



# STAFF REPORT

Meeting: Planning Commission - 21 Nov 2024

**Prepared Date**

November 14, 2024

**Staff Contact**

Diane Levine, Associate Planner

**Agenda Item Title**

Discussion, consideration, and possible action to adopt a Resolution approving an Exception for a 53 square foot expansion to the existing single-family residence resulting in .38 FAR (UA-24-39) located at 677 Oak Lane (APN 018-321-009), including action to approve a Categorical Exemption pursuant to Section 15301 of the State CEQA Guidelines (Class 1 – Existing Facilities).

**Applicant/Owner:**

Robert Baumann/ Diana Olding

**Site Address/Location:**

677 Oak Lane, APN: 018-321-009

**PROJECT SUMMARY**

**Zoning:**

**Base:** Low Density Residential (R-L)

**Overlay:** None

**Planning Area:**

Central East Planning Area

**Site Characteristics:**

The 7,000 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 is 7,000 square feet (sq ft) and contains an existing 2,613 sq ft two-story home and 450 sq ft Accessory Dwelling Unit. The existing Floor Area Ratio (FAR) is .37, which is .02 over the maximum FAR of .35. Assessor information indicates the home was originally constructed in 2005. Historical building records indicate the home was demolished and the new home was constructed in 2005. Because the subject property was constructed less than 45 years ago and is not within the Historical Overlay, Design Review is not required for the modification(s), only an Exception is required for the request to further exceed FAR. 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. Additionally, the existing home does not meet side setback requirements, as outlined in Table 1, below.

**Surrounding Land Use/Zoning:**

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

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

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

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

**Environmental Review**

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

- Approved/Certified
- No Action Required
- Action Requested

**Staff Recommendation**

Should the Planning Commission determine the Findings of the Exception can be met, Staff recommends adopting the Resolution approving the application for the Exception (UA-24-39) at 677

Oak Street (APN 018-321-009) 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 53 sq ft to the primary bath on the second floor of the home, at the southwesterly portion of the second floor. The existing roofline extends beyond the footprint of the primary bath, which creates a covered area over a portion of the roof deck (See page 3 of the *Plan Set*). The proposed project would “bump-out” the existing western wall of the primary bathroom, enclosing the bathroom and adding two new windows, providing 53 sq ft of space. The existing and proposed west elevation can be seen on pages 6 and 8 of the *Plan Set*. Additional changes can be seen in the Site Plan. However, those changes are not subject to Design Review and do not require an Exception.

### **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 Central East 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)
- Preserve and enhance the scale of the community without imposing rigid stylistic restrictions. (CDE 5.1)

### **Development Code Consistency ( Not Applicable to this Project):**

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

<b>Standard</b>	<b>Existing</b>	<b>Proposed</b>	<b>Compliance</b>
Minimum Lot Size: 7,500 sq ft	7,000 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)	3'-6"; 6'-7"	No change	Total setback: No Minimum side setback: No.
Rear: minimum 20 ft	20 ft ++	No change	Legal non-conforming. Yes
Garage: 20 ft from the front of the primary structure	No	No change	No (Legal non-conforming).
FAR: .35	.37	.38	No. Existing is legal non-conforming. Expansion requested.
Site coverage: 40% (Max 2,800 sq ft)	Approx. 2,690 sq ft	No change	Yes
Primary Height Structure: 30 ft	27'-8 1/2" 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 53 sq ft 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:**

The proposed project would further exceed the maximum FAR of .35; the 53 sq ft expansion would increase the existing .37 FAR to .38, therefore, an Exception is required. The provisions provided by SMC Section 19.54.050, *Exceptions*, allows for limited adjustments to the physical and quantified development standards of the SMC and identifies 'building area' as a dimensional standard that the Planning Commission may grant an exception for so as long as the Planning Commission finds the project to meet the Findings outlined in SMC 19.54.050 (E). The Exception request is applicable because existing site conditions are 500 sq ft below the minimum lot size requirements under the current code and, in regard to the home's existing layout, the applicant would be able to make the requested addition while posing a nominal to non-existent increase to massing that would only be seen from the rear of the lot. 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*.

**Recommendation:**

Should the Planning Commission determine the Findings of the Exception can be met, staff recommends adopting the Resolution approving the application for the Exception (UA-24-39) at 677 Oak Street (APN 018-321-009) 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-24-39 Resolution](#)
- [UA-24-39 COA](#)
- [UA-24-39 Project Narrative](#)
- [UA-24-39 Plan Set](#)

**CC:**

n/a

CITY OF SONOMA

**RESOLUTION # \_\_\_-2024**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SONOMA APPROVING THE EXCEPTION APPLICATION (UA-24-39) TO CONSTRUCT A 53 SQUARE FOOT ADDITION, EXPANDING A LEGAL NON-CONFORMING FLOOR AREA RATIO AT 677 OAK LANE (APN 018-321-009), INCLUDING ACTION TO APPROVE A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301 OF THE STATE CEQA GUIDELINES, (CLASS 1 – EXISTING STRUCTURES)

WHEREAS, Robert Baumann, RBA Architecture, submitted an application for an Exception on October 16, 2024, in order to construct a 53 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; and

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 November 21, 2024 to consider the merits of the Exception 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. Exceptions**

As set forth in Sonoma Municipal Code (SMC) § 19.54.050, *Exceptions*, in order to approve an application for an Exception, the Planning Commission must make the following findings:

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 General Plan briefly discusses FAR, in which it identifies FAR as an expression of building mass. As described in the Staff Report and herein, the proposed addition, because of the existing roofline and rear second story location, poses nominal to no impact on building mass, and is not visible from the public right-of-way.*

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 subject site does not meet the minimum lot size of parcels as regulated by the current development regulations. Smaller lots can pose site constraint challenges such as site coverage and FAR standards. Therefore, an exception to the normal standards of the development code is justified by site conditions. Furthermore, the proposed 53 sq ft addition would be constructed under the existing roofline of the second story, would only be visible from the rear of the lot, and would maintain varying setbacks because of the existing roof deck.*

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.

*The applicant is requesting an Exception to exceed the maximum FAR standard of .35, increasing the existing .37 FAR to .38. The proposed expansion is minor, at 53 sq ft; it will be constructed under the existing roofline, is not visible from the public right-of-way, and does not pose any privacy or massing concerns beyond what already exists. Therefore, granting of the exception will not be detrimental to the public health, safety, or welfare; nor would it be injurious to property or property improvements in the vicinity.*

### **III. 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.

#### **IV. Project Approval**

Based on the Findings set forth in this Resolution, the Planning Commission hereby grants approval of an Exception as set forth in the Staff Report and supporting materials, subject to the Conditions of Approval attached hereto and incorporated herein by reference.

**PASSED, APPROVED AND ADOPTED** on this 21<sup>st</sup> day of November 2024 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

---

Chair Barnett

Attest

---

Natalie Lundeen

City of Sonoma  
**CONDITIONS OF PROJECT APPROVAL**  
Residential Remodel (Exception), UA-24-39  
677 Oak Lane

November 21, 2024

Planning:

This Exception authorizes the construction of addition and exterior modifications to the residential structure at 677 Oak Lane (APN 018-321-009). Plans submitted for Building Permits shall be in conformance with the approved project plans (dated November 4, 2024), except as modified by these conditions:

1. Exterior lighting shall be in conformance with all applicable provisions of SMC Section 19.40.030, Exterior lighting.
  - a. Lighting fixtures shall be energy efficient.
  - b. Light schedules, programs and timers: Lights have timers that reduce or turn off the light fixture or fixtures when businesses are closed, residents are not commonly active, and when nocturnal animals and insects are commonly active, between the hours of 10:00 p.m. to 6:00 a.m. every day.

*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*

Sonoma Valley Fire Department:

1. If approved all construction will require adherence to the current building code standards inclusive of the California Fire Code. The proposal will require fire sprinklers.

DATE: November 8, 2024

TO: City of Sonoma, Planning Department

**RE: PROJECT NARRATIVE – Request for Exception for Olding residence at 677 Oak Lane**

The Owners of the residence at 677 Oak Lane are requesting an exception to allow them to exceed the Floor Area Ratio (FAR) of their property, to better increase the functionality and layout of their home. The proposed project includes changing existing window types at the kitchen and sun porch, and adding new windows to the primary bath. They would also like to increase the size of the existing primary bathroom by extending it to include an existing covered deck area that is under the same roofline.

The proposed project complies with current building height and coverage requirements, but the conversion of the 53 square feet of existing covered deck to conditioned floor area increases the FAR to .38, making it .03 above the .35 maximum FAR allowed in the Central-East Low Density Residential area where the property is located. The existing home is .02 over the allowed FAR, due to the enclosing of an existing covered porch by previous owners. Since the proposed addition is fully under an area already covered by the existing roof, it does not change the coverage of the site. A portion of the existing home does not comply with the required side yard setbacks (7'-0" minimum and 18'-0" combined), but the proposed addition will comply with all setback requirements. The requested increase is a very small amount, but creates a significant positive impact for the owners' home without a change in massing of the structure that could have a negative impact on the neighbors.

We believe this request meets the findings for approval in the following ways:

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

Below are a few points that show the project's compliance with the current General Plan:

- Land Use: The home is in East Sonoma, which is designated as 'Low Density Residential and Sonoma Residential' in the General Plan. This project will not affect that designation or intent, as it will be maintaining the property's status as a single-family home.
- Housing: Preserves and allows for better use of an existing home.
- Community Development: Meets Goal CD-4 of promoting 'innovative design' by using area that is already part of existing roof line rather than expanding in order to meet the needs of the residents. This also allows for maintaining the current open area on the site.
- Environmental Sustainability: The addition will comply with current energy efficiency, waste, and sustainability requirements.

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 property is 7000 square feet, significantly below the 7500 square feet minimum required in the R-L zone. 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 who have lots of the size that the FAR calculation assumes as a minimum.

An analysis of the assessor's parcel map the property is located on and the Sonoma County Assessor property information shows that 81% of the 32 properties in the neighborhood sample are over the 7500 square foot minimum (refer to Exhibit A attached at the end of this narrative). Our clients are denied this right based on the undersized property and a strict FAR of .35 – if their property were sized per the required minimum lot size in their area, the exception we would be requesting would be for a .005 difference in FAR rather than .03. Granting the exception will give our clients equity with the majority of properties in the neighborhood.

The exception request would be consistent with similar approvals that have been given for other properties in the zoning area – an exception was approved at 348 Patten Street, exceeding the FAR by 458 square feet; and a variance was approved at 455 East Walnut, allowing the property to increase the FAR to .455. Both properties also face the same hardship as our clients of being below the minimum lot size required by the Sonoma Municipal Code.

By using area already covered by existing roof, the proposed design is a creative way to maximize the functionality of the home and site, with minimal impact to its surroundings.

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.*

The proposed addition complies with all building height and setback rules. It will not impact neighbors as the addition will be entirely under existing roof area. The larger home will not be any more detrimental to public health, safety, or welfare than the same house would be 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,



Robert Baumann, Architect



ARCHITECTURE

Robert Baumann + Associates

Shelter + Imagination + JOY

Exhibit A

\*Note: in cases where a discrepancy was found between the lot size listed on the assessor's parcel map and the lot size given by the Sonoma County Assessor property information, the number given by the Assessor property information was used.

Sonoma County Assessor property information (<https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/clerk-recorder-assessor-registrar-of-voters/assessor>)

Property Information	
Assessor Parcel Number(APN)	018-321-043-000
Assessment Number	018-321-043-000
Tax Rate Area(TRA)	006000
Current Document Number	2014R015281
Current Document Date	3/6/2014
SitusAddr	299 PATTEN ST SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.15
Lot Size(SqFt)	6750.00

Property Information	
Assessor Parcel Number(APN)	018-321-002-000
Assessment Number	018-321-002-000
Tax Rate Area(TRA)	006000
Current Document Number	2020R083696
Current Document Date	9/18/2020
SitusAddr	303 PATTEN ST SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.17
Lot Size(SqFt)	7500.00

Property Information	
Assessor Parcel Number(APN)	018-321-044-000
Assessment Number	018-321-044-000
Tax Rate Area(TRA)	006000
Current Document Number	2007R038011
Current Document Date	4/4/2007
SitusAddr	301 PATTEN ST SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.15
Lot Size(SqFt)	6750.00

Property Information	
Assessor Parcel Number(APN)	018-321-054-000
Assessment Number	018-321-054-000
Tax Rate Area(TRA)	006000
Current Document Number	2021R059252
Current Document Date	5/17/2021
SitusAddr	625 OAK LN SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.19
Lot Size(SqFt)	8400.00



# ARCHITECTURE

Robert Baumann + Associates

Shelter + Imagination + JOY

Property Information	
Assessor Parcel Number(APN)	018-321-055-000
Assessment Number	018-321-055-000
Tax Rate Area(TRA)	006000
Current Document Number	2021R122478
Current Document Date	11/10/2021
SitusAddr	643 OAK LN SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.19
Lot Size(SqFt)	8400.00

Property Information	
Assessor Parcel Number(APN)	018-321-009-000
Assessment Number	018-321-009-000
Tax Rate Area(TRA)	006000
Current Document Number	2017R039185
Current Document Date	5/19/2017
SitusAddr	677 OAK LN SONOMA
Property Type	SFD W/GRANNY UNIT
Lot Size(Acres)	0.16
Lot Size(SqFt)	7000.00

Property Information	
Assessor Parcel Number(APN)	018-321-056-000
Assessment Number	018-321-056-000
Tax Rate Area(TRA)	006000
Current Document Number	2014R068988
Current Document Date	9/30/2014
SitusAddr	651 OAK LN SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.38
Lot Size(SqFt)	16800.00

Property Information	
Assessor Parcel Number(APN)	018-321-010-000
Assessment Number	018-321-010-000
Tax Rate Area(TRA)	006000
Current Document Number	2015R001540
Current Document Date	1/9/2015
SitusAddr	300 FRANCE ST SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.16
Lot Size(SqFt)	7000.00

Property Information	
Assessor Parcel Number(APN)	018-321-061-000
Assessment Number	018-321-061-000
Tax Rate Area(TRA)	006000
Current Document Number	2003R177169
Current Document Date	8/25/2003
SitusAddr	665 OAK LN SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.18
Lot Size(SqFt)	8050.00

Property Information	
Assessor Parcel Number(APN)	018-321-011-000
Assessment Number	018-321-011-000
Tax Rate Area(TRA)	006000
Current Document Number	2011R070705
Current Document Date	8/22/2011
SitusAddr	310 FRANCE ST SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.16
Lot Size(SqFt)	7000.00



# ARCHITECTURE

Robert Baumann + Associates

Shelter + Imagination + JOY

Property Information	
Assessor Parcel Number(APN)	018-321-040-000
Assessment Number	018-321-040-000
Tax Rate Area(TRA)	006000
Current Document Number	2016R081655
Current Document Date	9/16/2016
SitusAddr	353 PATTEN ST SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.30
Lot Size(SqFt)	13500.00

Property Information	
Assessor Parcel Number(APN)	018-321-051-000
Assessment Number	018-321-051-000
Tax Rate Area(TRA)	006000
Current Document Number	2016R058810
Current Document Date	7/6/2016
SitusAddr	621 4TH ST E SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.17
Lot Size(SqFt)	7500.00

Property Information	
Assessor Parcel Number(APN)	018-321-057-000
Assessment Number	018-321-057-000
Tax Rate Area(TRA)	006000
Current Document Number	2010R071394
Current Document Date	8/25/2010
SitusAddr	365 PATTEN ST SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.39
Lot Size(SqFt)	17000.00

Property Information	
Assessor Parcel Number(APN)	018-321-047-000
Assessment Number	018-321-047-000
Tax Rate Area(TRA)	006000
Current Document Number	2022R022607
Current Document Date	3/30/2022
SitusAddr	635 4TH ST E SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.30
Lot Size(SqFt)	13500.00

Property Information	
Assessor Parcel Number(APN)	018-321-050-000
Assessment Number	018-321-050-000
Tax Rate Area(TRA)	006000
Current Document Number	2021R112757
Current Document Date	10/12/2021
SitusAddr	387 PATTEN ST SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.17
Lot Size(SqFt)	7500.00

Property Information	
Assessor Parcel Number(APN)	018-321-058-000
Assessment Number	018-321-058-000
Tax Rate Area(TRA)	006000
Current Document Number	2012R024104
Current Document Date	3/13/2012
SitusAddr	631 4TH ST E SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.37
Lot Size(SqFt)	<del>0.00</del> 16117



# ARCHITECTURE

Robert Baumann + Associates

Shelter + Imagination + JOY

Property Information	
Assessor Parcel Number(APN)	018-321-059-000
Assessment Number	018-321-059-000
Tax Rate Area(TRA)	006000
Current Document Number	2012R084243
Current Document Date	8/30/2012
SitusAddr	639 4TH ST E SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.18
Lot Size(SqFt)	7840.00

Property Information	
Assessor Parcel Number(APN)	018-321-012-000
Assessment Number	018-321-012-000
Tax Rate Area(TRA)	006000
Current Document Number	2023R004203
Current Document Date	1/31/2023
SitusAddr	401 PATTEN ST SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.24
Lot Size(SqFt)	10500.00

Property Information	
Assessor Parcel Number(APN)	018-321-060-000
Assessment Number	018-321-060-000
Tax Rate Area(TRA)	006000
Current Document Number	2021R012015
Current Document Date	2/1/2021
SitusAddr	641 4TH ST E SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.18
Lot Size(SqFt)	7841.00

Property Information	
Assessor Parcel Number(APN)	018-321-021-000
Assessment Number	018-321-021-000
Tax Rate Area(TRA)	006000
Current Document Number	2023R041333
Current Document Date	9/5/2023
SitusAddr	411 PATTEN ST SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.20
Lot Size(SqFt)	9000.00

Property Information	
Assessor Parcel Number(APN)	018-321-013-000
Assessment Number	018-321-013-000
Tax Rate Area(TRA)	006000
Current Document Number	2022R035159
Current Document Date	5/18/2022
SitusAddr	423 PATTEN ST SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.20
Lot Size(SqFt)	9000.00



# ARCHITECTURE

Robert Baumann + Associates

Shelter + Imagination + JOY

Property Information	
Assessor Parcel Number(APN)	018-321-014-000
Assessment Number	018-321-014-000
Tax Rate Area(TRA)	006000
Current Document Number	2007R098968
Current Document Date	9/10/2007
SitusAddr	443 PATTEN ST SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.00
Lot Size(SqFt)	9000.00

Property Information	
Assessor Parcel Number(APN)	018-321-041-000
Assessment Number	018-321-041-000
Tax Rate Area(TRA)	006000
Current Document Number	2018R069872
Current Document Date	10/5/2018
SitusAddr	481 PATTEN ST SONOMA
Property Type	ONE DUPLEX (ONE STRUCTURE)
Lot Size(Acres)	0.16
Lot Size(SqFt)	7400.00

Property Information	
Assessor Parcel Number(APN)	018-321-015-000
Assessment Number	018-321-015-000
Tax Rate Area(TRA)	006000
Current Document Number	2018R004480
Current Document Date	1/22/2018
SitusAddr	453 PATTEN ST SONOMA
Property Type	SFD W/GRANNY UNIT
Lot Size(Acres)	0.00
Lot Size(SqFt)	8659.00

Property Information	
Assessor Parcel Number(APN)	018-321-030-000
Assessment Number	018-321-030-000
Tax Rate Area(TRA)	006000
Current Document Number	2022R046408
Current Document Date	7/6/2022
SitusAddr	493 PATTEN ST SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.19
Lot Size(SqFt)	8400.00

Property Information	
Assessor Parcel Number(APN)	018-321-042-000
Assessment Number	018-321-042-000
Tax Rate Area(TRA)	006000
Current Document Number	2004R153778
Current Document Date	10/8/2004
SitusAddr	621 5TH ST E SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.17
Lot Size(SqFt)	7500.00



# ARCHITECTURE

Robert Baumann + Associates

Shelter + Imagination + JOY

Property Information	
Assessor Parcel Number(APN)	018-321-031-000
Assessment Number	018-321-031-000
Tax Rate Area(TRA)	006000
Current Document Number	1990R103978
Current Document Date	10/19/1990
SitusAddr	629 5TH ST E SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.17
Lot Size(SqFt)	7500.00

Property Information	
Assessor Parcel Number(APN)	018-321-035-000
Assessment Number	018-321-035-000
Tax Rate Area(TRA)	006000
Current Document Number	2024R015311
Current Document Date	4/10/2024
SitusAddr	655 5TH ST E SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.25
Lot Size(SqFt)	11250.00

Property Information	
Assessor Parcel Number(APN)	018-321-024-000
Assessment Number	018-321-024-000
Tax Rate Area(TRA)	006000
Current Document Number	2004R027885
Current Document Date	3/1/2004
SitusAddr	637 5TH ST E SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.17
Lot Size(SqFt)	7500.00

Property Information	
Assessor Parcel Number(APN)	018-321-038-000
Assessment Number	018-321-038-000
Tax Rate Area(TRA)	006000
Current Document Number	2018R085638
Current Document Date	12/17/2018
SitusAddr	667 5TH ST E SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.25
Lot Size(SqFt)	11250.00

Property Information	
Assessor Parcel Number(APN)	018-321-026-000
Assessment Number	018-321-026-000
Tax Rate Area(TRA)	006000
Current Document Number	1987R017150
Current Document Date	2/23/1987
SitusAddr	645 5TH ST E SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.17
Lot Size(SqFt)	7500.00

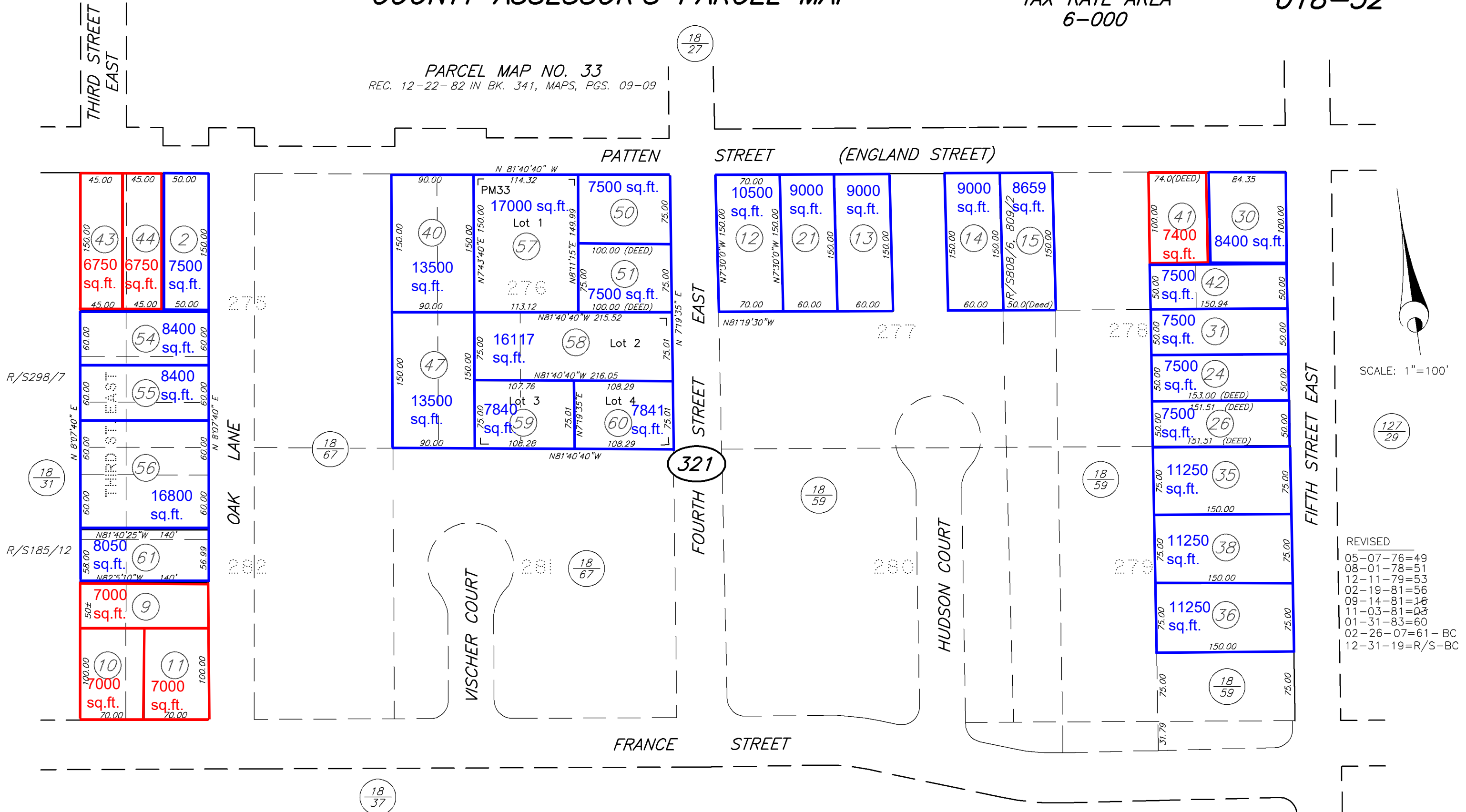
Property Information	
Assessor Parcel Number(APN)	018-321-036-000
Assessment Number	018-321-036-000
Tax Rate Area(TRA)	006000
Current Document Number	2014R050418
Current Document Date	7/23/2014
SitusAddr	681 5TH ST E SONOMA
Property Type	SINGLE FAMILY DWELLING
Lot Size(Acres)	0.25
Lot Size(SqFt)	11250.00

# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
6-000

018-32

PARCEL MAP NO. 33  
REC. 12-22-82 IN BK. 341, MAPS, PGS. 09-09

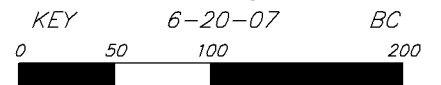


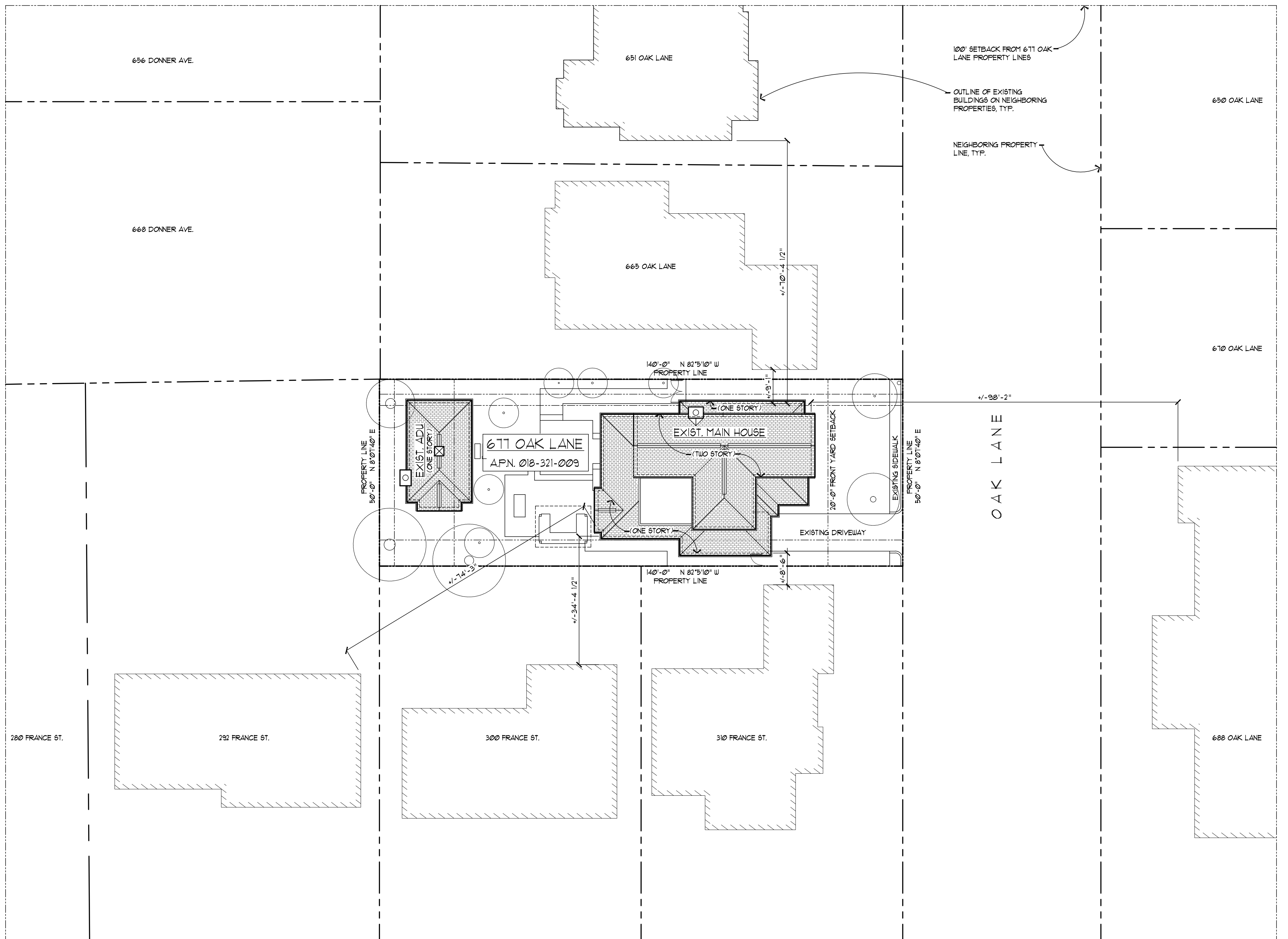
- REVISED
- 05-07-76=49
  - 08-01-78=51
  - 12-11-79=53
  - 02-19-81=56
  - 09-14-81=16
  - 11-03-81=03
  - 01-31-83=60
  - 02-26-07=61-BC
  - 12-31-19=R/S-BC

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Assessor's Map Bk. 18, Pg. 32  
Sonoma County, Calif. (ACAD)

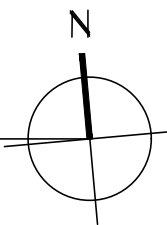




**EXISTING/PROPOSED NEIGHBORHOOD PLAN**

SCALE: 1/16" = 1'-0"

NOTE: NO CHANGES ARE PROPOSED TO EXISTING ROOF PLAN OR SITE PLAN.



PARCEL DATA

LOT AREA: 0.16 ACRES (1,000 SQ. FT.)

MAX. FLOOR AREA RATIO: 2,450 SQ. FT. (.35 OF LOT AREA)

EXISTING F.A.R.: 2,613 SQ. FT. (.37)

(242 EXIST. UNCONDITIONED GARAGE + 1353 EXIST. MAIN HOUSE CONDITIONED MAIN LEVEL + 163 EXIST. UNCONDITIONED SUN PORCH + 855 EXIST. MAIN HOUSE UPPER LEVEL)

(EXIST. 450 SQUARE FOOT ADU EXEMPT FROM CALCULATION)

PROPOSED F.A.R.: 2,666 SQ. FT. (.38)

(2,613 EXIST. MAIN HOUSE, GARAGE, AND SUN PORCH + 53 PROPOSED UPPER LEVEL ADDITION)

(EXIST. 450 SQUARE FOOT ADU EXEMPT FROM CALCULATION)

MAX. SITE COVERAGE: 2,800 SQ. FT. (40% OF LOT AREA)

EXISTING SITE COVERAGE: 2,690 (OK)

(242 EXIST. GARAGE + 1353 EXIST. MAIN HOUSE CONDITIONED MAIN LEVEL + 120 EXIST. COV'D. FRONT PORCH + 163 EXIST. UNCONDITIONED SUN PORCH + 450 EXIST. ADU + 362 EXIST. PAVING)

PROPOSED SITE COVERAGE: 2,690 SQ. FT. (OK)

(NO PROPOSED CHANGES)

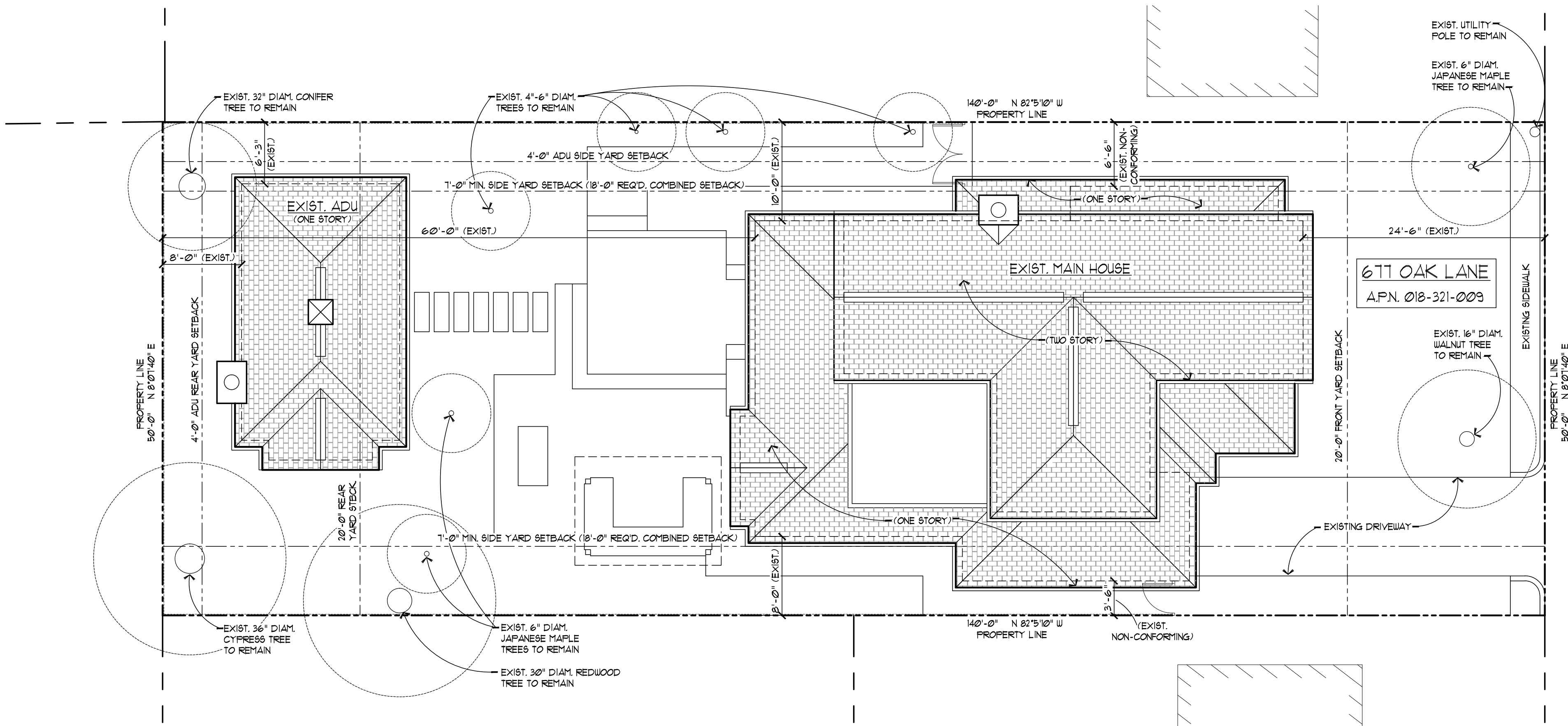
MAXIMUM ALLOWED HEIGHT: 30'-0"

MINIMUM REQUIRED SETBACKS: SHOWN ON SITE PLAN.

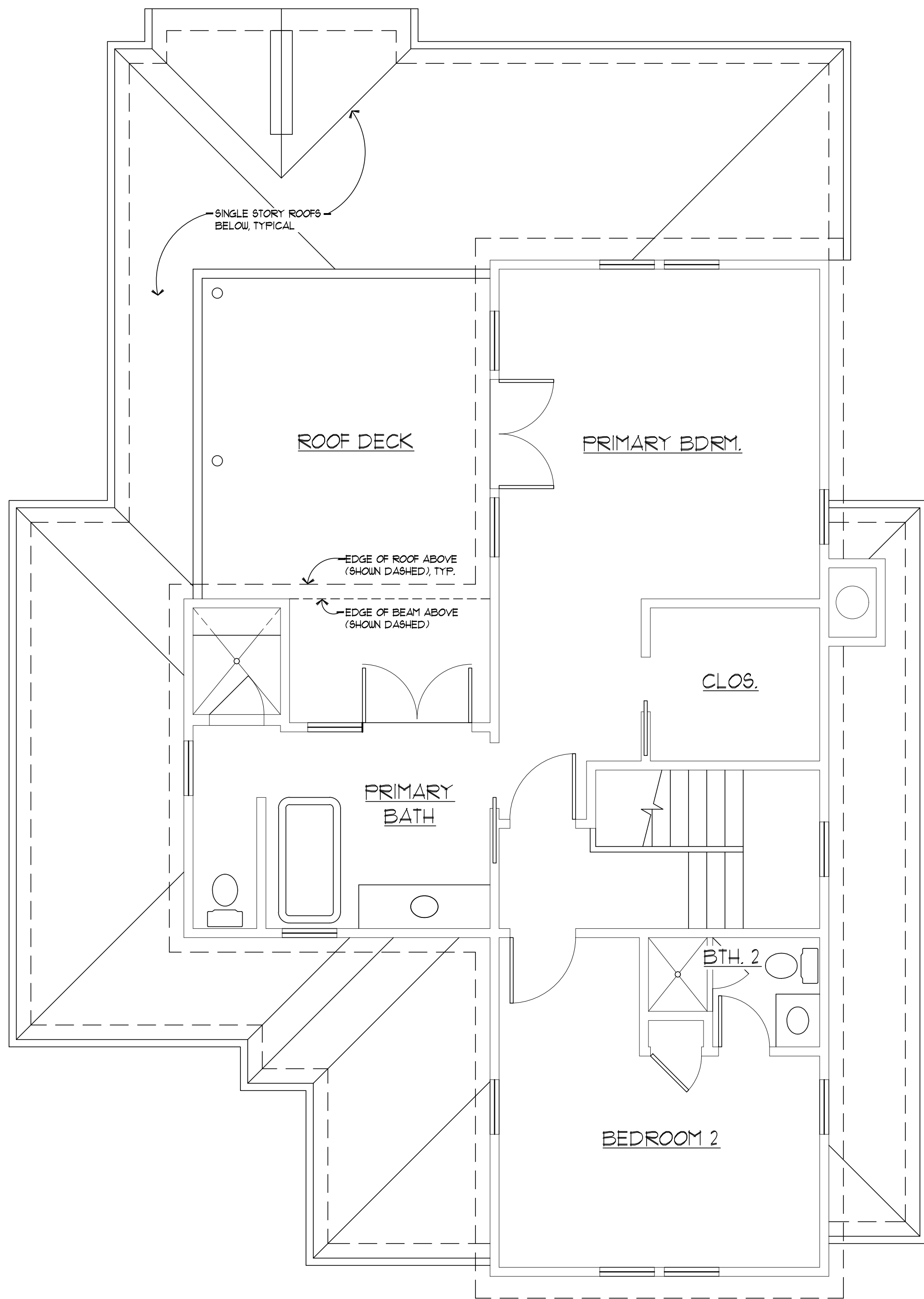
FRONT: 20'-0"

REAR: 20'-0"

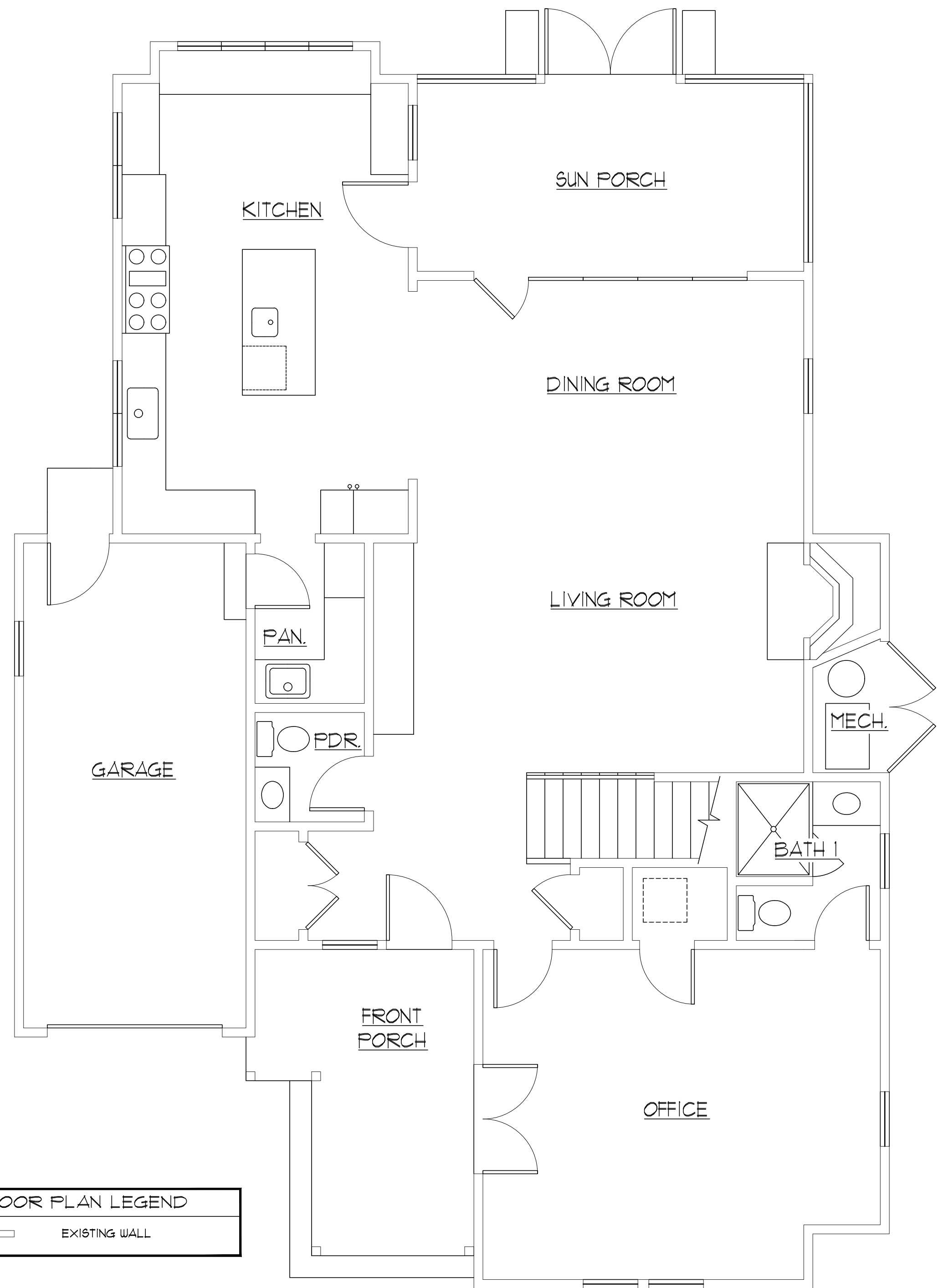
SIDE (ONE STORY): 1'-0" MIN, 18'-0" COMBINED



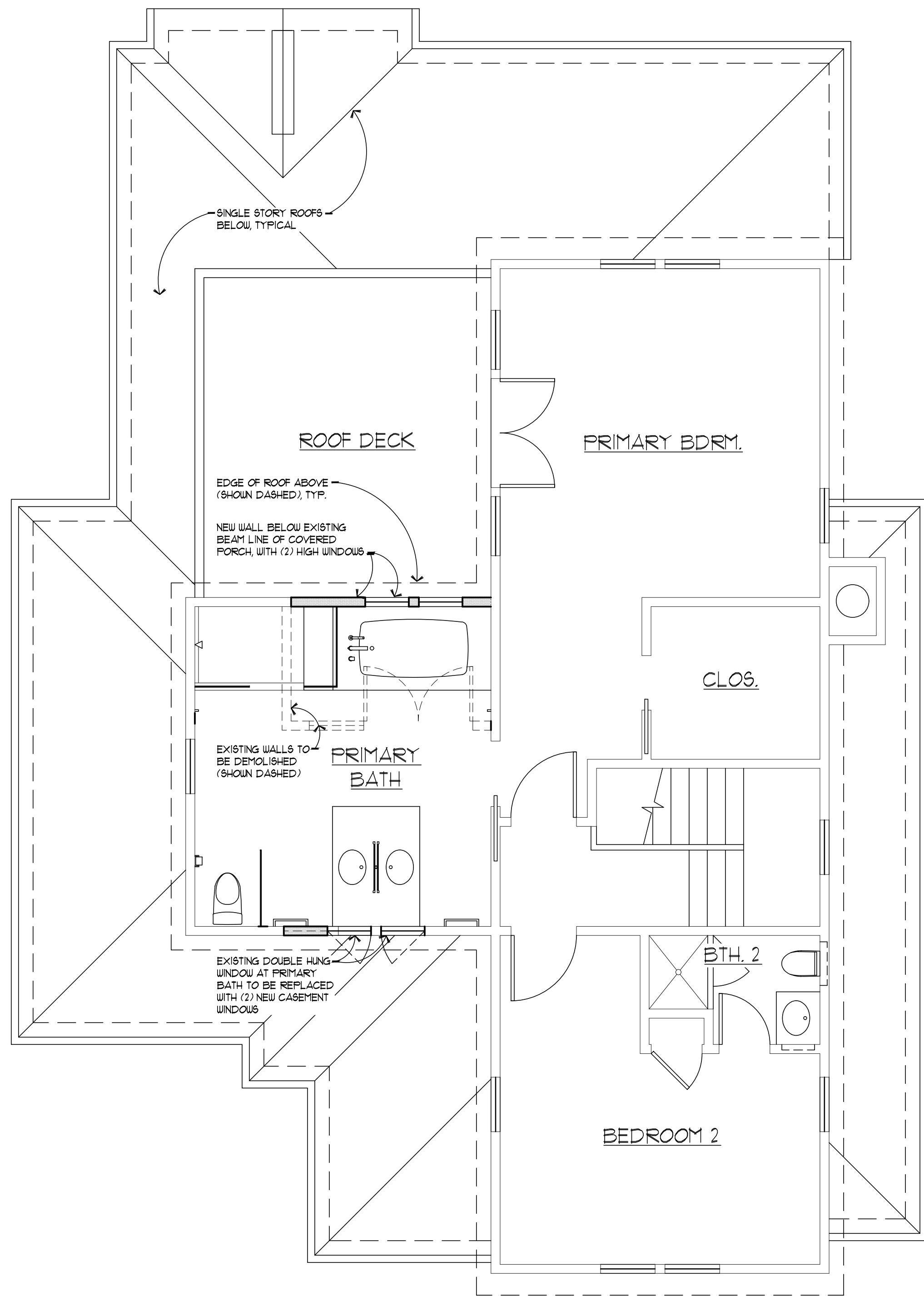
2 EXISTING/PROPOSED SITE PLAN  
 SCALE: 1/8" = 1'-0"  
 NOTE: NO CHANGES ARE PROPOSED TO EXISTING ROOF PLAN OR SITE PLAN.



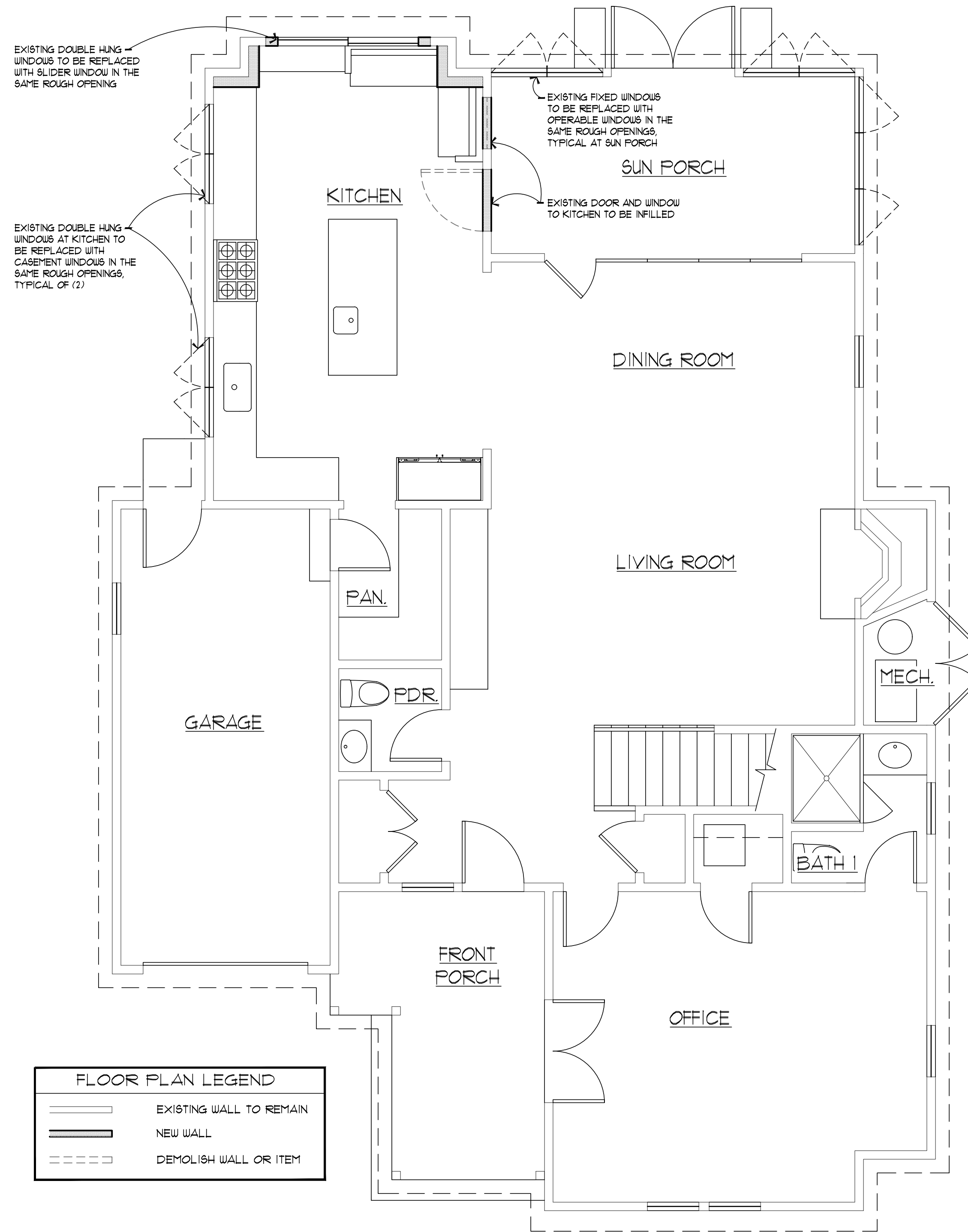
**4** EXISTING UPPER LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



**3** EXISTING MAIN LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

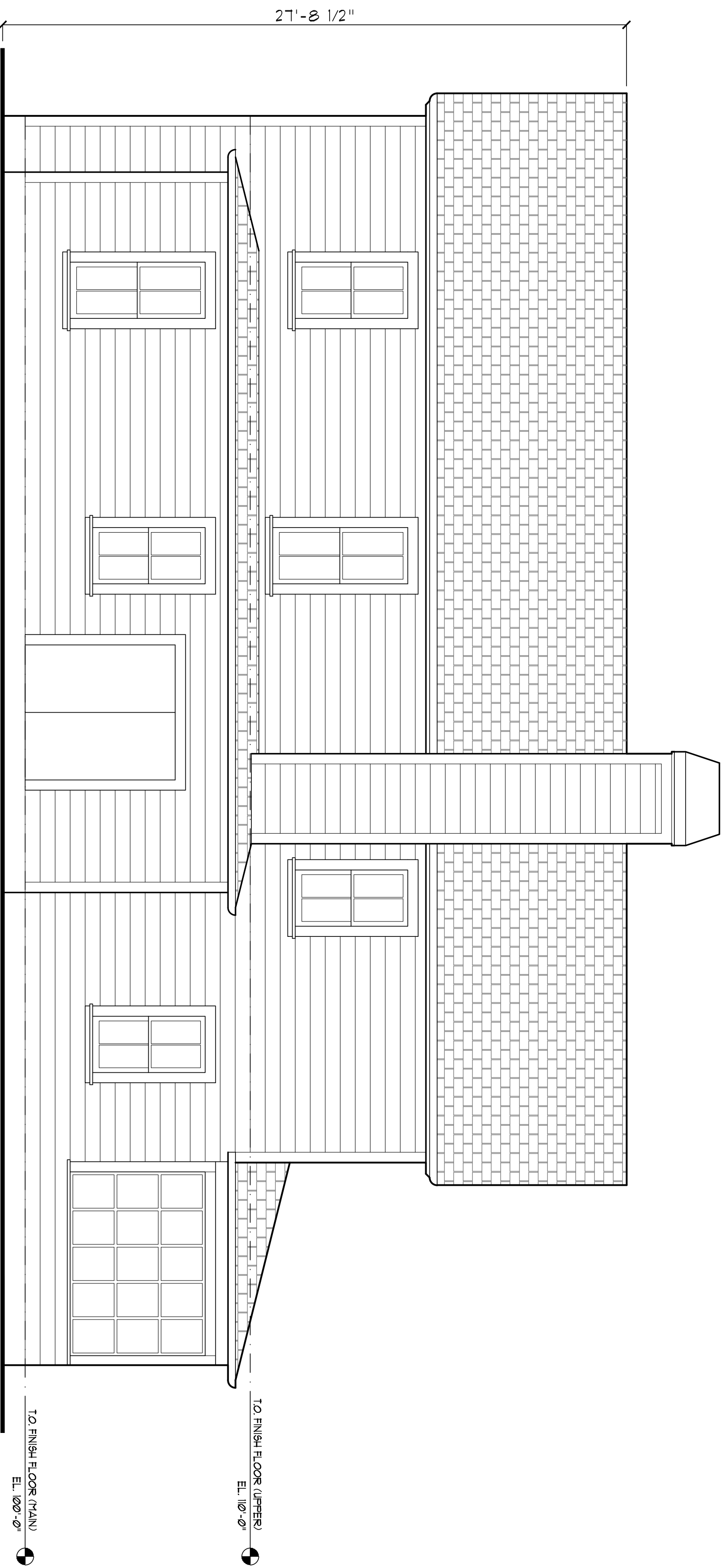


**6** PROPOSED UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

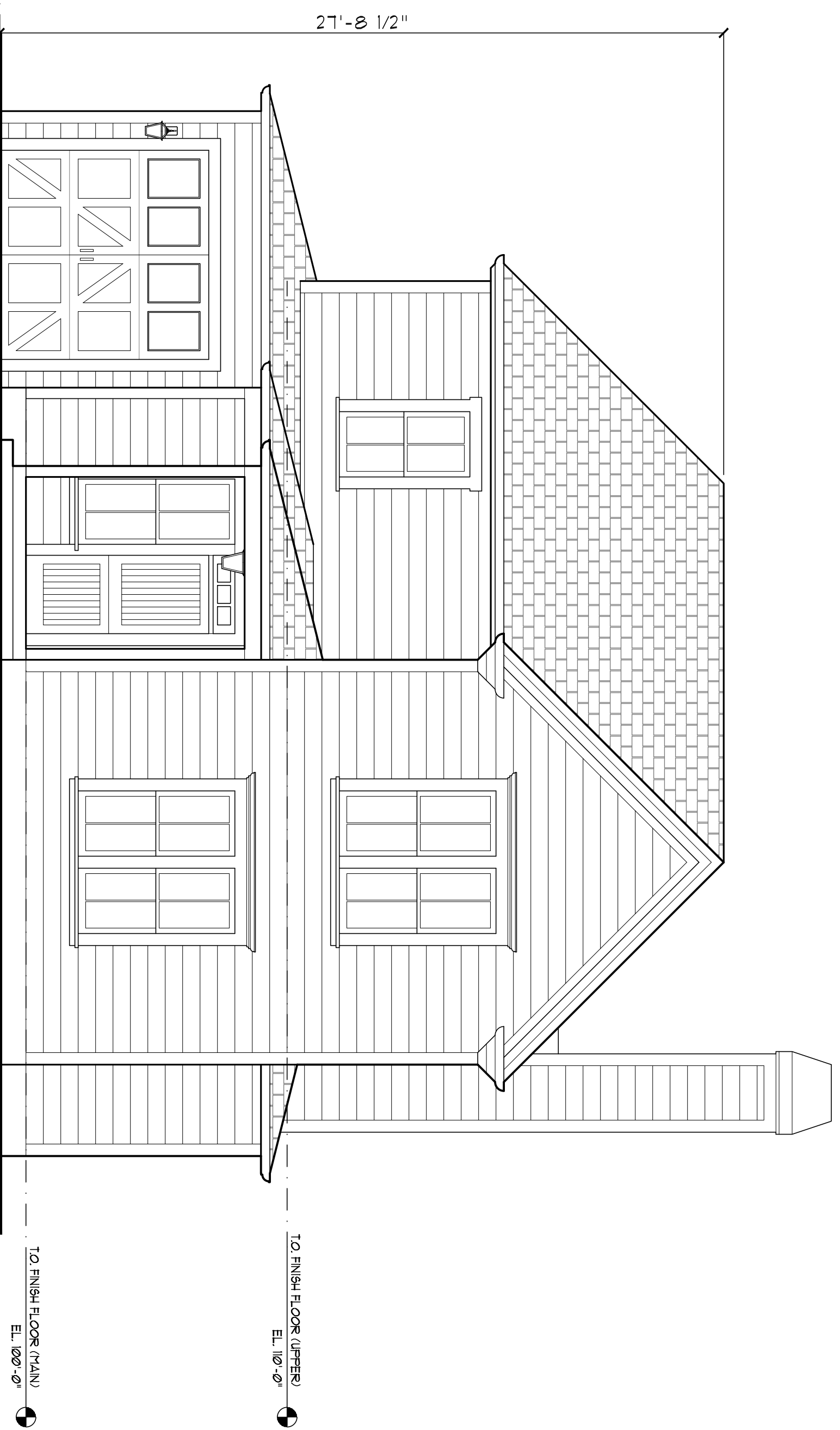


FLOOR PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	DEMOLISH WALL OR ITEM

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



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



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



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



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



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

EXISTING FIXED WINDOWS  
TO BE REPLACED WITH  
OPERABLE WINDOWS IN THE  
SAME ROUGH OPENINGS

T.O. FINISH FLOOR (UPPER)  
EL. 110'-0"

T.O. FINISH FLOOR (MAIN)  
EL. 100'-0"



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

EXISTING HORIZONTAL WOOD  
SIDING TO REMAIN, TYPICAL

EXISTING ASPHALT COMPOSITION  
ROOF SHINGLES TO REMAIN, TYPICAL

T.O. FINISH FLOOR (UPPER)  
EL. 110'-0"

T.O. FINISH FLOOR (MAIN)  
EL. 100'-0"

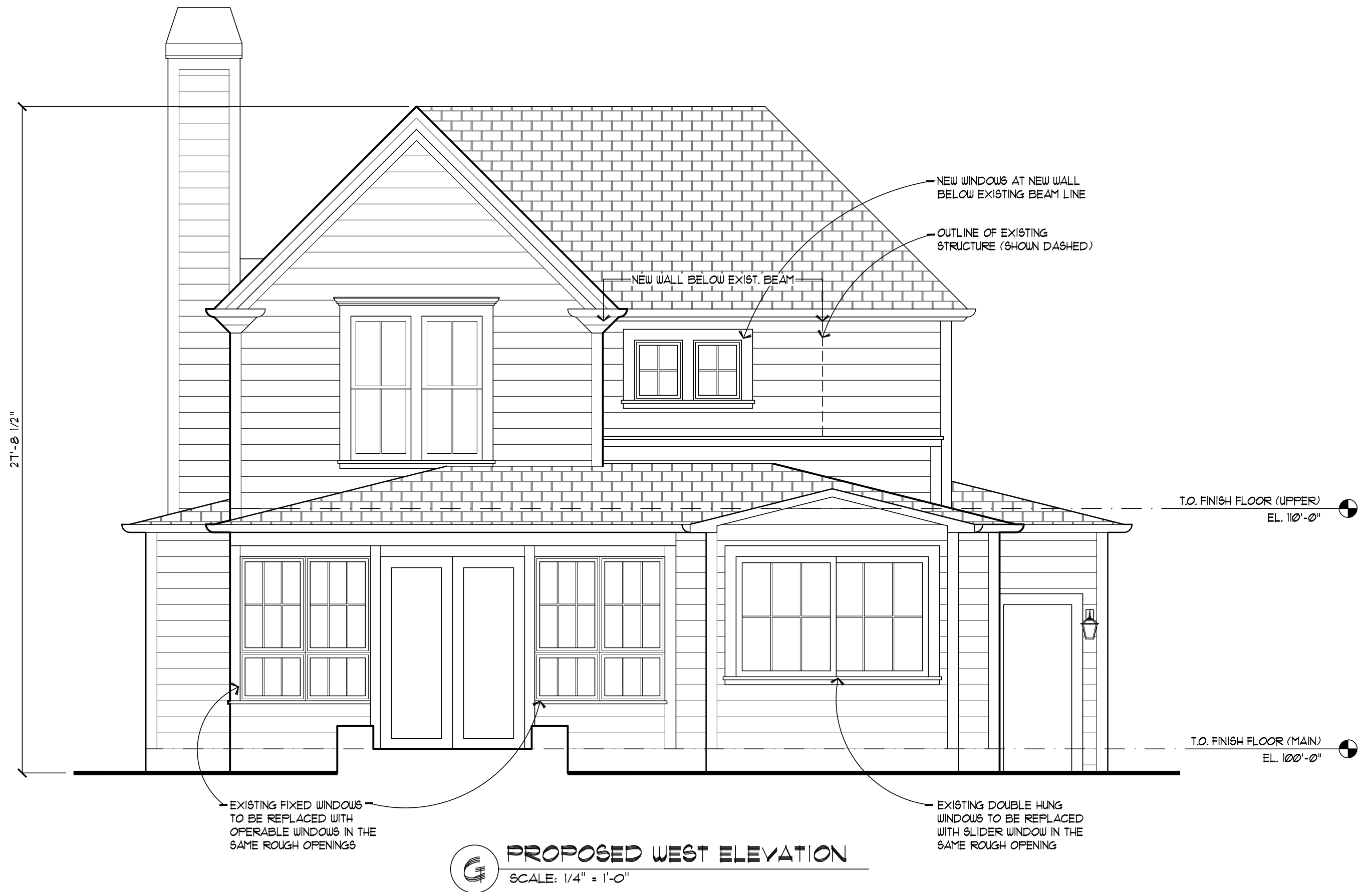
EXISTING DUTCH DOOR  
TO BE REPLACED WITH  
SINGLE PANEL DOOR IN  
SAME OPENING

EXISTING EXTERIOR LIGHT  
FIXTURES TO REMAIN, TYPICAL

T.O. SLAB (GARAGE)  
EL. 99'-0"



**H** PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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