

City Council  
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Planning Director  
Kenyon Webster  
Assistant Planner  
Jonathan Atkinson  
Administrative Assistant  
Rebecca Mansour

## City of Sebastopol Design Review Board Staff Report

Meeting Date: July 6, 2016  
Agenda Item: 8A  
To: Design Review Board  
From: Jonathan Atkinson, Assistant Planner  
Subject: Design Review: New Dwelling Unit - Mixed-Use Development  
Recommendation: Approval with Conditions  
Applicant/Owner: Patrick Slayter/Erica Wolfson and Barry Green  
File Number: 2016-40  
Address: 7147 Burnett Street  
CEQA Status: Categorical Exemption: Section 15303: Class 3  
General Plan: Downtown Core  
Zoning: CD: Downtown Core

### **Introduction:**

This is a Design Review application, requesting approval to develop a single-family residence at 7147 Burnett Street. The site is currently home to a one story structure, which was converted from a residential use to a commercial use years ago. The addition of a single-family residence will create a mixed-use development at the site.

### **Project Description:**

The project involves the construction of a two-story single-family residence to create a mixed-use development in Downtown Sebastopol. The residence will be located at the rear of the lot and have a height of 21 feet and a floor area of 840 square feet. The residence will be of a modern architectural style and consist of a standing seam metal roof, both batten and natural wood siding, and aluminum window frames. The applicant has prepared a written statement, which is attached to the staff report.

### **Environmental Review:**

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

*Section 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.

- a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

The project is consistent with this categorical exemption in that it involves the development of one single-family residence, which will have a height of 21 feet and floor area of 840 square feet.

### **General Plan Consistency:**

The General Plan Land Use designation for the site is Downtown Core. The General Plan describes Downtown Core as the following: "This designation applies to Sebastopol's Downtown and permits office, commercial and retail uses, as well as mixed-use residential developments. Residential uses are permitted at a density of 15 to 44 units per acre if combined with commercial land uses, such as office and retail. Maximum FAR shall not exceed 2.0 (not including the residential use). This designation is intended to implement the Downtown Plan and enhance the vitality and character of Sebastopol's historic commercial area. Second story housing is encouraged."

The project is consistent with the Downtown Core designation in that it involves the development of one single-family residence, which will be combined with an office use, located in an existing detached building.

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

#### Land Use Element

- *Goal 2: Maintain Sebastopol as a small town.*
- *Policy 6: Favor Infill: Encourage development within the city limits; favor infill development over annexation.*

The project is consistent with the applicable goal and policy of the Land Use Element in that it is a single-family residence, which will result in the further development of an existing lot in Downtown Sebastopol, and is not situated at the City's periphery nor does it require an annexation. The project helps maintain Sebastopol as a small town in that it will only result in the addition of one single-family residence via infill development.

#### Community Identity Element

- *Goal 1: Build on and strengthen Sebastopol's unique identity and sense of place.*
- *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 the goals and policy of the Community Identity Element in that the

addition of a single-family residence will strengthen the sense of place in the Downtown Core by contributing to its variety of uses. The project is a well-designed single-family residence of a modern architectural style, which uses various materials, and is sensitive to the surrounding neighborhood with its scale and height. The Downtown Core is home to a variety of architectural styles from multiple eras, and the construction of a modern single-family residence contributes to its architectural diversity.

**Zoning Ordinance Consistency:**

The site is located in the CD: Downtown Core District. The Zoning Ordinance states the following: "The CD District is intended to create, preserve, and enhance the downtown area as the historic retail core of Sebastopol."

The project is consistent with the CD District in that it involves a mixed-use residential development, which is classified as a permitted use when it involves 'Permanent Residential Uses' permitted in the RM-H District. The project involves the addition of a single-family residence combined with an office use, which is permitted in the RM-H District.

The project is subject to the following provisions of the Zoning Ordinance:

Development Standard	Project
17.64.040: Maximum Size of Commercial Uses 35,000 Square Feet	Non-Applicable
17.64.060: Building Height Main Buildings: 40 Feet - 3 Stories	21 Feet – 2 Stories
17.64.070.A: Front Setback None Required	88 Feet and 2 Inches
17.64.070.B: Side Setback None Required	23 Feet (West) 3 Feet (East)
17.64.070.C: Rear Setback None Required	3 Feet
17.64.080: Floor Area Ratio 2.0: Excludes Residential Development	Non-Applicable for Residential Development
17.64.090: Maximum Residential Density One Dwelling Unit Per 1,000 Square Feet	One Dwelling Unit on 5,070 Square Foot Lot
17.64.100: Minimum Usable Open Space Required Minimum of 200 Square Feet Per Dwelling Unit	Usable Open Space Exceeds 200 Square Feet
17.64.110: Buffering Screening Required Dense Landscaping or Solid Fence (6 Foot Fence) (Only Applicable if Lot Abuts 'R' District)	Non-Applicable
17.08.114.F: Mixed-Use Residential Minimum Square Footage of Project: 25 Percent Maximum Square Footage of Project: 75 Percent	Total Square Footage: Total Residential Square Footage: 840 (52.9% of the Project)
17.220.030.A (1): Off-Street Parking Required Two Off-Street Spaces	Three Off-Street Spaces One On-Street Space

The project is consistent with the applicable development standards of the Zoning Ordinance.

**Public Comment:**

The Planning Department has not received any comments from the public as of writing the staff report.

**City Departmental Comment:**

The Planning Department circulated the application to the following City departments for review: Building and Safety, Engineering, and Fire. The Planning Department has not received any City departmental comments as of writing the staff report.

**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 construction of a single-family residence, which will create a mixed-use development in that the site is currently home to a building that contains a structure with an office use. The project is consistent with both the General Plan and Zoning Ordinance. The residence will be developed on Burnett Street, which contains surface lots, which serve Wells Fargo and Sebastopol Independent Charter School, multiple residential buildings, some of which have been converted to commercial uses, and two larger mixed-use buildings near Main Street. The Board may find that the design of the residence is appropriate for the site for multiple reasons.

Overall, the Downtown Core contains an eclectic mix of architectural styles, both historical and modern. The residence is of a modern architectural style and will contribute to the architectural diversity of the Downtown Core and throughout Sebastopol. The residence does not alter the aesthetic of Burnett Street in that it will be located at the rear of a deep lot and will be screened by the existing structure and multiple large trees. The design is also internally consistent and harmonious with its use of uniform materials in that the residence will have a standing seam metal roof, batten and natural wood siding, and complementary colors. Finally, the residence will be of a comparable size to several existing structures within vicinity, and it will not contain architectural features that would be inappropriate in a downtown setting, such as a street-fronting attached garage.

**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 project 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: 2016-40**  
**Mixed-Use Development: New Dwelling Unit**  
**7147 Burnett Street**

**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 construction of one small single-family residence on a lot with an existing single-story structure, which will have a height of 21 feet and floor area of 840 square feet.
2. That the project is consistent with the Downtown Core land use designation of the General Plan in that it involves the development of one single-family residence, which will be combined with an office use, located in an existing detached building.
3. That the project is consistent with the applicable goals and policies of the Land Use Element and Community Identity Element in that it helps maintain Sebastopol as a small town in that it will only result in the addition of one single-family residence via infill development. The project is well-designed and of the modern architectural style, which uses various materials, and is sensitive to the surrounding neighborhood with its scale and height; and the Downtown Core is home to a variety of architectural styles from multiple eras, and the construction of a modern single-family residence contributes to its architectural diversity.
4. That the project is consistent with the Zoning Ordinance in that a single-family residence combined with an existing office use creates a mixed-use development, which is permitted in the Downtown Core District, and the project is consistent with its applicable development standards.
5. That the design of the project will be compatible with the neighborhood and with the general visual character of Sebastopol in that the single-family residence is of a modern architectural style and will contribute to the architectural diversity of the Downtown Core and the city. The residence also contain architectural elements which are represented in the Downtown Core, such as a standing seam metal roof and horizontal and vertical wood siding.
6. That the design provides appropriate transitions and relationships to the public right-of-way in that the single-family residence will be located at the rear of a deep lot, utilizes an existing driveway, and has almost no impact on the sidewalk and Burnett Street. The project also provides appropriate relationships to adjacent properties in that the residence will be situated in a way that allows for the preservation of existing site trees, facilitating a natural buffer and screening.
7. That the project will not impair the desirability of investment or occupation in the neighborhood in that it will result in the construction of a new residence that adds to Sebastopol's architectural diversity, and does not have a significant visual impact, as it is located at the rear of the lot and will enable the preservation several large site trees and facilitate privacy.

8. That the design is internally consistent and harmonious with its use of uniform materials in that the residence will have a standing seam metal roof, batten and natural wood siding, and complementary colors.
9. That the design is in conformity with the adopted Design Guidelines in that the residence contains a variety of architectural elements to break up the façade, such as large square and rectangular windows, horizontal redwood siding, vertical batten board siding, and a standing seam metal roof at various elevations. The design also establishes off-street parking as a secondary site feature in that there are three spaces but they are uncovered, and are not part of the design, such as an attached garage.

**Recommended Conditions of Approval:**

1. Approval is granted for the Design Review submittal described in the application and plans date-stamped May 25, 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 May 25, 2016, unless the design is modified herein. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
3. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
4. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
5. Payment of impact fees is required prior to the issuance of a Building Permit.
6. The front building shall not be converted to a residence.
7. Storm water pollution prevention measures for erosion and sediment control will be required for any work performed between October 15<sup>th</sup> and April 15<sup>th</sup>.
8. 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
9. Any work in the public right of way will require an Encroachment Permit issued by the Engineering Department.
10. The sewer and water services to the new dwelling unit shall be connected to the existing sewer and water services for the front building.
11. The water service to the new building shall be sized to provide adequate fire flows to the

satisfaction of the Fire Chief.

12. The developer shall retain the services of an arborist to observe all grading and excavation within the drip line of trees to be preserved.
13. Fire suppression automatic sprinklers shall be installed to the satisfaction of the Fire Chief.
14. No protected tree removals are authorized with this approval. Any tree removals shall be consistent with the Tree Protection Ordinance.
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.

**Attachments:**

- Master Planning Application Form
- Location Map
- Written Statement
- Parcel Map
- Materials Board
- Site Photographs
- Design Review Submittal



# 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](http://www.ci.sebastopol.ca.us)

## MASTER PLANNING APPLICATION FORM

### PROJECT INFORMATION:

### FOR CITY USE ONLY

ADDRESS: 7147 Burnett St.	PLANNING FILE #: 2016 / 40
PARCEL #: 004-203-003	DATE FILED: 05/25/16
PARCEL AREA: 5070 Sq. Ft.	TOTAL FEES PAID: \$ 315 Deposit
	RECEIVED BY: JA
	DATE APPLICATION DEEMED COMPLETE: 05/25/16

### APPLICANT OR AGENT:

Name: Patrick Slayter, Architect  
 Email Address: ps.sebcc@gmail.com  
 Mailing Address: P.O. Box 941  
 City/State/Zip: Sebastopol CA 95473  
 Phone: 707.829.9090  
 Fax: \_\_\_\_\_  
 Business License #: SLA0001  
 Signature:   
 Date: 05/19/16

### OWNER OF PROPERTY

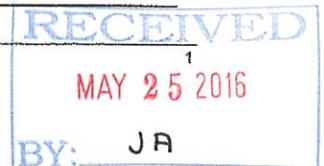
#### IF OTHER THAN APPLICANT:

Name: Barry Green & Erica Wolfson  
 Email Address: ericawolfson@gmail.com  
 Mailing Address: 7147 Burnett St.  
 City/State/Zip: Sebastopol CA 95472  
 Phone: 707.829.5440  
 Fax: \_\_\_\_\_  
 Business License #: \_\_\_\_\_  
 Signature:   
 I certify that this application is being made with my consent.  
 Date: 05/19/16

### 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):

Construction of a new dwelling unit.

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:

Existing professional office in original building.

**DEVELOPMENT DATA:**

SQUARE FEET BUILDING EXISTING:	748 #	<input type="checkbox"/> N/A
SQUARE FEET BUILDING DEMOLISHED:	0	<input 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 checked="" type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input 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:	<u>Existing:</u> <input checked="" type="checkbox"/> Front Yard <u>12' +/-</u> <input checked="" type="checkbox"/> Side Yard <u>5' +/-</u> <input checked="" type="checkbox"/> Rear Yard <u>38' +/-</u> <input type="checkbox"/> N/A	<u>Proposed:</u> <input type="checkbox"/> Front Yard <u>42' +/-</u> <input type="checkbox"/> Side Yard <u>3'-0"</u> <input type="checkbox"/> Rear Yard <u>3'-0"</u> <input type="checkbox"/> N/A

EXISTING LOT DIMENSIONS:	Front: <u>43'</u> West Left: <u>109'</u>	Rear: <u>47'</u> East Right: <u>127'</u>	<input type="checkbox"/> N/A
PROPOSED LOT DIMENSIONS:	Front: <u>43'</u> Left: <u>109'</u>	Rear: <u>47'</u> Right: <u>127'</u>	<input type="checkbox"/> N/A
EXISTING LOT AREA:	<u>5070</u> Square Feet		<input type="checkbox"/> N/A
PROPOSED LOT AREA:	<u>5070</u> Square Feet		<input type="checkbox"/> N/A
BUILDING HEIGHT:	Existing: <u>23'</u>	Proposed: <u>21'</u>	<input type="checkbox"/> N/A
NUMBER OF STORIES:	Existing: <u>1</u>	Proposed: <u>2</u>	<input type="checkbox"/> N/A
PARKING SPACE (S):	Existing: <u>3</u>	Proposed: <u>4</u>	<input type="checkbox"/> N/A
ZONING	Existing: <u>CD</u>	Proposed: <u>CD</u>	<input 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.)

--

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.

	05/19/16	2016-40
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.**

  
\_\_\_\_\_  
Signature

Patrick Slayter  
\_\_\_\_\_  
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:

Talked with all immediate neighbors.

## 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:

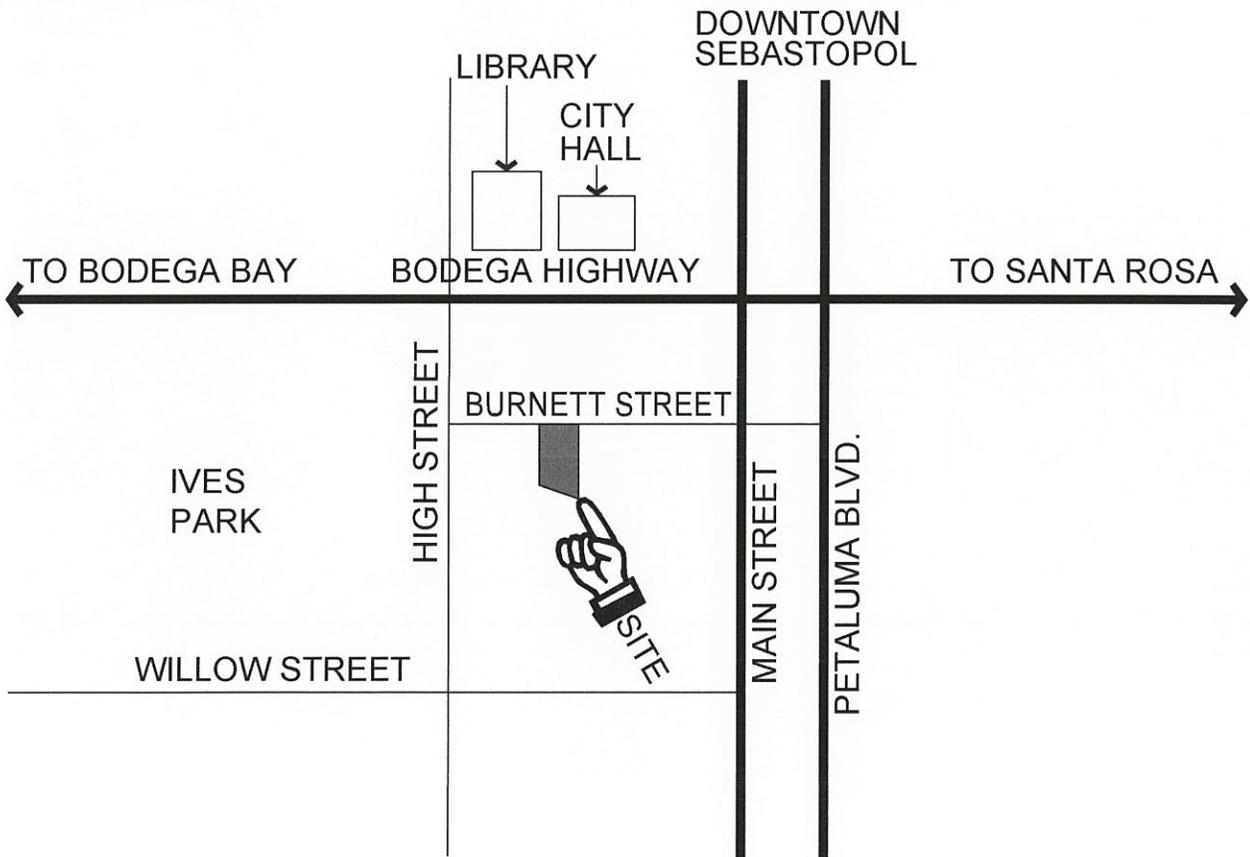
- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

PATRICK SLAYTER ARCHITECT  
GREEN / WOLFSON MIXED-USE PROJECT  
7147 BURNETT STREET  
SEBASTOPOL, CA 95472

AREA TOTALS

Lot:	5070 square feet
Original, existing building:	748 square feet
Proposed new residence:	840 square feet
Lot Coverage Ratio:	32%

PROJECT LOCATION



RECEIVED  
MAY 25 2016  
BY: JA

PATRICK SLAYTER ARCHITECT  
GREEN / WOLFSON MIXED-USE PROJECT  
7147 BURNETT STREET  
SEBASTOPOL, CA 95472

PROJECT NARRATIVE

This project proposes the construction of a new one bedroom dwelling unit in the rear portion of an existing downtown lot. The front portion of the lot contains a circa 1906 structure, originally built as a residence, that was converted to commercial use many years ago.

The original driveway on the west side of the lot will be extended to the south to provide additional parking at the rear of the original building.

The lot features a large mature coast redwood tree which is listed in the Sebastopol Tree Protection Ordinance (Chapter 8.12) as a protected species, although it is not native to the area. The location and size of this stately tree has informed many of the design decisions for the proposed project; the building size, the building foundation system, the building floor plan, fenestration and access, orientation and the parking space locations have all been considered

The lot is currently landscaped, more formally along the street frontage, less formally in the rear yard area and this type and scale of landscaping in the rear yard is proposed to continue.

PARKING

Existing commercial use total square footage: 748 square feet

748 S.F. x .85 = 635 square feet net floor area

Per 17.220.030(M) one space per 400 square feet of net floor area

635 square feet net floor area / 400 = 1.6 parking spaces => 2 spaces

Per Sebastopol Zoning Ordinance Code Section 17.220.020(B) the floor area shall be the gross exterior floor area minus 15 percent of the total area.

Proposed new use: Residential, single family dwelling, one bedroom

Per 17.220.030A(1)

Required parking = 2 parking spaces

Total parking provided = 4 parking spaces



# COUNTY ASSESSOR'S PARCEL MAP

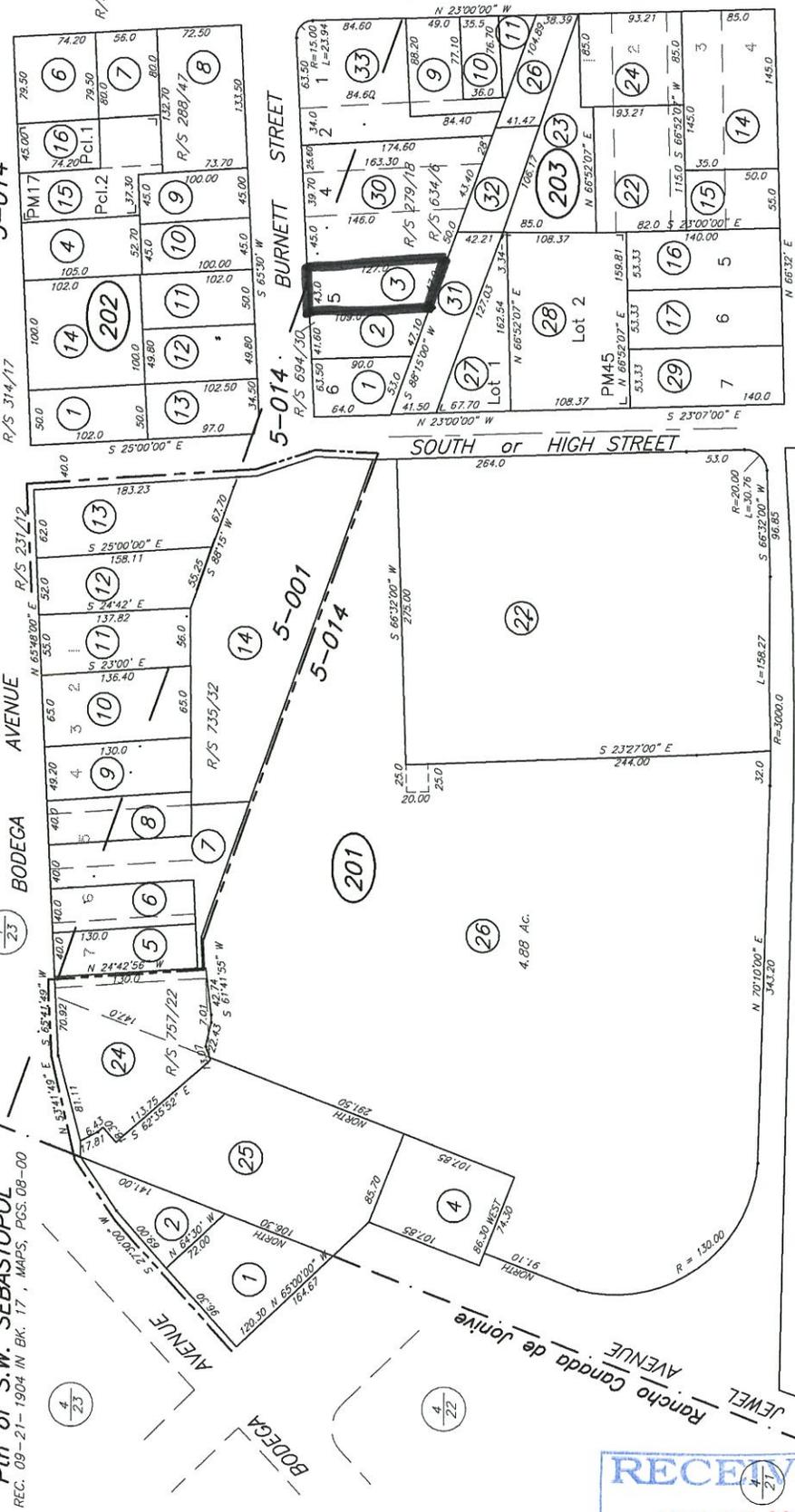
Ptn of CALDER'S ADDITION  
REC. 04-17-1902 IN BK. 14, MAPS, PGS. 21-00

Ptn of S.W. SEBASTOPOL  
REC. 09-21-1904 IN BK. 17, MAPS, PGS. 08-00

TAX RATE AREA  
5-001  
5-014

4-20

SCALE: 1"=100'



Block 1 of RAILROAD ADDITION

Ptn of CITY OF SEBASTOPOL  
REC. 04-14-1929 IN BK. 47, MAPS, PGS. 43-00

SBE 859-49-9L Parcel 37  
Parcel Map No. 17  
REC. 12-10-1971 IN BK. 164, MAPS, PGS. 41-00

Parcel Map No. 45  
REC. 01-28-1977 IN BK. 247, MAPS, PGS. 20-00

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.

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. This map was prepared for the information supplied to the Assessor. It is not intended to be a record deed, prior assessment maps, etc.)

Assessor's Map Bk. 004, Pg. 20  
Sonoma County, Calif. (ACAD)

KEY 2-4-13 KB

REVISED  
10-09-02=33(203)-LSL  
05-10-07=R/S-MH  
02-18-10=R/S-KB  
02-08-13=26(201)-KB  
11-20-13=R/S-KB



PATRICK SLAYTER ARCHITECT  
GREEN / WOLFSON MIXED-USE PROJECT  
7147 BURNETT STREET  
SEBASTOPOL, CA 95472  
COLOR PALETTE



main body siding



natural redwood siding



window frames



fascia & barge rafters



metal roof



PATRICK SLAYTER ARCHITECT  
GREEN / WOLFSON MIXED-USE PROJECT  
7147 BURNETT STREET  
SEBASTOPOL, CA 95472  
PHOTOGRAPH KEYMAP



RECEIVED  
MAY 25 2016  
BY: JA



(A)



(B)



©



©



(E)



(F)



Ⓒ



Ⓓ



I



J



(K)



(L)



M



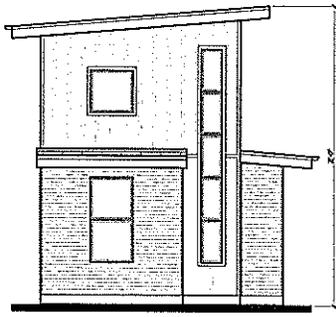
N



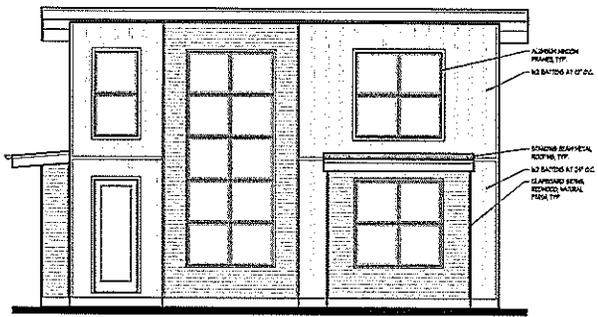
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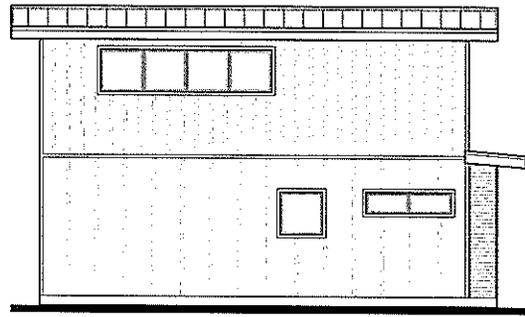
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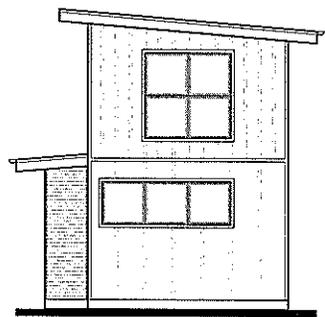
NORTH ELEVATION  
SCALE 1/8" = 1'-0"



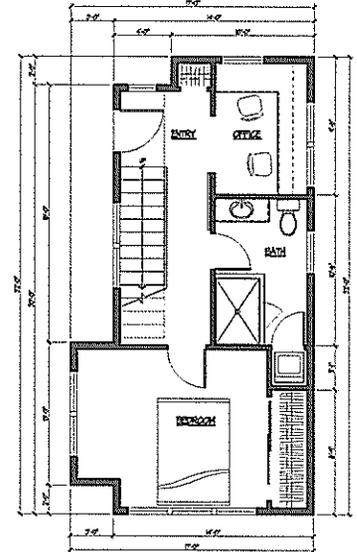
WEST ELEVATION  
SCALE 1/8" = 1'-0"



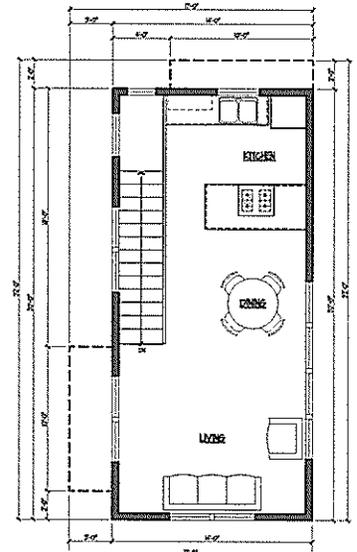
EAST ELEVATION  
SCALE 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

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