

February 19, 2018

N. W. (Bill) Jasper, Jr.
80 2nd St. East
Sonoma, CA 95476

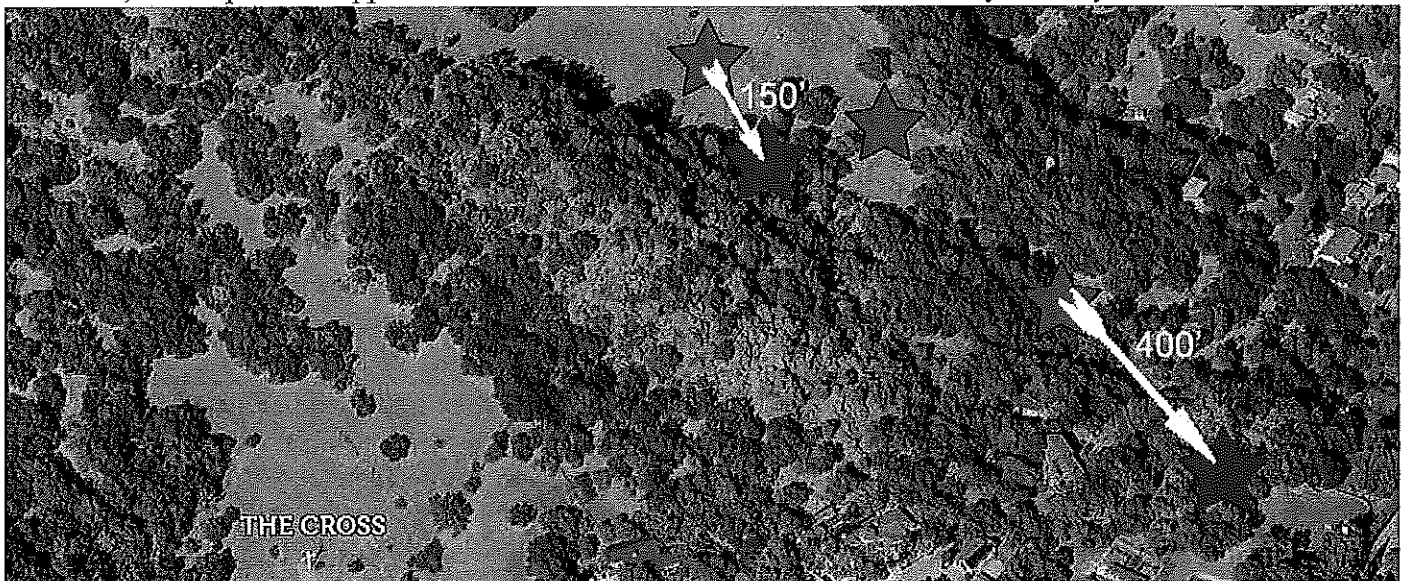
Members of the Sonoma City Council

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 4th 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 4th 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

PROJECT SUMMARY

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.

PROJECT ANALYSIS

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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Sonoma, CA 95476

Bill Jasper Jr.
237 Irving Street
San Mateo, CA 94402

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/Locution: 131 Fourth Street East

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

PROJECT SUMMARY

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.

PROJECT ANALYSIS

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 ± 26 feet in height measured from finish grade and the chimney would have a maximum height of ± 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 reseeding 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 (±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)
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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.

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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 1st. 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 1st and October 15th 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

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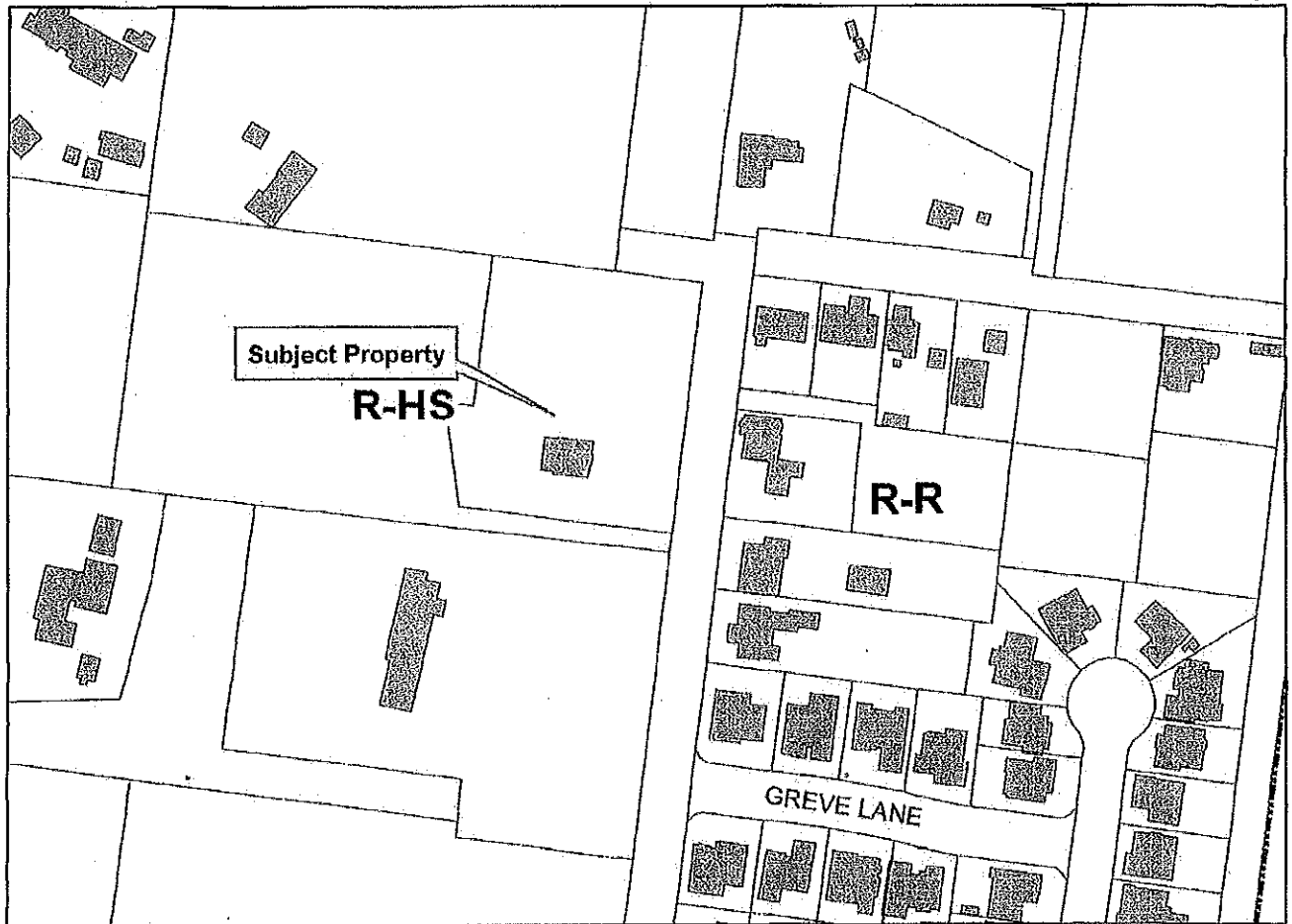
- b. Sonoma Valley Unified School District [For school impact fees]
- c. Sonoma County Department of Environmental Health [For abandonment of wells and/or new wells, and abandonment of septic systems]

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

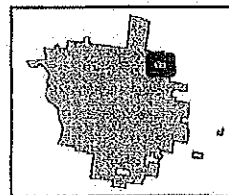


Project Summary

<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



0 100 200 400 Feet

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

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

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.

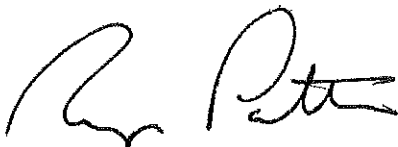
As the Housing Accountability Act provides, “a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision **if there is substantial evidence that would 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

Rebekah Barr

From: Melissa Parker <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 4:49 PM
To: City Council; Planning
Subject: Support Bill Jasper's New Homes

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Melissa Parker

melissamoore73@hotmail.com

Email address melissamoore73@hotmail.com

Untitled Section

Name Melissa Parker

Additional Comment These homes are an appropriate addition to our community and development should be allowed to move forward.

These homes are an appropriate addition to our community and development should be allowed to move forward.

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Rebekah Barr

From: Support Bill Jasper's new homes <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 5:01 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.

Support Bill Jasper's new homes

mtbienek@gmail.com

Email address mtbienek@gmail.com

Untitled Section

Name Support Bill Jasper's new homes

Additional Comment Please allow this project to move forward

Please allow this project to move forward

Download Gmail messages to Google Drive with the [Save Emails](#) add-on.

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Rebekah Barr

From: Jennifer Loving <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 5:59 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.

Jennifer Loving

loving.jennifer@gmail.com

Email address loving.jennifer@gmail.com

Untitled Section

Name Jennifer Loving

Forward old email to another address with [Email Forwarder](#) for Gmail.

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Rebekah Barr

From: Liz Edwards <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 6:02 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.

Liz Edwards

liz.edwards23@gmail.com

Email address liz.edwards23@gmail.com

Untitled Section

Name Liz Edwards

Additional Comment I support a more efficient and consistent review process and I support responsible/smart development in Sonoma!

I support a more efficient and consistent review process and I support responsible/smart development in Sonoma!

Forward old email to another address with [Email Forwarder](#) for Gmail.

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Rebekah Barr

From: Heidi Sanderson <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 6:09 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.

Heidi Sanderson

heidisanderson@comcast.net

Email address heidisanderson@comcast.net

Untitled Section

Name Heidi Sanderson

Send personalized emails with [Mail Merge](#) for Gmail.

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Rebekah Barr

From: John Smith <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 6:20 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.

John Smith

JHannibalSmithAteam@aol.com

Email address JHannibalSmithAteam@aol.com

Untitled Section

Name John Smith

Additional Comment I've read the information. These guys have done more than what's required. Deny the appeal and let them build.

I've read the information. These guys have done more than what's required. Deny the appeal and let them build.

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Rebekah Barr

From: piper abodeely <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 7:54 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.

piper abodeely

piper@Pivotaltransitions.com

Email address piper@Pivotaltransitions.com

Untitled Section

Name piper abodeely

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Rebekah Barr

From: Levin Meier <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 7:57 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.

Levin Meier

LevinMeier@protonmail.com

Email address LevinMeier@protonmail.com

Untitled Section

Name Levin Meier

Additional Comment I am shocked that this is even happening. Deny, Deny, Deny the appeal.

I am shocked that this is even happening. Deny, Deny, Deny the appeal.

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Rebekah Barr

From: mikecdavenport@outlook.com <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 8:06 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.

mikecdavenport@outlook.com

hernandezr@pediatrician.com

Email address hernandezr@pediatrician.com

Untitled Section

Name mikecdavenport@outlook.com

Additional Comment This is petty and we need to let them build.

This is petty and we need to let them build.

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Rebekah Barr

From: Shannon <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 8:07 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.

Shannon

shanreiter@gmail.com

Email address shanreiter@gmail.com

Untitled Section

Name Shannon

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Rebekah Barr

From: Michael Boehm <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 8:16 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.

Michael Boehm

michaelsboehm@yahoo.com

Email address michaelsboehm@yahoo.com

Untitled Section

Name Michael Boehm

Pull email addresses from Gmail with [Address Extractor](#) for Gmail.

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Rebekah Barr

From: Elinor Slayer <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 8:28 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.

Elinor Slayer

ezslayer@yahoo.com

Email address ezslayer@yahoo.com

Untitled Section

Name Elinor Slayer

Additional Comment This should not be happening in our town. You have my vote in denying this appeal.

This should not be happening in our town. You have my vote in denying this appeal.

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Rebekah Barr

From: Zach Lawrence <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 9:27 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.

Zach Lawrence

zacharylawrence@gmail.com

Email address zacharylawrence@gmail.com

Untitled Section

Name Zach Lawrence

Additional Comment

I too am a resident on the east side of Sonoma. I believe that the appeal to block Bill Jasper's plan to develop his property on Schocken Hill is misguided and fails to acknowledge that said development has been approved by the planning commission as it complies with the strict visibility, pad size, and drainage requirements for development in that area. Based upon the city planning commission's findings, there is no legal reasoning to support the objection to the proposed development of Bill Jasper's R-HS residential hillside zoned lot.

I too am a resident on the east side of Sonoma. I believe that the appeal to block Bill Jasper's plan to develop his property on Schocken Hill is misguided and fails to acknowledge that said development has been approved by the planning commission as it complies with the strict visibility, pad size, and drainage requirements for

development in that area. Based upon the city planning commission's findings, there is no legal reasoning to support the objection to the proposed development of Bill Jasper's R-HS residential hillside zoned lot.

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Rebekah Barr

From: Zach Lawrence <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 9:27 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.

Zach Lawrence

zacharylawrence@gmail.com

Email address zacharylawrence@gmail.com

Untitled Section

Name Zach Lawrence

Additional Comment

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Rebekah Barr

From: Amanda Bevan <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 9:45 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.

Amanda Bevan

alavagetto@me.com

Email address alavagetto@me.com

Untitled Section

Name Amanda Bevan

Additional Comment GOOD LUCK!!

GOOD LUCK!!

Send recurring emails with [Email Scheduler](#) for Gmail.

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Rebekah Barr

From: Amanda Bevan <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 9:45 PM
To: City Council; Planning
Subject: Support Bill Jasper's New Homes

Council Member,

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Amanda Bevan

alavagetto@me.com

Email address	alavagetto@me.com
Untitled Section	
Name	Amanda Bevan
Additional Comment	GOOD LUCK!!

GOOD LUCK!!

Send recurring emails with [Email Scheduler](#) for Gmail.

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Rebekah Barr

From: Philip Otto <philotto88@gmail.com>
Sent: Friday, January 26, 2018 8:32 AM
To: City Council
Subject: Bill Jasper Development Project

To: City of Sonoma Council and the City of Sonoma Planning Commission:

- >
- > I am writing in support of the approval, and to request the denial of the current appeal to overturn the approval, of the proposed development plan by Bill Jasper of three homes located at 149 E. 4th Street East and lots 227 and 228 located near Schocken Hill in Sonoma.
- >
- > I understand that the Planning Commission approved the project in August and September of 2017 but that subsequently certain parties have changed their position without apparent good reason and have appealed the Commission's decision.
- >
- > It appears to me that a decision to uphold this appeal would be unjust to the Jasper plan. It is my understanding that all regulatory requirements and reviews have already been met or exceeded as presumably reflected by the Commission's favorable August and September, 2017 decisions. Given this prior position and the observation that the current appeal appears to be capricious and without merit, I encourage the City Council and The Planning Commission to deny the appeal and ratify the prior approvals of the Jasper project.
- >
- > I would also point out that the three properties in question are appropriately zoned for residential development and that upon completion, would generate significant new property tax revenue to add to the City's tax base which would benefit all Sonomans.
- >
- > Thank you for your consideration.
- >
- > Respectfully submitted,
- >
- > Philip F. Otto
- > 3500 White Alder
- > Sonoma, CA 95046
- >
- >
- >
- >
- >
- >

Rebekah Barr

From: Philip Otto <philotto88@gmail.com>
Sent: Friday, January 26, 2018 8:32 AM
To: City Council
Subject: Bill Jasper Development Project

To: City of Sonoma Council and the City of Sonoma Planning Commission:

>

> I am writing in support of the approval, and to request the denial of the current appeal to overturn the approval, of the proposed development plan by Bill Jasper of three homes located at 149 E. 4th Street East and lots 227 and 228 located near Schocken Hill in Sonoma.

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>

> Thank you for your consideration.

>

> Respectfully submitted,

>

> Philip F. Otto

> 3500 White Alder

> Sonoma, CA 95046

>

>

>

>

>

>

Rebekah Barr

From: Julia Alger <friendsofbilljasper@gmail.com>
Sent: Friday, January 26, 2018 11:13 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.

Julia Alger

julia@juliakatrine.com

Email address julia@juliakatrine.com

Untitled Section

Name Julia Alger

Additional Comment In support

In support

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Rebekah Barr

From: Holly Bennett <friendsofbilljasper@gmail.com>
Sent: Friday, January 26, 2018 12:21 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.

Holly Bennett

holly.bennett@sothebyshomes.com

Email address holly.bennett@sothebyshomes.com

Untitled Section

Name Holly Bennett

Additional Comment city of Sonoma: stop making it so hard and please stop letting neighbors have so much control: you have code, design review and guidelines - when a project meets all these- Done!

city of Sonoma: stop making it so hard and please stop letting neighbors have so much control: you have code, design review and guidelines - when a project meets all these- Done!

Send recurring emails with [Email Scheduler](#) for Gmail.

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Rebekah Barr

From: David Griffin <friendsofbilljasper@gmail.com>
Sent: Friday, January 26, 2018 12:24 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.

David Griffin

damgriffin@icloud.com

Email address damgriffin@icloud.com

Untitled Section

Name David Griffin

Pull email addresses from Gmail with [Address Extractor](#) for Gmail.

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Rebekah Barr

From: Gary Nelson <friendsofbilljasper@gmail.com>
Sent: Friday, January 26, 2018 1:27 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.

Gary Nelson

gnelson@nelsonhr.com

Email address gnelson@nelsonhr.com

Untitled Section

Name Gary Nelson

Bill Jasper has gone to great lengths to ensure compliance with the wording and spirit of all regulations, codes and guidelines - as noted in the Planning Commission approval.

He has met with neighbors in an attempt to respond to their concerns, especially concerns regarding existing water issues in the area.

Additional Comment

He has worked closely with an architect to ensure that views of the homes from the valley floor are as minimal as possible.

The Planning Commission spent months analyzing projects before approving. Why does the city process allow for frivolous appeals with no new facts presented?

Bill Jasper has gone to great lengths to ensure compliance with the wording and spirit of all regulations, codes and guidelines - as noted in the Planning Commission approval.

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The Planning Commission spent months analyzing projects before approving. Why does the city process allow for frivolous appeals with no new facts presented?

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Rebekah Barr

From: Chris Hoschak <friendsofbilljasper@gmail.com>
Sent: Friday, January 26, 2018 3:42 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.

Chris Hoschak

aweless1@yahoo.com

Email address aweless1@yahoo.com

Untitled Section

Name Chris Hoschak

Forward old email to another address with [Email Forwarder](#) for Gmail.

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Rebekah Barr

From: Carl MacPetrie <friendsofbilljasper@gmail.com>
Sent: Friday, January 26, 2018 3:52 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.

Carl MacPetrie

cmacpetrie@gmail.com

Email address cmacpetrie@gmail.com

Untitled Section

Name Carl MacPetrie

Additional Comment

I am responding to support Bill Jasper in his well conceived and approved plan to build 3 single family homes on appropriately zoned real estate. Why even develop city codes if any NIMBY can arbitrarily, on a whim, delay and obfuscate months of detailed study by the planning commission which found that the developments are consistent with the general plan, comply with all applicable standards and regulations of the development code. Let Mr. Jasper freely enjoy his legitimate property rights for which he paid, considered his neighbor's input and yet they wish to deny him as if they were principals.

I am responding to support Bill Jasper in his well conceived and approved plan to build 3 single family homes on appropriately zoned real estate. Why even develop city codes if any NIMBY can arbitrarily, on a whim, delay and obfuscate months of detailed study by the planning commission which found that the developments

are consistent with the general plan, comply with all applicable standards and regulations of the development code. Let Mr. Jasper freely enjoy his legitimate property rights for which he paid, considered his neighbor's input and yet they wish to deny him as if they were principals.

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Rebekah Barr

From: rosemarie marks <eyemdrfm@icloud.com>
Sent: Friday, January 26, 2018 4:52 PM
To: City Council
Cc: Planning; bill jasper
Subject: Bill Jasper Building approval, APN 018-051-012 Lot 227)

26 January 2018

Dear City Council Members,

I write today to strongly support Bill Jasper's development of 3 residential lots accessed through Brazil Street.

I speak as a neighbor (my husband and I have lived at 180 4th Street East for 8 years), an environmentally concerned California Naturalist (certified in June, 2018 following a 4 month course administered by Sonoma Ecology Center), and a member of the Board of the Sonoma Overlook Trail (my specific oversight is for Docent Program providing educational hikes for all 4th and 5th grade classes at schools in Sonoma Valley).

Our house faces west on 4th Street East, and would be particularly sensitive to visual changes of Shocken Hill...especially from the newly built second floor bedroom suite which faces north, west, and east.

Bill is a friend, and someone I respect and appreciate for his quiet way of making great contributions to Sonoma. When we returned from our planned vacation during the fires I was anxious to hike the areas that were so affected and at risk. And since I was aware of the Planning Commission's approval in early fall 2017---and the subsequent appeal lodged by Arthur Grandy and others---i asked Bill to take me up on his property to see the firebreaks created north and through the superior lot. After that hike, I was and am convinced that 1) there will be no significant visual "pollution" in the Valley Floor, 2) Bill took every available effort to be careful, informed and responsive to the requests of the Planning Commission, and 3) He has a perfect right to build on his lots in accordance with their City Zoning.

I look forward to seeing the trucks going past my house (as they have done for the construction of the Stokes home, the Clarks next door to us, and yes, the Haunted House.

Sonoma is a strong community of people helping---not hindering---their neighbors. Please set aside the Appeal and let the job begin.

Thank you.

Rosemarie F. Marks, MD, PhD.
180 4th Street East
Sonoma, CA 95476

Rebekah Barr

From: Luca Zanin <friendsofbilljasper@gmail.com>
Sent: Friday, January 26, 2018 10:24 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.

Luca Zanin

luca@bennettvalleycellars.com

Email address luca@bennettvalleycellars.com

Untitled Section

Name Luca Zanin

Additional Comment It is unfortunate that the City of Sonoma continues to allow and enable a vocal minority to impose unreasonable restrictions on law abiding, rule following citizens who are attempting to complete projects which one would thing should be well within the legal rights as a landowner.

It is unfortunate that the City of Sonoma continues to allow and enable a vocal minority to impose unreasonable restrictions on law abiding, rule following citizens who are attempting to complete projects which one would thing should be well within the legal rights as a landowner.

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Rebekah Barr

From: Luca Zanin <friendsofbilljasper@gmail.com>
Sent: Friday, January 26, 2018 10:24 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.

Luca Zanin

luca@bennettvalleycellars.com

Email address luca@bennettvalleycellars.com

Untitled Section

Name Luca Zanin

Additional Comment It is unfortunate that the City of Sonoma continues to allow and enable a vocal minority to impose unreasonable restrictions on law abiding, rule following citizens who are attempting to complete projects which one would thing should be well within the legal rights as a landowner.

It is unfortunate that the City of Sonoma continues to allow and enable a vocal minority to impose unreasonable restrictions on law abiding, rule following citizens who are attempting to complete projects which one would thing should be well within the legal rights as a landowner.

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Rebekah Barr

From: Aisling Scrosoppi <friendsofbilljasper@gmail.com>
Sent: Friday, January 26, 2018 11:47 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.

Aisling Scrosoppi

ascrosoppi@gmail.com

Email address ascrosoppi@gmail.com

Untitled Section

Name Aisling Scrosoppi

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Rebekah Barr

From: Dr. Edward T. Wolynic <friendsofbilljasper@gmail.com>
Sent: Saturday, January 27, 2018 5:55 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.

Dr. Edward T. Wolynic

etwolynic@yahoo.com

Email address etwolynic@yahoo.com

Untitled Section

Name Dr. Edward T. Wolynic

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Rebekah Barr

From: Chris Petrovic <friendsofbilljasper@gmail.com>
Sent: Saturday, January 27, 2018 6:34 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.

Chris Petrovic

chris.petrovic@yahoo.com

Email address	chris.petrovic@yahoo.com
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Untitled Section

Name	Chris Petrovic
-------------	----------------

Auto-Respond to messages quickly with [Email Responder](#) for Gmail.

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Rebekah Barr

From: Alex rubin <friendsofbilljasper@gmail.com>
Sent: Saturday, January 27, 2018 7:49 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.

Alex rubin

alex@rubinphotography.com

Email address alex@rubinphotography.com

Untitled Section

Name Alex rubin

Additional Comment Stop blocking development especially when it's as ethical as this housing development will be

Stop blocking development especially when it's as ethical as this housing development will be

Send personalized emails with [Mail Merge](#) for Gmail.

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Rebekah Barr

From: Robert Demler <friendsofbilljasper@gmail.com>
Sent: Saturday, January 27, 2018 12:06 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.

Robert Demler

robertcdemler@gmail.com

Email address robertcdemler@gmail.com

Untitled Section

Name Robert Demler

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Rebekah Barr

From: Dave DePierro <dave.depierro@gmail.com>
Sent: Saturday, January 27, 2018 12:48 PM
To: City Council
Cc: Planning; billjasper@wjasper.com
Subject: Schocken Hill

To whom it may concern:

I am writing this email in support of the subject project. In my view the project meets and exceeds all of the concerns that any of interested parties may have. Mr. Jasper has shown total consideration in meeting the requirements of the city and the surrounding neighbors. The design of the project fits beautifully into the environment and is totally unobtrusive. Thank you for your consideration.

Regards,

Dave DePierro

dave.depierro@gmail.com

Rebekah Barr

From: Vince Bienek <friendsofbilljasper@gmail.com>
Sent: Saturday, January 27, 2018 7:13 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.

Vince Bienek

vince@vincebienek.com

Email address vince@vincebienek.com

Untitled Section

Name Vince Bienek

Additional Comment I am in support

I am in support

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Rebekah Barr

From: David Scott <friendsofbilljasper@gmail.com>
Sent: Sunday, January 28, 2018 11:47 AM
To: City Council; Planning
Subject: Support Bill Jasper's New Homes

Council Member,

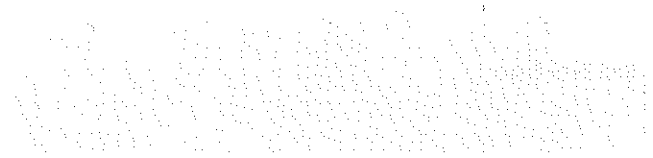
After several years of working collaboratively with the Planning Commission, City Staff, and neighbors, Bill Jasper has received approval for a thoughtful plan to build three new homes in Sonoma. The homes comply with the Hillside Guidelines by protecting the view from the valley, are appropriate in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

David Scott

dscott234@yahoo.com

Email address dscott234@yahoo.com

Untitled Section



Name David Scott

Additional Comment I support the project. The houses are well integrated into the neighborhood.

I support the project. The houses are well integrated into the neighborhood.

Send personalized emails with [Mail Merge](#) for Gmail.

This email was sent via the [Google Forms Add-on](#).

Rebekah Barr

From: David Scott <friendsofbilljasper@gmail.com>
Sent: Sunday, January 28, 2018 11:48 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.

David Scott

dscott234@yahoo.com

Email address dscott234@yahoo.com

Untitled Section

Name David Scott

Additional Comment I support the project. The houses are well integrated into the neighborhood.

I support the project. The houses are well integrated into the neighborhood.

Send recurring emails with [Email Scheduler](#) for Gmail.

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Rebekah Barr

From: Scott Cheeseman <friendsofbilljasper@gmail.com>
Sent: Monday, January 29, 2018 9:36 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.

Scott Cheeseman

scott.cheeseman@gmail.com

Email address scott.cheeseman@gmail.com

Untitled Section

Name Scott Cheeseman

Forward old email to another address with [Email Forwarder](#) for Gmail.

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Rebekah Barr

From: Scott Cheeseman <scott.cheeseman@gmail.com>
Sent: Monday, January 29, 2018 9:41 AM
To: City Council
Cc: billjasper@wjasper.com
Subject: Bill Jasper Project

Members of the Sonoma City Council,

This email is to serve as a written letter of support in favor of the Planning Commissioners approval of the project proposed by Bill Jasper. The review performed by the Planning Commission was thorough and exhaustive. I feel the objections raised in the appeal have already been addressed through the vetting of the project performed by the Commission, and bring no new issues to light that warrant additional review by the City Council. I request that the appeal be denied and the project approvals allowed to stand as is.

Scott Cheeseman
420 Montini Way
Sonoma, CA 95476

Rebekah Barr

From: Nick Dolata <friendsofbilljasper@gmail.com>
Sent: Monday, January 29, 2018 11:20 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.

Nick Dolata

ndolata@gmail.com

Email address ndolata@gmail.com

Untitled Section

Name Nick Dolata

Additional Comment Great housing put forward!

Great housing put forward!

Send recurring emails with [Email Scheduler](#) for Gmail.

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Rebekah Barr

From: Artie Phillips <friendsofbilljasper@gmail.com>
Sent: Monday, January 29, 2018 1:35 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.

Artie Phillips

artiephillips@gmail.com

Email address artiephillips@gmail.com

Untitled Section

Name Artie Phillips

Additional Comment It certainly appears that Mr. Bill Jasper did his due diligence (and some!). Certainly, one upset neighbor can't derail a process that has already been so arduous and thorough in its scope. Mr. Jasper owns the property, has followed the rules and should be granted outright permission to develop the property. Grant Mr. Jasper his building permits and let him begin building these homes.

It certainly appears that Mr. Bill Jasper did his due diligence (and some!). Certainly, one upset neighbor can't derail a process that has already been so arduous and thorough in its scope. Mr. Jasper owns the property, has followed the rules and should be granted outright permission to develop the property. Grant Mr. Jasper his building permits and let him begin building these homes.

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Rita Gipson

From: Les Vadasz <friendsofbilljasper@gmail.com>
Sent: Saturday, January 20, 2018 11:54 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.

Les Vadasz

les@vadasz.com

Email address les@vadasz.com

Untitled Section

Name Les Vadasz

Additional Comment I trust Bill. He will do the right thing.

I trust Bill. He will do the right thing.

Send recurring emails with [Email Scheduler](#) for Gmail.

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Rita Gipson

From: Mary and Bob Voss <friendsofbilljasper@gmail.com>
Sent: Saturday, January 20, 2018 12:31 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.

Mary and Bob Voss

maryandbobvoss@aol.com

Email address maryandbobvoss@aol.com

Untitled Section

Name Mary and Bob Voss

Auto-Respond to messages quickly with [Email Responder](#) for Gmail.

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Rita Gipson

From: Roger Honour <friendsofbilljasper@gmail.com>
Sent: Saturday, January 20, 2018 4:48 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.

Roger Honour

rhonour@comcast.net

Email address rhonour@comcast.net

Untitled Section

Name Roger Honour

Additional Comment Bill Jasper has probably done more to support the community of Sonoma in the past decade than anyone I can think of. His home on 2nd Street is tasteful, his remodel of the Haunted house was so nice I considered buying it and I'm sure the Schocken Hill home project will be good for Sonoma as well.

Bill Jasper has probably done more to support the community of Sonoma in the past decade than anyone I can think of. His home on 2nd Street is tasteful, his remodel of the Haunted house was so nice I considered buying it and I'm sure the Schocken Hill home project will be good for Sonoma as well.

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Rita Gipson

From: Sara Travis <friendsofbilljasper@gmail.com>
Sent: Sunday, January 21, 2018 10:25 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.

Sara Travis

saratravis@yahoo.com

Email address saratravis@yahoo.com

Untitled Section

Name Sara Travis

Additional Comment I support Mr. Jasper, and respect the work of the Planning Commission. I encourage the City Council to do the same.

I support Mr. Jasper, and respect the work of the Planning Commission. I encourage the City Council to do the same.

Send personalized emails with [Mail Merge](#) for Gmail.

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Rita Gipson

From: Tony westfall <friendsofbilljasper@gmail.com>
Sent: Sunday, January 21, 2018 11:07 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.

Tony westfall

tony@goodcompanywines.com

Email address tony@goodcompanywines.com

Untitled Section

Name Tony westfall

Additional Comment Do property rights not matter any longer in this city? This was approved and is one of the most buttoned up projects I have seen. Reject this frivolous appeal.

Do property rights not matter any longer in this city? This was approved and is one of the most buttoned up projects I have seen. Reject this frivolous appeal.

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Rita Gipson

From: Todd Garrett <friendsofbilljasper@gmail.com>
Sent: Sunday, January 21, 2018 11:11 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.

Todd Garrett

toddadamsgarrett@gmail.com

Email address toddadamsgarrett@gmail.com

Untitled Section

Name Todd Garrett

Additional Comment I live in Mission Highlands at 1600 Ridge Road and totally support Bill Jasper's plans to build additional homes on his property in Sonoma. Very careful thought and planning has been done to insure these additional homes will not be intrusive to the property and the surrounding beautiful Sonoma hills. I urge the Town to support Bill Jasper's Schocken Hill project.

I live in Mission Highlands at 1600 Ridge Road and totally support Bill Jasper's plans to build additional homes on his property in Sonoma. Very careful thought and planning has been done to insure these additional homes will not be intrusive to the property and the surrounding beautiful Sonoma hills. I urge the Town to support Bill Jasper's Schocken Hill project.

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Rita Gipson

From: Gigi Paolini <friendsofbilljasper@gmail.com>
Sent: Sunday, January 21, 2018 12:15 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.

Gigi Paolini

gigipaolini@gmail.com

Email address gigipaolini@gmail.com

Untitled Section

Name Gigi Paolini

Additional Comment I think Sonoma is lucky to have someone as thoughtful to the environment, who loves Sonoma and cares about the future of this beautiful town to be the one who wants to develop these lots. He has everyone's best interests in mind and it shows with his extensive planning, compliance with all city requirements and then going beyond.
Even when things are perfect in life there will be naysayers. It's human nature. Please support Bill Jasper's Project.

I think Sonoma is lucky to have someone as thoughtful to the environment, who loves Sonoma and cares about the future of this beautiful town to be the one who wants to develop these lots. He has everyone's best interests in mind and it shows with his extensive planning, compliance with all city requirements and then going beyond.

Even when things are perfect in life there will be naysayers. It's human nature.
Please support Bill Jasper's Project.

Pull email addresses from Gmail with [Address Extractor](#) for Gmail.

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Rita Gipson

From: Robert Raney <friendsofbilljasper@gmail.com>
Sent: Sunday, January 21, 2018 12:21 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.

Robert Raney

robertraney@gmail.com

Email address robertraney@gmail.com

Untitled Section

Name Robert Raney

Pull email addresses from Gmail with [Address Extractor](#) for Gmail.

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Rita Gipson

From: Tom Henry <friendsofbilljasper@gmail.com>
Sent: Sunday, January 21, 2018 4:37 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.

Tom Henry

thenry@realcare.biz

Email address thenry@realcare.biz

Untitled Section

Name Tom Henry

Additional Comment I think it's reprehensible that someone for purely selfish reasons can block a neighbor from building a legally acceptable structure on his lot. In this case, Mr. Jasper went out of his way to incorporate the intervenor's requested changes into his plans. This is something he did not have to do since he had the planning commission's approval. Please put a stop to this reprehensible activity.

I think it's reprehensible that someone for purely selfish reasons can block a neighbor from building a legally acceptable structure on his lot. In this case, Mr. Jasper went out of his way to incorporate the intervenor's requested changes into his plans. This is something he did not have to do since he had the planning commission's approval. Please put a stop to this reprehensible activity.

Send personalized emails with [Mail Merge](#) for Gmail.

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Rita Gipson

From: Carl Kuhn <friendsofbilljasper@gmail.com>
Sent: Sunday, January 21, 2018 7:35 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.

Carl Kuhn

carlkuhn@pacbell.net

Email address carlkuhn@pacbell.net

Untitled Section

Name Carl Kuhn

Additional Comment Enough is enough! Deny the appeals!

Enough is enough! Deny the appeals!

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Rita Gipson

From: Steve Kyle <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 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.

Steve Kyle

stevekyle@me.com

Email address stevekyle@me.com

Untitled Section

Name Steve Kyle

If Mr. Jasper's project has received the approval of the Sonoma Planning Commission, then I urge you to do the same.

While there is no shortage of opinions on what constitutes a neighborhood, it is the Planning Commission's job to sort through the claims and counter claims in order to see the merit in each case.

Additional Comment

They have done that and they have voted in favor of Mr. Jasper's project.

I respectfully ask that you do the same.

Sincerely,
Stephen Kyle

If Mr. Jasper's project has received the approval of the Sonoma Planning Commission, then I urge you to do the same.

While there is no shortage of opinions on what constitutes a neighborhood, it is the Planning Commission's job to sort through the claims and counter claims in order to see the merit in each case.

They have done that and they have voted in favor of Mr. Jasper's project.

I respectfully ask that you do the same.

Sincerely,
Stephen Kyle

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Rita Gipson

From: Joe Diggins <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 8:19 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.

Joe Diggins

jpdiggins@yahoo.com

Email address jpdiggins@yahoo.com

Untitled Section

Name Joe Diggins

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Rita Gipson

From: George Sutcliffe <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 8:19 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.

George Sutcliffe

george@sutcliffefamily.com

Email address george@sutcliffefamily.com

Untitled Section

Name George Sutcliffe

Additional Comment I was always taught that we had personal property rights in this country, guess the slow erosion of rights and over reaching government interference is alive and well. Sorry your going through this.

I was always taught that we had personal property rights in this country, guess the slow erosion of rights and over reaching government interference is alive and well. Sorry your going through this.

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Rita Gipson

From: Kelly McLeskey <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 8:24 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.

Kelly McLeskey

kelly@asavvyevent.com

Email address kelly@asavvyevent.com

Untitled Section

Name Kelly McLeskey

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Rita Gipson

From: danielle westfall <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 9:07 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.

danielle westfall

danielle@invino.com

Email address danielle@invino.com

Untitled Section

Name danielle westfall

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Rita Gipson

From: Rose Wein <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 9:08 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.

Rose Wein

michaelwein@sbcglobal.net

Email address michaelwein@sbcglobal.net

Untitled Section

Name Rose Wein

Send recurring emails with [Email Scheduler](#) for Gmail.

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Rita Gipson

From: Harriet Derwingson <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 9:40 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.

Harriet Derwingson

hhderwingson@vom.com

Email address hhderwingson@vom.com

Untitled Section

Name Harriet Derwingson

Additional Comment I support Bill Jasper's Schocken Hill Homes, which were approved by the Planning Commission months ago. He has fulfilled all of the necessary requirements and should be allowed to proceed with his project. Thank you.

I support Bill Jasper's Schocken Hill Homes, which were approved by the Planning Commission months ago. He has fulfilled all of the necessary requirements and should be allowed to proceed with his project. Thank you.

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Rita Gipson

From: Jason Taormino <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 9:43 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.

Jason Taormino

jason@taormino.org

Email address jason@taormino.org

Untitled Section

Name Jason Taormino

Additional Comment This is a thoughtful addition to Sonoma. Housing is a human right - wether it is for the rich or the poor we must have a balanced housing supply in order to take care of the entire community.

This is a thoughtful addition to Sonoma. Housing is a human right - wether it is for the rich or the poor we must have a balanced housing supply in order to take care of the entire community.

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Rita Gipson

From: Ada Brown <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 10:06 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.

Ada Brown

brown_ada@yahoo.com

Email address brown_ada@yahoo.com

Untitled Section

Name Ada Brown

Additional Comment These are such beautiful homes, and Bill Jasper is such an excellent example of how one should approach sensitive properties like these. I encourage the City Council to not lose sight of how fortunate Sonoma is to have someone like Bill to care for the stewardship of our hillsides. Bill has earned this communities trust, and has demonstrated again that he cares deeply for Sonoma. Bill has my support and I'm confident the City Council will see their way to supporting him, and the Planning Commission who did an excellent job as well.

These are such beautiful homes, and Bill Jasper is such an excellent example of how one should approach sensitive properties like these. I encourage the City Council to not lose sight of how fortunate Sonoma is to have someone like Bill to care for the stewardship of our hillsides. Bill has earned this communities trust, and has

demonstrated again that he cares deeply for Sonoma. Bill has my support and I'm confident the City Council will see their way to supporting him, and the Planning Commission who did an excellent job as well.

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Rita Gipson

From: Luisa Gallo <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 10:17 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.

Luisa Gallo

luisagallow@gmail.com

Email address luisagallow@gmail.com

Untitled Section

Name Luisa Gallo

Additional Comment

I don't remember a more thoughtful and considered approach to developing homes in Sonoma in my 63 years of living in our beautiful town. I look around today and see so many homes that are not thoughtful, not in keeping with Sonoma's beauty, and I wonder how they were built, and how it is possible these homes may not be. The world does seem to be upside down lately to me, with selfish people putting up petty excuses to keep others out. I support these homes, and I support the City Council and thank you for bringing Ron Wellander back.

I don't remember a more thoughtful and considered approach to developing homes in Sonoma in my 63 years of living in our beautiful town. I look around today and see so many homes that are not thoughtful, not in keeping with Sonoma's beauty, and I wonder how they were built, and how it is possible these homes may not be. The

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Rita Gipson

From: Nancy J. King <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 11:28 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.

Nancy J. King

nancyking@petslifeline.org

Email address nancyking@petslifeline.org

Untitled Section

Name Nancy J. King

Additional Comment I am in complete support of Mr. Jasper's project on Schocken Hill. I urge the council to reject the appeals to stop the project. The projects were approved by the planning commission in August and September 2017. I sincerely believe they will only add value to the neighborhood. Thank you.

I am in complete support of Mr. Jasper's project on Schocken Hill. I urge the council to reject the appeals to stop the project. The projects were approved by the planning commission in August and September 2017. I sincerely believe they will only add value to the neighborhood. Thank you.

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Rita Gipson

From: Adam <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 11:59 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.

Adam

adam.miller669@hushmail.com

Email address adam.miller669@hushmail.com

Untitled Section

Name Adam

Additional Comment I support the Planning Commission, especially Chairman James Cribb who has continued to show he is impartial and fair in his decisions. So if he supported this project, Sonoma can be assured it was rigorously and fairly considered.

I support the Planning Commission, especially Chairman James Cribb who has continued to show he is impartial and fair in his decisions. So if he supported this project, Sonoma can be assured it was rigorously and fairly considered.

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Rita Gipson

From: Andrea McGinty <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 2:03 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.

Andrea McGinty

andrea@andreadriscoll.com

Email address andrea@andreadriscoll.com

Untitled Section

Name Andrea McGinty

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Rita Gipson

From: Rodman Marymor <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 2:45 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.

Rodman Marymor

rodman@marymor.com

Email address rodman@marymor.com

Untitled Section

Name Rodman Marymor

Additional Comment There is no good reason why this appropriately zoned, well planned, well documented, and already-approved project should be held up, delayed, or even reconsidered for its legitimacy. This is a case of a NIMBY neighbor who should not be allowed to subvert the legality and legitimacy of this plan ... I urge you to put time into important things that impact the entire community, and pay no heed to a single complaint which has no footing whatsoever. Your original decision should stand.

There is no good reason why this appropriately zoned, well planned, well documented, and already-approved project should be held up, delayed, or even reconsidered for its legitimacy. This is a case of a NIMBY neighbor who should not be allowed to subvert the legality and legitimacy of this plan ... I urge you to put time into

important things that impact the entire community, and pay no heed to a single complaint which has no footing whatsoever. Your original decision should stand.

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Rita Gipson

From: Jason Taormino <jtaormino@me.com>
Sent: Monday, January 22, 2018 3:42 PM
To: Planning; City Council
Cc: billjasper@wjasper.com
Subject: Hillside Project

Dear Mayor and Council,

As someone who cares about the future of Sonoma I urge you to support the Hillside Project proposed by Bill Jasper.

Housing is a human right - whether it is focused on the homeless, mid market or high end homes it is needed. Our mantra should be to take care of everyone in our community. Like so many communities with both great wealth and those in dire need we need to get stuff done rather than listen to those screaming the loudest.

Kind regards,

Jason Taormino

Rita Gipson

From: Stacy and John Swain <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 6:59 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.

Stacy and John Swain

stacylswain@gmail.com

Email address stacylswain@gmail.com

Untitled Section

Name Stacy and John Swain

Send recurring emails with [Email Scheduler](#) for Gmail.

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Rita Gipson

From: Aaron <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 9:07 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.

Aaron

aaronsmith71@yahoo.com

Email address aaronsmith71@yahoo.com

Untitled Section

Name Aaron

Additional Comment

My family only having lived in Sonoma a few years, I'm still getting up to speed on all the conflict around housing. The message unless it is a small apartment, it is considered taboo with this City Council, is what most of Sonoma believes. The impression is that you'll kill any project that isn't affordable housing. So you embolden NIMBY's to appeal everything. Even well designed projects like Mr. Jasper's. That is a mistake, and now you find yourselves wasting time and City resources with appeals, that you'll just get sued on if you support the NIMBY's. In the Bay Area where I come from, most City Councils are clear they don't like their Planning Commissions appealed, especially on housing projects. As a policy they say no to all housing appeals, in the absence of their City Attorney recommending they support it. You could save yourselves a lot of time and City resources, if you stopped encouraging these NIMBY's to appeal everything. I see these type of ongoing frivolous appeals, as do our circle of friends, as a

failure of the City Council to make their support of their Planning Commission clear and unequivocal.

My family only having lived in Sonoma a few years, I'm still getting up to speed on all the conflict around housing. The message unless it is a small apartment, it is considered taboo with this City Council, is what most of Sonoma believes. The impression is that you'll kill any project that isn't affordable housing. So you embolden NIMBY's to appeal everything. Even well designed projects like Mr. Jasper's. That is a mistake, and now you find yourselves wasting time and City resources with appeals, that you'll just get sued on if you support the NIMBY's. In the Bay Area where I come from, most City Councils are clear they don't like their Planning Commissions appealed, especially on housing projects. As a policy they say no to all housing appeals, in the absence of their City Attorney recommending they support it. You could save yourselves a lot of time and City resources, if you stopped encouraging these NIMBY's to appeal everything. I see these type of ongoing frivolous appeals, as do our circle of friends, as a failure of the City Council to make their support of their Planning Commission clear and unequivocal.

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Rita Gipson

From: Allegra Diggins <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 10:05 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.

Allegra Diggins

allegra@gmail.com

Email address allegra@gmail.com

Untitled Section

Name Allegra Diggins

Send recurring emails with [Email Scheduler](#) for Gmail.

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Rita Gipson

From: Bob Gardner <friendsofbilljasper@gmail.com>
Sent: Monday, January 22, 2018 10:18 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.

Bob Gardner

bob@bobgardnersf.com

Email address bob@bobgardnersf.com

Untitled Section

Name Bob Gardner

Send personalized emails with [Mail Merge](#) for Gmail.

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Rita Gipson

From: Chad Allen <friendsofbilljasper@gmail.com>
Sent: Tuesday, January 23, 2018 3:35 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.

Chad Allen

cwa0513@yahoo.com

Email address cwa0513@yahoo.com

Untitled Section

Name Chad Allen

Auto-Respond to messages quickly with [Email Responder](#) for Gmail.

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Rita Gipson

From: Adam Jones <friendsofbilljasper@gmail.com>
Sent: Tuesday, January 23, 2018 3:43 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.

Adam Jones

adam_jones100@aol.com

Email address adam_jones100@aol.com

Untitled Section

Name Adam Jones

Additional Comment Watching any citizen have to defend their property rights with this much effort is disheartening. For all everyone's sake give the appellant a good lashing and send him the bill for the City's time. And while your at it apologize to Mr. Jasper for making him wait 6 months to get past this nonsense.

Watching any citizen have to defend their property rights with this much effort is disheartening. For all everyone's sake give the appellant a good lashing and send him the bill for the City's time. And while your at it apologize to Mr. Jasper for making him wait 6 months to get past this nonsense.

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Rita Gipson

From: Paul B Berger <friendsofbilljasper@gmail.com>
Sent: Tuesday, January 23, 2018 8:08 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.

Paul B Berger.

paulb@pbadesign.com

Email address paulb@pbadesign.com

Untitled Section

Name Paul B Berger

Additional Comment Great project and should be built without objections.

Great project and should be built without objections.

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Rita Gipson

From: Paul B Berger AIA, NCARB, LEED AP <friendsofbilljasper@gmail.com>
Sent: Tuesday, January 23, 2018 8:09 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.

Paul B Berger AIA, NCARB, LEED AP

paulb@pbadesign.com

Email address paulb@pbadesign.com

Untitled Section

Name Paul B Berger AIA, NCARB, LEED AP

Additional Comment Great project and should be built without objections.

Great project and should be built without objections.

Auto-Respond to messages quickly with [Email Responder](#) for Gmail.

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Rita Gipson

From: Steve Walton <friendsofbilljasper@gmail.com>
Sent: Tuesday, January 23, 2018 10:09 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.

Steve Walton

waltonengineering@sbcglobal.net

Email address waltonengineering@sbcglobal.net

Untitled Section

Name Steve Walton

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Rita Gipson

From: Thad Geldert <friendsofbilljasper@gmail.com>
Sent: Tuesday, January 23, 2018 10:12 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.

Thad Geldert

thad@geldert.com

Email address thad@geldert.com

Untitled Section

Name Thad Geldert

Additional Comment I have had the opportunity to walk this site and I have reviewed the proposed design. In doing so, I am in full support of this project as a resident of Sonoma and a design professional.

I have had the opportunity to walk this site and I have reviewed the proposed design. In doing so, I am in full support of this project as a resident of Sonoma and a design professional.

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Rita Gipson

From: Heidi Darling <friendsofbilljasper@gmail.com>
Sent: Wednesday, January 24, 2018 7:09 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.

Heidi Darling

hdarling77@gmail.com

Email address hdarling77@gmail.com

Untitled Section

Name Heidi Darling

Additional Comment This project is fully compliant and it fits within the surrounding environment quite nicely.

This project is fully compliant and it fits within the surrounding environment quite nicely.

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Rita Gipson

From: Amy Scott <friendsofbilljasper@gmail.com>
Sent: Wednesday, January 24, 2018 9:25 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.

Amy Scott

Johnathon_scott@yahoo.com

Email address Johnathon_scott@yahoo.com

Untitled Section

Name Amy Scott

Additional Comment We appreciate the effort Bill made in reaching out to everyone in the neighborhood to share his vision and designs. He offered to tour the entire neighborhood. He and his team answered our questions and concerns. We are satisfied these homes are going to be nice additions to the neighborhood, and relatively invisible from the valley.

We appreciate the effort Bill made in reaching out to everyone in the neighborhood to share his vision and designs. He offered to tour the entire neighborhood. He and his team answered our questions and concerns. We are satisfied these homes are going to be nice additions to the neighborhood, and relatively invisible from the valley.

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Rita Gipson

From: Bill Weisgerber <friendsofbilljasper@gmail.com>
Sent: Wednesday, January 24, 2018 11:27 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 Weisgerber

bweisgerber@gmail.com

Email address bweisgerber@gmail.com

Untitled Section

Name Bill Weisgerber

Additional Comment This is a thoughtful, well-planned project that meets, or exceeds, all standards of conformity with the environment, the neighborhood, and interface construction.

This is a thoughtful, well-planned project that meets, or exceeds, all standards of conformity with the environment, the neighborhood, and interface construction.

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Rita Gipson

From: Kristen McFarland <friendsofbilljasper@gmail.com>
Sent: Wednesday, January 24, 2018 12:38 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.

Kristen McFarland

abigmac53@aol.com

Email address abigmac53@aol.com

Untitled Section

Name Kristen McFarland

Additional Comment

DENY THE APPEAL. First and foremost his project has been approved by the Planning Commission. Secondly, he has the legal right to develop these lots. Finally, he has made many changes to the building sites to accommodate those not in favor of the project, to the extent that the 2 hillside homes will not be visible to anyone in town. A civil engineer has thoroughly dealt with grading, water runoff and tree removal issues to ensure there will be no impact on the neighborhood. DENY THE APPEAL.

DENY THE APPEAL. First and foremost his project has been approved by the Planning Commission. Secondly, he has the legal right to develop these lots. Finally, he has made many changes to the building sites to accommodate those not in favor of the project, to the extent that the 2 hillside homes will not be visible to

anyone in town. A civil engineer has thoroughly dealt with grading, water runoff and tree removal issues to ensure there will be no impact on the neighborhood. DENY THE APPEAL.

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Rita Gipson

From: Robert Blanusa <friendsofbilljasper@gmail.com>
Sent: Wednesday, January 24, 2018 12:55 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.

Robert Blanusa

Robert@napawealth.com

Email address Robert@napawealth.com

Untitled Section

Name Robert Blanusa

Additional Comment Bill has proven himself to be an thoughtful steward of Sonoma development and the community at large.

Bill has proven himself to be an thoughtful steward of Sonoma development and the community at large.

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Rita Gipson

From: Heather Banaszek <friendsofbilljasper@gmail.com>
Sent: Wednesday, January 24, 2018 3:07 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.

Heather Banaszek

hbanaszek@aol.com

Email address hbanaszek@aol.com

Untitled Section

Name Heather Banaszek

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Rita Gipson

From: Alexa Glockner <friendsofbilljasper@gmail.com>
Sent: Wednesday, January 24, 2018 7:49 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.

Alexa Glockner

alexa@alexaglockner.com

Email address alexa@alexaglockner.com

Untitled Section

Name Alexa Glockner

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Rita Gipson

From: Mark Huber <friendsofbilljasper@gmail.com>
Sent: Wednesday, January 24, 2018 9:30 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.

Mark Huber

markchuber@gmail.com

Email address markchuber@gmail.com

Untitled Section

Name Mark Huber

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Rita Gipson

From: Kari Ontko <friendsofbilljasper@gmail.com>
Sent: Wednesday, January 24, 2018 9:33 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.

Kari Ontko

kontko@gmail.com

Email address kontko@gmail.com

Untitled Section

Name Kari Ontko

Additional Comment I support Bill Jasper's Schocken Hill Homes. The decision of the planning commission should be upheld and the building should begin.

I support Bill Jasper's Schocken Hill Homes. The decision of the planning commission should be upheld and the building should begin.

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Rita Gipson

From: Tom Walsh <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 9:02 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.

Tom Walsh

twalsh4019@gmail.com

Email address twalsh4019@gmail.com

Untitled Section

Name Tom Walsh

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Rita Gipson

From: Steven Copeland <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 9:48 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.

Steven Copeland

sbc@copelandlawpc.com

Email address	sbc@copelandlawpc.com
Untitled Section	
Name	Steven Copeland

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Rita Gipson

From: cas banaszek <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 9:54 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.

cas banaszek

cbanaszek@appleamerican.com

Email address	cbanaszek@appleamerican.com
----------------------	--

Untitled Section

Name	cas banaszek
-------------	--------------

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Rita Gipson

From: Constance Vlahos <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 10:26 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.

Constance Vlahos

ctd1971@sbcglobal.net

Email address ctd1971@sbcglobal.net

Untitled Section

Name Constance Vlahos

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Rita Gipson

From: Meredith Hale-Griffin <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 11:01 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.

Meredith Hale-Griffin

merhgriff@me.com

Email address merhgriff@me.com

Untitled Section

Name Meredith Hale-Griffin

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Rita Gipson

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

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

January 25, 2018

To: Sonoma City Council

Copies: Sonoma Planning Commission; Bill Jasper

From: Ken Adelson

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

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

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

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

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

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

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

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

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

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

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

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

Rita Gipson

From: Joanne Green <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 12:12 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.

Joanne Green

jojogeweke@hotmail.com

Email address jojogeweke@hotmail.com

Untitled Section

Name Joanne Green

Additional Comment Bill's approach is cautious, caring and supportive of our town. Why would the city turn this opportunity away and make it MORE difficult than it already is? Please be open to this project and support those who offer support of our special town. These are people we do not want to drive away.

Bill's approach is cautious, caring and supportive of our town. Why would the city turn this opportunity away and make it MORE difficult than it already is? Please be open to this project and support those who offer support of our special town. These are people we do not want to drive away.

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Rita Gipson

From: sarah pinkin <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 12:14 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.

sarah pinkin

sarahpinkin@gmail.com

Email address sarahpinkin@gmail.com

Untitled Section

Name sarah pinkin

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Rita Gipson

From: Caroline Guthrie <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 12:41 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.

Caroline Guthrie

caroline.s.guthrie@gmail.com

Email address caroline.s.guthrie@gmail.com

Untitled Section

Name Caroline Guthrie

Additional Comment Growth in our small town is inevitable. Choosing the right people to help us grow is the key issue. Bill Jasper is the right person. I support the Schoken Hill Homes and believe then when the Planning Commission APPROVES something, we should honor that.

Growth in our small town is inevitable. Choosing the right people to help us grow is the key issue. Bill Jasper is the right person. I support the Schoken Hill Homes and believe then when the Planning Commission APPROVES something, we should honor that.

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Rita Gipson

From: Caroline Guthrie <caroline.s.guthrie@gmail.com>
Sent: Thursday, January 25, 2018 12:44 PM
To: City Council
Subject: Schoken Hill Homes

I support the Schoken Hill Homes that Bill Jasper has been working toward. When the Planning Commission APPROVES something, we should honor that approval.

Rita Gipson

From: James Grossi <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 12:46 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.

James Grossi

jamesgrossi@comcast.net

Email address	jamesgrossi@comcast.net
Untitled Section	
Name	James Grossi
Additional Comment	Allow him to build

Allow him to build

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Rita Gipson

From: Lindsay Bennett <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 12:55 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.

Lindsay Bennett

lindsaymbennett@yahoo.com

Email address lindsaymbennett@yahoo.com

Untitled Section

Name Lindsay Bennett

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Rita Gipson

From: Marilyn Kravig <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 12:56 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.

Marilyn Kravig

norske46@gmail.com

Email address norske46@gmail.com

Untitled Section

Name Marilyn Kravig

Additional Comment

I've walked this entire property with the (female) architect, builder and owner and in my experience, tremendous care has been taken to obscure these homesites (only 3!!) from one another and from the street and surrounding neighbors. The designs adhere to the 5000 sq ft requirement, accomplished with "stacking" floor plans. Very clever, and sensitive. This property afforded a vital access for heavy machinery to the ridgeline above during our October fires. Besides preserving this access, there will be the added fire safety security provided by all the water available from the three new swimming pools. Bravo! The opposition seems like another obvious case of "Not in my backyard." This is NOT a hotel, AND it has been approved by the Planning Commission for many, many months now.. We need housing, and perhaps there will even be families who will attend our school system.

I've walked this entire property with the (female) architect, builder and owner and in my experience, tremendous care has been taken to obscure these homesites (only 3!!) from one another and from the street and surrounding neighbors. The designs adhere to the 5000 sq ft requirement, accomplished with "stacking" floor plans. Very clever, and sensitive. This property afforded a vital access for heavy machinery to the ridgeline above during our October fires. Besides preserving this access, there will be the added fire safety security provided by all the water available from the three new swimming pools. Bravo! The opposition seems like another obvious case of "Not in my backyard." This is NOT a hotel, AND it has been approved by the Planning Commission for many, many months now.. We need housing, and perhaps there will even be families who will attend our school system.

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Rita Gipson

From: Ann Wilhelm <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 1:43 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.

Ann Wilhelm

anndeering@yahoo.com

Email address anndeering@yahoo.com

Untitled Section

Name Ann Wilhelm

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Rita Gipson

From: Xavier Lema <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 2:01 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.

Xavier Lema

xlema@comcast.net

Email address xlema@comcast.net

Untitled Section

Name Xavier Lema

Additional Comment I support Bill's project as he has gone though great extends to have the project comply with all requirements and more importantly the character of the area and the environment. Thank you,

I support Bill's project as he has gone though great extends to have the project comply with all requirements and more importantly the character of the area and the environment. Thank you,

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Rita Gipson

From: Sharon Neves <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 2:18 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.

Sharon Neves

info@sharonneves.com

Email address info@sharonneves.com

Untitled Section

Name Sharon Neves

Additional Comment Please approve the plans... it sounds like they are very well thought out.

Please approve the plans... it sounds like they are very well thought out.

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Rita Gipson

From: I, Brian Larsen, a Sonoma resident living at 373 France Street, fully support Bill Jasper's Schocken Hill Homes <friendsofbilljasper@gmail.com>
Sent: Thursday, January 25, 2018 3:14 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.

I, Brian Larsen, a Sonoma resident living at 373 France Street, fully support Bill Jasper's Schocken Hill Homes
blarsen5000@yahoo.com

Email address blarsen5000@yahoo.com

Untitled Section

Name I, Brian Larsen, a Sonoma resident living at 373 France Street, fully support Bill Jasper's 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

Email address	colette.fonseca@gmail.com
Untitled Section	
Name	Colette Fonseca

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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

Email address 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.

Send recurring emails with [Email Scheduler](#) for Gmail.

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Rita Gipson

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

Email address 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

Email address 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 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

Email address 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

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Forward old email to another address with [Email Forwarder](#) for Gmail.

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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

Email address 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

Auto-Respond to messages quickly with [Email Responder](#) for Gmail.

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Rita Gipson

From: rosemarie marks <eyemdrfm@icloud.com>
Sent: Friday, January 26, 2018 4:52 PM
To: City Council
Cc: Planning; bill jasper
Subject: Bill Jasper Building approval, APN 018-051-012 Lot 227)

26 January 2018

Dear City Council Members,

I write today to strongly support Bill Jasper's development of 3 residential lots accessed through Brazil Street.

I speak as a neighbor (my husband and I have lived at 180 4th Street East for 8 years), an environmentally concerned California Naturalist (certified in June, 2018 following a 4 month course administered by Sonoma Ecology Center), and a member of the Board of the Sonoma Overlook Trail (my specific oversight is for Docent Program providing educational hikes for all 4th and 5th grade classes at schools in Sonoma Valley).

Our house faces west on 4th Street East, and would be particularly sensitive to visual changes of Shocken Hill....especially from the newly built second floor bedroom suite which faces north, west, and east.

Bill is a friend, and someone I respect and appreciate for his quiet way of making great contributions to Sonoma. When we returned from our planned vacation during the fires I was anxious to hike the areas that were so affected and at risk. And since I was aware of the Planning Commission's approval in early fall 2017---and the subsequent appeal lodged by Arthur Grandy and others---i asked Bill to take me up on his property to see the firebreaks created north and through the superior lot. After that hike, I was and am convinced that 1) there will be no significant visual "pollution" in the Valley Floor, 2) Bill took every available effort to be careful, informed and responsive to the requests of the Planning Commission, and 3) He has a perfect right to build on his lots in accordance with their City Zoning.

I look forward to seeing the trucks going past my house (as they have done for the construction of the Stokes home, the Clarks next door to us, and yes, the Haunted House.

Sonoma is a strong community of people helping—not hindering—their neighbors. Please set aside the Appeal and let the job begin.

Thank you.

Rosemarie F. Marks, MD, PhD.
180 4th Street East
Sonoma, CA 95476

Rita Gipson

From: David Goodison
Sent: Friday, January 26, 2018 11:52 AM
To: Rebekah Barr
Subject: FW: Letter of Support_149 Fourth Street East, 227/228 Brazil Street
Attachments: Microsoft Word - Letter of Support_MJT_20170124.docx.pdf

From: Matthew Tippell <mjtippell@me.com>
Date: Friday, January 26, 2018 at 11:49 AM
To: David Goodison <davidg@sonomacity.org>
Subject: Letter of Support_149 Fourth Street East, 227/228 Brazil Street

Dear David,

Attached, please find a letter of support for the above-mentioned project(s). If you could please include this letter in the CC's packet that would be much appreciated. Please confirm your receipt of this email via responding back.

Kind regards,

MATTHEW

[matthew tippell](mailto:mjtippell@me.com)
mjtippell@me.com
(415) 328.4103

Matthew J. Tippell
734 1st Street West, Sonoma, CA 95476

26 January 2018

Via Email (davidg@sonomacity.org)

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

Re: 149 Fourth Street East, 227/228 Brazil Street

Dear Mayor Agrimonti and City Council Members:

My name is Matthew Tippell and I served on the Design Review Board and the Planning Commission for 5 years and was the Chairman of the Planning Commission in 2014.

I write to encourage you to support your Planning Commissions approval of the Jasper projects in August and September of 2017. In the hope it may be helpful to you, I have reviewed the Findings of Approval on Mr. Jasper's projects and all corresponding documentation. The record is unequivocal that the Planning Commission went above and beyond the call of duty to make certain that the homes meet the intent and spirit of the Hillside Guidelines and all zoning requirements.

The level of inquiry and study they took on was extraordinary for residential homes. They exhausted and resolved every reasonable concern they had, as well as the concerns of neighbors, both in inquiry and in resolution by adopting extensive Conditions of Approval. There is simply nothing else to be considered. The Planning Commission did their job professionally, competently and your validation by rejecting the pending appeals would honor their work.

I have also read the appeal(s), and there are no new facts provided by them to support their objections that the Planning Commission did not already address and resolve in the Conditions of Approval. There is no missing study, no deficiency in the designs, no code violation, no health or safety issue.

I wish you the best in your deliberations, and hope my perspective is of some beneficial use.

Sincerely,



Matthew J. Tippell

Rita Gipson

From: Dave DePierro <dave.depierro@gmail.com>
Sent: Saturday, January 27, 2018 12:48 PM
To: City Council
Cc: Planning; billjasper@wjasper.com
Subject: Schocken Hill

To whom it may concern:

I am writing this email in support of the subject project. In my view the project meets and exceeds all of the concerns that any of interested parties my have. Mr. Jasper has shown total consideration in meeting the requirements of the city and the surrounding neighbors. The design of the project fits beautifully into the environment and is totally unobtrusive. Thank you for your consideration.

Regards,

Dave DePierro

dave.depierro@gmail.com

Rita Gipson

From: sbc@copelandlawpc.com
Sent: Thursday, January 25, 2018 10:18 AM
To: Planning; City Council
Subject: Re: billjasper@wjasper.com

> Sonoma City Council:

>

> I am writing to support the Bill Jasper home development approved by
> the planning commission and to urge you to reject the appeal seeking
> to prevent project development. I reside locally, operate a law firm
> here and have for several years.

>

> Given that I am considering purchasing a large lot for development to
> house my large blended family, I am certainly observing the lengthy
> approval process in the City with concern to determine whether it is
> worth my risk. Adequate housing in the area is already in short
> supply, and limited growth done with respect for the neighborhood
> should be encouraged. Your decision on the Jasper matter will go a
> long way to inform myself and others whether purchasing a lot or home
> within City limits is a worthy risk.

>

> Thank you.

Steven Copeland
Copeland Law Firm, APC
19201 Sonoma Hwy., Suite 106
Sonoma, CA 95476

RECEIVED

JAN 24 2018

CITY OF SONOMA

20 January, 2018

Sonoma City, City Council

Re: Bill Jasper Property-approved building plans, 4th St. East Area.

Dear City Council:

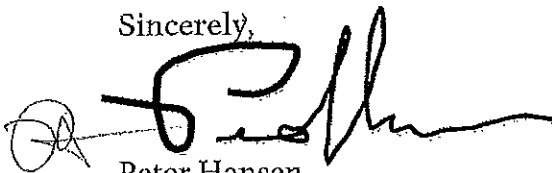
I respectfully disagree with the plans to consider the appeal of existing approvals on Bill Jasper's Building sites. I find the building plans and footprint for the area to be both harmonious and aesthetically pleasing.

Due diligence, and due processes have been done in regards to granting approvals on the proposed sites. In fact, I would consider the measures on behalf of Bill Jasper beyond due diligence - in keeping with the good stewardship and love of Sonoma that he is revered for.

I simply cannot fathom City Council spending hours, re visiting these already approved plans, on the latent appeal fomented by one, or a few individuals. What value is found in formal agreements, if so easily altered by errant whims and inconsistencies.

I hope you too will honor the existing approvals of August and September 2017, and allow work to continue. I can personally think of no better neighbor and hope you will recognize this as well. Thank you for your careful consideration in this matter.

Sincerely,



Peter Hansen

19201 Sonoma Hwy

Sonoma Ca 95476

(707) 292-0924

<mailto:phansen@sonomaschools.org>

Rita Gipson

From: Planning
Sent: Tuesday, January 23, 2018 1:35 PM
To: Rebekah Barr
Subject: FW: Shocken Hill.

On 1/23/18, 1:29 PM, "Don Sebastiani, Sr." <dad@donandsons.com> wrote:

>Please add my wife and myself as supporters of the projected
>construction by Bill Jasper at the base of Schocken Hill.
>We think the project has been planned with tremendous consideration and
>care, and we find Bill Jasper to be the consummate example of a good
>neighbor.
>Thank you so much.
>
>Wysłane z iPhone'a

Rita Gipson

From: Mike Coleman <mikecoleman371@gmail.com>
Sent: Sunday, January 21, 2018 1:16 PM
To: David Goodison; City Council
Subject: Hillside Development

Dear Planning Director Goodison and Sonoma City Councilmembers,

I am writing to share my view on the approval of the single family home applications on Shocken Hill and their subsequent appeal.

As a member of the Planning Commission, I participated in the lengthy process of reviewing the applications including the incredible amount of time that Staff spent on the initial study, additional studies, and subsequent reports. Unfortunately, I was not able to attend the final vote as I was injured at work, falling off my fire truck, and was incapacitated.

However, I have reviewed again the staff applications, the staff report and studies, and watched the video of public comments and the comments of my fellow commissioners.

Had I been in attendance, I would have voted affirmatively to approve the project with the conditions of approval. I believe the APPROVED project meets EVERY guideline- a higher standard than what's required by the code for project approval-- in the development code with respect to Hillside development of these residential lots. With my vote, the project, as approved, **would have enjoyed a 4-1 majority.**

I would also like to share with the City Council that the applicant, the Planning Commission and Staff does an incredible amount of work before projects like these are approved on the basis of guidelines which themselves have been established through hundreds of hours of work over many years. The General Plan and Development Code represent Sonoma's general interests.

There is no objective basis for approving these appeals, and doing so could only be done as a result of political posturing, or worse, pandering to a small group of special interests.

I urge the City Council to deny the appeals and support the Planning Commission decision.

Sincerely,

Michael Coleman, Planning Commissioner 2015-2017

Rita Gipson

From: Judy/John Radican <jradicans@gmail.com>
Sent: Saturday, January 20, 2018 6:20 PM
To: Planning; City Council
Cc: Bill Jasper
Subject: Bill Jasper Final 3

My husband and I have known Bill since he first took an interest in purchasing a home in the city of Sonoma. We have "been there" for the purchase of the Brazil St. house, and then the 2nd St. East house, which was gutted down to the foundation and rebuilt into a home with design that is a beautiful example of Sonoma stone and tile reminiscent of early Sonoma. And we watched with fascination as Bill transformed the "haunted house" into an award-winning example of turn-of-the-century design. Anyone who knows Bill knows that he is meticulous when it comes to doing his homework. And he is committed to creating something that will be a tribute to the city of Sonoma, standing the test of time for design and function. Bill is committed to giving back to this community, and has been recognized for it. As far as we can see, he has truly done his due-diligence in terms of meeting all the requirements of the planning commission, and then some.

The designs he has chosen appear to be location-appropriate for Schocken Hill, and would minimally impact the views and the surrounding landscape. It is unfortunate that others involved in this project have, after approving the original plan of the project, now find it necessary to oppose its completion for what appear to be personal reasons. It also appears that Bill has been very patient and willing to make changes to the original design plans, creating major delays and additional expense.

We know that this project and its completion will be his legacy, and he is committed to doing this right. Please consider approving this project based on his commitment to Sonoma and his dream.

Judy and John Radican
196 Blue Wing Dr.

Rita Gipson

From: Cathy Capriola
Sent: Friday, January 19, 2018 3:14 PM
To: David Goodison
Cc: Rebekah Barr
Subject: FW: Brazil and 4th St. East projects coming before the City Council on February 5th.
Attachments: Paul Berger letter to City of Sonoma re Brazil.pdf

D:
Please acknowledge receipt and for your project files.
Cathy

From: Paul Berger [mailto:paulb@pbadesign.com]
Sent: Friday, January 19, 2018 12:59 PM
To: magrimonti@comcast.net; David Goodison; City Council
Cc: Mr. Paul Berger
Subject: Brazil and 4th St. East projects coming before the City Council on February 5th.

To Whom it May Concern:

Please find attached my letter regarding the Brazil and 4th St. East projects coming before the City Council on February 5th.

Paul B Berger AIA, NCARB, LEED AP
USCG Merchant Mariner Master 100 ton Certificate
paulb@pbadesign.com
"check out our new website"
www.pbadesign.com
312-622-2853 cel



January 17, 2018

Re: Brazil and 4th Street East Appeals

Dear City Council:

My name is Paul Berger. I am a local architect, born and raised in Chicago where I founded and managed an architectural firm for over 35 years. I now live and practice in Sonoma on Napa Rd. I am also, the President of the American Institute of Architects Redwood Empire Chapter.

I am writing to represent my support of a very talented and well-respected Architect, Clare Walton. Mrs. Walton's career includes numerous awards, for residential and commercial designs in highly sensitive environments around Tahoe. She has designed over 160 homes and, as I understand, never had a project appealed. So, it was with great curiosity that I decided to investigate how such a noted architect and colleague could have three of her homes appealed in my backyard. Literally in my back yard, as I look out over vineyards to these exact hills.

Clare has shared with me all of her files, and her methodology for designing the homes. I've walked the sites with her. I've reviewed the findings of the Planning Commission. I've reviewed the appeals. But first and foremost, I have experienced first-hand Clare's passion for this project. I have experienced many egotistical architects in my experience over the years, but Clare is not only passionate but truly wants to create an exceptional project for the owners and the community. I think she has.

The siting of the homes and ancillary structures Mrs. Walton chose are the best ones that could be chosen on these lots. They are well screened by trees, and designed to take advantage of the natural topography. It is apparent that her experience designing many homes in wooded hillside sites has led her to have an excellent understanding of what to do to leave the least impact on the environment.

On the design of the homes and their relationship with the site, Mrs. Walton met the goals of the Hillside guidelines. The homes conserve the natural appearance by minimizing any detrimental cuts and fill and therefore preserve the natural topography. They are nestled on the land and are stepped and terraced to follow the contours of the sites. The materials being chosen are appropriate and respectful. These homes sit quietly in the hills and will be virtually invisible from the valley floor. As it is often said, leave only footsteps and take only photographs. Clare practices it here.

Paul Berger & Associates Architects
620 Napa Rd, Sonoma, California 95476
312.622.2853 paulb@pbadesign.com
www.pbadesign.com



January 17, 2018

Re: Brazil and 4th Street East Appeals

I note the appellants try to bring pad sizes up in their attack of the projects. I share Mrs. Walton's interpretation of what constitutes a pad, and agree she met this goal of the Hillside guideline as well. As importantly I think you must look at the intent of the Hillside Guidelines, which is to preserve views to and from the Hillside. Mrs. Walton accomplished this higher purpose of the Guidelines, as the Planning Commission and City staff also recognized.

I also studied Mrs. Walton's methodology for doing the visual studies City Staff asked her to perform. Mrs. Walton's approach is of the highest standards one could ask of an architect. Her team created an entire 3D model of the hill, had story poles erected, then used drone footage to locate the homes into the 3D model. Every tree in the model was designed using the arborists report sizing. This is a highly reliable methodology for determining visual impacts.

With confidence I share, that at least in this architect's opinion, Sonoma has been well served in its goal to protect our hillsides by Mrs. Walton. I look forward to seeing these beautiful homes added to Sonoma's legacy.

I hope this helps you in your deliberation.

Sincerely

Paul Berger & Associates

A handwritten signature in black ink, appearing to read "Paul Berger", is written over a faint, larger version of the same signature.

Paul B Berger AIA, NCARB, LEED AP

Paul Berger & Associates Architects
620 Napa Rd, Sonoma, California 95476
312.622.2853 paulb@pbadesign.com
www.pbadesign.com

Rebekah Barr

From: Philip Otto <philotto88@gmail.com>
Sent: Friday, January 26, 2018 8:32 AM
To: City Council
Subject: Bill Jasper Development Project

To: City of Sonoma Council and the City of Sonoma Planning Commission:

>

> I am writing in support of the approval, and to request the denial of the current appeal to overturn the approval, of the proposed development plan by Bill Jasper of three homes located at 149 E. 4th Street East and lots 227 and 228 located near Schocken Hill in Sonoma.

>

> I understand that the Planning Commission approved the project in August and September of 2017 but that subsequently certain parties have changed their position without apparent good reason and have appealed the Commission's decision.

>

> It appears to me that a decision to uphold this appeal would be unjust to the Jasper plan. It is my understanding that all regulatory requirements and reviews have already been met or exceeded as presumably reflected by the Commission's favorable August and September, 2017 decisions. Given this prior position and the observation that the current appeal appears to be capricious and without merit, I encourage the City Council and The Planning Commission to deny the appeal and ratify the prior approvals of the Jasper project.

>

> I would also point out that the three properties in question are appropriately zoned for residential development and that upon completion, would generate significant new property tax revenue to add to the City's tax base which would benefit all Sonomans.

>

> Thank you for your consideration.

>

> Respectfully submitted,

>

> Philip F. Otto

> 3500 White Alder

> Sonoma, CA 95046

>

>

>

>

>

>

>

Rebekah Barr

From: Larry Krieger <lwkrieger@me.com>
Sent: Tuesday, January 23, 2018 10:43 AM
To: City Council
Cc: Planning
Subject: Bill Jasper Project

>>> To whom it may concern:

>>> I'm writing in support of Bill Jasper's project that will be discussed at the February 5th council meeting. It is very disconcerting to fellow residence when someone goes over and above what is required , gets approved and still cannot move forward.

>>> It is unfortunate that we live in world where doing all the right steps still gets you back to square one. Please don't govern by putting more weight on naysaying individuals and groups than the folks that did everything they were asked to do in order to get approvals.. It sends a bad message to the rest of the community.

>>>

>>> Please give your OK to Bill Jasper's Project.

>>>

>>> Larry Krieger

>>> 739 Austin Ave

Rebekah Barr

From: Caroline Guthrie <caroline.s.guthrie@gmail.com>
Sent: Thursday, January 25, 2018 12:44 PM
To: City Council
Subject: Schoken Hill Homes

I support the Schoken Hill Homes that Bill Jasper has been working toward. When the Planning Commission APPROVES something, we should honor that approval.

Rebekah Barr

From: Jason Taormino <jtaormino@me.com>
Sent: Monday, January 22, 2018 3:42 PM
To: Planning; City Council
Cc: billjasper@wjasper.com
Subject: Hillside Project

Dear Mayor and Council,

As someone who cares about the future of Sonoma I urge you to support the Hillside Project proposed by Bill Jasper.

Housing is a human right - whether it is focused on the homeless, mid market or high end homes it is needed. Our mantra should be to take care of everyone in our community. Like so many communities with both great wealth and those in dire need we need to get stuff done rather than listen to those screaming the loudest.

Kind regards,

Jason Taormino

Rebekah Barr

From: sbc@copelandlawpc.com
Sent: Thursday, January 25, 2018 10:02 AM
To: Planning; City Council
Subject: billjasper@wjasper.com

Sonoma City Council:

I am writing to support the Bill Jasper home development approved by the planning commission and to urge you to reject the appeal seeking to prevent project development. I reside locally, operate a law firm here and have for several years.

Given that I am considering purchasing a large lot for development to house my large blended family, I am certainly observing the lengthy approval process in the City with concern to determine whether it is worth my risk. Adequate housing in the area is already in short supply, and limited growth done with respect for the neighborhood should be encouraged. Your decision on the Jasper matter will go a long way to inform myself and others whether purchasing a lot or home within City limits is a worthy risk.

Thank you.