



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

December 4, 2012

To: Interested Agencies

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

**File Number:** UPE12-0068  
**Applicant Name:** Mark Perry and Tracy Dooley  
**Owner Name:** Same  
**Site Address:** 1123 London Ranch Road, Glen Ellen  
**APN:** 154-330-015

**Project Description:** Request for a minor Use Permit to construct a new 2,625 square foot two-story single family residence with an attached 600 square foot garage and 600 square foot studio above with no commercial component located on a 0.58 acre parcel in the LC (Limited Commercial) zoning district.

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 December 26, 2012, and should be sent to the attention of:

**UPE12-0068, Karin Theriault ([Karin.Theriault@sonoma-county.org](mailto:Karin.Theriault@sonoma-county.org))**. The Project Planner can also be reached at 707-565-1908.

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

- |   |   |
|---|---|
| <input type="checkbox"/> PRMD County Surveyor               | <input type="checkbox"/> BOS Dist ____ Director                               |
| <input type="checkbox"/> Health Specialist                  | <input checked="" type="checkbox"/> BOS Dist 1 Director and SVCAC             |
| <input checked="" type="checkbox"/> Sanitation              | <input type="checkbox"/> Valley of the Moon Alliance and Kenwood Press        |
| <input checked="" type="checkbox"/> Grading and Storm Water | <input type="checkbox"/> NW Information Center, S.S.U.                        |
| <input type="checkbox"/> SUSMP                              | <input type="checkbox"/> Milo Baker Chapter Conservation Committee            |
| <input type="checkbox"/> Building Inspection                | <input type="checkbox"/> PG&E   |
| <input type="checkbox"/> Code Enforcement                   | <input type="checkbox"/> School District -                                    |
| <input type="checkbox"/> Road Naming                        | <input type="checkbox"/> Water District -                                     |
| <input type="checkbox"/> So County Environmental Health     | <input type="checkbox"/> North Bay Corporation (Disposal)                     |
| <input checked="" type="checkbox"/> DTPW, Land Development  | <input type="checkbox"/> U.S. Army Corps of Engineers                         |
| <input type="checkbox"/> DTPW, Drainage                     | <input type="checkbox"/> State Coastal Commission - Appealable Yes / No       |
| <input type="checkbox"/> Ag Commissioner                    | <input type="checkbox"/> State Dept of Transportation (Caltrans)              |
| <input type="checkbox"/> Regional Parks Dept                | <input type="checkbox"/> State Dept of Fish & Game                            |
| <input type="checkbox"/> Fire and Emergency Services        | <input type="checkbox"/> State Dept of Forestry                               |
| <input type="checkbox"/> Local Fire District -              | <input type="checkbox"/> State Dept of Health                                 |
| <input type="checkbox"/> Treasurer/Special Assessment       | <input type="checkbox"/> State Parks and Recreation                           |
| <input type="checkbox"/> Assessor                           | <input type="checkbox"/> Regional Water QCB: North Coast / SF Bay             |
| <input type="checkbox"/> Landmarks Commission               | <input type="checkbox"/> Air Pollution Control: No. So. County / Bay Area AQM |
| <input type="checkbox"/> Transit/BPAC                       | <input type="checkbox"/> City of _____ Dept                                   |
| <input type="checkbox"/> Communications                     | <input type="checkbox"/> Sonoma MOAG  |
| <input type="checkbox"/> SCTA/RCPA                          | <input checked="" type="checkbox"/> Glen Ellen Assoc                          |
| <input type="checkbox"/> Sheriff Community Service Officer  | <input type="checkbox"/>  |
| <input type="checkbox"/> LAFCO                              | <input type="checkbox"/>  |
| <input type="checkbox"/> ALUC/CLUP                          | <input type="checkbox"/>  |

# Planning Application

PJR-001

File#: WPG 12-0068

### Type of Application:

- |  |  |   |                                      |
|--|--|---|--------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance          | <input type="checkbox"/> Design Review Comm./Ind.  | <input type="checkbox"/> Minor Subdivision            | <input type="checkbox"/> Variance    |
| <input type="checkbox"/> Ag./Timber Preserve/Contract    | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit    | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance             | <input type="checkbox"/> Design Review Signs       | <input type="checkbox"/> Ordinance Interpretation     | <input type="checkbox"/> Other:      |
| <input type="checkbox"/> Cert. of Modification           | <input type="checkbox"/> General Plan Amendment    | <input type="checkbox"/> Second Unit Permit           |                                      |
| <input type="checkbox"/> Coastal Permit                  | <input type="checkbox"/> Lot Line Adjustment       | <input type="checkbox"/> Specific/Area Plan Amendment |                                      |
| <input checked="" type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision         | <input checked="" type="checkbox"/> Use Permit        |                                      |

### Applicant (Contact Person):

Mark T. Perry  
Name  
573 1st St. West  
Mailing Address  
Sonoma CA 95476  
City/Town State Zip  
996-6168 Fax  
mtperry@mtparchitecture.com  
email  
[Signature] 10.17.12  
Signature Date

### Owner, if other than Applicant:

Same  
Name  
Mailing Address  
City/Town State Zip  
Phone Fax  
email  
Signature Date

### Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

<u>Tracy Dooley</u> Name <u>Same</u> Mailing Address City/Town State Zip <u>Other Owner (wife)</u> Title <u>Same</u> Phone Fax <u>tdooley@gmail.com</u> email	Name Mailing Address City/Town State Zip Title Phone Fax email	Name Mailing Address City/Town State Zip Title Phone Fax email
---	---	---

### Project Information:

1123 & 1125 London Ranch Rd  
Address(es)  
054-330-015 & 054-330-046  
Assessor's Parcel Number(s)  
Project Description: Single Family Residence on property zoned LC.  
(Please attach additional sheet(s) if needed)  
Site Served by Public Water?  Yes  No Site Served by Public Sewer?  Yes  No Number of new lots proposed 0

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: 9 Supervisorial District: 1 Current Zoning: LC SR General Plan Land Use: LC  
Specific Plan: \_\_\_\_\_ S.P. Land Use: \_\_\_\_\_ Needs CEQA Review?  yes  no

### Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Existing Employees: \_\_\_\_\_ New Employees: \_\_\_\_\_  
New Manufactured Homes: \_\_\_\_\_ New Units For Sale: \_\_\_\_\_ New Units For Rent: \_\_\_\_\_ Density Bonus Units: \_\_\_\_\_  
Violation?  yes  no; Application resolve planning violation?  yes  no; Penalty applicable?  yes  no; Civil Penalty Factor N/A  
Previous Files: 2CE 04-0031  
Application accepted by [Signature] Date 11/5/12

# Supplemental Application Information

Existing use of property: Vacant lot

Acreage: .58

Existing structures on property: None - lot formerly had a duplex demolished years ago.

Proximity to creeks, waterways and impoundment areas: None

Vegetation on site: Trees on (3) sides - all (15) to remain.

General topography: At bottom of hill, naturally grades to drains.

Surrounding uses to (Note: An adjoining road is not a use.)  
North: Residential South: Light Commercial  
East: Hotel West: Residential

New structures proposed (size, height, type): 2,625 sq. Residence, 600 sq. Garage w/ 600 sq. Studio above. Type J wood const. w/ ridge 29'-6" A.F.C.

Number of employees: Full time: 0 Part time: 0 Seasonal: 0

Operating days: M-F Hours of operation: 9-5

Number of vehicles per day: Passenger: 3 Trucks: 0

Water source: Public Sewage disposal: Public

Provider, if applicable: \_\_\_\_\_ Provider, if applicable: \_\_\_\_\_

New noise sources (compressors, power tools, music, etc.): None

Grading proposed: Amount of cut (cu. yds.): 20 Amount of fill (cu. yds.): 20 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes  No  If Yes, indicate area of disturbance(aces): \_\_\_\_\_

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): Natural grade slopes to drains, minimal grading req'd.

Vegetation to be removed: None

Will proposal require annexation to a district in order to obtain public services: Yes  No

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes  No

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes  No

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): House fronts a road w/ County utilities & turnaround. Stucco exterior is fire-resistant.



573 1st Street West  
Sonoma, CA 95476  
707.996.6168

## Use Permit Proposal Statement:

The Perry family proposes to build a new wood-framed, 2-story single family residence with 2,625sf of living area connected to a new 600sf garage with a 600sf studio above. The project will be built to LEED-Platinum standards, though it will not be certified due to cost constraints. The property is located in the county of Sonoma in the unincorporated town of Glen Ellen.

The site for the new structures is currently empty and zoned light-commercial. Existing County sewer and water lines, as well as electric/gas/cable, are located on-site within the current building easement on Robertson Road. It is proposed to make new under-ground connections to these utilities for the new work. The site already drains to existing storm-drains, so minimal grading is required. The site is currently surrounded by existing trees and vegetation to remain and be protected. No new landscaping is proposed under this scope of work.

Prior to developing the current plan for this project we looked at a Mixed-Use scenario. We were advised by PRMD that it might be easier to attain a Use Permit for Mixed Use vs. Single Family Residential. It is a financial requirement for us to have a residential component to the project because we cannot afford to develop the property and continue renting.

### Reasons a light-commercial or mixed-use project is not appropriate:

1. Access to the property is from a private loop drive (Robertson Road) only 12-15' wide.
2. Robertson Road serves only residential properties.
3. There is a thin, rectangular buildable area on the site that would be full of asphalt to meet commercial parking and site requirements.
  - a. 27' of backup area when Robertson Road is only 12-15' wide
  - b. 20' of 90 degree parking space
  - c. 4' minimum accessible walkway
  - d. 2-4' planting strip
4. Parallel or angled parking spaces won't work due to neighborhood impact requiring drivers to circle the private loop drive for either entry or exit.
5. The rest of the site is not feasible for development due to a steeply sloping hillside, existing trees, vegetation and a 40' easement
6. The 50/50 minimum ratio of office/residential results in an office that is too big for a residence that is too small given the buildable area limitations.
  - a. 900sf of residence w/ 600sf garage requires a 1,500sf office
  - b. I'm a sole proprietor with no employees and no desire to hire
  - c. 1,500sf of office requires (5) commercial parking spaces and (1) HC van-accessible space
  - d. This amount of commercial parking and the area it takes up leaves a very thin and long strip of buildable site area not feasible for even a modest building

### Reasons a single-family residence with a home office is the appropriate solution:

1. All other properties along Robertson Road are residential
2. Denser downtown areas with more residential use promote pedestrian-friendly development
3. The two immediate neighbors on the northwest and southwest are single-family residential
4. Parking requirements are minimal and easily met with a 20' driveway and two-car garage
5. My home office will maintain a light-commercial component to the project
6. This project will transform an empty gravel lot into a green residence
7. A new, young family in Glen Ellen will help Dunbar Elementary avoid closure

New traffic will be limited to one family member that commutes to work, with an average of (3) car trips entering/exiting the site per day. I will operate a home-based, sole-propriatorship with no employees and shall conduct approximately (1) meeting per month on-site. Traffic may increase slightly when we have children or business increases, but shall remain minimal and far below the standards of typical Light-Commercial zoning.

By:

**Mark T. Perry** ARCHITECT, LEEDAP

No.	Description	Date
1		
2		
3		
4		

**USE PERMIT APPLICATION**

Site Plan  
 Sheet 100

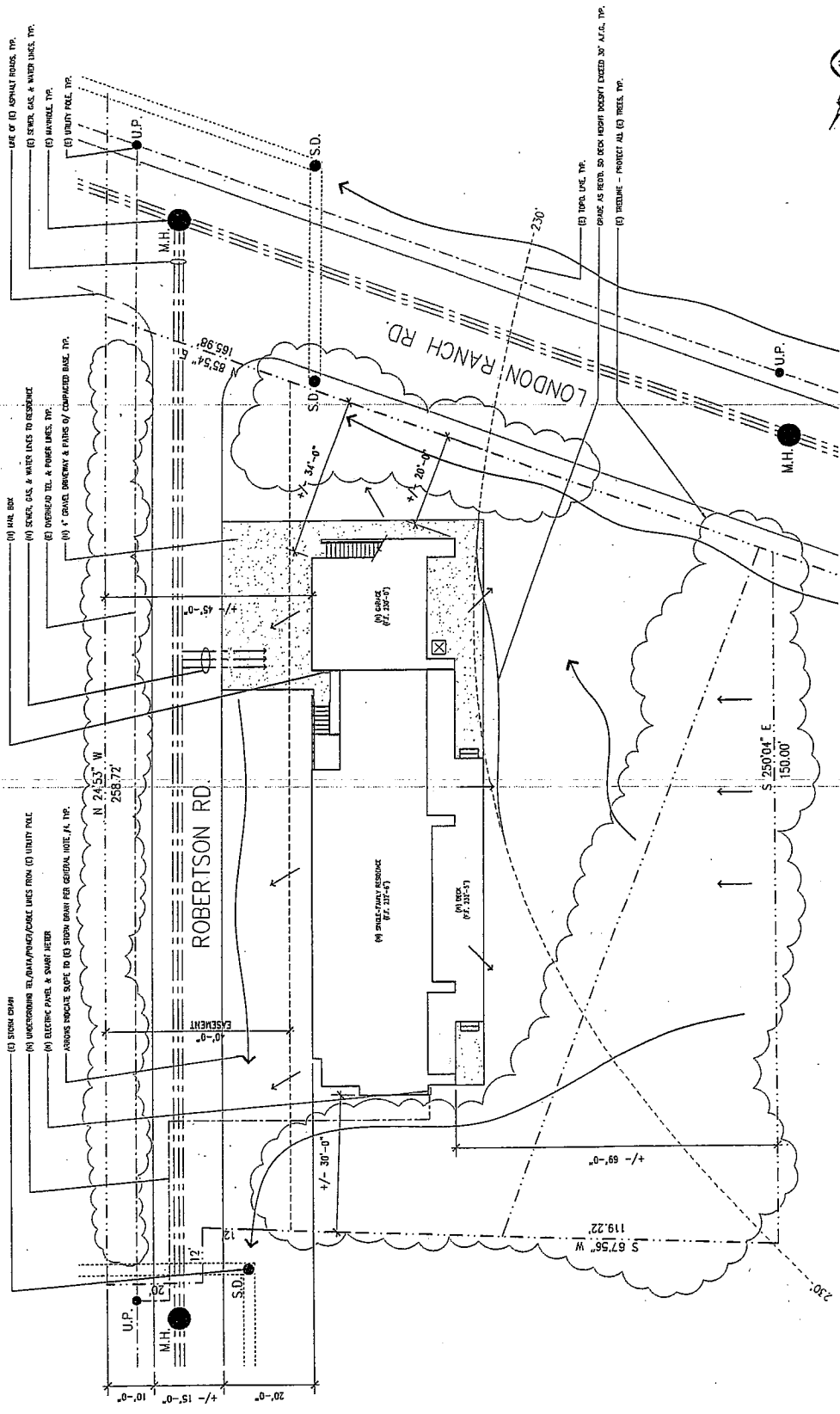


A.L.D.  
 City/Co.  
 Title/Plat  
 Date  
 Project No.

**A1.0**  
 Perry Res.

**GENERAL NOTES**

1. REFER TO ALL SUBMITTALS FOR PERMISSIBLE SPAN/SLAB SYSTEMS WHICH WILL BE SUBMITTED FOR ALL NEW RESIDENTIAL CONSTRUCTION PER COUNTY ORDINANCES.
2. ALL (E) TREES ARE OUTSIDE OF THE PROPOSED BUILDING ENVELOPE AND SHALL REMAIN. THE SITE ALREADY HAS POSITIVE DRAINAGE TO A STORM DRAIN.
3. NO GRADING PERMIT SHALL BE REQUIRED. ANIMAL GRASSING IS NECESSARY BECAUSE THE SITE ALREADY HAS POSITIVE DRAINAGE TO A STORM DRAIN.
4. SLOPE STEADILY AWAY FROM BUILDINGS WITH A MIN. SLOPE FOR 10' AWAY FROM BUILDINGS AND 24" IN MAXIMUM AFTER 10' TYP.



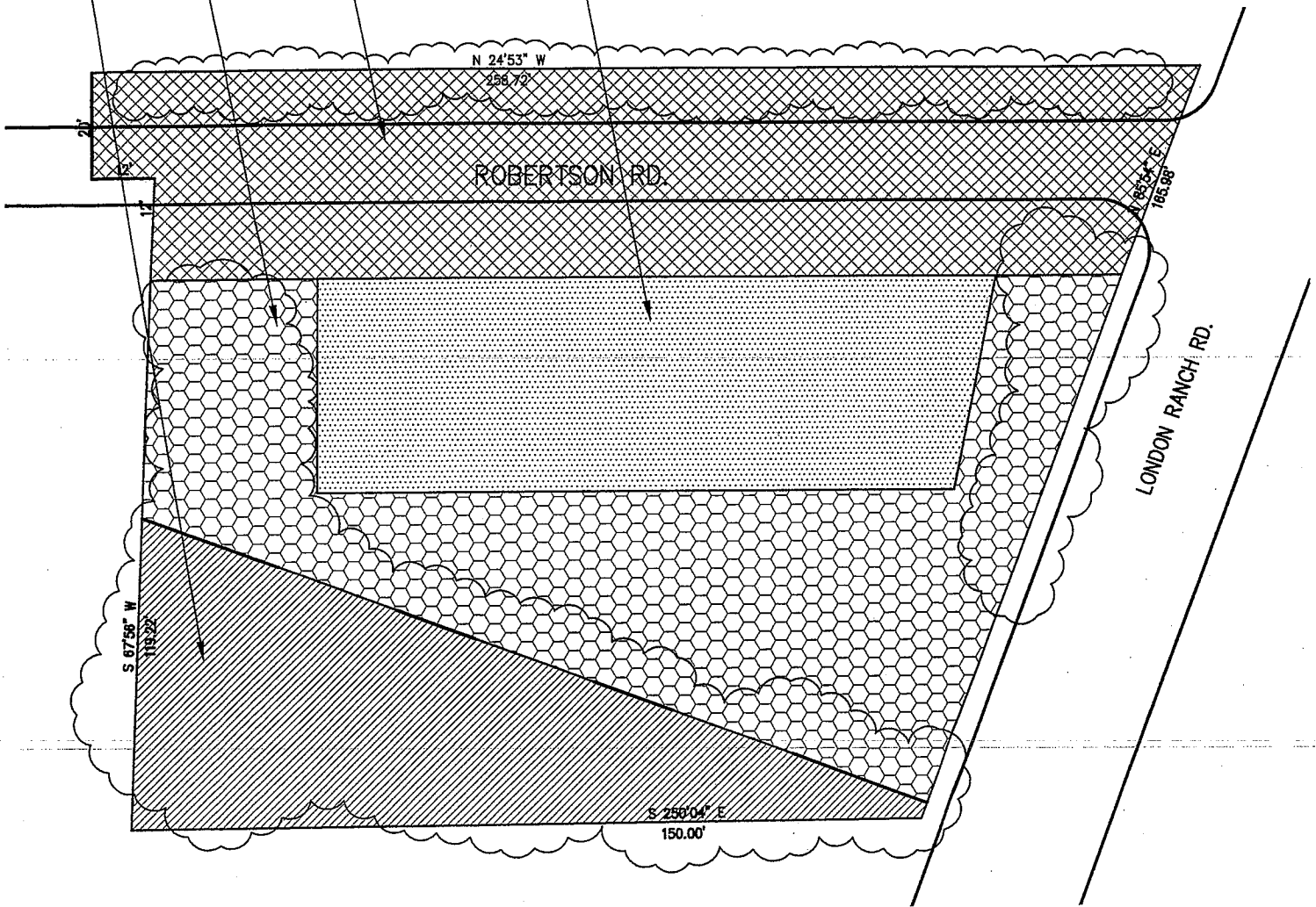
**SITE PLAN**  
 SCALE: 3/32" = 1'-0"

PARCEL 054-330-046 UNBUILDABLE AREA = 4,720 SF

PARCEL 054-330-015 UNBUILDABLE AREA = 7,604 SF

UNBUILDABLE AREA WITHIN 40' EASEMENT = 7,882 SF

BUILDABLE AREA = 5,108 SF



**BUILDABLE AREA CALCULATIONS**

PARCEL 054-330-046: 4,720 sf (.11 Acre)

This entire parcel is not feasible for development due to a steeply sloping hillside and existing vegetation.

PARCEL 0540-330-015: 20,594 sf (.47 Acre)

15,486 sf of this parcel is not feasible for development due to a 40' easement, a steeply sloping hillside and existing vegetation.

5,108 sf of this parcel is feasible for development (.117 Acre)



architecture + green consultants  
573 1st Street West Sonoma, CA  
Telephone : (707) 996 - 6168  
Web: www.mtparchitecture.com

A - 01

PERRY RESIDENCE  
SITE ANALYSIS

DATE:  
10/17/2012  
SCALE:  
1/32" = 1'-0"



**architecture**  
**green consultants**  
 573 1st Street West, Sacramento, CA  
 Telephone: (707) 690-1100  
 Web: www.mtparchitecture.com

**PERRY RESIDENCE**  
 1123 & 1125 London Ranch Rd., Glen Ellen, CA 9542

No.	Description	Date
1		
2		
3		
4		

USE PERMIT APPLICATION

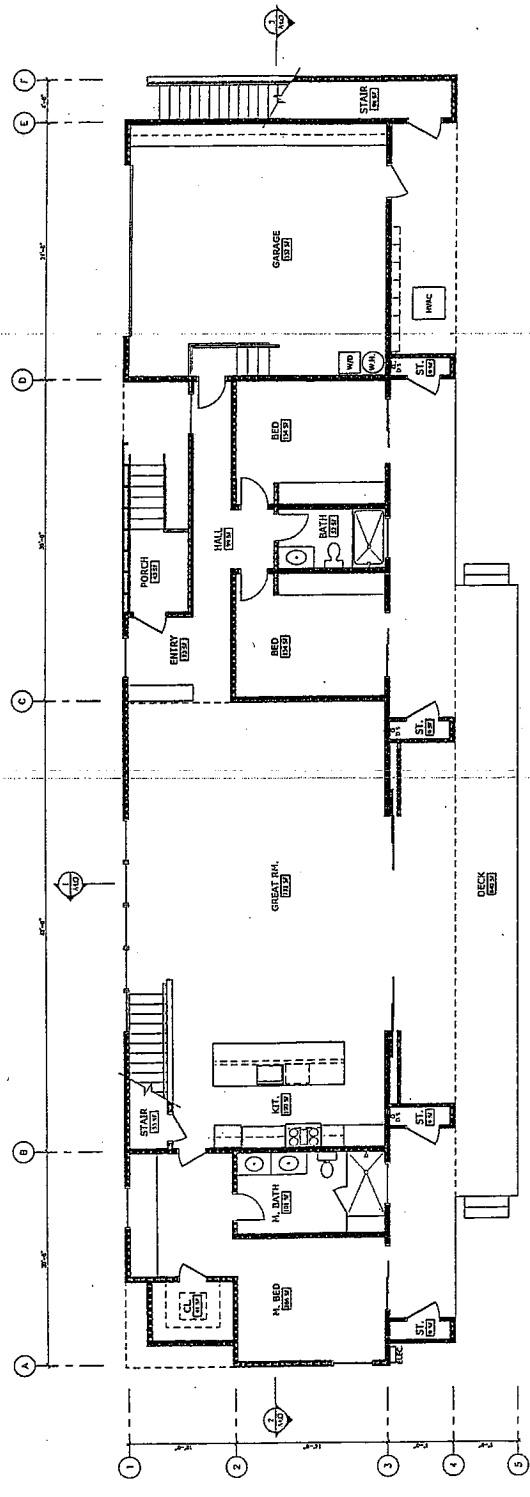
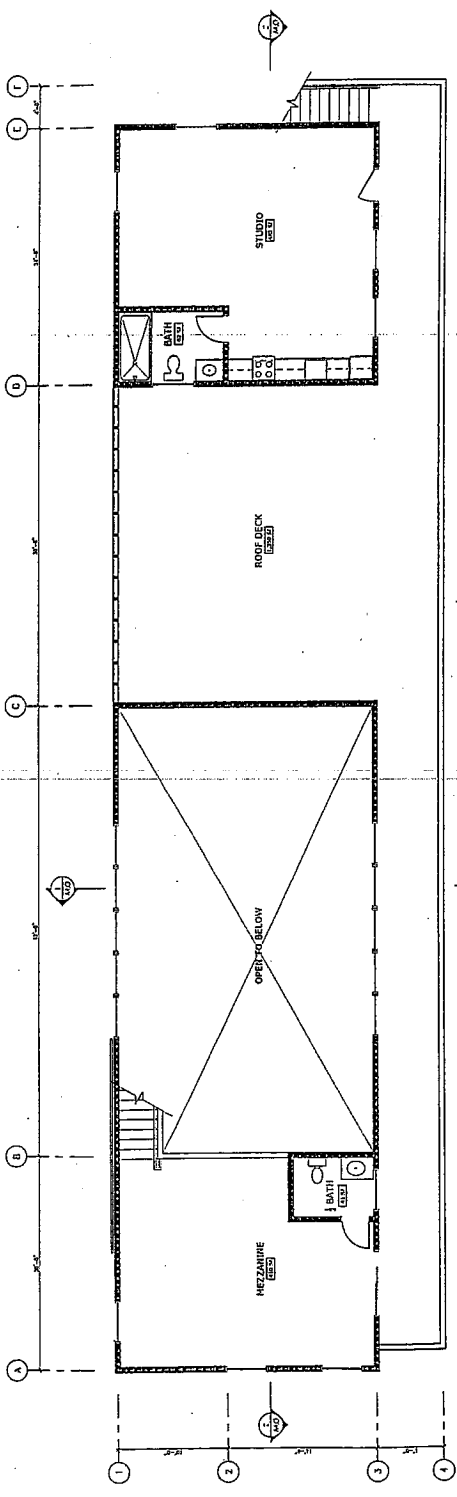
Floor Plans  
 Sheet 104



ALD  
 Cat No.  
 Title Plans  
 Date  
 17 October, 2012  
 Project No. 102

**A2.0**

Drawn by: [Name]  
 Checked by: [Name]  
 Project No. 102





**architecture**  
**green consultants**  
572 1st Street West, Sonoma, CA  
Telephone: (707) 999-0168  
Web: www.mtparchitecture.com

**PERRY RESIDENCE**  
1123 & 1125 Linderoth Rd., Glen Ellen, CA 94942

Revision	Description	Date
1		
2		
3		
4		

**USE PERMIT APPLICATION**

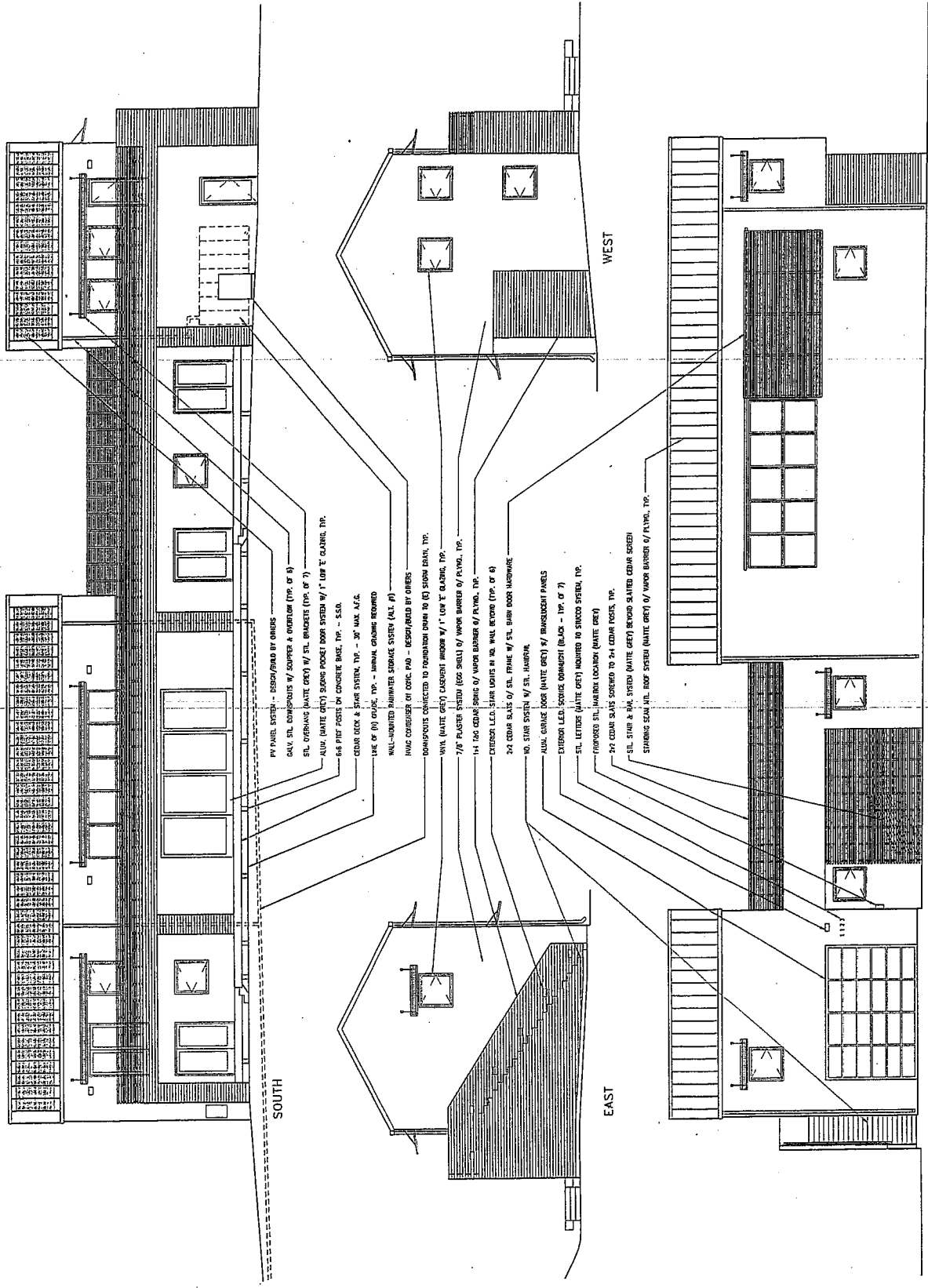
**Elevations**  
Sheet 02a



A3.0  
Scale: As Shown  
Title: Terra Plans  
Date: 17 October, 2012  
Project No. 111

**A3.0**

**ELEVATIONS**  
SCALE: 3/16" = 1'-0"





architecture  
green consultants  
570 1st Street West, San Francisco, CA  
Telephone: (415) 777-6969, (415) 418-  
Web: www.mtparchitects.com

PERRY RESIDENCE  
1123 & 1125 Lindenblush Rd., Glen Elgin, CA 95442

Revision	No.	Description	Date
	1		
	2		
	3		
	4		
	5		

USE PERMIT APPLICATION

Sections

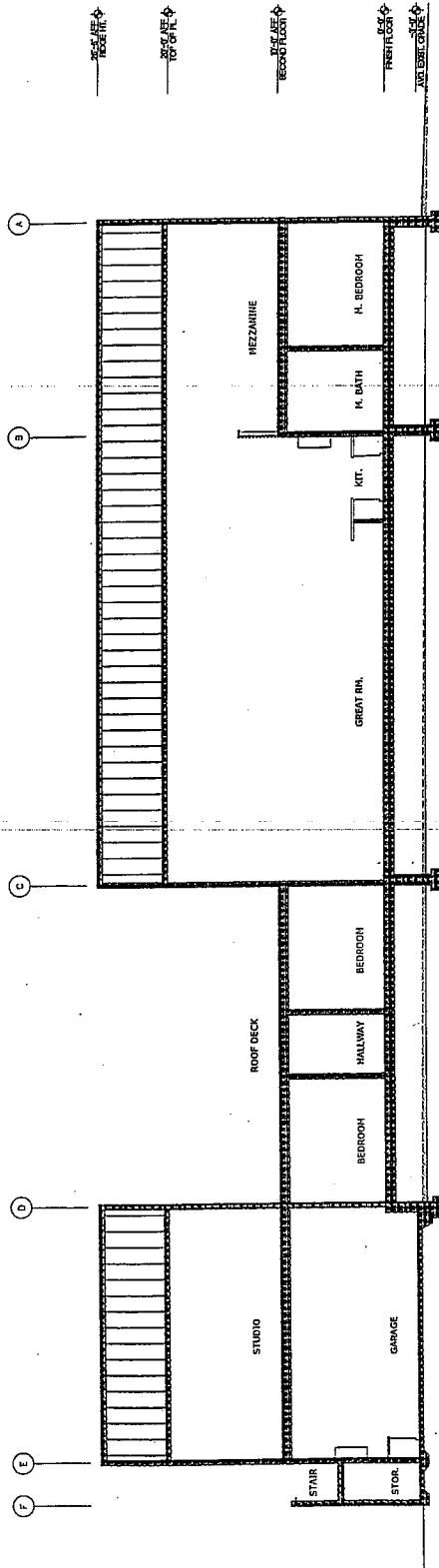
Sheet 1/10



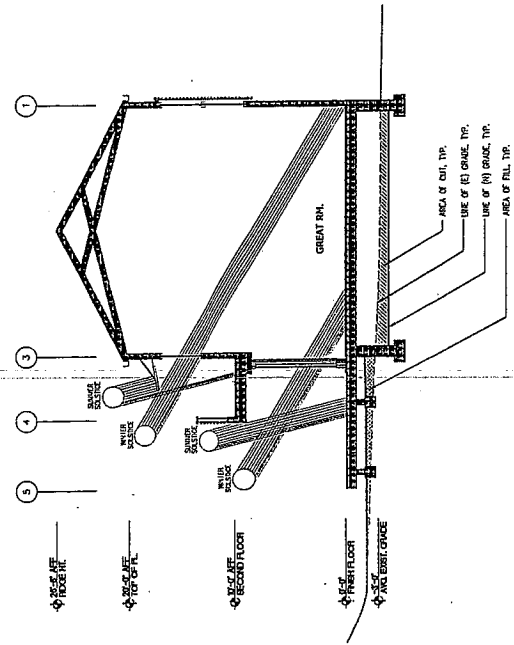
Scale: As Shown  
Title: Plans  
Date: 17 October, 2012  
Project No.: 110

A4.0

1/8" = 1'-0" (if not shown, 1/8" = 1'-0")  
1/4" = 1'-0" (if not shown, 1/4" = 1'-0")  
1/2" = 1'-0" (if not shown, 1/2" = 1'-0")  
3/4" = 1'-0" (if not shown, 3/4" = 1'-0")  
1" = 1'-0" (if not shown, 1" = 1'-0")



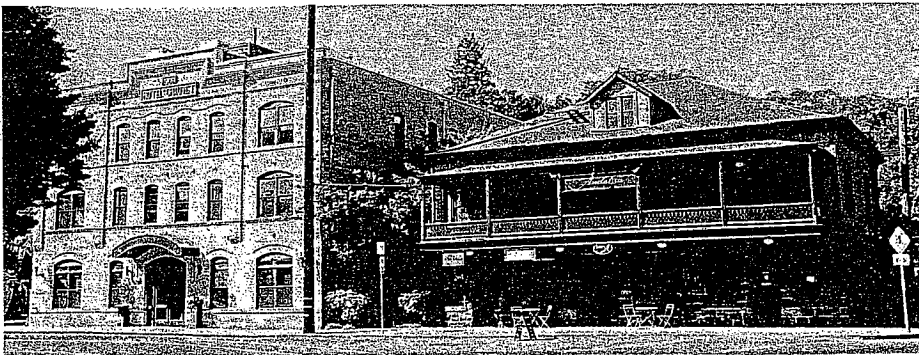
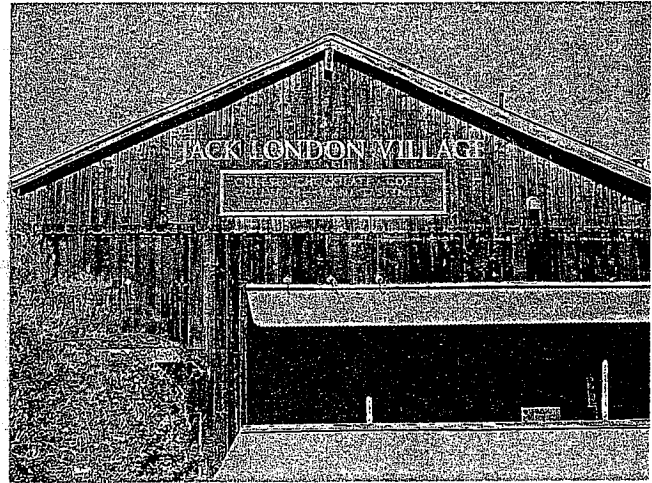
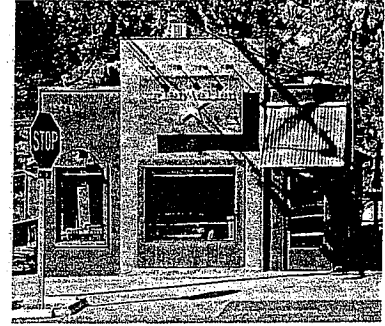
SECTION 2  
SCALE: 3/16" = 1'-0"



SECTION 1  
SCALE: 3/16" = 1'-0"



573 1st Street West  
 Sonoma, CA 95476  
 707.996.6168



## GLEN ELLEN

This montage of photographs shows a few of the local buildings which provided inspiration for the project design.

Simple gable roofs, metal awnings, wood and stucco exterior finishes, 2nd floor wood balconies, wood trellises and minimal roof overhangs are all prevalent design elements throughout Glen Ellen.

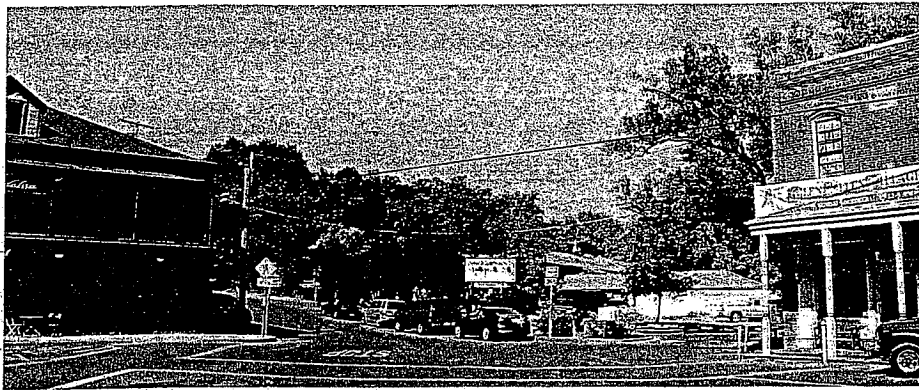


The exterior color choices of La Habra Egg Shell (warm white) stucco and clear-stained Western Red Cedar will complement the neighboring residence shown in the upper right-hand corner and look very similar to the photo at the immediate left of this text. The matte gray metal roofing & address numbers will be a similar hue to the 969 building shown in the upper left-hand portion of the page.

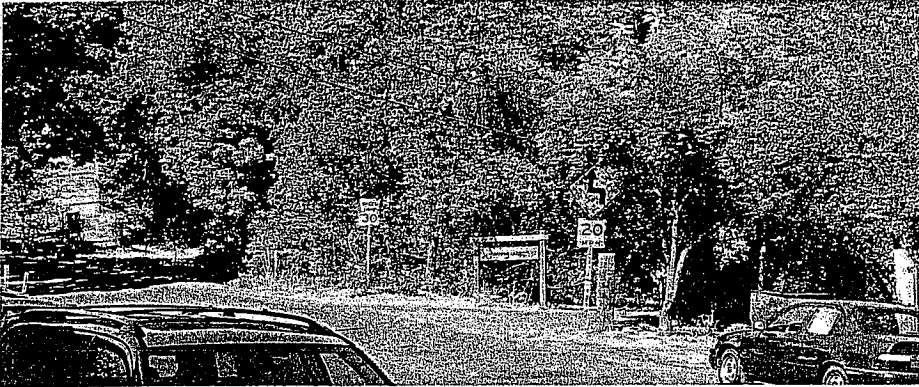


573 1st Street West  
 Sonoma, CA 95476  
 707.996.6168

01



02



Project Location

Approximate line of the  
 Scenic Resource Area



## SCENIC RESOURCE AREA

A small portion of the southeast corner of the property at 1123 London Ranch Road is located in the Scenic Resource Area. No improvements are proposed for this area.

The proposed building location is set behind existing vegetation that will screen the project and mitigate any potential views from the Scenic Resource Area.

03



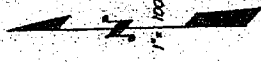
04



TAX RATE AREA  
158-065  
158-069

COUNTY ASSESSOR'S PARCEL MAP

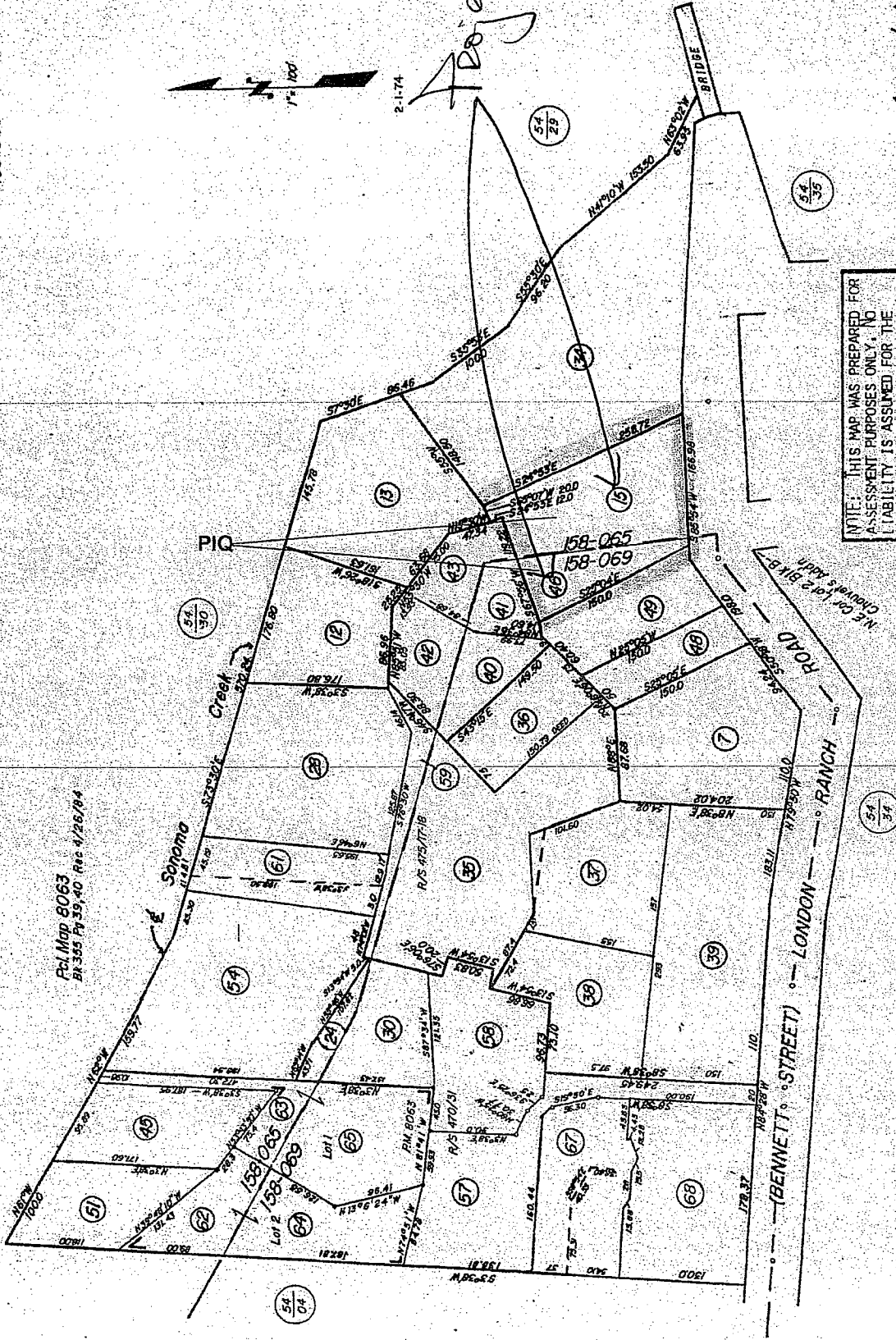
Plat Map 8063  
BR 355 P4 55-40 Rec 4/26/04



2-1-74

*Project Site*

- Revised
- 1-19-78 = 81
- 8-24-84 = 85
- 4-9-90 = 86 KT
- 5-19-92 = 88 LSL
- 2-18-01 = corr. LSL



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

Assessor's Map Bk. 54 Pg. 33  
Sanoma County, Calif.

JUN 17 2001