



STAFF REPORT

Meeting: Special Planning Commission - 17 Sep 2024

Prepared Date

September 12, 2024

Staff Contact

Diane Levine, Associate Planner

Agenda Item Title

Discussion, consideration, and possible action to approve a Variance and Design Review application (UA-24-31) for exterior modifications and expansion to the existing single-family residence adding 420 square feet and a portico, located at 455 East Walnut Street (APN 018-273-036), including action to approve a Categorical Exemption pursuant to Section 15301 of the State CEQA Guidelines (Class 1 – Existing Facilities).

Applicant/Owner:

Corby Abston/ Patrick Bei and Renato Elui

Site Address/Location:

455 East Walnut Street

PROJECT SUMMARY

Zoning:

Base: Low Density Residential (R-L)

Overlay: Historic Overlay

Planning Area:

Central-East Area

Site Characteristics:

The 6,500 square foot (sq ft) parcel is located within the Central-East Planning Area, is zoned for Residential Low-Density (R-L), and has a General Plan Land Use Designation of Low Density Residential. The site contains an existing 2,573 sq ft two-story 3-bedroom 2-bath home. The parcel is within the Historic Overlay but is not subject to a Historical Evaluation Report due to the structure's construction year of 1987. The parcel size does not meet current minimum lot size standards as set forth in Sonoma Municipal Code (SMC) Section 19.28.020, Table 3-17, *Lot Size and Residential Density Requirements*. The current applicable minimum parcel size for the property is 7,500 sq ft. Given the parcel size and other characteristics listed in *Table 1: SMC 19.20.020, Table 3-6 Central-East Area: Infill and Additions*, the parcel and home have the following legal non-conformities: minimum lot size, Floor Area Ratio (FAR), minimum side setback.

Surrounding Land Use/Zoning:

North: Low Density Residential (LDR) / Low Density Residential (R-L) / Historic Overlay

South: Low Density Residential (LDR) / Low Density Residential (R-L) / Historic Overlay

East: Low Density Residential (LDR) / Low Density Residential (R-L) / Historic Overlay

West: Low Density Residential (LDR) / Low Density Residential (R-L) / Historic Overlay

Environmental Review

- ☐ Environmental Impact Report
- ☐ Negative Declaration
- ☒ Exempt
- ☐ Not Applicable

- ☐ Approved/Certified
- ☐ No Action Required
- ☒ Action Requested

Staff Recommendation

Staff recommends approval of the Variance and Design Review Permit (UA-24-31) at 455 East Walnut Street (APN 018-273-036) including action to approve a Categorical Exemption pursuant to Section 15301 of the State CEQA Guidelines (Class 1 – Existing Facilities) as proposed subject to findings and

conditions of approval.

PROJECT ANALYSIS

Detailed Project Description:

The applicant is seeking to add 420 sq ft to the existing two-story home. The addition is proposed within the front of the home, primarily to the existing second floor, above the existing garage. The second-floor addition would add approximately 333 sq ft to accommodate an additional bedroom, bathroom, laundry room, and office. The approximately 87 sq ft of habitable space proposed for the first floor, intended as a storage space, would be located under the expansion of the second floor. The applicant is also proposing to remove portions of the existing covered porch at the "front" door located on the east elevation and expand it further to create a portico, discussed further below. The existing asphalt composition roof would be replaced with a new roof in like materials. Horizontal lap siding would be replaced with vertical wood board and batten siding stained in a charcoal color and cement plaster siding in white. Diagonal wood siding would replace the existing garage doors, trim would be in charcoal, and new gutters and downspouts would be in copper. Applicable development standards are specified in *Table 1: SMC 19.20.020, Table 3-6 Central-Est Area: Infill and Additions*, below.

North Elevation (Front):

Noticeable changes to the front elevation as a result of the proposed project would include: variation in setbacks on the second story that create articulation of the front façade, a gable roof that would replace the existing hip-style roof with gablet atop the garage, replacement of existing horizontal wood lap siding with a combination of cement plaster siding and vertical wood board and batten siding, new gutters and downspouts, and diagonal wood siding to replace existing garage doors. The two double-hung windows would be removed, required for the addition. Two smaller single casement windows and one double casement window would result. The proposed expansion of the covered entry porch along the east elevation would create a portico with its entrance brought forward to the front elevation for a delineated passageway to the front door. These details can be seen on pages six (6) and eight (8) of the *Plan Set* Attachment.

South Elevation (Rear):

Proposed changes to the rear elevation are limited to exterior material changes. The same cement plaster siding (in white) and copper gutters and downspout proposed at the front elevation would be used for the rear of the home. Existing windows are to remain. These details can be seen on pages seven (7) and nine (9) of the *Plan Set* Attachment.

East Elevation (Side):

Articulation is also created at the east elevation with the proposed varying facades created by the addition and portico. A 5/12 roof pitch is proposed for the portico to match existing roof pitches. The proposed exterior finish materials are also proposed on the east elevation. All but one of the existing windows would remain. A new window would be added to the addition to the new room storage area would be. These details can be seen on pages six (6) and eight (8) of the *Plan Set* Attachment.

West Elevation (Side):

As with the East Elevation, the West Elevation would use both the cement plaster siding and wood board and batten siding and utilize all but one of the existing windows. The window to be removed would be replaced with a single side door to provide access to and from the garage from the side yard. These details can be seen on pages seven (7) and nine (9) of the *Plan Set* Attachment.

Historic Overlay:

Although the home is located within the Historic Overlay, the home itself is not eligible as a historic resource due to its construction date of 1987. The proposed project is not one of new development, an officially designated historic structure, or a potentially historic structure, nor does the project propose infill development.

General Plan Consistency (☐ Not Applicable to this Project):

The property is designated R-L by the General Plan and zoning and is located within the Northwest Planning Area. The R-L designation is intended primarily for single-family housing and duplexes.

The proposed project is consistent with the General Plan in the following ways:

Community Development Element

- Promote innovative design and mixed uses through the Development Code. (CDE 4.1)
- Encourage a variety of unit types in residential projects. (CDE 4.2)
- Preserve and enhance the scale of the community without imposing rigid stylistic restrictions. (CDE 5.1)

Housing Element

- Support flexibility and variety in site planning, housing design, ownership, and living arrangements, including cohousing, shared housing, and live/work housing through the Development Code. (H-4.4)

Development Code Consistency (☐ Not Applicable to this Project):

Table 1: SMC 19.20.020, Table 3-6 Central-Est Area: *Infill and Additions*

Standard	Existing	Proposed	Compliance
Minimum Lot Size: 7,500 sq ft	6,500 sq ft	No change	No (Legal non-conforming)
Front/Streetside setback: minimum 20 ft	20 ft	No change	Yes
Side, Two-Story: 3 ft for every 5 ft (or fraction there of) of height above 15ft in addition to the normal requirement for one-story structures (7ft minimum, 18 ft combined)	14 ft; 5 ft 5 inches	No change	Total setback: yes Minimum side setback: no (Legal non-conforming)
Rear: minimum 20 ft	Approx. 50 ft	No change	Yes
Garage: 20 ft from the front of the primary structure	N/A	No change	No (Legal non-conforming)
FAR: .35	.39	.45	No. Existing is legal non-conforming.
Site coverage: 40%	Approx. 34% (Approx. 2,252 sq ft)	Approx. 36% (Approx. 2,357 sq ft)	Yes
Primary Height Structure: 30 ft	Approximately 25 feet	No change	Yes

Environmental Review (☐ Not Applicable to this Project):

Pursuant to Section 15301 of the State CEQA Guidelines, the proposed scope of work to expand the home by 420 sq ft of living space and add a covered walkway, is eligible for a categorical exemption. Section 15301 (Existing Facilities) allows for additions to existing structures provided that the addition will not result in an increase of more than fifty (50) percent of the floor area of the structure before the addition.

Discussion of Project Issues:

Because the proposed project exceeds the maximum FAR of .35, approval of a variance is required to add the additional 420 sq ft. The provisions provided by SMC Section 19.54.060, *Variances*, allows for variances from the development standards of the development code only when, because of special circumstances applicable to the property, the strict application of the code denies the property owner privileges enjoyed by other property owners in the vicinity and under the same zoning districts. Pursuant to SMC Section 19.54.030 (B), the Planning Commission may grant a variance from the requirements of the City's development codes when the *Findings, Decision* can be met. The variance request is applicable because of special circumstances that apply to the property and the strict application of the development code denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts. The subject parcel is 6,500 sq ft, 1,000 sq ft less than the minimum lot size in the applicable zoning district. This restricts the development size allowed for the parcel and other homes in the vicinity and with the same zoning are able to develop larger homes because they meet or exceed the minimum lot size. The *Finding, Decision*, are outlined in in SMC 19.54.060 (E). More

information pertaining to the findings for this project can be found within the *Resolution*. Examples of similar circumstances when variances were granted to allow for additional habitable space beyond FAR maximums can be found in the attachment *Past Variance Approvals & Vicinity Parcel Information* provided by the applicant.

Recommendation:

Staff recommends approval of the Variance and Design Review Permit (UA-24-31) at 455 East Walnut Street (APN 018-273-036) including action to approve a Categorical Exemption pursuant to Section 15301 of the State CEQA Guidelines (Class 1 – Existing Facilities) as proposed subject to findings and conditions of approval.

Attachments

[UA-24-31 Resolution](#)

[UA-24-31 COA](#)

[UA-24-31 Project Narrative](#)

[UA-24-31 Plan Set](#)

[UA-24-31 Past Variance Approvals & Vicinity Parcel Information](#)

CC:

n/a

CITY OF SONOMA

RESOLUTION # ____-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SONOMA APPROVING THE VARIANCE AND DESIGN REVIEW APPLICATION (UA-24-31) TO CONSTRUCT A 420 SQUARE FOOT ADDITION, EXPANDING A LEGAL NON-CONFORMING FLOOR AREA RATIO AT 455 E WALNUT STREET (APN 018-273-036), INCLUDING ACTION TO APPROVE A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301 OF THE STATE CEQA GUIDELINES, (CLASS 1 – EXISTING STRUCTURES)

WHEREAS, Corby Abston, RBA Architecture, submitted an application for a Variance on August 5, 2024, in order to construct a 420 square foot (sq ft) addition, expanding on a legal non-conforming Floor Area Ratio (FAR); and

WHEREAS, the City of Sonoma (“City”) determined that the Project was Categorically Exempt from the requirements of the California Environmental Quality Act (“CEQA”), per Section 15301, Class 1 because it entails modifications to an existing structure so as long as the addition not result in an increase of more than 50 percent of the floor area of the structure before the addition;

WHEREAS, the Planning Commission considered the Class 1 Categorical Exemption prior to taking any action on the Project; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 17, 2024, to consider the merits of the Variance and Design Review application and hear testimony in favor of, and in opposition to, the project.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Sonoma hereby finds and declares as follows:

I. Record

1. The record of proceedings (“Record”) upon which all findings and determinations related to the Project includes, but is not limited to:
 - a. The technical reports and all other documents relied upon for the Categorical Exemption;
 - b. The staff reports, City files, records and other documents, and all other information (including written evidence and testimony) prepared for and/or submitted to the Planning Commission relating to the Project;
 - c. All information (including written evidence and testimony) presented to the

- City by the staff, applicant, public, environmental consultants and sub consultants relating to the Project;
- d. All information (including written evidence and testimony) presented to the City by other public agencies relating to the Project;
 - e. All documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the City relating to the Project;
 - f. For documentary and information purposes, the General Plan, its related environmental document, the Sonoma Municipal Code and all other City-adopted land use plans and ordinances, including, without limitation, specific plans, guidelines and ordinances;
 - g. All other matters of common knowledge to the Planning Commission, including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City of Sonoma and its surrounding areas;
 - h. The evidence, facts, findings and other determinations set forth in this resolution; and
 - i. All other documents comprising the record of proceedings pursuant to California Code of Civil Procedure Section 1094.5.
2. The findings contained in this Resolution are based upon the evidence in the entire Record relating to the Project. All the evidence supporting these findings was presented in a timely fashion, and early enough to allow adequate consideration by the City. References to specific reports and specific pages of documents are not intended to identify those sources as the exclusive basis for the findings.

The custodian of the documents and other materials that constitute the record of proceedings on which the City's decision is based is the City Clerk, or designee. Such documents and other materials are located at Sonoma City Hall, No. 1 The Plaza, Sonoma, CA 95476.

II. Variance

As set forth in Sonoma Municipal Code (SMC) § 19.54.060, *Variances*, in order to approve an application for a variance, the Planning Commission must make the following findings:

1. The adjustment authorized by the variance is consistent with the General Plan and any applicable specific plan;

The variance would authorize a 420 sq ft addition to an existing single-family residence, which is a consistent use with the General Plan. The addition would primarily be added to the existing second story and expanding the footprint of the first floor by approximately 87 sq ft. There are no applicable specific plans for the site.

2. There are special circumstances applicable to the property (i.e., size, shape, topography, location or surroundings), such that the strict application of the requirements of this development code deprives the property owner of privileges enjoyed by other property

owners in the vicinity and within the same zoning district;

The home was constructed in 1987. FAR was not an implemented development standard for the zoning district/planning area at that time. The introduction of subsequent development standards created a legal non-conformity even with the property's existing FAR. Furthermore, subsequent development standards also required parcels located within the applicable zoning district / planning area to be of a minimum lot size at 7,500 sq ft, 1,000 sq ft less than the 6,500 sq ft subject parcel size. Due to the parcel's smaller than minimum size, the owners are legal non-conforming with the existing FAR and are unable to add habitable space that would be provided without a variance for other properties in the vicinity. Out of 73 parcels surrounding the subject property, 11 parcels had a size $\leq 6,500$ sq ft. The remaining 62 parcels are more than 6,500 sq ft, ranging from 6,600 sq ft to 23,000 sq ft. More than 60% nearing parcels can accommodate a 2,957 sq ft home while remaining compliant with the .35 FAR standard. Therefore, the size of the subject parcel being smaller than most parcels within the same vicinity and zoning district, the FAR standard of .35 deprives the property owner of privileges other property owners in the vicinity and within the same zoning district.

3. Granting the variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district and denied to the property owner for which the variance is sought;

The applicant is requesting a Variance to exceed the maximum FAR standard of .35. As noted above, the 6,500 sq ft parcel is 1,000 sq ft smaller than the current minimum lot size standard and other lots in the same vicinity and zoning district are of a size that can maintain conformance with the .35 FAR standard when owning or constructing a home of the same square footage as requested by the applicant (2,975 sq ft). Denial of the variance sought may create an inconsistency in the level of enjoyment some properties owners have compared to others within the vicinity and zoning district.

4. The adjustment authorized by the variance will not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district;

Because the majority of parcels in the vicinity and in the same zoning district are larger than the subject property, they are able to build larger homes than the applicant while maintaining compliance with the code. Therefore, the adjustment authorized by the variance will not constitute a grant of special privileges inconsistent with the limitations on other properties in the same vicinity and in the same zoning district. Furthermore, the approval of the variance would not be considered at the level of granting special privileges since other requests for variances to exceed the FAR standard in the same zoning and planning area have been granted prior. Examples include 726 Eda Court, where a second story addition increased the FAR to .40 and at 348 Patten Street, where a request for a variance to exceed FAR by 458 sq ft was granted. The existing lot is smaller than the minimum lot size for this zoning district, which imposes constraints that are unique to the property.

5. Granting the variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.

The project would not present any issues related to public health, safety and welfare. The proposed project would require a building permit and during that process would be reviewed for compliance with applicable public health and safety requirements. Second stories can sometimes pose privacy concerns for adjacent properties. However, the proposed project is already a two story, the addition is proposed for the front of the home with hedge screening to the east and a garage to the west. Therefore, privacy concerns are nominal.

III. Design Review

As set forth in § 19.54.080 (H)(1), in order to approve an application for Design Review, the Planning Commission must make the following findings:

- a. 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;

The proposed project complies with applicable policies and regulations of the Sonoma Municipal Code, city ordinances, and the General Plan, except for the requested variance for the FAR and the existing legal non-conformity of the west side setback (and which is not expanded upon as part of this project).

- b. On balance, the project is consistent with the intent of applicable design standards set forth in this development code; and

The proposed project is consistent with the intent of applicable design standards set forth in the development code and where the project is divergent from the design standards, a Variance is requested.

- c. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.

The proposed project would continue to use the existing use and scale of the property and adjacent development, continuing site conditions nearly as existing.

As set forth in SMC § 19.54.080 (H)(2), in order to approve an application for Design Review for properties that are located within the Historic Overlay District, the Planning Commission must make the following findings:

- a. The project will not impair the historic character of adjacent historic resources;

There are no adjacent historic resources.

- b. The project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties;

The proposed project does not involve changes to a resource that is eligible for listing as a historic resource.

- c. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 SMC (Historic Preservation and Infill in the Historic Zone); and

The proposed project is not seeking a designation as a local historic resource, amendment or rescission of an existing designation, or the adaptive reuse of a historic structure. Therefore, the project substantially complies with all applicable guidelines set forth in SMC Chapter 19.42.

- d. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through SMC 19.42.020 and adopted by the city of Sonoma.

There are no applicable preservation plans or other guidelines pertaining to the local historic district that apply to the proposed project.

IV. Indemnity and Time Limits

1. The developer and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the Planning Commission's decision at issue herein, including any approval of any portion of the project or the environmental review document(s) for the Project. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the developer, the City, and/or parties initiating or bringing such action.
2. The developer and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City, its agents, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document, if made necessary by said legal action and the developer desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.
3. In the event that a claim, action or proceeding described in no. A or B above is brought, the City shall promptly notify the developer of the existence of the claim, action, or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of

any claim, action, or proceeding; the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonable withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the developer in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the developer has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the developer.

4. The developer and any successor in interest, whether in whole or in part, indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
5. Unless a shorter limitation period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
6. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), the conditions constitute written notice of a statement of the amount of such fees and a description of dedications, reservations, and other exactions. The applicant is hereby further notified that the 90-day approval period in which the applicant may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a), has begun. If the applicant fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

V. Project Approval

Based on the Findings set forth in this Resolution, the Planning Commission hereby grants approval of a Variance and Design Review as set forth in the project narrative and project plans dated August 16, 2024, and attached hereto, subject to the Conditions of Approval attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED on this 17th day of September 2024 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Chair Barnett

Attest

Natalie Lundeen

City of Sonoma
CONDITIONS OF PROJECT APPROVAL
Residential Remodel, UA-24-31
455 East Walnut Street (Abston)

September 17, 2024

Planning:

1. This Variance and Design Review approval authorizes the construction of additions and exterior modifications to the residential structure at 455 East Walnut Street (APN 018-273-036). Plans submitted for Building Permits shall be in conformance with the approved project plans (dated August 16, 2024), except as modified by these conditions.
 - a. Plans submitted for building permit shall not contain the term “compliant” in regard to the FAR as that is inaccurate and instead shall read Approved per Variance UA-24-31.
2. Any permit or approval not exercised within two years of approval shall expire and become void. The permit shall not be deemed “exercised” until the permittee has actually obtained a building permit and commenced construction or has actually commenced the permitted use on the subject property in compliance with the conditions of approval.

Enforcement Responsibility: Planning Division

Timing: Prior to Issuance of a Building Permit

3. Indemnity, Fee Notice, and Time Limitations:
 - a. The developer and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the Planning Commission's decision at issue herein, including any approval of any portion of the project or the environmental review document(s) for the Project. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the developer, the City, and/or parties initiating or bringing such action.
 - b. The applicant/developer and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City, its agents, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document (included but not limited to any environmental document or study), of made necessary by said legal action and the developer desires to pursue securing such approval, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.
 - c. In the event that a claim, action, or proceeding described in subsection number a or b above is brought, the City shall promptly notify the developer of the existence of the claim, action, or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding; the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be

unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the developer in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the developer has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the applicant/developer.

- d. The applicant/developer and any successor in interest, whether in whole or in part, indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- e. Unless a shorter limitation period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
- f. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), the conditions constitute written notice of a statement of the amount of such fees and a description of dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

Enforcement Responsibility: Planning Division after review by City Attorney

Timing: Prior to Issuance of a Building Permit

- 4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Planning Department staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

- 5. All Building Department requirements shall be met, including applicable Building Code requirements.

Enforcement Responsibility: Building Division

Timing: Ongoing throughout the project

- 6. All construction equipment shall be maintained and operated so as not to generate unacceptable noise levels in the vicinity of the project site. Stationary construction equipment (e.g., compressors) shall be situated as far as possible from inhabited areas, and equipment not actively in use shall be shut down to reduce unnecessary noise. The contractor shall be responsible for ensuring that all construction equipment is equipped with manufacturer-approved mufflers/baffles. Noise-producing construction activities and materials delivery shall comply with the limitations of the City's Noise Ordinance, including limiting noise producing construction activities and deliveries to the following days and hours:

MONDAY – FRIDAY: 8:00 a.m. to 6:00 p.m.

SATURDAY: 9:00 a.m. to 6:00 p.m.

SUNDAY/CITY-DESIGNATED HOLIDAYS: 10:00 a.m. to 6:00 p.m.

Enforcement Responsibility: Code Enforcement

Timing: Ongoing during construction

7. The following dust control measures shall be implemented as necessary during the construction phase of the project: 1) all exposed soil areas (i.e. building sites, unpaved access roads, parking or staging areas) shall be watered at least twice daily or as required by the City's construction inspector; 2) exposed soil stockpiles shall be enclosed, covered, or watered twice daily; and 3) the portion of Rosalie Drive providing construction vehicle access to the project site shall be swept daily, if visible soil material is deposited onto the road.

Enforcement Responsibility: Building Inspector; Public Works Inspector

Timing: Ongoing during construction

8. No structures of any kind shall be constructed within the public easements dedicated for public use, except for structures for which the easements are intended, unless an encroachment permit is obtained.

Enforcement Responsibility: Planning Division; Building Division; Public Works

Timing: Ongoing during construction

Building:

1. the cover sheet, please indicate the building Design Codes applicable to this project. The City of Sonoma has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Sonoma Municipal Code (RMC). Reference CRC Sec. R106.
2. On the cover sheet, please verify the Drawing Index includes all plan sheets. And design criteria. Reference CRC section R106
3. The preparation of plans and documents shall be prepared by a registered design professional where required per statutes of the City of Sonoma where the project is being built. The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install. On plans not required to have a design professional and are designed by a plans designer shall sign every sheet.
4. The Site Plan shall show the size and location of the new construction and existing structures on the site and distances from lot lines and other structures, and include where the residence ties into sewer, power and water from the street.
5. All supporting documents are included but are not limited to, truss plans and calculations with a letter of approval for the trusses by the EOR. Energy calculations and all other pertinent information for this project.



Sonoma Valley Fire District

630 Second Street West, Sonoma CA 95476 - 707-996-2102

FIRE PREVENTION BUREAU STANDARD

SVFD General Project Planning Approval Requirements - City of Sonoma

Revised 08/2023

Purpose

This standard is intended to provide project applicants with information on general fire department planning conditions. The City of Sonoma Planning Department requires that our office reviews use permits to determine if the application materials contain enough information to determine if the project can readily comply with our standards.

Code References

2022 California Building Standards as amended by the City of Sonoma. - [LINK](#)
Sonoma Valley Fire District Standards and Guidelines - [LINK](#)

General

The Sonoma Valley Fire District understands that every project is different and the complexities associated with development and construction within the City limits of Sonoma make a complete proposal challenging. This document should provide applicants with the necessary application requirements to expedite the approval from our office. We will also include a standard conditions of approval list.

Application Contents

The Sonoma Valley Fire District asks that at a minimum these additional items be addressed in your applications to the City of Sonoma:

1. Current and proposed Building Occupancy Classification based on the California Building Code Chapter 3 Occupancy and Use.
2. Is the structure equipped with Fire Protection Systems? Does the applicant propose new systems or modifications to the existing systems. This includes all systems defined in Chapter 9 of the California Fire Code. Including but not limited to: Fire Sprinkler Systems, Fire Alarm Systems, Standpipe Systems.. Etc.



Sonoma Valley Fire District

630 Second Street West, Sonoma CA 95476 - 707-996-2102

FIRE PREVENTION BUREAU STANDARD

SVFD General Project Planning Approval Requirements - City of Sonoma

Revised 08/2023

3. Demonstrate compliance with the requirements for Emergency Vehicle Access in the CFC inclusive of Appendix D as adopted and amended by the City of Sonoma. The applicant should fully define and describe both existing and proposed conditions to the required emergency vehicle access. This is inclusive of parking lots, alleys, and streets. Demonstrate width and inside curvatures on all submitted documents.
4. Does the applicant intend on applying for a Request for Alternate Means of Protection in accordance with 2022 California Fire Code 1.11.2.4. If so this preliminary request must be made ahead of approval in compliance with the SVFD Standard - [Request for Alternate Means of Protection](#)

** Note use permits are applied for early in a projects lifecycle and many changes are typically made prior to final approval and the issuance of Construction Permits. It is challenging to approve a project that requires an Alternate Means of Protection to comply with the Building Standards and applicants are considered to ensure code compliance prior to application.

Standard Conditions of Approval

Fire Hazard Severity Zones

Projects in a Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone

This project is located in a Local Very High Fire Hazard Severity Zone. Preliminary fuel modification plans shall be reviewed and approved by the fire code official concurrent with the submittal for approval of any tentative map. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.

This project is located in a Local Very High Fire Hazard Severity Zone and shall comply with Chapter 7A of the California Building Code and California Code of Regulations Title 14 Fire Safety Regulations.



Sonoma Valley Fire District

630 Second Street West, Sonoma CA 95476 - 707-996-2102

FIRE PREVENTION BUREAU STANDARD

SVFD General Project Planning Approval Requirements - City of Sonoma

Revised 08/2023

Fire Protection Systems

Fire Sprinklers.

Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install or modify an existing fire sprinkler system based on the information provided and the requirements of CFC 903.2 as amended by the City of Sonoma. Fire sprinkler plans shall be submitted and approved by the Office of the Fire Marshal prior to installation. CFC Section 903 Also Fire Sprinklers are required to be electronically supervised by a fire alarm in compliance with CFC 907.

Fire Alarm Systems / Dedicated Function Fire Alarm Systems

Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a monitored manual/automatic fire alarm system in accordance with CFC Section 907. Plans shall be submitted and approved by the Office of the Fire Marshal prior to installation. CFC Section 907.

Other Fire Protection Systems

Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall apply for any additional required permits associated with Fire Protection Systems in CFC Chapter 9. And these systems if required will be required to be installed, approved and in service.

Fire Hydrants / Emergency Water Supply

Hydrants. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants (150 ft), shall comply with CFC 507.5.1 and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system.

Hydrant Marking. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. CFC 507.5.8



Sonoma Valley Fire District

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FIRE PREVENTION BUREAU STANDARD

SVFD General Project Planning Approval Requirements - City of Sonoma

Revised 08/2023

Addressing

Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required to facilitate emergency response. The numerals shall be a minimum of twelve inches in height. CFC 505.1 Addressing Multi-family residences shall display the address in compliance with the Sonoma Valley Fire District's Standard and Guideline "Addressing Standard" CFC 505.1

Access

Prior to issuance of a use permit, Issuance of Certificate of Occupancy and Building final The applicant / developer shall demonstrate compliance with the requirements for Emergency Vehicle Access in the CFC inclusive of Appendix D as adopted and amended by the City of Sonoma.

Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. Electric powered gates shall be provided with Knox key switches for access by emergency personnel. Where manual operated gates are permitted, they shall be provided with a Knox box or Knox padlock. CFC 506.1, 503.6

New Gates require a separate permit.

Hazardous Materials

Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall be responsible for obtaining underground and/or above ground tank permits for the storage of combustible liquids, flammable liquids, or any other hazardous materials from Sonoma County PRMD Hazardous Materials Division.

Prior to issuance of Certificate of Occupancy or Building Final, approval shall be required from Sonoma County PRMD Hazardous Materials Division to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 105)



Sonoma Valley Fire District
630 Second Street West, Sonoma CA 95476 - 707-996-2102

FIRE PREVENTION BUREAU STANDARD	
SVFD General Project Planning Approval Requirements - City of Sonoma	Revised 08/2023

Compliance with SVFD Standards and Guidelines

Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall be responsible for ensuring compliance with [Fire Protection Signage Requirements](#), [Fire Lane \(Marking\) Standard](#) and any additional standards required at the time of Building Permit Issuance.

Construction Plan Submittal

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

DATE: August 2, 2024
TO: City of Sonoma, Planning Department

RE: PROJECT NARRATIVE – Elui/Bei Residence, 455 East Walnut Street

Introduction:

This application for variance is being made on behalf of our clients, Renato Elui and Patrick Bei, owners of 455 East Walnut Street. Their intention is to expand their existing home to accommodate their growing family, as they are expecting a new addition soon, as well as to provide their aging parents a comfortable place to reside in Sonoma. The proposed addition is best located above their garage to accommodate their needs, but strict adherence to the current development code is not practical.

Background:

The home was constructed in 1986, conforming to the code for side yard setbacks at that time, with no Floor Area Ratio (FAR) requirement. Subsequent R-L zoning classifications and code updates introduced new rules, causing the building to fail to meet these requirements, resulting in its designation as a 'Legal Non-Conforming Structure.'

Variance Request:

The new addition complies with current building height and setback rules but exceeds the current .35 FAR requirement of the R-L zone, resulting in an FAR of .455. We are requesting a 30% FAR increase from .39 to .455 due to the existing lot size of 6500 sq. ft., which is 1000 sq. ft. below the minimum required for the R-L zone.

Precedents:

There is precedence for this application. A variance was approved for a similar situation in the same district at 726 Eda Court, where a second-story addition increased the FAR to .40. Additionally, an exception was approved at 348 Patten Street, exceeding the FAR by 458 square feet. 348 Patten Street is in the same neighborhood, shown on the submitted Assessor's Parcel Map, and on the submitted neighborhood property size spreadsheet.

Findings:

1. Consistency with General Plan and Specific Plans:

Sonoma's General Plan outlines the city's intentions for community development. Here are a few points that show the project supports the current general plan:

- Land Use: Promotes balanced growth and community development.
- Housing: Preserves existing housing stock and supports development to meet community needs.
- Environmental Sustainability: The addition will comply with current energy efficiency, waste, and sustainability requirements.
- Economic Development: Additional occupants will support local businesses and economic opportunities.

- Historic Preservation: The addition represents adaptive reuse of a historic structure.

2. Special Circumstances

The property is 6500 square feet, significantly below the 7500 square feet minimum required in the R-L zone, which is a unique hardship. Strict application of the development code deprives the owners of privileges enjoyed by other property owners in the vicinity and within the same zoning district.

3. Preservation of property rights

An analysis of the assessor's parcel map shows that 61% of the 72 properties in the neighborhood sample are over 8450 square feet and are allowed the floor area we are requesting. Our clients are denied this right based on the undersized property and a strict FAR of .35.

4. Grant of special Privileges:

The variance request does not constitute a special privilege inconsistent with the limitations on other properties in the vicinity. The FAR regulation, designed to maintain proportionate bulk relative to lot size, disproportionately impacts our clients due to their smaller lot size. Granting the variance will maintain uniformity with the majority of properties in the neighborhood. Similar trade-offs have been approved, as seen at 726 Eda Court and 348 Patten Street. A precedent exists for granting a FAR increase to properties under 7500 sq. ft. in the R-L district.

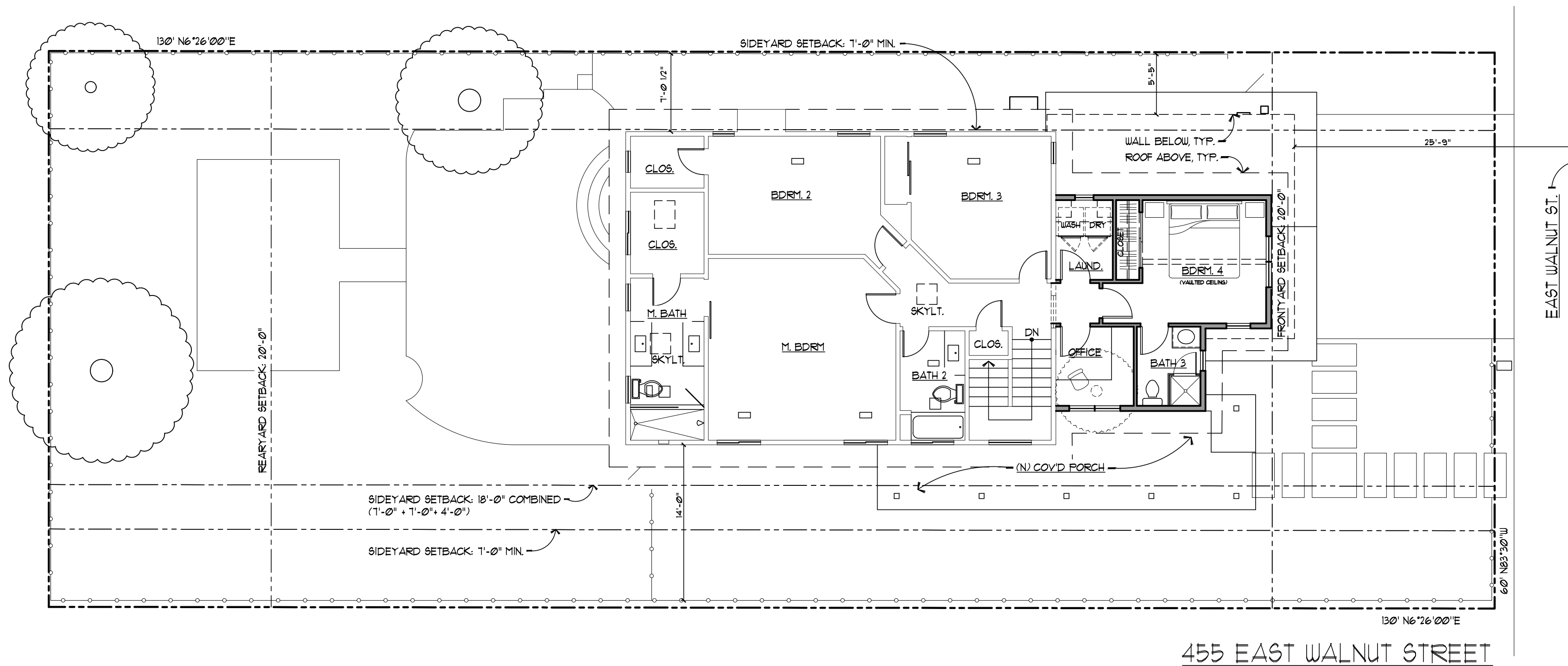
5. No Detriment to Public Health, Safety, or Welfare:

The proposed addition complies with all building height and setback rules. It will not impact neighbors more than a similar, allowable addition on a larger property in the neighborhood. The larger home will not be more detrimental to public health, safety, or welfare than the same house on a larger lot in the same neighborhood.

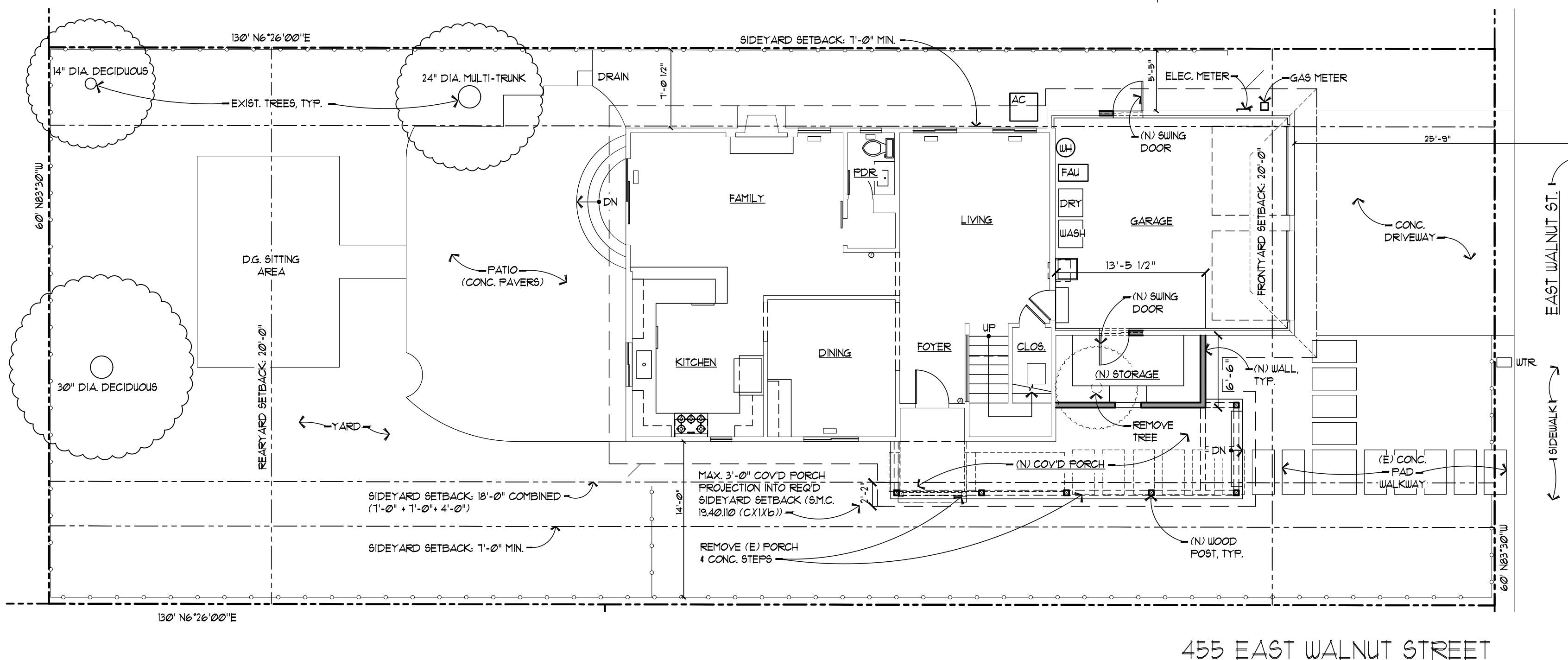
If you require additional information, or have any questions about the submitted material, please contact me at your earliest convenience.

Thank you,

Cory Abston of RBA Architecture



2 PROPOSED SITE PLAN/ UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN/ MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

The Elui/Bei Residence

455 East Walnut Street
Sonoma, CA 96476

Application for Floor Area Ratio Variance

Submitted: August 2, 2024
Revised: August 16, 2024

FLOOR AREA RATIO (FAR)

PROPERTY AREA: 6,500 SQ. FT.
EXISTING FLOOR AREA: 2,531 SQ. FT.
EXISTING FAR: 0.39
ALLOWED FAR @ 0.35: 2,275 SQ. FT.
PROPOSED FLOOR AREA: 2,951 SQ. FT.
PROPOSED FAR: 0.455
PROPOSED INCREASE: 30%
FAR INCREASE CALCULATION:
PROPOSED FAR INCREASE: 30% OF 0.35 = 0.455
TOTAL PROPOSED FLOOR AREA: 2,951 SQ. FT.
MAXIMUM ADDITION ALLOWED: 420 SQ. FT.
PROPOSED ADDITION: 420 SQ. FT. (COMPLIANT)

SETBACKS

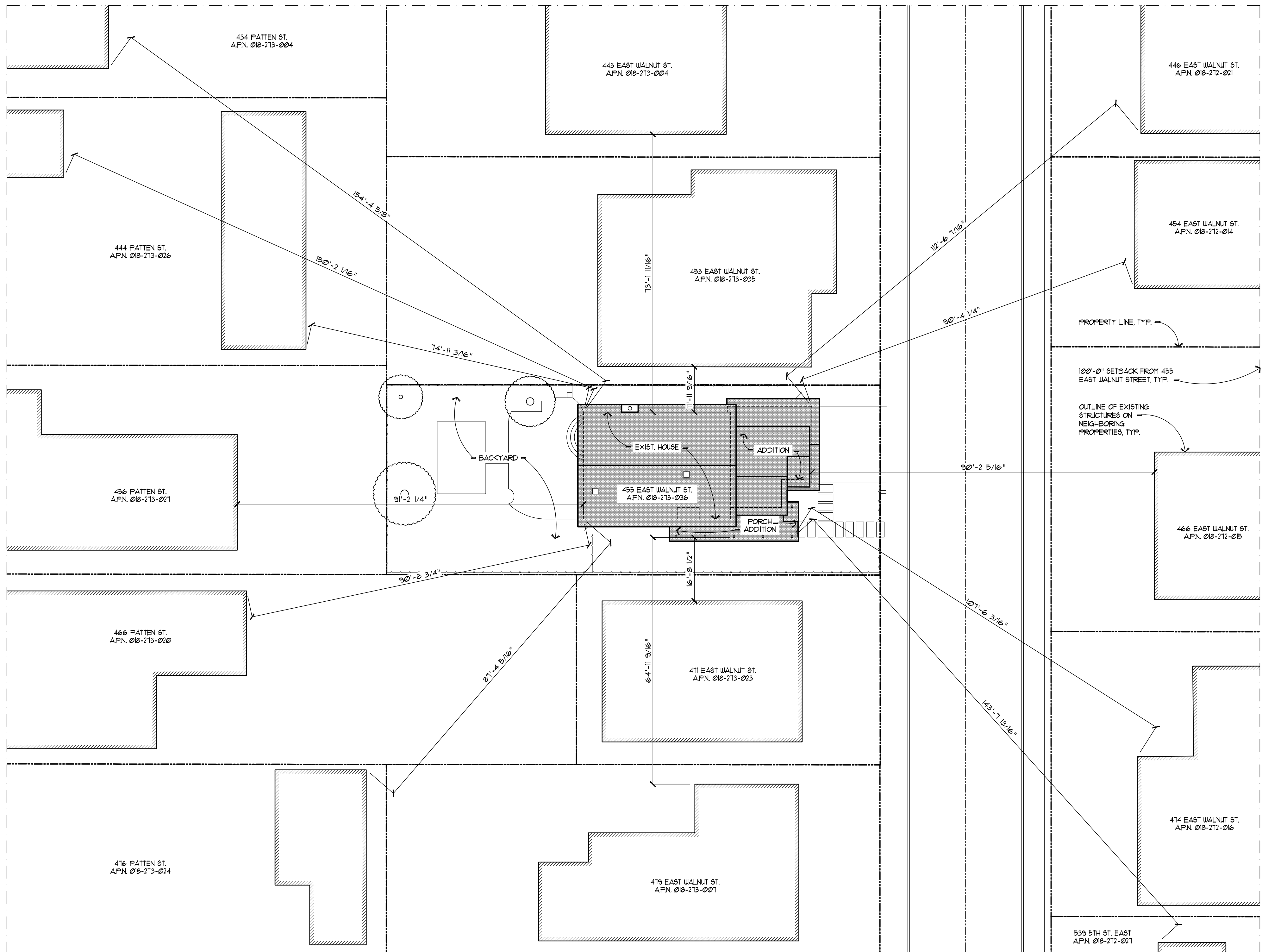
EXISTING SETBACKS: SHOWN ON SITE PLAN
PROPOSED SETBACKS: NO CHANGES TO SETBACKS PROPOSED

SITE COVERAGE

EXISTING SITE COVERAGE: 1,878 SQ. FT. (30%)
PROPOSED SITE COVERAGE: 2,199 SQ. FT. (33%)
(COMPLIANT)

ADDITIONAL REQUIREMENTS

SECOND STORY SETBACK: ADDITIONAL SETBACK OF 5 FT. FOR EVERY 5 FT. (OR FRACTION THEREOF) OF HEIGHT ABOVE 15 FT., IN ADDITION TO THE NORMAL REQUIREMENT FOR ONE-STORY STRUCTURES.

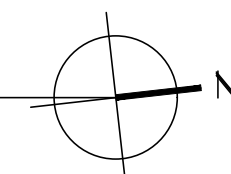


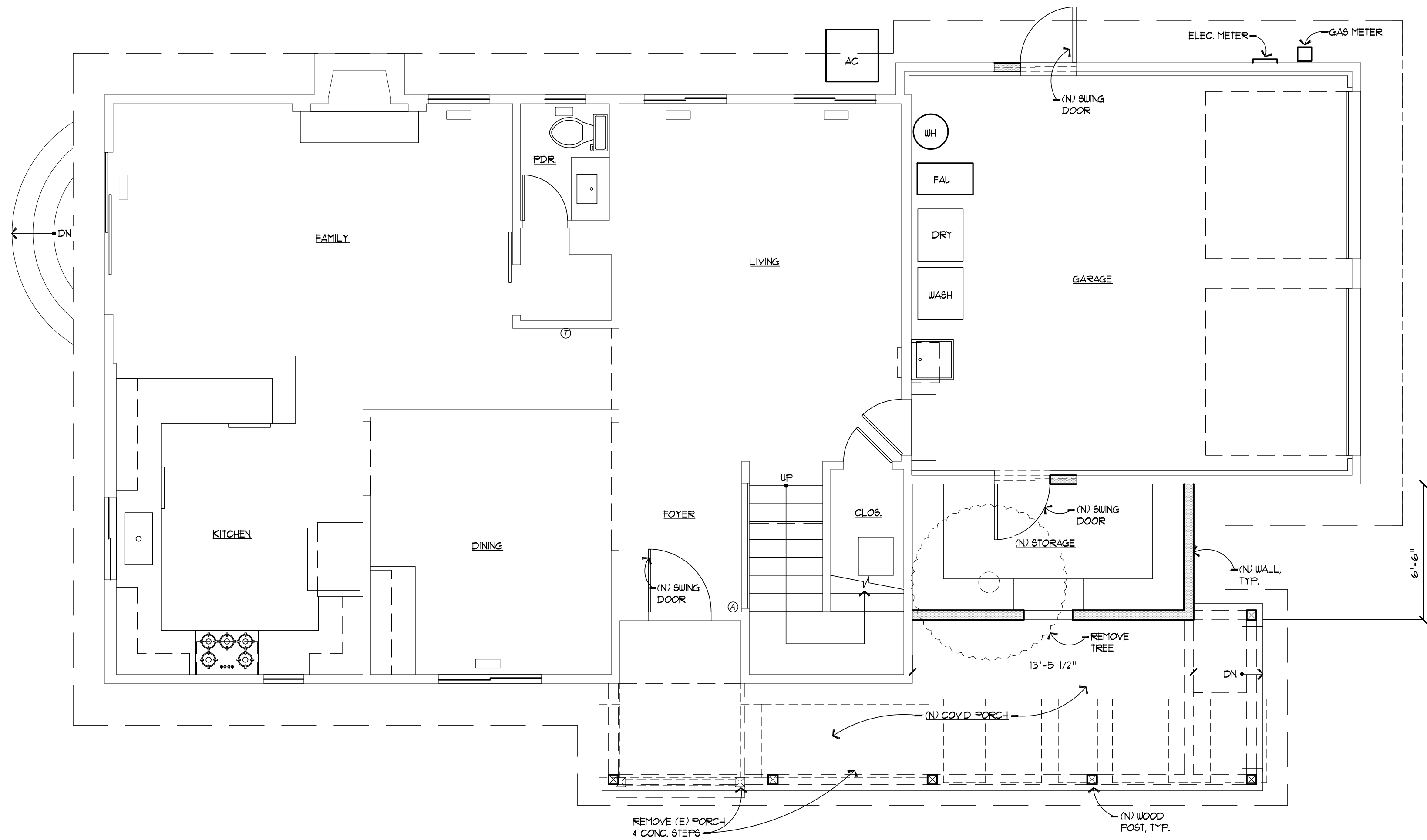
3

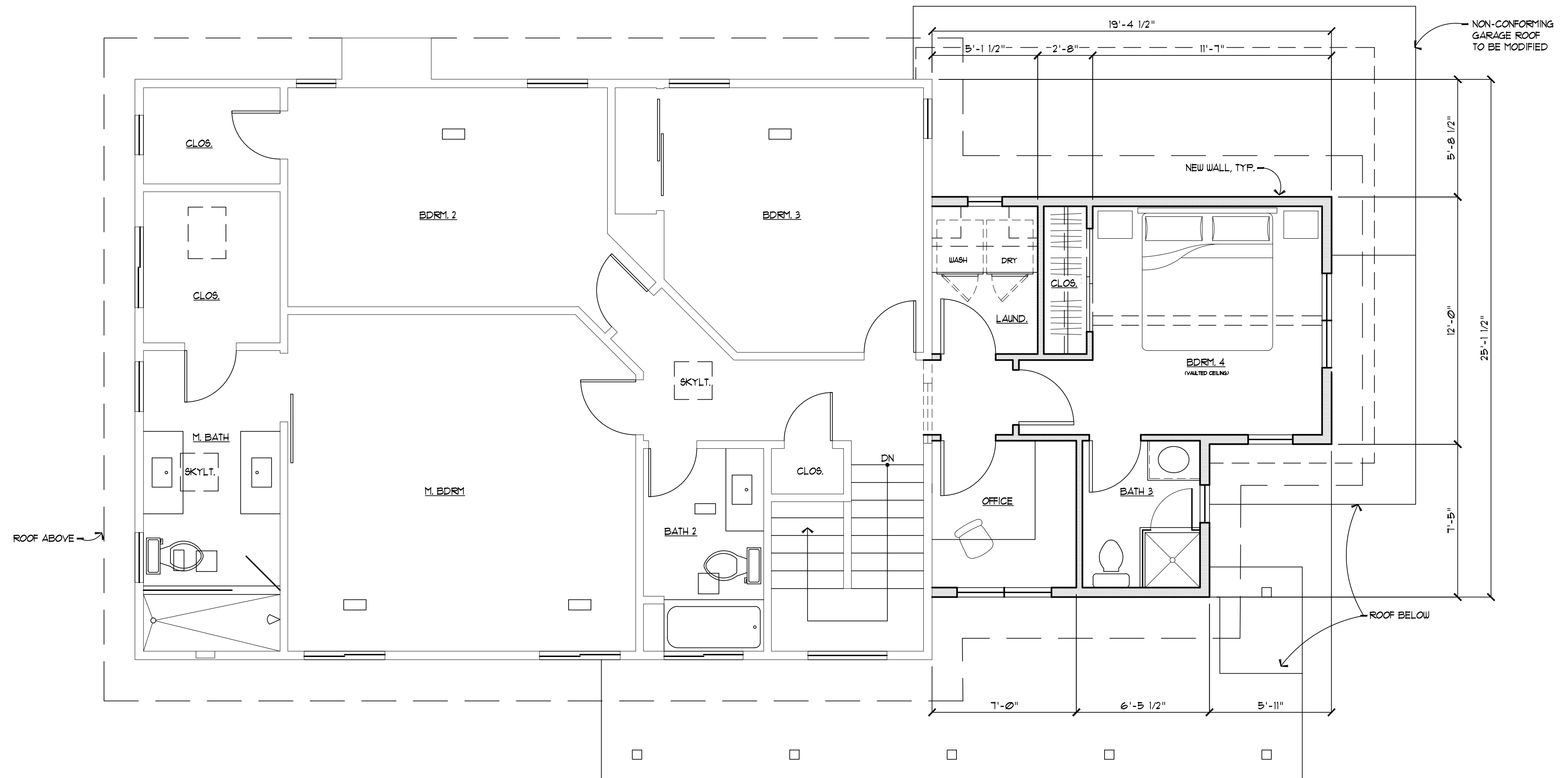
PROPOSED SITE PLAN/ ROOF PLAN & ADJACENT PROPERTIES

SCALE: 1/8" = 1'-0"

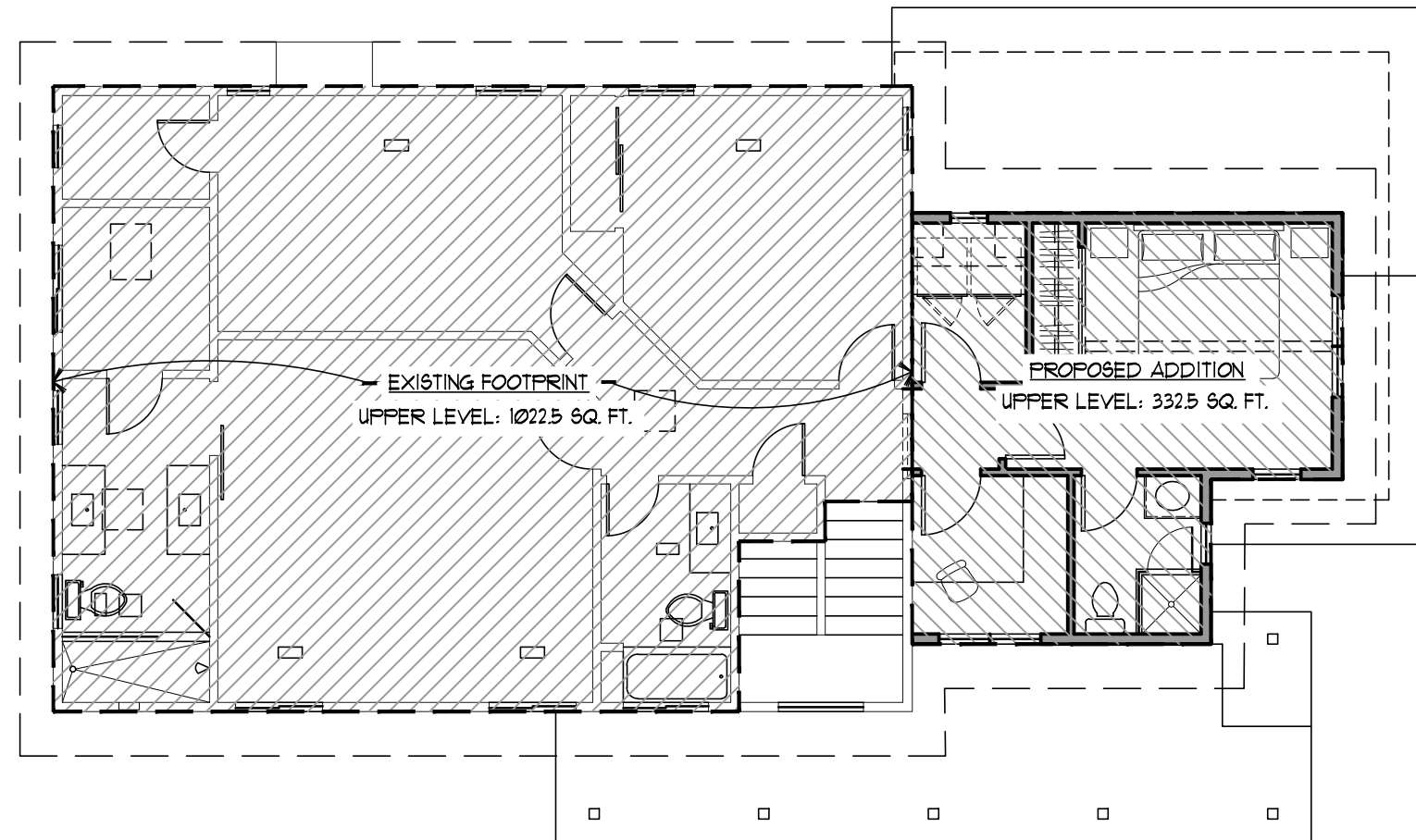
NOTE: NEIGHBORING BUILDING LOCATIONS AND DIMENSIONS ARE APPROXIMATE



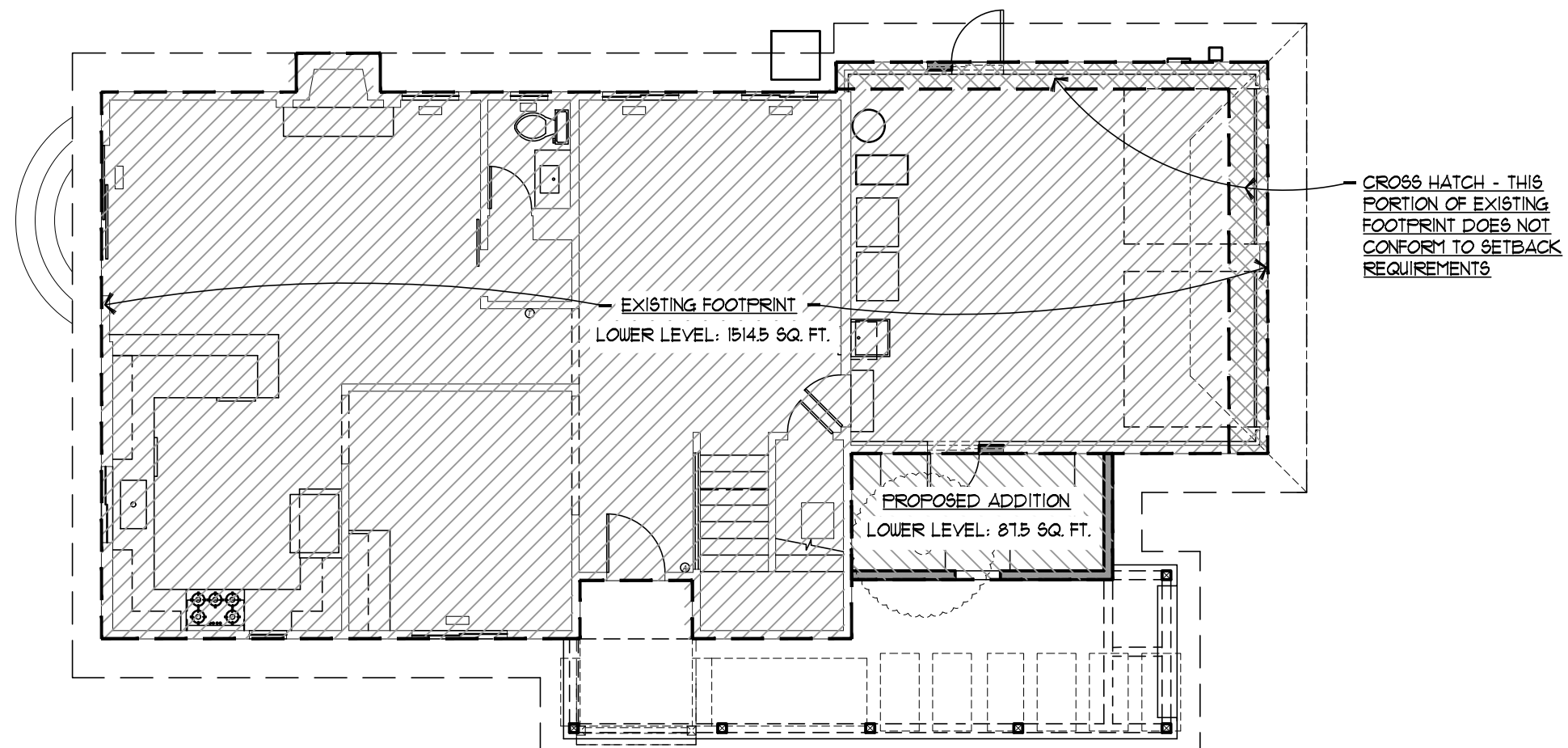




5 PROPOSED UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



UPPER LEVEL FLOOR AREA STUDY
SCALE: 1/8" = 1'-0"



MAIN LEVEL FLOOR AREA STUDY
SCALE: 1/8" = 1'-0"



B EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



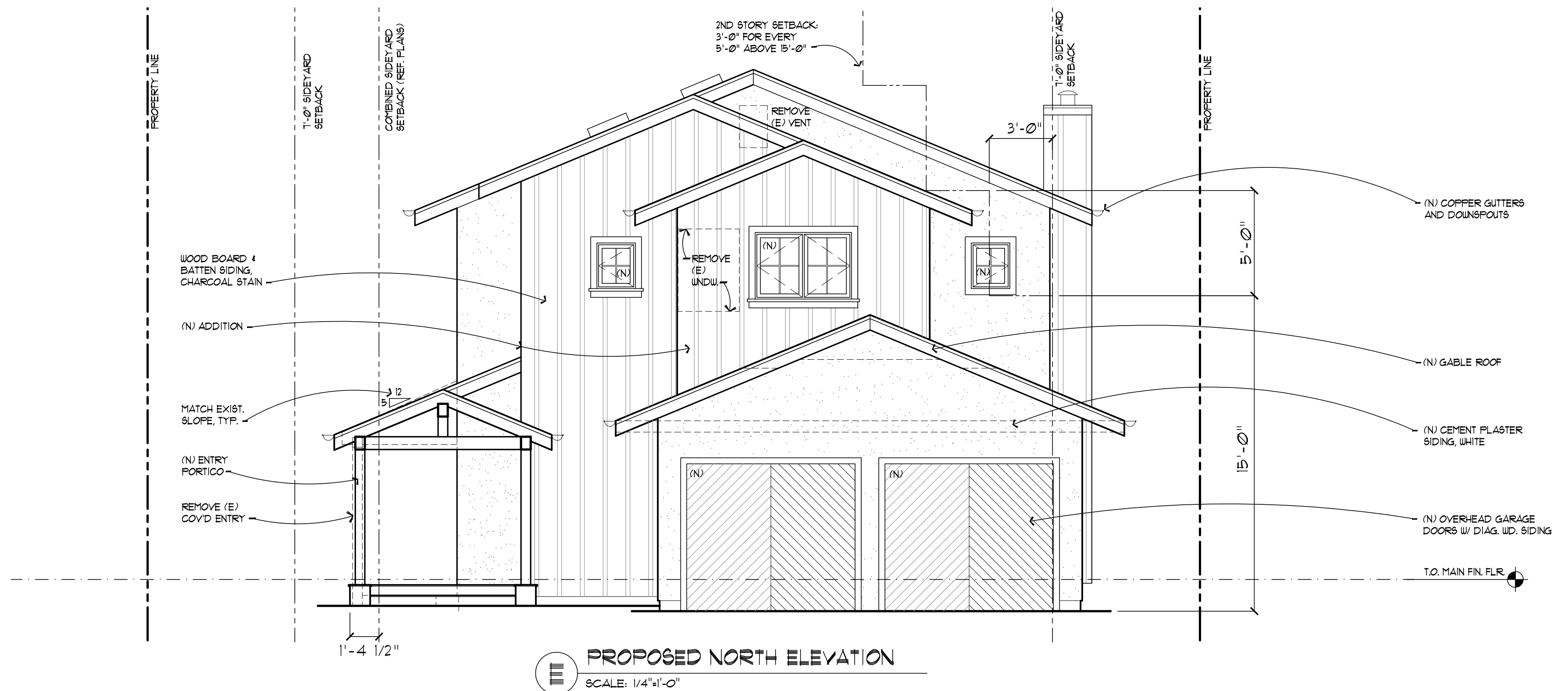
A EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"

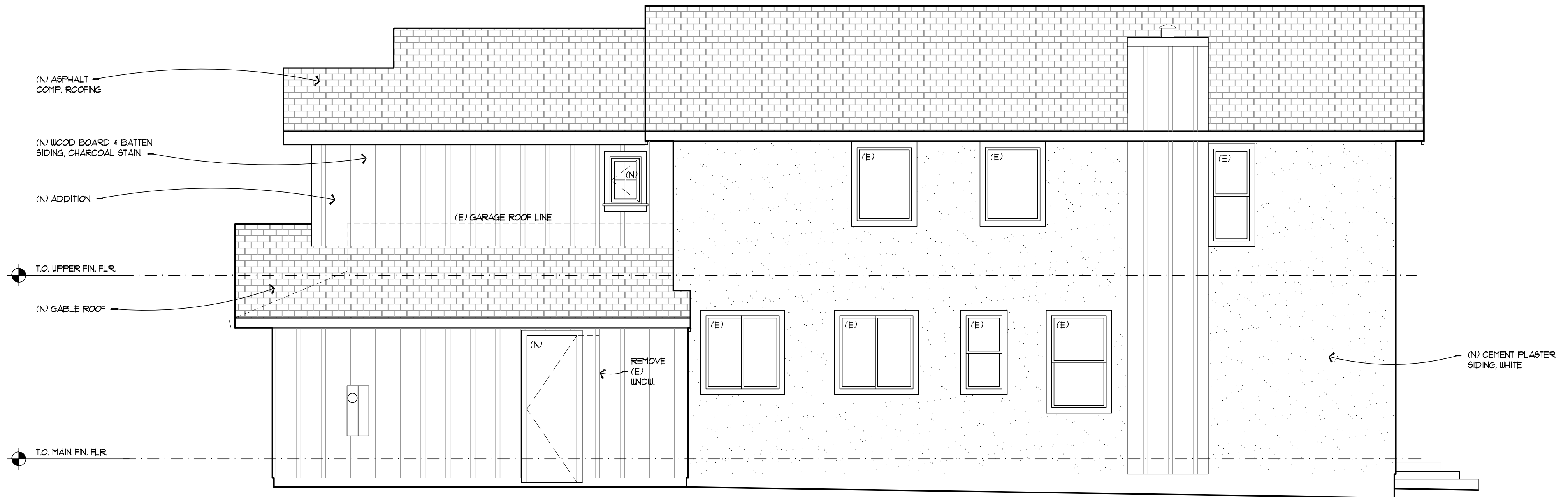


D EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

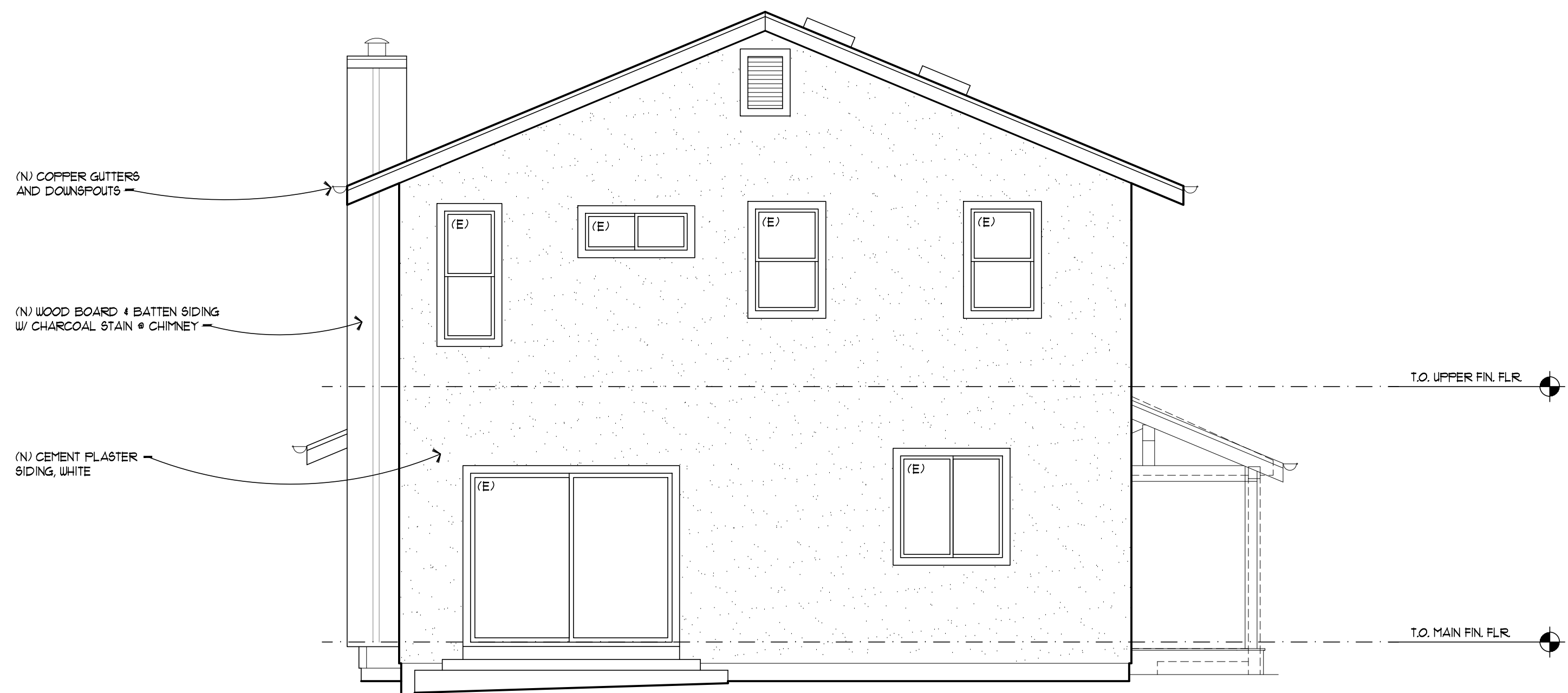


C EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"





PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

CITY OF SONOMA

RESOLUTION NO. 34 - 2015

A RESOLUTION OF THE SONOMA CITY COUNCIL DENYING THE APPEAL OF DENNIS AND JOYCE DONNELLY REGARDING THE PLANNING COMMISSION DECISION TO APPROVE AN EXCEPTION TO FLOOR AREA RATIO STANDARDS IN ORDER TO LEGALIZE A RESIDENTIAL ADDITION ON THE PROPERTY LOCATED AT 348 PATTEN STREET

WHEREAS, in May of 2014, Darrel Jones applied for a building permit to remodel and expand an existing single-family residence with a second-floor addition on property that he owns located at 348 Patten Street; and

WHEREAS, in the Low Density Residential zone, the normal limit on Floor Area Ratio ("FAR") is 0.35, meaning that residential floor area, may not exceed 35% of lot area; and

WHEREAS, in its review of the building plans, an arithmetic error or other oversight was committed by planning staff when calculating the FAR (Floor Area Ratio) in that the residence, with the second floor addition, exceeds the Floor Area Ratio allowed for in the Development Code by as much as 458 square feet; and

WHEREAS, a building permit for the project was issued on July 24, 2014 and construction subsequently commenced; and

WHEREAS, in February of 2015, as a result of a neighbor inquiry, planning staff determined that the FAR had been calculated incorrectly and informed the property owner of that fact; and

WHEREAS, section 19.48.050 of the City of Sonoma Development Code sets forth a permit process known as an "Exception", which provides an allowance for Planning Commission approval of variations from specified quantified standards including floor area; and

WHEREAS, Mr. Jones applied for an Exception from the normal limits on Floor Area Ratio in order to legalize the expansion of the residence; and

WHEREAS, when the Planning Commission considered the application for an Exception at its meeting of July 9, 2015, it voted 6-1 to approve the application; and

WHEREAS, This decision was subsequently appealed by Dennis and Joyce Donnelly; and

WHEREAS, the City Council considered the appeal in a duly noticed public hearing held on September 9, 2015.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Sonoma hereby finds and declares as follows:

Section 1. The City Council hereby finds and declares that the circumstances of the project comply with the findings specified in SMC 19.48.050.E that are required to approve an Exception, as follows:

A. The adjustment authorized by the Exception is consistent with the General Plan, any applicable Specific Plan, and the overall objectives of the Development Code in that the use associated with the Exception request is consistent with the property's General Plan land use designation (Low Density Residential) and zoning (Low Density Residential).

B. An exception to the normal standards of the Development Code is justified by environmental features or site conditions, historic development patterns of the property or

neighborhood, or the interest in promoting creativity and personal expression in site planning and development, in that:

(i) **Environmental Features.** The property is unusual in that it is an interior lot. Based on this condition as well as the footprint and orientation of the first floor, any expansion of the residence would necessitate the construction of a second floor, which in turn would have the potential to create issues with respect to views to and from adjoining properties. However, the Craftsman-style used in the design of the addition, due to its sloping rooflines, minimizes massing and potential view conflicts with neighbors.

(ii) **Historic Development Patterns.** The record, including a spreadsheet provided by the project applicant as part of the application submittal, shows that two-story construction is found throughout the neighborhood and that there are a number of instances of properties in the neighborhood where the FAR limit, which was established in 2003, is exceeded.

(iii) **Creativity and Personal Expression.** The design of the second floor is proportionate to that of the overall residence and that reducing the FAR would compromise the design, but would not bring any benefit to any neighboring property owner with respect to view and massing, since there could still be a second floor and the increment of FAR that exceeds the 0.35 limit cannot be tied to any particular portion of the second-story. In addition, the project was designed to incorporate a number of handicapped accessibility features, including an elevator and reducing the area of the second floor would defeat this design goal.

C. Granting the Exception will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district because the residence complies with height and setback requirements and there is no particular feature of the residence that can be expressly linked to the increase in FAR that would have a detrimental impact on any adjoining property. Furthermore, a second story, in and of itself, is not be viewed as incompatible because second story homes are relatively common in the area and the second floor complies with setback and height limits specified in the Development Code.

Section 2. The City Council hereby denies the appeal, thereby upholding the decision of the Planning Commission to approve the Exception.

Section 3. The project is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15305 of the State CEQA Guidelines (Class 5 - Minor Alterations in Land Use Limitations: minor alterations in development requirements not resulting in the creation of a new parcel).

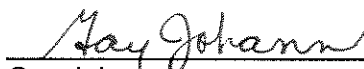
The foregoing Resolution was duly adopted this 21st day of September 2015, by the following roll call vote:

Ayes:	Edwards, Gallian, Cook, Hundley, Agrimonti
Noes:	None
Absent:	None



David Cook, Mayor

ATTEST:



Gay Johann
Assistant City Manager/City Clerk

CITY OF SONOMA

RESOLUTION # 12-2021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SONOMA APPROVING AN EXCEPTION FOR A ONE-STORY SIDE YARD SETBACK AND TWO VARIANCES TO ALLOW A TWO-STORY SIDEYARD SETACK OF BETWEEN 4 FEET AND 23 FEET AND SITE COVERAGE OF $\pm$ 45% FOR AN 869 SQUARE-FOOT SECOND STORY ADDITION TO A SINGLE FAMILY RESIDENCE LOCATED AT 726 EDA COURT, INCLUDING ACTION TO APPROVE A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301 OF THE STATE CEQA GUIDELINES, (CLASS 1 – EXISTING FACILITIES) (APN 127-472-015)

WHEREAS, Shawn and Rachel Buckley submitted applications for an Exception and Variances on June 28, 2021. The Project is a proposal for an 869 square-foot second story addition setback between 4 feet and 23 feet from the north property line as described in the project narratives dated June 28, 2021;

WHEREAS, the Planning Commission held a duly noticed public hearing on November 18, 2021, to consider the merits of the Project, and hear testimony in favor of, and in opposition to, the project;

WHEREAS, the proposed new addition is a Project subject to CEQA pursuant to CEQA Section § 21065. The Planning Commission has determined that the Project is Categorically Exempt from CEQA in accordance with CEQA Section 15301 (Existing Facilities). The Planning Commission made this determination after reviewing the project application materials submitted by the applicant.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Sonoma hereby finds and declares as follows:

I. Record

1. The record of proceedings (“Record”) upon which all findings and determinations related to the Project includes, but is not limited to:
 - a. The technical reports and all other documents relied upon for the Categorical Exemption;
 - b. The staff reports, City files, records and other documents, and all other information (including written evidence and testimony) prepared for and/or submitted to the Planning Commission relating to the Project;
 - c. All information (including written evidence and testimony) presented to the City by the staff, applicant, public, environmental consultants and sub consultants relating to the Project;
 - d. All information (including written evidence and testimony) presented to the City

by other public agencies relating to the Project;

- e. All documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the City relating to the Project;
 - f. For documentary and information purposes, the General Plan, its related environmental document, the Sonoma Municipal Code and all other City-adopted land use plans and ordinances, including, without limitation, specific plans, guidelines and ordinances;
 - g. All other matters of common knowledge to the Planning Commission, including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City of Sonoma and its surrounding areas;
 - h. The evidence, facts, findings and other determinations set forth in this resolution; and
 - i. All other documents comprising the record of proceedings pursuant to California Code of Civil Procedure Section 1094.5.
2. The findings contained in this Resolution are based upon the evidence in the entire Record relating to the Project. All the evidence supporting these findings was presented in a timely fashion, and early enough to allow adequate consideration by the City. References to specific reports and specific pages of documents are not intended to identify those sources as the exclusive basis for the findings.

The custodian of the documents and other materials that constitute the record of proceedings on which the City's decision is based is the City Clerk, or designee. Such documents and other materials are located at Sonoma City Hall, No. 1 The Plaza, Sonoma, CA 95476.

II. Exception Findings (one story setback)

1. **The adjustment authorized by the exception is consistent with the General Plan, any applicable specific plan, and the overall objectives of this development code;**

The Project site is designated by the City of Sonoma General Plan as Low Density Residential (R-L), which allows one story setbacks less than 5 feet with an Exception.

2. **An exception to the normal standards of the development code is justified by environmental features or site conditions; historic development patterns of the property or neighborhood; or the interest in promoting creativity and personal expression in site planning and development;**

The exception to normal standards of the development code is justified because of the following: 1) The triangular shape of the property is not consistent with the standard rectangle shape typical for the City of Sonoma; 2) With a nonconforming area of 6,970 the property does not meet the minimum lot size requirement of 7,500 square feet for the R-L zoning district; 3) The minimum lot width of 65 feet is not met on the east side of the property; 4) The minimum lot depth of 90 feet is not met on the south property line.

3. **Granting the exception will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.**

Granting the exception will not be detrimental to the public health, safety, or welfare or injurious to the property in the vicinity.

III. Variance Findings (second-story setback and site coverage)

1. **The adjustment authorized by the variance is consistent with the General Plan and any applicable specific plan;**

The Project site is designated by the City of Sonoma General Plan as Low Density Residential (R-L), which allows second-story setback less than the required 9.4 feet and site coverage more than 40% with a Variance.

2. **There are special circumstances applicable to the property (i.e., size, shape, topography, location or surroundings), such that the strict application of the requirements of this development code deprives the property owner of privileges enjoyed by other property owners in the vicinity and within the same zoning district;**

The special circumstances applicable to this are as follows: 1) The triangular shape of the property is not consistent with the standard rectangle shape typical for the City of Sonoma; 2) With a nonconforming area of 6,970 the property does not meet the minimum lot size requirement of 7,500 square feet for the R-L zoning district; 3) The minimum lot width of 65 feet is not met on the east side of the property; 4) The minimum lot depth of 90 feet is not met on the south property line. Staff has determined for these reasons a Variance can be supported.

3. **Granting the variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district and denied to the property owner for which the variance is sought;**

Without the variance there would not be adequate space to create a second story master bedroom suite; thereby denying the substantial property rights possessed by other property owners in the same vicinity. Structurally, it is necessary to use the existing exterior wall for support. Another option would be to place a structural post in the middle of the bedroom downstairs, which is unworkable. The residence directly to the south of the property contains a second story element located 5 feet from the north property line.

4. **The adjustments authorized by the variances will not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district;**

The adjustment authorized by the variance will not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity because the residence directly to the south contains a second story.

5. Granting the variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.

Granting the variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.

IV. Indemnity and Time Limits

- A. The developer and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the Planning Commission's decision at issue herein, including any approval of any portion of the project or the environmental review document(s) for the Project. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the developer, the City, and/or parties initiating or bringing such action.
- B. The developer and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City, its agents, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document, if made necessary by said legal action and the developer desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.
- C. In the event that a claim, action or proceeding described in no. A or B above is brought, the City shall promptly notify the developer of the existence of the claim, action, or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding; the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonable withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the developer in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the developer has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the developer.

- D. The developer and any successor in interest, whether in whole or in part, indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- E. Unless a shorter limitation period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
- F. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), the conditions constitute written notice of a statement of the amount of such fees and a description of dedications, reservations, and other exactions. The applicant is hereby further notified that the 90-day approval period in which the applicant may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a), has begun. If the applicant fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

V. Project Approval

Based on the findings set forth in this Resolution, the Planning Commission hereby grants approval of an Exception and Variance as set forth in the project application dated June 28, 2021, subject to the Conditions of Approval attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED on this 18th day of November 2021, by the following vote:

Ayes: Comms. Barbose, Bohar, O'Neill, Wirick, Vice Chair Barnett, Chair Wellander

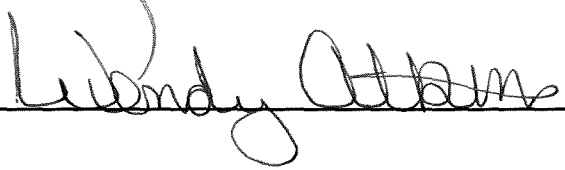
Noes:

Absent:

Recuse:


Chair Wellander

Attest


Wendy Atkins

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Buckly Exception and Variances – 726 Eda Court

November 18, 2021

1. The Exception and Variances approvals authorizes an addition of a 869 square foot second story addition at 420 Eda Court (APN 127-472-015). Building Permit Plans shall be in conformance with the project narrative and project plans (dated June 28, 2021).
2. Indemnity, Fee Notice, and Time Limitations:
 - a. The developer and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the Planning Commission's decision at issue herein, including any approval of any portion of the project or the environmental review document(s) for the Project. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the developer, the City, and/or parties initiating or bringing such action.
 - b. The applicant/developer and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City, its agents, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document (included but not limited to any environmental document or study), of made necessary by said legal action and the developer desires to pursue securing such approval, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.
 - c. In the event that a claim, action, or proceeding described in subsection number a or b above is brought, the City shall promptly notify the developer of the existence of the claim, action, or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding; the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the developer in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the developer has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the applicant/developer.
 - d. The applicant/developer and any successor in interest, whether in whole or in part, indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
 - e. Unless a shorter limitation period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
 - f. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), the conditions constitute written notice of a statement of the amount of such fees and a description of

dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

Enforcement Responsibility: Planning Department after review by City Attorney

Timing: Prior to Issuance of a Building Permit

3. Exterior lighting shall conform to the California Energy Standards and standards and guidelines contained under Section 19.40.030 of the Development Code (Exterior Lighting). No light or glare shall be directed toward, or allowed to spill onto any offsite areas. All exterior light fixtures shall be shielded to avoid glare onto neighboring properties, and shall be the minimum necessary for site safety and security.

Enforcement Responsibility: Planning Division; Building Department; Planning Commission

Timing: Prior to issuance of occupancy permit

4. All Building Department and CA Building Standards Code requirements shall be met.

Enforcement Responsibility: Building Department

Timing: Ongoing throughout the project.

5. All construction equipment shall be maintained and operated so as not to generate unacceptable noise levels in the vicinity of the project site. Stationary construction equipment (e.g., compressors) shall be situated as far as possible from inhabited areas, and equipment not actively in use shall be shut down to reduce unnecessary noise. The contractor shall be responsible to ensure that all construction equipment is equipped with manufacturer-approved mufflers/baffles. Noise-producing construction activities and materials delivery shall comply with the limitations of the City's Noise Ordinance, including limiting noise producing construction activities and deliveries to the following days and hours:

MONDAY – FRIDAY: 8:00 a.m. to 6:00 p.m.

SATURDAY: 9:00 a.m. to 6:00 p.m.

SUNDAY/CITY-DESIGNATED HOLIDAYS: 10:00 a.m. to 6:00 p.m.

Enforcement Responsibility: Code Enforcement;

Timing: Ongoing during construction

6. Public improvement requirements will apply to the building permit for construction, including reconstruction of the existing driveway for ADA compliance and upsizing the water service if warranted for the additional building square footage.

Enforcement Responsibility: Public Works

Timing: Prior to issuance of occupancy permit

Memo

DATE: November 17, 2021

TO: Planning Commissioners

FROM: Wendy Atkins, Associate Planner

SUBJECT: Revised Resolution for 726 Eda Court

The staff report for 726 Eda Court contained incorrect information related to Site Coverage and Floor Area Ratio.

The correct information is as follows, indicated by Track Changes:

Site Coverage: The maximum coverage in the R-L zone is 40%. The existing residence ~~has a Site Coverage of 33% (1963 sq. ft. residence + 345 sq. ft. driveway = 2308/7000).~~ The proposed new addition has a lot coverage of ~~±35% (1963 sq. ft. residence + 345 sq. ft. driveway + 154 sq. ft. stairwell = 2462/7000).~~ The project ~~meets~~ this requirement.

Floor Area Ratio (FAR): The maximum FAR in the R-L zone is 0.35. The ~~existing FAR is 0.28 (1963 sq. ft. residence = 1968/7000)~~ the proposed FAR is ~~0.40 (1963 sq. ft. + 154 sq. ft. stairwell + 715 sq. ft. addition = 2832/7000).~~ The project is ~~not~~ consistent with this requirement ~~and an exception is required.~~

In summary, the revisions to the staff report result in one Variance (allowing a two-story sideyard setback between 4 and 24 feet) and two Exceptions (allowing a one story sideyard setback of between 4 and 24 feet and a floor area ratio of 0.40).

The attached draft Resolution has been revised to reflect these changes.

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CITY OF SONOMA

RESOLUTION # X-2021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SONOMA APPROVING ~~TWO~~ EXCEPTIONS FOR A ONE-STORY SIDE YARD SETBACK OF ~~BETWEEN 4 AND 24 FEET~~ AND ~~A FLOOR AREA RATIO OF 0.40; AND ONE~~ VARIANCE TO ALLOW A TWO-STORY SIDEYARD SETBACK OF BETWEEN 4 FEET AND 23 FEET FOR AN 869 SQUARE-FOOT SECOND STORY ADDITION TO A SINGLE FAMILY RESIDENCE LOCATED AT 726 EDA COURT, INCLUDING ACTION TO APPROVE A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301 OF THE STATE CEQA GUIDELINES, (CLASS 1 – EXISTING FACILITIES) (APN 127-472-015)

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Deleted: AND SITE COVERAGE OF ± 45%

WHEREAS, Shawn and Rachel Buckly submitted applications for ~~two~~ Exceptions and ~~one~~ Variance on June 28, 2021. The Project is a proposal for an 869 square-foot second story addition setback between 4 feet and 23 feet from the north property line as described in the project narratives dated June 28, 2021;

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WHEREAS, the Planning Commission held a duly noticed public hearing on November 18, 2021, to consider the merits of the Project, and hear testimony in favor of, and in opposition to, the project;

WHEREAS, the proposed new addition is a Project subject to CEQA pursuant to CEQA Section § 21065. The Planning Commission has determined that the Project is Categorically Exempt from CEQA in accordance with CEQA Section 15301 (Existing Facilities). The Planning Commission made this determination after reviewing the project application materials submitted by the applicant.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Sonoma hereby finds and declares as follows:

I. Record

1. The record of proceedings (“Record”) upon which all findings and determinations related to the Project includes, but is not limited to:
 - a. The technical reports and all other documents relied upon for the Categorical Exemption;
 - b. The staff reports, City files, records and other documents, and all other information (including written evidence and testimony) prepared for and/or submitted to the Planning Commission relating to the Project;
 - c. All information (including written evidence and testimony) presented to the City by the staff, applicant, public, environmental consultants and sub consultants relating to the Project;
 - d. All information (including written evidence and testimony) presented to the City

by other public agencies relating to the Project;

- e. All documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the City relating to the Project;
 - f. For documentary and information purposes, the General Plan, its related environmental document, the Sonoma Municipal Code and all other City-adopted land use plans and ordinances, including, without limitation, specific plans, guidelines and ordinances;
 - g. All other matters of common knowledge to the Planning Commission, including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City of Sonoma and its surrounding areas;
 - h. The evidence, facts, findings and other determinations set forth in this resolution; and
 - i. All other documents comprising the record of proceedings pursuant to California Code of Civil Procedure Section 1094.5.
2. The findings contained in this Resolution are based upon the evidence in the entire Record relating to the Project. All the evidence supporting these findings was presented in a timely fashion, and early enough to allow adequate consideration by the City. References to specific reports and specific pages of documents are not intended to identify those sources as the exclusive basis for the findings.

The custodian of the documents and other materials that constitute the record of proceedings on which the City's decision is based is the City Clerk, or designee. Such documents and other materials are located at Sonoma City Hall, No. 1 The Plaza, Sonoma, CA 95476.

II. Exception Findings (one story setback and Floor Area Ratio of 0.40)

1. **The adjustment authorized by the exception~~s~~ is consistent with the General Plan, any applicable specific plan, and the overall objectives of this development code;**

The Project site is designated by the City of Sonoma General Plan as Low Density Residential (R-L), which allows one story setbacks less than 5 feet and floor area ratio of more than 0.35 with an Exception.

2. **An exception to the normal standards of the development code is justified by environmental features or site conditions; historic development patterns of the property or neighborhood; or the interest in promoting creativity and personal expression in site planning and development;**

The exception to normal standards of the development code is justified because of the following: 1) The triangular shape of the property is not consistent with the standard rectangle shape typical for the City of Sonoma; 2) With a nonconforming area of 6,970 the property does not meet the minimum lot size requirement of 7,500 square feet for the

R-L zoning district; 3) The minimum lot width of 65 feet is not met on the east side of the property; 4) The minimum lot depth of 90 feet is not met on the south property line.

3. **Granting the exception will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.**

Granting the exception will not be detrimental to the public health, safety, or welfare or injurious to the property in the vicinity.

III. Variance Findings (second-story setback)

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1. **The adjustment authorized by the variance is consistent with the General Plan and any applicable specific plan;**

The Project site is designated by the City of Sonoma General Plan as Low Density Residential (R-L), which allows second-story setback less than the required 9.4 feet with a Variance.

Deleted: and site coverage more than 40%

2. **There are special circumstances applicable to the property (i.e., size, shape, topography, location or surroundings), such that the strict application of the requirements of this development code deprives the property owner of privileges enjoyed by other property owners in the vicinity and within the same zoning district;**

The special circumstances applicable to this are as follows: 1) The triangular shape of the property is not consistent with the standard rectangle shape typical for the City of Sonoma; 2) With a nonconforming area of 6,970 the property does not meet the minimum lot size requirement of 7,500 square feet for the R-L zoning district; 3) The minimum lot width of 65 feet is not met on the east side of the property; 4) The minimum lot depth of 90 feet is not met on the south property line. Staff has determined for these reasons a Variance can be supported.

3. **Granting the variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district and denied to the property owner for which the variance is sought;**

Without the variance there would not be adequate space to create a second story master bedroom suite; thereby denying the substantial property rights possessed by other property owners in the same vicinity. Structurally, it is necessary to use the existing exterior wall for support. Another option would be to place a structural post in the middle of the bedroom downstairs, which is unworkable. The residence directly to the south of the property contains a second story element located 5 feet from the north property line.

4. **The adjustments authorized by the variance will not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district;**

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The adjustment authorized by the variance will not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity because the residence directly to the south contains a second story.

5. Granting the variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.

Granting the variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.

IV. Indemnity and Time Limits

- A. The developer and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the Planning Commission's decision at issue herein, including any approval of any portion of the project or the environmental review document(s) for the Project. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the developer, the City, and/or parties initiating or bringing such action.
- B. The developer and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City, its agents, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document, if made necessary by said legal action and the developer desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.
- C. In the event that a claim, action or proceeding described in no. A or B above is brought, the City shall promptly notify the developer of the existence of the claim, action, or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding; the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonable withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the developer in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the developer has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the developer.

- D. The developer and any successor in interest, whether in whole or in part, indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- E. Unless a shorter limitation period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
- F. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), the conditions constitute written notice of a statement of the amount of such fees and a description of dedications, reservations, and other exactions. The applicant is hereby further notified that the 90-day approval period in which the applicant may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a), has begun. If the applicant fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

V. Project Approval

Based on the findings set forth in this Resolution, the Planning Commission hereby grants approval of an Exception and Variance as set forth in the project application dated June 28, 2021, subject to the Conditions of Approval attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED on this 18th day of November 2021, by the following vote:

Ayes: Comms.

Noes:

Absent:

Recuse:

Chair Wellander

Attest

Wendy Atkins

Address	APN	Lot Size
455 East Walnut St	018-273-036	6524
424 E Walnut St	018-272-010	7483
430 E Walnut St	018-272-011	4987
433 E Walnut St	018-273-033	13118
436 E Walnut St	018-272-012	6310
443 E Walnut St	018-273-004	6451
446 E Walnut St	018-272-021	4988
453 E Walnut St	018-273-035	7764
454 E Walnut St	018-272-014	4990
466 E Walnut St	018-272-015	7511
471 E Walnut St	018-273-023	4039
474 E Walnut St	018-272-016	7513
479 E Walnut St	018-273-007	6484
489 E Walnut St	018-273-008	6612
497 E Walnut St	018-273-009	6409
537 E Fourth St	018-271-018	9990
540 E Fourth St	018-272-019	6767
544 E Fourth St	018-272-009	7711
547 E Fourth St	018-271-017	12153
557 E Fourth st	018-271-016	13224
564 E Fourth St	018-273-001	10110
567 E Fourth St	018-271-015	14301
572 E Fourth St	018-272-010	7738
577 E Fourth St	018-271-028	12643
584 E Fourth St	018-272-011	9008
587 E Fourth st	018-271-013	9043
590 E Fourth St	018-273-012	4229
322 Patten St	018-271-007	8897
330 Patten St	018-271-008	8879
336,338 Patten St	018-271-034	10691
340 Patten St	018-271-033	13147
346 Patten St	018-271-035	8230
348 Patten St	018-271-047	6872
350 Patten St	018-271-030	7603
358 Patten St	018-271-046	9059
366,368 Patten St	018-271-026	6170
388 Patten St	018-271-012	9302
420 Patten st	018-273-013	11015
434 Patten st	018-273-034	9307
444 Patten st	018-273-026	8397
456 Patten St	018-273-027	11328

466 Patten st	018-273-020	8934
476 Patten St	018-273-024	10684
480 Petten St	018-273-019	8188
492 Patten St	018-273-031	8560

516 E Third St	018-271-001	19947
528 E Third St	018-271-002	16971
538 E Third St	018-271-003	10128
552 E Third St	018-271-025	10041
562 E Third st	018-271-004	10026
572 E Third St	018-271-039	10300
582 E Third st	018-271-038	6820
596 E Third St	018-271-037	10313

327 E Napa St	018-271-041	7607
333 E Napa St	018-271-040	5511
339 E Napa St	018-271-020	23141
351 E Napa St	018-271-045	21092
367 E Napa St	018-271-022	12647
375 E Napa St	018-271-023	12517
387 E Napa St	018-271-024	15916
407 E Napa St	018-272-001	11238
417 E Napa St	018-272-002	9034
427 E Napa St	018-272-003	11517
435 E Napa St	018-272-004	9500
443 E Napa St	018-272-020	10594
453 E Napa St	018-272-006	10970
461 E Napa St	018-272-007	10965
473 E Napa St	018-272-028	16675
483 E Napa St	018-272-029	15372

527 E Fifth St	018-272-030	9016
539 E Fifth St	018-272-027	10937
583 E Fifth St	018-273-030	7901
492 E Fifth St	018-273-031	8560