

Date

31 July 2017

ToCity of Sonoma
Planning Department
Rob Gjestland, Senior Planner**Subject**Narrative for Conditional Use Permit- Summary of Design Revisions

Project Information

APN: 018-051-007
Address: 149 4th Street East
Zoning: Sonoma R-HS
Building Height Limit: 30-feet from finish grade
Setbacks: 30-feet for primary structure and 5-feet for accessory structure with 9-foot maximum wall height and 15-foot maximum building height

Adjacent Neighbors: 95 Brazil Street, Lot 1
131 Fourth Street East, APN 018-091-019
175 Fourth Street East, APN 018-091-016

Proposed Main House: 5,233 square feet
Proposed Garage: 904 square feet
Proposed Barn: 2,108 square feet

Total Lot Area: 2.803 Acres [122,099 square feet]
Allowable Coverage: 15% [18,315 square feet]
Proposed Coverage: 6.3% [7,651 square feet]

Allowable FAR: 10% [12,210 square feet]
Proposed FAR: 7.4% [8,980 square feet]

CEQA: Categorically Exempt

Standards: Hillside Development
Historic Overlay Zone

Project Revisions

1. Grading

To minimize the grading initially proposed for the project the following changes have been implemented into the design:

- a. Extension of retaining wall on the western side of the entry walkway from the house to the road.
- b. Removal of retaining wall on the northwest side of the guest bedroom wing. Rather than providing a retaining wall at this location, the house is excavated into the hillside by 4-feet.
- c. Addition of retaining wall on the east side of the auto court.
- d. Addition of retaining wall at lawn area on the east side of the barn.
- e. Excavating the barn and barn terrace into the uphill slope on the northwest side by 3-feet.

2. Trees

The following trees previously marked for removal are now saved in the revised design:

- a. The terrace on the south side of the residence is reconfigured to save the oak tree #38.
- b. The grading on the west side of the retaining wall at the main entry walkway is modified to save oak tree #20, #26 and #28.

3. Site Features

The following site features have been added to the design:

- a. Walk path added between the barn terrace and existing driveway on the western edge of the property.
- b. Walk path added with 30-inch maximum height stone retaining wall between the driveway and lawn area to the east of the barn.

4. Architectural Features

The following architectural features have been revised and/or added to the design:

- a. Loft removed from barn to reduce overall scale of structure.
- b. Portion of barn terrace adjacent to screen porch is covered with a roof for additional shade.
- c. Spa added to pool.
- d. Firepit added to intermediate terrace level.
- e. Main terrace geometries adjusted to incorporate planters. These planters help blend the structure into the landscape.
- f. Roof structure at the terrace east of the great room is revised to have a flat profile and cover the entire length of the usable space.
- g. Master suite roof form is revised from a shed to a gable. The gable is consistent with the other organizing roof forms.
- h. Family entry added north of the great room with a path from the main entry walkway.
- i. Planter added at the west side of the detached garage.