

Date

28 February 2017

To

Sonoma City Council Members

Subject

149 4th Street East
Response to March 1st, 2018 Staff Report

The home proposed for 149 4th Street East was originally designed by Nick Lee Architecture. Prior to developing the design, Mr. Lee walked the site with Planning Commission members, City Staff and neighbors. Each agreed that a one story home would be appropriate to minimize visibility given the gentle topography and Hillside Guidelines. Each also recognized that substantial grading had already been completed on the site which left expansive level areas open for incorporation into the design.

Mr. Lee's design was presented to the Planning Commission at the March 2017 hearing and was recommended for approval by Staff. During that meeting, the Planning Commission expressed concern that the grading would impact trees and asked that a tree study be conducted.

Following the March 2017 Planning Commission meeting, Walton AE assumed ownership of the design. We took the concerns highlighted by the Planning Commission members to heart and focused our efforts on minimizing site impacts through additional stepping and massing reductions. We added retaining walls less than 5-feet in height at the garage and entry walkway to reduce grading and save existing trees, we partially excavated the home and barn on the uphill side to minimize grading, we reduced the scale of the barn to help soften the edges of our design into the landscape, and we incorporated tiered terraces with existing trees woven in. Our revised design reduced grading and tree removal.

In preparation for resubmittal at the August 2017 meeting, we contacted each of the Planning Commission and City Staff members to discuss our proposed revisions. All agreed that the revisions responded well to the concerns from the March 2017 meeting. All agreed that the one story home still made sense given the topography.

Although we were aware of staff's interpretation of the 5,000 square foot pad guideline, we were led to believe that the overriding goal of the Hillside Guidelines was to reduce visual impact and that a single story home proposal would be aligned with this objective despite requiring more site disturbance.

Since the adoption of the Hillside Guidelines in 2003, this is the first single story home to be designed within the Hillside Overlay. The Planning Commission had yet been tasked with applying the Hillside Guidelines to a single story home and the majority all viewed the pad issue in their conversations with us as less important than the intent of reducing visibility to and from the hill. In addition, staff acknowledged that the site disturbance and padding of the home was consistent with properties that had been approved previously under these same Hillside Guidelines. This emphasized to us that we should focus on the overriding goal of reducing visual impact rather than focusing only on the pad guideline.

We would like to make note of the residence at 175 4th Street East that is within the Hillside Overlay. Staff took the position that this residence was not subject to the Hillside Guidelines and a use permit application process because in Staff's estimation the property was not sloped enough to warrant it, the home addition would not be visible and padding discussions were therefore irrelevant. This is effectively the same conclusion that an individual Planning Commission member came up with in his analysis of 149 4th Street East designed on a site with slopes of approximately 5%. He concluded that the project did not meet the pad guideline but met all other components of the Hillside Guidelines and conveyed the overall intent of the guidelines.

Prior to presenting our project to the Planning Commission in August, we toured the site again with Planning Commission members and Staff as well as with any neighbor or community member who expressed interest. No additional suggestions for revisions to our design were made through this process.

As such, we submitted our revised design for review at the August Planning Commission meeting. Staff again reminded the Planning Commission that the home would be virtually invisible from public vantage points, was well situated behind the trees, and continued to meet the intent of the Hillside Guidelines. Our design received approval from the Planning Commission at the August 2017 meeting.

We worked with Planning Staff throughout the entire design and environmental review process. Planning Staff asked our team to conduct a cumulative aesthetic analysis for Lots 227 and 228 which we completed. Staff did not consider it was necessary to include 4th Street East in the visual modeling because it sited lower on the hillside and is entirely screened from the public view.

Prior to and after the initial submittal we maintained an extensive outreach effort. Fliers were sent to all neighbors on 4th Street East from Brazil to Greve

Lane, and along Brazil Street to the County line, inviting them to review the plans. Multiple site tours were held with neighbors as well as GoToMeeting phone conferences. Through our two year planning process, very few concerns were raised. Concerns about drainage were addressed through the work of our civil engineer. One neighbor complained about the visibility of the garage. We worked with that neighbor to design a landscaping plan that would conceal the garage. This neighbor agreed to the landscape mitigation, wrote a letter removing his objection, and then changed his mind and appealed the project.

Upon receiving notice of the appeal, we looked for ways to further reduce the grading impacts on the site. In lieu of slab-on-grade foundation systems we have proposed wood framed floors with stepped footings and perimeter stem walls in locations we felt possible. Our goal in proposing this was to reduce site impacts and possibly reduce the areas considered as pads. This is an option that would have no impact on the design approved by the Planning Commission in August other than to reduce grading and site impacts further.

We appreciate your time and favorable consideration of our project as representing the intent of the Hillside Guidelines.

Respectfully,

Clare Walton, AIA
Walton AE

Date

28 February 2018

To

Sonoma City Council Members

Subject

Brazil Street Lot 228

Response to March 1st, 2018 Staff Report

Prior to and after the initial submittal an extensive outreach effort was conducted. Fliers were sent to all neighbors on 4th Street East from Brazil to Greve Lane, and along Brazil Street to the County Line, inviting them to review the plans. Multiple site tours were held with neighbors as well as GoToMeeting phone conferences. Through our two-year planning process, very few concerns were raised. Concerns about drainage were addressed through the work of our civil engineer.

Based on initial conversations with City Staff, we shifted the original location we had proposed for the home further down the hill so the majority of the mass would be situated behind the tree line. This shift reduced the initial visibility of the home by approximately 20%. In preparation for our presentation of the project at the March 2017 Planning Commission meeting, we visited the site with the Planning Commission members and shared our design and reason for its new location. All agreed our proposed location for the home was the best for the property and appreciated that their comments on the location had been incorporated.

To create our visibility analysis and presentation, we started by erecting story poles at the site. We then draped a tarp over the story poles to represent the building mass and took drone videos of the projects from the four community vantage points requested by City Staff. Using our digital modeling software with is SketchUp, we built a model of the site, surrounding area and our proposed driveways and structures with the topographic and tree information provided to us by our civil engineer and arborist. The arborist report provided us with the tree species, number of trunks and diameters, overall height of tree, radius of the tree and the health of each tree on a 1-5 scale [5 being excellent health]. After we had all of this information assembled, we omitted the trees from our model that would be removed as part of construction and that were marked for removal in the arborist report. We then overlaid our model with the drone videos to create our final presentation images. The foliage transparency

in our presentation images is based on drone videos and the overall health of all the trees as indicated in the arborist report. The average health of the trees is rated as a "4" per the arborist report. "4 = Good – health and vigor are average, no significant or specific distress symptoms, no significant pest or disease."

Our team was provided with a submittal from an appellant on Tuesday, February 27th. In this submittal it appears the Appellants have zoomed in on one of our presentation images and photo-shopped trees out of it. The Appellants have not explained their methodology or provided any expert analysis to support their assertions. Their image does not accurately reflect the Projects' visibility.

During our meetings with the Planning Commissioners leading up to the March meeting, all commissioners told us that 228 met the intent of the Hillside Guidelines. They were all highly complementary of our overall approach. The fact that our project would share a common driveway with adjacent Lot 227 to reduce grading was viewed favorably. They agreed, however, that before approving the project they needed to better understand the impact the associated grading would have on trees and what our plans would be to mitigate site impacts. Not one of the seven Planning Commissioners at the meeting made any mention of pad concern and indeed stated that our split level and stepping of our design up the hill was appreciated and our location behind the trees was the best location on the site for development.

After conducting the tree study as requested, we were scheduled to go back into the Planning Commission in August of 2017. Prior to doing so, I spoke to Staff and to each Planning Commissioner. One Planning Commissioner requested that we further reduce the size of the second story. During the August Planning Commission meeting, we agreed to reduce the scale of the upper floor in an effort to further reduce the project's visibility. With these modifications, the Planning Commission provided us with approval for our project.

The scope of these modifications include the following:

- a. The main level floor plan has been reduced by 267 square feet.
- b. The total proposed conditioned square footage has been reduced from 5,504 square feet to 5,319 square feet.
- c. The visible project area has been reduced from 961 square feet to 517 square feet. This is a 46% reduction in visible project area [the "visible project area" is a flat 2D representation of the façade in question, where visual perspective is eliminated and the ground plane is at eye level].

We worked with Planning Staff throughout the entire design and environmental review process. Planning Staff asked our team to conduct a cumulative aesthetic analysis for Lots 227 and 228 which we completed.

Upon receiving notice of the appeal to this approval, we looked for ways to further reduce the grading impacts on the site as it seemed the pad guideline was the only area of objection. In lieu of slab-on-grade foundation systems we have proposed wood framed floors with stepped footings and perimeter stem walls in locations we felt possible. Our goal in proposing this was to reduce site impacts and possibly reduce the areas considered as pads. These areas are the Dining Terrace and the Master Terrace. This is an option that would have no impact on the design approved by the Planning Commission in August other than to reduce grading and site impacts further.

It has always been staff's opinion that this project met the intent of the Hillside Guidelines. They were pleased we were able to successfully incorporate their direction as well as the direction of the Planning Commissioners. We appreciate your time and favorable consideration of our project.

Respectfully,

Clare Walton, AIA
Walton AE



March 1, 2018

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

Re: 149 4th Street Residence – Response to Appellant’s Letter

Dear Mayor Agrimonti and Council Members,

I reviewed the letters prepared by the Appellant’s attorney and civil engineer, dated February 23rd, 2018 and have prepared a response addressing their concerns. In my review of their letters, I have found numerous concerns listed that were generalized or misrepresented to appear as larger than they really are to experienced design professionals.

Response to Mr. Machi of Atterbury and Associates in Healdsburg:

- Stormwater: BAASMA is a design manual adopted by the city of Sonoma, which provides requirements for projects to address treatment of stormwater. Stormwater design is required in the conditions of approval and needs to be completed before grading permits can be issued. We prepared a stormwater analysis concept to assist with the preliminary designs. The BAASMA manual provides a number of different solutions to addressing stormwater and not every solution requires a bio-retention planter. Bio-retention planters were selected to accept runoff from rooftops and landscape areas, because they are the best solution for removing pollutants generated by those uses. Runoff from the driveways, which were identified in Mr. Machi’s letter as untreated have been designed to disperse and filter through native vegetation. This is allowed per requirements of the BAASMA manual. The large vegetated areas that border the proposed driveways provide significantly more treatment of runoff in the form of filtration than the minimum required by the manual.

Stormwater is an important item to review and influences design of the site. We have accounted for these requirements and the current design meets the intent of the manual.

- Driveway Access: There are four potential residences that will be served by the existing common driveway. This includes the 149 4th Street Residence, an existing residence (not part of this project), and two other potential residences on separate lots referred to as the Lot 227 Residence and Lot 228 Residence. The common portion serving the four potential residences exists only for the first 150-feet of the driveway. At this point, the proposed driveway serving the proposed residences at Lots 227 and 228 splits off. The existing driveway will only serve the existing residence and the 149 4th Street Residence uphill of the initial stretch of common driveway. Fire department turnout spacing is typically designed between 300-400 feet intervals, which is more than double this stretch of common driveway that can serve four residences. The driveway is 12-feet wide with approximately 16-feet of horizontal clearance, which is plenty of room for a fire truck to access the site. We met with Alan Jones the city fire marshal and reviewed the design of emergency vehicle access for this residence. The existing driveway, the proposed driveway serving the 149 4th Street Residence as well as the fire department turnaround have been reviewed by the city fire department and has been deemed sufficient. “Bottleneck” is a great suggestive word, but doesn’t have merit for a

driveway that only serves a couple residences. The average daily trips of cars on this driveway is going to be extremely low.

Emergency vehicle access is extremely important to design and layout of the project. We added a fire department turnaround above the 149 4th Street Residence to provide additional access for emergency personnel and have satisfied the requirements of a residential project.

- **Geotechnical Investigation:** The Supplemental Geotechnical Investigation was prepared by PJC and Associates in April of 2016. A Design Level Geotechnical Investigation was prepared for the Lot 228 Residence in March of 2017, which includes a lot of information Mr. Machi is requesting. Soils evaluation for the 149 4th Street Residence and driveway included four test pits. Mr. Machi's quote of the Supplemental soils report reads "... the native soils in the vicinity of the proposed residence are considered to have moderate expansion potential. Shrinking and/or swelling of these soils due to loss or increase of moisture content can cause irregular and excessive ground movement..." He conveniently leaves out an important remainder of the quote, which makes this seem a bigger issue than it is in reality. The remaining statement of their paraphrase includes "...and distress and damage to foundations and slabs." Slabs and foundations have very tight tolerances for expansion and movement, which are less than a half-inch. This statement does not apply to landscape and drainage areas outside of the building. Landscape areas have much more ability to move with moisture without causing any issues. The soils investigation revealed the project site has very shallow bedrock, which appears intact with no signs of past movement. Bedrock is stable and not affected by moisture. Therefore, the areas selected for stormwater best management practices are more stable and have much less potential for a landslide than the other engineer has expressed. The project soils engineer will review the locations of bio-retention during construction and provide recommendations if warranted.
- **Slope Stability:** The soils report also addresses Slope Stability on page 6 of the overall report. It says that mapping of Special Report 120 shows the residence is located within a marginal slope stability area. It also states that the mapping was done by "review of aerial photographs, with no verification through subsequent fieldwork or subsurface exploration." The project soils engineer also wrote in the report that "No surface evidence of significant slope instability was observed near the building envelopes which could potentially affect the future project." It also states that "The bedrock appears intact and shows no evidence of past movement." A soils engineer plan review letter is required before issuance of a permit. The soils engineer will review the grading plans, which will include the best management practices including bio-retention planters and drainage dissipaters and will provide comments if any action is required before construction. I agree with the soils engineer in his statement that ***"Based on our field and office studies, we judge that from a geotechnical engineering standpoint, the site is suitable for development provided the recommendations presented in this report are incorporated into the design and carried out through construction."*** The required design of improvements will occur during preparation of construction documents and will be reviewed by the soil engineer and city engineer before permit approvals.
- **Drainage:** It appears that Mr. Machi agrees that the drainage calculations and project design provides adequate storage for the difference between pre and post-construction flows (attenuation), but references that "reduced footprint" will release "water at a higher concentration and with greater energy" over sheet flow. The reduced footprint will not impact drainage for the project. Onsite detention consists of shallow detention ponds and oversized pipes, designed to provide capacity to store and hold back runoff that would traditionally be rushing down the hillside. Runoff released from these detention features is spread out as much as possible to become sheet flow downhill of the improvements. Runoff that is released from the

detention system below the 149 4th Street Residence is conveyed to a drainage swale that conveys runoff to 4th Street East. The swale will be designed to accommodate the flow, and we design the surface to handle the erosive energy of the flow. A “higher concentration” of flow is not a bad thing. That does not mean there is additional flow. A higher concentration of flow is controlled and designed and protected. Detention features hold back water that would normally leave the project site and release it at a slower rate.

Our careful design of project drainage will release less flow to the downstream neighbors after construction of the project because of the detention features. This means less water will make it to the undersized drainage swales and culverts along 4th Street and Brazil Street, which will help a known problem.

- The engineer states there are significant differences between civil and architectural plans but doesn't list anything. Clare Walton the project architect and I reviewed both plans and do not see anything significant. The main difference is a reduction of concrete surface around the pool and an 8-foot long path to a door. ***This is not significant and will not impact drainage.***
- Mr. Machi includes a comment about placement of stormwater BMPs too close to his client's property line. The comment does not apply to our project since he is referring to an outdated set of plans. The current plans on file at the city do not include the BMP's that he mentioned. We reviewed the project with the neighbor before planning commission and removed them at the neighbor's request. We also added an interceptor swale around the entire neighbor's property to prevent runoff to the maximum extent feasible. An interceptor swale is a drainage swale that is designed around the downhill property to intercept stormwater and keep it on the project property all the way to 4th Street. This really reduces the amount of runoff that crosses the property line into the neighbor's backyard. This was done in an attempt to satisfy the neighbor's concerns. The same response applies for the comment about BMP-3.
- A statement was made about lot coverage exceeding the minimum required for the property. This is false. The actual lot coverage according to city requirements is 15,000 square feet, which corresponds to 12.3% on a 122,126 square foot lot. 18,318 square feet is allowed and we fall significantly under that. ***The site design meets the lot coverage requirements and has been reviewed by design professionals and city staff.***
- Heights of walls: The maximum height of retaining walls in the design is 5-feet, which meets the intent of the Hillside Guidelines. We reviewed the grading plan to find where Mr. Machi is referring to. The maximum difference between finished floor elevation and the grade outside is 3.5-feet, which is less than the specified limits. Landscape design will further screen visible foundation. ***The design meets the intent of the Hillside Guidelines and no changes are required.***
- Environmental Review: We worked with Planning Staff throughout the entire design and environmental review process. During this process, the City evaluated the cumulative environmental effects of all three Projects. The City concluded this Project will have no significant cumulative impact, and no incremental effect that is cumulatively considerable. I have reviewed the Appellants' letters dated 2/5/18 and 2/23/18 and supporting materials, and confirm that the Project has no possible significant impact, whether individual or cumulative.

- Review Process before Construction: The preliminary civil engineering designs and drainage calculations have been peer reviewed by Tim Schram, a licensed civil engineer with Adobe Associates. Mr. Schram has prepared a letter of peer review, dated March 1, 2018, which is included with our response package. It is also important to note that the project will also go through a formal plan preparation, review by the city engineer before any grading work can be started. ***During construction, a great deal of inspections and storm water monitoring will occur to ensure that the project does not create erosion, grading or drainage hazards. There are numerous checks in place to ensure this is a successful project.***

I would also like to reiterate that the design professionals involved in this project have spent countless hours testing, surveying, designing, revising, and analyzing this project. I grew up in Sonoma, my civil engineering business is based in Sonoma and I plan to provide a quality service to Sonoma Valley for years to come. Engineering design is my passion and expertise. I stand behind the plans presented before you and hope you understand that the Appellant's engineer has reviewed a couple plans for a couple of hours and made generalizations that don't apply in an attempt to undermine the project. I have walked the site dozens of times, inspected 4th Street and Brazil during large storm events in 2016, 2017 and this year, and I have spent hundreds of hours improving the designs of the projects. We have incorporated feedback and direction from city staff, neighbors, planning commissioners, city fire department, and the project design team. The revisions have improved the project to ensure safe access, benefit a pre-existing drainage problem, reduce drainage crossing a neighbor's property, reduce grading quantity and tree removal, and reduce visibility of the project after construction. The 149 4th Street Residence was presented to planning commissioners and was approved based on the merit that it meets the intent of the city code and hillside guidelines.

The proposed project is suitable for grading and drainage from a civil engineering viewpoint. The items of concern raised by the Appellant's engineer are either not applicable, or were addressed in previous coordination rounds. I do not see any issue raised that is significant enough to warrant further revisions or review.

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

Sincerely,



Chad S Moll, PE
Principal Engineer
Bear Flag Engineering, Inc.





March 1, 2018

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

Re: Lot 227 Residence – Response to Appellant’s Letter

Dear Mayor Agrimonti and Council Members,

I reviewed the letters prepared by the Appellant’s attorney and civil engineer, dated February 23rd, 2018 and have prepared a response addressing their concerns. In my review of their letters, I have found numerous concerns listed that were generalized or misrepresented to appear as larger than they really are to experienced design professionals.

Response to Mr. Machi of Atterbury and Associates in Healdsburg:

- Stormwater: BAASMA is a design manual adopted by the city of Sonoma, which provides requirements for projects to address treatment of stormwater. Stormwater design is required in the conditions of approval and needs to be completed before grading permits can be issued. We prepared a stormwater analysis concept to assist with the preliminary designs. The BAASMA manual provides a number of different solutions to addressing stormwater and not every solution requires a bio-retention planter. Bio-retention planters were selected to accept runoff from rooftops and landscape areas, because they are the best solution for removing pollutants generated by those uses. Runoff from the driveways, which were identified in Mr. Machi’s letter as untreated have been designed to disperse and filter through native vegetation. This is allowed per requirements of the BAASMA manual. The large vegetated areas that border the proposed driveways provide significantly more treatment of runoff in the form of filtration than the minimum required by the manual.

Stormwater is an important item to review and influences design of the site. We have accounted for these requirements and the current design meets the intent of the manual.

- Driveway Access: There are four potential residences that will be served by the existing common driveway. This includes the 149 4th Street Residence, an existing residence (not part of this project), and two other potential residences on separate lots referred to as the Lot 227 Residence and Lot 228 Residence. The common portion serving the four potential residences exists only for the first 150-feet of the driveway. At this point, the proposed driveway serving the proposed residences at Lots 227 and 228 splits off. The driveway is 12-feet wide with approximately 16-feet of horizontal clearance, which is plenty of room for a fire truck to access the site. We met with Alan Jones the city fire marshal and reviewed the design of emergency vehicle access for this residence. The existing driveway, and proposed driveways have been reviewed by the city fire department and has been deemed sufficient. “Bottleneck” is a great suggestive word, but doesn’t have merit for a driveway that only serves a couple residences. The average daily trips of cars on this driveway is going to be extremely low.

Emergency vehicle access is extremely important to design and layout of the project. We added a fire department turnaround above the 149 4th Street Residence to provide additional access for emergency personnel and have satisfied the requirements of a residential project.

- **Geotechnical Investigation:** The Supplemental Geotechnical Investigation was prepared by PJC and Associates in April of 2016. A Design Level Geotechnical Investigation was prepared for the Lot 227 Residence in March of 2017, which includes a lot of information Mr. Machi is requesting. Soils evaluation for the 149 4th Street Residence and driveway included four test pits. Mr. Machi's quote of the Supplemental soils report reads "... the native soils in the vicinity of the proposed residence are considered to have moderate expansion potential. Shrinking and/or swelling of these soils due to loss or increase of moisture content can cause irregular and excessive ground movement..." He conveniently leaves out an important remainder of the quote, which makes this seem a bigger issue than it is in reality. The remaining statement of their paraphrase includes "...and distress and damage to foundations and slabs." Slabs and foundations have very tight tolerances for expansion and movement, which are less than a half-inch. This statement does not apply to landscape and drainage areas outside of the building. Landscape areas have much more ability to move with moisture without causing any issues. The soils investigation revealed the project site has very shallow bedrock, which appears intact with no signs of past movement. Bedrock is stable and not affected by moisture. Therefore, the areas selected for stormwater best management practices are more stable and have much less potential for a landslide than the other engineer has expressed. The project soils engineer will review the locations of bio-retention during construction and provide recommendations if warranted.
- **Slope Stability:** The soils report also addresses Slope Stability on page 6 of the overall report. It says that mapping of Special Report 120 shows the residence is located within a marginal slope stability area. It also states that the mapping was done by "review of aerial photographs, with no verification through subsequent fieldwork or subsurface exploration." The project soils engineer also wrote in the report that "No surface evidence of significant slope instability was observed near the building envelopes which could potentially affect the future project." It also states that "The bedrock appears intact and shows no evidence of past movement." A soils engineer plan review letter is required before issuance of a permit. The soils engineer will review the grading plans, which will include the best management practices including bio-retention planters and drainage dissipaters and will provide comments if any action is required before construction. I agree with the soils engineer in his statement that ***"Based on our field and office studies, we judge that from a geotechnical engineering standpoint, the site is suitable for development provided the recommendations presented in this report are incorporated into the design and carried out through construction."*** The required design of improvements will occur during preparation of construction documents and will be reviewed by the soil engineer and city engineer before permit approvals.
- **Drainage:** It appears that Mr. Machi agrees that the drainage calculations and project design provides adequate storage for the difference between pre and post-construction flows (attenuation), but references that "reduced footprint" will release "water at a higher concentration and with greater energy" over sheet flow. The reduced footprint will not impact drainage for the project. Onsite detention consists of shallow detention ponds and oversized pipes, designed to provide capacity to store and hold back runoff that would traditionally be rushing down the hillside. Runoff released from these detention features is spread out as much as possible to become sheet flow downhill of the improvements. Detention features hold back water that would normally leave the project site and release it at a slower rate. I disagree that releasing runoff from the detention features will have a negative impact on drainage for the project.

Our careful design of project drainage will release less flow to the downstream neighbors after construction of the project because of the detention features. This means less water will make it to the undersized drainage swales and culverts along 4th Street and Brazil Street, which will help a known problem.

- Driveway surface and slope: We met with Alan Jones the city fire marshal throughout the different stages of the project to review designs and agreed to follow the minimum requirements of the Sonoma County Fire Safe Standards, which are typically used to design driveways on hillside terrain. The standards have a maximum slope of 20-percent and allow asphalt between 15-percent and 20-percent slopes. The minimum width for a driveway is 12-feet. We have selected to add 4-feet of additional width to assist with safe access for emergency personnel. A turning analysis was prepared for the driveway using the physical data of a Sonoma fire truck. The current design of the driveway provides sufficient room for fire truck access. *Emergency vehicle access is important to the design of the project. We have designed the driveway with the intent of providing access for fire personnel and have reviewed it with the local fire department throughout this process.*
- Mr. Machi includes a comment about placement of stormwater BMPs on steep slopes. The soils report shows that the areas selected have less than 3-feet of topsoil before solid bedrock. Bedrock is stable and can accept runoff without a major chance of failure. The project soils engineer is going to review the BMP areas during construction and provide feedback if alterations are warranted.
- Visibility of engineered slopes and walls: I am not sure how a licensed engineer can make a bold statement about visibility without walking the property. The fill slopes for the driveway and below the residence are minor in height compared to downhill trees (which will be preserved) that are taller than 25-feet. I am intimate with the design, have walked the property, sat at the exact spot of the driveway and residence and reviewed it explicitly to determine visibility. The fill slopes will also include planting of trees on it to further prohibit visibility. *A downhill vantage point will not see the driveway, fill slopes, or residence foundation.*
- Environmental Review: We worked with Planning Staff throughout the entire design and environmental review process. During this process, the City evaluated the cumulative environmental effects of all three Projects. The City concluded this Project will have no significant cumulative impact, and no incremental effect that is cumulatively considerable. I have reviewed the Appellants' letters dated 2/5/18 and 2/23/18 and supporting materials, and confirm that the Project has no possible significant impact, whether individual or cumulative.
- Review Process before Construction: The preliminary civil engineering designs and drainage calculations have been peer reviewed by Tim Schram, a licensed civil engineer with Adobe Associates. Mr. Schram has prepared a letter of peer review, dated March 1, 2018, which is included with our response package. It is also important to note that the project will also go through a formal plan preparation, review by the city engineer before any grading work can be started. *During construction, a great deal of inspections and storm water monitoring will occur to ensure that the project does not create erosion, grading or drainage hazards. There are numerous checks in place to ensure this is a successful project.*



I would also like to reiterate that the design professionals involved in this project have spent countless hours testing, surveying, designing, revising, and analyzing this project. I grew up in Sonoma, my civil engineering business is based in Sonoma and I plan to provide a quality service to Sonoma Valley for years to come. Engineering design is my passion and expertise. I stand behind the plans presented before you and hope you understand that the Appellant's engineer has reviewed a couple plans for a couple of hours and made generalizations that don't apply in an attempt to undermine the project. I have walked the site dozens of times, inspected 4th Street and Brazil during large storm events in 2016, 2017 and this year, and I have spent hundreds of hours improving the designs of the projects. We have incorporated feedback and direction from city staff, neighbors, planning commissioners, city fire department, and the project design team. The revisions have improved the project to ensure safe access, benefit a pre-existing drainage problem, reduce drainage crossing a neighbor's property, reduce grading quantity and tree removal, and reduce visibility of the project after construction. The Lot 227 Residence was presented to planning commissioners and was approved based on the merit that it meets the intent of the city code and hillside guidelines.

The proposed project is suitable for grading and drainage from a civil engineering viewpoint. The items of concern raised by the Appellant's engineer are either not applicable, or were addressed in previous coordination rounds. I do not see any issue raised that is significant enough to warrant further revisions or review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Chad S. Moll".

Chad S Moll, PE
Principal Engineer
Bear Flag Engineering, Inc.



March 1, 2018

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

Re: Lot 228 Residence – Response to Appellant’s Letter

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- Stormwater: BAASMA is a design manual adopted by the city of Sonoma, which provides requirements for projects to address treatment of stormwater. Stormwater design is required in the conditions of approval and needs to be completed before grading permits can be issued. We prepared a stormwater analysis concept to assist with the preliminary designs. The BAASMA manual provides a number of different solutions to addressing stormwater and not every solution requires a bio-retention planter. Bio-retention planters were selected to accept runoff from rooftops and landscape areas, because they are the best solution for removing pollutants generated by those uses. Runoff from the driveways, which were identified in Mr. Machi’s letter as untreated have been designed to disperse and filter through native vegetation. This is allowed per requirements of the BAASMA manual. The large vegetated areas that border the proposed driveways provide significantly more treatment of runoff in the form of filtration than the minimum required by the manual.
Stormwater is an important item to review and influences design of the site. We have accounted for these requirements and the current design meets the intent of the manual.
- Driveway Access: There are four potential residences that will be served by the existing common driveway. This includes the 149 4th Street Residence, an existing residence (not part of this project), and two other potential residences on separate lots referred to as the Lot 227 Residence and Lot 228 Residence. The common portion serving the four potential residences exists only for the first 150-feet of the driveway. At this point, the proposed driveway serving the proposed residences at Lots 227 and 228 splits off. The driveway is 12-feet wide with approximately 16-feet of horizontal clearance, which is plenty of room for a fire truck to access the site. We met with Alan Jones the city fire marshal and reviewed the design of emergency vehicle access for this residence. The existing driveway, and proposed driveways have been reviewed by the city fire department and has been deemed sufficient. “Bottleneck” is a great suggestive word, but doesn’t have merit for a driveway that only serves a couple residences. The average daily trips of cars on this driveway is going to be extremely low.

Emergency vehicle access is extremely important to design and layout of the project. We added a fire department turnaround above the 149 4th Street Residence to provide additional access for emergency personnel and have satisfied the requirements of a residential project.

- Geotechnical Investigation: The Supplemental Geotechnical Investigation was prepared by PJC and Associates in April of 2016. A Design Level Geotechnical Investigation was prepared for the Lot 228 Residence in March of 2017, which includes a lot of information Mr. Machi is requesting. Soils evaluation for the 149 4th Street Residence and driveway included four test pits. Mr. Machi's quote of the Supplemental soils report reads "... the native soils in the vicinity of the proposed residence are considered to have moderate expansion potential. Shrinking and/or swelling of these soils due to loss or increase of moisture content can cause irregular and excessive ground movement..." He conveniently leaves out an important remainder of the quote, which makes this seem a bigger issue than it is in reality. The remaining statement of their paraphrase includes "...and distress and damage to foundations and slabs." Slabs and foundations have very tight tolerances for expansion and movement, which are less than a half-inch. This statement does not apply to landscape and drainage areas outside of the building. Landscape areas have much more ability to move with moisture without causing any issues. The soils investigation revealed the project site has very shallow bedrock, which appears intact with no signs of past movement. Bedrock is stable and not affected by moisture. Therefore, the areas selected for stormwater best management practices are more stable and have much less potential for a landslide than the other engineer has expressed. The project soils engineer will review the locations of bio-retention during construction and provide recommendations if warranted.
- Slope Stability: The soils report also addresses Slope Stability on page 6 of the overall report. It says that mapping of Special Report 120 shows the residence is located within a marginal slope stability area. It also states that the mapping was done by "review of aerial photographs, with no verification through subsequent fieldwork or subsurface exploration." The project soils engineer also wrote in the report that "No surface evidence of significant slope instability was observed near the building envelopes which could potentially affect the future project." It also states that "The bedrock appears intact and shows no evidence of past movement." A soils engineer plan review letter is required before issuance of a permit. The soils engineer will review the grading plans, which will include the best management practices including bio-retention planters and drainage dissipaters and will provide comments if any action is required before construction. I agree with the soils engineer in his statement that ***"Based on our field and office studies, we judge that from a geotechnical engineering standpoint, the site is suitable for development provided the recommendations presented in this report are incorporated into the design and carried out through construction."*** The required design of improvements will occur during preparation of construction documents and will be reviewed by the soil engineer and city engineer before permit approvals.
- Drainage: It appears that Mr. Machi agrees that the drainage calculations and project design provides adequate storage for the difference between pre and post-construction flows (attenuation), but references that "reduced footprint" will release "water at a higher concentration and with greater energy" over sheet flow. The reduced footprint will not impact drainage for the project. Onsite detention consists of shallow detention ponds and oversized pipes, designed to provide capacity to store and hold back runoff that would traditionally be rushing down the hillside. Runoff released from these detention features is spread out as much as possible to become sheet flow downhill of the improvements. Detention features hold back water that would normally leave the project site and release it at a slower rate. I disagree that releasing runoff from the detention features will have a negative impact on drainage for the project.

Our careful design of project drainage will release less flow to the downstream neighbors after construction of the project because of the detention features. This means less water will make it to the undersized drainage swales and culverts along 4th Street and Brazil Street, which will help a known problem.

- Driveway surface and slope: We met with Alan Jones the city fire marshal throughout the different stages of the project to review designs and agreed to follow the minimum requirements of the Sonoma County Fire Safe Standards, which are typically used to design driveways on hillside terrain. The standards have a maximum slope of 20-percent and allow asphalt between 15-percent and 20-percent slopes. The minimum width for a driveway is 12-feet. We have selected to add 4-feet of additional width to assist with safe access for emergency personnel. A turning analysis was prepared for the driveway using the physical data of a Sonoma fire truck. The current design of the driveway provides sufficient room for fire truck access.
Emergency vehicle access is important to the design of the project. We have designed the driveway with the intent of providing access for fire personnel and have reviewed it with the local fire department throughout this process.
- Mr. Machi includes a comment about placement of stormwater BMPs on steep slopes. The soils report shows that the areas selected have less than 3-feet of topsoil before solid bedrock. Bedrock is stable and can accept runoff without a major chance of failure. The project soils engineer is going to review the BMP areas during construction and provide feedback if alterations are warranted.
- Visibility of engineered slopes and walls: I am not sure how a licensed engineer can make a bold statement about visibility without walking the property. The fill slopes for the driveway and below the residence are minor in height compared to downhill trees (which will be preserved) that are taller than 25-feet. I am intimate with the design, have walked the property, sat at the exact spot of the driveway and residence and reviewed it explicitly to determine visibility. The fill slopes will also include planting of trees on it to further prohibit visibility. *A downhill vantage point will not see the driveway, fill slopes, or residence foundation.*
- Environmental Review: We worked with Planning Staff throughout the entire design and environmental review process. During this process, the City evaluated the cumulative environmental effects of all three Projects. The City concluded this Project will have no significant cumulative impact, and no incremental effect that is cumulatively considerable. I have reviewed the Appellants' letters dated 2/5/18 and 2/23/18 and supporting materials, and confirm that the Project has no possible significant impact, whether individual or cumulative.
- Review Process before Construction: The preliminary civil engineering designs and drainage calculations have been peer reviewed by Tim Schram, a licensed civil engineer with Adobe Associates. Mr. Schram has prepared a letter of peer review, dated March 1, 2018, which is included with our response package. It is also important to note that the project will also go through a formal plan preparation, review by the city engineer before any grading work can be started. *During construction, a great deal of inspections and storm water monitoring will occur to ensure that the project does not create erosion, grading or drainage hazards. There are numerous checks in place to ensure this is a successful project.*



I would also like to reiterate that the design professionals involved in this project have spent countless hours testing, surveying, designing, revising, and analyzing this project. I grew up in Sonoma, my civil engineering business is based in Sonoma and I plan to provide a quality service to Sonoma Valley for years to come. Engineering design is my passion and expertise. I stand behind the plans presented before you and hope you understand that the Appellant's engineer has reviewed a couple plans for a couple of hours and made generalizations that don't apply in an attempt to undermine the project. I have walked the site dozens of times, inspected 4th Street and Brazil during large storm events in 2016, 2017 and this year, and I have spent hundreds of hours improving the designs of the projects. We have incorporated feedback and direction from city staff, neighbors, planning commissioners, city fire department, and the project design team. The revisions have improved the project to ensure safe access, benefit a pre-existing drainage problem, reduce drainage crossing a neighbor's property, reduce grading quantity and tree removal, and reduce visibility of the project after construction. The Lot 228 Residence was presented to planning commissioners and was approved based on the merit that it meets the intent of the city code and hillside guidelines.

The proposed project is suitable for grading and drainage from a civil engineering viewpoint. The items of concern raised by the Appellant's engineer are either not applicable, or were addressed in previous coordination rounds. I do not see any issue raised that is significant enough to warrant further revisions or review.

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

Sincerely,

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

Chad S Moll, PE
Principal Engineer
Bear Flag Engineering, Inc.





Adobe
Associates, Inc.
Civil Engineering,
Land Surveying &
Land Development
Services

March 1, 2018

Sonoma City Council Members
No. 1 The Plaza
Sonoma, CA 95476

RE: Lot 2 (149 4th St) Hillside Residence, Lot 3 (Lot 228) Hillside Residence, and Lot 4 (Lot 227) Hillside Residence

Dear Council Members,

I have been asked by the Developer to review the Preliminary Grading Plans, Detention Analysis, and Preliminary Drainage Analysis prepared by Bear Flag Engineering, Inc. for the above-mentioned project to determine if, as designed, the project will have any adverse effects on the nearby developments.

After reviewing the plans and reports I find that the project has appropriately taken into consideration effects on the neighboring developments and has provided on-site mitigation measures for the expected increase in stormwater runoff volumes. The plans and reports present a preliminary level of design which is expected and appropriate for the current status of the project.

I have also reviewed the letter by Matthew Machi dated February 23, 2018 as well as the Conditions of Approval dated August 10, 2017. The Conditions as prepared by Staff appear to appropriately address the necessary requirements for stormwater treatment and attenuation. Several points from Mr. Machi's letter are listed below. These items have been discussed with the Developer and Design Engineer and our understanding is that each item will be further detailed with the Improvement Plans.

"It appears that there are areas of existing and proposed impervious improvements that are not being directed to stormwater mitigation" – This has been discussed with the client and the Design Engineer and as required by Condition #2 will be addressed with the Improvement Plans. The project will be required to conform to the requirements of the BASMAA program.

"A qualified geotechnical engineer should review the final plans for seismic, slope stability, and overall design feasibility prior to project approval." – Concerns were raised regarding hydraulically loading the soils upslope of existing development. Condition #2 requires that no added drainage from hillsides will be allowed to leave each site. On-site detention has been proposed and based on conversations with the Design Engineer will be further detailed with the Improvement Plans. Detention facilities should be designed to ensure that the rate of discharge is metered to match pre-construction flows and return to a sheet flow state prior to crossing the property line. Condition #7 requires that a full Geotechnical investigation be complete and the Improvement Plans to comply with the recommendations included in the report.

1220
North Dutton Ave.
Santa Rosa,
California
95401
707 541 2300
707 541 2301 - Fax
www.adobeinc.com



"Although the stormwater mitigation areas may be sized to attenuate flows to pre-project flows, their reduced footprint compared to sheet flow releases water at a higher concentration and with greater energy" – **The calculations are not currently at a point to determine if runoff is released at a higher rate than existing conditions. Detailed calculations of the dissipation devices should be included with the Improvement Plans to ensure that runoff is not released at velocities that present scour risks. Condition #2 also addresses this concern.**

In regards to Lot 2 (149 4th St) specifically : "Placing Stormwater BMP-1 and BMP-2 in such close proximity to the eastern property line presents increased probabilities of cross lot drainage and hillside failure onto the neighboring property to the east. Runoff from BMP-3 and the driveways are also unimpeded from cross lot drainage to the neighboring property." - **Our observation of the Preliminary Grading Plan shows that there is adequate room such that, designed properly, runoff could be slowed down and released in a manner to not have a negative impact on the neighboring property, compliance with Condition #2 will also address this matter. I am not qualified nor have I reviewed matters related to site stability, as required by Condition #7 a Geotechnical Engineer will review the Improvement Plans and provide recommendations to ensure the proposed improvements will not negatively impact site stability.**

In regards to Lot 3 & 4 (Lot 228 & 227) specifically: "Placement of Stormwater Mitigation BMPs 1 & 2 on steep slopes increased the probability of hillside failure." - **As required by Condition #7 a Geotechnical Engineer will review the Improvement Plans and provide recommendations to ensure the proposed improvements will not negatively impact site stability.**

"The proposed driveway appears to be concentrating stormwater at the intersection with the existing driveway." - **Drainage from proposed driveway appears to discharge to the existing roadside swale. Calculations should be performed with the final design to size a dissipation area to ensure that the rate of discharge will not cause erosion to the existing swale.**

After review of the previously submitted materials and discussion with the Design Engineer I feel that this project has adequately taken into consideration impacts on neighboring properties and should be allowed to move forward as proposed. Each of the items listed above should be detailed and addressed with the Improvement Plans and final stormwater calculations following the COAs as prepared by Staff. The project should comply with all provisions of the BASMAA manual and recommendations of the Geotechnical Engineer.

Sincerely,

Timothy L. Schram, PE 67890
Principal Engineer



March 1, 2018

Mayor Agrimonti
Sonoma City Council
#1 The Plaza
Sonoma, CA 95476

Re: Brazil Street/ Fourth Street residential projects in Sonoma

Mayor Agrimonti and City Council members,

I am the consulting arborist that provided the Arborist Reports for the three homes that are currently being reviewed by the City of Sonoma. You should find them in your packets as *Tree Preservation and Mitigation Reports* prepared by Horticultural Associates, which is my company.

I worked closely with the project engineer, project architect, and also met with City staff, working to limit the number of trees proposed for removal at each of the three building sites. It was the common goal from the start to minimize tree loss and to preserve as many trees as possible. I believe we were successful in this endeavor. We met numerous times at the site to evaluate site conditions, and we worked together on grading plans to limit the areas of impact that could damage existing trees.

When performing my evaluation of each of the sites, as well as the access road that connects them, I considered all the sites together as if they were one project. We only included trees in the immediate impact zones in our studies however, as is standard protocol in the City of Sonoma. There are hundreds of other trees present at these sites, and surrounding these sites, which were not included in our studies, and which will not be impacted in any way by the construction being proposed

I have been asked whether I believe this project has a cumulative significant impact on the existing tree population on the properties. An impact no doubt will occur, but when the entire site is considered together I don't believe the proposed loss of trees will have a significant impact. The number of trees being

removed from all three sites versus the number of trees that are being retained throughout the properties is relatively insignificant in my opinion.

Other development projects currently being considered by the City are proposing the removal of a far greater percentage of the total number of existing trees than this project. These residential projects include 870 Broadway (Sonoma Gateway Project) and 20269 Broadway (Altimira Housing Project).

The tree replacement ratio that is being used for mitigation of trees that need to be removed is 1.5 trees for each tree removed. This exceeds requirements of the Sonoma Tree Ordinance that only requires 1:1 replacement. This increased number of replacement trees should effectively mitigate the loss of trees and provide for a future generation of young trees throughout the site.

Please feel free to contact me if further discussion would be helpful.

Regards,



John C. Meserve
Consulting Arborist and Horticulturist
International Society of Arboriculture
ISA Certified Arborist, WE #0478A





John Currier, Vice President of Caymus Builders.

I have been a licensed General Contractor for 30 years, and have built or managed over 20,000 homes in California. In my role as VP of Operations, I currently head up the estimating and bidding departments for Caymus Builders. I am also familiar with sale prices and property valuations in Sonoma County. My bio and qualifications are noted below. We were asked to assist Mr. Jasper in a feasibility analysis of his goal to build homes on his properties.

As such we have been providing budgeting & market viability advice to Mr. Jasper on his 228 & 227 Brazil Street and 140 4th Street East projects. The price to construct these homes has continued to increase over the past three years, since we originally provided guidance on the feasibility of this project. Any further delays will only make this project less financially viable.

We assisted in the initial site selection step with the AE Walton, the Projects' architect, by walking the site multiple times, surveying it, and discussing civil considerations in multiple locations. Eventually three locations were chosen, based on the relative ease of access, slope characteristics and views. Initial estimations for roads and pads were then sought, to determine if the sites would still be financially viable, after considering the civil costs of siting the homes, and preparing them for vertical construction.

The marketing analysis was done by Daniel Cassabonne, Sonoma's top selling agent, who was engaged to provide guidance on features required, number of bedrooms and other amenities that would have to be included to reach a price point that would make the project feasible. Homes in this price range, he directed, would have to include pools, back yards, decks off the main living areas and master bedrooms, larger garages, wine features, and outdoor fire features. Removing any of these features, or reducing them could render the home unsellable, or only sellable at a significant discount. The removal of any one of these features could reduce the market value of the home by 10-15%, and by more if multiple features are removed. This is because potential buyers at this price point expect these features, and will not pay as much for a property without them.

Next AE Walton began preliminary designs, during which we provided value engineering advice on steps that could be taken to reduce construction costs. Multiple iterations of this process were undertaken, including adjustments made per the direction of the Planning Department.

These lots are expensive to build on because of their slope and the costs associated with extending power, sewer, and road services to the lots. At present, the cost to construct, including the design, planning, and land costs, will result in a cost of \$700+/- per square foot if the homes are 5,000 sq. ft. on average. That cost per square foot will increase to \$850



+/- if the homes are 4,000 square feet, and jump to \$1,100 per sq. ft. if the homes are 3,000 sq. ft. These costs do not include any cost of capital, or soft costs associated with the entitlement process. The Projects would be infeasible to build if the anticipated sale price is not significantly greater than the anticipated construction cost.

Most importantly, the construction costs would dramatically increase if one or more of the homes were denied, making the entire hillside project unfeasible. Due to the significant construction costs on these lots, *any* development on these lots would need to be on a similar scale to the Projects as currently proposed in order to be economically feasible.

The average trading range, after fees, of homes in Sonoma is \$750-900 per square foot for similar homes, with the same close proximity to the plaza and on the more expensive eastside of town. The margins are thin on these Projects, and the Projects would lose money if they were any smaller than currently designed, if features were removed, or if one was denied. Any diminishment to the plans would render all three Projects unfeasible.

Sincerely,

John Currier

Vice President

916.380.7878 Cell

916.771.4248 Office

300 Derek Place

Roseville, CA 95678

License # 1003077

www.caymusbuilders.com

John is a United States Air Force Veteran. He has been in the construction industry for over 27 years. John has built or managed over 20K residential homes ranging from basic lower end starter homes to multimillion dollar customs. He has built multiple hotels, schools, restaurants, apartments. John also designed and built a radio station and studio for a local radio show in the Sacramento area. Within the 27 years in the industry, John has held the position of VP of construction and Operations, for both public and private home builders. John has extensive knowledge in all aspects of construction and was the GM of one of the largest framing companies in the state of California. Prior to joining the Caymus Builders team, John owned and operated his own general construction company for the last 8 years. Some of you may have had an opportunity to see John on the DIY and HGTV networks where he worked alongside the host of multiple TV Home Improvement shows as the



CAYMUS
BUILDERS

General Contractor on House Crashers, Yard Crashers, Kitchen Crashers, Yard Core, and Tuff Wars.

July 8, 2009
Wednesday 4:02 pm
By: Teresa

* City of Sonoma *

Receipt #...: 69915
Register #.: 000
Terminal ID: T4

No 1 The Plaza SONOMA, CA. 95476

I.D. Number

Amount Paid

ZONE ZONING FEES

188.00

Cmt: AMP CONST/DESIGN REV/175 FOURTH EAST

100 30102

Check #	Check Amount	Cash	Amt Tendered	Total Paid	Change
007562	188.00	.00	188.00	188.00	.00

Paid By.: AMP CONST

AMP Construction Inc.

369 B Third Street #456
San Rafael, CA 94901

FIRST REPUBLIC BANK
11-8166/3210

7562

PAY TO THE
ORDER OF

City of Sonoma
One Hundred Eighty Eight Dollars - 00/100
\$188.00

DOLLARS

MEMO

178

⑈007562⑈ ⑆321081669⑆ 91400701447⑈

Address 369 B Third Street #456

Phone (415) 459 8843

Phone 1 707 933 1704

Type of Application

- ☐ Environmental Review
- ☐ Conditional Use Permit
- ☐ Conditional Use Permit (Minor)

- ☐ Prezoning/Annexation
- ☐ Rezoning: from _____ to _____
- ☐ General Plan Amendment:

- ☒ Design Review \$188.
- ☐ Demolition Permit
- ☐ Certificate of Compliance



City of Sonoma
PLANNING, BUILDING, AND PUBLIC WORKS
Uniform Application

Before submitting your application, have you checked with:

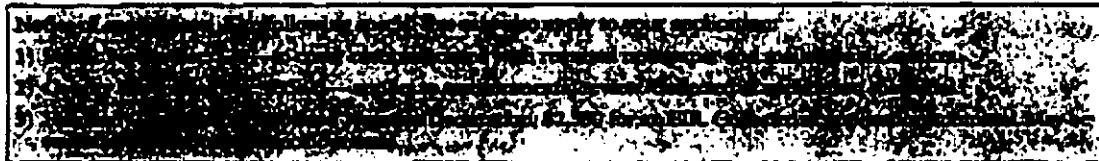
✓ The Planning Division? ✓ The Building Division? ✓ The Public Works Division? ✓ The Fire Department?

Applicant Information
AMP Construction Inc.
Name _____
Address 369 B Third Street #456
San Rafael, CA
Phone 415 459 8843

Owner Information
Don and Nancy Sebastiani
Name _____
Address 175 Fourth E. Street, Sonoma, CA
Phone 1 707 933 1704

Type of Application

- | | | |
|---|---|--|
| <input type="checkbox"/> Environmental Review | <input type="checkbox"/> Prezoning/Annexation | <input checked="" type="checkbox"/> Design Review |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Rezoning
from _____ to _____ | <input checked="" type="checkbox"/> Demolition Permit \$277 |
| <input type="checkbox"/> Conditional Use Permit (Minor) | <input type="checkbox"/> General Plan Amendment:
from _____ to _____ | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Subdivision Map (5+ lots) | <input type="checkbox"/> Variance | <input type="checkbox"/> Lot Line Adjustment/Merger |
| <input type="checkbox"/> Parcel Map (4 or fewer lots) | <input type="checkbox"/> Exception | <input checked="" type="checkbox"/> Public Notice 79.00 |
| <input type="checkbox"/> Planned Unit Development | | <input type="checkbox"/> Other: _____ |



Project Information

Project Location (by address or nearest cross-street) 175 Fourth E Street, Sonoma, CA
Assessor's Parcel Number (s) 018-091-014-000

General Plan Land Use Designation the structure is not unique or historical the adaptive

Brief Project Description re-use is infeasible and the home would be re-built

Submittal Requirements: **SEE ATTACHED SHEET** to meet the owners advancing years.

I, the undersigned ("Applicant"), hereby state that I am the owner of record of the affected property or a duly authorized agent of the Property owner(s) (An agent must submit a letter of authorization signed by the property owner) and that all information submitted as part of this application is true and accurate.

I agree to the terms, conditions and obligations set forth in this Application.

I agree that I will provide written notice to the Finance Department in the event that there is a change in Applicant's interest in the property, the project, or the billing address or contact person for said project. Said Notice shall be mailed first class, postage paid, certified mail to: Carol Giovanatto, Finance Director, No. 1 The Plaza, Sonoma, CA 95476. Applicant shall remain responsible for all outstanding costs incurred by City.

I agree to indemnify and hold City harmless for all costs and expenses, including attorney's fees, incurred by City or held to be the liability of the City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the Applicant's project.

Signature

Date 6-18-09

July 8, 2009
Wednesday 4:01 pm
By: Teresa

* City of Sonoma *

Receipt #...: 69914
Register #.: 000
Terminal ID: T4

No 1 The Plaza SONOMA, CA. 95476

I.D. Number

Amount Paid

ZONE ZONING FEES

356.00

Cmt: AMP CONST/DEMO & PN/175 FOURTH EAST

100 30102

Check #	Check Amount	Cash	Amt Tendered	Total Paid	Change
007561	356.00	.00	356.00	356.00	.00

Paid By.: AMP CONST

AMP Construction Inc.

369 B Third Street #456

San Rafael, CA 94901

FIRST REPUBLIC BANK

118166/3210

7561

PAY TO THE
ORDER OF

City of Sonoma

\$ 356.00

Three Hundred & Fifty Six Dollars & 00/100

DOLLARS

MEMO

175.

⑈007561⑈ ⑆321081669⑆ 91400701447⑈

Applicant Information
Name AMP Construction Inc.
Address 369 B Third Street #456
San Rafael, CA
Phone 415 459 8843

Name 175 Fourth E. Street
Address 1 707 933 1704
Phone

Type of Application

- ☐ Environmental Review
- ☐ Conditional Use Permit
- ☐ Conditional Use Permit (Minor)

- ☐ Prezoning/Annexation
- ☐ Rezoning from to
- ☐ General Plan Amendment to

- ☒ Design Review
- ☒ Demolition Permit
- ☐ Certificate of Compliance
- ☐ Lot Line Adjustment/Merger

\$277

79.00



City of
Sonoma

Claim Form

VENDOR NO.: _____
VENDOR: AMP Construction
ADDRESS: 369 B Street # 456
San Rafael, CA 94901

DATE: 7/15/2009
WARRANT NO.: _____
DISTRIBUTION: Mall

SUBMITTED BY: Wendy Atkins

EXPLANATION: Return of Demo Fees Paid 7/8/09

EXPENDITURES

ACTIVITY	FUND	CODE	ACCT.	AMOUNT	COMMENTS
City Council	100	41001			
City Clerk	100	41002			
City Manager	100	41003			
Finance	100	41004			
City Attorney	100	41005			
Police	100	42101			
Fire	100	42201			
Public Works	100	43020			
Planning & Comm	100	43030			
Building	100	43040			
Community Act	100	43101			
Non-Dept'l	100	43200			
SCSH	260	45001			
Capital Imp	301	50001			
Gas Tax	302	51001			
CDA	391	53001			
Cemetery	501	61010			
Water	510	62001			
Cap Water	512	62010			
EMS	520	63010			
MIS	601	64010			
Emp Benefits	605	66001			
	754	23993			
Zoning Fees	100	30102		356.00	Demo permit not required as building is not 50 years old.

TOTAL

Wendy Atkins
APPROVAL

CHECK DATE

NOTICE OF PUBLIC HEARING

The Project described below is located on property that lies within 500 feet of your property:

Notice is hereby given that the Design Review Commission of the City of Sonoma, at a meeting on July 21, 2009 to be held in the Community Meeting Room at 177 First Street West, will conduct a public hearing on the project described below at 6:30 p.m., or as soon thereafter as the matter may be reached:

Project Description: Application of AMP Construction for design review of a replacement residence proposed at 175 Fourth Street East.

Public Response Requested: The public is hereby invited to comment by sending written comments to the Design Review Commission, c/o Sonoma City Hall, No. 1 The Plaza, Sonoma, CA 95476, within **20 days** of the date of this notice; no later than **July 21, 2009**. Interested persons are also invited to attend the public hearing and address any comments directly to the Design Review Commission. **The application and the project file are available for review at Sonoma City Hall. A Planning Department staff report on the project will also be available on the Friday prior to the meeting, at City Hall.**

The City of Sonoma has, by resolution, adopted the time limits set forth in California Civil Procedure Section 1094.6. Pursuant to these time limits, should any member of the public seek judicial review of a decision on the project, such action must be filed no later than the ninetieth day following the date that the administrative decision becomes final.

Date of Notice: Tuesday, June 30, 2009 and Friday, July 3, 2009

NOTICE OF PUBLIC HEARING

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Date of Notice: Tuesday, June 30, 2009 and Friday, July 3, 2009

81/41

175 Fourth St. East

JASPER N WILLIAM JR TR
237 IRVING ST
SAN MATEO CA 94402

Occupant
149 4TH STREET E
Sonoma, CA 95476

CUNEO RICHARD A TR & CUNEO
MARY ANN SEBAS
PO BOX 4
VINEBURG CA 95487

Occupant
80 E 2ND ST
Sonoma, CA 95476

MC KENNA EILEEN M TR
118 2ND ST E
SONOMA CA 954765707

~~Occupant~~
~~0 4TH STREET E~~
~~Sonoma, CA 95476~~

MAFFEI ALLEN OLIVER &
BERNADETTE C TR
400 BRAZIL ST
SONOMA CA 954765722

Occupant
142 E 2ND ST
Sonoma, CA 95476

~~FREED LYNN RUTH TR~~
~~282 4TH ST E~~
~~SONOMA CA 954765716~~

Occupant
434 BRAZIL ST
Sonoma, CA 95476

Occupant
118 E 2ND ST
Sonoma, CA 95476

Occupant
282 4TH STREET E
Sonoma, CA 95476

JASPER NORVAL W JR TR
237 IRVING ST
SAN MATEO CA 94402

ENGEL PETER E TR & ENGEL
ALISON F TR
90 COMMONWEALTH AVE
SAN FRANCISCO CA 941182602

FULFORD LANCE BYRON TR ET
AL
4432 19TH ST
SAN FRANCISCO CA 94114

~~Occupant~~
~~BRAZIL ST~~
~~Sonoma, CA 95476~~

Occupant
140 E 2ND ST
Sonoma, CA 95476

Occupant
213 WILKING WAY
Sonoma, CA 95476

Occupant
95 BRAZIL ST
Sonoma, CA 95476

SLOAN JOHN TR ET AL
461 E BLITHEDALE AVE
MILL VALLEY CA 94941

PRITEL RANDOLPH J
221 WILKING WAY
SONOMA CA 95476

MARTELLI RAYMOND J
201 CAPRA WAY
SAN FRANCISCO CA 941231504

~~Occupant~~
~~0 2ND STREET E~~
~~Sonoma, CA 95476~~

CASEY WILLIAM J
231 WILKING WAY
SONOMA CA 954765736

Occupant
131 4TH STREET E
Sonoma, CA 95476

SEBASTIANI DON A & NANCY C
PO BOX 1423
SONOMA CA 954761423

STEELMAN TRACY L & PAMELA J
241 WILKING WAY
SONOMA CA 954765736

JASPER NORVAL W JR TR
237 IRVING ST
SAN MATEO CA 94402

Occupant
175 4TH STREET E
Sonoma, CA 95476

HOLDEN JOHN & KRISTA
251 WILKING WAY
SONOMA CA 95476

PAPPAS CHRISTOPHER PETER
263 WILKING WAY
SONOMA CA 95476

Occupant
~~LOVALL VALLEY RD~~
Sonoma, CA 95476

LYNCH KEVIN M
3370 WASHINGTON ST
SAN FRANCISCO CA 94118

~~SAIBENE PETER J & MICHELE R
TR
200 4TH ST E
SONOMA CA 954765716~~

Occupant
~~LOVALL VALLEY RD~~
Sonoma, CA 95476

Occupant
425 LUCCA CT
Sonoma, CA 95476

Occupant
200 4TH STREET E
Sonoma, CA 95476

HAUER SUZANNE M TR
2531 FILBERT ST
SAN FRANCISCO CA 94123

KELLNER JACK TR & TOMEKO TR
240 4TH ST E
SONOMA CA 954765716

CARBONE MARY TR
425 GREVE LN
SONOMA CA 954765773

Occupant
410 LUCCA CT
Sonoma, CA 95476

~~Occupant~~
Sonoma, CA 95476

MARTIN FRED W TR & MARTIN
SAYONNA TR
435 GREVE LN
SONOMA CA 95476

MARTINDALE RICHARD E &
JANET C
420 LUCCA CT
SONOMA CA 954765740

TOSCANO ELENA C
155 WILKING WAY
SONOMA CA 954765775

PERKINS COLIN & PERKINS
MAHVASH
445 GREVE LN
SONOMA CA 95476

MILLERICK ROSE TR
430 LUCCA CT
SONOMA CA 954765740

CAMPBELL DOUGLAS TR &
CAMPBELL LAURIE V T
175 WILKING WAY
SONOMA CA 954765775

TUTTLE OWEN S TR & TUTTLE
LESLIE H TR
201 WILKING WAY
SONOMA CA 95476

BRUCIATI RONALD J & BRUCIATI
JEANETTE M
1 CORTE CAYUGA
GREENBRAE CA 94904

MUDGWAY DOUGLAS JAMES TR
ET AL
185 WILKING WAY
SONOMA CA 954765775

~~DUNNING JOHN R JR TR & LAURA
C TR
272 4TH ST E
SONOMA CA 954765716~~

Occupant
450 LUCCA CT
Sonoma, CA 95476

PAYNE DONA COHN TR & PAYNE
DAVID A TR
450 GREVE LN
SONOMA CA 954765772

Occupant
272 4TH STREET E
Sonoma, CA 95476

BARATTA JOSEPH R & AUBREY
445 LUCCA CT
SONOMA CA 95476

LORING H HELMUT TR
430 GREVE LN
SONOMA CA 954765772

CTAGGART ERIN AMELIA ET AL
402A 4TH ST E
SONOMA CA 954766716

SCOTT CHRISTOPHER C ET AL
435 LUCCA CT
SONOMA CA 95476

SCHUG WALTER TR
420 GREVE LN
SONOMA CA 95476

LEITH DIANE M TR
PO BOX 420
SONOMA CA 954765714

Occupant
429 BRAZIL ST
Sonoma, CA 95476

CASTAGNASSO FAMILY LIMITED
PARTNERSHIP
PO BOX 494
SONOMA CA 954760494

Occupant
180 4TH STREET E
Sonoma, CA 95476

BOULDT JOHN & ANNICK M
443 BRAZIL ST
SONOMA CA 954765721

Occupant
0 E 2ND ST
Sonoma, CA 95476

MACROSTIE STEVEN TR & THALE
TR
148 4TH ST E
SONOMA CA 95476

MOREARTY MICHAEL S TR &
MOREARTY MARGARET
1420 BERNAL AVE
BURLINGAME CA 94010

SEBASTIANI VINEYARDS INC
389 4TH ST E
SONOMA CA 954765717

Occupant
148 4TH STREET E
Sonoma, CA 95476

Occupant
138 4TH STREET E
Sonoma, CA 95476

Occupant
249 4TH STREET E
Sonoma, CA 95476

CARROLL MICHAEL A & KAREN E
TR
PO BOX 198
SONOMA CA 954760198

MC TAGGART KENNETH S &
PATRICIA J TR
402 4TH ST E
SONOMA CA 954766716

CUNEO RICHARD A TR & CUNEO
MARY ANN SEBAS
PO BOX 4
VINEBURG CA 95487

Occupant
128 4TH STREET E
Sonoma, CA 95476

Occupant
Sonoma, CA 95476

Occupant
0 E 2ND ST
Sonoma, CA 95476

HARRIS WILLIAM A & SUSAN S
TR
405 BRAZIL ST
SONOMA CA 95476

Occupant
Sonoma, CA 95476

SHELTON NANCY D TR
2214 CARMELLO WAY
SANTA FE NM 875055501

FEUER PEGGY C TR
PO BOX 2248
SONOMA CA 95476

MARRERO LAURA BURTON TR
164 4TH ST E
SONOMA CA 95476

Occupant *vacant*
200 E 2ND ST
Sonoma, CA 95476

Occupant
417 BRAZIL ST
Sonoma, CA 95476

Occupant
164 4TH STREET E
Sonoma, CA 95476

CUNEO JOSEF ET AL
PO BOX 4
VINEBURG CA 95487

MOREARTY MICHAEL S TR &
MARGARET F TR
1420 BERNAL AVE
BURLINGAME CA 94010

GANLEY BARRY S & BARBARA
JEAN TR
165 WILKING WAY
SONOMA CA 954765775

Occupant
247 4TH STREET E
Sonoma, CA 95476

TEN EYCK & KEEGAN INC
434 LAUREL AVE
SAN ANSELMO CA 94960

Occupant
236 E 2ND ST
Sonoma, CA 95476

ROUTHIER EDMOND & ROUTHIER
MARTINA
525 MICHAEL DR
SONOMA CA 95476

Occupant
232 E 2ND ST
Sonoma, CA 95476

CHAPMAN RONALD J TR &
CHAPMAN AUDREY J TR
1090 CASTLE RD
SONOMA CA 95476

Occupant
228 E 2ND ST
Sonoma, CA 95476



City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: 5

Meeting Date: 07/21/09

Applicant

AMP Construction

Project Location

175 Fourth Street East

Historical Significance

- ☐ Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- ☐ Listed on California Register of Historic Resources (Significant)
- ☐ Listed within Local Historic Resources Survey (Potentially Significant)
- ☐ Over 50 years old (Potentially Significant)

Request

Design review for a new single family residence and attached garage.

Summary

The architect is proposing to construct a 12,937 square foot residence. The existing residence will be demolished and is not subject to a Demolition Permit as it was built in the early 1980s and is not 50 years old.

Zoning Requirements: The standards of the Rural Hillside zone applicable to the proposal are as follows:

- **Setbacks:** The new residence meets or exceeds the normal setback requirements.
- **Coverage:** At 3.4%, site coverage is less than the 15% maximum allowed in the Rural Hillside zone.
- **Floor Area Ratio:** The project would result in an F.A.R. of .0651, which is less than the 0.10 the maximum allowed. [Note: per the Development Code, second units and the detached garages (up to 400 square feet) are not included in the calculation of F.A.R.]
- **Parking:** Four covered parking spaces are provided in the garage. This meets the requirement.
- **Height:** The two-story residence would have a maximum ridge height of 28 feet 10 inches, this meets the 30-foot height limit allowed in the zone.

In short, the project complies with the applicable requirements of the Development Code, and is not subject to Planning Commission approval.

Design Review: New single family homes located within the Historic Overlay Zone are subject to architectural review in order to assure that the new construction complies with the following: (1) the required standards, design guidelines and ordinances of the city; (2) minimize potential adverse effects on surrounding properties and the environment; (3) implement General Plan policies regarding community design; and, (4) promote the general health, safety, welfare, and economy of the residents of the City. (§19.54.080.A).

Factors to be considered: In the course of Site Design and Architectural Review, the consideration of the review authority shall include the following factors:

1. The historical significance, if any, of the site or buildings or other features on the site;
There are no historically significant features on the site.
2. Environmental features on or adjacent to the site;
Staff is not aware of any environmental features on or adjacent to the site.

3. The context of uses and architecture established by adjacent development;
The adjacent properties to the west, north, south, and east are developed with single family residences.
4. The location, design, site plan configuration, and effect of the proposed development.
The location, design, site plan configuration, and effect of the proposed development are compatible with surrounding uses.

In general, it is staff's conclusion that the applicant has successfully applied the applicable design guidelines in developing the plan for the replacement structure.

Building Elevations & Exterior Colors/Materials: The design of the proposed residence reflects a European neo-classical style. Sample exterior finishes will be presented at the meeting.

Required Findings: As set forth in §19.54.080.H of the Development Code, in order to approve an application for design review, the Design Review Commission must make the following findings:

1. The project complies with applicable policies and regulations, as set forth in this Development Code (except for approved Variances and Exceptions), other City ordinances, and the General Plan;
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in this Development Code; and
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
4. The project will not impair the historic character of its surroundings; and
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.

Commission Discussion

Design Review Commission Action

☒ Approved ☐ Disapproved ☐ Referred to: _____ ☐ Continued to: _____

Roll Call Vote: 5 Aye 0 Nay _____ Abstain _____ Absent

DRC Conditions or Modifications

cc: Thomas Casey, Architect, AIA
21115 Scottsdale Drive
Bend, OR 97701

AMP Construction
369 B Third Street # 456
San Rafael, CA 94901-3581

Don and Nancy Sebastini
P.O. Box 1423
Sonoma, CA 95476-1423

Attachments:

1. Project Narrative
2. Photographs of existing conditions
3. Exterior color samples
4. Site Plan/Floor Plans/Elevations

Thomas G. Casey
ARCHITECT, AIA
21115 Scottsdale Dr.
Bend, OR 97701
(541) 385-6924

RECEIVED

JUL 16 2009

CITY OF SONOMA

New Residence for Don & Nancy Sebastiani
175 Fourth Street East
Sonoma, CA

Project Narrative

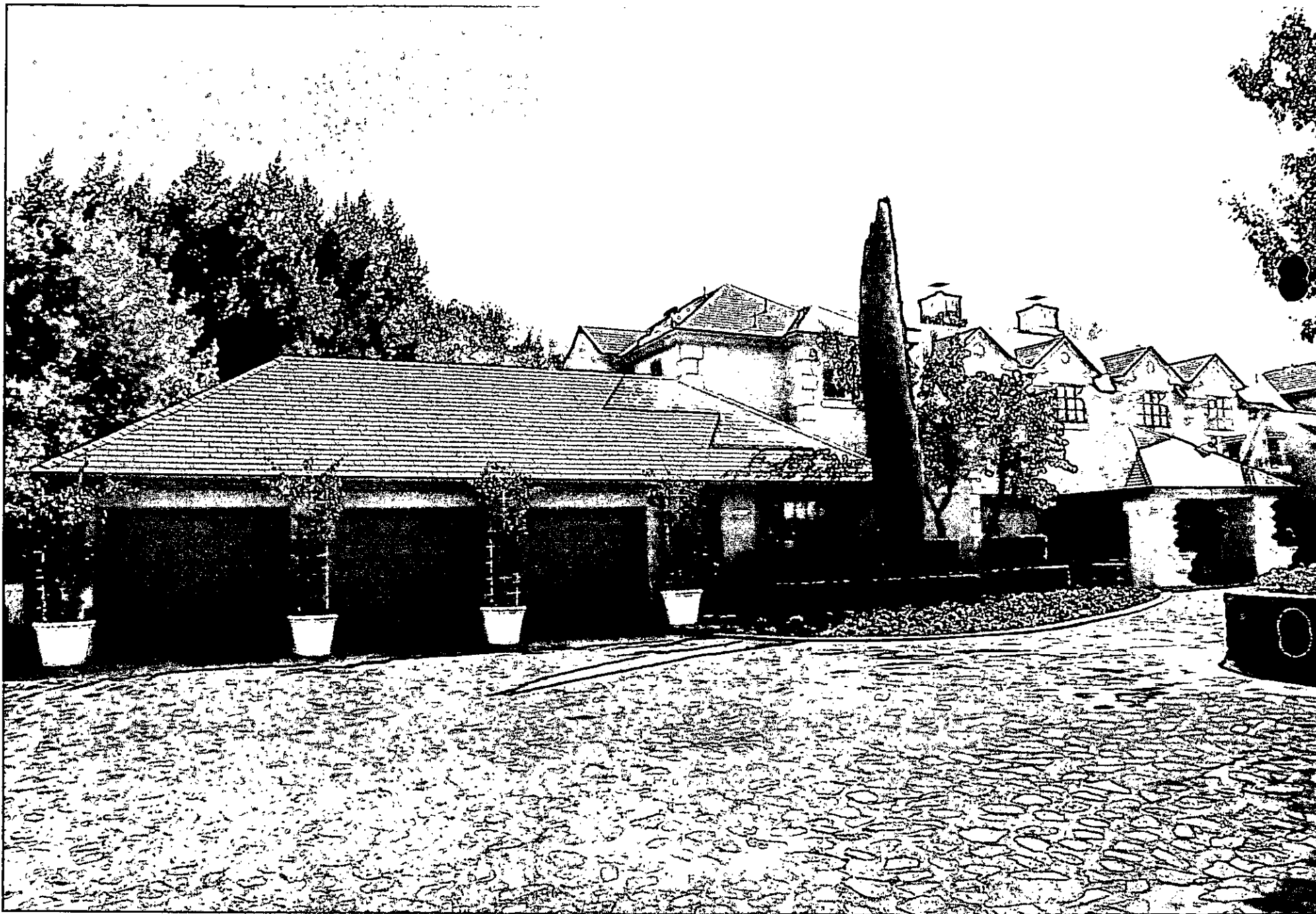
The project is a replacement residence for an existing poorly functioning one constructed in the early 1980's. Previous plans to remodel in order to meet current needs and standards of performance have not proven cost effective. The new house will be located in approximately the same location as the existing structure. Accordingly, the following findings can be made:

1. The project complies with applicable policies and regulations for the Northeast Planning Area in that:
 - a. It preserves quality and context of land use. Replaces a structure of the same use.
2. The project is consistent with the intent of the Design Guidelines for the Northeast Planning area in that:
 - a. It maintains current density – proposal is for replacement of single family residence.
 - b. The proposed building type is similar to that being replaced. Its site disposition preserves existing vehicle circulation and site drainage patterns.
3. With respect to the Historic Overlay District the proposed new house will have no adverse impact.
 - a. There is ample space and screening around the new house. It sits more than forty feet further back from the street, and the side setbacks are the same.
 - b. The new house is in approximately the same location as the existing one. Very little change will be apparent from outside the site.
 - c. The new house will be built in style compatible with the Historic Overlay District
4. The replacement house will be built in a European neo-classical style. Warm and low contrast materials and colors will include:
 - a. Exterior Finish: variated integral color stucco, ranging from light sandstone color to Sienna yellow, per submitted sample.
 - b. Base and quoins: natural French limestone, sand color.

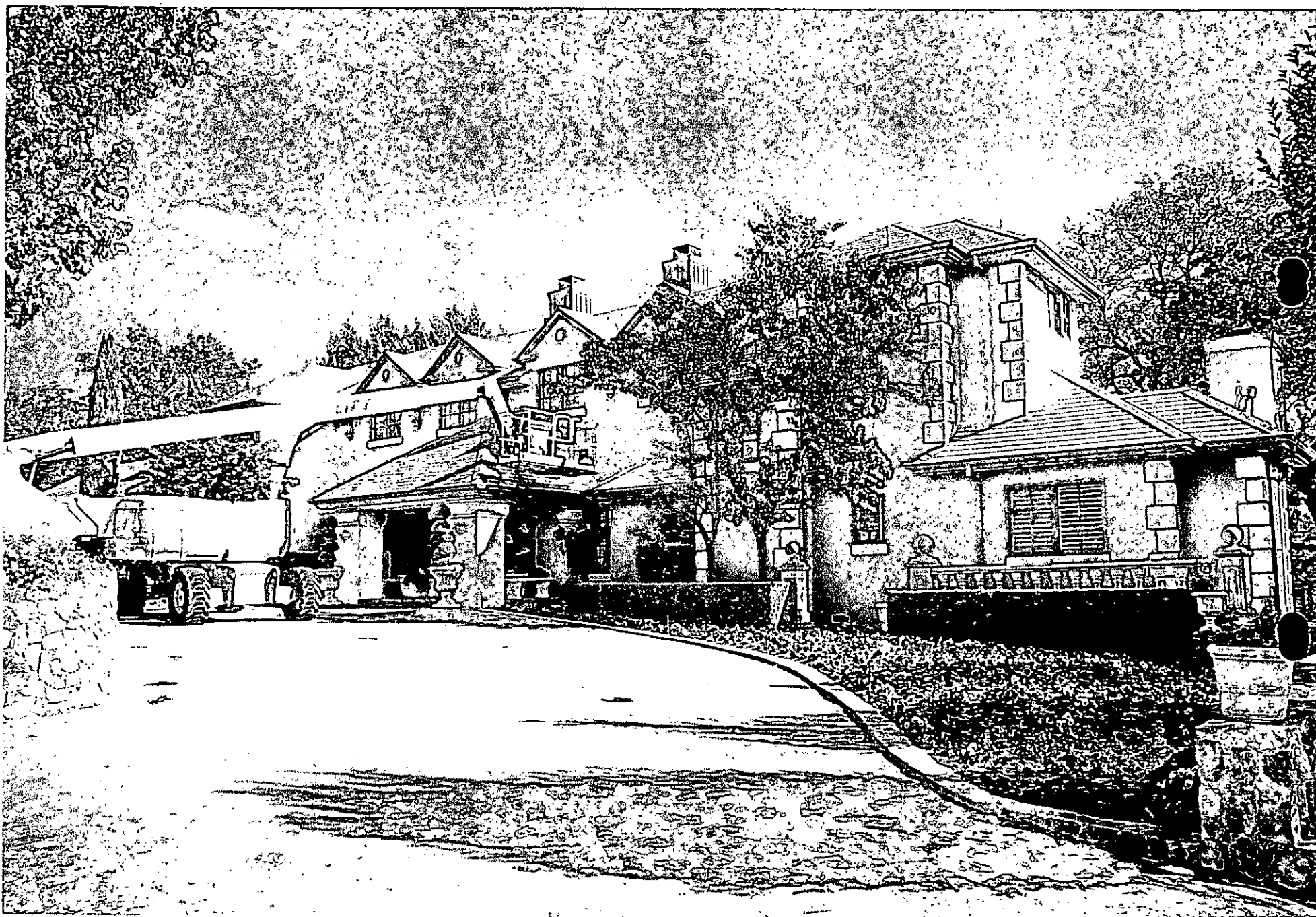
FILE COPY

- c. Exterior door and window moldings and cornices: cast stone profiles in color to best match natural stone base.
- d. Balustrade at garage: cast stone in same color as moldings.
- e. Rooftop Urns: cast stone in same color as moldings.
- f. Window and door sash: metal clad wood, chocolate brown bronze.
- g. Garage doors: blind doors with stucco finish to match walls.

Thomas G. Casey, AIA



FILE COPY

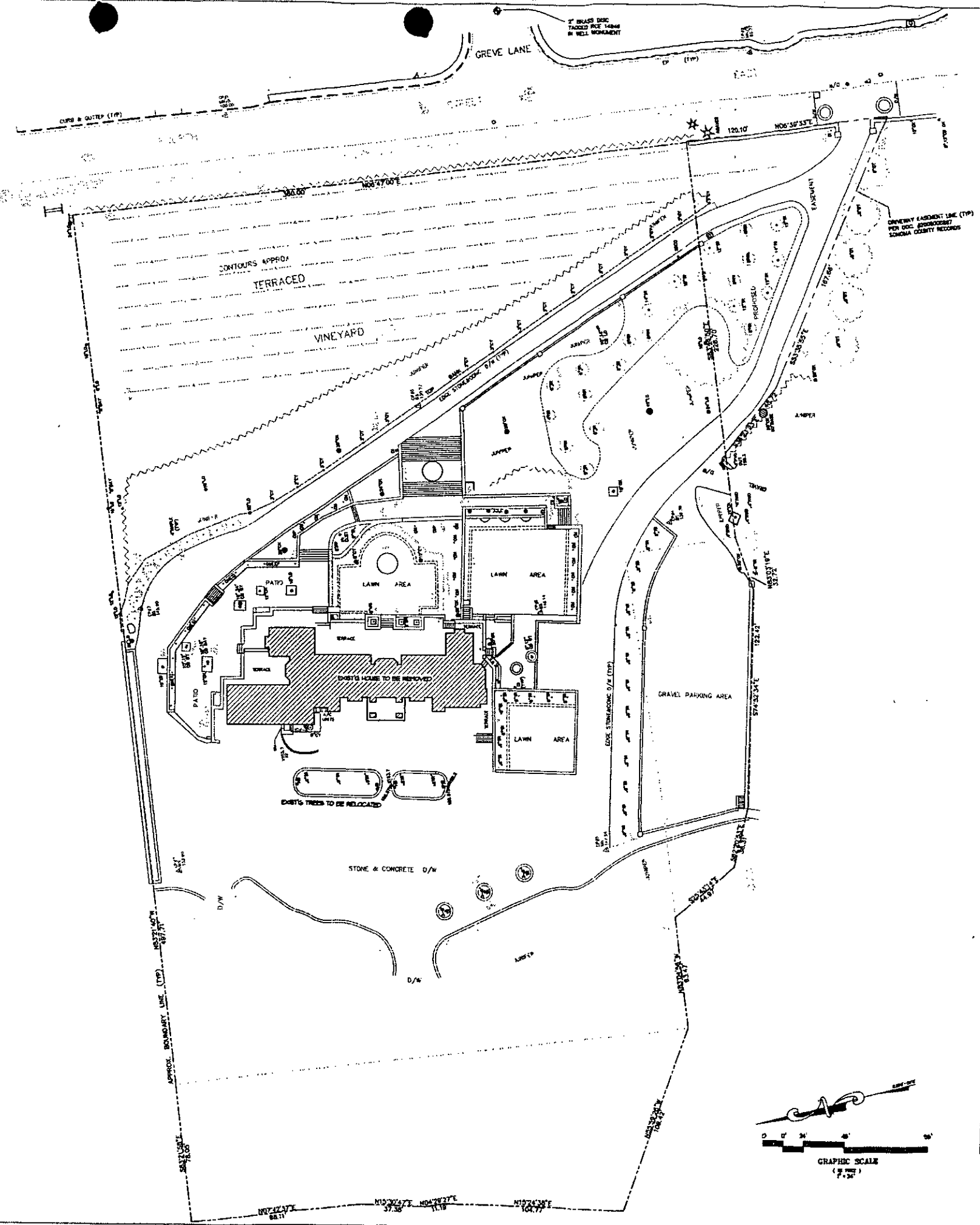


FILE COPY

Exterior Stone on
building

Exterior Stucco Finish
Color
FILE COPY





NEW RESIDENCE FOR:
 DON & NANCY SEBASTIANI
175 FOURTH STREET EAST
SONOMA, CA

PROJECT ROSTER

OWNER:	DON & NANCY SEBASTIANI 175 FOURTH STREET EAST SONOMA, CA 94966	
ARCHITECT:	THOMAS CASEY 285 SCOTTSDALE DR. EMERYVILLE, CA 94608	541-385-6924
DESIGNER:	JESSICA HALL JESSICA HALL ASSOCIATES 108 MAGNOLIA AVE. LARKSPUR, CA 94946	415-461-0588
STRUCTURAL ENGINEER:	HAROLD ENGLE ENGLER ENGINEERING P.O. BOX 175 ROSELAND, CA 94568	415-455-8590
GENERAL CONTRACTOR:	ALF PARTIDGE ALP CONSTRUCTION, INC. 3405 THIRD ST. 3RD FLOOR SAN RAFAEL, CA 94901	415-459-8843

PROJECT DESCRIPTION

1. DEMOLISH & REMOVE EXISTING UNOCCUPIED 2 STORY RESIDENCE. EXISTING BASEMENT TO REMAIN.
2. RETAIN EXISTING GARDEN WALLS AND LANDSCAPING.
3. CONSTRUCT NEW 2 STORY SINGLE FAMILY RESIDENCE IN APPROXIMATELY SAME LOCATION.
4. RELOCATE EXISTING MATURE TREES IN FRONT OF EXISTING RESIDENCE.

LIST OF DRAWINGS

- A-11 SITE PLAN: EXISTING CONDITIONS
- A-12 SITE PLAN: PROPOSED IMPROVEMENTS
- A-21 LOWER FLOOR PLAN
- A-22 UPPER FLOOR PLAN
- A-24 GARAGE PLANS
- A-31 ELEVATIONS

APPROVED

By: IDRC

Date: 7/21/09

Signature: _____

JUN 22 2009

TIM CASEY AIA ASSOCIATES

244 Magnolia Avenue
 Larkspur, CA 94939 (415) 924-1610
 ARCHITECTURE • PLANNING

Verify all dimensions, measurements and site of the site. Report any errors, discrepancies or questions to the project manager. These drawings are instruments of service prepared for contract construction work and shall be used only with the Architect's permission.

PRELIMINARY: NOT FOR CONSTRUCTION



SHEET TITLE
 SITE PLAN: EXISTING CONDITIONS

PROJECT
 NEW RESIDENCE FOR
 DON & NANCY SEBASTIANI
 175 4TH STREET EAST
 SONOMA, CA 94966
 A.P. # - 08-08-04-000

AutoCAD FILE NAME BSB-TCL-09

REVISIONS

Date	Drawn By	IC
08-08-08		

Job No.	Checked By	IC
08-08		

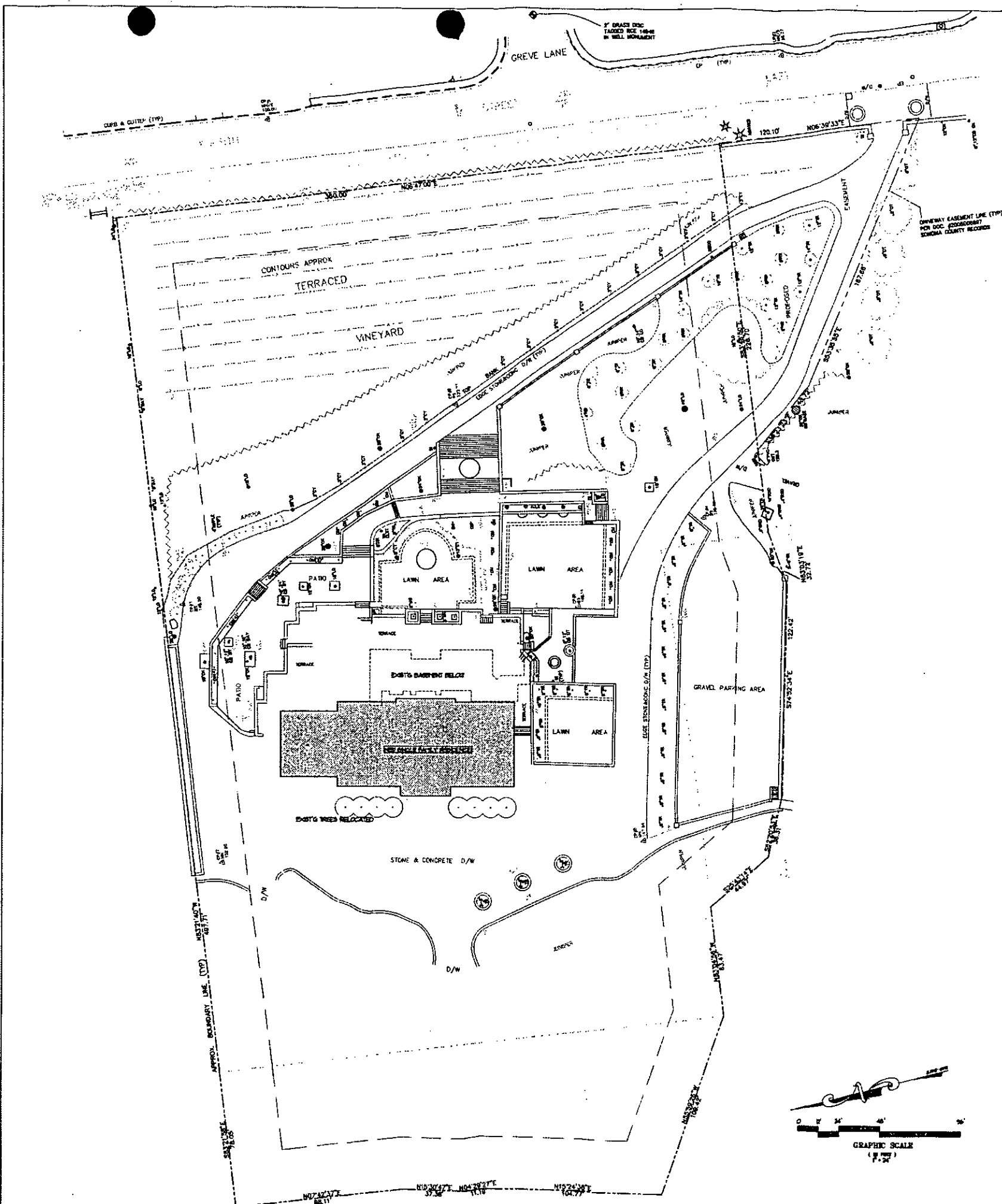
SHEET

A-1.1

TIM CASEY A.I.A. ASSOCIATES

244 Magnolia Avenue
Larkspur, CA 94939 (415) 824-1810
ARCHITECTURE PLANNING

Not to scale. Dimensions, measurements and data of the site. Report any errors, discrepancies or questions to the project manager. These drawings are instruments of service prepared for contract construction work and shall be used only with the Architect's permission.



PLANNING SUMMARY

ZONING	R-4S		
LOT AREA	196,856.85 SF (4.52 ac)		
	REQ'D/ALLOW	EXISTING	PROPOSED
SETBACKS			
FRONT	30'	246.75' MIN	233.22' MIN
SIDE	30'	54' MIN	58.5' MIN
REAR	30'	273' MIN	271.34' MIN
BLDG AREA			
B8MT		2,095 SF	2,095 SF (EXIST'G)
LWR FL		4,342	6,680
UPR FL		3,488	4,162
TOTAL	13,686 SF	9,925 SF	12,937 SF (10,842 SF NEW)
F.A.R.	0.10	0.05	0.07
LOT COV	6%	12%	3.4%
BLDG HT	30'	27'-3"	28'-10"
PARKING	1 COV	3 COV	4 COV

PRELIMINARY: NOT FOR CONSTRUCTION



SHEET TITLE
SITE PLAN: IMPROVEMENTS

PROJECT
NEW RESIDENCE FOR
DON & NANCY SEBASTIANI
175 4th STREET EAST
SONOMA, CA 94416
A.P. # - 08-0904-000

AutoCAD FILE NAME: RES-1C.dwg

REVISIONS

Date	08-19-08	Drawn By	MC
Job No.	084	Checked By	TC

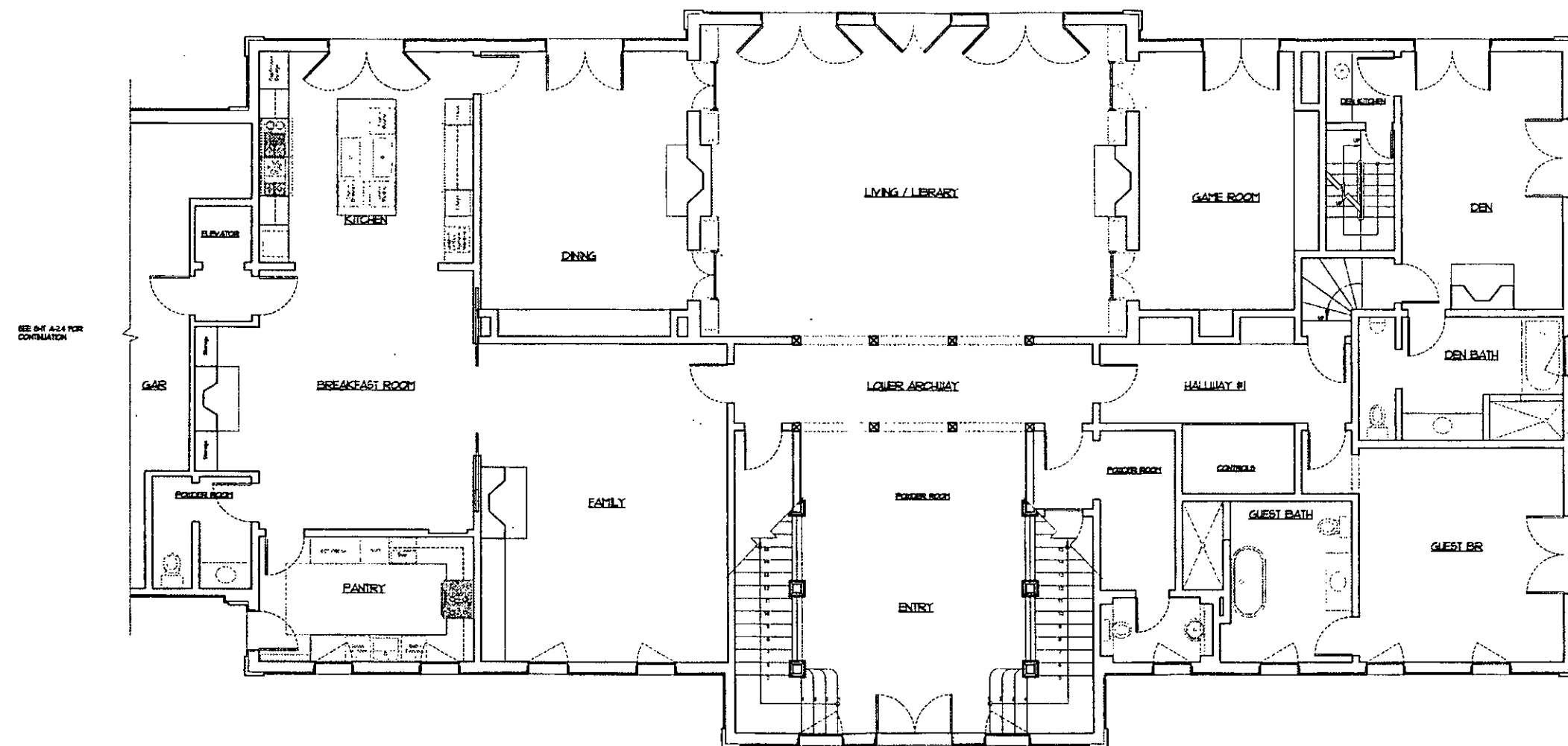
SHEET

A-1.2

**TIM CASEY A.I.A.
ASSOCIATES**

244 Magnolia Avenue
Larkspur, CA 94939 (415) 924-1810
ARCHITECTURE • PLANNING

Verify all dimensions, measurements
and data of the site. Report any
errors, discrepancies or questions to
the project manager. These drawings
are instruments of service prepared
for contract construction work and
shall be used only with the Architect's
permission.



LOWER FLOOR PLAN
1/4" = 1'



PRELIMINARY: NOT FOR
CONSTRUCTION



SHEET TITLE
LOWER FLOOR PLAN

PROJECT
NEW RESIDENCE FOR
DON & NANCY SEBASTIANI
175 4th STREET EAST
SONOMA, CA 95476
A.P. # - 08-08-04-000

AutoCAD FILE NAME: 08S-1EAD.dwg

REVISIONS

Date 6-18-08	Drawn By tc
Job No. 08-3	Checked By TC

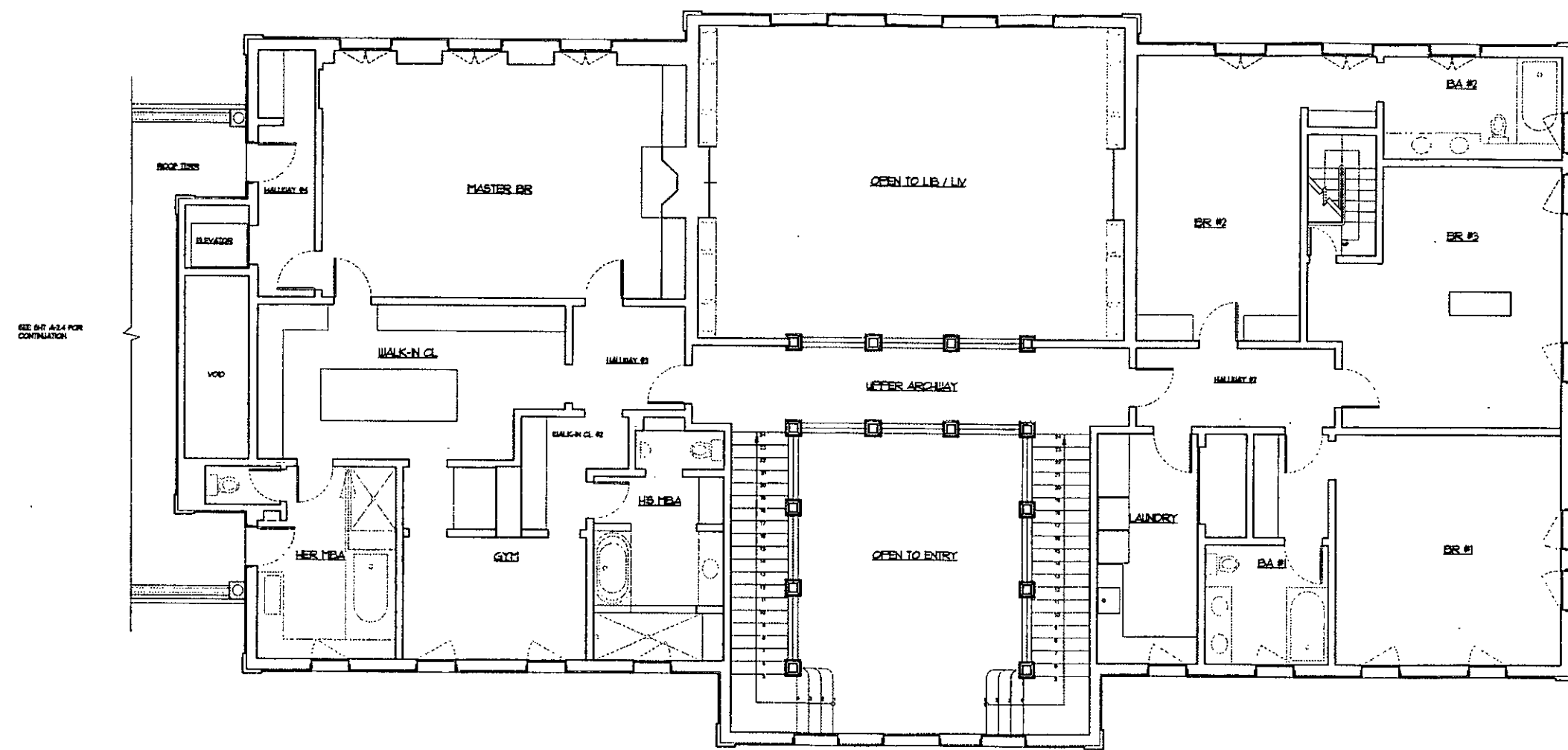
SHEET

A-2.1

**TIM CASEY A.I.A.
ASSOCIATES**

244 Magnolia Avenue
Larkspur, CA 94038 (415) 924-1810
ARCHITECTURE • PLANNING

Verify all dimensions, measurements and details of the site. Report any errors, discrepancies or questions to the project manager. These drawings are instruments of service prepared for contract construction work and shall be used only with the Architect's permission.



UPPER FLOOR PLAN
4/8/08 WCT



PRELIMINARY: NOT FOR
CONSTRUCTION



**SHEET TITLE
UPPER FLOOR PLAN**

PROJECT
NEW RESIDENCE FOR:
DON & NANCY SEBASTIANI
175 4th STREET EAST
GONOMA, CA 95476
A.P. # - 08-0804-000

AUTOCAD FILE NAME: 08-0804.dwg

REVISIONS

NO.	DATE	DESCRIPTION

Date 4-8-08	Drawn By tc
Job No. 08-3	Checked By tc

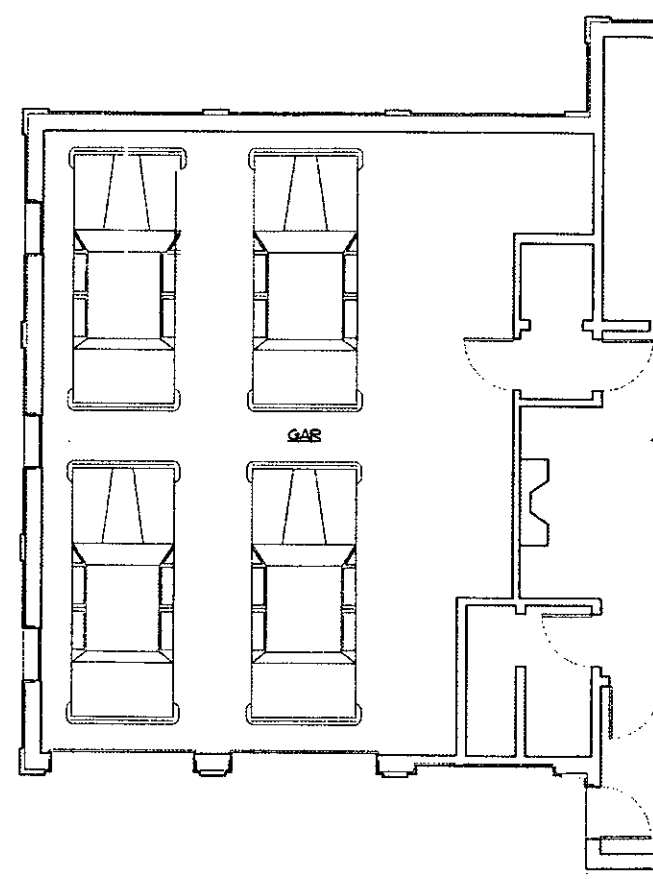
SHEET

A-2.2

**TIM CASEY A.I.A.
ASSOCIATES**

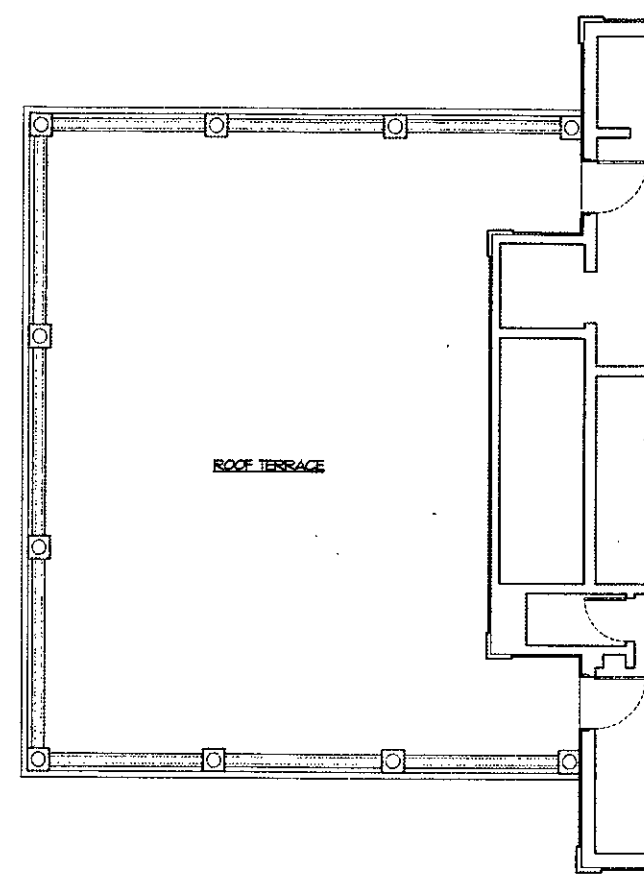
244 Magnolia Avenue
Larkspur, CA 94939 (415) 924-1810
ARCHITECTURE • PLANNING

Verify all dimensions, measurements
and data of the site. Report any
errors, discrepancies or questions to
the project manager. These drawings
are instruments of service prepared
for contract construction work and
shall be used only with the Architect's
permission.



LOWER FLOOR

SEE SHEET A-21
FOR CONTINUATION



UPPER FLOOR

SEE SHEET A-22
FOR CONTINUATION

GARAGE PLANS
1/4" = 1'



PRELIMINARY: NOT FOR
CONSTRUCTION



SHEET TITLE
GARAGE PLANS

PROJECT
NEW RESIDENCE FOR
DON & NANCY SEBASTIAN
175 4th STREET EAST
SONOMA, CA 95476
A.P. # - 08-0804-000

AUTOCAD FILE NAME: 825-TCA.dwg

REVISIONS

Date 8-8-08	Drawn By tc
Job No. 088	Checked By tc

SHEET

A-2.4

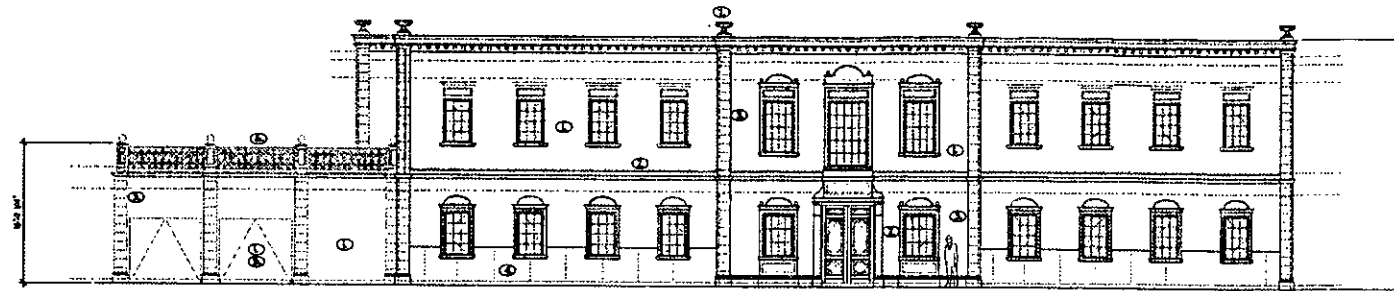
TIM CASEY A.I.A. ASSOCIATES

244 Magnolia Avenue
Larkspur, CA 94939 (415) 924-1810
ARCHITECTURE PLANNING

Verify all dimensions, measurements and data of the site. Report any errors, discrepancies or questions to the project manager. These drawings are instruments of service prepared for contract construction work and shall be used only with the Architect's permission.

NOTES

- ① INTEGRAL COLOR STUCCO FINISH
- ② MANUFACTURED STONE HOLDINGS
- ③ STONE ROOF
- ④ LIMEWASH PANELS
- ⑤ BLIND DOOR STUCCO FINISH
- ⑥ MANUFACTURED STONE BALUSTRADE
- ⑦ MANUFACTURED STONE URNS



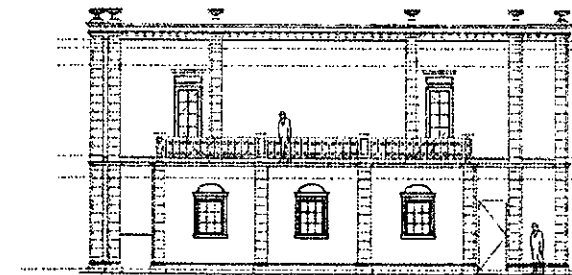
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

PRELIMINARY: NOT FOR
CONSTRUCTION



SHEET TITLE

ELEVATIONS

PROJECT:
NEW RESIDENCE FOR
DON & NANCY SEEBASTIAN
175 4th STREET EAST
SONOMA, CA 95476
A.P. # - 08-0404-000

AUTOCAD FILE NAME: 08-0404.dwg

REVISIONS

Date	6-15-05	Drawn By	tc
Job No.	08-3	Checked By	TC

SHEET

A-3.1

PROPERTY INFORMATION

19) Property: 175 4TH ST E, SONOMA CA 95476-5713 C001
APN: 018-091-016 Card#: Use: RURAL HOMESITE
County: SONOMA, CA Prop Tax: \$15,634.06 Total Value: \$1,375,299
MapPg/Grid: 447-G5 Old Map: Tax Year: 2008 Delinq: Land Value: \$342,763
Census: 1502.02 Tract #: Tax Area: 006000 Imprv Value: \$1,032,536
High School: SONOMA VLY Elem School: Taxable Val: \$1,368,299
Comm Coll: SONOMA Exemptions: HOMEOWNER Assd Year: 2008
Subdivision: % Improved: 075%
Owner: SEBASTIANI DON A & NANCY C Phone:
Owner Vest: HW / / JT

Mail: PO BOX 1423; SONOMA CA 95476-1423 B012

Owner Transfer = Rec Dt: 01/19/2006 Price: Doc#: 6897 Type: GRANT DEED
Sale Dt: 12/27/2005

SALE & FINANCE INFORMATION

LAST SALE

PRIOR SALE

Recording/Sale Date:

Sale Price/Type:

Document #:

Deed Type:

1st Mtg Amt/Type:

1st Mtg Rt/Type/Trm: / /

1st Mtg Lender:

2nd Mtg Amt/Type:

2nd Mtg Rt/Type/Trm: / /

Title Company:

Seller:

New Construction:

Other Last Sale Info = # Parcels: Type 2: Pend:

SITE INFORMATION

Res. Units: 1 County Use: 0051 Acres: 4.56
Comm Units: Zoning: Lot Area: 198,633.6
Buildings: 1 Flood Panel: 0603830005D Lot Width:
Bldg Class: Panel Date: 06/05/1997 Lot Depth:
Parking Sqft: Flood Zone: X500 Usable Lot:
Park Spaces: Sewer Type:
Garage Cap#: Water Type:
Park Type:
Other Impvs:
Legal Blk/Bldg: Site Influence:
Legal Lot/Unit: Amenities:
Legal:

IMPROVEMENTS

Bldg/Liv Area:

Gross Area:

Ground Flr:

Bsmnt Area:

\$/SqFt:

Yrblt/Eff:

Stories:

Rooms:

Bedrooms:

Full/Half Bath:

Ttl Baths/Fixt:

Fireplace:

Pool:

Porch Type:

Patio Type:

Construct:

Foundation:

Ext Wall:

Roof Shape:

Roof Type:

Roof Matl:

Floor Type:

Floor Cover:

Heat Type:

Heat Fuel:

Air Cond:

Quality:

Condition:

Style:

Equipment:

Other Rms:

Revise project narrative
to not include demo.

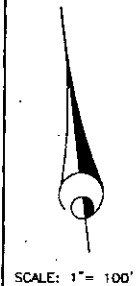
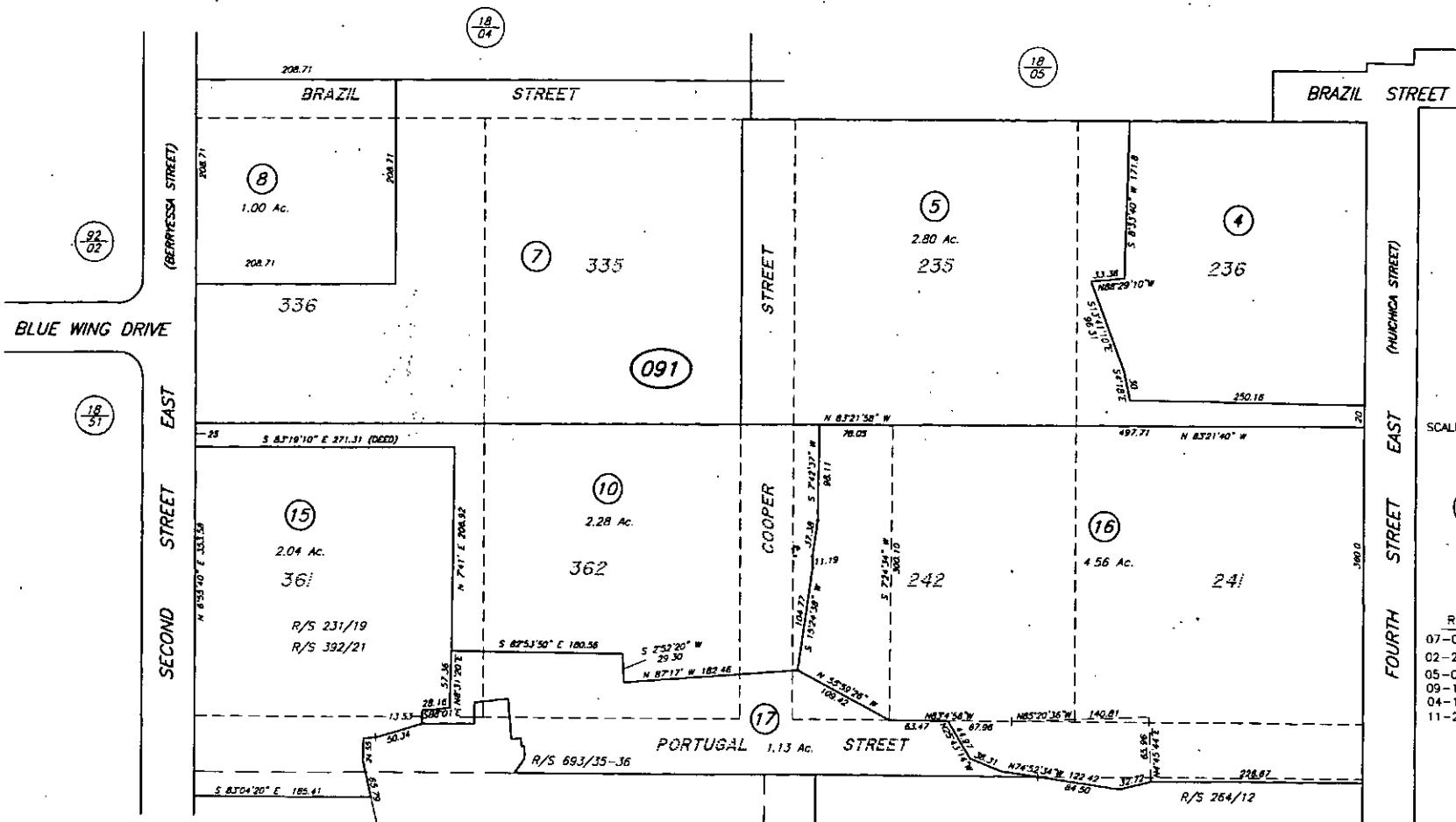
- Include a desc. of
house materials color,
roof material, fenestrations

- ~~Landscape plan~~

Thomas Willerna 1/7/13

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 18-09
6-000



REVISED
 07-05-76=12
 02-28-78=14
 05-02-96=15-KT
 09-11-06=17-KB
 04-16-07=R/S-BC
 11-28-07=Corr-BC

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

Assessor's Map Bk. 18, Pg. 09
 Sonoma County, Calif. (ACAD)
 KEY 5/18/06 MH

City of Sonoma

No. 1 The Plaza
Sonoma, California 95476-6618
Phone (707) 938-3681 Fax (707) 938-8775
E-Mail: cityhall@sonomacity.org



Sonoma Sister Cities:

Aswan, Arab Republic of Egypt
Chambolle-Musigny, France
Greve in Chianti, Italy
Kaniv, Ukraine
Patzcuaro, Mexico

July 23, 2009

Thomas Casey, Architect, AIA
21115 Scottsdale Drive
Bend, OR 97701

Subject: Consideration of design review for a single family residence and attached garage.

Dear Mr. Casey:

On Tuesday, July 21, 2009, the Design Review Commission (DRC) considered the design review for a single family residence and attached garage. After discussion and public testimony, the DRC voted 5-0 to approve the project.

If you have any questions about this matter, please do not hesitate to call.

Sincerely,

Wendy Atkins
Associate Planner

cc: AMP Construction
369 B Third Street # 456
San Rafael, CA 94901-3581

Don and Nancy Sebastiani
P.O. Box 1423
Sonoma, CA 95476-1423