

**From:** Ken Jacobs [REDACTED]  
**Sent:** Thursday, April 6, 2023 4:06 PM  
**To:** Kari Svanstrom; John Jay  
**Subject:** 771-773 First Street Variance Request  
**Attachments:** [Schoch Grading Permit.pdf](#)

Dear Sebastopol Planning Commission,

I am a neighbor to the east of 771-773 First Street. I would like to offer a few comments for your consideration.

1. To the extent the Planning Commission determines a variance is appropriate and necessary, please consider less intrusive alternatives, protecting as much of the riparian corridor as possible. Options could include a combination of the following:

- The driveway could make a left turn at the property line, necessitating only a relatively small variance to facilitate the turn to the east.
- The requested variance is based on the applicant's existing plans, **which were NOT approved by the Design Review Board** at its meeting on March 28. In fact, by a 5-0 vote the DRB approved only a much smaller house, not the much larger house shown on the plans submitted. A smaller footprint house would eliminate the need for such an extensive variance along nearly the entire riparian corridor.
- The design could be altered to put the parking and driveway on the north side of the house, minimizing the intrusion into the riparian corridor setback.
- The parking for the ADU could be relocated.
- The ADU could be combined with the primary residence.
- The applicant could request a variance to eliminate the otherwise required ADU.
- The applicant's property could be accessed via an easement obtained from the owner of Lot 2.

2. To the extent that the variance request is based on the existence of a paved driveway over Lots 1 and 2 of the Schoch Subdivision, please consider the following:

- There is nothing on the 2001 subdivision map that indicates a driveway or an easement for a driveway within the creek setback **on Lot 3** (which is the lot you are considering). There is an easement over Lots 1 and 2 in favor of Lot 3, to give access to Lot 3 from First Street. Just because the indicated easement over Lots 1 and 2 dead ends into Lot 3 does not mean the driveway must or should continue southerly along nearly the entire creek setback on Lot 3. The intention of the easement over Lots 1 and 2 was to access Lot 3, not to extend pavement southerly almost to the south end of Lot 3 along the protected riparian corridor.
- Please consider that it is unclear how and why the existing paved driveway on Lots 1 and 2 was approved given the limitation of Sebastopol Municipal Code Section [17.100.060](#) with regard to the

