



# Traffic Safety Committee

Date: 11-27-12  
Time: 6:00 pm  
Emergency Operations Center  
Sonoma Police Department  
175 First Street West, Sonoma CA

## Committee Members

Thomas Haeuser, Chair  
Freddie Diaz  
Herb Golenpaul  
Donna Keegan  
Rosemary Sutcliffe  
Christopher Woodcock - Alternate

## MEETING AGENDA

1. CALL TO ORDER
2. COMMENTS FROM THE PUBLIC  
*At this time, members of the public may comment on any item not appearing on the agenda. It is recommended that you keep your comments to three minutes or less. Under State Law, matters presented under this item cannot be discussed or acted upon by the Traffic Safety Committee at this time. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for Committee consideration.*
3. REVIEW AND APPROVAL OF MINUTES – January 11, 2012
4. REGULAR CALENDAR
  - 4.1 Appeal of a denial of a red curb on Broadway and Clay.
  - 4.2 Review of the bike lane usage rates on Fifth Street West and W. MacArthur. A citizen is requesting the City consider removing the bike lane.
  - 4.3 Review of improvements to the intersection at Fourth Street East and Brazil, which includes a proposed "No Parking Zone" on Fourth Street East approximately 25' prior to the stop sign.
  - 4.4 Consideration of traffic safety impact in response to a recently approved tasting room facility at 143 West Spain Street.
5. FINAL COMMENTS
6. ADJOURN

I do hereby certify that a copy of the foregoing agenda was posted on the Police Department bulletin board on November 26, 2012.

Darcy Proctor  
Sonoma Police Department

*Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Monday before each regularly scheduled meeting at the Sonoma Police Dept, located at 175 First St West,, Sonoma CA. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Traffic Safety Committee regarding any item on this agenda after the agenda has been distributed will*

*be made available for inspection at the Sonoma Police Dept, 175 First Street West, Sonoma CA during regular business hours.*

*In accordance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 933-2216. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

## **Traffic Safety Committee**

### **Staff Report**

**11-27-12**

#### **Item 4.1 – Appeal of a denial of a red curb on Broadway and Clay Street (Police Chief)**

The city received a traffic hazard reporting form which stated that vehicles turning north onto Broadway from Clay Street do not have adequate sightline distances due to cars parked along the west side of Broadway. The citizen recommended a red curb be painted on Broadway just north of Clay Street.

City staff reviewed the area and prevailing conditions. While staff recognized that when a vehicle stops at the limit line on Clay Street, their vision to the north is obscured by both parked cars and 2 billboards. However, there is over 20 feet of protected shoulder before the southbound travel lane of Broadway. The vehicle code requires vehicles to stop at the limit line and, once stopped, allows them to “inch forward” provided it is safe to do so in order to improve visibility. As such, staff determined the protected shoulder provided adequate space to improve sightline in order to make the turn safely. Staff denied the request for a red curb, which was appealed by the citizen.

Staff recommendation: Deny the appeal for a red curb on Broadway and Clay Street

#### **Item 4.2 – Review of bike lane usage on 5<sup>th</sup> St. West and W. MacArthur (Traffic Engineer)**

As part of the Bicycle and Pedestrian Improvement Plan, the city installed bike lanes along portions of 5<sup>th</sup> Street West and W. MacArthur. Due to the width of W. MacArthur, parking along the south curb line was eliminated in order to make room for the bike lanes. According to the traffic hazard report, the elimination of parking on the south side of MacArthur has resulted in overcrowding of parking along the north side of MacArthur. In addition, since all the parking is on the north side of the street, residents are required to cross the street to access their homes and residences, which they feel is a hazard.

The City’s Traffic Engineer will provide details at the meeting regarding bike lane usage rates.

Staff recommendation: Discuss bike lane usage rates on this segment of roadway and consider what action, if any, to recommend to City staff.

**Item 4.3 – Review of improvements to the intersection of 4<sup>th</sup> Street East and Brazil and consideration of a “No parking zone” on 4<sup>th</sup> Street East approximately 25’ south of the new stop sign (Police Chief)**

The city received a traffic hazard reporting form from an area resident expressing his concern for pedestrian safety associated with this intersection. This area of the city is considered “rural residential” per the city’s Development Code and this segment of roadway does not have sidewalks. According to public works, the City Council has granted sidewalk exemptions to several properties in this area in an effort to maintain the rural character of the area.

City staff reviewed the accident data for this intersection and noted two accidents in the past 10 years, both of which involved solo vehicles driving too fast northbound on 4<sup>th</sup> Street East.

However, in response to the hazard report, the city has made the following improvements:

- Installed a stop sign on the northbound lane of 4<sup>th</sup> Street East
- Installed a stop bar on the pavement in conjunction with the with stop sign
- Installed “chevrons” to better delineate the turn radius
- Installed “bots dots” to provide visual and tactile reference for the curve radius
- Installed an advisory sign to warn drivers of the stop sign
- Installed an advisory sign, which states “Pedestrians use edge of roadway” at the northern most termination of the crosswalk
- Requested the resident at 405 4<sup>th</sup> Street East trim the bushes to provide better visibility

City staff would like the committee to consider adding a red zone on the east side of 4<sup>th</sup> Street East from the stop sign south 25-30’. We believe limiting parking in this area would allow the pedestrians to remain closer to the right hand edge of roadway.

Staff recommendation: Discuss improvements to date, consider additional measures (including the addition of a red zone), and determine what, if any, recommendations to make to city staff.

**Item 4.4 – Discussion and consideration of potential improvements to the intersection of W. Spain Street and the Church Street alley (Police Chief)**

The Planning Commission recently approved the adaptive re-use of the property at 143 W. Spain Street from a single family residence to a commercial use. Subsequently, a Use Permit was issued for a winery to operate administrative offices and, as a secondary use, a wine tasting room. The Planning Commission’s decision was appealed to the City Council by area residents citing traffic safety concerns and increased traffic congestion. The City Council denied the appeal.

Subsequently, the city received a traffic hazard form similar to the petition provided to the City Council.

Since the City Council has already approved the adaptive re-use, the traffic safety committee may consider, along with city staff, actions to improve traffic and pedestrian safety in conjunction with the new use.

City staff has reviewed the conditions and makes the following recommendations:

- Repaint the existing red curbs on W. Spain Street on both sides of the Church Street alley
- Install a sign on the east side of the alley to warn approaching vehicles to watch for pedestrians
- The Planning Dept will contact the property owners at 403 1<sup>st</sup> Street West (El Dorado Kitchen) and 143 W. Spain St (Three Sticks Wines) and require them to trim the hedges on both sides of the alley to comply with the city regulations (3.5 feet). This should enhance sightline visibility for pedestrians
- After implementing the above suggestions, re-evaluate the situation 6 months after the new tenants open for business

Other recommendations to consider:

- Extend the red zone on W. Spain Street on one or both sides of the Church Street alley in order to improve sightlines for vehicle exiting onto W. Spain Street from the alley. This recommendation will remove at least one, if not more, parking stalls on W. Spain Street, where parking is at a premium
- Make the Church Street alley one-way for southbound traffic only. This recommendation would require additional study, public outreach, and an additional traffic safety committee meeting prior to implementing

Staff recommendation: Discuss options to enhance traffic safety of this intersection in response to the anticipated new use and provide direction to staff.

RECEIVED

CITY OF SONOMA  
AUG 24 2012 TRAFFIC HAZARD REPORTING FORM

CITY OF SONOMA

Date AUGUST 23, 2012

The purpose of this form is to enable residents of Sonoma to request the initiation of a traffic study to determine if a traffic-calming plan should be developed for a particular street or streets within a neighborhood. The form must be filled out in its entirety and returned to:

City of Sonoma  
Attn: Traffic Safety Committee  
#1 The Plaza  
Sonoma, CA 95476

Please describe any traffic or safety issues that concern residents in your neighborhood. Use the backside of this sheet or attach additional sheets if necessary.

Please see attachments.

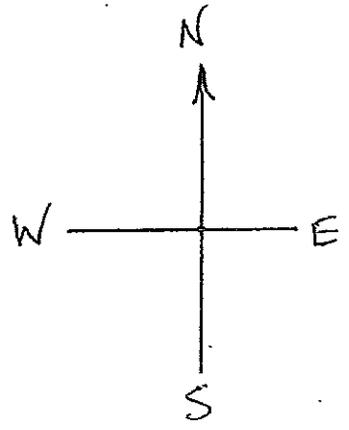
Please describe the location of concern, as well as the limits of your neighborhood. Feel free to provide a sketch of any concerns on the backside of this sheet or on an additional sheet.

Please provide the name and contact information for the main contact person for this effort.

<u>Robert Mosher</u>	<u>ROBERT MOSHER</u>	<u>142 CLAY ST.</u>	<u>996 6693</u>
<b>Signature</b>	<b>Printed Name</b>	<b>Address</b>	<b>Phone</b>

Please provide the names and signatures of residents who are likely impacted by the above concerns and who would like the neighborhood to be considered for a traffic calming treatment. Use an additional sheet of paper if necessary.

<b>Signature</b>	<b>Printed Name</b>	<b>Address</b>	<b>Phone</b>
<u>Ken and Gail Miller</u>	<u>Ken and Gail Miller</u>	<u>162 Clay St. Sonoma</u>	<u>938-41840</u>
<u>[Signature]</u>	<u>Karen Martha</u>	<u>122-Clay St. Sonoma</u>	<u>938-5865</u>
<u>Charlene Thomas</u>	<u>Charlene Thomas</u>	<u>102 Clay St. Sonoma</u>	<u>938-3725</u>



BILLBOARDS  
↓

CLAY ST.

LODGE

TRANTOWN

FRIEDMAN'S

SALSA

LEVERONI

NAPA RD.

BROADWAY  
MARKET

BROADWAY

FOUR  
CORNERS  
SERVICE

The location of the safety issue that I'm concerned about is the intersection of Broadway and Clay St. (see map), near the billboards and across Broadway from Train Town. The problem is that people (employees of Train Town, The Lodge and others) park at the northwest corner of the intersection such that cars headed east on Clay St., wanting to turn left (north) onto Broadway cannot see the southbound traffic on Broadway without pulling ahead (of the white STOP line) dangerously close to the (southbound) traffic. I have (successfully) made that turn for years, but not without great trepidation everytime! To be certain that the left turn on to Broadway can be made without being run into all drivers must pull out a full car length (plus) beyond the white STOP line at Clay St. (and Broadway). In other words, the nose of one's car is practically in the Broadway southbound lane!

I believe that it's only a matter of time until there's a bad accident at that intersection!

To remedy this potential accident location I think that painting the curb red along Broadway, just north of Clay St. should do it!

Sincerely,  
Robert Nishen

# City of Sonoma

Sonoma Police Department  
175 First St. West  
Sonoma California 95476-6690  
Phone (707) 996-3602 Fax (707) 996-3695  
E-Mail: sonomapd@sonomacity.org



October 2, 2012

Robert Mosher  
142 Clay Street  
Sonoma, CA 95476

Dear Mr. Mosher,

This letter is in response to your Traffic Hazard report requesting the City address your concern about safety at the corner of Clay Street and Broadway.

Staff has reviewed the area you've described in your hazard report. Upon reviewing the area, we found if you look northbound while at the limit line, there is a vision obstruction (billboard) as outlined in your Traffic Hazard Report dated 8/23/2012. However, between the limit line and the white fog line, which delineates the southbound lane of travel, there is approximately 24' of a safe zone. While in this area, there is a great deal of unobstructed vision for approaching traffic. The California vehicle code allows you to enter this area after making a complete stop at the limit line. Because of this review, there will not be any plans for reengineering this area.

If you wish to appeal this decision to the traffic safety committee, you may request the meeting within 10 days in written form via the Sonoma Police Department.

Thank you for your concern

Bret Sackett  
Chief of Police  
Sonoma Police Department

# City of Sonoma

Sonoma Police Department  
175 First St. West  
Sonoma California 95476-6690  
Phone (707) 996-3602 Fax (707) 996-3695  
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If you wish to appeal this decision to the traffic safety committee, you may request the meeting within 10 days in written form via the Sonoma Police Department.

Thank you for your concern

Bret Sackett  
Chief of Police  
Sonoma Police Department

## CITY OF SONOMA TRAFFIC HAZARD REPORTING FORM

Date 10-16-12

The purpose of this form is to enable residents of Sonoma to request the initiation of a traffic study to determine if a traffic-calming plan should be developed for a particular street or streets within a neighborhood. The form must be filled out in its entirety and returned to:

City of Sonoma  
Attn: Traffic Safety Committee  
#1 The Plaza  
Sonoma, CA 95476

Please describe any traffic or safety issues that concern residents in your neighborhood. Use the backside of this sheet or attach additional sheets if necessary.

- ① Elimination of on street parking on west side of West MacArthur.
- ② Over crowding of parking on North Side of MacArthur, in residential area
- ③ very few if any bicycles use bike path / more use sidewalk than bike path because its safer.

Please describe the location of concern, as well as the limits of your neighborhood. Feel free to provide a sketch of any concerns on the backside of this sheet or on an additional sheet.

West MacArthur St. Sonoma

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Please provide the name and contact information for the main contact person for this effort.

(Sandy Sprague)

<u>S. Sprague</u>	<u>ES Sprague</u>	<u>3554 West MacArthur St</u>	<u>707-481-8511</u>
Signature	Printed Name	Address	Phone

Please provide the names and signatures of residents who are likely impacted by the above concerns and who would like the neighborhood to be considered for a traffic calming treatment. Use an additional sheet of paper if necessary.

Signature	Printed Name	Address	Phone
<u>[Signature]</u>	<u>JOE ALCAZAGA</u>	<u>362 W. MACARTHUR ST</u>	<u>996-5336</u>
<u>[Signature]</u>	<u>JOE GILLET</u>	<u>372 W. MacArthur St.</u>	<u>938-4610</u>
<u>[Signature]</u>	<u>JOE HARRISON</u>	<u>345 W. MACARTHUR</u>	<u>935 9302</u>

**Darcy Proctor**

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**From:** Rene Alexander [renealex1@yahoo.com]  
**Sent:** Sunday, November 18, 2012 6:48 PM  
**To:** sonomapd@sonomacity.org; Darcy Proctor  
**Subject:** Response: City of Sonoma Traffic Hazard Letter Attn: Brett Sackett

Dear Brett:

In response to your letter to me on Nov. 16, 2012, our concerns about the bike path on West MacArthur Street are that we **do** want on street parking on the south side of West MacArthur. The unused bike path eliminated any on street parking for the south side residences thus creating issues with overparking on the north side, which has caused hard feelings between neighbors. All for a bike path that was unwanted by the residents, and is rarely used. We hope you can see our point and support us at the meeting on the 27th.

Thank you,

Sandy

Sandy Sprague  
355 W. MacArthur Street  
Sonoma, Ca. 95476  
707-481-8511

# CITY OF SONOMA TRAFFIC HAZARD REPORTING FORM

Date 1-11-12

The purpose of this form is to enable residents of Sonoma to request the initiation of a traffic study to determine if a traffic-calming plan should be developed for a particular street or streets within a neighborhood. The form must be filled out in its entirety and returned to:

City of Sonoma  
Attn: Traffic Safety Committee  
#1 The Plaza  
Sonoma, CA 95476

\* please note -  
This is not our first  
complaint.  
Something needs to happen!

Please describe any traffic or safety issues that concern residents in your neighborhood. Use the backside of this sheet or attach additional sheets if necessary.

our neighborhood is used everyday by people walking, either alone, or in groups, or with dogs, or most importantly children in strollers. The cars exceeding a safe speed, coming up 4th St. E. cut the corner going on to Brazil St. There is an extreme level of danger someone will be injured.

Please describe the location of concern, as well as the limits of your neighborhood. Feel free to provide a sketch of any concerns on the backside of this sheet or on an additional sheet.

we are at the top of 4th St. E. and the beginning of Brazil St. Cars will exceed the 25mph residential speed limit. They do it both ways - either going down Brazil to 4th or coming up 4th to Brazil.

Please provide the name and contact information for the main contact person for this effort.

<u>Karen Caudel</u>	<u>Karen Carroll</u>	<u>128 4th St. E.</u>	<u>938-1295</u>
Signature	Printed Name	Address	Phone

Please provide the names and signatures of residents who are likely impacted by the above concerns and who would like the neighborhood to be considered for a traffic calming treatment. Use an additional sheet of paper if necessary.

Signature	Printed Name	Address	Phone
<u>Thale MacBostie</u>	<u>Thale MacBostie</u>	<u>148 4th E</u>	<u>935-1003</u>
<u>Susan Harris</u>	<u>Susan Harris</u>	<u>405 Brazil</u>	<u>939-8060</u>

# CITY OF SONOMA TRAFFIC HAZARD REPORTING FORM

Date 12/27/11

The purpose of this form is to enable residents of Sonoma to request the initiation of a traffic study to determine if a traffic-calming plan should be developed for a particular street or streets within a neighborhood. The form must be filled out in its entirety and returned to:

City of Sonoma  
Attn: Traffic Safety Committee  
#1 The Plaza  
Sonoma, CA 95476

Please describe any traffic or safety issues that concern residents in your neighborhood. Use the backside of this sheet or attach additional sheets if necessary.

I RESIDE AT 400 BRAZIL STREET IN SONOMA, AND HAVE BEEN  
CONCERNED BY THE INCREASE OF TRAFFIC AND SPEED OF  
VEHICLES WHICH ENDANGER BOTH RESIDENTS AND USERS OF THE  
ROADWAY FOR PEDESTRIAN TRAFFIC.

Please describe the location of concern, as well as the limits of your neighborhood. Feel free to provide a sketch of any concerns on the backside of this sheet or on an additional sheet.

WEST BRAZIL STREET IN THE CITY OF SONOMA. I SUGGEST  
THE INSTALLATION OF ONE <sup>OR</sup> TWO SPEED BUMPS.

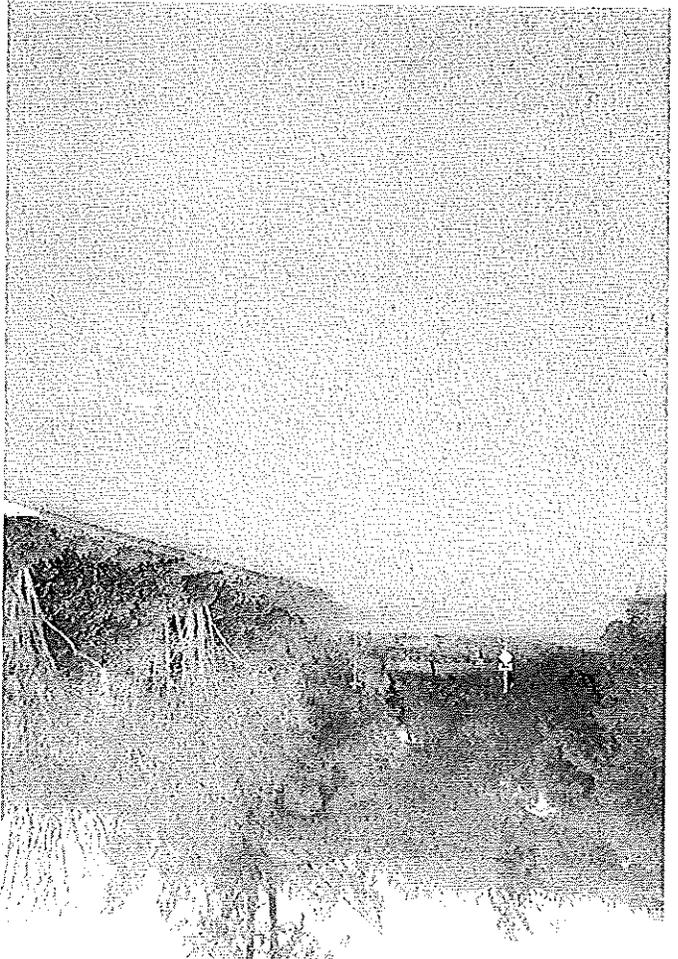
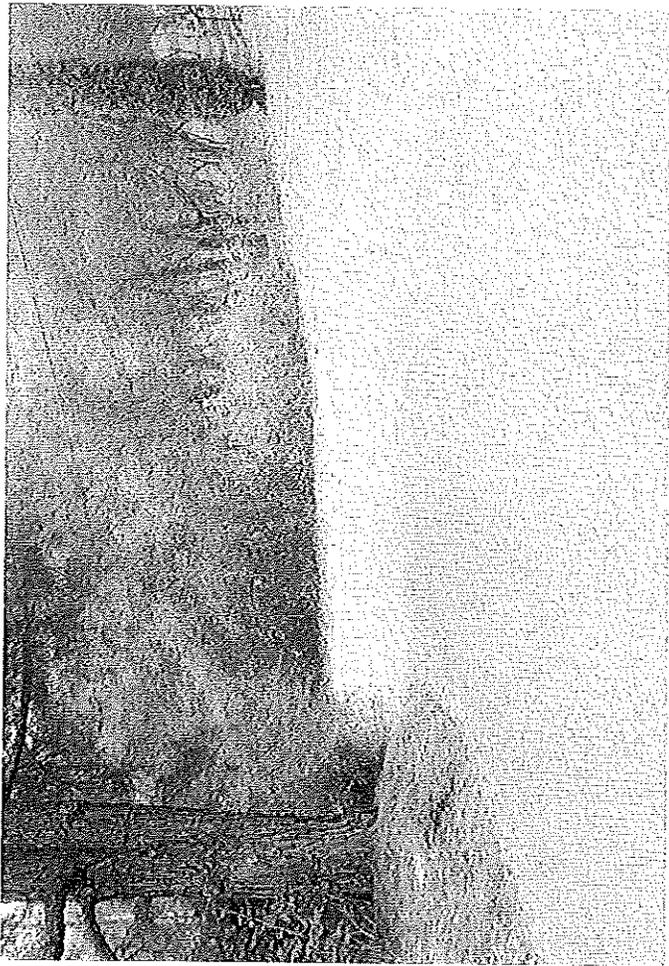
Please provide the name and contact information for the main contact person for this effort.

*Allen Bud Maffei*      400 Brazil St      9385395  
Signature      Printed Name      Address      Phone

Please provide the names and signatures of residents who are likely impacted by the above concerns and who would like the neighborhood to be considered for a traffic calming treatment. Use an additional sheet of paper if necessary.

Signature	Printed Name	Address	Phone





### Northeast Area: Summary of Guidelines and Recommendations

#### Circulation Improvements:

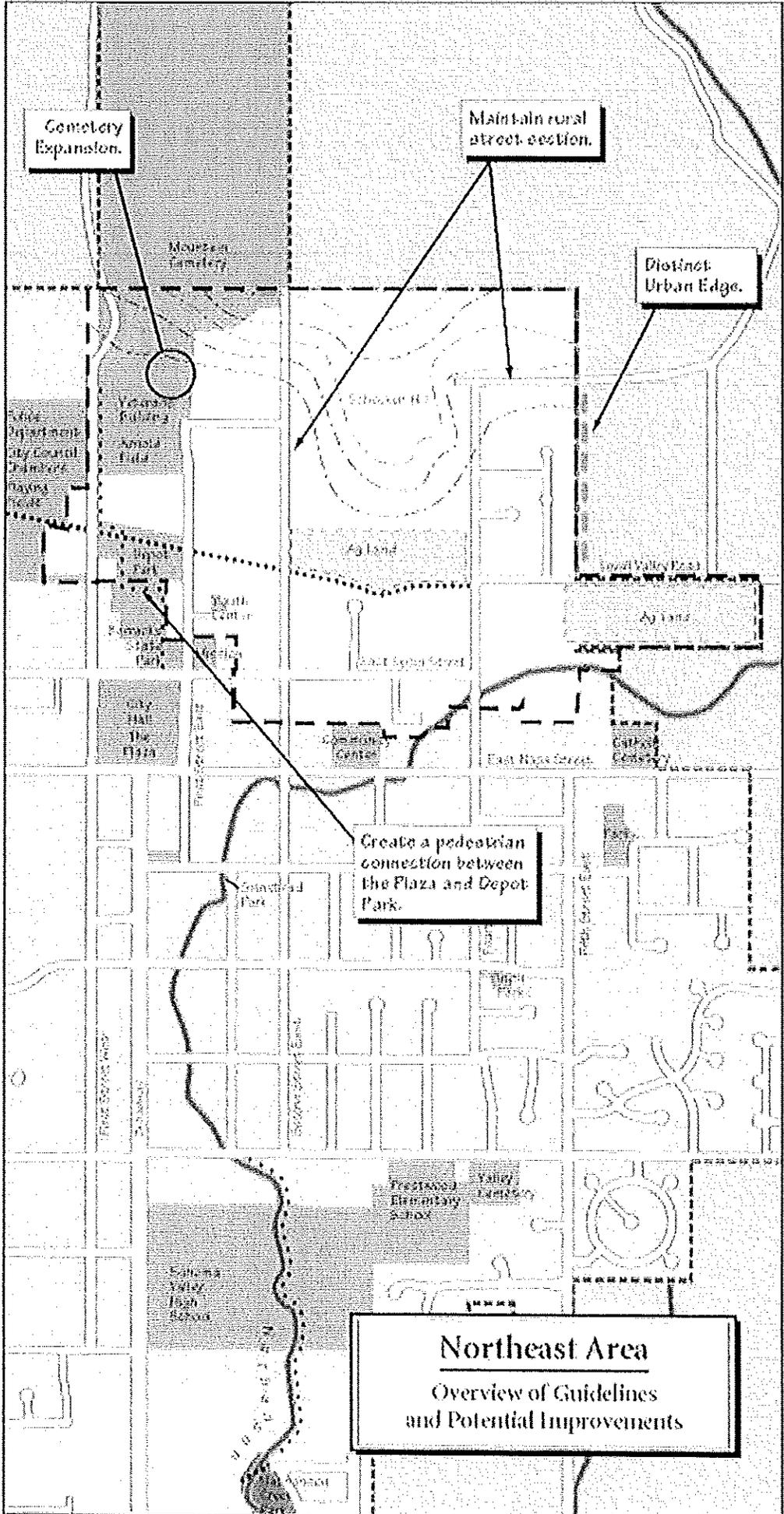
- Brazil Street should be retained as a rural road, although consideration should be given to improving drainage along it and to widening it somewhat, in order to improve safety.
- Although gaps in the sidewalk system should be closed when necessary for pedestrian safety and convenience, unique rural street sections within the Planning Area should be preserved (e.g., Brazil Street and Second Street East).

#### Development Guidelines:

- Significant historic structures should be preserved, restored and re-used.
- Infill development should contribute to the established character of the area through the use of varied setbacks and traditional building types.
- In the design of new subdivisions, consideration should be given to the use of alleys as a means of reducing driveway cuts, especially along collector streets.
- Hillside residences and related improvements should be carefully designed and placed in order to minimize impacts on views.
- Commercial and mixed-use development should be compatible to nearby residential development in scale, massing, and height.

#### Natural Features:

- Building setbacks along Nathanson Creek should be maintained in order to preserve riparian vegetation and prevent flood losses.
- If funds become available to do so, visually significant properties within the Planning Area should be preserved as open space.



**10.48.040 No parking areas.**

No operator of any vehicle shall stop, stand, park, or leave standing such vehicle where the city engineer has determined that the parking or stopping of a vehicle would constitute a traffic hazard or would endanger life or property, or in any area established by resolution of the council as a no parking area, when such area is indicated by appropriate signs or by red paint upon the curb surface, provided, that signs giving notice of such no parking are erected or placed at least 24 hours prior to the effective time of such no parking. (Ord. 99-9 § 1, 1999).

**10.48.100 Parking prohibited on narrow streets.**

A. The city traffic engineer is authorized to place signs or markings indicating no parking upon any street when the width of the roadway does not exceed 20 feet, or upon one side of a street as indicated by such signs or markings when the width of the roadway does not exceed 30 feet.

**Pedestrian on Roadway – California Vehicle Code**

21956. (a) No pedestrian may walk upon any roadway outside of a business or residence district otherwise than close to his or her left-hand edge of the roadway.

(b) A pedestrian may walk close to his or her right-hand edge of the roadway if a crosswalk or other means of safely crossing the roadway is not available or if existing traffic or other conditions would compromise the safety of a pedestrian attempting to cross the road.

# CITY OF SONOMA TRAFFIC HAZARD REPORTING FORM

Date 11.8.12

The purpose of this form is to enable residents of Sonoma to request the initiation of a traffic study to determine if a traffic-calming plan should be developed for a particular street or streets within a neighborhood. The form must be filled out in its entirety and returned to:

RECEIVED

City of Sonoma  
Attn: Traffic Safety Committee  
#1 The Plaza  
Sonoma, CA 95476

NOV 08 2012  
SONOMA POLICE DEPT

Please describe any traffic or safety issues that concern residents in your neighborhood. Use the backside of this sheet or attach additional sheets if necessary.

See attached sheet

Please describe the location of concern, as well as the limits of your neighborhood. Feel free to provide a sketch of any concerns on the backside of this sheet or on an additional sheet.

see attached sheet

Please provide the name and contact information for the main contact person for this effort.

<u>Phil Rosasco</u>	<u>Philip Rosasco</u>	<u>144 W. SPAIN ST #1</u>	<u>938.2788</u>
<b>Signature</b>	<b>Printed Name</b>	<b>Address</b>	<b>Phone</b>

Please provide the names and signatures of residents who are likely impacted by the above concerns and who would like the neighborhood to be considered for a traffic calming treatment. Use an additional sheet of paper if necessary.

<u>Attached Petition</u>	<u>are neighbors</u>	<u>who are opposed to the</u>	
<u>Added congestion.</u>			
<b>Signature</b>	<b>Printed Name</b>	<b>Address</b>	<b>Phone</b>

The City Council approved a re-adaptive use permit to turn the residence at 143 West Spain St. into corporate offices, a wine tasting facility and to put in a 7 stall parking lot on Church St. alley, which is only 10' wide. The proposed number using this facility is proposed to be about 40 people a week.

In time this could increase to as much as 150 people a week. The hazard is increased traffic and congestion on W. Spain St. at the Plaza.

Wine tasters going west on Spain St. trying to enter the Church St. alley would block traffic and possibly impede police vehicles that often use W. Spain St. to go west. The sheriffs dept. uses this corridor going east to the unincorporated areas to the north of the plaza.

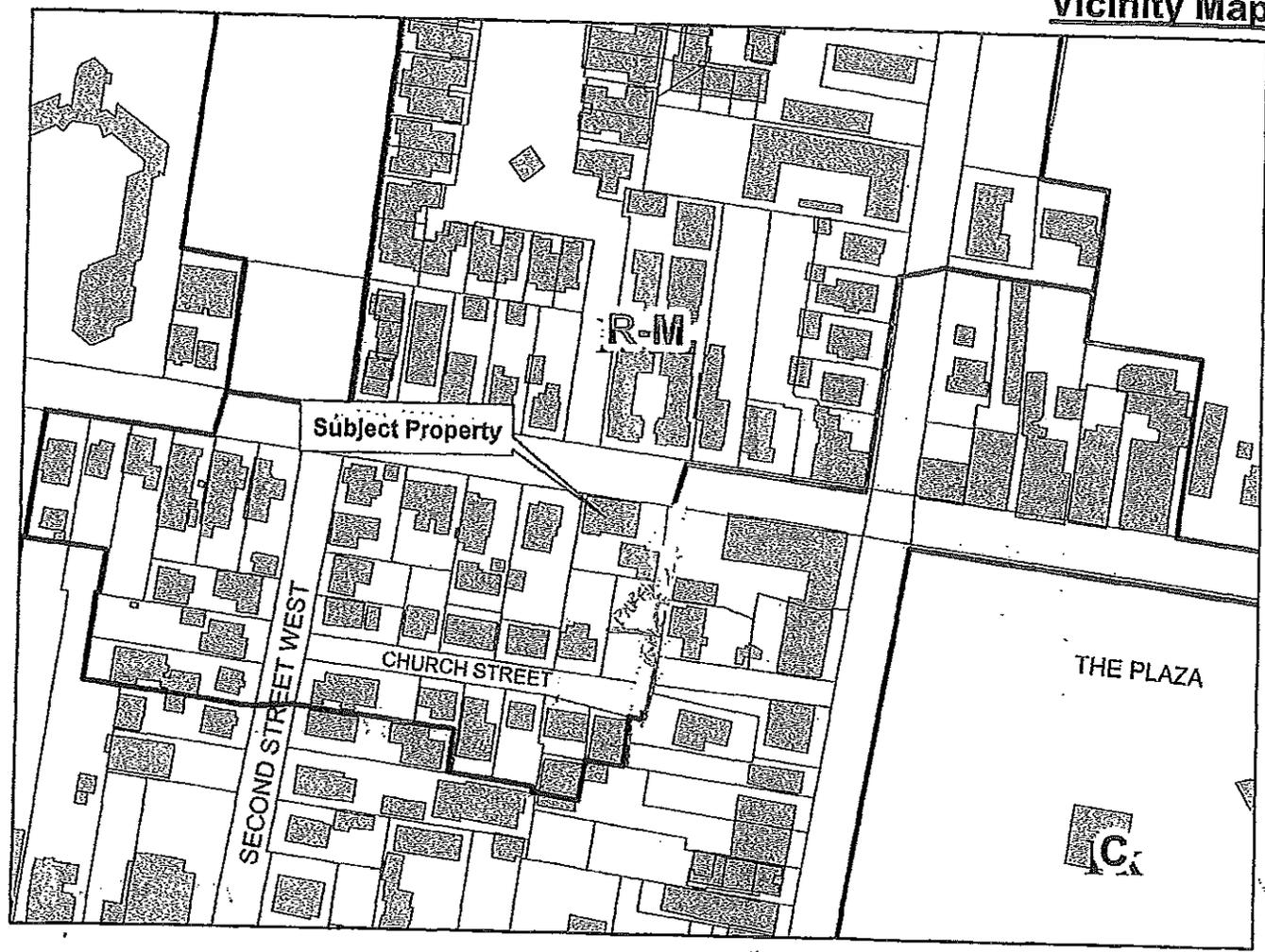
It is a hazard to pedestrians from the vehicles exiting Church St. alley onto W. Spain St. because there are no sight lines as you approach the sidewalk.

The alley is only 10' wide and already congested by the Eldorado hotel's 8 car parking lot plus delivery and service vehicles. The added congestion from the wine tasting room would only make matters worse for emergency vehicles responding to buildings adjacent the alley.

This approval of the wine tasting room did not have any environmental impact studies or traffic studies.

I'm trying to resolve this at the city level so time is of the essence.

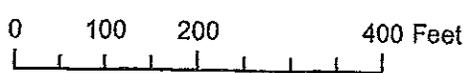
**Vicinity Map**



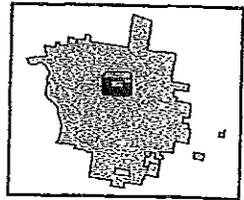
<b>Project Name:</b>	<b>Project Summary</b> Three Sticks Winery Use Permit
<b>Property Address:</b>	143 West Spain Street
<b>Applicant:</b>	Steve Martin Associates
<b>Property Owner:</b>	Leslie and Robert Demler
<b>General Plan Land Use:</b>	Medium Density Residential
<b>Zoning - Base:</b>	Medium Density Residential
<b>Zoning - Overlay:</b>	Historic
<b>Summary:</b>	Consideration of a Use Permit to convert the residence to a wine tasting facility through the adaptive re-use provisions for historic structures in conjunction with a request to develop a parking lot on the adjacent property at 138 Church Street.

**Zoning Designations**

- R-HS Hillside Residential (1 D.U./10 acres, maximum)
- R-R Rural Residential (2 D.U./acre, maximum)
- R-L Low Density Residential (2-5 D.U./acre)
- R-S Sonoma Residential (3-8 D.U./acre)
- R-M Medium Density Residential (6-10 D.U./acre)
- R-H High Density (9-12 D.U./acre)
- R-O Housing Opportunity (15-20 D.U./acre)
- R-P Mobile Home Park (7 D.U./acre, maximum)
- MX Mixed Use (12 D.U./acre, maximum)
- C Commercial (15 D.U./acre, maximum)
- C-G Commercial-Gateway (15 D.U./acre, maximum)
- W Wine Production
- P Public Facility
- Pk Park
- A Agriculture



1 inch = 200 feet



7.4

A1.1  
Sheet

Date: 04/17/12  
Author: AS NOTED  
Drawn:  
Job:  
Scale:

THREE STICKS WINERY  
Proposed Street and Vacant Lot Design  
143 West Spain Street  
138 Church Street  
Sonoma, California

PRELIMINARY SITE PLAN  
AND STREET ELEVATION



SIDNEY HOOVER ARCHITECTS  
1500 Redwood Road  
Suite 400  
San Rafael, CA 94903  
Tel: 415-452-9225 Fax: 415-452-9224

REVISIONS	BY

