

NICKLEE ARCHITECTURE

Date: December 3, 2018

To: City of Sonoma, Planning Department

LIAM LANE PLACE: PROJECT NARRATIVE

Summary:

Liam Lane Place is a proposal of four new units to be located on the 0.67acre property at 249 First Street West in Sonoma, California. The proposal involves the demolition of a thirty-two-year-old single-family residence on the west end of the property and the subdivision of the single parcel into four parcels.

While the property is surrounded by historical buildings within the area, the existing residence has no historical significance, and the current state of the property is not complementary to its historic surroundings. Careful attention has been paid to the design of the four new residences proposed with respect to the surrounding sites and their historical relevance.

The residences have been located in such a way to respect the zoning guidelines with current surroundings, while adding much needed residential accommodations in the form of single-family residences, affordable housing, and accommodating parking all within the regulations and general plan guidelines of the City of Sonoma.

Existing Conditions:

Current use of the property consists of a single-family residence with attached garage and above ground pool. Zoning for the parcel is Medium Density Residential. The property is flat terrain with average slopes around 2-percent. The site is located near prominent features in Sonoma, located between the City bike path and Depot park and within walking distance of the plaza. It is located directly north of a historic house at 277 First Street West and south of the Depot Hotel separated by the bike path. In its current state, the existing use of the property creates a large gap and harsh transition between the existing historical structure of 277 1st Street West to the south and the bike path to the north.

Proposed Project:

The proposed project includes demolition of the existing residence, a subdivision of this single parcel into four parcels, a private roadway, and utility improvements. This subdivision consists of 3 single family residences and one duplex.

The Medium Density Residential Zoning prescribes a minimum density of 7 units per acre and maximum density of 11 units per acre, which corresponds to between five and seven units for this parcel. The project proposes five units, with all lots being greater than the minimum 5500-square feet(SF), and exceeding the minimum depth and width requirements.

Proposed residences will range from approximately 2,845-SF to 3,570-SF, with the duplex consisting of one 866-SF affordable housing unit and a 2,995-SF unit. Each proposed single family residence has an attached garage, and the proposed duplex will have a detached garage. Access to all residences is to be provided by means of the private roadway contained within an existing, offsite, 15-foot wide easement and a proposed, onsite, 24-foot wide easement. Refer to proposed building exhibits for a preliminary floor plan and renderings. A new driveway approach will be installed on 1st Street West for access to the private driveway. Refer to the project Site Plan for an approximate layout of the site. As part of this project, onsite parking is to be provided in accordance with all planning development guidelines. With these additions, this site will better utilize the area of the property and create a more appropriate density to the site to better harmonize with surrounding context.

Massing Considerations/Proportion:

In order to respect the surroundings and create compatibility with its adjacencies, the proposed unit that fronts 1st Street West is one story in height with a covered porch. This unit relates direct with one story historic structure the south.

Two story units are proposed for the remaining units that are further away away from 1st Street West. These residences are setback a minimum distance of 39'-6" from the bike path at the north and will all be screened with new landscaping.

Materials:

The structures borrow details from the nearby historical resources while maintaining a distinction that allows the historical buildings to maintain their unique character. In order to bridge the new buildings with their historical contexts, each of the residences have gabled roofs of composition shingles, covered porches, double hung windows and horizontal wood siding. These attributes follow the vocabulary of the residences nearby providing continuity along historic 1st Street West.

Thank you for your consideration of this project.

Sincerely,

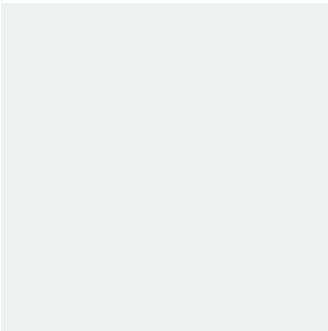


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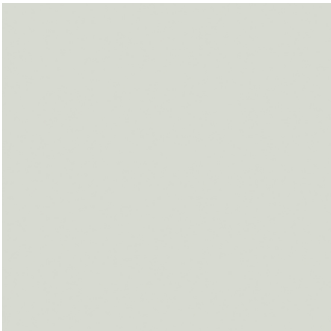
NICK LEE ARCHITECTURE

Proposed Materials and Details City of Sonoma Design Review Commission

Item: Wood Siding
Type: 1 x 8 Horizontal Siding - Standard Clap - Painted
Location: Exterior Perimeter Walls



Brand: Benjamin Moore
Color: Decorator's White



Brand: Benjamin Moore
Color: Moonshine



Brand: Benjamin Moore
Color: Kendall Charcoal

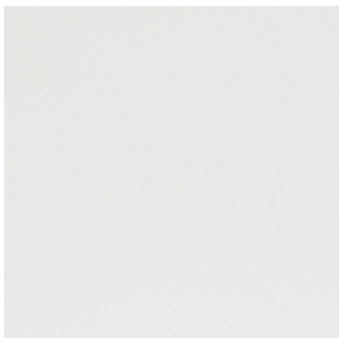
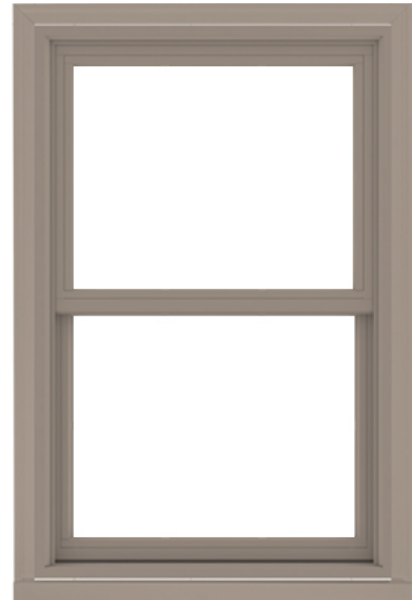
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Proposed Materials and Details City of Sonoma Design Review Commission

Item: Pocket Sliding Doors
Location: Great room
Type: La Cantina Pocket Slider. Aluminum.
Finish: White

Item: Multi-Slide Doors
Location: Master Bedrooms - Great Room
Type: Western Windows Classic Series. Aluminum.
Finish: White

Item: Double hung window
Type: Andersen. Aluminum clad wood.
Finish: White



Aluminum
Finish: White

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Item: Certainteed Landmark Shingles
Location: Roof
Color: Charcoal Black



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Proposed Materials and Details City of Sonoma Design Review Commission

Item: Chimney

Finish: La Habra Perma-Flex Stucco, Grade Acrylic, Smooth Texture

Color: Basalt 3015L



Color: Basalt 3015L (29)

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Proposed Materials and Details City of Sonoma Design Review Commission

Item: Path lights

Location: Driveway. Post height 10'-0" above finish grade.

Finish: white

Item: wall-mounted lights

Location: Exterior walls. Height 8'-0" above finish floor

Finish: white



WALL MOUNTED LIGHT



PATH LIGHT

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**Proposed Materials and Details
City of Sonoma Design Review Commission**



VIEW FROM 1st STREET WEST LOOKING NORTH



VIEW FROM 1st STREET WEST LOOKING SOUTH

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Proposed Materials and Details City of Sonoma Design Review Commission



LOT 4



LOT 3

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LOT 2



LOT 1