural character of the neighborhood and were consistent with previous Council direction for this northerly segment of Fourth Street East.

In consideration of these factors, it is logical to approve a variance from the sidewalk requirement for the subject property. The request was forwarded to the City Engineer for comment. The City Engineer supports granting a Variance with the condition that a Deferred Improvement Agreement be required as provided for under Section 12.14.051 of the Municipal Code. This would allow the City to require sidewalk improvements in the future if circumstances or conditions were to change over the long term. Staff would note that the requirement for a Deferred Improvement Agreement has been applied consistently to all sidewalk variance requests approved by the Planning Commission over the past two years.

**ENVIRONMENTAL REVIEW ( Not Applicable to this Project)**

As previously noted, an historic resource evaluation determined that the residence is eligible for listing on the California Register of Historic Resources, which means that it is an "historical resource" under the California Environmental Quality Act (CEQA). Pursuant to Section 15331 of the CEQA Guidelines, rehabilitation and additions to an historical resource, may be considered categorically exempt from the provisions of CEQA provided the improvements are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Class 31 – Historical Resource Restoration/Rehabilitation). Accordingly, a subsequent evaluation was conducted to determine whether the proposal complies with the Standards (refer to attached Standards Compliance Review letter prepared by Garavaglia Architecture, dated September 13, 2011). The review concludes that the project as proposed is generally compliant with the Standards, and therefore qualifies for the Class 31 Categorical Exemption. Some minor modifications are suggested in the assessment to improve historical integrity as discussed under "Project Issues" below.

**DISCUSSION OF PROJECT ISSUES**

*Modifications Suggested by Historic Resource Consultant:* As noted above, the Standards Compliance Review conducted by Garavaglia Architecture concludes that the proposed project is generally compliant with the Secretary of Interior's Standards for Rehabilitation. At the same time, the assessment suggests some minor modifications to improve historical integrity, including retention of the original wood windows on the north and south elevations (the proposal includes retention of the original windows on the front façade) and new roof cladding to match the color of original roofing material. Staff recommends that these exterior material and color considerations be referred to the Design Review Commission (DRC) since the DRC typically evaluates these types of details as part of their architectural review. This direction has been included in the draft conditions of approval.

*Emergency Vehicle Access Requirements:* Late in review of the project, the Fire Department confirmed that emergency vehicle access into the property is required because the addition would be setback over 150' from the street. The existing circular drive was determined inadequate for emergency access due to its constrained width and the distance between the stone entry posts ( $\pm 9$  feet) and the issue of emergency access was further complicated by the fact that the stone entry posts, along with the stone wall and culverts at the frontage, are prominent features of the historic property. After considering several possible solutions with the Fire Department and historic resource consultant (Garavaglia Architecture), the applicant achieved a design that meets both of their approval. This solutions provides the necessary EVA and fire truck turnaround by widening the southern vehicular entrance to 20 feet through relocation of the north pylon, adjusting the rock wall, and replacing the culvert (refer to the enclosed Partial Site Plan, Sheet A.12 dated 10/13/11). A letter from Garavaglia Architecture is attached confirming that this ap-

proach would not result in an impact to the historic resource. In addition, an email from Captain Alan Jones is attached confirming that this plan provides adequate emergency access for the Fire Department.

*Lot Line Adjustment:* As noted above, the pump house currently spans the south property line. Accordingly, a lot line adjustment has been required in the draft conditions to rectify this issue as part of the project. The property owner has already been considering options in this regard.

**RECOMMENDATION**

In general, staff feels that the project responds appropriately to the hillside development standards and is sensitive to the historic qualities of the home and property, as reflected in the Standards Compliance Review. Furthermore, the proposal restores and reinvests in a significant local historic resource that has been vacant and deteriorating over the past decades.

Staff recommends approval of the Use Permit, subject to the attached conditions of approval.

**Attachments:**

1. *Findings*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project Narrative & Addendum*
5. *Comments on Proposed Emergency Access from Garavaglia Architecture and Captain Alan Jones*
6. *Standards Compliance Review prepared by Garavaglia Architecture, dated September 13, 2011*
7. *Perspective Renderings*

**Enclosures:**

1. *Historic Resource Evaluation prepared by Garavaglia Architecture, dated August 2, 2011*
2. *Site Plan, Floor Plans, Elevations, & Preliminary Landscape Plans*

cc: Robert Baumann, Architect (via email)  
729 Broadway  
Sonoma, CA 95476

Bill Jasper (via email)  
80 Second Street East  
Sonoma, CA 95476

Sonoma League for Historic Preservation  
P.O. Box 766  
Sonoma, CA 95476

City of Sonoma Planning Commission  
**FINDINGS OF PROJECT APPROVAL**  
Jasper Restoration/Addition – 131 Fourth Street East

October 13, 2011

Based on substantial evidence in the record, including but not limited to the staff report, and upon consideration of all testimony received in the course of the public review, including the public review, the City of Sonoma Planning Commission finds and declares as follows:

**Use Permit Approval**

1. That the proposed use is consistent with the General Plan and any Specific Plan;
2. That the proposed use is allowed with a conditional Use Permit within the applicable zoning district and complies with all applicable standards and regulations of the Development Code (except for approved Variances and Exceptions).
3. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and
4. The proposed use will not impair the architectural integrity and character of the zoning district in which it is to be located.

**Sidewalk Variance Approval:**

1. Granting the Variance will not be materially detrimental to the public welfare or injurious to the property in the same zone and vicinity in which the property is located; and
2. Based on information provided by the City Engineer:
  - a. It would be in the best interest of the City to cause all or a portion of the required work to be done on an area project basis rather than on an individual basis.
  - b. There are special circumstances applicable to the subject property such as size, shape, topography, location, existing improvements, or surrounding structures, and that the strict application of the requirements under this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this chapter.

**DRAFT**

City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL**  
Jasper Restoration/Addition – 131 Fourth Street East

October 13, 2011

1. The project shall be constructed in conformance with the approved site plan (revised Partial Site Plan, Sheet A.12 dated 10/13/11), floor plan and building elevations, except as modified by these conditions.

*Enforcement Responsibility: Planning Department; Building Department; City Engineer; Public Works Department*

*Timing: Prior to issuance of a building permit*

2. If the total amount cut and/or fill for the project exceeds 50 cubic yards then a grading and drainage plan shall be required. Documentation on the total amount of cut and fill for the project shall be provided by the applicant to the City Engineer for consideration. If a grading and drainage plan is required, it shall be prepared by a registered civil engineer and submitted to the City Engineer for review and approval prior to the issuance of a grading permit and commencement of grading/construction activities. Retaining walls (concrete or masonry) or 2:1 cut and fill slopes shall be constructed if required to compensate for grade differences onsite. The plans shall conform to the City of Sonoma Grading Ordinance (Chapter 14.20 of the Municipal Code).

*Enforcement Responsibility: City Engineer; Public Works Department*

*Timing: Prior to issuance of a grading permit*

3. An erosion and sediment control plan shall be required. The required erosion control plan shall be submitted to the City Engineer for review and approval prior to issuance of the encroachment permit, public improvement plans, grading permit (if required), or commencement of grading activities whichever comes first. The erosion control plan shall be consistent with Sections 14.20.200-14.20.210 of the Sonoma Municipal Code and erosion control measures specified in the approved plan shall be implemented during construction prior to the first rains or October 1<sup>st</sup>. In addition, the applicant shall prepare and implement a Stormwater Best Management Plan. Applicable erosion control measures shall be identified on the erosion control plan and shall be implemented throughout the construction phase of the project: soil stabilization techniques such as hydroseeding and short-term biodegradable erosion control blankets or wattles, silt fences and/or some kind of inlet protection at downstream storm drain inlets, post-construction inspection of all facilities for accumulated sediment, post-construction clearing of all drainage structures of debris and sediment, and installation of post-construction best management practices (e.g., siltation ponds, bioswales) as directed by the City Engineer.

*Enforcement Responsibility: City Engineer; Public Works Department; Stormwater Coordinator*

*Timing: Prior to issuance of encroachment permit, public improvement plans, and/or grading permit (if required), or commencement of grading activities whichever comes first*

4. The following improvements shall be required and shown on the improvement plans and are subject to the review of the City Engineer, Planning Administrator and Fire Chief. Public improvements shall meet City standards. The improvement plans shall be prepared by a registered civil engineer and approved by the City Engineer prior to issuance of a grading permit or building permit.

- a. The driveway approaches off of Fourth Street East that serve the property shall be surfaced with a City-approved surface material a minimum of 20 feet back from the edge of the asphalt roadway. Chip seal surfacing per Sonoma County's standards is an acceptable surfacing option. Gravel or other loose material is prohibited. Fire Department requirements shall also be met for the EVA encompassing the south driveway as outlined under Condition No. 4.b. and Condition 10 below.
- b. Provision of an emergency vehicle access and fire truck turnaround by widening the southern vehicular entrance/driveway to 20 feet through relocation of the north pylon, adjusting the rock wall, and replacing the culvert as shown on the revised Partial Site Plan, Sheet A.12 dated 10/13/11. The drainage culvert under the south driveway entry shall be replaced and extended and shall have the same diameter as the existing culverts, but no less than 18-inches in diameter.
- c. Sewer main extension and/or laterals and appurtenances, as required by the Sonoma County Water Agency to serve the site; water conservation measures installed and/or applicable mitigation fees paid as determined by the Sonoma County Water Agency.

- d. The existing water meter and connection to the City water main shall be inspected by the Water Operations Supervisor to determine whether the facilities are in good, working order and adequacy and upgraded to current standards and appropriate size as deemed necessary, with payment of applicable fees.
  - e. Private underground utility services, including gas, electricity, cable TV and telephone, to the project site.
  - f. Retaining walls shall not be permitted on City right-of-way.
  - g. If grading and drainage plans are required, they shall be included in the improvement plans and are subject to the review and approval of the City Engineer, Planning Administrator and the Building Official.
  - h. Parking and drives shall be surfaced with an all-weather surface material as approved by the Building Department.
  - i. All grading, including all swales, etc., shall be performed between April 1<sup>st</sup> and October 15<sup>th</sup> of any year, unless otherwise approved by the City Engineer.
  - j. The property address numbers shall be posted on the building or property in a manner visible from the public street. Type and location of posting are subject to the review and approval of the City Engineer, Fire Chief and Planning Administrator.
  - k. All necessary sidewalk, street, storm drainage, water, sewer, access and public utility easements shall be dedicated to the City of Sonoma or to other affected agencies of jurisdiction, as required.
  - l. The applicant shall show proof of payment of all outstanding engineering plan check fees within thirty (30) days of notice for payment and prior to the approval of the improvement plans, whichever occurs first.  
*Enforcement Responsibility: City Engineer, Public Works Department, Building Department, Planning Department, Fire Department; Water Operations Supervisor; SCWA*  
*Timing: Prior to issuance of the encroachment permit and commencement of grading*
5. All Building Department requirements shall be met. A building permit shall be required for the residential addition and associated improvements.  
*Enforcement Responsibility: Building Department*  
*Timing: Prior to construction*
  6. A soils and geotechnical investigation and report, prepared by a licensed civil engineer, shall be required prior to the issuance of a building permit. Recommendations identified in the report shall be incorporated into the construction plans for the project and into the building permits.  
*Enforcement Responsibility: Building Department*  
*Timing: Prior to construction*
  7. A sewer clearance shall be provided to the City of Sonoma Building Division verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Water Agency immediately to determine whether such fees apply.**  
*Enforcement Responsibility: Building Department*  
*Timing: Prior to issuance of a building permit*
  8. All Fire Department requirements shall be met, including provision of a 13D fire sprinkler system throughout the structure. Whatever source of water is chosen for fire suppression shall be augmented as necessary to meet the hydraulic requirements of the sprinkler system and flow calculations shall be required to show that the hydraulic requirements of the building's fire sprinkler system would have adequate flow  
*Enforcement Responsibility: Fire Department; Building Department*  
*Timing: Prior to issuance of a building permit*



*LARSEN PAVERS*

- 9. An approved all-weather emergency vehicle access road to within 150 feet of all portions of all structures shall be provided prior to beginning combustible construction.  
*Enforcement Responsibility: Fire Department; Building Department*  
*Timing: Prior to issuance of a building permit*
- 10. Consistent with the revised Partial Site Plan, Sheet A.12 dated 10/13/11, the required emergency vehicle access and fire truck turnaround shall be provided by widening the southern vehicular entrance to 20 feet through relocation of the north pylon, adjusting the rock wall, and replacing the culvert. The driveway and EVA shall comply with Fire Department's standards, including requirements related to turning radius, driveway width, vertical clearance (13.5 feet), and vehicle weight loads. Documentation demonstrating compliance with these requirements shall be required. If an entry gate is installed some type of gate control access override shall be provided for the Fire Department, such as a Knox box.  
*Enforcement Responsibility: Fire Department; Building Division; City Engineer*  
*Timing: Prior to issuance of a building permit*
- 11. A 100-foot vegetation clearing (i.e., grass and dead shrubs/plants) shall be maintained around the residence.  
*Enforcement Responsibility: Fire Department*  
*Timing: Prior to issuance of a building permit; Ongoing*
- 12. An encroachment permit shall be required for all work within the public right of way. The encroachment permit shall establish that it is the responsibility of the property owner to maintain all driveway culverts at the property frontage.  
*Enforcement Responsibility: Public Works Department; Building Department*  
*Timing: Prior to any work/construction within the public right of way*
- 13. As provided for under Section 12.14.051 of the Municipal Code, the property owner shall enter into a Deferred Improvement Agreement with the City. The agreement shall be subject to the approval of the City Attorney.  
*Enforcement Responsibility: City Attorney; City Engineer; City Manager; Planning Department*  
*Timing: Prior to final occupancy*
- 14. The applicant shall be required to pay for all inspections prior to the acceptance of public improvements, or within 30 days of receipt of invoice; all plan checking fees at the time of the plan checks; and any other fees charged by the City of Sonoma, the Sonoma County Water Agency or other affected agencies with reviewing authority over this project, except those fees from which any designated affordable units are specifically exempted.  
*Enforcement Responsibility: Public Works Dept.; Building Department; City Engineer; Affected agency*  
*Timing: Prior to the acceptance of public improvements, or plan check, or within 30 days of receipt of invoice, as specified above*
- 15. The property owner shall file a lot line adjustment application with the City for review and approval to address the pump house that currently spans the south property line. The lot line adjustment shall result in a conforming side yard setback between the adjusted south property line and pump house, consistent with the setback standards for detached accessory structures as set forth under Section 19.50.080.C. of the Development Code. Any other detached accessory structures proposed on the south side of the property, such as the pergola, shall similarly comply with these standards.  
*Enforcement Responsibility: City Engineer; Planning Department; Building Department*  
*Timing: Prior to issuance of a building/grading permit.*
- 16. Any wells on the site shall be abandoned in accordance with permit requirements of the Sonoma County Department of Environmental Health; or the lateral to City water shall be equipped with a back-flow prevention device as approved by the City Engineer.  
*Enforcement Responsibility: City Engineer; Public Works Department; Sonoma County Environmental Health Dept.*  
*Timing: Prior to issuance of a building/grading permit.*
- 17. Any septic systems on the site shall be removed or closed in place, consistent with the permit requirements of the Sonoma County Department of Environmental Health. Said septic system(s) shall be shown on the grading plans with details for removal.  
*Enforcement Responsibility: Sonoma County Department of Environmental Health; City Engineer*  
*Timing: Prior to issuance of building/grading permit.*
- 18. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:
  - a. Sonoma County Water Agency [For sewer connections and modifications and interceptor requirements, and for grading, drainage, and erosion control plans]

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- b. Sonoma Valley Unified School District [For school impact fees]
- c. Sonoma County Department of Environmental Health [For abandonment of wells and/or new wells, and abandonment of septic systems]

*Enforcement Responsibility: Building Division; Public Works Division*  
*Timing: Ongoing during construction*

- 19. Trees removed from the site shall be replaced on site at a ratio of 2:1.

*Enforcement Responsibility: Planning Division; DRC*  
*Timing: Prior to occupancy*

- 20. The project shall be subject to architectural review by the Design Review Commission (DRC), encompassing elevation details, exterior materials and colors, lighting, and any entry gates that are over 3.5 feet in height. In addition, the DRC shall be responsible for reviewing the modifications suggested in the Standards Compliance Review prepared by Garavaglia Architecture dated September 13, 2011, including retention of the original wood windows on the north and south elevations and new roof cladding to match the color of original roofing material.

*Enforcement Responsibility: Planning Department; DRC*  
*Timing: Prior to issuance of a building permit*

- 21. A landscape plan shall be prepared by a licensed landscape architect. The plan shall be subject to the review and approval of the Design Review Commission (DRC) and shall demonstrate compliance with City of Sonoma's Water Efficient Landscaping Ordinance (Municipal Code §14.32). The landscape plan shall address landscaping, required tree plantings, fencing/walls, and hardscape improvements.

*Enforcement Responsibility: Planning Division; DRC*  
*Timing: Prior to occupancy*

- 22. Onsite lighting shall be addressed through a lighting plan, subject to the review and approval of the Design Review Commission (DRC). All proposed exterior lighting for the building and site shall be indicated on the lighting plan and specifications for light fixtures shall be included. The lighting shall conform to the standards and guidelines contained under Section 19.40.030 of the Development Code (Exterior Lighting). No light or glare shall be directed toward, or allowed to spill onto any offsite areas. All exterior light fixtures shall be shielded to avoid glare onto neighboring properties, and shall be the minimum necessary for site safety and security.

*Enforcement Responsibility: Planning Division; DRC*  
*Timing: Prior to occupancy*

- 23. Dust control measures, subject to approval by the Building Official and the City Engineer, shall be implemented during the construction of the project. All exposed soil areas shall be watered twice daily or as required by the City's construction inspector.

*Enforcement Responsibility: Building Division; Public Works Division*  
*Timing: Ongoing during construction*

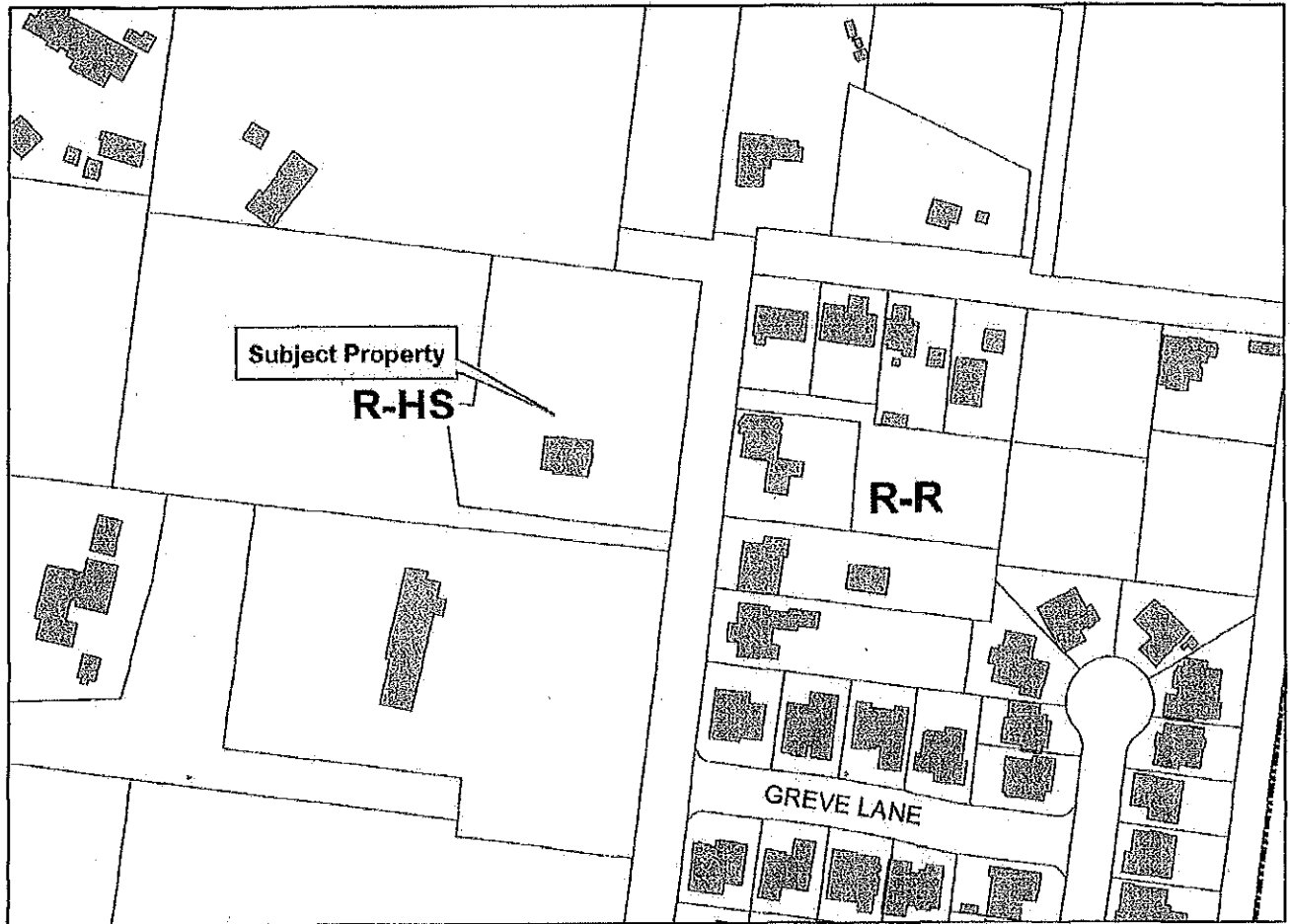
- 24. In the event that any artifacts or cultural soil deposits are unexpectedly discovered during future grading and underground excavation, all work shall stop in the vicinity of the find and an archaeologist shall be contacted to assess the find and make further recommendations. Artifacts that are typically found associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age.

*Enforcement Responsibility: Planning Department; Public Works Department; Building Department*  
*Timing: Throughout project construction*

- 25. If human remains are encountered, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission shall be contacted by the Coroner so that a "Most Likely Descendant" can be designated.

*Enforcement Responsibility: Planning Department; Building Department; County Coroner*  
*Timing: Throughout project construction*

# Vicinity Map

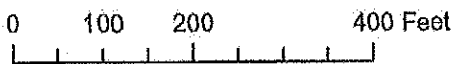
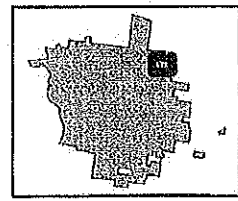


## Project Summary

<i>Project Name:</i>	Baumann Use Permit
<i>Property Address:</i>	131 Fourth Street East
<i>Applicant:</i>	Robert Baumann, Architect
<i>Property Owner:</i>	William Jasper Jr.
<i>General Plan Land Use:</i>	Rural Residential Hillside
<i>Zoning - Base:</i>	Hillside Residential
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	Application for a Use Permit to restore and construct an addition to the historic residence on a hillside property

## Zoning Designations

- R-HS Hillside Residential (1 D.U./10 acres, maximum)
- R-R Rural Residential (2 D.U./acre, maximum)
- R-L Low Density Residential (2-5 D.U./acre)
- R-S Sonoma Residential (3-8 D.U./acre)
- R-M Medium Density Residential (6-10 D.U./acre)
- R-H High Density (9-12 D.U./acre)
- R-O Housing Opportunity (15-20 D.U./acre)
- R-P Mobile Home Park (7 D.U./acre, maximum)
- MX Mixed Use (12 D.U./acre, maximum)
- C Commercial (15 D.U./acre, maximum)
- C-G Commercial-Gateway (15 D.U./acre, maximum)
- W Wine Production
- P Public Facility
- Pk Park
- A Agriculture



1 inch = 200 feet

# ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400  
San Francisco, California 94104  
Telephone (415) 956-8100  
Facsimile (415) 288-9755  
[www.zfplaw.com](http://www.zfplaw.com)

February 19, 2018

## VIA U.S. MAIL AND EMAIL

David Goodison  
Planning Director  
City Hall  
No 1 The Plaza  
Sonoma, CA 95476  
[davidg@sonomacity.org](mailto:davidg@sonomacity.org)

Re: 149 Fourth Street East / APN 018-091-018 (Lot 2); Brazil Street / APN 018-051-012 (Lot 227); Brazil Street / APN 018-051-007 (Lot 228)  
Lot Pad Grading Guideline

Dear Mr. Goodison:

We write to respond to a question you asked Clare Walton, regarding the City's lot pad grading guideline, in relation to the 149 Fourth Street East Project application. (Municipal Code § 19.40.050.) In our letter of January 26, 2018, we explained why the challenges to the Project based on this guideline lack merit. Following further discussions with Planning staff, we write to specifically address your question regarding a portion of the project, consisting of previously graded land. We also write to respond to the Appellants' contention that the pad grading for the Projects extends beyond the structures' boundaries to include lawn areas.

Section 19.040.050 provides:

"E. Design Guidelines. Within the hillside area and the Hillside zoning district, the following design guidelines should be implemented whenever applicable:

...

2. Lot Pad Grading. 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.**"

(Emphasis added.)

The question is whether the sentence bolded above includes *all* graded areas or is limited to building foundation pads. The most logical interpretation is that these sentences set out two different guidelines, and "lot pad grading" is different from "pad." That is, "lot pad grading" refers to all grading on the site and clarifies that grading should not occur outside the defined boundaries. By contrast, "pad" means the foundation pad for a structure. Otherwise, there is no reason to use different terminology.

This analysis is supported by the Initial Studies, which refer to “clearing and grading activities necessary to construct driveways and **pads for the residence, garage and patios.**” Similarly, the MNDs refer to the “preparation of building pads.” Therefore, “pad” has a narrower definition than the Appellants suggest, and it has been used in this narrower sense in relation to the Projects.

To answer your specific question, the Projects do not require grading for the yard portion you inquired about, as the site is already sufficiently level. Project opponents have made dramatic and inaccurate claims about the Project’s lot pad sizes, which could only have been reached by including all yard and lawn areas. But even under the most conservative possible interpretation of the guideline, previously graded yard areas should not be counted when assessing compliance with section 19.40.050. All three Projects continue to comply with all objective general plan and zoning standards and criteria, including design review standards.

As well, we note again that a pad is an area that is made flat by grading. Any area that is left undisturbed, including areas under elevated framing, are not pads by any professional definition, definition provided by the City, or definition provided by Planning staff. Indeed, project opponents in their verbal testimony have highlighted that areas under raised framing are not included. For City staff to come up with a new method of calculation would require a written standard in support of this calculation prior to the projects’ applications having been deemed complete. (Gov’t Code § 65589.5(d)(5).) In the absence of it and in light of the fact City staff has not used such a calculation method on previous approved projects on the Hillside, it would be unlawful to do so now. (See, e.g., 80 Second Street East, 131 Fourth Street East, and 175 Fourth Street East.)

Finally, in the case of 149 Fourth Street East, it was determined by staff and the Planning Commission that a single-level home, which would require more padding, was preferable to a two story home. As such, the architect was instructed that the City’s overall policy objective superseded any one guideline.


As the Housing Accountability Act provides, “a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision **if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity.**” (Gov’t Code § 65589.5(f)(4) (emphasis added).) The guidelines at issue in this case are merely guidelines – not mandatory standards. Even if they were standards, there is overwhelming evidence in the record for these projects “that would allow a reasonable person to conclude that [each] housing development project . . . is consistent, compliant, or in conformity.” The City is not entitled to deference in any determination of noncompliance.

David Goodison  
February 19, 2018  
Page 3

We trust this analysis will assist the City's consideration of the appeals and look forward to the City hearing the appeals on March 1. Please contact me if you would like to discuss this matter further.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC



---

Ryan J. Patterson

Encl.: Staff Reports for 80 Second Street East and 131 Fourth Street East  
(The Staff Report for 175 Fourth Street East was requested from city staff but has not yet been received.)

CC: Jeffrey Walter  
City Attorney, City of Sonoma  
City Hall  
No. 1 The Plaza  
Sonoma CA 95476  
jwalter@walterpistole.com

Cathy Capriola  
Sonoma City Manager  
City Hall  
No. 1 The Plaza  
Sonoma CA 95476  
ccapriola@sonomacity.org

Honorable Mayor Madolyn Agrimonti and  
Members of the Sonoma City Council  
City Hall  
No 1 The Plaza  
Sonoma, CA 95476  
madolyn.agrimonti@sonomacity.org



**Rita Gipson**

---

**From:** Bill Essert <friendsofbilljasper@gmail.com>  
**Sent:** Wednesday, February 07, 2018 11:04 AM  
**To:** City Council; Planning  
**Subject:** Support Bill Jasper's New Homes

Council Member,

After several years of working collaboratively with the Planning Commission, City Staff, and neighbors, Bill Jasper has received approval for a thoughtful plan to build three new homes in Sonoma. The homes comply with the Hillside Guidelines by protecting the view from the valley, are appropriate in scale, and mitigate environmental impacts while adding new housing. I urge you to confirm the findings of the Planning Commission and deny the appeal.

Bill Essert

[billpess@gmail.com](mailto:billpess@gmail.com)

**Email address** [billpess@gmail.com](mailto:billpess@gmail.com)

**Untitled Section**

**Name** Bill Essert

**Additional Comment**

I reside at 1278 Ingram Dr. , Sonoma. I wholeheartedly support the plan put forth by Bill Jasper for the 3 new homes in Sonoma. He has received approval for a thoughtful plan. I have also carefully reviewed the drawings and findings submitted to the planning commission and feel his plan is excellent. The homes comply with the Hillside Guidelines by protecting the view from the valley, are appropriate in scale, and mitigate environmental impacts. In addition his track record in Sonoma of quality building and community sensitivity is exemplary.

I reside at 1278 Ingram Dr. , Sonoma. I wholeheartedly support the plan put forth by Bill Jasper for the 3 new homes in Sonoma. He has received approval for a thoughtful plan. I have also carefully reviewed the drawings and findings submitted to the planning commission and feel his plan is excellent. The homes comply with the



Hillside Guidelines by protecting the view from the valley, are appropriate in scale, and mitigate environmental impacts. In addition his track record in Sonoma of quality building and community sensitivity is exemplary.

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**Rita Gipson**

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**From:** Kevin McNeely - I support the approval of Bill Jasper's Schocken Hill building project. The City of Sonoma at one point also gave its approval and was in favor of Mr. Jasper 's building project. The flip flopping of Mr. Jasper's neighbor to give his approval is causing unnecessary hardship to all concerned. Mr. Jasper has proven to be a responsible neighbor as well as considerate to the concerns of his neighbor who once gave his approval and then reneged. Please vote to allow this project to go forward. <friendsofbilljasper@gmail.com>  
**Sent:** Wednesday, February 07, 2018 8:14 AM  
**To:** City Council; Planning  
**Subject:** Support Bill Jasper's New Homes

Council Member,

After several years of working collaboratively with the Planning Commission, City Staff, and neighbors, Bill Jasper has received approval for a thoughtful plan to build three new homes in Sonoma. The homes comply with the Hillside Guidelines by protecting the view from the valley, are appropriate in scale, and mitigate environmental impacts while adding new housing. I urge you to confirm the findings of the Planning Commission and deny the appeal.

Kevin McNeely - I support the approval of Bill Jasper's Schocken Hill building project. The City of Sonoma at one point also gave its approval and was in favor of Mr. Jasper 's building project. The flip flopping of Mr. Jasper's neighbor to give his approval is causing unnecessary hardship to all concerned. Mr. Jasper has proven to be a responsible neighbor as well as considerate to the concerns of his neighbor who once gave his approval and then reneged. Please vote to allow this project to go forward. Mr. Jasper has improved the land values of his land and his neighbors by the quality of his family homes. Thank you for making the right decision and vote to approve the Schocken homes....Kevin McNeely

[kwmcn@vom.com](mailto:kwmcn@vom.com)

**Email address**                      [kwmcn@vom.com](mailto:kwmcn@vom.com)

**Untitled Section**

**Name**                                      Kevin McNeely - I support the approval of Bill Jasper's Schocken Hill building project. The City of Sonoma at one point also gave its approval and was in favor of Mr. Jasper 's building project. The flip flopping of Mr. Jasper's neighbor to give his approval is causing unnecessary hardship to all concerned. Mr. Jasper has proven to be a responsible neighbor as well as considerate to the concerns of his neighbor who once gave his approval and then reneged. Please vote to allow this project to go forward. Mr. Jasper has improved the land values of his land

and his neighbors by the quality of his family homes. Thank you for making the right decision and vote to approve the Schocken homes....Kevin McNeely

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**Rita Gipson**

---

**From:** I support the legal right of the Hillside development and to deny the frivolous Appeal <friendsofbilljasper@gmail.com>  
**Sent:** Wednesday, February 07, 2018 8:53 AM  
**To:** City Council; Planning  
**Subject:** Support Bill Jasper's New Homes

Council Member,

After several years of working collaboratively with the Planning Commission, City Staff, and neighbors, Bill Jasper has received approval for a thoughtful plan to build three new homes in Sonoma. The homes comply with the Hillside Guidelines by protecting the view from the valley, are appropriate in scale, and mitigate environmental impacts while adding new housing. I urge you to confirm the findings of the Planning Commission and deny the appeal.

I support the legal right of the Hillside development and to deny the frivolous Appeal

[mikecoleman371@gmail.com](mailto:mikecoleman371@gmail.com)

**Email address**                      [mikecoleman371@gmail.com](mailto:mikecoleman371@gmail.com)

**Untitled Section**

**Name**                                      I support the legal right of the Hillside development and to deny the frivolous Appeal

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**Rita Gipson**

---

**From:** Bill Brinton <friendsofbilljasper@gmail.com>  
**Sent:** Tuesday, February 06, 2018 8:37 PM  
**To:** City Council; Planning  
**Subject:** Support Bill Jasper's New Homes

Council Member,

After several years of working collaboratively with the Planning Commission, City Staff, and neighbors, Bill Jasper has received approval for a thoughtful plan to build three new homes in Sonoma. The homes comply with the Hillside Guidelines by protecting the view from the valley, are appropriate in scale, and mitigate environmental impacts while adding new housing. I urge you to confirm the findings of the Planning Commission and deny the appeal.

Bill Brinton

[bbsonoma@gmail.com](mailto:bbsonoma@gmail.com)

**Email address**                    [bbsonoma@gmail.com](mailto:bbsonoma@gmail.com)

**Untitled Section**

**Name**                                Bill Brinton

**Additional Comment**            Please deny the appeal of the neighbor opposing the Schocken Hill Homes.

Please deny the appeal of the neighbor opposing the Schocken Hill Homes.

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## Rita Gipson

---

**From:** Colette Fonseca <friendsofbilljasper@gmail.com>  
**Sent:** Thursday, February 01, 2018 1:26 PM  
**To:** City Council; Planning  
**Subject:** Support Bill Jasper's New Homes

Council Member,

After several years of working collaboratively with the Planning Commission, City Staff, and neighbors, Bill Jasper has received approval for a thoughtful plan to build three new homes in Sonoma. The homes comply with the Hillside Guidelines by protecting the view from the valley, are appropriate in scale, and mitigate environmental impacts while adding new housing. I urge you to confirm the findings of the Planning Commission and deny the appeal.

Colette Fonseca

[colette.fonseca@gmail.com](mailto:colette.fonseca@gmail.com)

**Email address** [colette.fonseca@gmail.com](mailto:colette.fonseca@gmail.com)

**Untitled Section**

**Name** Colette Fonseca

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## Rita Gipson

---

**From:** Allen <friendsofbilljasper@gmail.com>  
**Sent:** Friday, February 16, 2018 6:45 PM  
**To:** City Council; Planning  
**Subject:** Support Bill Jasper's New Homes

Council Member,

After several years of working collaboratively with the Planning Commission, City Staff, and neighbors, Bill Jasper has received approval for a thoughtful plan to build three new homes in Sonoma. The homes comply with the Hillside Guidelines by protecting the view from the valley, are appropriate in scale, and mitigate environmental impacts while adding new housing. I urge you to confirm the findings of the Planning Commission and deny the appeal.

Allen

[skipolinger@me.com](mailto:skipolinger@me.com)

**Email address** [skipolinger@me.com](mailto:skipolinger@me.com)

**Untitled Section**

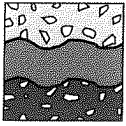
**Name** Allen

**Additional Comment**

The town has extensive zoning laws and rules. Yet somehow the council and planning commission allow anyone with a grievance for any reason to stop or hold up an approved project. This is neither good or fair. It increases expenses. People have known for years those lots were approved for development. This is poor government

The town has extensive zoning laws and rules. Yet somehow the council and planning commission allow anyone with a grievance for any reason to stop or hold up an approved project. This is neither good or fair. It increases expenses. People have known for years those lots were approved for development. This is poor government

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# **PJC & Associates, Inc.**

*Consulting Engineers & Geologists*

April 7, 2016

Job No. S1203.01

Caymus Capital, LLC  
Attention: Edmond Routhier  
281 Second Street East  
Sonoma, CA 95476

Subject: Supplemental Geotechnical Investigation  
Proposed Residence  
Fourth Street East  
Sonoma, California

References: Report titled, "Design Level Geotechnical Investigation, Proposed Devens Residence, 650 Brazil Street, Sonoma, California," prepared by PJC & Associates, Inc., dated June 27, 2015.

Report titled, "Soil & Foundation Investigation, Proposed Residential Addition, 131 Fourth Street East, Sonoma, California," prepared by PJC & Associates, Inc., dated November 22, 2011.

Report titled, "Geotechnical Investigation, Proposed Eichstaedt Residential Improvements, 249 & 277 Fourth Street East, Sonoma, California", prepared by PJC & Associates, dated January 18, 2010.

Report titled, "Design Level Geotechnical Investigation, Proposed Residential Remodel, Guest House & Swimming Pool, 80 Second Street East, Sonoma, California," prepared by PJC & Associates, dated October 15, 2007.

Report titled, "Design Level Geotechnical Investigation, Proposed Four-Lot Residential Subdivision, 200 Second Street East, Sonoma, California," prepared by PJC & Associates, Inc., dated August 28, 2006.

PJC and Associates, Inc. (PJC) is pleased to present the results of our supplemental geotechnical investigation for the proposed residence located on Fourth Street East in Sonoma, California. The site is located at the western intersection of Fourth Street East and Brazil Street. Our services were completed in accordance with our proposal for geotechnical engineering services, dated January 12, 2016. The purpose of our work was to explore the shallow



subsurface conditions at the site and provide recommendations and geotechnical criteria. The opinions, recommendations and geotechnical design criteria presented in this letter were based on our previous work performed at the above referenced projects located in the vicinity of the proposed project, four supplemental exploratory test pits, laboratory testing, and geotechnical engineering analysis.

## 1. PROJECT DESCRIPTION

Based on the information provided by you, and the information provided by your civil engineer, Mr. Chad Moll, it is our understanding that the project will consist of constructing a new single family residence with an attached or detached garage. It is our understanding that the buildings will consist of one or two story, wood frame structures concrete slab-on-grade floors. Furthermore, it is our understanding that the project may also consist of constructing a new swimming pool. We anticipate that the swimming pool will be constructed below grade and consist of a reinforced gunite construction. The project will be serviced by underground municipal utilities.

Structural foundation loading information for the structures was not available at the time of this report. For our analysis, we anticipate that structural foundation loads will be light with dead plus live continuous wall loads less than two kips per lineal foot (plf) and dead plus live isolated column loads less than 50 kips. If these assumed loads vary significantly from the actual loads, we should be consulted to review the actual loading conditions and, if necessary, revise the recommendations of this report.

We anticipate that site grading will probably consist of significant cuts of 12 feet and less, and fills of six feet and less to achieve the desired pad grades and to provide adequate gradients for site drainage.

## 2. WORK PERFORMED AND SUBSURFACE CONDITIONS

On February 1, 2016, we visually observed the shallow subsurface conditions in the vicinity of the proposed building envelopes and driveway alignment by excavating four exploratory test pits (TP-1 through TP-4) with a track mounted excavator to depths between two and four feet below the existing ground surface. TP-1 was excavated in the vicinity of the proposed swimming pool, TP-2 was excavated in the southern area of the residence building envelope, TP-3 was excavated along the proposed alignment of the new driveway and TP-4 was excavated in the northeast area of the residence building envelope. Our exploratory test pits generally encountered colluvial soil deposits underlain by bedrock deposits of the Sonoma Volcanics Series that extended to the maximum explored depths. However, at the surface of TP-1, our exploration encountered artificial fill

consisting of silty sands that extended to a depth of three feet below the existing ground surface. The artificial fill appeared moist to very moist, moderately compacted, and fine to coarse grained. At the surface of TP-2 through TP-4, our exploration encountered colluvial soils consisting of sandy silts that extended to depths between one and two and one-half feet below the existing ground surface. The colluvial sandy silts appeared moist to very moist, soft to medium stiff and exhibited low (PI=11) to medium (PI=23) plasticity characteristics. Underlying the artificial fill and colluvial soils, our exploration encountered volcanic bedrock deposits of the Sonoma Volcanics Series. The bedrock appeared slightly hard to hard, moderately strong and moderately weathered.

Shallow groundwater seepage was encountered in a bedrock fracture in TP-4 at a depth of two feet below the existing ground surface during our field exploration on February 1, 2016. No groundwater or seepage was encountered in the other test pits. However, seepage within the upper soil layers and bedrock fractures should be anticipated in the winter and early spring, and may vary depending on the amount of rainfall.

### 3. CONCLUSIONS

Based on the results of our investigation, it is our professional opinion that the project is feasible from a geotechnical standpoint provided the recommendations contained in this report are followed. The primary geotechnical consideration in design and construction is the presence of weak, compressible and moderately expansive surface soils.

As previously mentioned, the surface soils are weak and compressible, and are not suitable for support of fills, foundations, or slabs. Furthermore, based on our visual observations, laboratory testing (PI=23) and experience with similar soils at nearby sites, the native soils in the vicinity of the proposed residence are considered to have a moderate expansion potential. Shrinking and/or swelling of these soils due to loss or increase of moisture content can cause irregular and excessive ground movement and distress and damage to foundations and slabs. Below the weak and moderately expansive native soils are competent bedrock deposits considered incompressible for the anticipated foundation loads. Therefore, the foundations should extend through the weak surface soils and into the underlying bedrock. This can be accomplished with a spread footing foundation.

It is our understanding that concrete slabs-on-grade will be utilized in living areas. Therefore, the slabs should be supported entirely on bedrock or entirely on compacted, low to non-expansive engineered fill of relatively uniform thickness or structurally designed. Under no circumstances should the conventional slabs be constructed across a cut-fill transition.

Furthermore, concrete slabs-on-grade should be provided with underslab drains to prevent hydrostatic uplift and control seepage, as shown on Plate 1.

It is our understanding that the proposed swimming pool will be constructed below existing grade. Therefore, we anticipate that the excavation will remove the unsuitable soils and expose bedrock adequate for support of the pool shell.

The following sections provide geotechnical recommendations and design criteria for construction.

#### 4. EARTHWORK AND GRADING

We anticipate that site grading will probably consist of cuts and fills on the order of six feet and less to achieve the desired pad grades and to provide adequate gradients for site drainage.

- a. Stripping. Structural areas should be stripped of the surface vegetation, old fills, debris, underground utilities, etc. These materials should be moved off site; some of them, if suitable could be stockpiled for later use in landscape areas. Septic tanks and leach fields, if encountered, should be abandoned according to regulations as set forth by the County of Sonoma Health Department. Voids left from the removal of utilities or other obstructions should be replaced with compacted engineered fill under the observation of the project geotechnical engineer.
- b. Excavation and Compaction. Following site stripping, areas to receive fill should be prepared by removing the weak soils and exposing firm bedrock as determined by the geotechnical engineer in the field during construction. Areas that are scheduled to receive fill should be scarified to a minimum depth of eight inches, moisture conditioned to a moisture content at least two percent over optimum moisture content, and recompacted to at least 90 percent of the maximum dry density as determined by ASTM D-1557 test procedures.

Where fill is required on slopes steeper than 5H:1V, the soil mantle and any weak material should be removed and these areas should be positively benched horizontally into bedrock as determined by the geotechnical engineer in the field during construction in conjunction with fill placement.

The maximum height of benches should be reviewed by the geotechnical engineer. A key will be required at the toe of all fill

embankments. Observation should be provided by the geotechnical engineer to determine where these keys should be constructed. All keys should be a minimum of ten feet in width and extend at least two feet into bedrock as measured on the downhill side. The materials excavated during keyway construction and benching may be used as engineered fill. Subdrains should be installed in all the keys as determined by the geotechnical engineer in the field during construction.

The subdrain should consist of a heavy walled, four inch diameter, perforated pipe sloped to drain to outlets by gravity, and of clean, free draining, three-quarter to one and one-half inch crushed rock or gravel. The depth of the subdrain should extend at least 12 inches below the bottom of the keyway. A drainage filter cloth should be placed between the soil and the drain rock or Class II permeable material be used in lieu of the filter fabric and drain rock.

All fill material should be placed and compacted in accordance to the recommendations presented in Table 1. It is recommended that any import fill to be used on site be of a low to non-expansive nature and should meet the following criteria:

Plastic Index	less than 12
Liquid Limit	less than 35
Percent Soil Passing #200 Sieve	between 15% and 35%
Maximum Aggregate Size	4 inches

The existing on-site soils, free of organics and rocks larger than six inches in dimension, are suitable for use as compacted engineered fill. All fills should be placed in lifts no greater than eight inches in loose thickness and compacted to the general recommendations provided for engineered fill.

**TABLE 1**  
**SUMMARY OF COMPACTION RECOMMENDATIONS**

Area	Compaction Recommendations*
General Engineered Fill (Import)	In lifts, a maximum of eight inches loose thickness, compact to a minimum of 90 percent relative compaction at or near optimum moisture content.
General Engineered Fill (Native)	In lifts, a maximum of eight inches loose thickness, compact to 90 percent relative compaction at least two percent over optimum moisture content.

\*All compaction requirements stated in this report refer to dry density and moisture content relationships obtained through the laboratory standard described by ASTM D-1557-91

A representative of PJC should observe all site preparation and fill placement. It is important that during the stripping, grading and scarification processes, a representative of our firm be present to

observe whether any undesirable material is encountered in the construction area.

Generally, grading is most economically performed during the summer months when on site soils are usually dry of optimum moisture content. Delays should be anticipated in site grading performed during the rainy season or early spring due to excessive moisture in on-site soils. Special and relatively expensive construction procedures should be anticipated if grading must be completed during the winter and early spring.

Cut and fill slopes should be no steeper than two horizontal to one vertical (2H:1V). Steeper slopes should be retained. Disturbed slopes should be planted with deep rooted groundcover to reduce and control erosion.

## 5. FOUNDATIONS: SPREAD FOOTINGS

- a. Vertical Loads. The structures may be adequately supported by a spread footing foundation extending through the weak soils and at least 12 inches into bedrock. All footings should be reinforced. The recommended soil bearing pressures, depth of minimum embedment, and minimum widths of spread footings are presented in Table 2. The bearing values provided have been calculated assuming that all footings uniformly bear on undisturbed bedrock.

**TABLE 2  
FOUNDATION DESIGN CRITERIA**

Footing Type	Bearing Pressure (psf)*	Minimum Embedment (in)**	Minimum Width (in)
Continuous Wall	3000	12	12
Isolated Column	3500	12	18

\*Dead plus live load

\*\* Into bedrock

The allowable soil bearing pressures are net values. The weight of foundation may be neglected when computing dead loads. Allowable soil bearing pressures may be increased by one-third for transient loads such as wind and seismic.

We recommend that the footing excavations not be left open longer than necessary and should be maintained in a moist condition at all times.

- b. Lateral Loads. Resistance to lateral forces may be computed using friction or passive pressure. A friction factor of 0.40 is considered

appropriate between the bottom of concrete structures and the bearing soils. A passive pressure equivalent to that exerted by a fluid weighing 400 pounds per square foot per foot of depth (psf/ft) may be used. Unless restrained at the surface, the upper six inches of bedrock should be neglected for passive resistance. There should be at least seven feet of horizontal confinement between the bottom of the footing and the face of the nearest slope.

Footing concrete should be placed neat against bedrock. Footing excavations should not be allowed to dry before placing concrete. If shrinkage cracks appear in the footing excavations, the bearing material should be thoroughly moistened to close all cracks prior to concrete placement.

- c. Settlement. Total settlement of individual foundations will vary depending on the width of the foundation and the actual load supported. Foundation settlements have been estimated based on the bearing values provided. Maximum settlements of shallow foundations designed and constructed in accordance with the preceding recommendations are estimated to be less than one-half inch. Differential settlement between similarly loaded, adjacent footings are expected to be less than one-quarter of one inch. The majority of the settlement is expected to occur during construction and placement of dead loads.

The geotechnical engineer should observe the bearing surfaces of the spread footings after the cleaning and prior to placement of concrete and steel to assess the conditions of the foundation bearing materials.

## 6. SLABS-ON-GRADE

All slabs-on-grade should be constructed entirely on bedrock or entirely on compacted, engineered fill of relatively uniform thickness or structurally designed. Under no circumstances should conventional slabs be constructed across a cut-fill transition. All slabs should be supported on at least four inches of clean gravel or crushed rock to provide a capillary moisture break and provide uniform support for the slab. The rock should be graded so that 100 percent passes the one inch sieve and no more than five percent passes the No. 4 sieve.

We recommend that the gravel be placed as soon as possible after compaction of the subgrade to prevent drying of the subgrade soils. If the subgrade is allowed to dry out prior to slab-on-grade construction, the subgrade soils should be moisture conditioned by sprinkling prior to concrete placement.

We recommend that slabs be at least four inches thick and designed and reinforced as determined by the project structural engineer. Special care should be taken to insure that reinforcement is placed at the slab mid-height.

For slabs-on-grade with moisture sensitive surfacing, we recommend that an impermeable membrane be placed over the rock to prevent migration of moisture vapor through the concrete slab. Furthermore, concrete slabs-on-grade should be provided with underslab drains to prevent hydrostatic uplift, as shown on Plate 1.

## 7. RETAINING WALLS

Retaining walls free to rotate on the top and supporting a level backfill may be designed to resist an active equivalent fluid pressure of 40 pcf acting in a triangular pressure distribution. Retaining walls restrained at the top may be designed to resist an "at rest" equivalent fluid pressure of 60 pcf acting in a triangular pressure distribution. These pressures do not consider surcharge loads resulting from adjacent foundations, traffic loads or earthquake loads. If additional surcharge loading is anticipated, we can assist in evaluating their effects.

We recommend that a backdrain be provided behind all retaining walls or that the walls be designed for full hydrostatic pressures. The backdrain should consist of a heavy walled, four inch diameter, perforated pipe sloped to drain to outlets by gravity, and of clean, free-draining, three-quarter to one-inch crushed rock or gravel. The crushed rock or gravel should extend to within one foot of the surface. The upper foot should be backfilled with compacted, fine grained soil to exclude surface water intrusion. A drainage filter cloth should be placed between the on-site native material and the drain rock, or Class II permeable material should be used in lieu of filter fabric and drain rock.

We recommend that the ground surface behind the retaining walls be sloped to drain. Under no circumstances should the surface water be diverted into back drains. Where migration of moisture through walls would be detrimental, the walls should be waterproofed.

## 8. RETAINING WALLS-SEISMIC LOADING

PJC has performed analysis to estimate the anticipated dynamic load due to seismic shaking on retaining walls at the site. Based on our pseudostatic analysis, the walls should be designed for a dynamic lateral force equivalent to a uniform point load,  $P_e$ , as determined by the following equation:

$$P_e = 7.8 * H^2$$

Where:

H = height of retaining wall in feet

$P_e$  = pseudostatic seismic loading in lbs/ft

The pseudostatic force,  $P_e$  should be applied at a distance of  $(2/3)*H$  above the base of the retaining wall.

#### 9. POOL RETAINING WALLS

Cantilever retaining walls should be designed to resist an "at rest" lateral soil pressure of 60 pcf. That portion of the pool extending above grade should be designed for outward pressure of 62 pcf. Active lateral pressures on the walls may be resisted by passive pressure on the footings and friction of the pool shell on the supporting bedrock.

#### 10. POOL SHELL

The pool shell should be supported entirely on competent bedrock as determined by the geotechnical engineer in the field during construction and be underlain by a four inch layer of compacted clean gravel or crushed rock. The underlying subgrade should be moisture conditioned to over optimum moisture content and maintained in a moist condition until gunite placement. Furthermore, due to the sloping topography, we recommend that an outlet drain be provided in the drain rock to prevent hydrostatic uplift and the build up of hydrostatic pressures.

The pool shell should be at least six inches thick and should be reinforced as determined by the project structural engineer.

#### 11. SEISMIC DESIGN

Geologic structures in the region are primarily controlled by northwest trending faults. No known active fault passes through the site. The site is not located in the Alquist-Priolo Earthquake Fault Studies Zone. Based on the data reviewed, it is concluded that the project site could be subjected to seismic shaking resulting from earthquakes on the active faults primarily in the Coast Ranges. For design, a site class type D, and spectral accelerations of  $S_s$  of 1.50 g and  $S_1$  of 0.60 g are recommended.



## 12. DRAINAGE

We recommend that the roofs be provided with gutters and that the downspouts be connected to closed conduits discharging to a designated area away from foundations and slopes. Surface water should be channeled away from slopes and foundations.

We recommend that foundation subdrains be placed adjacent to all foundations, except the downhill side. The foundation subdrains should extend at least 12 inches below the interior subgrade. The bottom of the trench should be sloped to drain by gravity and lined with a few inches of three quarter to one and a half inch-drain rock. The subdrain should consist of a heavy walled, four inch diameter, perforated pipe sloped to drain to outlets by gravity. The trench should then be backfilled to within six inches of finished surface with drain rock. The upper few inches should consist of compacted soil to reduce surface water inclusion. We recommend that a drainage filter cloth be placed between the soil and the drain rock or Class II permeable material may be used in lieu of the filter fabric and drain rock.

Roof downspouts and surface drains must be maintained entirely separate from the foundation subdrains. The outlets discharge onto erosion resistant areas.

## 13. LIMITATIONS

The data, information, interpretations and recommendations contained in this report are presented solely as bases and guides to the geotechnical design for the residence located at on Fourth Street East in Sonoma, California. The conclusions and professional opinions presented herein were developed by PJC in accordance with generally accepted geotechnical engineering principles and practices. No warranty, either expressed or implied, is intended.

This report has not been prepared for use by parties other than the designers of the project. It may not contain sufficient information for the purposes of other parties or other uses. If any changes are made in the project as described in this report, the conclusions and recommendations contained herein should not be considered valid, unless the changes are reviewed by PJC, and the conclusions and recommendations are modified or approved in writing. This report and the figures contained herein are intended for design purposes only. They are not intended to act, by themselves, as construction drawings or specifications.

Soil deposits may vary in type, strength, and many other important properties between the points of observation and exploration. Additionally,

changes can occur in groundwater and soil moisture conditions due to seasonal variations, or for other reasons. Therefore, it must be recognized that we do not and cannot have complete knowledge of the subsurface conditions underlying the subject site. The criteria presented are based upon the findings at the points of exploration and upon interpretative data, including interpolation and extrapolation of information obtained at points of observation.

#### 14. ADDITIONAL SERVICES

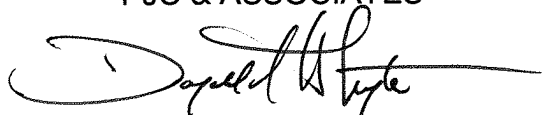
Upon completion of the project plans, they should be reviewed by our firm to determine that the design is consistent with the recommendations of this report. Observation and testing services should also be provided by PJC to verify that the intent of the plans and specifications is carried out during construction; these services should include observing the foundation excavations, field density testing of fill, and installation of the subsurface drainage facilities.

These services will be performed only if PJC is provided with sufficient notice to perform the work. PJC does not accept responsibility for items that they are not notified to observe.

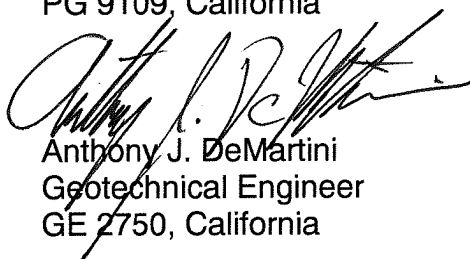
It has been a pleasure working with you on this project. Please call us if you have any questions regarding the results of this investigation, or if we can be of further assistance.

Sincerely,

PJC & ASSOCIATES

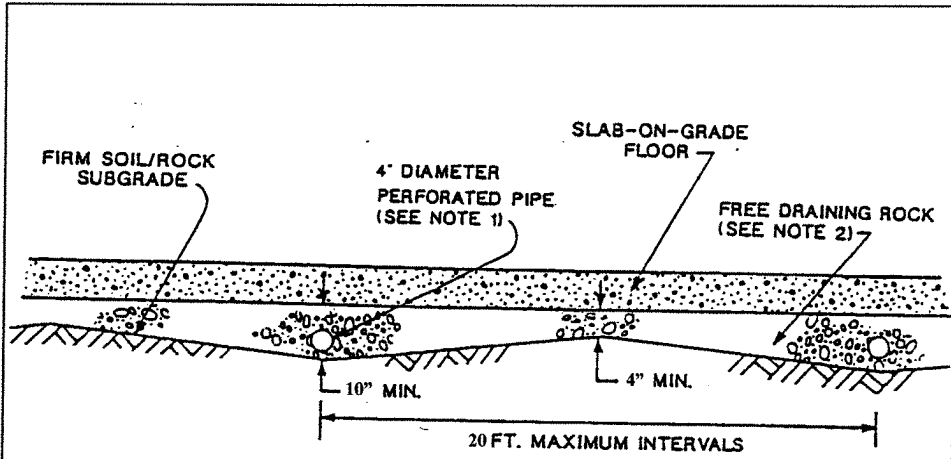


Donald A. Whyte  
Project Geologist  
PG 9109, California

Anthony J. DeMartini  
Geotechnical Engineer  
GE 2750, California





Notes:

1. PERFORATED PIPE (PVC OR EQUIVALENT) SHOULD BE PLACED WITH PERFORATIONS DOWN. THE PIPE SHOULD BE SLOPED FOR GRAVITY FLOW AND OUTLET THROUGH SOLID PIPE TO SUMPS.
2. DRAIN ROCK SHOULD BE AT LEAST 4" THICK AND A MINIMUM OF 10" WHERE PIPES ARE LOCATED. THE DRAIN ROCK SHOULD BE ½ OR ¾ INCH DRAIN ROCK ON FILTER FABRIC OR CONSIST OF CLASS II PERMEABLE MATERIAL.



**PJC & Associates, Inc.**  
*Consulting Engineers & Geologists*

**SLAB UNDERDRAIN SYSTEM  
 PROPOSED RESIDENCE  
 FOURTH STREET EAST  
 SONOMA, CALIFORNIA**

PLATE

**1**

Proj. No: S1203.01

Date: 4/16

App'd by: PJC



February 19, 2018

City of Sonoma  
Planning Department  
No. 1 The Plaza, Sonoma, CA 95476  
Attn: David Goodison, Planning Director

Re: 149 4<sup>th</sup> Street East – Appeal Hearing Supplemental Information

Dear Mr. Goodison,

We received your request for supplemental information of the 149 4<sup>th</sup> Street East project. The three items you have requested are: soils report for the project, estimate of trees on the parcel and detention volume for this specific project.

- A soils report was prepared by PJC & Associates, Inc dated April 7, 2016. A copy of the soils report is included with this supplemental submittal.
- 74 trees were determined to be within reasonable range of any proposed development. It is estimated that there are an additional 40 trees on the property that are not in general proximity of any proposed improvements. It is estimated that there are 114 trees on the property that are 5-inches or larger.
- A preliminary detention analysis was prepared and submitted to the city, which focused on the entire watershed. The minimum detention volume required for the 149 4<sup>th</sup> Street Residence project only is 360 cubic-feet for the 10-year storm and 536 cubic-feet for the 100-year storm event.

Please don't hesitate to contact me if you have any questions or need additional information.

Chad

A handwritten signature in blue ink that reads "Chad Moll".

Chad Moll, PE  
Principal Engineer



February 19, 2018

City of Sonoma  
Planning Department  
No. 1 The Plaza, Sonoma, CA 95476  
Attn: David Goodison, Planning Director

Re: Lot 227 Residence – Appeal Hearing Supplemental Information

Dear Mr. Goodison,

We received your request for supplemental information of the Lot 227 Residence project. The three items you have requested are: soils report for the project, estimate of trees on the parcel and detention volume for this specific project.

- A soils report was prepared by PJC & Associates, Inc dated April 7, 2016. A copy of the soils report is included with this supplemental submittal.
- 38 trees were determined to be within reasonable range of any proposed development. It is estimated that there are an additional 120 trees on the property that are not in general proximity of any proposed improvements. It is estimated that there are 158 trees on the property that are 5-inches or larger.
- A preliminary detention analysis was prepared and submitted to the city, which focused on the entire watershed. The minimum detention volume required for the Lot 227 Residence project only is 160 cubic-feet for the 10-year storm and 235 cubic-feet for the 100-year storm event.

Please don't hesitate to contact me if you have any questions or need additional information.

Chad

A handwritten signature in blue ink that reads "Chad Moll".

Chad Moll, PE  
Principal Engineer





February 19, 2018

City of Sonoma  
Planning Department  
No. 1 The Plaza, Sonoma, CA 95476  
Attn: David Goodison, Planning Director

Re: Lot 228 Residence – Appeal Hearing Supplemental Information

Dear Mr. Goodison,

We received your request for supplemental information of the Lot 228 Residence project. The three items you have requested are: soils report for the project, estimate of trees on the parcel and detention volume for this specific project.

- A soils report was prepared by PJC & Associates, Inc dated April 7, 2016. A copy of the soils report is included with this supplemental submittal.
- The lot 228 Residence project also includes the driveway project. 56 trees were determined to be within reasonable range of any proposed development. It is estimated that there are an additional 200 trees on the property that are not in general proximity of any proposed improvements. It is estimated that there are 256 trees on the property that are 5-inches or larger.
- A preliminary detention analysis was prepared and submitted to the city, which focused on the entire watershed. The minimum detention volume required for the Lot 227 Residence project only is 378 cubic-feet for the 10-year storm and 570 cubic-feet for the 100-year storm event.

Please don't hesitate to contact me if you have any questions or need additional information.

Chad

A handwritten signature in blue ink that reads "Chad Moll". The signature is written in a cursive style and is positioned above a horizontal line.

Chad Moll, PE  
Principal Engineer



**From:** Leslie McLean  
**To:** [City Council](#)  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code  
**Date:** Tuesday, February 20, 2018 4:10:07 PM

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<b>Name</b>	Leslie McLean
<b>Email</b>	lesliemc@vom.com
<b>Phone</b>	707 938 8284
	<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>