

**SONOMA VALLEY CITIZENS ADVISORY COMMISSION
MINUTES OF MEETING NOVEMBER 18, 2015
SONOMA POLICE DEPARTMENT, COMMUNITY ROOM
175 FIRST STREET WEST, SONOMA
6:30 pm**

COMMISSIONERS PRESENT: Pat Stevens Tom Martin, Jack Ding, Cynthia Wood, Margaret Spaulding, Ryan Lely, Angela White, Gini Dunlap, Pat Pulvirenti, Dick Fogg, Ditty Vella, Rachel Hundley, Mark Bramfitt, Sean Bellach

EXCUSED: Bruce Green, Gay Johann

1. **Call to Order:** 6:30 pm
2. **Minutes of October 28, 2015 Meeting:** Approved
3. **Public Comment (Limited to items not appearing on the agenda):** None
4. **File Number:** ZPE12-0215
Applicant Name: Kadello and Larsen Resolution
Owner Name: Andrea Correnti
Site Address: 5350 O'Donnell Lane, Glen Ellen
APN: 054-300-018, and -019

Request for a Zoning Permit with environmental review for proposed construction of a new single family dwelling within the RC (Riparian Corridor) zoning district on two parcels totaling 0.47 acres.

Note from minute-taker: The new tape recorder did not work; it was inadequate and did not have enough power to capture voices in a large hall or room. Background static and noise overrode all conversations and speeches which were faint, garbled and unclear. The notes below were mostly gathered from handwritten notes, limited materials/handouts from presenters and will be at best, very brief, sketchy and/or truncated.

Applicant presentation:

Ron Baker, owner: This is a desirable location for us due to its proximity to town, creek and near church. This project was originally brought before the SVCAC on May 22, 2013. There were 2 main concerns from neighbors on O'Donnell: on the upflow side, the culvert spills onto neighbors' land and we've made sure that culvert is not blocked. The home on the downstream side – we will keep that culvert open. There was also a concern that the house may be made into a vacation rental – we have no intention since 7-8 months of the year will be spent here.

Paul Larsen, architect: As a result of the comments and questions by Commissioners, neighbors and PRMD 2 years ago, the home has been scaled down from a single story 3-bedroom residence with attached two-car garage to a single story 2-bedroom residence with attached one-car garage; building height from 19' 6" to 18' and setback on NW property side increased from 20' to 24', and encroachment into creek setback at rear of property reduced from 23.3' to 9.5'. Overall site coverage for residence, garage, porches, deck and driveway have been reduced from 4520 SF with 1720 SF encroachment to 3050 SF with 350 SF encroachment into creek setback, minimizing the footprint. The drainage design avoids disturbance of both of the existing culverts. The foundation has been redesigned: the concrete wall along the front of the residence removed; the concrete porch to a wood frame porch elevated above flood level. Driveway and turnaround has been reduced, and grading, hydrology and biology will minimize impact on the existing site and to be compatible with the surrounding residential development.

Commissioner questions:

Ms. White: This rule about allowing to encroach into the setback?

Paul Larsen: Letter to DeWayne Starnes allowing encroachment.

Ms. Vella: Other houses predate fixed setback.

A discussion ensued about setbacks and blue lines/green lines on presentation boards which was inaudible.

Mr. Bellach: 100 yr flood/water, Church is where high water mark is. How far does it go to the top of the piers?

Paul Larsen: 100 yr elevation is the given elevation. Finished floor is 1 ft above 100 yr elevation.

Mr. Bellach: Foundation starts 2 ft below?

Paul Larsen: 2 ft below – into pier situation; requirement to offset negative impact.

Mr. Bellach: How do you take the dirt out – remove it from the property?

Paul Larsen: Dirt deported into pond area.

Mr. Martin: Water flow from drainage, always be open flow from O'Donnell, how....

Paul Larsen: Porch reduced in size substantially, wooden.... 2 culverts, bio swale, existing culverts create grading conducive to flow happening now.

Chair Ding: How many trees cut? How to prevent erosion?

Paul Larsen: Just in residence/garage area, one adjacent to culvert, two in area graded for 100 yr flood, mitigation for removed trees.

Ms. White: What effect will flooding have on the house – how will water flow freely?

Ron Baker: House will be on concrete piers; flood will flow freely underneath down to the creek; it will no longer be a dump site, water will flow.

Public comments:

Marilyn Lewis: I represent Glen Ellen Community Church. Who will clean culverts if owner not there in winter?

Chair Ding: Answer that later.

Mike Witkowski: Photos of 2005 flood were emailed; owner addressed culvert situation. London Lodge holds lots of weddings in summer, he'll have to endure the noise since his property is the lowest point. He'll get the brunt of all the water coming down.

Jane Witkowski: How high up will the water go, will go into the house - property across the street almost up to windowsills. Other neighbors use theirs as rentals. One lives in Portland, the one from Chicago has 2 B 'n' Bs.

Constance Bailey: I live kitty corner from property. We have log jams – with the flow of the creek, things will jam up against the pillars. Clear it before El Nino.

Susan Brilo: People have mitigated but still flooded. It's your responsibility to prevent FEMA from coming – each flood worse than last time. There are 2 heritage trees, black oak and bay – will they be cut down?

Letter from Linda Herbert read: Creek becomes a torrent especially when unnatural structures are built along its banks. 5 other agencies need to be involved, not just PRMD. Setbacks protect fragile ecosystem along creek to protect banks from erosion, wildlife and people and a variance has been asked to build within those setbacks. You can't mitigate when you have log jams or water getting backed up affecting other property owners. This is the only lot never developed in 100 years because it floods.

Kris Everidge: Water rose to top step of our front porch – we left our home during the flood. Stuff cleared from property is debris from flood, not a dump site.

Troy Cameron: I'm a conservationist from Sonoma Ecology Center. This lot serves as infiltration.

Archie Horton: What about the front of the house to allow free flow of water?

Margie (inaudible): Water rose 3 ft above O'Donnell Lane, not a good idea.

Ms. White: Questions from speakers – who will clean when you're gone?

Ron Baker: Maintenance people will help during winter.

Ms. White: How high are the pillars?

Ron Baker: 2 ft above street level is bottom of house. From the street, it's a gradual configuration.

Ms. White: Why haven't the culverts been cleared?

Ron Baker: I didn't know until architect mentioned it, I don't visit property. Apparently there are 9 homes – didn't know, no permits, easements.

Ms. White: Have you had contact from environmental agencies?

Ron Baker: Sonoma County Permit Department – in 30-40 page report, everything is covered.

Chair Ding: All these documents is for public and available online, in District Director's office.

Ms. Dunlap: Online – files not there - must go to County to look at file.

Ms. White: Explain bio swale.

Paul Larsen: Bio swale is grading to reduce erosions, water flow has least impact on vegetation.

Ms. White: Heritage trees, black oak and bay?

Paul Larsen: Covered in report.

Chair Ding: 2 ½ years ago, Mr. Caselli said if the place is put on pilings including the front foundation, he had no objection and Ms. Wood concurred. We should honor original statements.

Commissioner discussions:

Ms. Spaulding: Amount of brush, debris, logs that may be caught in pilings – how far apart are piers? 8/9 will be affected in heavy floods.

Paul Larsen: Space out as much as possible – 12 ft on center, reduced number of pilings addressed not to impact level of flood.

Mr. Lely: Front landscaping will prevent water flow. What vegetation is in front of the house?

Ron Baker: No typical landscaping.

Mr. Bellach: You have no idea when it floods – refrigerators, propane tanks, logs will be slamming with great force into the bridge and O'Donnell is an extension of the creek. The lot is where the water goes. You have an exception

to encroachment on setback but not enough. What happens when you pass on, future owners may not be as considerate. You may need to build a fortress but right now, can't see it moving forward.

Ron Baker: I wanted 3 or 4 ft above, but how will it look to the neighbors?

Mr. Lely: Water above the 100 ft mark –debris will go into your house.

Ron Baker: Debris will be at the bottom of the house.

Chair Ding: Development is necessary, inevitable. 2010 census - zip code 95442 has dropped 26% - vacation homes? Neighbors are concerned, not great objections.

Ms. White: I'm less concerned with debris, more with how the building on that site affects neighbors.

Ms. Spaulding: Refrain from yea/nay until more is known. If we look at computer models and worst case scenarios, may have better idea.

Mr. Fogg: Owner has taken care, PRMD didn't think of log jams. Neighbors' concerns of 100 yr flood levels are exceeded. Put all concerns into detailed letter for PRMD. Some have been addressed but not all. Various other water agencies need to be contacted and weigh in on this.

Chair Ding: I agree with Mr. Fogg.

Mr. Martin: Will the letter be circulated among all of us?

Chair Ding: Yes.

Mr. Bellach: Not sure for formalized letter. If concern not addressed, County will be reading notes anyway.

Mr. Fogg: Send the letter.

5. File Number: DRH11-0001 Resolution
Applicant Name: Craig Miller
Owner Name: Same
Site Address: 20820 Broadway, Sonoma
APN: 128-322-012

Request for modification to previous Design Review approval. The Modification would allow a 1,700 square foot expansion to an existing building and the elimination of the previously approved new building on a 1.36 acre parcel. An extension of time is also requested.

Mr. Bellach: Chair Ding, myself, Ms. Spaulding, Ms. Dunlap visited site of Fat Pilgrim.

Ms. Pulvirenti: I work for Craig at another location, so no impact.

Craig Miller: Fat Pilgrim consists of 3 retail stores for primarily furniture and home goods. In 2011, approval was received to tear down 860 SF building #3 and build a 2 story 5000 SF building in its place. No sewer system 5 years ago; well has been installed. Due to finances, location of building #3 being too far back to attract customers (50% of customers only go into 2 front buildings), and need for storage/office space, request was changed to keep building #3 as storage/office space and to enlarge building #2 in the center by 1700 SF, eliminating the need for the 5000 SF building. Design for building #2 will remain close to previously approved design of building with no increase in height and no change in use. Additionally, request is for 4 parking spaces to remain along Broadway and removal of 2 sycamores to be replaced with total of 7 valley oaks instead of 5.

Commissioner questions:

Mr. Bellach: The issue is with the scenic highway, encroaching within space of scenic highway - how far from middle of road?

Craig Miller: 170-200 ft back, 97 ft back from center of road.

Chair Ding: 2 projects, if this is approved, will you go back to original project or will you choose either one?

Craig Miller: If this can't be approved by Cal Trans, we'll go back to original plans. We'll do one, not both.

Mr. Lely: There's a precedent for 2 applications at the same time?

Mr. Fogg: Still have to pull permits from PRMD – not changing.

Craig Miller: First one is set further back by 90 ft. Septic and well are done now.

Mr. Fogg: This is OK, depends on what you want to do.

Mr. Lely: Is the façade the same height – 27 ½ ft?

Craig Miller: (Answer completely inaudible).

Ms. White: Square footage of main building?

Craig Miller: 800 ft and proposing to expand to 1700.

Ms. White: Same colors, cool colors and sign will stay?

Craig Miller: Yes.

Chair Ding: What kind of trees?

Craig Miller: Don't know yet, they want something tall.

Ms. White: How many parking spaces?

Craig Miller: 20 parking spaces.

Ms. White: In new building – all furniture, eclectic mix?

Craig Miller: Same mix.

Ms. White: Tasting room?

Craig Miller: Will be on the left, some time down the road.

Ms. Spaulding: Building to the left – tasting room?

Craig Miller: Separate permit, not tonight.

Mr. Bellach: No issues, if on other side, another story. Existing buildings, parking lot within encroachment. I approve.

Motion: Mr. Bellach. Move to approve project as presented. Ms. White seconded. All in favor. Motion passed.

6. Consideration of items for future agenda

Pat Gilardi: In January, you'll be busy. You'll have 2 items on the agenda for the first 3 months of the year, also event policy.

Ms. Pulvirenti: There will be a winery meeting – 500 people.

Ms. Dunlap: Vacation rental tomorrow.

7. Adjourned: 8:25 pm