

Proposal Statement – 8.28.2018

a) Parcel. The project is located on Walnut Avenue off Arnold Drive near the town of Sonoma. The parcel is approximately 1/3 of an acre (14000 sqft), and larger than the surrounding parcels. Most of the parcels in neighborhood, a couple of blocks in each direction) are 7000 sqft. This parcel is in the middle of a block with smaller parcels on each side. The parcel had an old 1-bedroom house that fell into disrepair and has been demolished. There is a drainage ditch at the rear of the property, which probably originally ran outside the parcel, but has over time cut a new path and the top of bank impinges roughly 15 feet into the rear South West corner. It seems that the previous owners have attempted to stabilize the bank with some concrete work, that has now been grown over by volunteer weed trees and plants. The price is generally flat with a very slight slope to the South West, and there is one mature Oak tree at the back. The rest of the vegetation seems to have been planted to screen from the neighbors but has not been looked after and has been overgrown with bramble and weeds. Surrounding parcels have similar vegetation but have been better maintained.

b) Architecturally, the neighborhood has a mixture of modest single-story houses, mainly sided with wood, painted and with asphalt shingle roofs. The new development will build on that theme, but with the addition of heavily shaded pergolas at the entrances to give some style and privacy to the new development and buildings. The development will be secured with gates for people and cars. The roadway reservation at the front is much wider than the road (80 feet) and previous discussion with the County had talked about extending the landscaping into the area between the edge of the road and the property line.

The new buildings will be sided with Cedarmill type Hardie siding and have asphalt shingle roofs. There will be pergolas and planting at the entrances for privacy and an additional pergola and seating with a table in the shared outdoor space for people to congregate in a shady communal place. Lighting will be dark sky compliant, but also located in the pergolas so that communal areas will be well lit but not uncomfortable.

The communal areas and parking will be graded so that there are no steps at either entry gates or entrances into the cottages.

c) The parcel is located in a neighborhood of mainly single-family residences. The neighbors on either side are single residences. The new building will be built to a 5ft side set back. The nearest neighbor, on the North East corner, has also built 5 feet from the property line, so the closest building will be 10 feet away. All the other adjacent neighbors are further, ranging from 25feet to 35 feet.

d) There will be 5 new 2-bedroom cottages. The Accessible Cottage has an area of 895 square feet, and the others range between 895 to 950 square feet. All the cottages are single story, and have 108 square feet of private outdoor space, that is screened from the communal areas with landscaping. The meters and bin storage will also be screened from view with fences and plantings. There will be 7 parking spaces, located at the back behind the buildings, they have gated access off the street along a 'Hollywood' type driveway which allows more landscaping between the paved wheel paths and the parking area will be paved with drivable permeable paving.

e) The new cottages are grouped around a central communal area. Circulation from the street and front gate to the back gate and parking is along a meandering footpath path, which feeds off to the individual cottages. The new gated driveway is approximately 90 feet long and takes cars directly back to the parking area. The driveway gate is 35 feet from the existing edge of the roadway on Walnut, and the new asphalt will be added to connect the onsite driveway to the existing road edge. The on-site driveway is 12 feet wide with a 2foot landscape buffer on each side. The parking area is about 3600 square feet and includes a secure corner for bicycle parking.

The existing paved surface of the roadway along Walnut needs some maintenance. There is wear and damage along the edges as people have been parking on the area between the edge of the road and the front property line. The advantage of that area between the edge of the road and the front property line, is that there will be good sight lines and vision triangle from the new gate to the road.

f) It is anticipated that 75% of the tenants will work off site and so generate two trips a day. The other tenants although not working will also make trips during the day. The lot is a double size lot, so the generated traffic should be considered as 2 parcels. There will be 5 two-bedroom cottages on the equivalent of 2 parcels, so that the vehicular impact will not be significantly more than a single-family dwelling 3 bedroom house with an ADU. Public transport is also an alternative.

g) Public transport. The nearest bus stop is on Grove Street, which is 1500 feet away, there are 4 busses that stop there. It is a 6-minute walk. Walking into Sonoma is also an option, the library and Safeway's are just over a mile away. Most facilities in Sonoma are a 20-25 minute walk.

h) The parking area is approximately 3600 sqft and has 7 spaces, one of which will be Accessible.

i) Water and Sewer are City provided services.

j) Provide Estimate of annual water demand and Water Conservation Plan

k) Sewage disposal is public City sewer

l) Provide Storm Water Management Plan

m) Trash will be in individual cans located behind a locked gate in a screened enclosure at the North East edge of the property nearest to the road.

n) The property is not located in the SRA Wildland Urban interface Area, and is local responsibility.

o) Provide an estimate of annual energy demand.

- p) Landscaping see Preliminary Landscape Plan. There will be no turf areas. Area of landscaping 2585 sqft, plant selection and irrigation see plan.
- q) The predominant landscaping on site will be irrigated. It is anticipated that once establish water use will can be reduced as the rear of the property abuts an ephemeral water course which will maintain the deeper-rooted plants.
- r) Construction. No significant grading anticipated, the site is level and the finished grade around the buildings will be raised to avoid steps. The foundation and driveway parking areas spoils will be used for the finished grade and some excess will be disposed of off-site. The Buildings will be light wood framed conventional construction on concrete spread footings.
- s) The subject parcel is 3 blocks from Arnold Drive and 3 blocks from Riverside Drive, and so will be shielded form the traffic noise on both those conveyor roads. The parcel is located in the middle of a large single-family neighborhood and so ambient noise levels are expected to be low.
- t) Potential hazards. Possible storm water overflows that cannot be contained in the existing water channels to the North West of the property might impact the project
- u) Distance to property lines. The cottages are located 5 feet from the front property line, previous discussions have granted allowance for the distance of the road from the front property line. The cottages will be located approximately 40 feet from the edge of the road. The cottages will be located 5 feet from the East side property line, and 14 feet from the west property line. The cottages are located 45 feet from the rear property line.
- v) Height of cottages. The highest ridge line is 19 feet above the finished grade. The existing grade is between 502 and 503.
- w) The total built area of the project is 5076 sqft. The area of landscaping is 2585 sqft. The total area of permeable parking and paths is 5939 sqft, and the concrete 'Hollywood' driveway strips are 400 sqft.