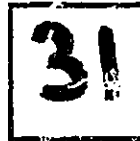




Type



Docs



Plans

~~9060~~ DRH97-0006

Building Permit Number (List all associated with these documents)

9060

Street Number

GRATON RD

Street Name

Community Code

APN

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

(707) 527-1900 FAX (707) 527-1103

DESIGN REVIEW WITH HEARING APPLICATION RECEIPT

Date: Apr 08, 1997
Time: 15:00
File #: DRH97-0006

Site Address

9060 GRATON RD GRA

Owner

ORRIN THIESSEN
12001 GREEN VALLEY RD
SEBASTOPOL, CA
823-0392 95472

Applicant

SEBASTOPOL, CA

Description

DESIGN REVIEW COMMERCIAL/RESIDENTIAL

Parcel No: 100-144-001
Zoning: L2

Total Acres:
Gen Plan Land Use:

APPLICATION FEE SUMMARY

Item #	Item Account Code	Description	Fee	Previously Paid
0121	025619-1341	FIRE SAFE STDS/REF FEES	\$.00	\$.00
0224	025213-1600	VIO. PENALTY FEE (ZONE)	\$.00	\$.00
0317	025627-3355	DESIGN REVIEW	\$.00	\$.00
0318	025627-3355	DESIGN REV PUB SEW/WAT	\$63.00	\$.00
0615	025627-3140	APPLIC'N REFERRAL REVIEW	\$153.00	\$.00
0700	025627-3140	DRAINAGE REV MAJOR DEV'S	\$.00	\$.00
0705	025627-3140	DRAINAGE REV MINOR DEV'S	\$.00	\$.00
1010	025213-3803	APPEAL (HEARING OFFICER)	\$.00	\$.00
1011	025627-3803	APPEAL (ALL OTHERS)	\$.00	\$.00
1040	025627-3810	D.R. SIGNS ONLY	\$.00	\$.00
1041	025627-3809	D.R. RES PROJ LEVEL I	\$.00	\$.00
1042	025627-3809	D.R. RES PROJ LEVEL II	\$.00	\$.00
1043	025627-3808	DR C/I/SUBD PC LEVEL I	\$650.00	\$.00
1044	025627-3808	DR C/I/SUBD PC LEVEL II	\$.00	\$.00
1045	025627-3808	DR C/I/SUBD PC LEVEL III	\$.00	\$.00
1047	025627-3810	DR REVISION TO FILE	\$.00	\$.00
1054	025627-3811	ENV REV ARCH LAB REFERRL	\$.00	\$.00
1055	025627-3811	ENV REV NO SPEC STUDIES	\$.00	\$.00
1056	025627-3812	ENV REV SPECIAL STUDIES	\$.00	\$.00
1057	025627-3813	ENV REV COMM'S REVIEW	\$.00	\$.00
1058	025627-3148	EIR REVIEW (CONTRACT+ %)	\$.00	\$.00
1110	025650-3831	RECORDS SEARCH	\$.00	\$.00
1125	025650-4026	TOPOGRAPHICAL MAPS	\$.00	\$.00
5121	025619-1341-WAIVED	FIRE S.S. REFERRAL FEE	\$.00	\$.00
5117	025627-3355-WAIVED	DESIGN REVIEW	\$.00	\$.00
5318	025627-3355-WAIVED	DESIGN REV PUB SEW/WAT	\$.00	\$.00
5615	025627-3140-WAIVED	APPLIC'N REFERRAL REVIEW	\$.00	\$.00
5704	025627-3140-WAIVED	DRAINAGE REV MAJOR DEV'S	\$.00	\$.00
5705	025627-3140-WAIVED	DRAINAGE REV MINOR DEV'S	\$.00	\$.00
6010	025213-3803-WAIVED	APPEAL (HEARING OFFICER)	\$.00	\$.00
6011	025627-3803-WAIVED	APPEAL (ALL OTHERS)	\$.00	\$.00
6040	025627-3810-WAIVED	D.R. SIGNS ONLY	\$.00	\$.00
6041	025627-3809-WAIVED	D.R. RES PROJ LEVEL I	\$.00	\$.00
6042	025627-3809-WAIVED	D.R. RES PROJ LEVEL II	\$.00	\$.00
6043	025627-3808-WAIVED	DR C/I/SUBD PC LEVEL I	\$.00	\$.00
6044	025627-3808-WAIVED	DR C/I/SUBD PC LEVEL II	\$.00	\$.00
6045	025627-3808-WAIVED	DR C/I/SUBD PC LEVEL III	\$.00	\$.00
6047	025627-3810-WAIVED	DR REVISION TO FILE	\$.00	\$.00
6054	025627-3811-WAIVED	ENV REV ARCH LAB REFERRL	\$.00	\$.00
6055	025627-3811-WAIVED	ENV REV NO SPEC STUDIES	\$.00	\$.00
6056	025627-3812-WAIVED	ENV REV SPECIAL STUDIES	\$.00	\$.00
6057	025627-3813-WAIVED	ENV REV COMM'S REVIEW	\$.00	\$.00
6058	025627-3148-WAIVED	EIR REVIEW (CONTRACT+ %)	\$.00	\$.00
6110	025650-3831-WAIVED	RECORDS SEARCH	\$.00	\$.00
6125	025650-4026-WAIVED	TOPOGRAPHICAL MAPS	\$.00	\$.00
			\$866.00	\$.00
Total Calculated Fees			\$866.00	
Total Additional Fees			\$.00	
Previously Paid			\$.00	
Balance Due			\$866.00	

CASH REGISTER

VALIDATION
019805 04/1997
0570006
SIERRA \$866.00
TTL \$866.00
CHECK \$866.00
CHNG \$0.00



COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

2:30

PLANNING APPLICATION

DRIFT
File #: ~~DR-970056~~ Date Filed: 4/8/97
Accepted By: Gail

TYPE OF APPLICATION REQUESTED:

- | | | | |
|--|---|--|--------------------------------------|
| <input type="checkbox"/> Appeal of Ord. Interp. | <input checked="" type="checkbox"/> Design Review Residential | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Mobile Home Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> General Plan Appeal | <input type="checkbox"/> Parcel Status Determination | <input type="checkbox"/> Other |
| <input type="checkbox"/> Coastal Permit/Use Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | |
| <input checked="" type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Major Sub. Extension | <input type="checkbox"/> Specific Plan Amendment | |

APPLICANT OR AGENT:

Name: Orrin Thiessen
Mailing Address: 12001 Green Valley Rd.
City/Town: Sebastopol, CA 95472
State/Zip: _____
Phone: 707-23-0392
Signature: [Signature]
Date: 4/7/97

OWNER, IF OTHER THAN APPLICANT

Name: _____
Mailing Address: _____
City/Town: _____
State/Zip: _____
Phone: _____
Signature: _____
Date: _____

OTHER PERSONS TO BE NOTIFIED: Include Agents, Lenders, parties to Deed of Trusts, Etc.

Name: _____	Name: _____	Name: _____
Address: _____	Address: _____	Address: _____
City: _____ Zip: _____	City: _____ Zip: _____	City: _____ Zip: _____
Title: _____ Phone: _____	Title: _____ Phone: _____	Title: _____ Phone: _____

PROJECT INFORMATION:

Address: 9060 Graton Rd. City/Town: Graton Zip: 95444
Assessor's Parcel Number(s): 130-143-001 Acreage: _____
Project Description: Rebuild building to look like original building built between 1905-1908 which was a hotel (and larger than our proposed structure) use plan on 2-3 retail shops.

Site Served by Public Water? (Y/N): N
Number of New Lots Proposed: None

Site Served By Public Sewer? (Y/N): ~~Y~~

COMMERCIAL/INDUSTRIAL USES: (Enter Numbers where applicable)

Bldg. Sq. Ft. Proposed: 2600 Existing Employees: 0 New Employees Proposed: T.B.D.

RESIDENTIAL USES: (Enter Numbers where applicable)

New Single Family Homes: _____ New Multi-Family Units: 2 New Second Units: _____
New Mobile Homes: _____ New Unit For Sale: _____ For Rent: X Density Bonus Units: _____

Violation - UBU 96-0110 + 099453-B
===== DO NOT WRITE BELOW THIS LINE =====

Staff Planner: _____ Planning Area: 60 Supervisorial District: _____
Current Zoning: LC General Plan Land Use: LC
Specific Plan Title: Sub S.P. Land Use: _____ Needs CEQA Review: NO
1975 Rolls Checked: _____ Previous Files: _____

PLANNING APPLICATION

Design Review Supplemental Application

Existing Use Residence + Bar. Residence was being used up until 3/20/97. Bar was closed ~~3~~ 3 to 4 years ago.

Proposed Use Retail shops, small office, and residential duplex.

Number of Employees T.B.D. Operating Schedule: Days _____ Hours _____

Expected Traffic Minimal

Noise Generated None

Chemicals, Oil, Gasoline Storage, etc.

Inside None

Outside _____

Underground _____

Surrounding Uses (Include the number, size, type, and location of nearby buildings)

North: Residential house + triplex owned by Orrin Thiessen

West: Across Graton Road is the fire house

South: Graton Rd. and unused commercial property

East: Stop & Shop Market - 3000 sq. ft. building

Type of Building Materials: Wood frame with horizontal wood siding

Roof Materials: Composition shingle

Color: Bark brown

Vegetation to be removed: None

Parking: Number existing 12 Number Proposed 16

Surfacing of driveway and parking areas: Old A.C. (I will overlay)

Signs - Type (attached or detached), number, size, materials, lighting:

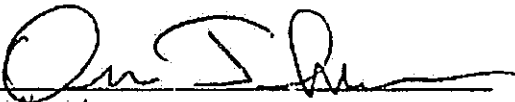
Existing Neon "El Coral"

Proposed T.B.D.

Sign Program (Existing / Proposed) Yes _____ No (Attach program if yes)

INDEMNIFICATION AGREEMENT

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."


Applicant

Property Owner (if other than applicant)

4-7-97
Date

File No.

NOTE: The purpose of the indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

IA:6/91

INDEMNIFICATION AGREEMENT



Thiessen Homes

Cont. Lic. No. 396388

Sonoma County Design Review Committee

April 4, 1997

Proposal for 9060 Graton Road

Dear Committee Members,

Just about 3 to 4 years ago this property, known as The El Corral, was the scourge of Graton, a notorious bar with frequent fights and even murders. Drunks could be seen urinating and passing out on the streets and alleys in the neighborhood. They would pack in over a hundred people in this bar.

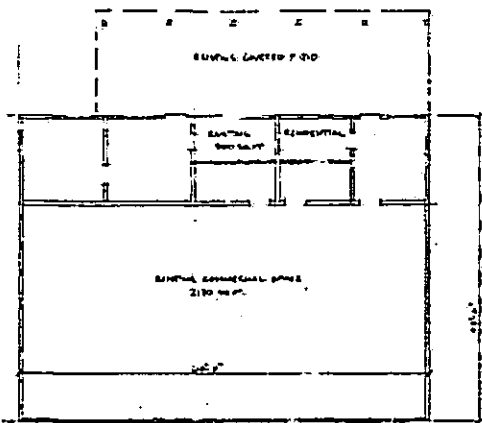
It has been a dream for many people in the Graton area to see this building restored to its original form. T-shirts are sold in Graton with a picture of the original building on them. The original building was a hotel and restaurant built between 1905 and 1908. Through most, if not all, of its history, this building had a "mixed use". Until we purchased it last month, there were tenants living in back in the residential part of the building. The commercial part (the bar) was closed by the A.B.C. and has been vacant for 3 to 4 years.

Three years ago I purchased much of the downtown and started rebuilding the old buildings. I have won two awards from the West County Historical Society. I presented this project as well as the other historical ones in town to the Landmarks Commission. The Landmarks Commission made a recommendation to the Planning Department to support this project. They also recommended to waive the parking requirements if necessary. To quote a Commissioner, "How aggressive do we need to be in your support?" Kathy Jacobsen told them she didn't feel they needed to be too active with Planning.

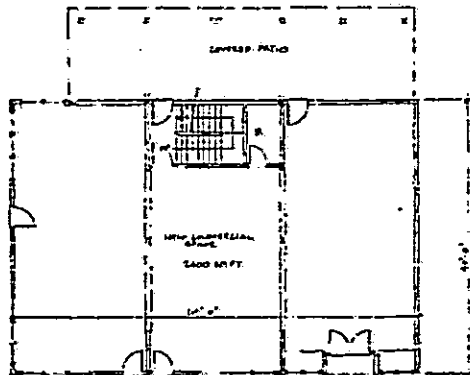
Our plan is to get approval to build the shell of the commercial area and finish the two residential units now. When we get tenants we will submit tenant improvement plans for the retail space. We foresee two to three small retail shops, which should be all within the 200 square foot per one parking place category.

I met with Melanie Heckle and she reviewed our plans. She determined that we should go through the "Level One" design review with no public hearing. She said she would not require environmental review or a use permit. She said I would need a \$63 health clearance (letter from Health enclosed) and \$150 for Public Works review.

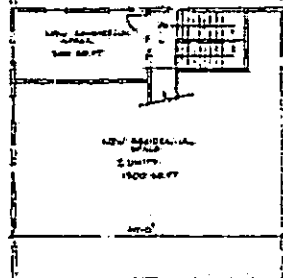
Sincerely,



EXISTING FLOOR PLAN



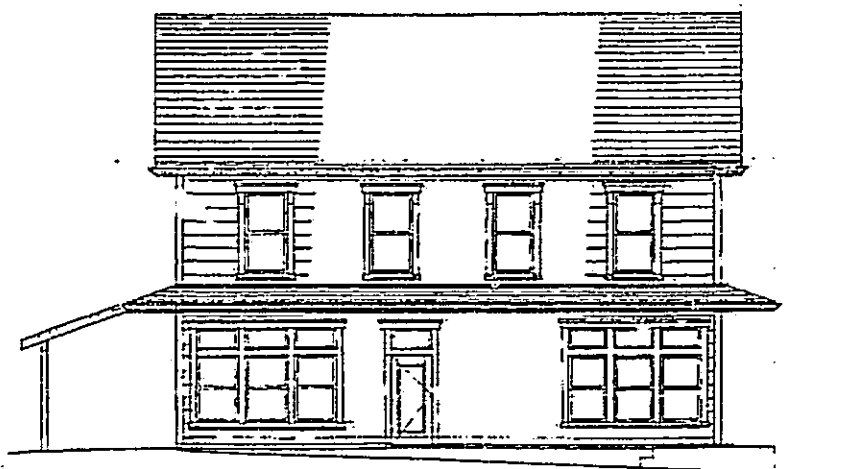
RESTORED FIRST FLOOR PLAN



RESTORED SECOND FLOOR PLAN



SOUTH ELEVATION



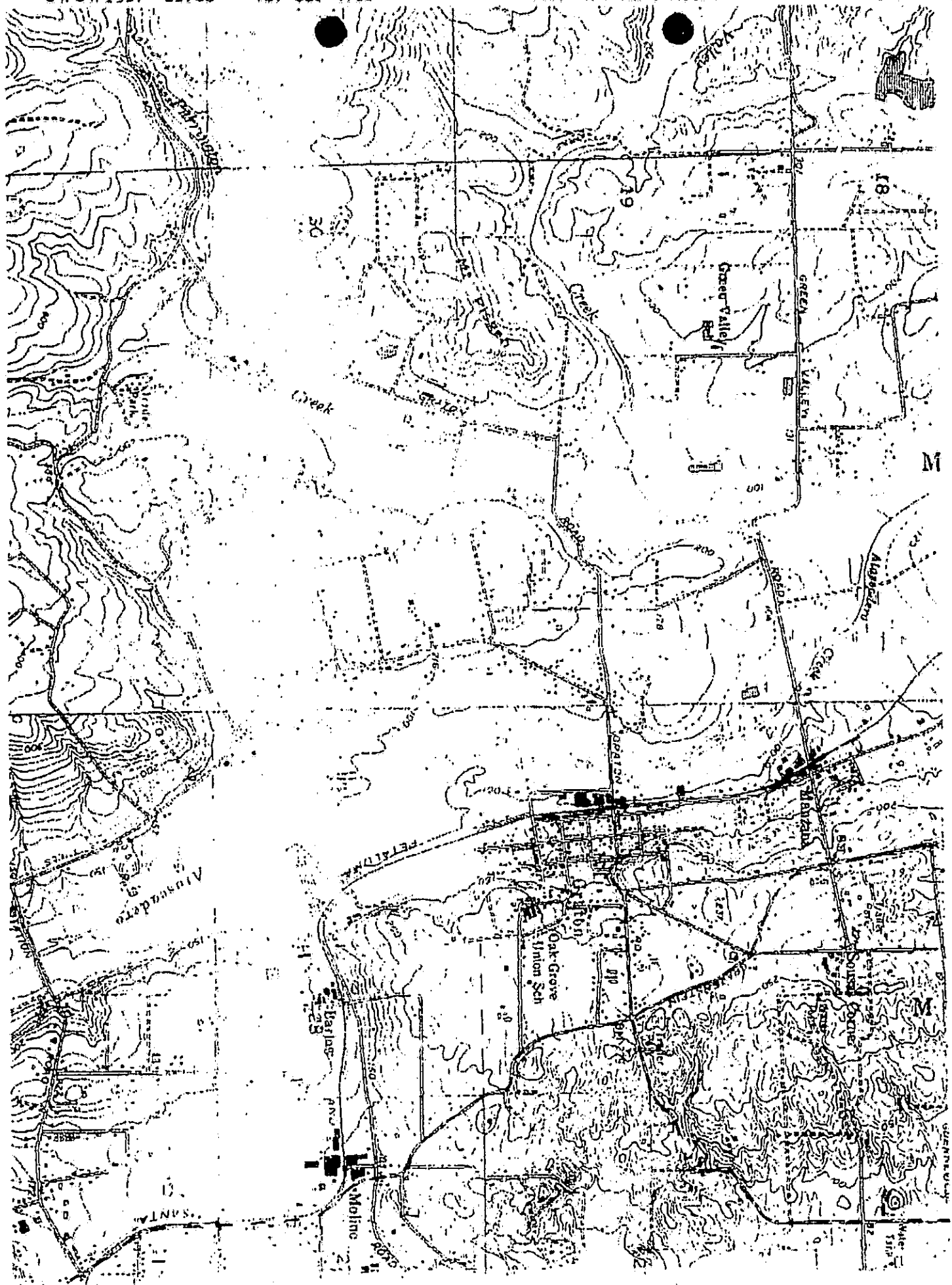
WEST ELEVATION

STY0003 07

Drawn by: [illegible]
 Checked by: [illegible]
 1000 [illegible] CA
 91778 [illegible]

Carroll Architects
 1000 [illegible] CA
 91778 [illegible]

Date: 4-1-99
 Scale: 1/8" = 1'-0"
 Sheet: 2



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

COUNTY ASSESSOR'S PARCEL MAP

Parcel Map No. 8251
Blk. 391 Pgs. 3-4; Rec. 10/7/86

TAX CODE AREA
130-002 130-001
130-007 130-017

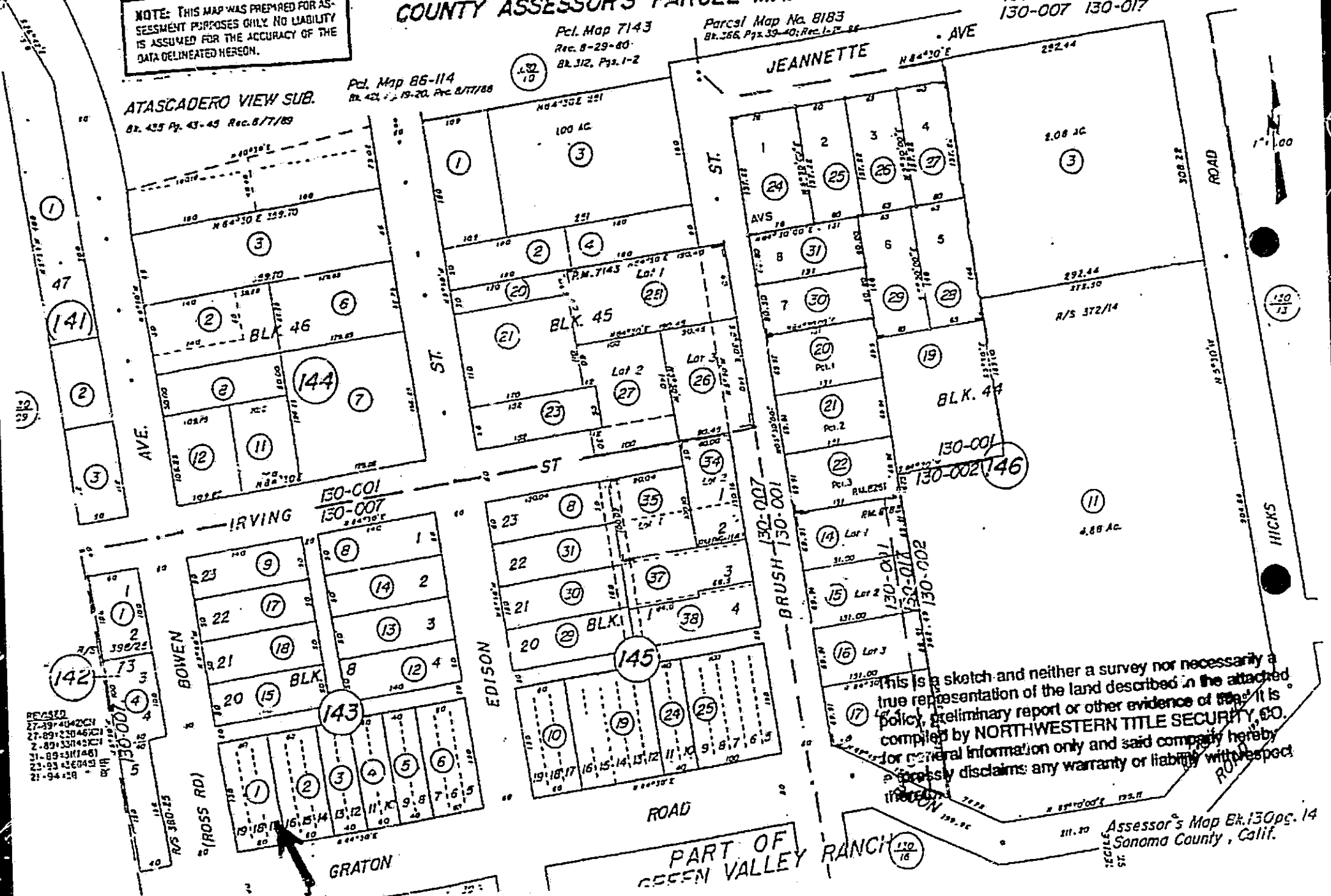
130-14

ATASCADERO VIEW SUB.
Blk. 435 Pgs. 43-45 Rec. 8/7/89

Pcl. Map 86-114
Blk. 421 Pgs. 19-20; Rec. 8/17/88

Pcl. Map 7143
Rec. 8-29-80
Blk. 312, Pgs. 1-2

Parcel Map No. 8183
Blk. 366 Pgs. 39-40; Rec. 1-7-86



This is a sketch and neither a survey nor necessarily a true representation of the land described in the attached policy, preliminary report or other evidence of map. It is compiled by NORTHWESTERN TITLE SECURITY CO. for general information only and said company hereby expressly disclaims any warranty or liability with respect to the same.

PART OF GREEN VALLEY RANCH

Assessor's Map Ex. 130 Pgs. 14
Sonoma County, Calif.

RECEIVED
27-89-404201
27-89-23046701
2-89-3314201
21-89-3111461
21-89-3120431
21-94-58

EDWARD J. WALKER
DIRECTOR OF TRANSPORTATION
AND PUBLIC WORKS

COUNTY OF SONOMA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC WORKS

117A ADMINISTRATION BUILDING
575 ADMINISTRATION DRIVE
SANTA ROSA, CALIFORNIA 95403

AREA CODE (707)
ROADS 527-2231
TRANSIT 585-7516
SANITATION 527-2231
REFUSE 527-2231
AIRPORT 524-7243
AIR POLLUTION 433-5911
FAX 527-2620

Project Development Conditions

Date: June 16, 1997

File #: DRH 97-0006

Developer/Applicant: Orrin Thiessen

Address: 9060 Graton Road,
Graton

APN: 130-143-001


Attention: Bob Gaiser

EDWARD J. WALKER
DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS

James B. Pebles FOR
John Kottage, P.E., Engineering Division Manager

June 16, 1997
DRH 97-0006


Orrin Thiessen
9060 Graton Road

new 
condition

Applicant shall submit plans showing the construction of

a concrete (PCC) sidewalk that provides continuous access between the southerly side of the alley and the existing sidewalk along the Graton Road frontage. At a minimum, width and slope shall conform to the requirements as established by the ADA*, and shall be subject to the approval of the Department of Transportation and Public Works.

* Width must be unobstructed (e.g. vehicle overhang may not encroach into this width).

new 
condition

Applicant shall reconstruct the existing parking stalls along the Ross Road property frontage. The angle of the new parking stalls shall not exceed a skew of 45°

Applicant

13. The ~~Developer~~ shall submit all plans for required improvements (Improvement Plans) to the Department of Permit and Resource Management for review and approval. Prior to the issuance of Grading, Building, or Encroachment permits, the Improvement Plans must be signed by the Director of Transportation and Public Works.
14. Prior to construction of any improvements that are to be made within County Road right-of-way, ~~Developer~~/Applicant must secure an Encroachment Permit from the Permit and Resource Management Department.
15. The Improvement Plans shall be designed by a Registered Civil Engineer.
16. New roadways with face-of-curb to face of curb widths or edge-of-pavement widths as follows: _____; _____-feet wide paved travel lanes and _____-foot wide _____ shoulders.
17. Widen the following existing road(s) on the Developer's side to create the improved roadway width shown below. _____ improvements shall extend for the full frontage of the Developer's property. The road width shall be measured from the existing road centerline to either the new edge of the shoulder or the face of the new curb: _____; _____ foot wide paved travel lanes and _____-foot wide shoulders.
18. Reconstruct and widen the following existing roadway(s) on the Developer's side of the following roads, to create the improved roadway width shown below. The pavement width shall be measured from the existing road centerline to either, the edge of the new pavement or the face of the new curb: _____; _____-foot wide paved travel lanes and _____-foot wide _____ shoulders.
19. Overlay the full width of the following roads for the full length of the Developer's frontage: _____.
20. Widen _____ in conformance with the preliminary design developed by the Department of Transportation and Public Works, Engineering Design Division.
21. Create _____ "Fire Safe Standards" turnouts at locations approved by the Department of Transportation and Public Works, roughly described as follows: _____. With approval of the Department of Transportation and Public Works, turnout design may be modified to fit local conditions.
22. Road improvements necessary to create a left-turn pocket for the _____-bound lane of _____ Road.
23. A _____-foot long _____-turn storage pocket and deceleration _____ with a taper in the _____ bound lane of _____, all in conformance with Caltrans Standards.
24. Turnaround(s), including, but not limited to cul-de-sacs, offset cul-de-sacs, and hammerhead turnarounds to County standards.
25. The structural section of all road improvements shall be designed using a soils investigation which provides the basement soil's R-value and Expansion Pressure test results. A copy of the soils report shall also be submitted with the first set of improvement plan check-prints. The Traffic Index (TI) to be used for the pavement design of _____ is _____.
26. The minimum structural section of required gravel shoulder improvements shall be 6" of Class-2 Aggregate, compacted to a minimum of 95%.
27. The developer shall repair those failed portions of the existing pavement, as necessary, to make a smooth transition between the existing pavement and the new pavement.
28. The developer shall mill the existing pavement and overlay the existing pavement, as necessary, to make a smooth transition between the existing pavement and the new pavement.

43. Signing indicating that no vehicle parking will be permitted along _____.
44. An erosion control plan (winterization plan) shall be prepared for the site and submitted as part of the Improvement Plans. Install the erosion as described in the plan.
45. Prepare plans for these improvements and submit these plans for approval by the County. The accesses shall be _____ feet wide, with a cross slope ranging from 0% to 5% and sloped into the up-hill side of the access to properly conduct water away from the _____ . The accesses shall be surfaced with 6" of properly compacted Class II Aggregate Base Course and 2" of Asphalt Concrete. The accesses shall be constructed with bollards or gates that allow for the passage of pedestrians and bicyclists, but not vehicles other than emergency vehicles, all subject to the approval of the fire district.
46. Widen the following existing road(s), to create the improved roadway width shown below. The improvements shall extend from _____ to _____ : _____-foot wide paved travel lanes and _____-foot shoulders.
47. Widen the following existing road(s) on the Developer's side, to create the improved roadway width shown below. The improvements shall extend _____. The road width shall be measured from the existing road centerline to either the new edge of the shoulder or the face of the new curb: _____ : _____-foot wide paved travel lanes and _____-foot wide shoulders.
48. To allow for the movement of large trucks without having the trucks enter the opposing lane of traffic, and to insure adequate sight-distance, improvements shall be made to the following intersections: _____.
49. The Developer shall extend the frontage improvements of _____ Road, including but not limited to, pavement widening, curb, gutter and sidewalk, from the Developer's _____ property line, across APN _____, so that they conform to the improvements as designed and shown on the plans titled "_____" on file in the office of the County Department of Transportation and Public Works.
50. Upon completion of construction of project roadway improvements, the developer shall double chip seal the full paved width of _____ from _____ to _____.
51. Prior to the filing of the Final Map, the Developer shall enter into an Off-Site Reimbursement Agreement with the County for the improvements described as follows: _____. This Agreement will be prepared by the Department of Transportation and Public Works.
52. Upon completion of the Off-Site Improvements, including approval of their construction by the County, the Developer shall be reimbursed by the County for the costs of said improvements by the method described in the Off-Site Improvement Agreement.
53. The developer shall secure a Caltrans Encroachment Permit before improving or constructing any driveway/intersection with _____. They shall construct the intersection improvements to Caltrans standards. Caltrans shall also review the development for the need for left-turn lane construction.
54. Before proceeding with construction of _____, the developer shall obtain a State Encroachment Permit from Caltrans and make improvements to the State Highway as required by the Encroachment Permit.
55. Prior to _____, the applicant shall obtain an encroachment permit from Caltrans and make improvements to the State Highway as required by Caltrans.

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY _____ DATE _____

58

~~Plan check and~~ inspection fees, including those involving off-site frontage improvements, shall be paid to the Permit and Resource Management Department PRIOR to the Director of Transportation and Public works signing the improvement plans.

57. All improvements shall be constructed in accordance with the requirements of the City of Santa Rosa Standards, unless Sonoma County Road Standards are higher. When County Standards are higher, the improvements shall be constructed to County Standards.

58. Plan Check and Inspection fees, including those involving off-site frontage improvements, that are administered by the Permit and Resource Management Department, shall be paid to the Director of Transportation and Public Works signing the Improvement Plans.

59. Prior to the issuance of any building permit associated with this application, a development fee (Traffic Mitigation) shall be paid to the County of Sonoma, as required by Sections 26-494 through 26-494.9, of the Sonoma County Code, inclusive.

60. Upon approval of this application, a development fee (Traffic Mitigation) shall be paid to the County of Sonoma, as required by Sections 26-494 through 26-494.9, of the Sonoma County Code, inclusive.

61. NOTE ON MAP: "New residential construction on the parcels associated with this approval is subject to the payment of development fee (Traffic Mitigation) to the County of Sonoma, as required by Sections 26-494 through 26-494.9, of the Sonoma County Code, inclusive."

62. Prior to the filing of the _____ Map, the Developer shall either:

Complete construction of the required improvements. If the required construction is completed prior to filing of the subdivision map, the subdivider shall enter into an improvement maintenance agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one year; or

Enter into an Improvement Agreement and post acceptable security with the County of Sonoma, agreeing to complete the required construction within the 24 month period following the filing of the _____ Map. Included in this Improvement Agreement shall be a requirement that the subdivider shall enter into an improvement maintenance agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one year after acceptance of the improvements as being complete by the County.

63. Prior to occupancy of any new building or new use of an existing building(s) which results in this application, the Developer shall complete construction of the required public improvements.

I N T E R

O F F I C E

MEMO

To: Bob Gaiser
From: Jim Peebles
Subject: DRH 97-0006, Orrin Thiessen, 9060 Graton Road,
Date: June 26, 1997

Bob,

Please revise the Public Works condition regarding parking on the above named project to read as follows:

"The applicant shall place parking stalls along the Ross Road property frontage. The angle of the parking stalls shall not exceed a skew of 45°."





COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

To: Interested Agencies

April 21, 1997

The following application has been filed with the Sonoma County Permit and Resource Management Department.

DRH 97-0006
ORRIN THIESSEN
9060 GRATON ROAD, GRATON
A.P.N. 130-143-001

Request to remodel vacant existing building to create 2,400 square feet of retail commercial space on the first floor, two residential units totalling 1,300 square feet on the second floor and 200 square feet of commercial space on the second floor.

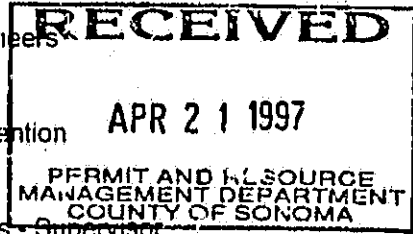
We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by **May 5, 1997** and should be sent to the attention of **DRH 97-0006, Bob Gaiser.**

If no reply is received by the above mentioned date, it will be assumed that your agency has no concern on the environmental aspect of the project. Please send a copy of your comments to the applicant(s) or their representatives.

- County Surveyor
- Well & Septic E/H Consumer Prot. - Bob Herr
- Sanitation
- Land Development/Road
- Public Works - Land Dev/Road - John Kottage
- Ag Commissioner
- Flood & Drainage Review
- PRAC Planner
- General Plan Staff
- Northwest Information Center, S.S.U.
- Betty Guggolz, Native Plant Society
- Public Works - Transit
- Public Works - Traffic - Dave Wallace
- Building Inspection
- Army Corps of Engineers
- P.G. & E.
- Pacific Bell
- Sheriff - Crime Prevention
- LAFCO
- ALUC
- Board of Supervisors - Supervisor
- County Communications - Joe Perez



- Fire Marshall
- Fire District -
- School District -
- Santa Rosa School District
- Water District -
- State Coastal Commission
- Cal Trans (State)
- State Fish & Game
- State Department of Forestry
- State Department of Health
- State Parks and Recreation
- Regional Water Quality Control (Northern/Bay)
- Regional Air Pollution Control (Sonoma Co./Bay)
- Regional Parks Department
- City of _____ Dept.
- Alcohol Beverage Control
- Treasurer/Special Assessment
- Assessor
- Farm/Home Advisor U.C.C.E. - Rick Bennett
- Landmarks Commission
- Other: G.A.S.P.
- Other:

Not HD, but Orrin showed Landmarks they love it - see attached KG.

RECEIVED

MAY 06 1997



COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

DRH 97-0006
ORRIN THIESSEN
9060 GRATON ROAD, GRATON
A.P.N. 130-143-001

OBTAIN ALL APPLICABLE PERMITS FROM THE BUILDING INSPECTION DEPARTMENT. THESE APPEAR TO INCLUDE BUT MAY NOT BE LIMITED TO:

- SITE REVIEW
- SURVEY OF EXISTING STRUCTURES
- CHANGE OF OCCUPANCY
- BUILDING PERMITS
- GRADING PERMITS

Complete Violation Files with Code Enforcement

April 21 1997

Request to remodel vacant existing building to create 2,400 square feet of retail commercial space on the first floor, two residential units totalling 1,300 square feet on the second floor and 200 square feet of commercial space on the second floor.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by **May 5, 1997** and should be sent to the attention of **DRH 97-0006, Bob Gaiser.**

If no reply is received by the above mentioned date, it will be assumed that your agency has no concern on the environmental aspect of the project. Please send a copy of your comments to the applicant(s) or their representatives.

- County Surveyor
- Well & Septic E/H Consumer Prot. - Bob Herr
- Sanitation
- Land Development/Road
- Public Works - Land Dev/Road - John Kottage
- Ag Commissioner
- Flood & Drainage Review
- PRAC Planner
- General Plan Staff
- Northwest Information Center, S.S.U.
- Betty Guggolz, Native Plant Society
- Public Works - Transit
- Public Works - Traffic - Dave Wallace
- Building Inspection
- Army Corps of Engineers
- P.G. & E.
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- County Communications - Joe Perez

- Fire Marshall
- Fire District -
- School District -
- Santa Rosa School District
- Water District -
- State Coastal Commission
- Cal Trans (State)
- State Fish & Game
- State Department of Forestry
- State Department of Health
- State Parks and Recreation
- Regional Water Quality Control (Northern/Bay)
- Regional Air Pollution Control (Sonoma Co./Bay)
- Regional Parks Department
- City of _____ Dept.
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- Treasurer/Special Assessment
- Assessor
- Farm/Home Advisor U.C.C.E. - Rick Bennett
- Landmarks Commission
- Other: G.A.S.P.
- Other:

RECEIVED

APR 21 1997

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

PROJECT REVIEW ADVISORY COMMITTEE

SEWER AND WATER CONDITIONS

FILE NO.: DRH 97-0006

APPLICANT: ORRIN THIESSEN

SITE ADDRESS: 9060 GRATON ROAD, GRATON

PLANNER: BOB GAISER DATE: APRIL 22, 1997

Conditioned by Charlie Ozanich

- CONDITIONS:
- No conditions on this project.
 - Please add attached circled conditions.
 - Please add conditions listed below.

7. NOTE: In accordance with Government Code Section 66411.1 , the Project Review Advisory Committee finds the foregoing construction is necessary for reasons of public health and safety, and/or is a necessary prerequisite to the orderly development of the surrounding areas.

WATER

8. The Applicant shall construct water mains and appurtenances or post securities to insure that water supply facilities are installed in accordance with Sonoma County, City of _____, Company, District Water System Standards where applicable, and/or specific details, as shown on approved Improvement Plans.
9. A "Will Serve" letter from the City of _____ Water Company, District shall be submitted stating it will provide water service to the proposed project, and that the Applicant and the water supplier have entered into an agreement for water service.
10. Prior to signing of subdivision improvement plans, the Applicant shall obtain a City of Santa Rosa Utility Certificate to provide evidence that the Applicant and the City of Santa Rosa have entered into an agreement for water service to this project, or each lot in the subdivision. A copy of the Utility Certificate shall be on file with the Sanitation Plan Check and Permit Section of the Sonoma County Permit and Resource Management Department.

DESIGN REVIEW CONDITIONS

11. The Applicant shall obtain and file a SURVEY FOR COMMERCIAL/ INDUSTRIAL WASTEWATER DISCHARGE REQUIREMENTS at the Permit and Resource Management Department, and shall submit Improvement Plans (including project site plan, floor and plumbing plans), and pay Plan Checking fees to the Sanitation Plan Check and Permit Section (PRMD), for review of the sewer design and installation. Improvement Plans shall be signed by the General Manager/Chief Engineer of the Sonoma County Water Agency PRIOR to the issuance of any sanitary sewer inspection permits.
12. Improvement Plans shall be submitted and plan checking fees paid to the Sanitation Plan Check and Permit Section of the Sonoma County Permit and Resource Management Department for review of sanitary sewer design and installation. Prior to the issuance of sanitary sewer inspection permits, the Improvement Plans shall be signed by the General Manager/Chief Engineer of the Sonoma County Water Agency.



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

To: Interested Agencies

April 21, 1997

The following application has been filed with the Sonoma County Permit and Resource Management Department.

DRH 97-0006
ORRIN THIESSEN
9060 GRATON ROAD, GRATON
A.P.N. 130-143-001

Z.00ESD - BAR ONLY

No Increase in fees.

Request to remodel vacant existing building to create 2,400 square feet of retail commercial space on the first floor, two residential units totalling 1,300 square feet on the second floor and 200 square feet of commercial space on the second floor.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by **May 5, 1997** and should be sent to the attention of **DRH 97-0006, Bob Gaiser.**

If no reply is received by the above mentioned date, it will be assumed that your agency has no concern on the environmental aspect of the project. Please send a copy of your comments to the applicant(s) or their representatives.

- | | |
|--|---|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> County Surveyor <input checked="" type="checkbox"/> Well & Septic <input type="checkbox"/> E/H Consumer Prot. - Bob Herr <input checked="" type="checkbox"/> Sanitation <input checked="" type="checkbox"/> Land Development/Road <input checked="" type="checkbox"/> Public Works - Land Dev/Road - John Kottage <input type="checkbox"/> Ag Commissioner <input checked="" type="checkbox"/> Flood & Drainage Review <input type="checkbox"/> PRAC Planner <input type="checkbox"/> General Plan Staff <input type="checkbox"/> Northwest Information Center, S.S.U. <input type="checkbox"/> Betty Guggolz, Native Plant Society <input type="checkbox"/> Public Works - Transit <input checked="" type="checkbox"/> Public Works - Traffic - Dave Wallace <input checked="" type="checkbox"/> Building Inspection <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> P.G. & E. <input type="checkbox"/> Pacific Bell <input type="checkbox"/> Sheriff - Crime Prevention <input type="checkbox"/> LAFCO <input type="checkbox"/> ALUC <input type="checkbox"/> Board of Supervisors - Supervisor <input type="checkbox"/> County Communications - Joe Perez | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Fire Marshall <input type="checkbox"/> Fire District - <input type="checkbox"/> School District - <input type="checkbox"/> Santa Rosa School District <input type="checkbox"/> Water District - <input type="checkbox"/> State Coastal Commission <input type="checkbox"/> Cal Trans (State) <input type="checkbox"/> State Fish & Game <input type="checkbox"/> State Department of Forestry <input type="checkbox"/> State Department of Health <input type="checkbox"/> State Parks and Recreation <input type="checkbox"/> Regional Water Quality Control (Northern/Bay) <input type="checkbox"/> Regional Air Pollution Control (Sonoma Co./Bay) <input type="checkbox"/> Regional Parks Department <input type="checkbox"/> City of Dept. <input type="checkbox"/> Alcohol Beverage Control <input type="checkbox"/> Treasurer/Special Assessment <input type="checkbox"/> Assessor <input type="checkbox"/> Farm/Home Advisor U.C.C.E. - Rick Bennett <input checked="" type="checkbox"/> Landmarks Commission <input checked="" type="checkbox"/> Other: G.A.S.P. <input type="checkbox"/> Other: |
|--|---|

RECEIVED

APR 21 1997

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

USE PERMIT CONDITIONS

DATE: 5-1-97
TO: Permit and Resource Management Department, Project Review Section, Planning
ATTN: Bob Gaiser

FROM: Nancy Lingafeldt, R.E.H.S., Project Review Section, Health

PROJECT TYPE: Design Review - Hearing

SUBJECT: Project Address: 9060 Graton Road, Graton
Project#: DRH 97-006
Name: Darren Thiessen
AP# 130-143-001

Purpose: Request to remodel vacant existing building to create 2,400 square feet of retail commercial space on the first floor, two residential units totaling 1,300 square feet on the second floor, and 200 square feet of commercial space on the second floor.

The application has been reviewed by this Division (see x1 through x4).

- x1) If the application is approved, it is recommended it be subject to the following circled conditions:
- x2) Further information is needed before we can respond to the project.

FOR MARGINAL AND WATER SCARCE AREAS ZONE 3 AND ZONE 4:

A geological report prepared by a Registered Geologist, addressing Water Availability according to the General Plan requirements of RC-3h shall be submitted to the Project Review - Health Specialist prior to the discretionary decision.

x3) We can see no environmental health reason to deny this request.

x4) We recommend denial for the following reasons:

Water:

1. Connection shall be made to public sewer, ~~and water~~. *Note: Sewer connection exists currently, however, applicant shall submit letter of approval from Graton District for new use.*
2. A safe, potable water supply shall be provided and maintained.
3. Provide this division with the bacteriological results of a sample of your water tested by a State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well.
4. Prior to the issuance of building permits or project operation, obtain a water supply permit or letter of clearance from the State Health Department, Office of Drinking Water for 15 or more connections, or the Division of Environmental Health for 5-14 connections. (This process should begin as soon as possible, as the application, plan check and sampling may take some time.)
5. Prior to the issuance of building permits or project operation, obtain a water supply permit or letter of clearance from the State Health Department, Office of Drinking Water if more than 25 persons per day, in a 60 day period are served by the water system. (This process should begin as soon as possible, as the application, plan check and sampling may take some time.)
6. Proof of water availability must be submitted in accordance with Section 13 of the Sonoma County Code, Chapter 7. (Provide a 4-hour yield test that indicates a minimum of 1 gallon per minute/Provide an 8-hour yield test that indicates a minimum of 1 gallon per minute for each dwelling unit).
7. Abandon existing wells under permit from the Well and Septic Section of the Permit and Resource Management Department. This division may review a request to upgrade the well to current standards relating to setbacks and annular well seals.

Septic:

8. All wastewater shall be discharged to a sewage disposal system that is designed by a Registered Civil Engineer or Registered Environmental Health Specialist. The design will/may require both soils analysis and percolation testing. The applicant's engineer shall design the system to meet peak flow discharge of the wastewater from all sources.

9. Application for wastewater discharge requirements shall be filed with the (the North Coast Regional Water Quality Control Board/the San Francisco Bay Regional Water Quality Control Board):
10. An analysis shall be made by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the proposed sewage loading. Any necessary system expansion or modifications shall be done under permit from the Well and Septic Section of the Permit and Resource Management Department and may require both soils analysis and percolation testing.
11. Abandon existing septic tank(s) under permit and inspection from the Well & Septic Section of the Permit and Resource Management Department.
12. Toilet facilities shall be provided for patrons and employees.
13. The proposed second dwelling unit shall be provided with a septic system and septic system reserve area meeting current Permit and Resource Management Department standards. Adequate reserve area must remain available for the primary and the second dwelling unit.

Haz Mat:

14. Prior to the issuance of building permits, the applicant shall apply for an underground storage tank permit from the Certified Unified Program Agency (C.U.P.A.) or the participating agency. (An operational permit is required after tank installation./A closure permit is required if the tank is not in use.)
15. Prior to a Negative Declaration, a qualified consultant shall perform an environmental assessment to determine if hazardous materials have been used in the past and if any impacts have occurred through releases to the environment. A report shall be submitted to the appropriate State or County Agency for review and approval. Contact the State at San Francisco Regional Water Quality Control Board (510) 286-1255 or North Coast Regional Water Quality Control Board (707) 576-2220 or the County at Environmental Health (707) 525-8565. (Fees may apply for review.)
16. Prior to a Negative Declaration, a work plan for remediation of any hazardous materials shall be submitted by the applicant and approved by the appropriate State or County agency. (Fees may apply.)
17. Prior to a Negative Declaration, a risk assessment of the site's soil and/or groundwater contamination shall be completed by a qualified consultant and submitted to the appropriate State or County Agency for review and approval. Contact the State at San Francisco Regional Water Quality Control Board (510) 286-1255 or North Coast Regional Water Quality Control Board (707) 576-2220 or the County at Environmental Health (707) 525-8565. The assessment should include the length and types of exposure, the population at risk, and the potential health effects. (Fees may apply.)
18. If hazardous waste is generated or hazardous materials stored, then the applicant shall comply with hazardous waste generator laws and AB2195 requirements and obtain a permit or approval from the C.U.P.A. or the participating agency. (Additional information and fees may be required).
19. Applicant shall obtain approval from the North Coast Regional Water Quality Control Board/San Francisco Regional Water Quality Control Board for any hazardous materials stored in above ground tanks.

Consumer Protection:

20. Prior to the issuance of building permits, complete plans and specifications must be submitted to Environmental Health Division of the Health Services Department for review and approval for all areas where food and beverages are prepared, stored or handled, and all ancillary facilities
21. Prior to the issuance of building permits, complete plans and specifications must be submitted to Environmental Health Division of the Health Services Department for review and approval for all pools, and/or spas and their related toilet and shower facilities.
22. Prior to operation, an annual Environmental Health Food Industry permit must be obtained for all food services and sales.
23. Prior to operation, an annual Public Pool Permit must be obtained for the pool(s) and/or spa(s).
24. Without prior written approval from Environmental Health, this use permit does not allow for food service or the consumption of food on site.

25. Any Special Events in which food or beverages are served shall have those services obtained from a permitted catering service.
26. Wholesale warehousing, food distribution or production operations shall obtain a permit from the State Department of Health Services at 50 "D" Street, Santa Rosa, CA. Prior to the issuance of building permits, complete plans and specifications must be submitted to the State Department of Health Services for review and approval.

Noise:

27. Noise barrier walls shall be constructed in accordance with the acoustic report by _____ of _____. The design and final construction of the barriers must be approved in writing by the acoustic consultant. Barrier height in relation to pad elevation must be certified by the project engineer.
28. Noise shall be controlled in accordance with the standards set in the Noise Element of the Sonoma County General Plan.

Solid Waste:

29. Applicant shall submit a design for trash enclosures for review and approval to Environmental Health. (Fees may apply.)
30. Trash containers shall meet the current standards of the State and County. Contact Environmental Health at (707) 525-6546 for requirements.

Medical Waste:

31. Facilities generating medical waste shall obtain approval/permits from Environmental Health prior to operation. Contact Environmental Health at (707) 525-6546 for requirements.

OTHER:

31. Any change in use, ^{other than retail shops} will require additional review by Project Review - Health.

Please feel free to contact Nancy Linzfeldt at (707) 527-1683, between 7:30 a.m. and 9:00 a.m., Monday through Friday, should you have any questions on the above information.

cc: Wiles Edison
Applicant

**Sonoma County Design Review Committee
STAFF REPORT**

FILE: DRH 07-0006
DATE: July 3, 1997 (Continued from May 28, 1997)
TIME: 2:00 p.m.
STAFF: Robert Gaiser

Applicant: Orrin Thiessen

Location: 9060 Graton Road, Graton
APN 130-143-001 Supervisorial District No. 5

Proposal: Remodel a vacant two-floor building to create 2,400 square feet of retail commercial and office space and rebuild a two-car garage with a 672-square-foot artist's studio on the second floor.

Land Use: Limited Commercial
Zoning: LC (Limited Commercial)

Recommendation: Approve final building design and site design, subject to bringing back arrangements for sufficient off-site parking.

Background: The applicant has purchased much of downtown Graton and rebuilt several old buildings in the main commercial block with exteriors closely matching the originals. A federal grant funded sidewalks, curb, gutter, street trees and angled parking spaces along one side of the main block. In early 1997 the applicant purchased a building at the west end of the main block. The Landmarks Commission has reviewed and approved the applicant's preliminary plans to restore the building to approximately the original size and appearance. The Design Review Committee reviewed preliminary project plans on May 28, 1997, approved the design of the main building and the concepts of a second-floor use above the garage, 45-degree parking spaces along Ross Road and general site layout.

Project Description: The revised project would totally rebuild the structure and add a partial second floor to most of it. The first floor of 2,400 square feet would be divided into two or three retail commercial spaces, each with a front door on Graton Road and a second outside door at the rear or side. The rear of the middle space would have a restroom and a stairway to the second floor. The westerly two thirds of the building would have a second floor of 1,500 square feet which may be divided into two spaces. A small existing garage at the rear of the property would be rebuilt with two parking spaces on the first floor and an artist's studio of 672 square feet on the second floor. The garage would be adjoined on the west side by two uncovered parking spaces. The unbuilt space between the main building and the garage/studio is proposed as a landscaped courtyard.

Site Characteristics: The front 30% of the 7,800 sq. ft. parcel is occupied by the old existing one-story building. Most of it was a bar which was shut down by the A.B. C. and red-tagged by the County because of large-scale interior remodeling by the previous owner without building permits. The rear of the building was divided into several small spaces used for various residential and commercial uses. The exterior of the building is stucco painted white and gray.

The remainder of the subject parcel is occupied by a covered porch at the rear of the building, a garage, two small sheds, a well, a yard with a lot of junk, three redwood trees, and redwood fences along the west and north sides. The rear of the parcel adjoins a public alley.

Surroundings: The project site is on the west edge of Graton's central business district. To the east and across Graton Road are other small commercial buildings. Most are now occupied and some have been remodeled recently. Across the partially-paved 20-foot public alley to the north is a block mostly used for multi-family residential. Across Ross Road to the west is the Graton Volunteer Fire Department station. Diagonally across the Ross Road - Graton Road intersection is a large bottling plant and their office.

Plans and Zoning: The Graton business district is designated and zoned Limited Commercial. The fire station to the west is zoned PF Public Facilities. The bottling plant to the southwest is zoned M1 Limited Urban Industrial. The residential block to the north is zoned R2 with a maximum density of 10 units per acre. There are no Open Space designations in the vicinity.

Graton is somewhat unique in that it is served by a public sewer system but has no public water purveyor. Water is provided in the community by individual wells and a few small group systems. This factor limits the intensity of commercial and residential uses which can take place in the community.

Circulation and Parking: The Zoning Ordinance requires 1 parking space per 200 sq. ft. of retail commercial and 1 space per 250 sq. ft. of most office uses. A total of 18 parking spaces would be required for the main building uses, if we assume retail commercial uses on the first floor and offices on the second. It is not clear what standards to apply to the artist's studio, but only one space would probably be needed if one artist were working and/or living there. Retail sales from this space would create the need for more parking. Only four spaces are provided on the subject parcel, and 11 additional spaces will exist in street r-o-w adjoining the site. The total of 15 spaces provided are at least four less than required. The applicant has discussed the possible use of off-site parking spaces in front of the bottling plant office across the street to the southwest, but no such commitments or arrangements have been submitted for review.

The three 45-degree spaces in front of the building are well constructed and need no change. The existing parking area along Ross Road is old pavement and gravel without curbs. The project plans for this area, as revised pursuant to requirements of the Department of Transportation and Public Works, show a public sidewalk and eight 45-degree spaces with individual bumpers. The change in parking space design from 90-degree spaces to 45-degree spaces caused the loss of one parking space.

Architecture: The building appearance would closely match that shown in the enclosed pictures from the early 1900's. Wood siding would be used on exterior walls and composition shingles on the roof. Wood siding would be painted off-white or light gray. The Committee has reviewed and approved the building architecture.

Landscaping: Existing vegetation consists of a tree planter in the street right-of-way in front of the building and three redwood trees along the west side of the rear yard. The planting and irrigation plans submitted show a circular courtyard in the rear yard bordered by varied landscaping on the north and south sides. A 42"-high picket fence would separate the yard from the new public sidewalk and parking along Ross Road.

Attachments:

- A: Application Materials
- B: Zoning Map
- C: March 4, 1997 Landmarks Commission Minutes
- D: May 28, 1997 Design Review Committee Record of Action

LANDMARKS COMMISSION MINUTES
MARCH 4, 1997

*DRAFT

PRESENT: COMMISSIONERS CLARK, LAWRY, LIEB, MITCHELL, VOSS, STAFF JACOBS

The meeting was called to order at 7:32, and all members were present. The minutes of Dec. 3 were approved, and those of Jan. 21 were corrected by changing the name of the representative of the Highland Dell Resort to Anthony. The owner was not present.

New Business

A. Monte Rio Bridge: Chris Seppeler from PRMD presented the item, which is a proposal to replace at least 8 street lights on the Monte Rio Bridge. A citizen's committee has been involved in the planning, and they received a Community Development Block Grant for the work. Although the bridge is not proposed for HD status, it is on the secondary list and is old enough to qualify as a potentially historic resource. The environmental section has agreed to refer these types of items to Landmarks Commission for input, realizing that it is for advice and recommendation only. The lights will be of an "antique style" and 2 styles were presented. The Commission supported the project and voted to recommend option #1, the less ornate style. George made the motion, Susan the 2nd.

B. Westside Bridge: Chris Seppeler and Richard Canini presented the item. The project is for seismic upgrade to the understructure of the bridge, and although much of it would not be visible, the piers and pier cap would be visible from the approaches and from the side. The structures will be quite massive, and in general the commissioners felt that it would be too massive and not be appropriate aesthetically. Richard stated that the design will be the minimum to meet seismic standards, and that funding is dependent upon meeting those standards. Dick and George both recommended that something be done to soften the design; taper or round the columns. George asked about wrapping the existing columns and Richard answered that it would be even larger and would not prevent scouring, which is a continuing problem. The commission unanimously recommended that Public Works explore alternate designs that would lessen the mass and soften the appearance of the project.

C. 9060 Graton Rd., Graton: Orrin Thiessen presented his proposal to rebuild the old hotel that previously existed on this site. The building would be about 4000 s.f. total, with 2000 s.f. commercial below and 1-2 residences on the 2nd story. Over the years the structure had the 2nd story removed, gutted, so that there is no resemblance to the original structure. He acknowledged that there is a lack of parking by current standards, and he is hoping to receive approval with a reduction of the number of spaces, considering the street parking available. He is hoping that Landmarks support will give him some leverage with Design Review and PRMD. Joann recommended support of the project based on his efforts to restore the historic element of the town, and complemented his work to date. George supported consideration of reducing parking requirements. Susan advised that the owner might also be able to utilize the historic building; need to check guidelines.

D. 605 Hwy 1, Bodega Bay: Larry Rau, owner, presented his proposal briefly, as commissioners had already received his report. Joann questioned what the intended use was, and he responded that it might be a vacation rental, office, or fishing related business. Kathi noted that the present zoning is NR, which allows a residential unit but no commercial use. Joann also cautioned that an historic designation might not necessarily make it easier to obtain the necessary building permits. Larry is hoping to be able to use the historic building codes, and reduce the energy requirements. Both George and Dick stated that the basic life/safety

C

DESIGN REVIEW COMMITTEE RECORD OF ACTION

May 28, 1997

Item #: 1
 Time: 1:30 pm
 Applicant: Orrin Thiessen
 Env. Doc.: N/A
 Proposal: Request for Design Review to remodel existing vacant building to create 2,400 sq. ft. of retail commercial space on the first floor, two residential units totalling 1,300 sq. ft. on the second floor and 200 sq. ft. of commercial space on the second floor.
 Location: 9060 Graton Road, Graton
 APN: 130-143-001
 Zoning: LC (Limited Commercial)
 DR Level: Preliminary
 Public Hearing: No

File: DRH 97-0006
 Staff: Bob Gaiser

Sup. Dist: 5

PEOPLE PRESENT

Design Review Committee:
 Don MacNair, Richard Osborn, Nick Chase
 Scott Bartley, Blake Hillegas, Renee Felciano

Staff: *Bob Gaiser*
 Applicant: *Orrin Thiessen*
 Others: *Paul Oliva*

ENVIRONMENTAL DOCUMENT

- Negative Declaration
- Environmental Impact Report
- Not Applicable
- Categorically Exempt from CEQA

FINDINGS: ~~1, 2, 3, 4, 5~~

PROJECT DESIGN:

- Final Review
- Advisory Comments
- Referral
- Preliminary Review

- ACTION:** PROJECT DESIGN NEEDS REVISION (AS INDICATED ON ATTACHED COMMENTS)
 PROJECT DESIGN APPROVED (SUBJECT TO COMMENTS AND CONDITIONS ATTACHED)
 PROJECT DESIGN DENIED
 PROJECT CONTINUED TO:

Details of Action

	Approved as Submitted	Approved as Conditioned	Bring Back on Regular Calendar	Bring Back on Consent Prior to Issuance of Building Permit
Site Plan	_____	_____	<input checked="" type="checkbox"/>	_____
Building Desg/	_____	_____	_____	_____
Elev. Drawings	_____	_____	_____	_____
Bldg. Color/Mat.	_____	_____	_____	_____
Ldscp Des Draw	_____	_____	_____	_____
Ldscp Const Doc	_____	_____	_____	_____
Signs	_____	_____	_____	_____
Grading	_____	_____	_____	_____
Ex Lighting	_____	_____	<input checked="" type="checkbox"/>	_____
Fence Design	_____	_____	_____	_____
Other	_____	_____	_____	_____

MOTION INTRODUCED BY: *Osborn*

VOTE: Don McNair: _____ Richard Osborn: _____ Nick Chase: _____
 Ayes: *3* Noes: *0* Absent: _____ Abstain: _____
 Approved by: _____
 Nick Chase, Chairman

"D"

SIGNS

1. ~~1~~

Response: _____

2.

Response: _____

3.

Response: _____

OTHER

1. Having commercial space above the garage and removing the second floor commercial space

Response: ~~from the principal building is ~~not~~ acceptable to the committee -~~

~~1~~

Response: _____

~~2~~

Response: _____

2. Phasing of project ~~is~~ may be ~~not~~ acceptable to the committee. Detail phases for final design review.

SONOMA COUNTY DESIGN REVIEW COMMITTEE

Draft Conditions of Approval

Date:	July 9, 1997	Time:	2:00 p.m.
Staff:	Robert Gaiser	File No.:	DRH 97-0006
Applicant:	Orrin Thiessen	APN:	130-143-001
Project:	Rebuild Commercial Building	Address:	9060 Graton Road, Graton

PRMD-BUILDING: Clearance received for permit issuance by _____ Date _____

1. All applicable permits must be obtained from the Permit and Resource Management Department (PRMD) Building Division prior to commencing site development or construction. These appear to include but may not be limited to building permits.
Mitigation Monitoring: Building Division to issue a stop work order on any construction work without appropriate permits on site. Monitoring of this condition to be ongoing.

PRMD-PUBLIC HEALTH: Clearance received for permit issuance by _____ Date _____

2. Noise shall be controlled to be in compliance with Table NE-2 of the County General Plan Noise Element as measured at the property line.
Mitigation Monitoring: Public Health Department to conduct on-site noise measurement analysis if complaints are received that use consistently exceeds noise allowed under Table NE-2 of the General Plan Noise Element. If noise standards are exceeded, applicant shall modify or insulate use to achieve compliance or procedures to revoke the permit and terminate the use shall be initiated.
3. Connection shall be made to public sewer.
Mitigation Monitoring: Building permit shall not be issued or use initiated until connection approval is obtained.
4. A safe, potable water supply shall be provided.
Mitigation Monitoring: Provide bacteriological results of a sample of water from the well tested by a State-certified lab. If the analysis shows contamination, applicant will be required to treat the well per County requirements and re-test the well.
5. Trash enclosures shall meet the current standards of the State and County.
Mitigation Monitoring: The design and location of the approved trash enclosure structures shall be included in the working drawings submitted with an application for a Building Permit. The Planning Division shall not sign off the Building Permit until it has received written clearance from the Public Health Department representative that proposed trash enclosures meet County standards.

PRMD-PLANNING: Clearance received for permit issuance by _____ Date _____

6. All applicable development fees shall be paid prior to building permit issuance.
Mitigation Monitoring: The permit shall not be issued until all required clearances from agencies collecting development impact fees have been obtained.
7. The Final Development Plans as approved by the Design Review Committee shall expire two (2) years after approval unless project construction has commenced within said two (2) year period.
Mitigation Monitoring: Building or Grading Permits shall not be issued after two years from date of approval unless the applicant has previously legally initiated the use or made substantial process in physical improvements on site in compliance with the approved project and conditions.
8. All working drawings shall conform to the designs approved by the County Design Review Committee.

Working drawings shall be submitted for review conformance prior to issuance of a building permit. Working drawings that conform to approved designs will be stamped approved for construction by the project planner.

Mitigation Monitoring: The project planner shall not sign off building permits until all construction drawings have been received and checked for compliance with the approved project and conditions.

9. Prior to issuance of grading, building or other permits, the applicant shall submit a work schedule for grading or drainage improvements necessary for the proposed project. The work schedule shall provide for completion of the improvements prior to the rainy season or include provisions to prevent offsite deposition of sediment if not completed prior to the rainy season.

Mitigation Monitoring: The project planner shall not sign off Grading or Building Permits unless the proposed work schedule for grading and drainage improvements meet all requirements of the Flood Control Design Criteria and accepted engineering practices.

10. An exterior security lighting plan shall be submitted for review and approval. Exterior lighting shall not be a source of glare onto adjacent properties and streets. The lighting shall be installed in accordance with the approved lighting plan during the construction phase.

Mitigation Monitoring: The project planner shall not sign off the Building Permit for issuance nor shall the use be initiated until an exterior night lighting plan has been submitted that is consistent with the approved plans and County Design Standards. Prior to occupancy, lighting improvements must be installed according to the approved plans and conditions. If light and glare complaints are received, the project planner shall conduct a site inspection and require the property be brought into compliance or procedures to revoke the permit and terminate the use shall be initiated.

TRANSPORTATION AND PUBLIC WORKS:

Clearance received for permit issuance by _____ Date _____

CONDITIONS PER ATTACHED MEMO



*9060
Orviten Rd.*

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

December 11, 1997

Orrin Thiessen
12001 Green Valley Road
Sebastopol, CA 95472

Re: AP#130-143-001

Dear Mr. Thiessen:

In response to your letter of December 2, 1997, we have determined that it is not necessary to obtain a use permit for the retail wine sales with incidental tasting on the above described parcel proposed by Codera Wine Group. This is based on the provisions of your letter which include the following:

1. Wine tasting will be incidental to wine sales.
2. The yard area will not be used for wine tasting for this facility.

The Limited Commercial zoning district requires a use permit for bars and restaurants serving alcohol and the zoning ordinance General provisions require a use permit for entertainment establishments which include alcohol service within 200 feet of residential zoning. This is not the type of use proposed, however. We are treating this as a permitted use as a retail business.

Thank you for your cooperation.

Sincerely,

Melanie Heckel

Melanie Heckel
Project Review Supervisor

cc: Natasha Granoff
Bob Gaiser