



# SONOMA ECOLOGY CENTER

Protecting the beauty and biodiversity of Sonoma Valley

March 1, 2018

City of Sonoma  
#1 The Plaza  
Sonoma, CA 95476

Dear Mayor Agrimonti and City Council members,

Sonoma Ecology Center urges you to honor the intent of the city's Development Code, its Hillside Residential designation, and its hillside backdrop by denying the three residential projects as currently proposed for development on the hillside near Fourth Street East at Brazil Street.

This scenic, undeveloped hillside backdrop is a critical element of Sonoma's core identity. The 2020 *General Plan* says plainly that: "Hillside areas within the city are to remain largely undeveloped..." The Hillside Residential designation was created specifically "to preserve Sonoma's hillside backdrop, while allowing limited residential development in conjunction with agricultural uses." Policy 5.3 is to "Protect important scenic vistas and natural resources, and incorporate significant views and natural features into project designs." Millions of public dollars, and thousands of staff and volunteer hours, have been spent acquiring development rights and enhancing public access on Sonoma's hillside. Maintaining the hillside's integrity is a serious duty of the city's leaders, performed so that Sonoma can be handed down to future generations with its surroundings intact.

The wording of the relevant portion of the Development Code leads a reasonable person to conclude that the total combined area of grading pads for any project should not exceed 5,000 square feet. It is counter to the intent of the Development Code to interpret this wording to mean that every individual grading pad can be 5,000 square feet.

We remind you of the generations coming after us, and ask you to significantly restrict the scale, grading, tree removal, drainage impacts, and visual impact of any development proposed on the city's vital hillside backdrop.

These projects should come back in a form consistent with the intent of the Development Code. We suggest the buildings be placed in the lower portion of their parcels, perhaps with an easement on the upper portions that looks ahead to a time when the Overlook Trail is accessible from Brazil St. In the interest of protecting the hillside backdrop in its entirety, we also encourage the city to explore purchasing an option (the right of first refusal) on the larger parcel above the proposed projects.

Sincerely,

David Morell  
Board of Directors, Chair

Richard Dale  
Executive Director

**From:** Karen Butler <[kbutler@sonomacity.org](mailto:kbutler@sonomacity.org)>  
**Date:** Thursday, March 1, 2018 at 4:05 PM  
**To:** David Goodison <[davidg@sonomacity.org](mailto:davidg@sonomacity.org)>  
**Cc:** Cathy Capriola <[ccapriola@sonomacity.org](mailto:ccapriola@sonomacity.org)>  
**Subject:** Note for Tonight's Meeting!!!

David,

I just spoke with Jan Humphreys who has lived in Sonoma the past 60 years. She unfortunately is unable to attend tonight's meeting but wished that her opinion be heard. She expressed that she is opposed to building of any sort up in the hills, and does not wish to see the hills marred by rentals, vacations homes, etc. Just in case I took down her contact number which is 707-935-7337.

Handwritten signature of Karen Butler in black ink.

City of Sonoma  
707-938-3681  
[kbutler@sonomacity.org](mailto:kbutler@sonomacity.org)

## Wendy Atkins

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**To:** Cathy Capriola; Cristina Morris  
**Cc:** David Goodison; Sarah Tracy  
**Subject:** RE: Please Uphold the Hillside Appeal and Respect the Code

**From:** John Schantz [<mailto:sockeyesurfboards@gmail.com>]  
**Sent:** Thursday, March 01, 2018 2:58 PM  
**To:** City Council <[citycouncil@sonomacity.org](mailto:citycouncil@sonomacity.org)>  
**Subject:** Please Uphold the Hillside Appeal and Respect the Code

Name John Schantz

Email [sockeyesurfboards@gmail.com](mailto:sockeyesurfboards@gmail.com)

Phone

Mayor Agrimonti and members of our City Council:

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

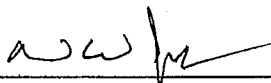
I respectfully encourage you to respect our code and protect these hillsides by upholding the appeal, requiring a full Environmental Impact Report for any new applications, and to send any new applications back to the Planning Commission.

**Certification of Managing Member**

I, N. William Jasper Jr., as trustee of the N. William Jasper Jr. 2004 Irrevocable Trust ("NWJ"), hereby certify to the City of Sonoma ("City") as follows:

1. Ownership of the property commonly known as 227 Brazil Street, Sonoma, California ("Property") is vested in 227 Brazil Development LLC, a California limited liability company (the "LLC").
2. I am a Managing Member of the LLC.
3. As Managing Member of the LLC, I am authorized to pursue the approval by the City of the entitlements application pending as of this date, and I am authorized to execute this certification on behalf of the LLC.

Date: 1 March 2018

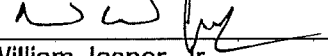
By:   
N. William Jasper, Jr.,  
Trustee of the N. William Jasper Jr.  
2004 Irrevocable Trust,  
Managing Member

**Certification of Managing Member**

I, N. William Jasper Jr., as trustee of the N. William Jasper Jr. 2004 Irrevocable Trust ("NWJ"), hereby certify to the City of Sonoma ("City") as follows:

1. Ownership of the property commonly known as 228 Brazil Street, Sonoma, California ("Property") is vested in 228 Brazil Development LLC, a California limited liability company (the "LLC").
2. I am a Managing Member of the LLC.
3. As Managing Member of the LLC, I am authorized to pursue the approval by the City of the entitlements application pending as of this date, and I am authorized to execute this certification on behalf of the LLC.

Date: 1 March 2018

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