

City Council

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Jonathan Atkinson

Administrative Assistant

Rebecca Mansour

City of Sebastopol Design Review Board Staff Report

Meeting Date: March 16, 2016
Agenda Item: 8B
To: Design Review Board
From: Jonathan Atkinson, Assistant Planner
Subject: Design Review: Second Unit
Recommendation: Approval with Conditions
Applicant/Owner: Caleb and Shannon Williams
File Number: 2016-05
Address: 7416 Calder Avenue
CEQA Status: Categorical Exemption: Section 15303: Class 3
General Plan: Medium Density Residential
Zoning: RSF-2: Medium Density Single Family Residential

Introduction:

This is a Design Review application, requesting approval to develop a second unit at 7416 Calder Avenue. The application requires Design Review Board approval because the second unit exceeds the maximum allowable height for a Planning Director approval.

This application is subsequent to an earlier Design Review application, which involved the development of a two-story second unit at the site. The Board reviewed several versions of the second unit in 2014. The Board did not make a determination and ultimately continued the application as a majority of the Board believed that the second unit should be sited towards the rear of the lot. The applicants subsequently withdrew the application.

The applicants submitted an application, requesting a Certificate of Compliance, to determine if Lot 2 of 'Parquet's Division of The Calder Division to Sebastopol' at 7416 Calder Avenue is a separate lot. The Certificate of Compliance was approved. The property is a vacant lot in the RSF-2: Medium Density Single Family Residential District, which permits both the development of a single-family residence and a second unit.

The applicants intend to develop a single-family residence in conjunction with the second unit.

Second Unit Law: The State of California has revised its laws as it relates to second units. California cities and counties are not allowed to subject applications for second dwelling units to excessively burdensome conditions of approval, public hearings, public comment, and/or a discretionary review process, except provisions for an applicant to appeal an administrative determination. Furthermore, the State requires local governments to have a ministerial review process for second dwelling units with fixed, objective standards.

The adopted Housing Element of the Sebastopol General Plan recommends that the City update the Zoning Ordinance to be consistent with State law. On March 22, 2016, the Planning Commission will initiate review of several Zoning Ordinance amendments mandated by the Housing Element, including amendment of the second unit standards. The City Council will take final action on the Zoning Ordinance amendments. This application was submitted prior to Zoning Ordinance amendments and is subject to current standards for second units, which include Board review in some situations.

The Board should consider the policy direction set by the State and Housing Element in considering the application.

Project Description:

The project involves the development of a one-story second unit, which will have a floor area of 840 square feet, height of 21 feet, and a front porch with 60 square feet. The second dwelling unit will have dark stained horizontal cedar siding, a gable roof with hand split redwood shake ends, and white Milgard vinyl windows. The second unit will be located at the rear of the lot and developed in conjunction with the principal dwelling unit. The applicants prepared a written statement, which is attached to this staff report.

Environmental Review:

The application is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to the following:

15303: New Construction or Conversion of Small Structures: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The project is consistent with this categorical exemption in that it involves the development of one second unit with a floor area of 840 square feet, which is a small structure.

General Plan Consistency:

The General Plan Land Use Designation for this site is Medium Density Residential. The General Plan describes Medium Density Residential as the following: "Designates areas suitable for single family dwellings at a density of 2.1 to 6.0 units per acre. Smaller existing parcels within this designation would not be precluded from developing one housing unit. Population density for this designation would range from 5.0 to 14.4 persons per acre." The project is consistent with this designation in that the second unit is a residential use and would be developed in conjunction with a principal unit in a single-family residential neighborhood.

The application is also subject to the following General Plan goals and policies:

Housing Element

- *Policy G-5: The City will encourage second units.*

Land Use Element

- *Policy 6: Favor Infill: Encourage development within the city limits; favor infill development over annexation.*

The project is consistent with these General Plan goals and policies in that it involves infill development through the construction of a second unit on an existing residential lot.

Community Identity Element

- *Goal 2: Preserve the character of existing residential neighborhoods.*
- *Goal 3: Ensure that new residential development demonstrates quality, excellence of design, and sensitivity to the character of the surrounding neighborhood.*
- *Policy 2: Compatibility of Development with Surroundings: Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood.*

The project is consistent with these goals and policies in that it involves the development of a second unit, which will contain similar architectural elements as the proposed principal unit and surrounding residences in terms of roof style, siding, and a porch.

Zoning Ordinance Consistency:

The site is located in the RSF-2: Medium Density Single Family Residential District. The Zoning Ordinance states the following: "The purpose of the RSF-2 District is to implement the 'Medium Density Residential' land use category of the General Plan. This district is applicable to single-family residential areas at the mid-higher end of the allowable General Plan density range." The project is consistent with the Zoning Ordinance in that a second unit is classified as a permitted use in the RSF-District.

Second Dwelling Unit Criteria: Second units are subject to the following development standards per Section 17.110.030.D of the Zoning Ordinance:

Development Standard		Project
Floor Area	840 Square Feet	840 Square Feet
Building Height	25 Feet	21 Feet
Front Setback	20 Feet	130 Feet
Side Setback	5 Feet	20 Feet and 10 Feet
Rear Setback	15 Feet	20 Feet
Required Parking	One Space	One Space in Driveway

Section 17.110.030.D (3) of the Zoning Ordinance states the following: "Second units shall be subordinate to their principal unit in terms of size, and placement on the site, and shall be compatible architecturally with the principal unit and neighborhood, subject to Design Review Board approval."

The second unit is subordinate to the proposed principal unit in that it has a floor area of 840 square feet, a height of 21 feet, and is located at the rear of the lot while the principal unit is expected to have a floor area of 1911 square feet, could have a maximum height of 30 feet, and is located at the front of the lot with visibility from Calder Avenue.

The design of the second unit is architecturally compatible with the proposed principal unit in that both have gabled roofs with redwood shakes, horizontal siding, and porches. The design would also be compatible with the neighborhood and visual character of Sebastopol in that it would have a gable roof and horizontal siding, which is similar to several residences throughout the community, and there are many residential properties within the Sebastopol that have second units of a similar size.

Public Comment:

The Planning Department provided written notice of the application and Design Review Board meeting to property owners of all abutting parcels per Section 17.110.030.E (2) of the Zoning Ordinance.

Marsha Sue Lustig (7438 Calder Avenue): Reviewed the application and commented that she does not object to the development of the site but is concerned that runoff and erosion could have a detrimental impact on her property, and also raised a concern regarding tree protection. She provided email comments to the Engineering Department, regarding her concerns and suggestions for mitigation (attached). The Planning Department has recommended conditions of approval to address these issues.

City Departmental Comment:

The Planning Department circulated the application to the following City departments for review: Building and Safety, the City Arborist, Engineering, and Fire. Becky Duckles, the City Arborist, the Arborist's Report and commented that more specific construction information will be needed to determine the impact of development on site trees. The City Arborist concluded that site-specific Tree Protection Measures should be required for her review as a condition of approval, prior to issuance of a Grading Permit or Building Permit.

Required Findings:

Section 17.310.030.B.2 of the Zoning Ordinance establishes the following Design Review Procedure: In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether:

- a) The design of the proposal would be compatible with the neighborhood or and with the general visual character of Sebastopol.
- b) The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- c) It would not impair the desirability of investment or occupation in the neighborhood,
- d) The design is internally consistent and harmonious.
- e) The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Analysis:

The project involves the development of a one-story second unit with a height of 21 feet and floor area of 840 square feet. The second unit will be developed in conjunction with a proposed principal unit and located at the rear of the lot. The proposed principal unit does not require Board approval as it would be located on an existing residential lot, so the Board may only determine if the second unit is compatible with the site.

The project is responsive to prior Board comments concerning location of a second unit on the project, by moving the unit towards the rear of the site.

The Board could find that the second unit is architecturally compatible with the proposed principal unit in that both have gabled roofs with redwood shakes, horizontal siding, and porches. The Board could also find that second unit is compatible with the neighborhood and visual character of Sebastopol in that it would have a gable roof and horizontal siding, which is similar to several residences throughout the community, and there are many residential properties within the Sebastopol that have second units of a similar size.

Second units are required to be subordinate to the principal unit in terms of siting and size. There appears to be a clear subordinate relationship in that the second unit has a floor area of 840 square feet, a height of 21 feet, and is located at the rear of the lot while the principal unit is expected to have a floor area of 1911 square feet, could have a maximum height of 30 feet, and is located at the front of the lot with visibility from Calder Avenue.

The Planning Department received comments from a site neighbor, regarding concerns about tree protection as well as potential runoff and erosion as a result of the greater development of the lot: Principal unit, second unit, and driveway. Drainage and erosion control would be addressed during the Grading Permit and Building Permit processes, and subsequent construction. Staff has recommended specific conditions of approval to address these issues.

The City Arborist commented that site-specific tree protection measures are needed to determine the impact of development and to ensure that remaining site trees are protected. Staff has added a condition of approval, which requires tree protection measures to be reviewed and approved by the City Arborist, in an effort to ensure that site development is not detrimental to significant site trees.

Recommendation:

Staff recommends that the Board approve the application based on the facts, findings, and analysis set forth and subject to the conditions of approval contained in this staff report, if there is a consensus that the design of the second unit is compatible with the site.

Alternatively, the Board may find that revisions are necessary and a continuance is appropriate. Staff recommends that the Board provide specific direction for redesign to the applicant in the event of a continuance or rationale in the event of a denial.

**DESIGN REVIEW PERMIT: 2016
One-Story Second Dwelling Unit
7416 Calder Avenue**

Findings for Approval:

1. That the project is categorically exempt from the requirements of CEQA, pursuant to Section 15303, Class 3, in that it involves the development of one second unit with a floor area of 840 square feet and height of 21 feet, which is a small structure.
2. The project is consistent with the General Plan and Zoning Ordinance in that it involves the construction of a second dwelling unit through infill development in a residential neighborhood, and complies with the applicable development standards.
3. That the design of the second unit would be compatible with the neighborhood and visual character of Sebastopol in that it would have a gable roof and horizontal siding, which is similar to several residences throughout the community, and there are many residential properties within the Sebastopol that have second units of a similar size.
4. That the design of the second unit is architecturally compatible with the proposed principal unit in that both have gabled roofs with redwood shakes, horizontal siding, and porches.
5. That the second unit is subordinate to the proposed principal unit in that it has a floor area of 840 square feet, a height of 21 feet, and is located at the rear of the lot while the principal unit is expected to have a floor area of 1911 square feet, could have a maximum height of 30 feet, and is located at the front of the lot with visibility from Calder Avenue.
6. That the design of the second unit provides appropriate transitions and relationships to adjacent properties and the public right-of-way in that it would have a sizeable setback from Calder Avenue and adjacent properties, which maintains the single-family character of the neighborhood.
7. That the development of the second unit will not impair the desirability of investment or occupation in the neighborhood in that it has similar architectural elements as existing residences within proximity, would be a permanent structure with appropriate siting on a large lot, and appropriate conditions of approval are required to mitigate impacts on site trees and neighboring properties.
8. That the design of the second unit is internally consistent and harmonious in that it has consistent architectural features with dark stained cedar siding, gable ends with hand split redwood shakes, and Milgard vinyl windows.

9. That the design of the second unit is in conformity with the adopted Design Guidelines in that it establishes a harmonious integration into the neighborhood through the use of architectural features like horizontal siding and a gable roof, and utilizes durable exterior materials such as cedar and redwood.

Recommended Conditions of Approval:

1. Approval is granted for the Design Review submittal described in the application and plans date-stamped February 26, 2016. This approval is valid for two (2) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
2. All construction shall conform to the plans date-stamped February 26, 2016, unless the design is modified herein. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
3. Sewer and water services for the second unit shall be connected to the services of the proposed principal unit. All work shall be done in accord with City Standard Details and Specifications.
4. Any work to be done within any street right of way (sidewalk, driveway, curb drains, et cetera) will require a City Encroachment Permit.
5. The applicant shall provide an estimated quantity for grading prior to Engineering Department approval of the Building Permit Application. A Grading Permit may be required per City ordinance if grading quantity exceeds 50 cubic yards.
6. All new utility services must be placed underground.
7. The driveway serving the second dwelling unit shall be paved to the satisfaction of the City Engineer. Such improvements shall address drainage issues to the satisfaction of the City Engineer.
8. Building permit plans for the site shall demonstrate compliance with any applicable storm water requirements, including Urban Runoff Reduction and the Low Impact Development Manual. Use of swales, biofilters, green strips and rain gardens are encouraged.
9. Storm water pollution prevention measures for erosion and sediment control will be required for any work performed between October 15th and April 15th.
10. Roof drainage from the new unit shall be addressed to the satisfaction of the Building Official by directing flows into a vegetated swale, or into a cistern or rain barrel, subsurface detention system, or a combination of approaches approved by the Building Official. No new drainage may discharge across public sidewalks or across property lines.
11. Payment of impact fees is required prior to the issuance of a Building Permit.
12. No approvals for removal of protected trees have been herein authorized. Any such proposal shall be subject to the Tree Ordinance.
13. The second unit shall not be offered for sale apart from the principal unit.

14. Fully Automated Fire Sprinklers and a Smoke and Carbon Monoxide Detection System are required and shall be installed to the satisfaction of the Fire Chief.
15. Grading Permit and Building Permit applications shall include site-specific Tree Protection Measures, which must be approved by the City Arborist, prior to commencement of any construction on the lot. Trees at or near the property line which overhang the site shall be afforded equal protection. Building plans shall show required protection.
16. No Building Permit for the second unit shall be issued unless a Building Permit has first been issued for the principal unit.
17. Applicant is advised that development of the single family house will trigger a requirement for sidewalk improvements at the property frontage, which shall comply with City specifications as determined by the City Engineer.

Attachments:

- Master Planning Application Form
- Written Statement
- Principal Unit Elevation
- Materials
- Site Photographs
- Arborist's Report (Includes Location Map)
- Design Review Submittal
- Public Comment
- City Arborist's Report



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)
www.ci.sebastopol.ca.us

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

FOR CITY USE ONLY

ADDRESS: <u>7416 Calder Ave</u>	PLANNING FILE #: <u>2016 / 05</u>
PARCEL #: <u>004-191-022</u>	DATE FILED: <u>02/08/16</u>
PARCEL AREA: <u>10,667</u>	TOTAL FEES PAID: <u>\$315 Deposit</u>
	RECEIVED BY: <u>JA</u>
	DATE APPLICATION DEEMED COMPLETE: <u>02/08/16</u>

APPLICANT OR AGENT:

Name: Caleb Williams
 Email Address: Shannon.Caleb@gmail.com
 Mailing Address: 7416 Calder Ave
 City/State/Zip: Sebastopol, Ca
 Phone: 707 477 0530
 Fax: _____
 Business License #: _____
 Signature: Caleb Williams
 Date: 2/4/16

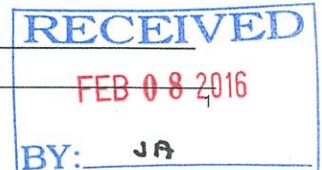
OWNER OF PROPERTY

IF OTHER THAN APPLICANT:
 Name: _____
 Email Address: _____
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Fax: _____
 Business License #: _____
 Signature: _____
 Date: _____
I certify that this application is being made with my consent.

OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: _____
 Email Address: _____
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Fax: _____

Name: _____
 Email Address: _____
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Fax: _____



PROJECT DESCRIPTION:

DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed):

See Written Statement

This application includes the checklist for the type of application requested: Yes No

Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.):

Design Review

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

empty lot

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING DEMOLISHED:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING NEW:	840	<input type="checkbox"/> N/A
NET CHANGE IN BUILDING SQUARE FEET:	840	<input type="checkbox"/> N/A
NUMBER OF DWELLING UNITS EXISTING:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input checked="" type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS PROPOSED:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input checked="" type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input type="checkbox"/> N/A
NET CHANGE IN DWELLING UNITS:	+1	<input type="checkbox"/> N/A
SETBACKS:	Existing:	Proposed:
	<input type="checkbox"/> Front Yard _____	<input type="checkbox"/> Front Yard <u> </u>
	<input type="checkbox"/> Side Yard _____	<input type="checkbox"/> Side Yard <u>20/10</u>
	<input type="checkbox"/> Rear Yard _____	<input checked="" type="checkbox"/> Rear Yard <u>20</u>
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> N/A

RECEIVED
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 BY: _____

EXISTING LOT DIMENSIONS:	Front: <u>60'</u> Left: <u>182'</u>	Rear: <u>60</u> Right: <u>174</u>	<input type="checkbox"/> N/A
PROPOSED LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	<input checked="" type="checkbox"/> N/A
EXISTING LOT AREA:	<u>10 667</u> Square Feet		<input type="checkbox"/> N/A
PROPOSED LOT AREA:	_____ Square Feet		<input checked="" type="checkbox"/> N/A
BUILDING HEIGHT:	Existing: <u>0</u>	Proposed: <u>21</u>	<input type="checkbox"/> N/A
NUMBER OF STORIES:	Existing: <u>0</u>	Proposed: <u>1</u>	<input type="checkbox"/> N/A
PARKING SPACE (S):	Existing: _____	Proposed: <u>1</u>	<input type="checkbox"/> N/A
ZONING	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N/A

Will the project involve a new curb cut or driveway? Yes No

Are there existing easements on the property? Yes No

Will Trees be removed? Yes No

If yes, please describe (**Example:** Type, Size, Location on property, etc.)

A ten inch Fir will be cut

Will Existing Landscaping be revised? Yes No

If yes, what is square footage of new or revised landscaping?

Will Signs be Changed or Added? Yes No

Business: Hours of Operation? Open: _____ Close: _____

Is alcohol service proposed? Yes No

If yes, what type of State alcohol license is proposed? _____

If yes, have you applied to the State Alcoholic Beverage Control for a license? Yes No

If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: _____

Is any live entertainment proposed? Yes No

If yes, please describe: _____

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

Caleb Williams 2/8/16 2016-05
Applicant's Signature Date Signed Planning File Number

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

NOTICE OF MAILING

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.

Caleb Williams Caleb Williams
Signature Printed Name

NOTE: It is the responsibility of the applicant and their representative to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however the applicant has responsibility for determining and following applicable regulations.

NEIGHBOR NOTIFICATION

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, resident and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project:

Yes

No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

WEBSITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning's, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

Project Description:

I am building a house and a second unit on the lot that is next door to where I live. The lot is 60 feet wide and 180 feet deep. It is on a downslope from Calder Ave. The house will be on the top, by the street, and the second unit will go behind and down from the house. From the street, the second unit will be hidden by the main house. It will be very hard to even see the second unit from the street.

The second unit will be built in a craftsman style as will the house. I like the craftsman style houses in Sebastopol, and it is designed to be like them. The outside will be shiplap siding with redwood shakes on the gable ends. I plan on having the siding stained a dark brown.

I have been before the design review board with an earlier version of this design before. I originally wanted to place the unit close to the street where the house is sited now. The design review board determined that it was not appropriate for second units to be close to the street. I was to move the second unit down the slope. That is where the second unit is now sited. It was then discovered that where I wanted to put the second unit is actually a second lot, separate from the lot where my house is. It is appropriate to put a house there, so that is what I am doing. I am also going to build the second unit simultaneously with the new house. By building them together I can make the buildings relate to each other more harmoniously. For example, I order windows and siding at the same time for both places.

Where the second unit is now sited is the best siting. It will be private with trees on all sides of it that will screen it from the neighbors. I am going to protect the large sequoia in the front, the maple and loquat on the side. I will use care in the construction not to hurt the trees. I will hand dig for the foundation, and make chases through the footings for any roots bigger than an inch and a half.

The second unit is designed with ease of access in mind. It is designed to be a good place for my mother in law to live. As people age, they have difficulty getting around. Eventually a lot of us end up in wheelchairs. I think that it is good to design houses to accommodate handicapped people. It will be a great place for anyone, handicapped or not, to live.





Front elevation of house to be built on lot adjacent to 7416 Calder avenue. Second unit will be behind this main house

RECEIVED
FEB 08 2016
BY: JA

Siding and Windows at 7416 Calder Ave



Dark stained cedar siding



The gable ends will be hand split redwood shakes



The windows will be white Milgard vinyl windows



Front door

RECEIVED
FEB 08 2016
BY: JA



RECEIVED
FEB 08 2016
BY: JA

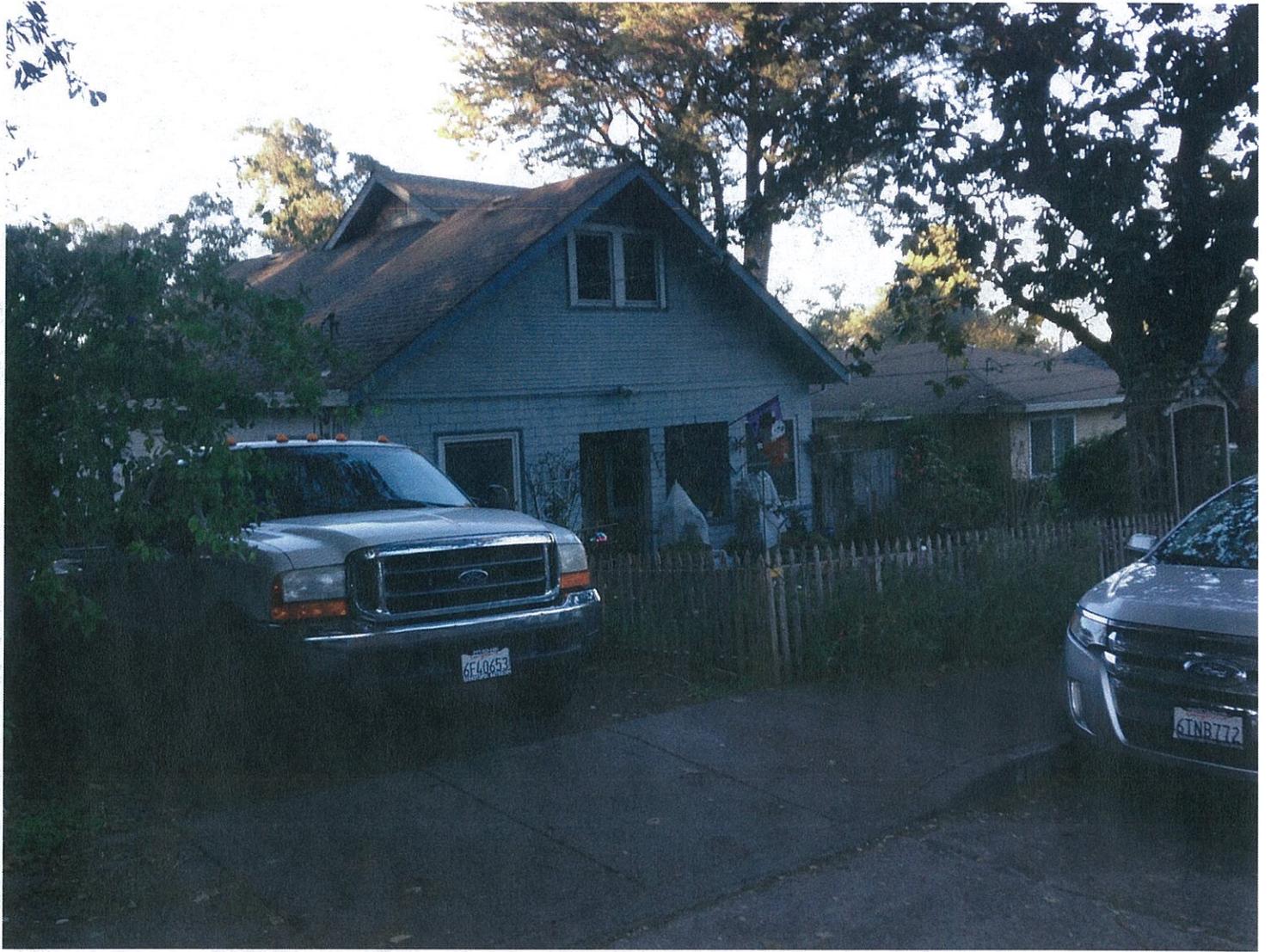


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707.331.5199
dfowlerdesigns@gmail.com

ARBORIST'S REPORT
February 2, 2016

On February 1, 2016 I visited the site at 7416 Calder Ave in Sebastopol to review several trees that may be impacted by the construction of a new home, granny unit, and driveway. I was provided with a site plan by Mr. Williams (see attached) which shows two trees on the site. I have labeled the trees on the site plan with letters "A"- "E". I found 3 other trees that were larger than 10" DBH that were not included on the survey, but will need to be removed in order to build the residence and granny unit. Also attached are labeled photographs of the trees.

Tree "A" is a 38" DBH Black Oak (*Quercus kelloggii*) that appears to be in good health and has good to excellent structure. The tree sits near the street and proposed driveway. The basic grading for the driveway has already been completed and the construction of the residence below will have minimal impact upon this tree as long as tree protection fencing is put up around the dripline and construction equipment and materials are not stored around it. If a new side walk is to be put in along the street (it is currently unpaved), I recommend not over-excavating, and using reinforced concrete on grade to minimize root damage.

Tree "B" is a 36" DBH Incense Cedar (*Calocedrus decurrens*). It sits adjacent to the proposed driveway and granny unit. It appears in good health and has good structure. The driveway already exists, and as long as it is not further excavated, I do not think it will be further impacted by the driveway. However, tree protection fencing should be set up as close to the driveway and granny unit as possible to prevent root damage and compaction. Roots will likely be encountered when digging the foundation of the granny unit. This area should be hand dug (within reason) and roots should be cut cleanly with a saw.

Tree "C" is a 21" DBH Incense Cedar (*Calocedrus decurrens*) that is not on the original site plan. It sits on the edge of the proposed residence, and will have to be removed. This tree appears to be in good health, but has fair structure because it has a significant lean for the first 15', then it straightens out. It is not an immediate hazard as it stands, but if a structure was placed adjacent to it, it would likely pose a hazard.

Tree "D" is a 12" DBH Pine sp (difficult to ascertain exact species at time of site visit). This tree appears to be in good health, but has poor structure. It was topped at some point and now has multiple leaders with weak attachment points. It sits where the proposed residence is located and will have to be removed.

Tree "E" is an 11" DBH Deodar Cedar (*Cedrus deodara*). This tree is located at the corner of the proposed granny unit, and will also have to be removed for construction. This tree is in good health and has good structure.



There are numerous other shrubs and very small trees that are not protected under the tree protection ordinance because of their size.

There are large trees on the neighboring properties, but I do not believe they will be affected by the construction of the new home.

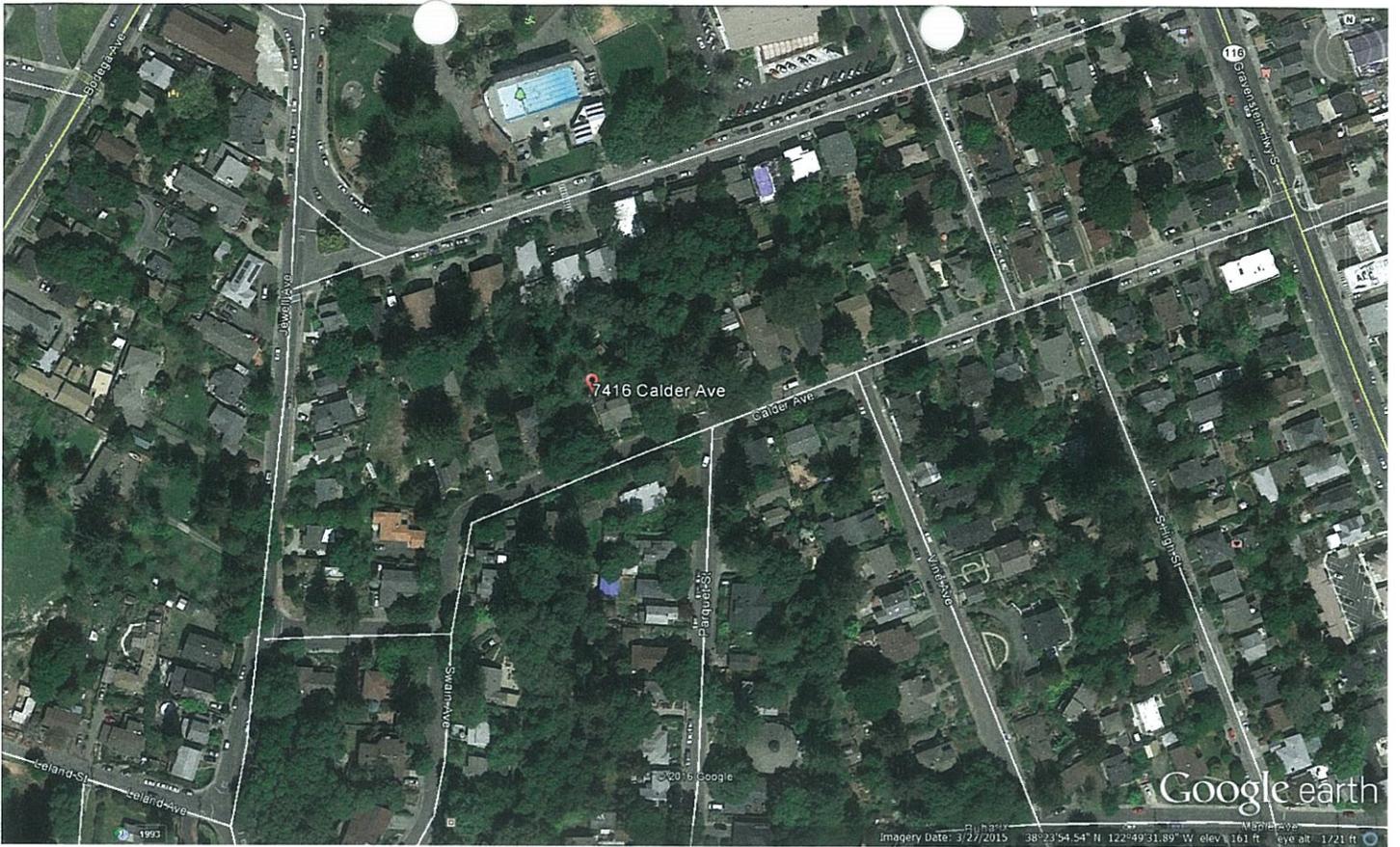
For mitigation, I would recommend (1) 24" box tree to replace tree "C" and (1) 15 gallon tree to replace tree "E". Tree "D" was severely damaged after it was topped, and would likely need to be removed in the future. I would recommend a medium to smaller sized trees such as *Myrica californica* or *Arbutus menziesii*, but there is also room for a new oak tree if the owners prefer a deciduous tree.

If you have any questions, please do not hesitate to call or email me.

Sincerely,

David Fowler

David Fowler
International Society of Arboriculture, Certified Arborist # WE-10576A



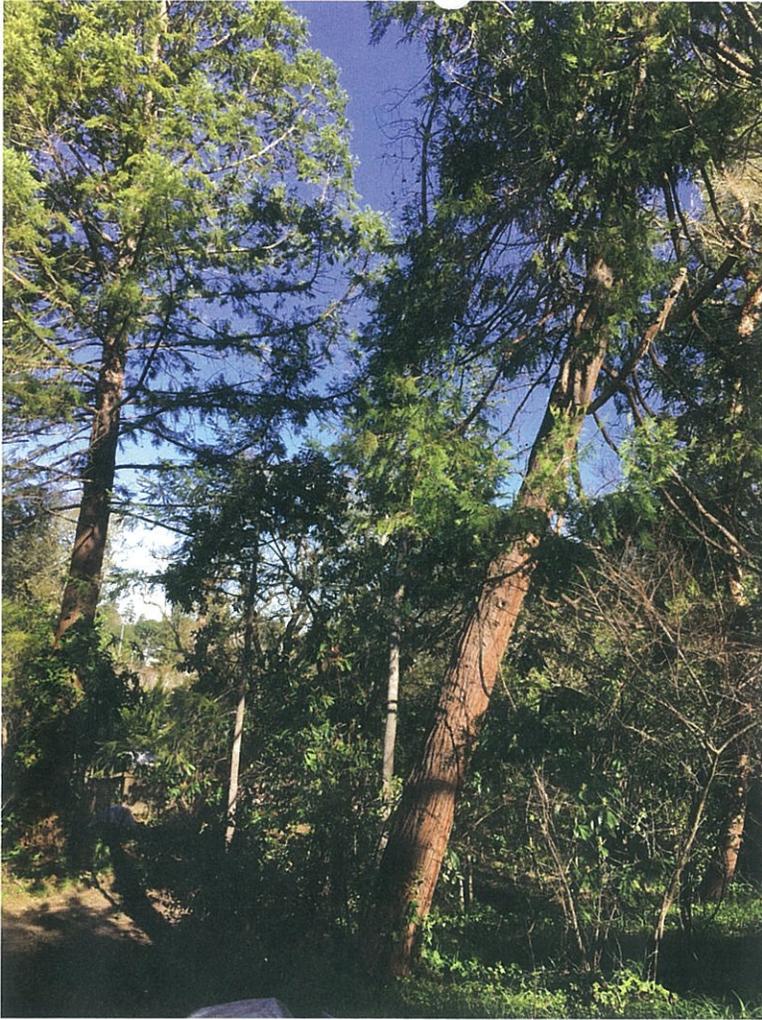
SITE LOCATION: 7416 CALDER AVE



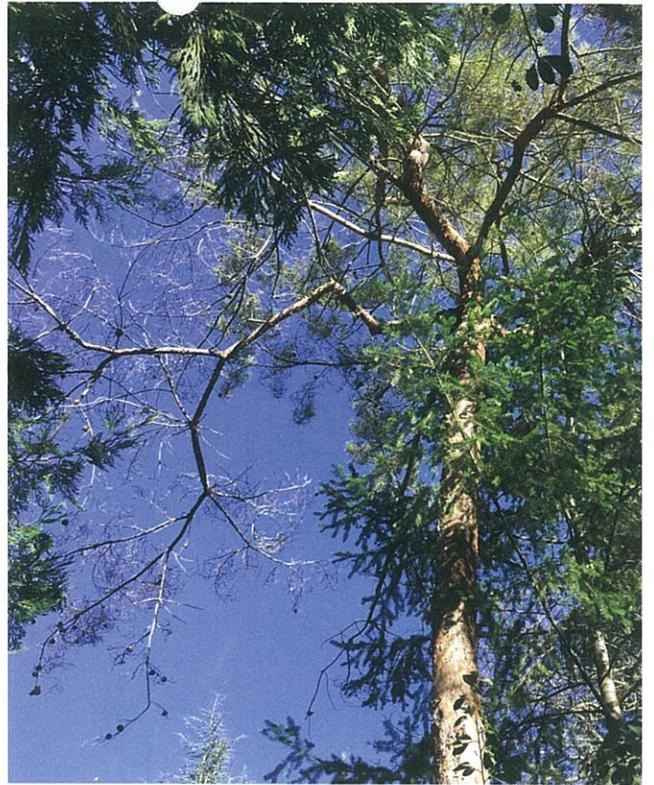
TREE A- TO REMAIN



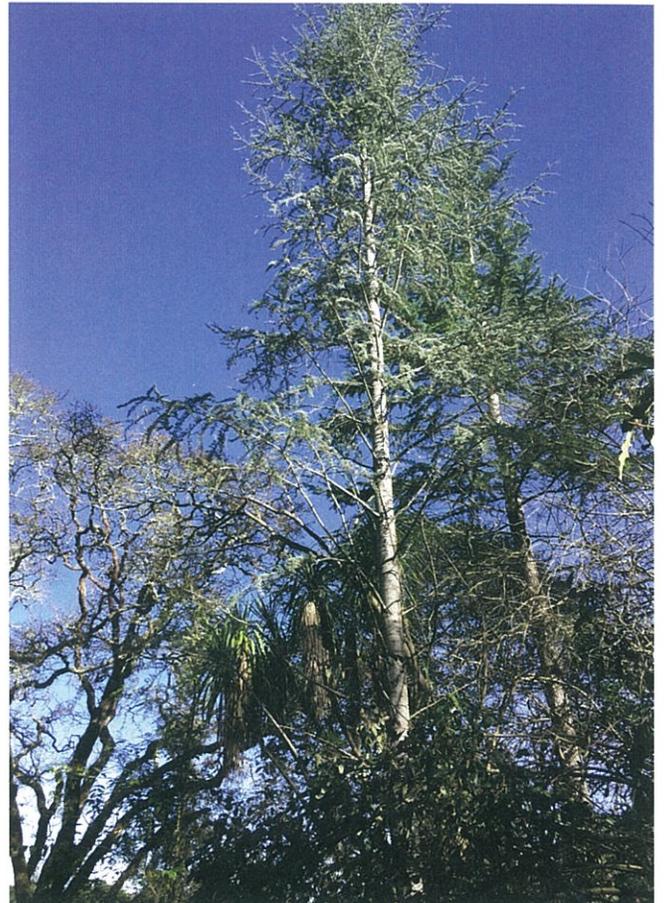
TREE B- TO REMAIN



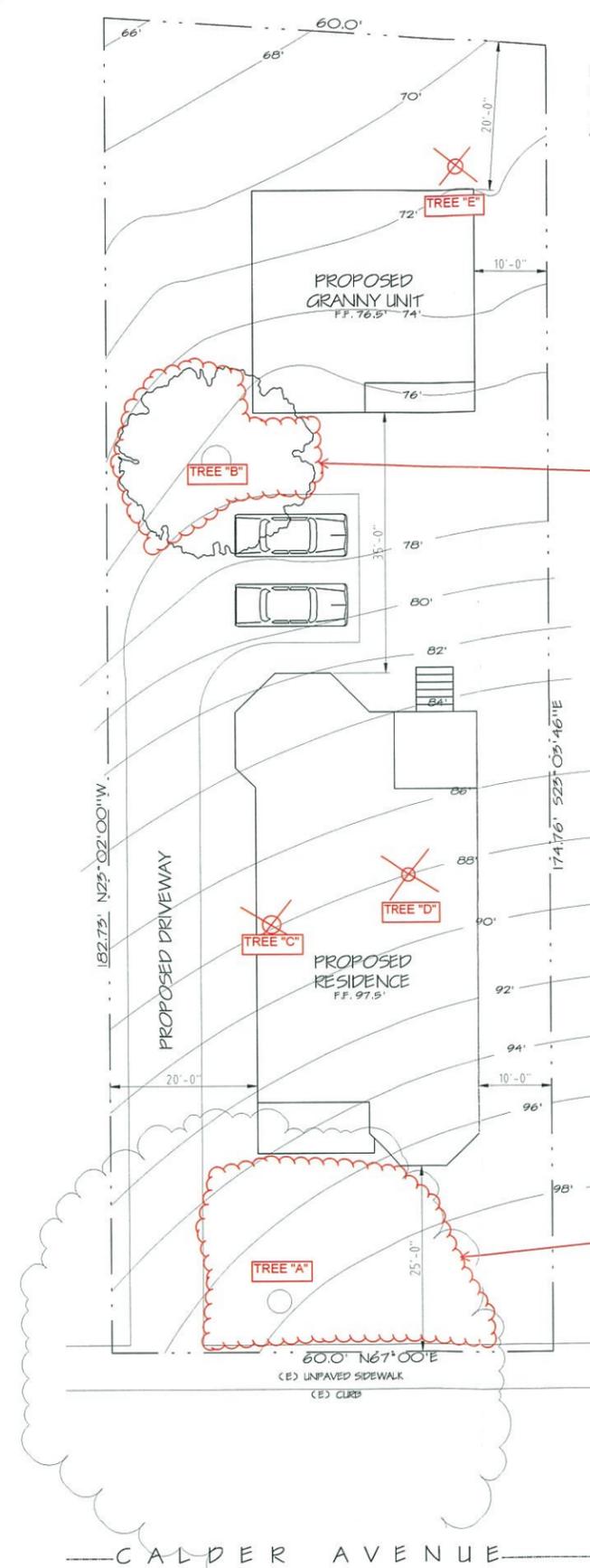
TREE C- LEANING INCENSE CEDAR TO BE REMOVED



TREE D- TOPPED PINE TO BE REMOVED



TREE E- DEODAR CEDAR TO BE REMOVED



LOT COVERAGE
 LOT AREA: 10,667 SQ FT
 PROPOSED LOT COVERAGE: 2811 SQ FT
 % LOT COVERAGE: 26.3%
 ALLOWED COVERAGE: 40%

ADD TREE PROTECTION FENCING AS CLOSE TO PROPOSED DRIVEWAY AND STRUCTURE AS POSSIBLE.

ADD TREE PROTECTION FENCING AS CLOSE TO PROPOSED DRIVEWAY AND STRUCTURE AS POSSIBLE.

CALDER AVENUE

SITE PLAN
 SCALE: 1" = 10'-0"

Date: 3/14

Revisions:

no.	date	by

Job No.

Drawn By:
 RAR II

Single Family Residence & Granny Unit For:
Caleb & Shannon Williams
 7416 Calder Avenue, Sebastopol, CA 95472
 APN 004-191-022
 phone: 707-861-3376
 email: shannon.caleb@gmail.com

Rick Rocklewitz
 401 Watertrough Road, Sebastopol, CA 95472
 Phone (707) 824-1803
 email : raj@sonic.net

Sheet:
 1 of 1

Date: 2/16

Revisions:

no.	date	by

Job No. _____

Drawn By:
RAR II

Granny Unit For:
Caleb & Shannon Williams
7416 Calder Avenue, Sebastopol, CA 95472
APN 004-191-022
phone: 707-861-3376
email: shannon.caleb@gmail.com

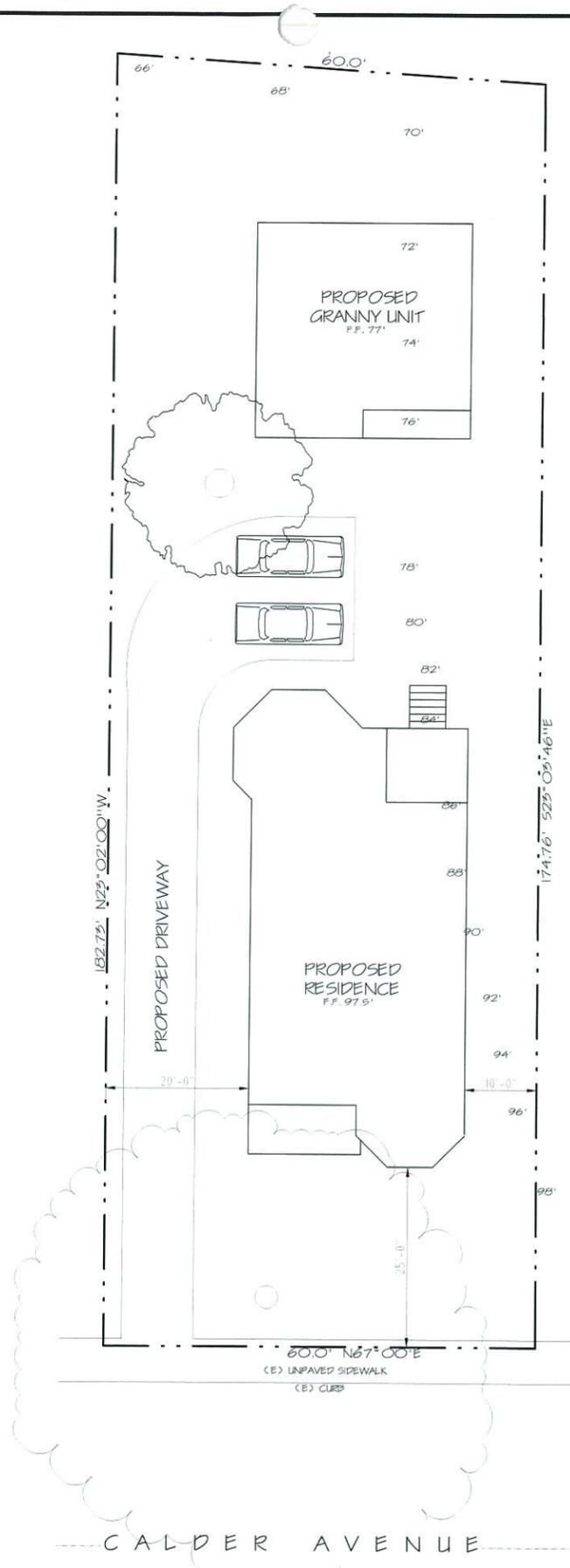
Rick Rocklewitz
401 Watertrough Road, Sebastopol, CA 95472
Phone (707) 824-1803
email: raj@sonic.net

Sheet:
1 of **1**

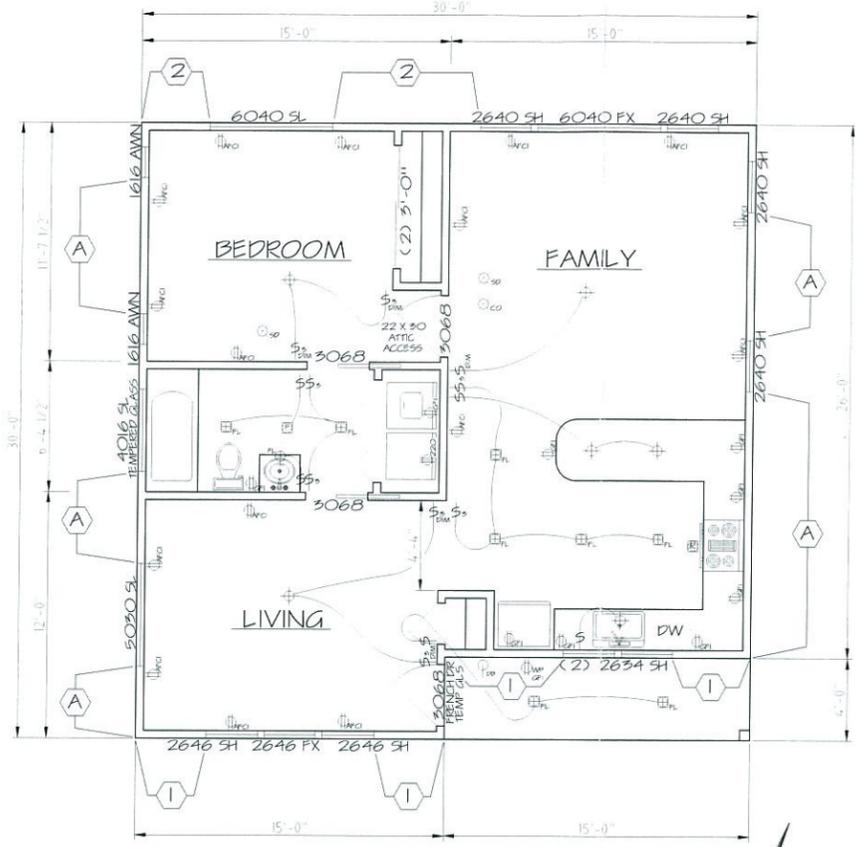
SCOPE OF WORK	SQUARE FOOTAGE
CONSTRUCT A NEW GRANNY UNIT	GRANNY UNIT: 840
	COVERED PORCH: 60

LOT COVERAGE

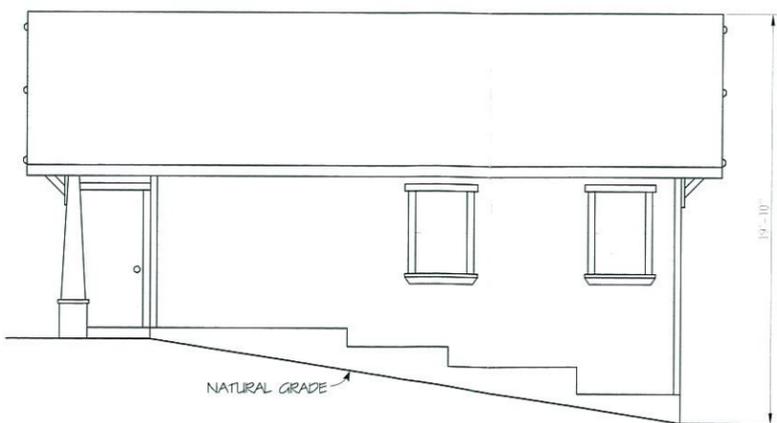
LOT AREA: 10,667 SQ FT
 PROPOSED LOT COVERAGE: 1911 SQ FT
 % LOT COVERAGE: 18%
 ALLOWED COVERAGE: 40%



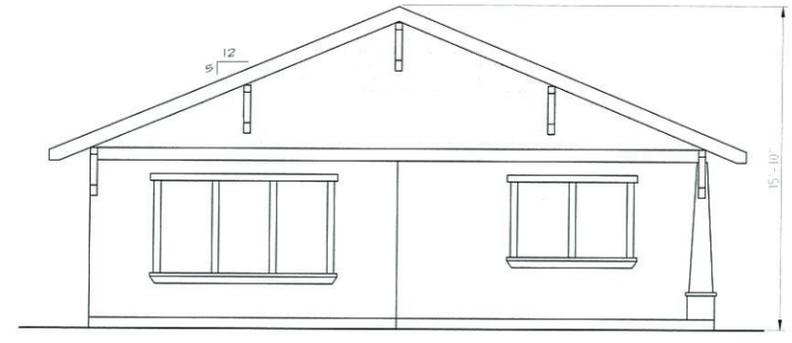
SITE PLAN
SCALE: 1" = 10'-0"



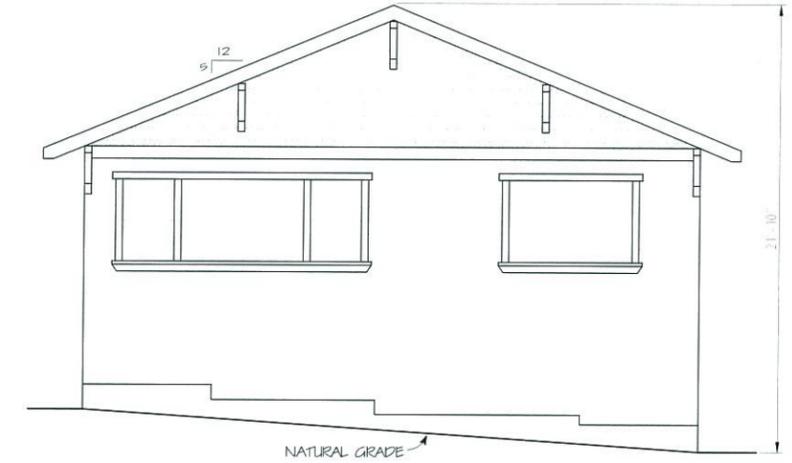
FLOOR PLAN
SCALE: 1/4" = 1'-0"



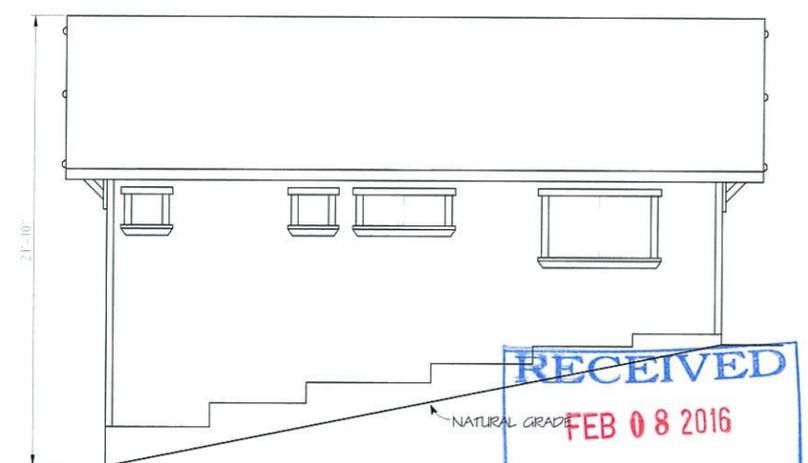
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
FEB 08 2016
JA

Jonathan Atkinson

From: Marsha Sue Lustig <mslustig@comcast.net>
Sent: Wednesday, March 09, 2016 1:24 PM
To: Henry Mikus
Cc: Joe Gaffney; Kenyon Webster; Jonathan Atkinson
Subject: questions regarding 7416 Calder Avenue site development

Hi Henry,

I hope that you are settling in to our little Sebastopudlian world.

I am contacting you about my next door neighbor's property development projects in the hopes that you can apprise us of the ways that Sebastopol will protect our property, located at 7438 Calder avenue, from increased runoff and erosion issues as their site is developed.

The neighbor's site sits upslope from our property and contains slopes in excess 20%. We expect to be assured that the appropriate steps will be taken such that after all the hardscape development of a significant portion of this site is developed, less water will run onto our property than currently does today. The neighbors below (front doors open onto Willow) both of our properties already have significant runoff issues from the subject property.

Please consider and answer the following questions prior to any project approvals:

- Will you show us a diagram of how on-site water drainage and retention is being handled on the subject site and how less, as opposed to more, water will reach our property after development? We are thinking that the installation of a solid board fence, as a last defense, will help prevent surface flow to our property. Do you agree? Will this be a project requirement? We ask you to include this as a requirement.
- Please explain that ways that you feel confident that Tree A (David Fowler arborist report dated 2/2/2016) will not be compromised and become a threat to our home during the development process. Will the tree protection program be implemented during the construction of either unit?
- We ask that tree protection and erosion control and surface water management occur with the very first building permit. Do you agree?

We do not object to the development of this site. However, we are extremely concerned about our investment in our home and the potential calamity due to existing slope conditions. We feel that all potential threats can be mitigated by careful consideration including the use of planted swales and fencing.

Please ensure that this email is forwarded to any City bodies that might be reviewing this project.

Thank you for your assistance in this matter,

Marsha Sue Lustig
696-4310

BECKY DUCKLES
CONSULTING ARBORIST & LANDSCAPE ADVISOR
SEBASTOPOL, CA.
707.829.0555 P

ARBORIST'S REVIEW

7416 Calder Ave. - Sebastopol
March 9, 2016

I have reviewed the Arborist's Report by David Fowler, dated February 2 for this project. We need specific Tree Protection Measures to accompany the Tree Location Map (marked up Site Plan) which designates which trees will have to be removed, and which are at risk during construction, and shows where replacement trees will be planted.

We need more specific information regarding the depth of, and construction details for the new sidewalk, driveway and granny unit foundation, and to know if roots of the 38" black oak (Tree A), and the 36" incense cedar (Tree B) will be impacted. The new driveway was recently graded – were any roots exposed or cut during that work? The property line tree's roots on the west side may be impacted by further driveway improvements.

One way to determine if roots will be found (and presumably cut) is to hand dig a trench at the limits of required work within the dripline of the cedar to the depth required for the driveway improvements and foundation within the dripline of the black oak and cedar. This work should be observed by the project arborist who should perform a site visit(s) during the trenching. If roots 2" and larger are found there should be recommendations from the arborist regarding alternative construction methods to preserve them. The architect/engineer should verify prior to that work that recommended means of preserving roots are acceptable.

The project arborist should also be present at somepoint during excavation for the foundation of the upper dwelling, where work will be done within the dripline of the large black oak, Tree A. The suggestion of a shallow depth, reinforced concrete sidewalk is excellent, if the City approves it. The arborist should oversee excavation for it was well, to determine if roots will be impacted.

Will there be a fence installed along the west property line? If not, there may be a need to plant narrow, upright evergreen screening shrubs along that planter area in lieu of additional trees, to provide privacy screening for both properties. A row of 15 gal. shrubs/trees along that property line may be needed. The Pacific wax myrtle proposed for replacement trees could serve this purpose unless the area is too narrow.

The site-specific Tree Protection Measures, to be reviewed and approved by the City Arborist may be required and provided as a condition of approval, prior to issuance of grading or building permits.

Respectfully submitted,

Becky Duckles

Becky Duckles, City Arborist & Landscape Consultant
ISA Certified Arborist #WE-0796A