



ANALYSIS
PLANNING
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ENGINEERING

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August 22, 2022

Permit Sonoma
County of Sonoma
Attn: Wil Lyons
2550 Ventura Ave.
Santa Rosa, CA 95403

Subject: Building Setback to Hwy 116
Platinum Storage ~Sebastopol #1 Proposed Self Storage Project ~ So.County DRH19-0006
1382 Hwy 116 South ~ Sebastopol
APN [063-011-017](#)
D4E#7991.0

Dear Wil ~

In reference to your June 8, 2022 Planning comment:

Required Application Materials

1. Site Plan. Meeting the requirements of PJR-129, Site Plan Requirements for Planning Applications.

- The property fronts along the designated Scenic Corridor along Highway 116 and new development must be set back 30% of the lot depth to a maximum of 200 feet from the centerline of the road ([Sec. 26-64-005](#)). Please include the designated Scenic Corridor Setback on proposed site plan. Encroachments into the required setback may be allowed if the following findings from Sec. 26-64-030 (a) (5) can be made:

- Other new structures provided they are subject to design review and

1. They are associated with existing structures,
2. There is no other reasonable location for the structure,
3. The location within the setback is necessary for the use, or
4. Existing vegetation and topography screen the use;

A 100-foot building set back from the record centerline of Hwy 116 is being held for this development per phone and email communications with Planner Eric Gage dating back to July 23, 2019. Site development and proposed facility feasibility was dependent on this understanding. Proposed planting have been included in these development plans to aid in screening and overall aesthetics.

Should the above stated setback requirement be implemented at this advanced stage in design development this Scenic Corridor 30% would result in a 170-186 foot setback from the record centerline. This setback would eliminate proposed Building "A" entirely and portions of proposed Building "B" + "D". Feasibility of this project would then be brought into question by the applicant.

Existing structures to remain together with this development include Sequoia Burger and Sequoia Mini Mart, both of which conform with the agreed upon 100' BLS and would be nonconforming to the Scenic Corridor BSL. We request that you honor the July 2019 setback agreement.

Thank you for your time and consideration.

For Dimensions 4 Engineering, Inc.

A handwritten signature in black ink, appearing to be 'M' followed by a long horizontal stroke with a slight curve at the end.

Maria Ghisletta LIST, QSD, CPESQ