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May 10, 2019

Wendy Atkins  
Associate Planner  
City of Sonoma

Re: Use Permit Narrative and Findings for :  
528 3rd Street East, Sonoma  
A.P. #018-271-002  
Zoning : R-1 Historic Overlay

Narrative:

We are proposing to make cosmetic and minor structural changes to the existing non-conforming 2- car garage and attached shed therefore requiring Planning Commission approval of a Use Permit for those changes.

Our estimate is that the Garage was built sometime after the Main Residence in 1928 but before todays zoning requirements for setbacks. The shed was permitted sometime later. Drawing is on file with planning.

Garage:

We are proposing to remove the stucco on west elevation and replace with cedar shingles and batten / board siding to match house. A new garage door will be installed at existing location with Bungalow / Craftsman style to match the main house. The North and East elevations will remain as stucco with no openings. In addition we are proposing to replace the existing Garage concrete slab and foundation but leaving the

entire structure in place.

**Shed:**

We are proposing to remove a pair of french doors at West elevation and replace with one single door and window.

On the South elevation we are proposing to reconfigure the existing (3) windows and

(1) door to a 10' wide bi-folding door. The east wall shall remain the same 1 hour wall

with no openings. The Shed is built on an existing sound concrete slab.

New asphalt roof shingles will be installed throughout shed and garage to match main house.

**Use Permit findings:**

1. The proposed single-family residential use is consistent with the General Plan and Specific Plan for this parcel, including detached garages.

2. The proposed use as a Garage and Shed are allowed in this zoning district. It would not be uncommon to find many existing non-conforming / improved structures similar to this in the zoning district.

We are proposing to make minor cosmetic and functional changes to the existing non-setback conforming building therefore requiring a Use Permit.

3. The Existing Garage and Shed structure size, design and operating characteristics are compatible with the existing and future land uses in the vicinity. There are many existing non-conforming structures in this zoning district, especially in regards to setbacks.

4. The proposed use will not impair the integrity and or character of the zoning district.

It would not be uncommon to find many existing non-conforming /improved structures on adjacent properties in this zoning district.

We believe the proposed changes to the existing structure will not affect negatively the

**public health, safety or welfare of the community.**

**Thank you for your consideration,**

**Sincerely,**

**Bill O'Callaghan  
Designer**