



BILL O'CALLAGHAN
BUILDING DESIGN

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March 25, 2019

Wendy Atkins
Associate Planner
City of Sonoma

Re: Design Review and Use Permit- (Garage / Shed)
528 3rd Street East, Remodel & Additions, New ADU.
A.P# 018-271-002
Zoning R-1 Historic Overlay.
Owners: Peter & Toni Thompson

Wendy,

Below is the description of proposal and findings for Design Review and Demolition as listed on the the City of Sonoma Uniform Application.

PROJECT DESCRIPTION:

We are proposing to remodel and add to the existing residence, build new 605 sq.ft. ADU, remodel existing garage and attached shed. Other site work will include a new swimming pool & patios , trellis /arbor, replace existing driveway, reuse and reconfigure existing brick pathways.

DESIGN REVEIW

1. Basic findings:
 - a. The proposed remodel and additions to existing residence and new ADU at the rear of property comply with all setback, height , floor area ratio and lot coverage requirements. The remodel of existing garage and shed are cosmetic and structural, but require a Use Permit due to the fact they where constructed with a building permit but not in compliance with todays set back requirements.
 - b. The proposed project is consistent with applicable design guidelines. All aspects of the design excluding the existing garage/shed fit well under the maximum allowable zoning requirements in the development code.
 - c. The proposed remodel of the residence and new ADU are situated in a way to keep the massing of the structures in the middle of lot. This allows for appropriate space , light and air to adjacent structures.
2. Project within the Historic Overlay District:
 - a. It has been concluded that the property does not qualify as an "historic resource" under (CEQA) as per our submitted Historic Resource Evaluation (May 2018).

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We feel that the proposed project will not impair any historic character to its surroundings. The proposed house massing is located proportionally balanced on the lot and in relation to its neighbors. No adjacent structures are considered to have any registered historic designation.

- b. See answer above.
- c. The proposal does fit within applicable guidelines. The shingle , bungalow, craftsman style of the House, ADU and garage/shed are consistent with most houses within its vicinity.
- d. The property does not qualify as an "historic resource" under (CEQA).
- e. The property does not qualify as an "historic resource" under (CEQA).

Color and Material samples :

A paint color chip board was submitted to planning showing the basic shingle siding, trim, window and door sash paint colors.

A more elaborate color sample material board will be provided for DRHPC meeting.

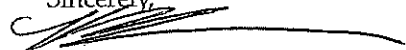
DEMOLITION PERMIT

The proposed project will not require the demolition of the entire residence. We are proposing to remove the existing upper roof and add a new roof along with expanding the upper floor foot print. The existing lower floor framing and foundation along with existing basement will remain. Existing foundations will be used and modified to accommodate existing and new work. See floor plan showing several existing wall lines to remain on the exterior footprint.

- 1. The property has been found to not qualify as an "historic resource" under (CEQA)
- 2. See Above
- 3. The property has been found to not qualify as an "historic resource under (CEQA)
- 4. The existing residence is not historic, but we are attempting to use as much of the existing structural as possible .
- 5. See above, therefore no relocation possible.

Please let me know if you have any questions or need any additional information required to deem the application complete.

Sincerely,



Bill O'Callaghan