



# City of Sebastopol Planning Commission Staff Report

[Mayor](#)  
Sarah Glade Gurney  
[Vice Mayor](#)  
Una Glass  
[City Council](#)  
John Eder  
Robert Jacob  
Patrick Slayter

[Planning Director](#)  
Kenyon Webster  
[Assistant Planner](#)  
Jonathan Atkinson  
[Administrative Assistant](#)  
Rebecca Mansour

**Meeting Date:** December 8, 2015  
**Agenda Item:** 9A  
**To:** Planning Commission  
**From:** Kenyon Webster, Planning Director  
Jonathan Atkinson, Assistant Planner  
**Subject:** Variance: Rear Setback in RSF-2 District  
**Recommendation:** Consider Request  
**Applicant/Owner:** Michael Jones/Terri Tachovsky and Karen Knudson  
**File Number:** 2015-98  
**Address:** 570 Ellis Court  
**CEQA Status:** Categorical Exemption: Section 15303: Class 3  
**General Plan:** Medium Density Residential  
**Zoning:** RSF-2: Medium Density Single Family

**Introduction:**

This is a Variance application, requesting approval to develop a second dwelling 1½ feet into the rear yard setback area at 570 Ellis Court. The property currently contains a single-family residence and a detached garage.

Design Review approval is required for the final design of the second dwelling unit per Section 17.110.030 of the Zoning Ordinance. The Planning Department received a Minor Design Review application about, which the Planning Director will make a determination, pending Planning Commission action on the Variance application.

The Planning Commission is authorized to review all Variance applications as set forth in Section 17.270.030.B of the Zoning Ordinance.

**Project Description:**

The application involves a Variance request to allow for a second dwelling unit 1½ feet into the rear yard setback area. The second dwelling unit would have one story, a floor area of 588 square feet, and a height of 16 feet and 6 inches. The second dwelling unit would be attached to an existing detached garage, which has a floor area of 484 square feet. The applicants' primary stated reason for the request is that compliance with the required rear yard setback would disrupt existing utilities and trees, as the septic tank and sewer line would need to be relocated. The applicants have prepared a written statement, which is attached to this report.



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## **Environmental Review:**

The application is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3, which includes the construction and location of limited numbers of new, small facilities or structures. One single-family residence, or a second dwelling unit in a residential zone constitutes as a categorical exemption of CEQA under Section 15303(a). The application is consistent with this categorical exemption in that it involves a Variance for the development of a second dwelling unit.

## **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 application is consistent with the Medium Density Residential Designation in that it involves the development of a second dwelling unit in an area that contains an array of residential uses.

## **Zoning Ordinance Consistency:**

The site is located in the RSF-2: Medium Density Single Family 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 application is consistent with the RSF-2 District in that it involves a second dwelling unit, which is a permitted use.

***Second Dwelling Unit Criteria:*** One-story second dwelling 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	588 Square Feet
Building Height	17 Feet	16½ Feet
Front Setback	20 Feet	N/A
Side Setback	5 Feet	5 Feet
Rear Setback	12½ Feet	11 Feet
Required Parking	1 Space per Bedroom	1 Space in Driveway



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The application is consistent with the development standards of the Zoning Ordinance in terms of floor area, building height, front and side setbacks, and off-street parking spaces.

### **Public Comment:**

The Planning Department did the following to comply with Section 17.270.030.A of the Zoning Ordinance: (1) Provided written notice to all property owners within 300 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Sonoma West Times; and (3) posted three written notices publicly on and within vicinity of the subject property. The Planning Department has not received any comments from the public as of writing this report.

### **City Departmental Comment:**

The following City departments reviewed the application: Building and Safety, Engineering, and Fire. No City department comments on the application were received as of writing this report.

### **Required Findings:**

Section 17.270.020 of the Zoning Ordinance states that an application for a Variance shall include statements, plans, and evidence showing:

- A. "That there are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same district."
- B. "That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner."
- C. "That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood."



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### **Analysis:**

The application involves the development of a one-story second dwelling unit, which will have a floor area of 588 square feet and a height of 16½ feet. The application requires a Variance because the second dwelling unit would be developed 1½ feet into the rear yard setback area. The applicants indicated that they need a Variance because compliance with the required rear yard setback would disrupt existing utilities and trees, as the septic tank and sewer line would need to be relocated.

The existing detached garage is of comparable size to the second dwelling unit, and is located 11 feet from the rear property line without any documented negative impacts on abutting properties. The Planning Commission could find the Variance request to be reasonable in that the second dwelling unit would have the same rear yard setback as the existing detached garage, which does not appear to adversely affect persons residing in the neighborhood. Furthermore, the Variance might facilitate preservation and enjoyment of substantial property rights of the applicants in that the second dwelling unit would be developed without the burden of relocating existing utilities and landscape features.

While the request appears to be innocuous with the second dwelling unit only projecting 1½ feet into the rear yard setback area, the application may not sufficiently meet all of the required findings needed for a Variance. There do not appear to be exceptional land or building conditions that inhibit the applicants from developing a second dwelling unit, in that a slightly smaller structure complying with the required setback could achieve the desired use of the property and not disrupt utilities or landscape features. Finally, the situation appears to be more a self-imposed hardship than a land or building constraint in that it appears a Variance is only needed because a specific floor area is desired for the second dwelling unit.

### **Recommendation:**

While staff has not identified substantial adverse impacts that may result from the granting of this Variance, staff has not found sufficient reason to merit approval under required Variance findings. Staff has prepared findings for denial but also included findings for approval in the event that the Planning Commission can find sufficient reasons to grant the Variance:



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## FINDINGS FOR DENIAL

**Variance: 2015-98  
570 Ellis Court**

**Second Dwelling Unit: 1½ Feet into Rear Yard Setback Area**

1. That the application does not sufficiently meet all of the required findings needed for a Variance.
2. That there do not appear to be exceptional or extraordinary land or building conditions that inhibit the applicants from developing a second dwelling unit in that a slightly smaller structure could achieve the desired use of the property and meet setback requirements, and not disrupt utilities or landscape features.
3. That the application is more a self-imposed hardship than a land or building constraint in that a Variance is only needed because a specific floor area is desired for the second dwelling unit.

## FINDINGS FOR APPROVAL

**Variance: 2015-98  
570 Ellis Court**

**Second Dwelling Unit: 1½ Feet into Rear Yard Setback Area**

1. That the application is categorically exempt from the requirements of CEQA pursuant to Section 15303, Class 3, which includes the construction of second dwelling unit.
2. That the application is consistent with the General Plan and Zoning Ordinance with approval of a Variance in that it involves a Variance request for the development of a second dwelling unit in an area that contains an array of residential uses.
3. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner in that the second dwelling unit would be developed without the burden of relocating existing utilities and landscape features.
4. That the granting of the Variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing in the neighborhood of the property of the applicant and will not, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood in that the second dwelling unit would



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have the same rear yard setback as the existing detached garage, which does not appear to adversely affect persons residing in the neighborhood.

### **Conditions of Approval:**

1. Approval is granted for the Variance request described in the application date-stamped October 8, 2015, except as modified by the conditions of approval, and is valid for a period of two (2) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Variance from the Planning Director, pursuant to Zoning Ordinance §17.250.050.
2. Administrative Design Review approval shall be required for the final design of the second dwelling unit.

### **Attachments:**

- Master Planning Application Form
- Written Statement
- Site Photographs
- Variance Request Drawings (Includes Location Map)



# 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

Planning File # 2015 - 98  
Date Filed: 10/08/15  
Total Fee Paid = \$ 875 - Deposit  
Received by: JA  
Date Application Deemed Complete: 10/08/15

### PROJECT INFORMATION

ADDRESS: 570 ELLIS CT. SEBASTOPOL  
ASSESSOR'S PARCEL #: 004-301-026  
PARCEL AREA: 6916 ± A

### APPLICANT OR AGENT:

PTERODACTYL CONST. CO. INC. **THAN APPLICANT:**  
Name: MICHAEL A. JONES DESIGNER  
Email Address: MJPTERO@COMCAST.NET  
Mailing Address: 10652 OCCIDENTAL RD.  
City, State, Zip: SEBASTOPOL, CA 95472  
Phone: 707-829-2302  
Fax: SAME  
Business License #: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: 10/08/2015

### OWNER OF PROPERTY, IF OTHER

"TERRI TA-HA-SKI"  
Name: TERESA TACHOVSKY & KAREN KNUDSON  
Email Address: TMTACHOVSKY@HE.COM  
Mailing Address: 570 ELLIS CT.  
City, State, Zip: SEBASTOPOL, CA 95472  
Phone: 707-827-3389  
Fax: SAME  
Business License # NA  
Signature: [Signature]  
*I certify that this application is being made with my consent.*  
Date: 10/08/2015

### 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 (attach additional pages if needed): **DESCRIBE IN DETAIL** the proposed project and permit request: \_\_\_\_\_

ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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):

VARIANCE ON SECOND DWELLING UNIT

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

RESIDENCE WITH DETACHED GARAGE

Square Feet Building Existing: \_\_\_\_\_  
Square Feet Building Demolished: \_\_\_\_\_  
Square Feet Building New: \_\_\_\_\_  
Net Change in Building Square Feet: \_\_\_\_\_

Number of Dwelling Units Existing: \_\_\_\_\_  
\_\_\_\_\_ 0 Bedrooms \_\_\_\_\_ 1 Bedroom  2 Bedrooms \_\_\_\_\_ 3 Bedrooms \_\_\_\_\_ 4+ Bedrooms

Number of Dwelling Units Proposed: \_\_\_\_\_  
\_\_\_\_\_ 0 Bedrooms \_\_\_\_\_ 1 Bedroom \_\_\_\_\_ 2 Bedrooms \_\_\_\_\_ 3 Bedrooms \_\_\_\_\_ 4+ Bedrooms

Net Change in Dwelling Units: 1 BEDROOM

Existing: Front Yard Setback \_\_\_\_\_ Side Yard Setback 5' Rear Yard Setback \_\_\_\_\_

Proposed: Front Yard Setback \_\_\_\_\_ Side Yard Setback 5' Rear Yard Setback 11'

Existing Lot Dimensions: Front 54.88' Left Side 125.15'  
Rear 54.88' Right Side 124.43'

Proposed Lot Dimensions: Front NO CHANGES Left Side NO CHANGES  
Rear NO CHANGES Right Side NO CHANGES

Existing Lot Area: 6916 ± Square Feet  
Proposed Lot Area: SAME Square Feet

Building Height: 15' Existing Number Stories: ONE Existing  
16.5' Proposed ONE Proposed

Parking Spaces: TWO Existing ONE Proposed

Existing Zoning: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_

Will the project involve a new curb cut or driveway? REPLACE EXISTING DRIVEWAY (NO CURBS)  
Yes \_\_\_\_\_ No EXIST

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 \_\_\_\_\_

Will Signs be Changed or Added? Yes  No \_\_\_\_\_

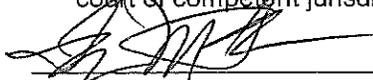
Hours of operation: N/A Is alcohol service proposed? Yes  No \_\_\_\_\_

If restaurant, cafe, bar or nightclub, number of seats: \_\_\_\_\_

## 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.

 Applicant's Signature	10/8/15 Date Signed	2015 - 98 Planning File Number
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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:

Effective immediately, email addresses or facsimiles will be used for sending out of staff reports and agendas to applicants, their representatives, property owners, and others to be notified if an email address or facsimile number is available.

**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

TERESA M. TACHOVSKY  
\_\_\_\_\_  
Printed Name  
"TERRI TA-HA-SKI"

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: \_\_\_\_\_

  *I have met with each of the 3 neighbors and given them copies of the site plan with the proposed second dwelling unit design.*  

## WEB SITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (involving 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 web site in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

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

Such web site 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

20 August 2015

Mr. Kenyon Webster  
Planning Director  
City of Sebastopol  
Planning Department  
7120 Bodega Avenue  
Sebastopol, CA 95472

ATTENTION: 570 ELLIS CT. SEBASTOPOL VARIANCE APPLICATION FOR REAR SET-  
BACK AT PROPOSED SECOND DWELLING UNIT

Dear Kenyon:

Attached you will find our Variance Application for the rear set-back on our proposed second dwelling unit at our home located at 570 Ellis Ct. in Sebastopol, California.

We are proposing a second dwelling unit attached to the existing garage and are asking for a variance on the following:

From Chapter 17.30 RSF – 2  
SINGLE FAMILY RESIDENTIAL  
2 DISTRICT

From 17.30.060 Minimum Yards/Setbacks.

The following yards shall be provided:

(Primary Residence)

C. Rear Yard. **Minimum of twenty (20) feet or 20% of lot depth, whichever is greater,** but not to exceed 20 feet for main buildings.

Minimum of three (3) feet for accessory buildings.

Please note additional information in the following:

Chapter 17.110.030 **Second Dwelling Unit Criteria**

**D. (4) Setbacks:** Two-story second dwelling units and second dwelling units attached to the primary residence shall be subject to the same minimum side, front, and rear setback requirements as the primary residence. **Detached one-story second dwelling units shall be subject to one-half of the primary residence side and rear setbacks, but not less than five feet.**

We are building our additional space as a separate unit instead of an addition to the main residence to specifically avoid having most of our open/garden/green space area at the back of the property in a perpetually shaded area. We would like to plant our garden area with edibles and plants that attract beneficial insects. The further forward the new space is the less space we have for these important environmental goals.



We will be one foot inside the standard required set back (10' as noted above) before the calculation is made using the 20% lot depth ( $125.5' * 20\% / 2 = 12.5'$ ) figure.

We are asking to have a rear set back of 11'. Therefore, we are asking for a variance of 18 inches on the 20% of lot depth rear set-back requirement. This will enable us to line up the rear of the proposed second unit with the rear of the garage, both on the west property line of the subject property.

We have been working with existing plans, which we designed to meet the required setback stated in the summary documents provided by the city (see copy attached) and as we understood them during our initial two meetings with the planning department.

The justification of the exceptional and extraordinary circumstances and conditions that apply to this variance application include the following (Please see more specifics on the JUSTIFICATION FOR VARIANCE form attached):

1. Requiring the proposed second dwelling unit have a 12.5' set back would push the unit forward into the utility line. We would need to relocate the existing septic pump tank and sewer line.
2. Moving the septic pump tank would then encroach on the tree roots of the existing plum tree (see site plan.)

We are including in our package the following items:

1. VARIANCE MAJOR AND MINOR PROJECTS Application Form
2. A Deposit of \$845, as this is a minor project application.
3. Location Map – an 8 ½" x 11" map showing subject parcel and adjacent streets.
4. Written Statement. This cover letter serves as our written statement, which includes a description of the proposed variance, including the section of the Municipal Code from which we are requesting the Variance, and the completed *Justification of Variances* form,
5. Site Photographs: The site photos clearly show the views of and from the project, including neighboring development as well as a key map indicating where we took the pictures and in what direction we took the pictures.
6. Site Plans: 10 Sets. We have included fully dimensioned and accurately drawn site plans for your review. These plans include Legal Boundaries, Streets and Lots, Public Areas (N/A), Land Use (N/A), Tree Protection (N/A), Buildings, Exterior Lighting, Utilities, Phasing (N/A).
7. Building Elevations: 10 Sets including Elevations, Lights, Features.
8. Floor Plan: 10 Sets of floor plans showing rooms, exterior doors and windows.
9. Reduction: One 8 ½" x 11" reduction of each plan.

We, the homeowners, are working to balance our need for indoor living space with a desire to preserve useable garden space. The space behind the existing garage and the proposed second dwelling unit is unusable as outdoor-living or garden space. The adjacent property to the west has very mature redwood trees, which don't allow light onto the back part of the property and grow over the property line. The property to the west is also uphill from the our property creating additional shade.

We look forward to working with you on this, appreciate your consideration of our request and thank you and Jonathan for such a great start to the project. If you have any questions, please contact Mike Jones of Pterodactyl Construction as we will be out of the country for six weeks. We understand that this will go to the planning commission. We would like to be available to attend the planning commission meeting where our project is discussed, so would appreciate being placed on the agenda at the December Meeting.

Sincerely,



Teresa M. Tachovsky

"Terri Ta-ha-ski"

Karen J. Knudson

570 Ellis Ct.

Sebastopol, CA 95472

707-478-7058

[tmtachovsky@mac.com](mailto:tmtachovsky@mac.com)

cc: Jonathan Atkinson, Assistant Planner, City of Sebastopol Planning Dept.



## JUSTIFICATION FOR VARIANCE

Prepared by: The property owners:  
Teresa M. Tachovsky "Terri Ta-ha-ski"  
Karen J. Knudson

Property Address: 570 Ellis Ct., Sebastopol, CA 95472

APN: 004-301-026-000

Explain what exceptional or extraordinary circumstance or conditions apply to the land, building or use referred to in the application; which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same zoning district.

1. Utilities – Existing septic pump booster tank and septic lines will need to be relocated, which may affect an existing tree roots in the back yard.
2. Building – The existing garage has an 11' setback from the rear property line.
3. Land – The primary residence sits back 25' from the front property line in excess of the 20' requirement. Those in the neighborhood can visually enjoy the open garden space of the front yard created by this additional front yard set back of 5'.
4. Use - The space at the rear of the property can only be viewed with difficulty, given existing fences and the topography of the adjacent property. The use of the property remains the same as existing use – residential, as are the three adjacent properties.

Explain why granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant

We are building our additional space as a separate unit instead of an addition to the main residence to specifically avoid having most of our open/garden/green space area at the back of the property in a perpetually shaded area. We would like to plant our garden area with edibles and plants that attract beneficial insects. The further forward the new space is the less space we have for these important environmental goals.

Explain why granting of the variance will not, in this case, affect adversely the health or safety of persons residing in the neighborhood or will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

1. None of the three existing adjacent neighbors had any negative comments about the plans we presented to them. None had objection to the project when asked by the City of Sebastopol via the mailing notification, including the original 10' set back in the original plan as submitted to the planning department previously.



2. We will be 1' inside the required setback of 10' before the calculation is made using the 20% of lot depth figure. ( $125.5' * 20\% / 2 = 12.5'$ )
3. The new structure will be in-line with the existing permanent structure/garage, with respect to the rear setback on the west property line.
4. The new structure is not accessible to anyone other than those on the 570 Ellis Ct. property. Health, safety, and public welfare issues are not created by granting this variance.

①

570 ELLIS CT  
SEBASTOPOL, CA 95472 ②

Jen's cc  
↓ Note Redwood trees



From Front yard of  
Primary Residence  
Facing West

IMG\_1679

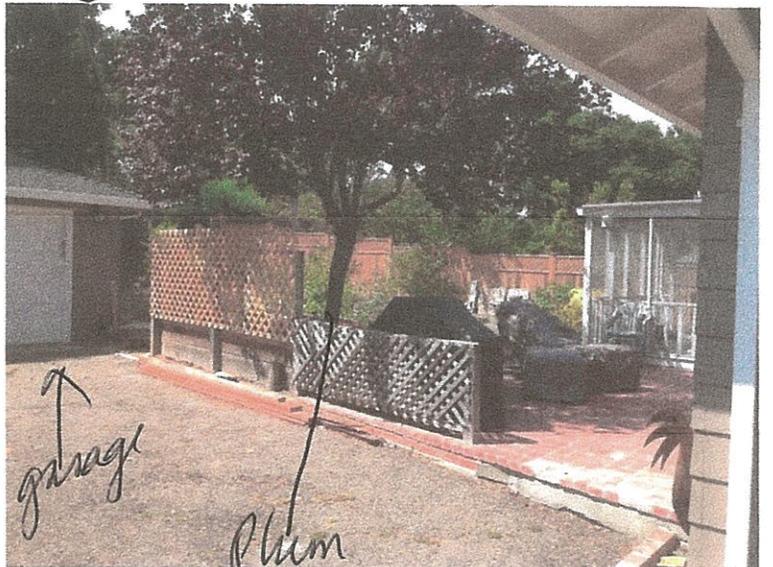
From ELLIS CT/street  
Primary residence on Right  
Facing West toward  
garage door/garage in  
back

IMG\_1680

③

↓ Note Redwood trees

④



From driveway  
Facing West  
Primary Residence on Right  
Garage door/garage ahead

At S/W corner of primary residence  
on driveway  
Facing Plum tree, backyard,  
and garage on left

RECEIVED  
IMG\_1682  
OCT 08 2015  
BY: JA

5



South property line/fence line  
at garage  
From driveway

IMG\_1683

6



Garage and "green" space  
in backyard  
From driveway

IMG\_1684

7



From backyard at North property  
line with back to  
proposed 2nd dwelling unit  
View of screened-in porch

IMG\_1685

8



From backyard @ SW property  
line looking at  
screened-in porch  
and back of  
Primary Residence

IMG\_1686

(9)



View of green/garden area and  
Plum tree  
Back at North property line  
Mainly residence on left

(10)



View of space for new unit  
View of door on North  
wall of existing garage

IMG\_1688

(11)



North Wall of Existing garage  
View of space for proposed  
Full unit  
Fence, slope, and redwood  
trees at west property line

IMG\_1689

(12)



View of North-west corner  
of property with back fence  
on west property line  
note slope and trees

IMG\_1690

13



View from Primary Residence  
at screened-in porch  
towards proposed unit

IMG\_1691

14



View from primary residence  
to existing garage and  
open space for new unit

IMG\_1692

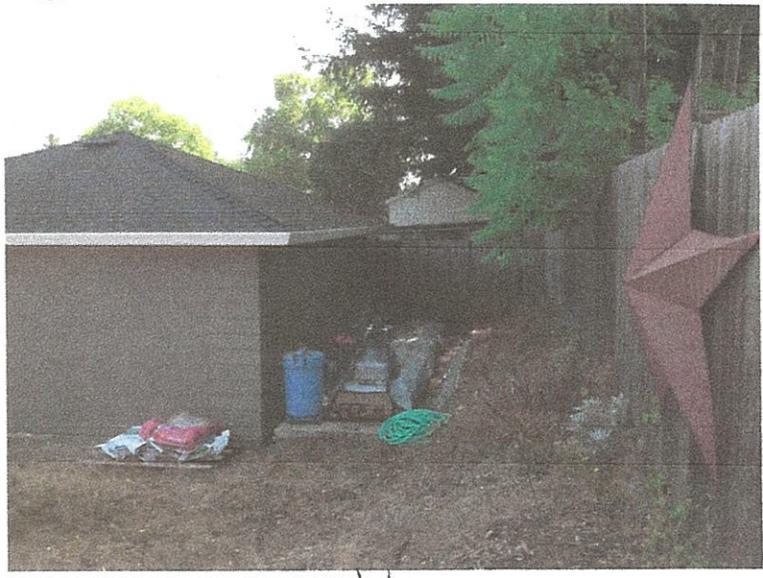
15



view from primary residence  
brick patio of existing  
plum tree, driveway,  
garage view is SW

IMG\_1693

16



view from N/W corner of  
property showing view to SW  
- west wall of existing garage  
shaded slope uphill to west  
redwood trees over fence line

IMG\_1694

17



View from NW corner of property line showing existing garage, plum tree, and primary residence. Open space is for and unit next to garage

19



View from garage door east down driveway. Primary residence on left

IMG\_1697

18



View from SW corner of property facing E to primary residence.

IMG\_1696

20



view from south property line over driveway, brick patio, to primary residence on right and screened-in porch ahead

IMG\_1698

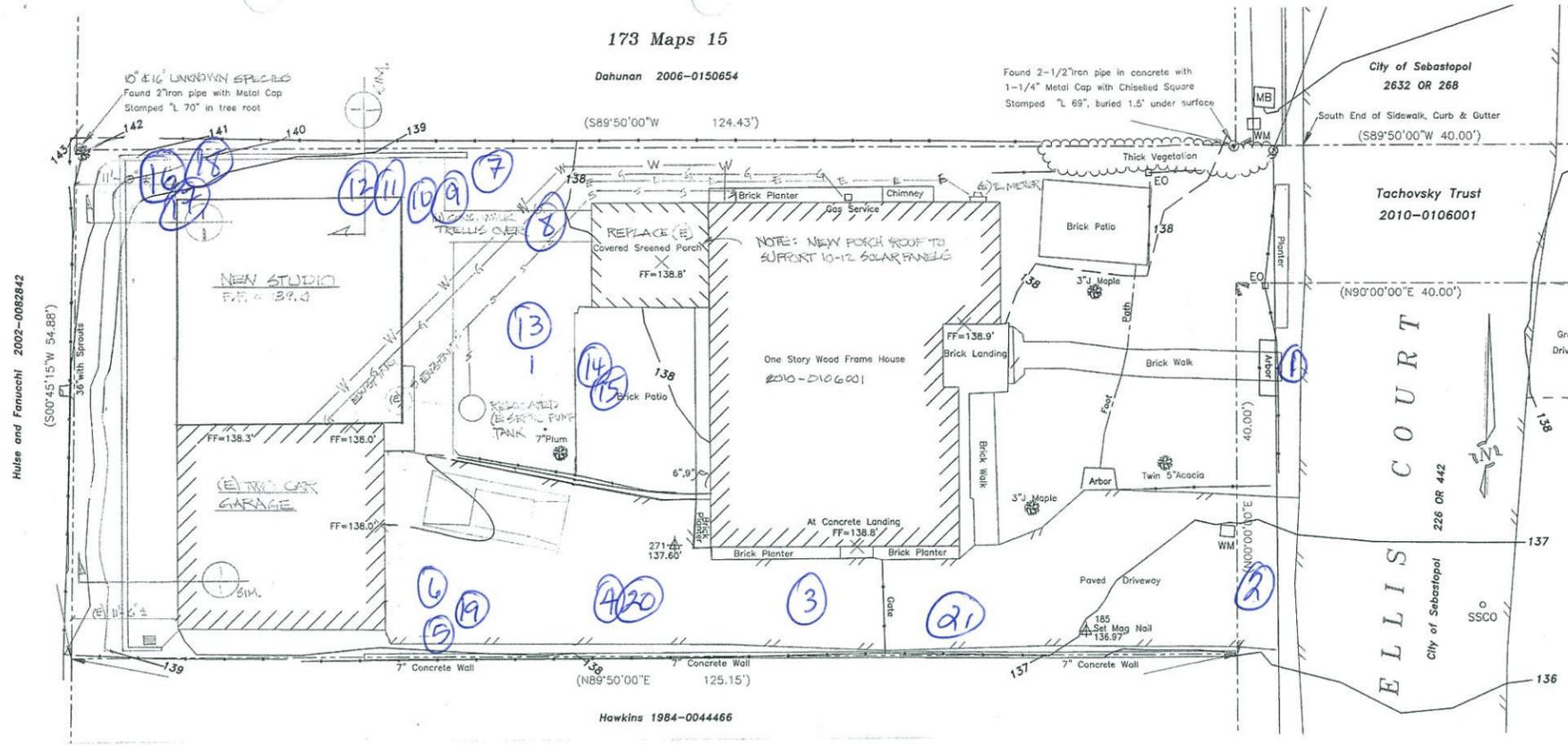
(21)



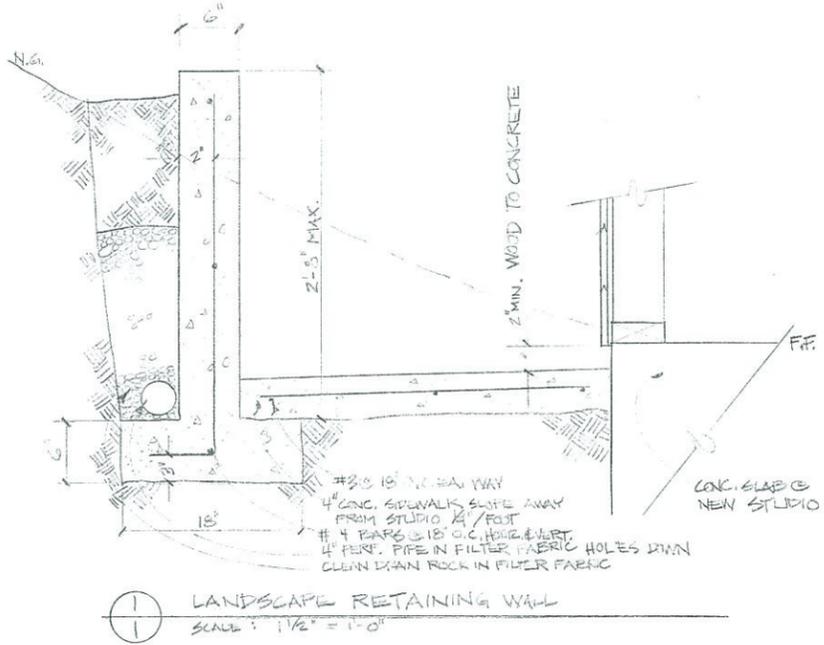
View from driveway  
with Primary Residence  
on left

IMG\_1699

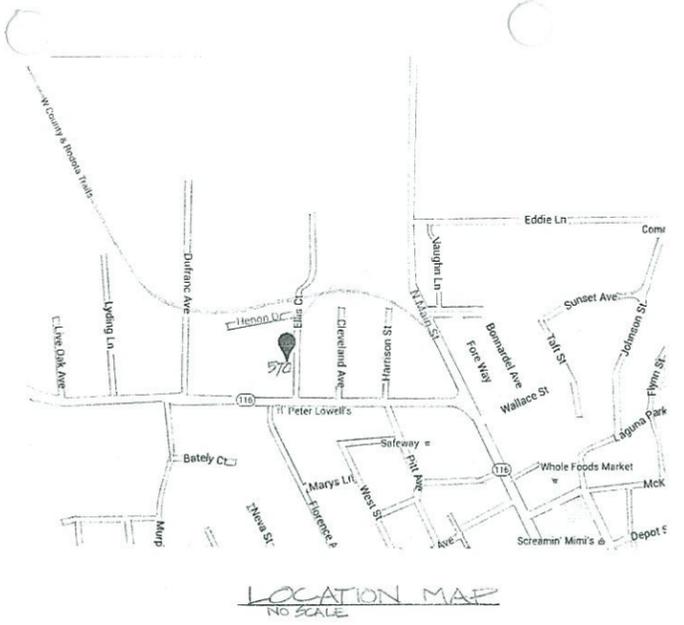
View of front yard  
towards Ellis Ct.



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



LANDSCAPE RETAINING WALL  
SCALE: 1/2" = 1'-0"



**Project Description**

This project is to construct a new Second Dwelling Unit attached to the existing Garage at 570 Ellis Court, Sebastopol, California.

1. New Foundation per plans.
2. Framing per plans.
3. Siding and Trim to match existing main Residence and Garage.
4. Roofing to be "Class A" comp. shingles, to match existing main Residence.
5. Windows and Doors match existing style and color of main Residence, where possible.
6. Insulation @ 2x6 walls R-19, @ 2x4 walls R-13, Ceiling @ trusses two plus inches solid cell spray foam = R-14 applied to underside of roof plywood, eliminating condensation, plus R-38 fiberglass batts. Ceiling at Cathedral ceiling two inches solid cell spray foam insulation = R-14 plus R-30 fiberglass batts.
7. Heating; Mitsubishi high efficiency mini split heat pump.
8. Water Heating; existing Takagi Jr. high efficiency tankless W. H.
9. Existing Septic Pump Tank to be slightly relocated and used for the Second Dwelling Unit.
10. Project will require a Sprinkler Fire Protection System. Delayed Design Submittal by Others requested.
11. Truss Design and Calcs. To be provided by All Truss, Sonoma CA. Delayed Submittal requested.

**Engineering Observation Required**  
For Foundation, Framing, and EXCAVATION

**Owners:** Tachovsky Trust  
570 Ellis Court, Sebastopol, CA 95472

**Design:** Michael A. Jones  
10652 Occidental Road, Sebastopol, CA 95472  
Phone/Fax 707 829-2302 [mijtero@comcast.net](mailto:mijtero@comcast.net)

**Engineer:** Peter Schurch R.C.E. C54588  
7528 Leland Street, Sebastopol, CA 95472  
Phone/Fax 707 829-9052

**Contractor:** Pterodactyl Construction Co. Inc. B 385809  
Jed Linsley President  
P.O. Box 1653 Sebastopol, CA 95473  
Phone 707 953-4614, Fax 707 829-2302  
[www.pterodactylconstruction.com](http://www.pterodactylconstruction.com) [jedlinsley@comcast.net](mailto:jedlinsley@comcast.net)

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3	Foundation Plan, Roof Framing Plan, Sections A-A through D-D', Foundation Details
4	Shear Wall Schedule, Structural Details, Roof Framing Details
5	Title 24 CF1R
6	Title 24 MF1R
7	Cal Green Building Requirements
8	Cal Green Building Requirements

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BY: JA

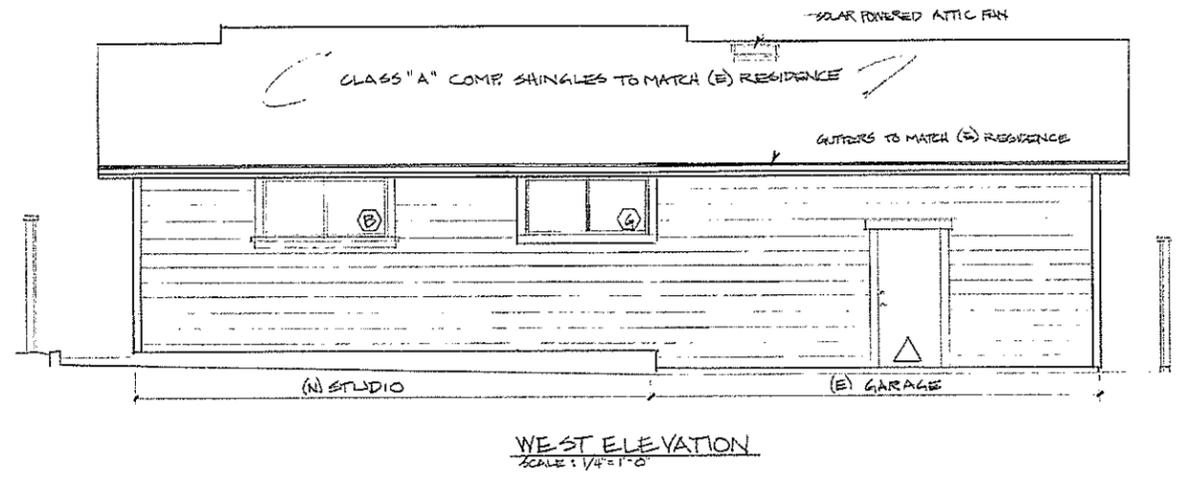
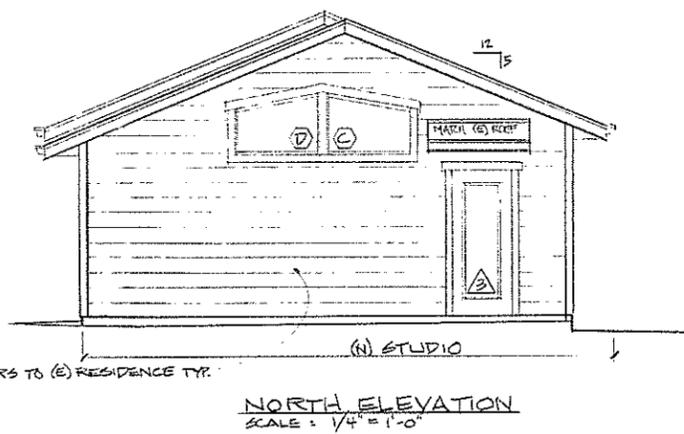
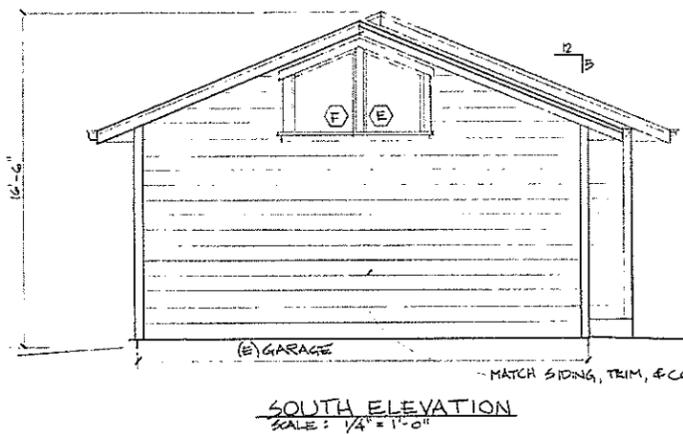
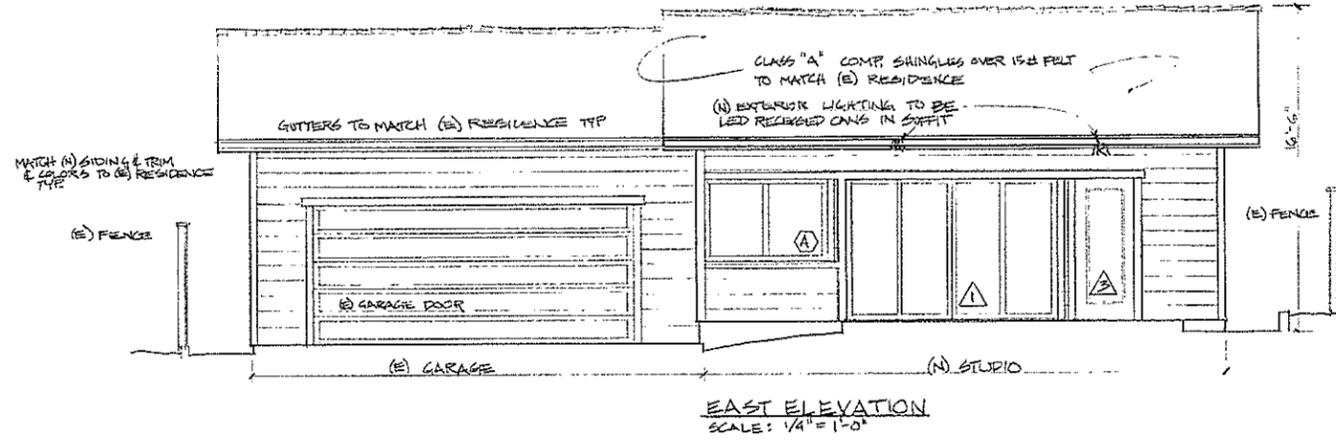
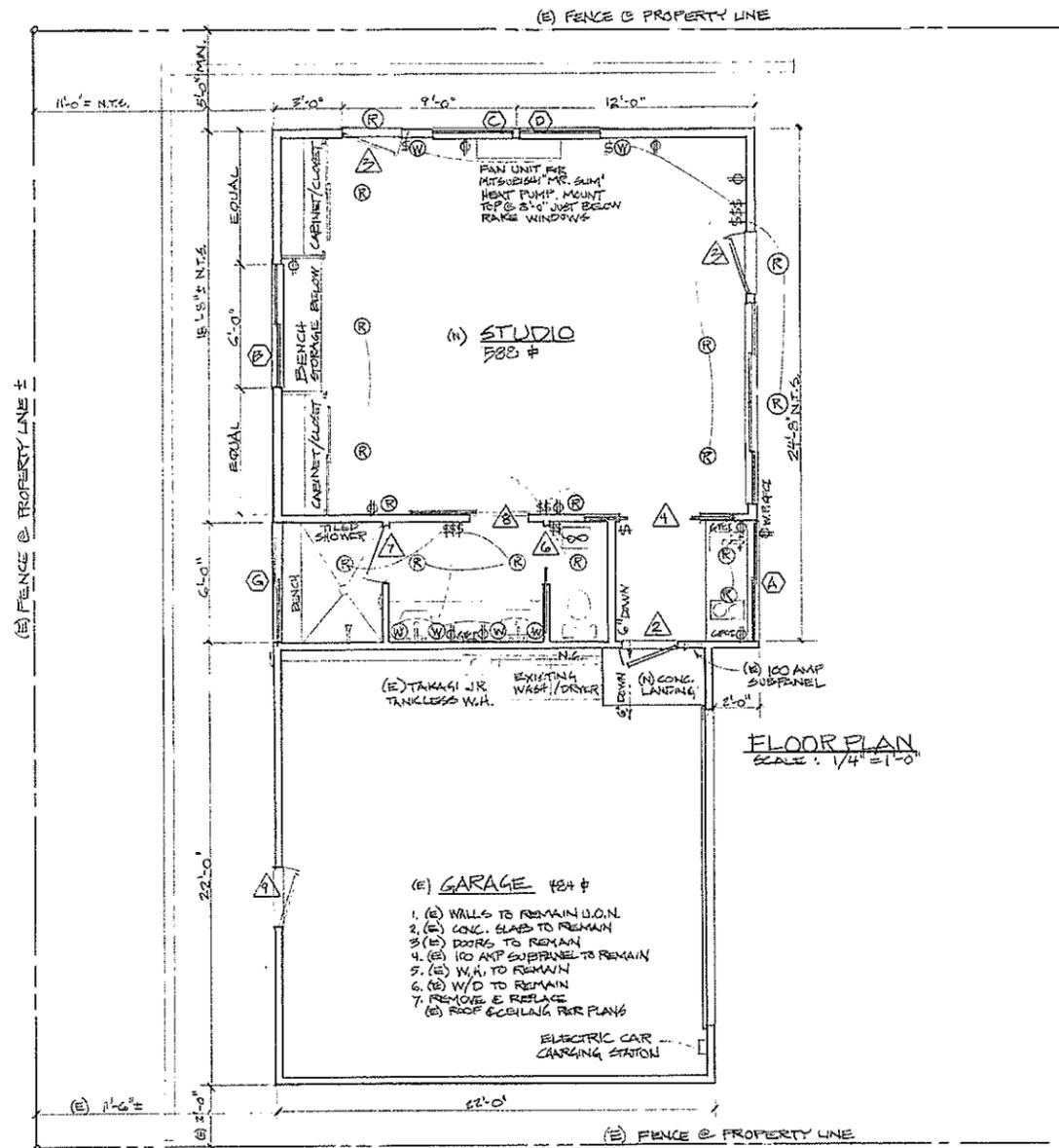
Revisions



For:  
TACHOVSKY & KNUDSON  
SECOND DWELLING UNIT  
570 ELLIS COURT  
SEBASTOPOL, CA 95472

SITE PLAN  
PROJECT DESCRIPTION

DRAWN
DATE
SCALE
JOB
Architectural



Window Schedule		
Symbol	R. O. Size	Description
(A)	6'-0" x 4'-0"	OX Horizontal Slide
(B)	6'-0" x 3'-0"	OX Horizontal Slide
(C)	4'-0" x 3'-0"	Fixed Rake right slope 10 sq. ft.
(D)	4'-0" x 3'-0"	Fixed Rake left slope 10 sq. ft.
(E)	3'-0" x 4'-0"	Fixed Rake right slope 10.5 sq. ft.
(F)	3'-0" x 4'-0"	Fixed Rake left slope 10.5 sq. ft.
(G)	6'-0" x 3'-0"	XO Horiz. Slider, Aluminum Frame with thermal break, all Temp.
(H)		
(I)		

Door Schedule		
Symbol	Size	Description
1	10'-0" x 6'-10"	Marvin Integrity Clad Wood Sliding Door series, one light tempered 4 Panels XOOK
2	3'-0" x 6'-8"	Existing Fire Door, Raise door to height of slab at new unit.
3	3'-0" x 6'-8"	Simpson Weatherguard, 1 1/4", one light tempered, W/S, bronze sill, Composite Jambs
4	4'-0" x 6'-8"	Double pocket/ two doors, 1 3/8", one light tempered
5	3'-0" x 6'-8"	Pocket Door, 1 3/8", one light tempered
6	3'-0" x 6'-8"	Shower Door, frameless, 1/2" clear tempered
7	3'-6" x 6'-8"	Custom Barn Door
8	3'-0" x 6'-8"	Steel Door, 1 1/4", composite jambs, W/S, bronze sill

- Electrical Notes**
- AFCI Protection: All 120 volt, single phase 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit living room, dining room, bedrooms, closets, hallways, or similar rooms shall be protected by a listed arc-fault interrupter.
  - Provide tamper resistant receptacles for all 120 volt, 15 and 20 ampere receptacles less than 55' above finished floor.
  - All lighting within the dwelling unit shall have high efficacy LED luminaires with dimmer switches at owners' direction.
  - All exterior lighting shall be high efficacy.
  - 100 Amp Subpanel remains. Provide UFER ground at new foundation. Bond to water and gas lines per CEC.
  - Provide 20 ampere GFCI outlets at each Bathroom sink, and laundry.
  - Provide min. 2, 20 ampere GFCI receptacle circuits at Kitchenette.
  - Provide separate circuits for all appliances in Kitchenette and Laundry.
  - Provide Smoke Detectors at all Bedrooms and in Hallways outside of Bedrooms.
  - Provide Carbon Monoxide Detectors in Laundry and in Kitchenette.
  - Smoke Detectors and Carbon Monoxide Detectors can be combined units.
  - Provide switch, location at Owners discretion, for future Landscape lighting.
  - Provide Electric Car Charging Station in Garage.
  - Leave space in Subpanel for future Solar System hookup.
- Attic Insulation and Ventilation**
- At living space spray 2" min. closed cell foam insulation directly to underside of roof plywood. This will provide a value of R-14. Fill the remaining void with fiberglass batt insulation for an additional R-38, for a total of R-52. The 2" of closed cell foam insulation prevents condensation in this space and is not required to be vented.
  - At the Bathroom / Kitchenette space spray 2" of closed cell foam insulation on top of the ceiling drywall. Place R-38 fiberglass batts over the foamed area for a total value of R-52.
  - All new walls to be 2x6 with R-21 fiberglass batt insulation. Provide R-13 fiberglass batts at the existing wall between the garage and the studio.
  - The garage ceiling is to be insulated with R-19 batts. The attic space that also extends over the Bathroom area will be vented with a solar powered attic fan for the high ventilation and with screened soffit vents for the low ventilation.

Revisions

PTERODACTYL CONSTRUCTION CO.  
ARCHITECTURAL  
10032 Overland Rd.  
Sebastopol, CA 95472  
Phone: (707) 839-2102, Email: J@ptco.com

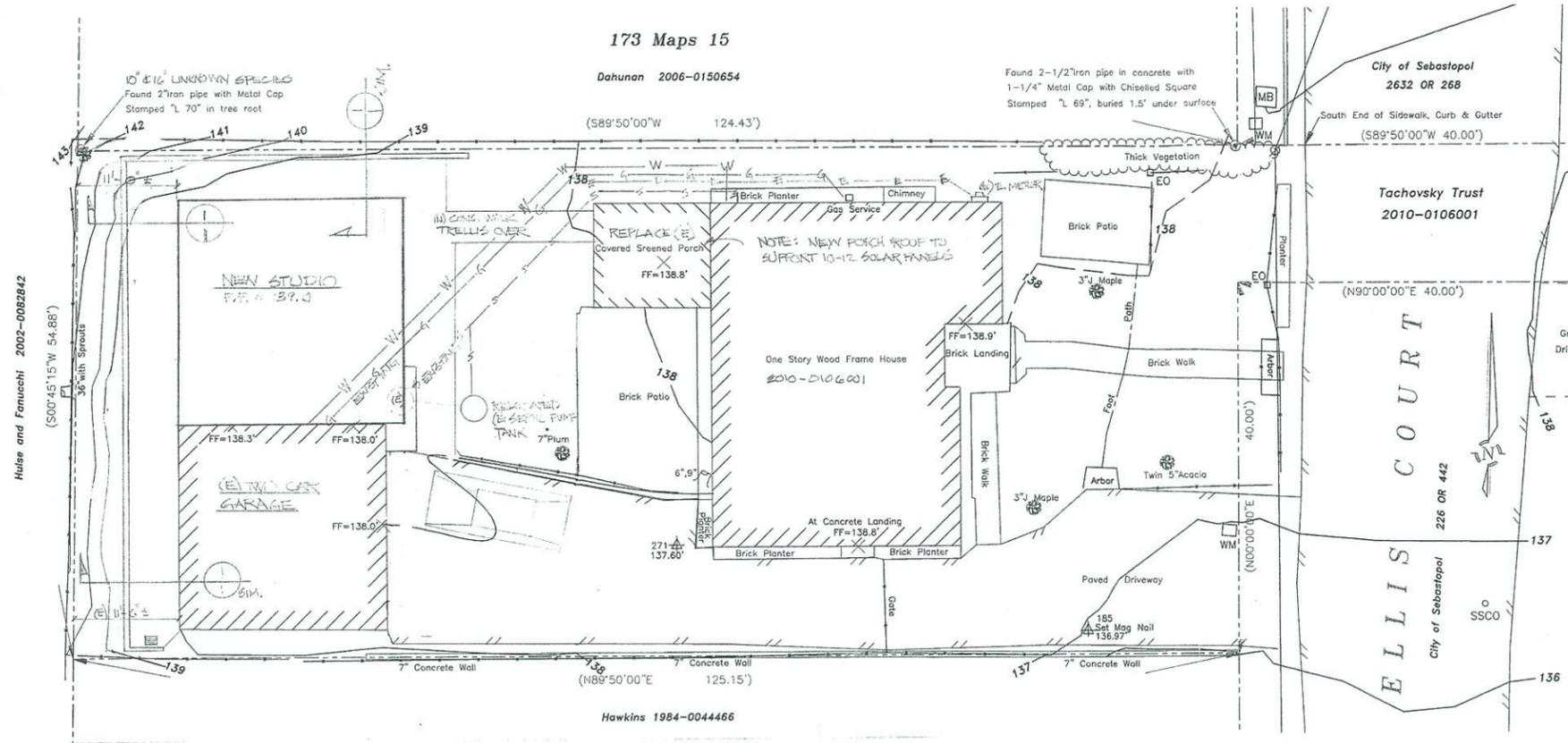
REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA  
NO. 62867  
DATE: 8/26/2015  
CIVIL  
VIBOLDI CO.

FOR: TACHOVSKY & KNUDSON  
SECOND DWELLING UNIT  
570 ELLIS COURT  
SEBASTOPOL, CA 95472

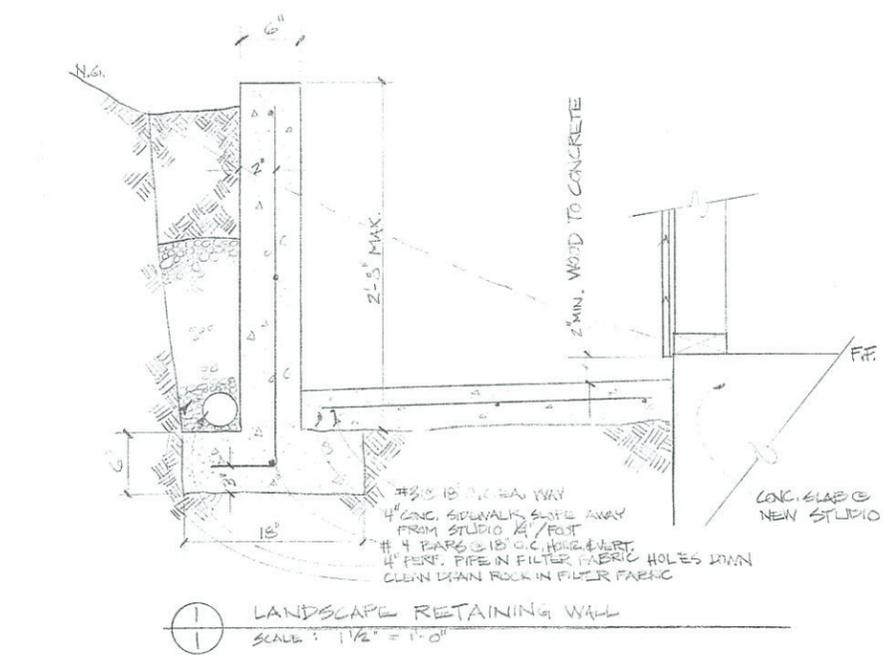
FLOOR PLAN  
ELEVATIONS  
ELECTRICAL NOTES  
DOOR & WINDOW SCHEDULES

DRAWN: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
JOB: Architectural

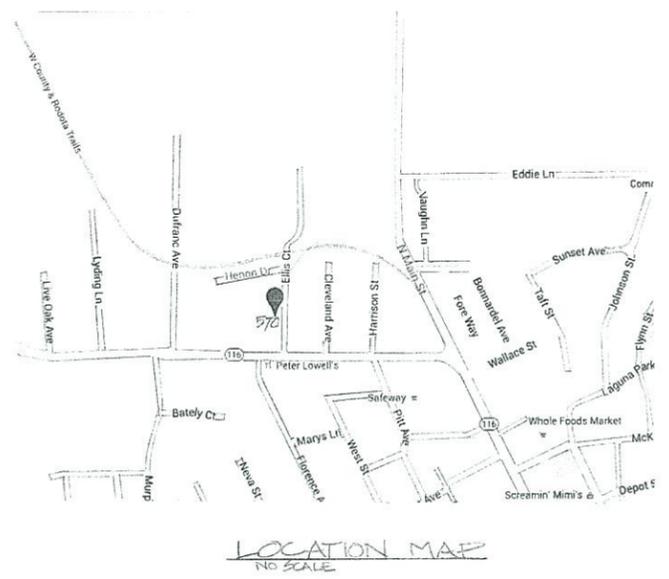
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SITE PLAN  
SCALE: 1/8" = 1'-0"



LANDSCAPE RETAINING WALL  
SCALE: 1/2" = 1'-0"



**Project Description**

This project is to construct a new Second Dwelling Unit attached to the existing Garage at 570 Ellis Court, Sebastopol, California.

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3. Siding and Trim to match existing main Residence and Garage.
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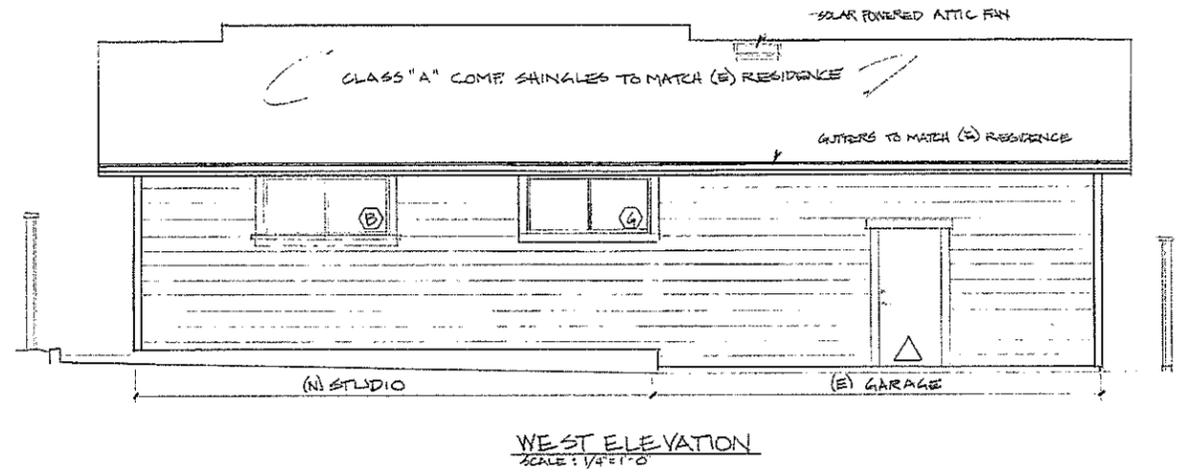
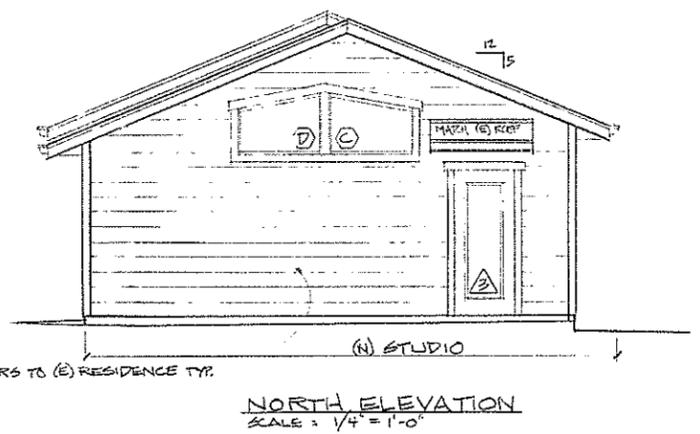
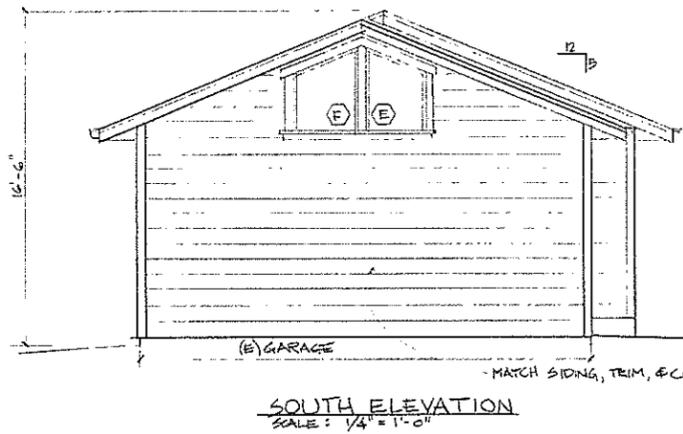
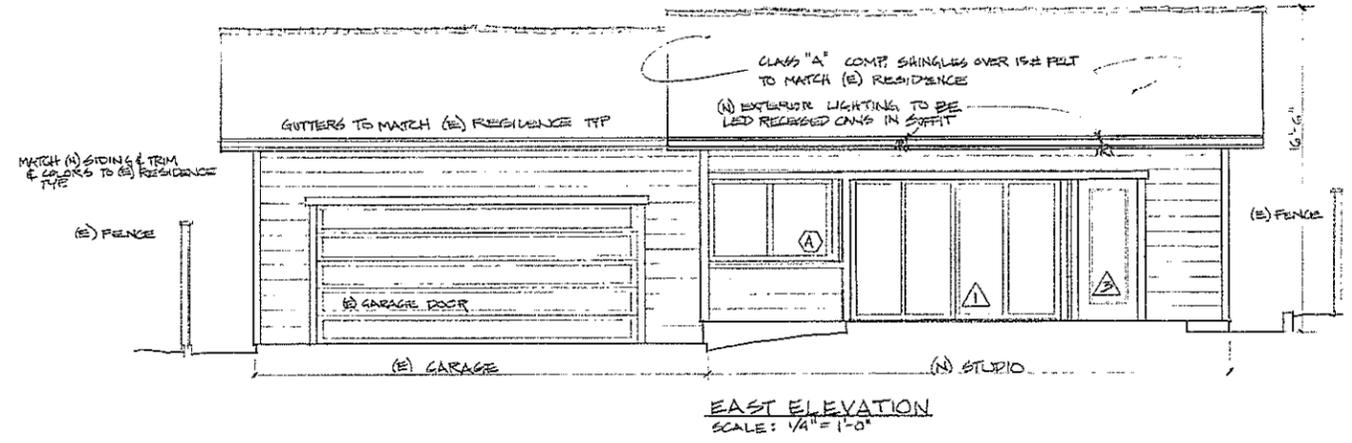
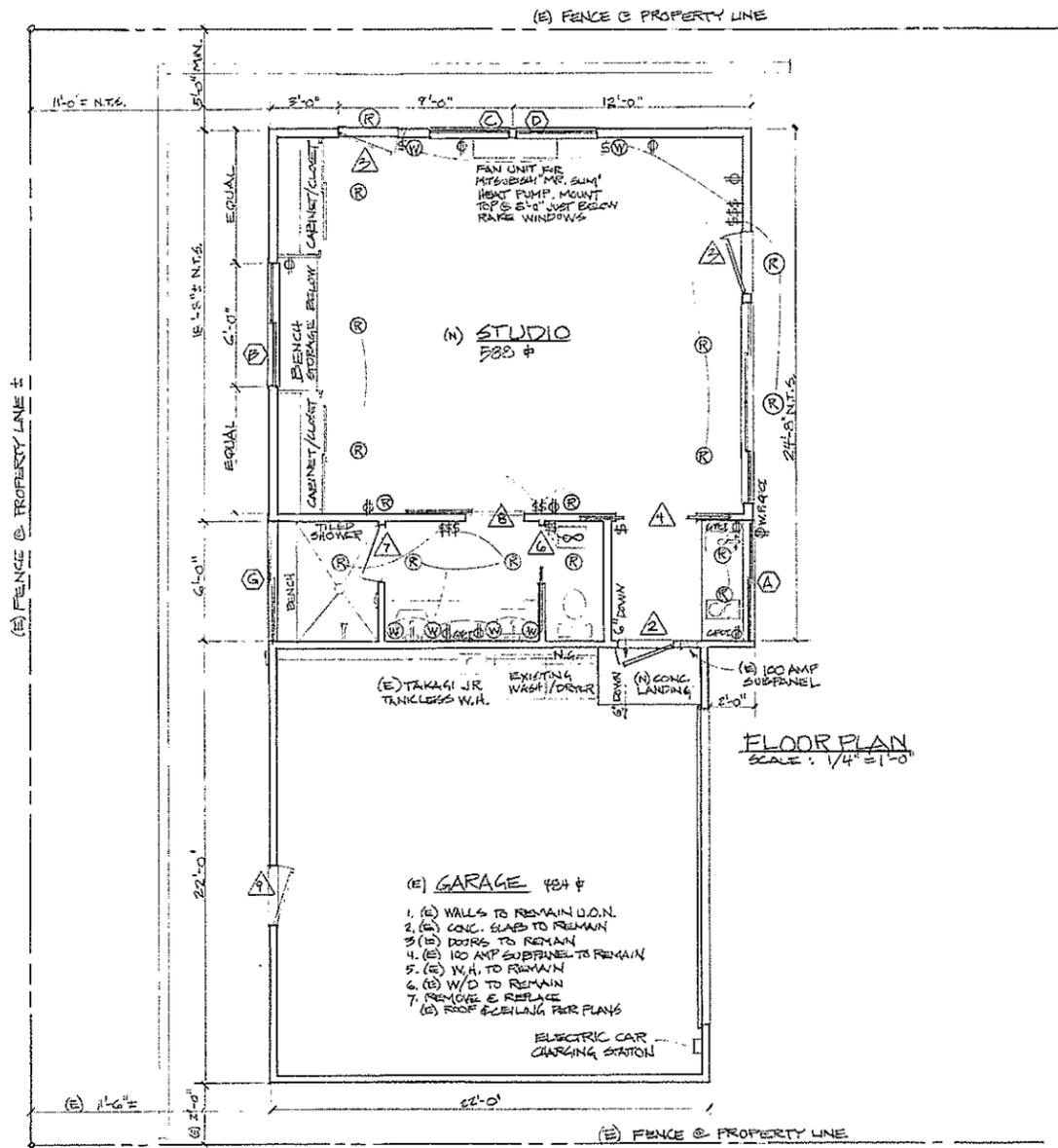


PTERODACTYL CONSTRUCTION CO.  
Michael A. Jones  
DESIGN / CONSULTATION  
10652 Occidental Rd.  
Sebastopol, CA 95472  
Phone/Fax (707) 829-2302. E-mail: [mjptero@comcast.net](mailto:mjptero@comcast.net)

For:  
TACHOVSKY & KNUDSON  
SECOND DWELLING UNIT  
570 ELLIS COURT  
SEBASTOPOL, CA 95472

SITE PLAN  
PROJECT DESCRIPTION

DRAWN	
DATE	
SCALE	
JOB	
Architectural	
	1



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