



## City of Sebastopol Planning Commission Staff Report

Meeting Date: January 11, 2022  
Agenda Item: 6A  
To: Planning Commission  
From: John Jay, Associate Planner  
Subject: Variance request  
Recommendation: Hold a Public Hearing and Provide recommendation  
Applicant/Owner: Lon Chapman  
File Number: 2021-062  
Address: 709 First Street  
CEQA Status: Exempt  
General Plan: Medium Density Residential  
Zoning: R3

### **Introduction:**

The applicant is seeking the approval of the Planning Commission for a setback reduction from 4' to 2'6" to keep the current location of an accessory structure which would allow the internal conversion to a 769 square foot accessory dwelling unit as well as maintain the accessory structure / spaces that would include storage space and 205 square foot music room.

### **Project Description:**

The project proposes to use the existing footprint of a 1,632 square foot non-conforming accessory structure to create 658 square feet of storage space, 205 square foot conditioned music room, and a 769 square foot Accessory Dwelling Unit (ADU). The structure's foundation is located 2'6" from the northern property line on the parcel, where a setback of 3 feet for a non-habitable accessory structure and 4 feet for an accessory dwelling unit are required. The non-conforming regulations for the City would allow for the conversion with the existing footprint, however the original structure has been removed to such an extent that the structure is required to conform to the zoning requirements, or apply for a Variance.

### **Project Location and Surrounding Land Uses:**

The project is located on the southwestern corner of Sebastopol in a residential neighborhood. The surrounding land uses are residential in nature and include a variety of single-family residences with detached accessory units.



**General Plan Consistency:**

The General Plan Land Use Designation for this site is Medium Density Residential. The General Plan states the Medium Density Residential designates areas suitable for residential dwellings at a density of 2.6 to 12.0 units per acre. Smaller existing parcels within this designation would not be precluded from developing one housing unit. The project is consistent with the intention of the Medium Density Residential designation in that the project proposes a detached accessory unit within a residential area with a variety of detached accessory structures.

**Zoning Ordinance Consistency:**

The Site is in the R3 Single Family Residential Zoning District. R3 – Single-Family Residential. The purpose of the R3 District is to implement the “Medium Density Residential” land use category of the General Plan, and the General Plan goal of preserving Sebastopol’s character and image. This district is applicable to single-family residential areas with densities up to approximately 5.4 units per acre. The project is consistent with the R3 Zoning District in that the detached accessory dwelling unit and detached accessory structure are both permitted uses.

The Zoning Code states that accessory structures shall have a minimum setback of three feet from the rear and side property lines and Accessory Dwelling Units shall have a minimum of four feet from side and rear property lines. However, since the project structure was built before permits were required it falls under the nonconforming use’s section of the Zoning Code Chapter 17.160.

Within that section, a nonconforming building may be repaired or restored up to 50% of the replacement cost, as determined by the Building Official to keep its current location and if that percentage is exceeded it would require a use permit. This project has gone over that allowable percentage as determined by the Building Official and with that has prompted the request for a variance on the setback reduction for this structure.

Additional accessory structure requirements applicable to this project include:

- There is a size limit of 400 square feet for spaces other than garage or storage space
- Sinks and toilets are allowed, however showers are not allowed in accessory structure bathrooms.
- Exterior showers in conjunction with a pool are allowed.

The size limit for an Accessory Dwelling Unit is 1,000 square feet for a lot of this size.

The project proposes a 769 square foot accessory dwelling unit and 205 square foot music room with a sink/toilet, and the remaining areas are listed as storage. These spaces are separated with no internal connection, and therefore meet the size requirements for ADUs and accessory structures, provided the “storage areas” remain storage or garage functions.

The height of the structure is below the 17 foot height limit for both ADUs and accessory structures.

**Environmental Review:**

The project is categorically exempt from the requirements of CEQA pursuant to Section 15301 (d) which includes restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood. The project as proposed would meet this exemption in that it proposes to restore a previously constructed structure that has deteriorated and is no longer useable and will not create any new environmental impacts as it will be in an already developed area.

**City Departmental Comments:**

The Planning department sent this application to the following City departments prior to the January 11<sup>th</sup>, 2022, meeting: Building and Safety, Engineering, Fire, Police, City Manager and Assistant City Manager, and Public Works. Engineering, Fire, Police, Public Works, City Manager and Assistant City Manager provided no comments for the project.

- Fire Department will require sprinklers
- Building Department will require 1 hour fire rating along the property line facing wall.

**Required Findings:**

Section 17.420.020, “Variance Procedures” of the Zoning Ordinance states the criteria for a Variance with evidence showing the following:

- 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. (Ord. 1111, 2018)

Section 17.420.030 of the Zoning Ordinance requires the Commission to:

A. The Commission shall determine whether the proposal conforms to the criteria set forth in SMC 17.420.020. After the conclusion of the public hearing, the Planning Commission shall make written findings of facts, showing whether the qualifications under SMC 17.420.020 apply to the land, building or use for which the variance is sought, and whether such variance shall be in harmony with the general purposes of this code.

B. The Planning Commission may designate such condition(s) in connection with the variance it deems necessary to secure the purposes of this code, and may require guarantees and evidence that such conditions are being, or will be, complied with.

**Analysis:**

The project involves the rehabilitation of an existing structure to convert a previously constructed 1,632 square foot barn/accessory structure to a 769 square foot accessory dwelling unit, 205 square foot conditioned music room and 658 square feet of storage space within the existing footprint. The project proposes a sink within the smaller of three storage rooms, staff feels it's appropriate to require that sink be a utility sink as it's within an unconditioned space.

The accessory structure is located 2 feet 6 inches off the northern property line and does not introduce any new privacy issues to the neighbor at 601 First Street as the closest building would be a neighbor's garage. The project, as proposed, does not introduce and new windows along this portion of the property line thus meeting the requirement of the Zoning Ordinance that newly created accessory dwelling units constructed within setbacks have windows no lower than 5'6" from finished floor height.

While reviewing the requirements of findings in Section 17.420.020 that must be made for the approval of this Variance, staff is unable to make the required finding in relation to A., that there are :exceptional or extraordinary circumstances or conditions applying to the land, building, or use...which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same district.:

Staff does believe findings could be made that Criteria C, that the granting of a Variance will not, as conditioned, adversely affect the health or safety of persons residing or working in the neighborhood, and will not have a detrimental affect on public welfare, as the project will be required to have fire sprinklers for fire protection, and have appropriate building separation to the property line (a one-hour fire separation adjacent to the property), and no openings (windows or doors) would be allowed on the elevation facing the property line. Staff has mailed public notices of the Variance hearing to surrounding properties, and will provide any comments related to this or other project concerns to the Commission (no comments have been received as of the writing of this report).

Staff is requesting the Planning Commission hold a Public Hearing, and deliberate the project, and provide guidance on how the proposed structure will meet these findings. While in most cases of residential remodels to existing accessory structures it is advised to consult for guidance in building and zoning code, unfortunately that was not the case for this project.

However, the applicant has been willing to work with staff on getting this project to an approvable state.

**Public Comment:**

As prescribed by Section 17.460 of the Zoning Ordinance, the Planning Department completed the following: (1) Provided written notice to all property owners within 600 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.

No public comments have been received as of the writing of this staff report. Public comments received prior to the public meeting will be forwarded to the Planning Commission.

**Recommendation:**

That the Planning Commission hold a Public Hearing, and deliberate the project, and provide guidance on how the proposed structure will meet these findings.

Planning Commission options include:

- 1) If the consensus of the Commission is that the application meets the required findings, provide staff with direction regarding these findings for approval, as well as any Conditions of Approval to ensure the application meets the Findings for Approval;
- 2) If it is the consensus of the Commission that the application requires modifications, provide staff and the applicant with direction for revising the application, if needed, to meet the needed findings;
- 3) If it consensus of the Commission is that the application does not meet the required findings, provide staff with direction regarding these findings for denial. In this instance, the applicant would need to relocate the structure within the required setbacks.

Upon providing direction to staff, the Planning Commission should continue the application to a future meeting (“date certain”), either January 25, 2022 or February 8, 2022, so that staff can prepare the necessary Findings and documentation for the Commission to vote on.

Regarding option 1 or 2, if the Commission believes the proposed use is compatible with the site and the appropriate Findings can be met, staff recommends the following key conditions be included in any Conditions of Approval, along with any other Conditions the Commission may require:

- Require the smallest storage room sink be a utility sink, in line with a storage/utility space.
- No openings be allowed on the north elevation.
- The project shall provide require sprinklers and a 1-hour fire rating along the property line facing wall as required by the Building and Fire Departments.

**Attachments:**

Application materials, including plans  
Site photos



**City of Sebastopol**

Planning Department  
7120 Bodega Avenue  
Sebastopol, CA 95472  
(707) 823-6167

**MASTER PLANNING  
APPLICATION FORM**

**APPLICATION TYPE**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Administrative Permit Review | <input type="checkbox"/> Lot Line Adjustment/Merger | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Alcohol Use Permit/ABC Transfer         | <input type="checkbox"/> Preapplication Conference  | <input type="checkbox"/> Tree Removal Permit  |
| <input type="checkbox"/> Conditional Use Permit                  | <input type="checkbox"/> Preliminary Review         | <input checked="" type="checkbox"/> Variance  |
| <input type="checkbox"/> Design Review                           | <input type="checkbox"/> Sign Permit                | <input type="checkbox"/> Other _____          |

This application includes the checklist(s) or supplement form(s) for the type of permit requested:  Yes  No

**REVIEW/HEARING BODIES**

- Staff/Admin  Design Review/Tree Board  Planning Commission  City Council  Other \_\_\_\_\_

**APPLICATION FOR**

Street Address: 709 1st Street, Sebastopol, CA

Assessor's Parcel No(s): 004-172-011

Present Use of Property: Residential

Zoning/General Plan Designation:

**APPLICANT INFORMATION**

Property Owner Name: LON-GIVEN CHAPMAN & STEVEN PAUL GDULA

Mailing Address: 709 1st Street,

Phone: 202-997-3600 I:

City/State/ZIP: Sebastopol, CA 95472

Email: lonchapman@me.com

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Authorized Agent/Applicant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

City/State/ZIP: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Contact Name (if different from above): \_\_\_\_\_

Phone/Email: \_\_\_\_\_

**PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)**

Back wall of a new structure is off set approximately 3-feet from the side yard property line. That 3-foot set back is less than the 5-foot side yard set back as required by the City. That building wall line matches the wall line of the original structure; the original structure was partially demolished with a partial length of the property line foundation remaining for reuse with the new structure. Overall the original structure was demolished to construct the new structure with the matching foot print.

**CITY USE ONLY**

**Fill out upon receipt:**

Application Date: \_\_\_\_\_

Planning File #: \_\_\_\_\_

Received By: \_\_\_\_\_

Fee(s): \$ \_\_\_\_\_

Completeness Date: \_\_\_\_\_

**Action:**

Staff/Admin: \_\_\_\_\_

Planning Director: \_\_\_\_\_

Design Review/Tree Board: \_\_\_\_\_

Planning Commission: \_\_\_\_\_

City Council: \_\_\_\_\_

**Action Date:**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A		
Use	N/A		
Lot Size	19,240 sq. ft.		
Square Feet of Building/Structures (if multiple structures include all separately)	(n) ADU 1,621 sq. ft (e) SFD 2,340 sq. ft (e) pool 905 sq. ft.		
Floor Area Ratio (F.A.R)	_____ FAR	_____ FAR	_____ FAR
Lot Coverage	25.3 % of lot	_____ % of lot	_____ % of lot
	4865 sq. ft.	_____ sq. ft.	_____ sq. ft.
Parking			
Building Height	16'-4"		
Number of Stories	1		
<b>Building Setbacks – Primary</b>			
Front	53-ft		
Secondary Front Yard (corner lots)			
Side – Interior	8-ft		
Rear	68-ft		
<b>Building Setbacks – Accessory</b>			
Front	64-ft		
Secondary Front Yard (corner lots)			
Side – Interior	78-ft		
Rear	37-ft		
<b>Special Setbacks (if applicable)</b>			
Other (_____)			
Number of Residential Units	2 Dwelling Unit(s)	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)
Residential Density	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.
Useable Open Space	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: _____ cu. yds. Cut: _____ cu. yds. Fill: _____ cu. yds. Off-Haul: _____ cu. yds
Impervious Surface Area	N/A	_____ % of lot _____ sq. ft.	_____ % of lot _____ sq. ft.
Pervious Surface Area	N/A	_____ % of lot _____ sq. ft.	_____ % of lot _____ sq. ft.

## CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees 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.

**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.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

A general plan

A specific plan

An ordinance affecting building permits or grading permits

A zoning ordinance

### Certification

*I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.*

Property Owner's Signature: \_\_\_\_\_

Date: 10-28-21

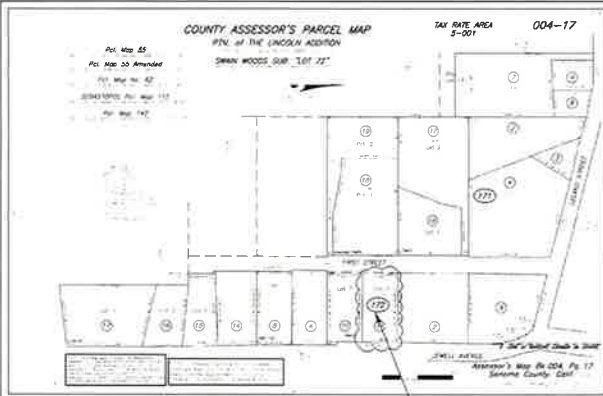
*I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.*

Applicant's Signature: \_\_\_\_\_

Date: 10-28-21

**NOTE:** It is the responsibility of the applicant and their representatives 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.





**PARCEL MAP**  
SCALE: N.T.S.



**VICINITY MAP**  
SCALE: N.T.S.

DESIGN PARAMETERS	
STRUCTURAL DESIGN CRITERIA	2019 CBC
CONSTRUCTION TYPE	VB
USE OCCUPANCY	RESIDENTIAL/R-3
ROOF LIVE LOAD	20 PSF (BASIC)
REDUCED ROOF LIVE LOAD @ 12 INCH	15 PSF
BUILDING OVERALL HEIGHT ABOVE GRADE	15'-0"
ZONING	R3 - SINGLE FAMILY RESIDENTIAL
WIND DESIGN	
BASIC WIND SPEED	110 mph
IMPORTANCE FACTOR	1.0
EXPOSURE CATEGORY	C
SEISMIC DESIGN	
MAPED SPECTRAL RESPONSE ACCELERATION	1.5
	0.6
	1.8
	0.84
	1.2
	0.56
	D
DESIGN CATEGORY	6.5
RESPONSE MODIFICATION COEFFICIENT R	0.02
	0.75
FLOOD DATA	
	NOT APPLICABLE
SPECIAL LOADS	
	NOT APPLICABLE
SPECIAL INSPECTIONS - STRUCTURAL OBSERVATIONS FOR DRILLED AND GROUTED HOLDDOWN ANCHOR(S), ANCHOR BOLTS, AND DRILLED & GROUTED REBAR(S) AT NEW/EXISTING CONCRETE CONSTRUCTION	
DEFERRED SUBMITTALS	
CONSTRUCTION WASTE MANAGEMENT PLAN	
FIRE SPRINKLER PLAN	

**PROJECT DESCRIPTION**

- DEMOLITION OF EXISTING U-OCCUPANCY BUILDING AND CONSTRUCTION OF (N) MIX R-3/U OCCUPANCY (E) 1x ROOF SHEATHING UNDERLAYMENT & LIMITED NUMBER OF ROOF RAFTERS AND A LIMITED LENGTH OF FOUNDATION TO REMAIN.

**PROJECT INFORMATION**

PROJECT STRUCTURAL ENGINEERING	OST ENGINEERING INC.	4310 MOUNT TAYLOR DR SANTA ROSA, CA 95404 PH (707) 579-1509
PROJECT ENERGY CAL GREEN CONSULTANT	SOLDATA ENERGY CONSULTING, INC.	2227 CAPRICORN WAY SUITE 202 SANTA ROSA, CA 95407 PH (707) 545-4440

**AREA CALCULATION**

(E) SINGLE FAMILY DWELLING	2,340 SF
(C) UTILITY BUILDING (DEMOLISHED)	1,622 SF
(E) SWIMMING POOL	1,015 SF
(N) ACCESSORY DWELLING UNIT	974 SF
(N) UTILITY OCCUPANCY	658 SF
<b>TOTAL LOT COVERAGE</b>	<b>4,909 SF</b>
AREA OF LOT	19,240 SF
PERCENT OF COVERAGE	25.5 %

**DRAWING SHEET INDEX**

DRAWING SHEET NUMBER	SHEET DESCRIPTION
T0	PROJECT TITLE SHEET
C1	SITE PLAN
C2	LANDSCAPE SITE PLAN
A1	ELEVATION VIEWS
A2	ELEVATION VIEWS
A3	FLOOR PLAN
PH	SITE PHOTO SHEET

REVISIONS

NO.	DATE	DESCRIPTION

PREPARED UNDER THE DIRECTION OF

ROBERT L. O'NEILL, P.E. 23833

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

**OST ENGINEERING, INC.**  
STRUCTURAL ENGINEERING  
4310 Mt Taylor Dr  
Santa Rosa, CA 95404  
(707) 579-1509 Fax (707) 579-1686

**Proposed Legalization of ADU w/ Storage**

For  
**Lon Chapman**  
706 N. Main Street, Santa Rosa, CA  
APN: 004-172-011

DATE: 06/2021  
SCALE: AS NOTED  
DRAWN: AM  
FILE: 2021-05-36  
SHEET

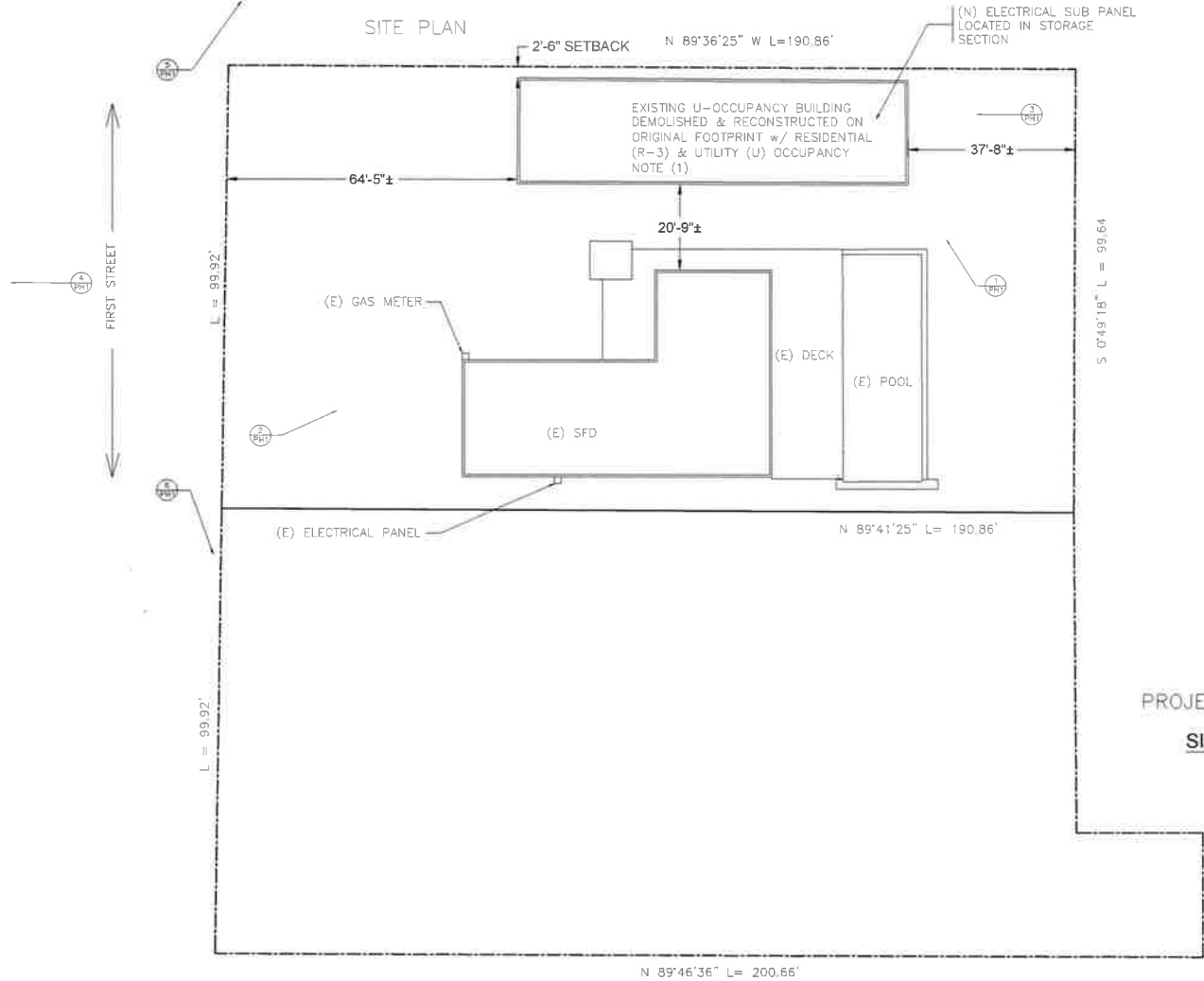
T0

1 OF 1 SHEETS

NOTES

- DEMOLITION OF EXISTING U-OCCUPANCY BUILDING AND CONSTRUCTION OF (N) MIX R-3/U OCCUPANCY (E) 1x ROOF SHEATHING UNDERLAYMENT & LIMITED NUMBER OF ROOF RAFTERS AND A LIMITED LENGTH OF FOUNDATION TO REMAIN.

SITE PLAN



PROJECT NORTH  
**SITE PLAN**  
 SCALE: 1:100

REVISIONS

NO.	DESCRIPTION	DATE
1	PREPARED UNDER THE DIRECTION OF	
2	PROJECT: OST, PCE 28151	
3	DRAWN BY: [Signature]	
4	CHECKED BY: [Signature]	
5	DATE: [Signature]	

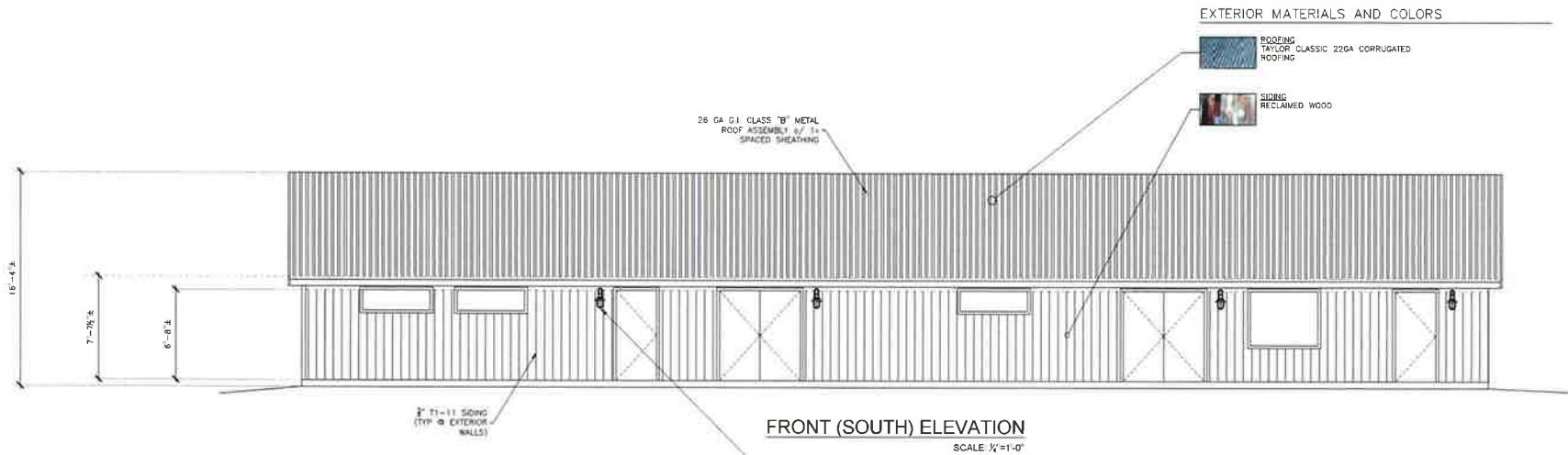
OST ENGINEERING, INC.  
 STRUCTURAL ENGINEERING  
 4310 MI Taylor Dr.  
 Santa Rosa, CA 95404  
 (707) 579-1509 Fax (707) 579-1886

Proposed Legalization of ADU w/ Storage  
 for  
**Lon Chapman**  
 706 11th Street, San Rafael, CA  
 APN: 004-1724-01

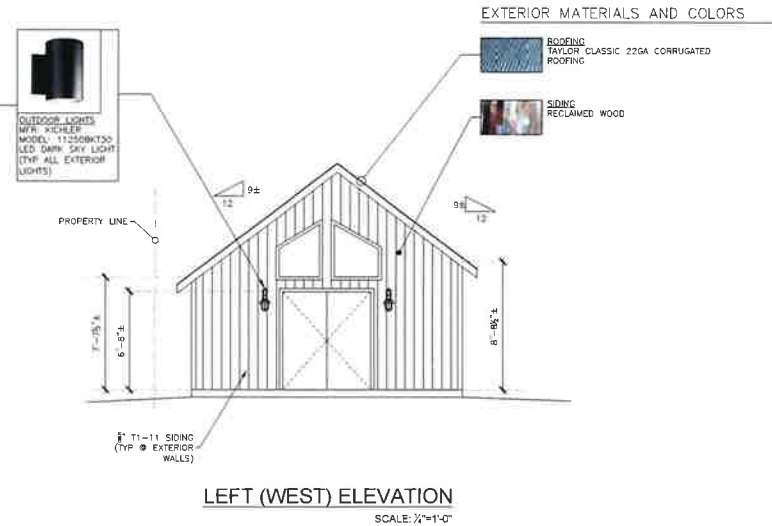
DATE: 06/2021  
 SCALE: AS NOTED  
 DRAWN BY: [Signature]  
 FILE: 28151-05-06  
 SHEET

C1





ARCHITECTURAL DESIGN IS THE CONCEPT OF THE OWNER(S). LON CHAPMAN AND THEIR DESIGN TEAM, IN ORDER TO PREPARE THE STRUCTURAL DESIGN ELEMENTS OF THIS PROJECT, OST ENGINEERING, INC. HAS PROVIDED THE DRAFTING SERVICE FOR THE ARCHITECTURAL WORKING DRAWINGS.



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD

PREPARED UNDER THE DIRECTION OF

PROJECT # 2021-05-36

DATE 06/2021

SCALE AS NOTED

BY AR

DATE 2021-06-30

SHEET

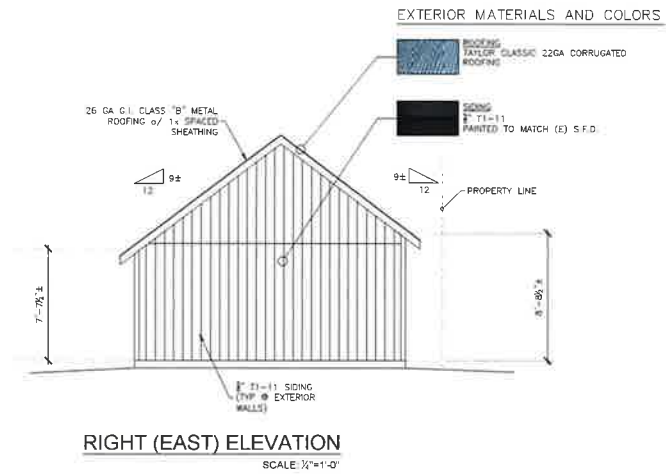
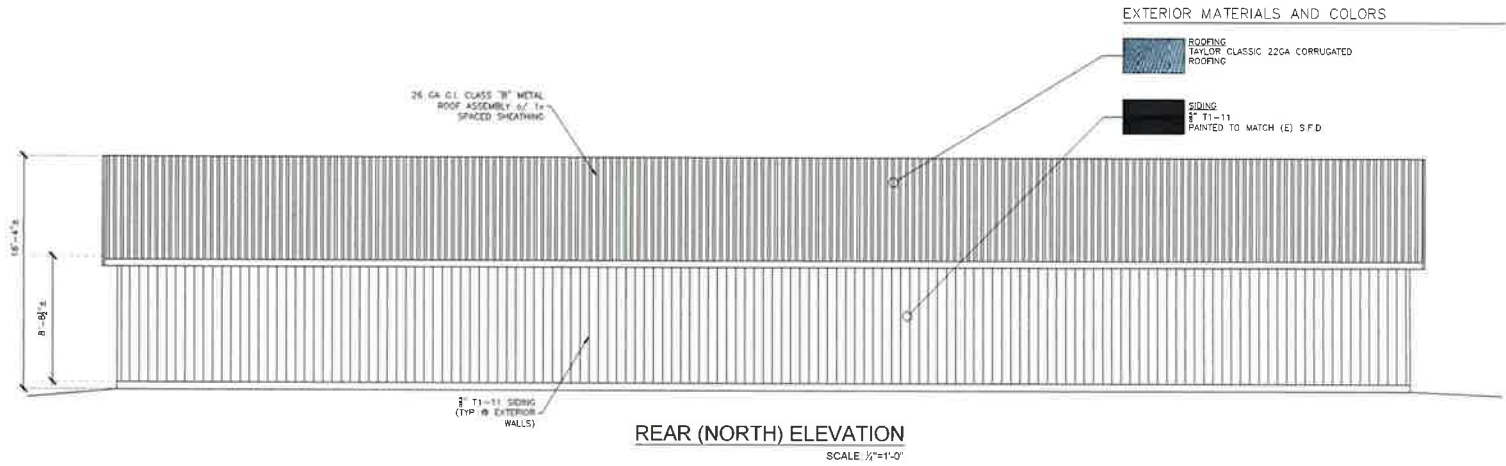
OST ENGINEERING, INC.  
STRUCTURAL ENGINEERING  
4310 MI Taylor Dr.  
OAKLAND, CA 94618  
(907) 579-1508 Fax (907) 579-1988

Proposed Legalization of ADU w/ Storage  
FOR  
**Lon Chapman**  
708 1st Street, Sebastopol CA  
APN: 004-172-011

DATE 06/2021  
SCALE AS NOTED  
BY AR  
DATE 2021-06-30  
SHEET

**A1**

OF 1 SHEETS



ARCHITECTURAL DESIGN IS THE CONCEPT OF THE OWNER(S). LON CHAPMAN AND THEIR DESIGN TEAM, IN ORDER TO PREPARE THE STRUCTURAL DESIGN ELEMENTS OF THIS PROJECT, OST ENGINEERING, INC HAS PROVIDED THE DRAFTING SERVICE FOR THE ARCHITECTURAL WORKING DRAWINGS.

REVISIONS			

PREPARED UNDER THE DIRECTION OF  
  
 OST ENGINEERING, INC.  
 STRUCTURAL ENGINEERING  
 4310 Hill Taylor Dr.  
 Suite 104  
 (707) 579-1559 Fax: (707) 579-1988

Proposed Legalization of ADU w/ Storage  
 for  
**Lon Chapman**  
 709 1st Street, Sebastopol CA  
 APN: 004-172-011

DATE: 06/2021  
 SCALE: AS NOTED  
 DRAWN: AR  
 FILE: 2021-05-36  
 SHEET: **A2**





1



2



3



4



5



6

REVISIONS

NO.	DATE	DESCRIPTION

PREPARED UNDER THE DIRECTION OF  
*R. J. C.*  
 REGISTERED CIVIL ENGINEER  
 EXPIRES 01/01/2025  
 RECEIVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**OST ENGINEERING, INC.**  
 STRUCTURAL ENGINEERING  
 4310 Mt. Taylor Dr.  
 Santa Rosa, CA 95404  
 (707) 578-1500 Fax (707) 578-1888

**Proposed Legalization of ADU w/ Storage**  
 for  
**Lon Chapman**  
 708 1st Street, Sebastopol, CA  
 APN: 004-172-011

DATE: 06/2021  
 SCALE: NO SCALE  
 DRAWN: JH  
 FILE: 2021-05-36  
 SHEET: PH1

## Neighbor Notification

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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, residents, 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

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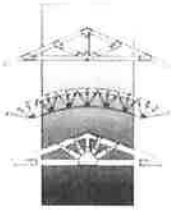
Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, 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





# OST ENGINEERING, INC.

STRUCTURAL—CONSTRUCTION—CONSULTING

4310 Mt Taylor Dr. Santa Rosa, CA 95404

Phone 707-579-1509 • Fax 707-579-1988

## Justification for variance

Prepared by: Robert H. Ost

Property address: 709 First Street, Sebastopol CA

APN: 004-172-011

## Justifications

1. This variance application is for the legalization of a detached ADU. The ADU is developed from reconstructing a dilapidated existing storage building on the property. The proposed ADU is placed over the original building footprint, utilizing parts of the existing foundation as well as part of roof framing and the exterior wall sheathing. The ADU will retain the original footprint, the overall building height as well as location on the property. This project will not add any additional square footage to the property.

The project is asking for a variance with respect to the building's setback to the adjacent parcel. The setback of the ADU, matching the setback of the original storage building is 2'-6" from the property line. This has been mitigated by the use of a 1-hr fire rated wall assembly along the affected property line.

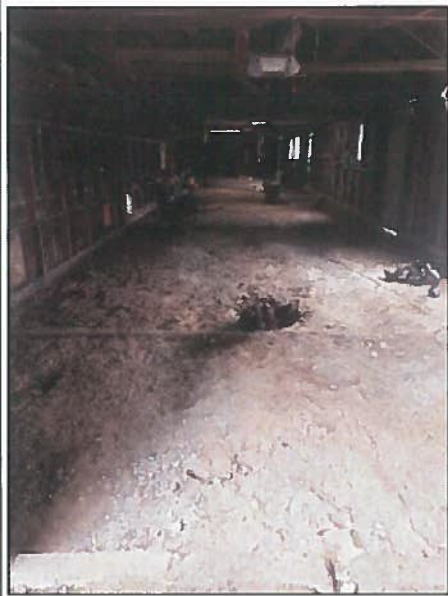
2. Converting the existing storage building to a modernized ADU with additional storage will provide more affordable housing. Reusing and repurposing an existing structure is both cost effective as well as better for the environment, compared to building a new structure.
3. This project is rehabilitating an already existing structure, creating a new detached ADU. The proposed ADU shares the same footprint as well as the same overall building height as the existing structure. Therefore, its impact on the surrounding community will be minimal.











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18'x88'  
1927 TAX ROLLS

88  
- 18  
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704  
88

	
PREPARED UNDER THE DIRECTION OF SOCIETY COST. RICE ARCHT DRAWN BY NO. NO. REVIEWED BY NO. NO.	
OST ENGINEERING, INC. STRUCTURAL ENGINEERING 4310 Mt. Taylor Dr. Santa Rosa, CA 95404 (707) 578-1808 Fax (707) 578-1808	
	
Proposed Legalization of SFD FOR: <b>Lon Chipman</b> 701 1st Street, Sebastopol, CA APN: 004-172-011	
DATE: 08/20/11 SCALE: 1/8" = 1'-0" SHEET: A1 FILE: 2011-08-28 SHEET:	
PH 1 OF 1 SHEETS	