



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

September 2, 2015

Re: Proposed Planning Application in your Neighborhood

File No.: CPN15-0005
Address: 21973 Timber Cove Road, Jenner
APN: 109-430-034

Dear Property Owner:

As the Project Planner for the County of Sonoma Permit and Resource Management Department (PRMD) I am notifying you of a recently received application for a Coastal Permit for a new 540 square foot cabin with a 400 square foot deck located at the above referenced address.

We are very early in the application review process and no action has been taken on this application. However, the purpose of this communication is to provide you early notification and an opportunity to review, comment, or ask questions about the proposed project.

You can contact the project applicant directly Martin Breuer at (415) 515-2227 or via email mail@breuerdesignsf.com or you can review the project application in more detail at PRMD Records Counter located at 2550 Ventura Avenue, Santa Rosa. Alternatively, please feel free to contact me at 707-565-1754 or at Cynthia.Demidovich@sonoma-county.org if I can be of assistance. Please refer to the file number CPN15-0005 and site address when making inquiries.

No response is necessary at this time unless you need additional information on the project. Please be advised that you will receive a separate public notice related to action to be taken on the project.

Thank you for your input.

Sincerely,

Cynthia Demidovich
Project Planner

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c: File No.CPN15-0005



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

October 22, 2015

Timber Cove Homes Association
John Howland, Consulting Architect
22098 Lyons Ct.
Jenner, CA 95450

Re: Timber Cove Homes Association Approval Process for New Construction

Dear Mr. Howland:

For over 18 years it has been the Permit and Resource Management's (PRMD) understanding that in order to process and approve a Coastal Permit for new construction in Timber Cove, a set of plans be stamped with the Timber Cove Homes Association final approval and a final letter of approval be submitted with the Coastal Permit application materials. Staff received a Coastal Permit application on August 25, 2015 (CPN15-0005, 21973 Timber Cove Road) for a new single family dwelling. With the application materials is a letter from the Timber Cove Homes Association, it states a different approval process for new construction. Specifically the letter states:

"The Sonoma County PRMD should be aware that the applicant will be required to submit a full set of detailed Construction Documents before final approval is granted by the TCHOA Board. Final approval will be indicated by the Timber Cove Homeowner Association Approval Stamp on the Construction Document permit set."

This process is inconsistent from the current way PRMD processes Coastal Permits in Timber Cove. If the Timber Cove Homeowner's Association has changed its approval process please notify the PRMD in writing how that process has changed so that the appropriate PRMD staff can be notified. Thank you in advance for your assistance with this important issue.

If you have any further questions or want to discuss the project, please do not hesitate to call me at (707) 565-1754 or e-mail me at Cynthia.Demidovich@sonoma-county.org

Sincerely,

Cynthia Demidovich
Planner III

Enclosure

c: Dean Parsons, Project Review Manager
Traci Tesconi, Supervising Planner
Misti Harris, Planner III
Jennifer Faso, Planner II
Cathy Schezer, Timber Cove Home Owner's Association
CPN15-0005



Timber Cove Homes Association

22098 Lyons Court
Jenner, CA 95450
www.timbercovehomes.org

707.847.3062

August 17, 2015

County of Sonoma
Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

APN: 109-430-034

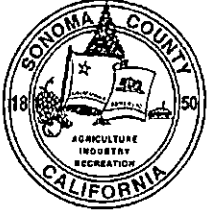
Project Planner:

The Timber Cove Home Owners Association Board of Directors has reviewed the Preliminary Plans dated 6/11/15, (revised 7/8/15) for the residence at 21973 Timber Cove Road and determined that the house generally conforms to the CC&R's. The purpose of this review is to determine if there is general compliance with the *Timber Cove Homeowners Association CC&R's*, allowing Lisa Gimbel/Martin Breuer to apply for a Coastal Permit. The Sonoma County PRMD should be aware that the applicant will be required to submit a full set of detailed Construction Documents before final approval is granted by the TCHOA Board. Final approval will be indicated by the *Timber Cove Homeowner Association Approval Stamp* on the Construction Document permit set

If you have any questions please contact Timber Cove Homes Association at 707.847.3062 or me at 707.975.3691

A handwritten signature in black ink that reads "John Howland". The signature is written in a cursive, slightly slanted style.

John Howland,
Consulting Architect



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

September 2, 2015

SENT VIA EMAIL

Martin Breuer
7 Kramer Place
San Francisco CA 94133

Re: File No.: CPN15-0005
Address: 21973 Timber Cove Road, Jenner
APN: 109-430-034

Thank you for submitting your application on August 25, 2015, for a Coastal Permit for a new 540 square foot cabin with a 400 square foot deck.

Your project has been assigned to me for review and analysis. I will determine if your application is complete within 30 days from the date it was submitted. If your application is not complete, I will send you a list of required information for you to submit before your application can be deemed complete. Please be aware that additional information may be needed to complete the environmental review or to address any issues that are identified during processing.

Please contact me via email at Cynthia.Demidovich@sonoma-county.org or at (707) 565-1754 regarding your application and the development review process. Please refer to your file number CPN15-0005 and site address when making inquiries.

Our goal is to return voicemail messages/emails before the end of the next business day. If you wish to discuss your application in person, please contact me to schedule an appointment. I will try to schedule an appointment within five (5) business days from your request. Drop-by office visits without an appointment are discouraged.

I look forward to working with you on this application.

Sincerely,

Cynthia Demidovich
Project Planner

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c: File No.: CPN15-0005
Martin Breuer and Lisa Gimbel



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

December 18, 2015

Martin Breuer
7 Kramer Place
San Francisco CA 94133

Re: File No.: CPN15-0005
Site Address: 21973 Timber Cove Road, Jenner
APN: 109-430-034

This letter is in reference to the request for a Coastal Permit with no hearing for a new 540 square single family dwelling and a 400 square foot deck on a 1.38 acre parcel. A determination has been made that additional information is needed before we continue with the processing of the project.

The Sonoma County Permit and Resource Management Department is required by the California Environmental Quality Act to prepare an "Initial Study" on the environmental effects of your proposed project. As part of this Initial Study, your application has been referred to the Northwest Information Center at Sonoma State University to determine if your project may have any impact on any significant archaeological remains.

The Northwest Information Center at Sonoma State University has been designated by the state as the site of the California Historical Resources Inventory. The Center maintains records of all known sites in the county. On the basis of these records and an analysis of the potential for use of your parcel by prehistoric populations, the laboratory has concluded that the parcel may contain significant archaeological remains.

The Sonoma County Permit and Resource Management Department has determined that an on-site archaeological survey is required to determine if any significant sites are located on your parcel, and if so, how they might be protected.

Arrangements can be made with any of the qualified professional archaeologists listed on the website for the Northwest Information Center. Go to their website at <http://www.sonoma.edu/nwic/> and click on the Consultant Referral List under Related Links. The archaeologist of your choice must provide one survey report copy to this office and to the Northwest Information Center, Sonoma State University, 150 Professional Center Drive, Suite E, Rohnert Park, CA 94928-3609. If you have technical questions about the requirement for this study, you can contact the Northwest Information Center directly at (707) 588-8455.

If you have any questions regarding this matter or your project application, please contact me at (707) 565-1754 or at Cynthia.Demidovich@sonoma-county.org.

Sincerely,

Cynthia Demidovich
Project Planner

:bp

c: File No.: CPN15-0005
Martin Breuer and Lisa Gimbel

Referrals Received



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

November 6, 2015

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

File Number: CPN15-0005
Applicant Name: Martin Breuer and Lisa Gimbel
Owner Name: Same
Site Address: 21973 Timber Cove Road, Jenner
APN: 109-430-034

Project Description: Request for a Coastal Permit with no hearing for new 540 square foot single family dwelling with 400 square foot exterior deck on a 1.38 acre parcel.

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.

Your comments will be appreciated by November 30, 2015, and should be sent to the attention of: CPN15-0005, Cynthia Demidovich (Cynthia.Demidovich@sonoma-county.org). The Project Planner can also be reached at 707-565-1754.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- List of agencies with checkboxes for comment submission, including PRMD County Surveyor, Health Specialist, Sanitation, etc.

Handwritten notes: Tribal Consultation - no c, Larcade table - C - no C



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

March 1, 2016

Martin Breuer and Lisa Gimbel
7 Kramer Place
San Francisco CA 94133

Re: File No. CPN15-0005
Site address: 21973 Timber Cove Road, Jenner
APN: 109-430-034

Your application for a Coastal Permit with no hearing to for new 540 square foot single family dwelling with 400 square foot exterior deck on a 1.38 acre parcel has been approved subject to the enclosed Conditions of Approval.

A Notice of Pending Action was mailed to each property owner within 100 feet of the proposed project and any comments were required to be submitted to the County within 10 days as per Section 26C-344(b). No comments were submitted prior to approval of the Coastal Permit. A Notice of Final Action will be sent to the California Coastal Commission on March 11, 2016, upon expiration of the local appeal period.

The Coastal Permit approval is based on a determination by PRMD that the project, as described in the revised application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program and the California Coastal Act. In addition, it is the determination of the department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 150303 (Class 3), because it is the construction of a new small structure.

The Coastal Permit shall be issued for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the Conditions of Approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval by the Permit and Resource Management Department, Project Review Division, in advance of the proposed change and may, at the discretion of the department, require a new Coastal Permit with or without a public hearing.

This decision may be appealed to in writing, along with an appeal fee, within ten (10) calendar days of the date of this letter to the Sonoma County Board of Zoning Adjustments per Section 26C-347 of the Sonoma County Zoning Ordinance.

If you have any questions, feel free to contact me at Cynthia.Demidovich@sonoma-county.org or (707) 565-1754. Please refer to your file number CPN15-0005 and site address when making inquiries.

Sincerely,

Cynthia Demidovich
Project Planner

File No. CPN15-0005
Approval Letter
March 1, 2016

:bp

Enclosure: Conditions of Approval dated March 1, 2016

c: File No. CPN15-0005