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July 14, 2026

To: Interested Agencies

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

File Number: UPE26-0031
Applicant Name: Lars Langberg
Owner Name: Eli Sokol
Site Address: 3786 Hill St., Sebastopol
APN: 074-300-036
Zoning: K, HD SR

Project Description: Use Permit modification for the Little Bohemian Motel to add four (4) new guest rooms to the existing 13 unit motel to include a total of 16 guest rooms and one (1) manager suite. The four additional guest rooms will be freestanding with three, 234.6 sq. ft. rooms to be clustered near the northeast corner of the lot in conjunction with the approved footpath and landscaping plan and one, 290.6 sq. ft. ADA compliant guest room located in the approved courtyard location. The three guest rooms on the hillside will be evenly spaced and gently step up with grade, with views oriented back towards the property, natural surroundings, and town of Occidental. Landscaping screening will be implemented for the three guest rooms located along the hillside. Additional improvements include one new 62 sq. ft. freestanding sauna to be located near the top of the hillside at the northeast corner of the property. This modification will supersede all previous approvals under PLP25-0017.

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

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

After reviewing this application, please respond to the planner with your *marked* response below:

- ☐ Conditions will be provided and no further information is necessary.
- ☐ Conditions will be provided and additional information is necessary.
- ☐ Comments and/or concerns.
- ☐ No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by July 28, 2026, and should be sent to the attention of:

UPE26-0031, Ken Compton (Ken.Compton@sonomacounty.gov). The Project Planner can also be reached at (707) 565-2829. **If no response is received by July 28, 2026, it will be assumed that no comments or conditions will be provided.**

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

☒ Sanitation
☒ Building Inspection
☒ Fire Prevention
☒ Grading and Storm Water
☒ Management Group
☒ Natural Resources
☒ Dist. 5 Director and Commissioners
☒ Environmental Health
☒ Landmarks Commission
☒ Landmarks Approval Required
☒ Regional Parks Dept
☒ Sheriff Community Service Officer
☒ SPI (DTPW), Land Development
☒ SPI (DTPW), Drainage

☒ NW Information Center, S.S.U.
☒ Local Fire District – Occidental CSD
☒ State Dept of Fish and Wildlife
☒ Regional Water QCB: North Coast
☒ Sonoma MOAG
☒ PG&E
☒ Tribal Notification
☒ Occidental County Sanitation District
☒ Russian River Utility
☒ Western So.Co. Rural Alliance

Planning Application

PJR-001

Application Type(s):

- ☐ Admin Cert. Compliance
☐ Ag. or Timber Preserve/Contract
☐ Conditional Cert. of Compliance
☐ Cert. of Modification
☐ Coastal Permit
☐ Zoning Permit for: _____

- ☒ Design Review Admin.
☐ Design Review Full
☐ General Plan Amendment
☐ Lot Line Adjustment
☐ Major Subdivision

File # _____

- ☐ Minor Subdivision
☐ Voluntary Merger
☐ Ordinance Interpretation
☐ Second Unit Permit
☐ Specific/Area Plan Amendment

- ☐ Use Permit
☐ Variance
☐ Zone Change
☐ Other: _____

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

PRINT CLEARLY

APPLICANT

Name Lars Langberg Architects
 Mailing Address 108 Petaluma Avenue
 City Sebastopol State CA Zip 95472
 Day Ph (707) 823-9899 Email lars@larsarchitects.com
 Signature *Lars Langberg* Date 6/22/26

OWNER (IF OTHER THAN APPLICANT)

Name Departure Occidental Owner, LLC
 Mailing Address 17770 Old Monte Rio Road
 City Guerneville State CA Zip 95446
 Day Ph (305) 439-2235 Email elipsokol@gmail.com
 Signature *Eli Sokol* Date 6/22/26

Billing Responsible Party (At-Cost Only)

☐ Applicant ☒ Owner ☐ Other: _____

OTHER PERSONS TO RECEIVE CORRESPONDENCE

Name/Title			Name/Title		
Mailing Address			Mailing Address		
City	State	Zip	City	State	Zip
Day Ph ()	Email		Day Ph ()	Email	

PROJECT INFORMATION

Address(es) 3786 Hill Street City Occidental
 Assessor's Parcel Number(s) 074-300-036
 Project Description The renovation of an existing 12 unit motel with a separate manager's suite and an existing pool area and pool building for guest use. The work includes converting an existing parking area on the west side into a courtyard for guest use between the motel and pool area. The property includes a parking area on the east side that will be restriped to provide 20 parking spaces (11 standard, 2 EV, and 7 compact spaces). One new accessible parking space will be located at the entrance from Hill Street between the motel and the pool area.

Acreage 1.02	Number of new lots proposed None
Site Served by Public Water? ☒ Yes ☐ No	Site Served by Public Sewer? ☒ Yes ☐ No

TO BE COMPLETED BY PRMD STAFF

Planning Area	Supervisory District	☐ Critical Habitat	☐ Urban Service	Groundwater	☐ 1 / 2
Current Zoning		☐ NPDES	☐ Williamson Act	Availability	☐ 3 / 4
		Specific/Area Plan		Subject to	☐ EX
General Plan Land Use		Parcel Specific Policy		CEQA	☐ YES
Application resolve planning violation? ☐ Yes ☐ No		Violation? ☐ Yes ☐ No		File No.	
Previous Files		Penalty application? ☐ Yes ☐ No			
Application accepted by		Date			
Approved by		Date			

Supplemental Application Information

PJR-126

Existing use of property: Commerical use: Motel and a Pool bulding with a pool deck

Acreage: 1.02

Existing structures on property: Motel building, Pool building, pool.

Proximity to creeks, waterways and impoundment areas: Very far away

Vegetation on site: Oak (3), Palm (1), Fig (1), Olive (1), Persimmon (1)

General topography: Flat on South, East and West sides and moderate slope on the North side.

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

New structures proposed (size, height, type): 3 standard guest units (L: 21'-0" x W: 11'-1" x H: 10'-6")
1 accessible guest unit (L: 26'-1" x W: 11'-1" x H: 10'-11")
1 sauna (L: 7'-10" x W: 7'-10" x H: 8'-4")

Number of employees: Full time: 1 Part time: 1 Seasonal:

Operating days: 365 Hours of operation:

Number of vehicles per day: Passenger: 11 Trucks: 0

Water source: OCSD - Water Line Sewage disposal: OCSD - Sewer Line

Provider, if applicable: Provider, if applicable:

New noise sources (compressors, power tools, music, etc.): N/A

Grading proposed: Amount of cut (cu. yds.): — Amount of fill (cu. yds.): — 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 X If Yes, indicate area of disturbance(acres):
Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):

Vegetation to be removed: - N/A

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

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

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

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): Proposed fire hydrant is located at South East side of the property and a building permit for a new fire main and fire hydrant was submitted to the County on June 17th, 2026. Emergency access and turnaround is locaed on the adjacent existing parking lot on East side of the property. Building materials for the proposed buildings: Architectural glazing + pressure-impregnated timber siding with Class-A fire rating.

Use Permit Application – Modification to Approved Project

Project Name: The Little Bohemian

Property Address: 3786 Hill Street, Occidental, CA

APN: 074-300-036

Project Overview and Existing Site Use

The property at 3786 Hill Street in downtown Occidental is developed with a single-story building that has historically operated as a 12-room motel with an on-site manager's unit. The structure is currently vacant and undergoing renovation based on the Use Permit and Building Permits that were approved earlier this year.

This application is a modification to the previously approved use permit (PLP25-0017) for the rehabilitation and reopening of the property as "The Little Bohemian," an independently operated boutique motel. The approved project to rehabilitate the existing 12-room motel building with 1 manager's unit is currently underway. This modification proposes the addition of 4 new guest rooms, bringing the total room count to 16 guest rooms, plus the manager's unit. All other previously approved uses, site conditions, and operational parameters described herein remain in effect and unchanged.

As indicated previously, the intention is to provide a freshly designed, inviting, and unique hospitality offering for visitors to showcase the town of Occidental and the surrounding natural beauty of the west county area. The project is revitalizing a long-vacant motel property and will provide lodging that supports local businesses, restaurants, and recreation in west Sonoma County. The design of the project will draw from the bohemian character of the local community and will breathe new life into a long dormant property.

The project site is zoned Recreation and Visitor-Serving Commercial District (K), Historic District (HD), Scenic Resource (SR). As stated in the Zoning Code, "the K zone encourages a compatible blend of recreation and tourist-commercial uses to maintain and enhance Sonoma County's recreational resources". The existing motel conforms to the site's K zoning as confirmed by planning staff in a February 24, 2004 letter to a prior applicant that proposed employee housing at the site (attached). That prior use permit application (UPE04-0010) for employee housing was withdrawn.

A Historic Resource Evaluation report was prepared by Alice Duffee of ADP Preservation in June 2025 and was previously provided to staff. The findings conclude that the property does not meet the criteria for designation as a historic resource. Additional supporting background information can be found within the report.

Constraints Analysis

The existing motel is 4,002 sq. ft. on a 1.02 acre lot. The building has a traditional single story motel-style layout with an exterior covered walkway providing access to the rooms. The former parking area to the west of the motel building is in the process of being converted into a landscaped courtyard. To its west is the pool and pool deck. On the south end of the pool deck is an accessory building that has a bathroom, separate rooms for pool equipment and infrastructure, and a covered outdoor space.

The rear of the property has an additional larger surface 17-space parking lot. At the north end of the property, there is a gently sloping hillside with some small trees and bushes clustered at the far north end of the property. To the east, there are a couple of single-family homes set back distantly on a hillside. Across Hill Street to the south is a surface parking lot for the Union Hotel,

a garage, and small residential building. At the corner of the property where Hill Street and Occidental Road intersect sits the West County Health Center facility, across from the subject property to the west (on the opposite side of Occidental Road).

Scope of Proposed Improvements (June 2026)

- Addition of four (4) new guest rooms. 3 of the guest rooms will be clustered near the northeast corner on the gently sloping hillside, in coordination with the previously approved landscaped footpath and landscaping plan. This is an underutilized portion of the property and these guest rooms are intended to preserve the open character of the site while modestly increasing lodging capacity.
- The 3 guest rooms on the hillside will be evenly spaced from each other and gently step up with the grade, with views oriented back towards the Property and the broader town of Occidental and its natural surroundings. The 3 hillside guest rooms will be set back from public roadways and screened by existing and previously approved landscaping, affording privacy for guests and minimizing visibility from public roadways. Each of the 3 guest rooms proposed for the hillside are 234.6 s.f., comparable in massing and scale to the existing motel guest rooms.
- The 4th proposed guest room will be located at grade in the newly created internal courtyard that is replacing the former one-way drive aisle in front of the existing guest rooms. This guest room will be 290.6 s.f., and it will be ADA-compliant and accessible.
- A freestanding sauna of approximately 62 s.f. will be located near the top of the hillside at the northeast corner of the property, accessible by the previously approved gravel pedestrian footpath. This sauna, like the sauna at the Pool Building, will be available to all guests.

Scope of Proposed Improvements (Previously Approved)

The following language is consistent with the previously submitted Project Narrative:

- Interior renovations of the reception space, all 12 guest rooms and the manager's unit, including new fixtures, finishes, and building system upgrades.
- No changes to exterior structural walls, except for providing improved access to the rear surface parking area via a new breezeway; no new structural walls will be constructed.
- Exterior upgrades including new paint and lighting, new roofing, replacement of windows and exterior doors, repair of wood rot where applicable, and restored exterior signage (see proposed sign design in project plans).
- There is an existing overhead sign mounted to the roof of the motel building on the southern end of the property near Hill Street. The appurtenant sign will be repaired and refurbished, with no change to the existing overall form, dimensions, or massing. The sign will include the business logo of "The Little Bohemian" as shown in the plans. This existing sign is 36 square feet, which is understood to exceed the 32 square feet permitted in Article 84. Therefore, it is requested that the Landmarks Commission make an exception for the existing sign to remain in place, since it is a long-standing sign dating to the original motel use on the Property and is a character-defining element of the building.
- Renovation of the existing pool accessory building, maintaining the current form, massing, and exterior cladding design.

- Landscaping improvements with drought-tolerant and native plants. The surface lot and drive aisle on the west side of the motel building will become an enclosed landscaped outdoor amenity area for guests, with gravel hardscape, flexible seating, some softscape, plantings, and shaded areas for recreation. The hillside at the northern end of the property will also see some landscaping improvements with new drought-tolerant and native plants and a compacted gravel pedestrian footpath to provide access to the scenic views and a small gathering/reflection space towards the northern end of the hillside.
- A new 8' fence comprising a 6' solid redwood plank base and 2' of lattice above is proposed to run parallel to a section of the property's frontage along Occidental Road, beginning at the Northwest edge of the existing Pool area enclosure. The fence will close off the area where the existing one-way drive aisle currently exits the property. The fence will have a natural finish and is intended to create a visual privacy buffer for existing guestrooms from the public realm as well as a sound barrier from road traffic.
- Restriping of the existing rear parking lot (east of motel building) to include 20 parking spaces total, including 2 EV charging stalls.
- Existing front parking lot (west of motel building) to be renovated and to include 1 ADA-compliant stall (located adjacent to the Reception area and ADA guest room).
- Bicycle parking requirements are 1 space for every 5 automobile parking spaces, resulting in a total of 5 bicycle parking spaces. These 5 spaces will be located north of the east-side parking lot with direct access to the breezeway.
- At the northeast end of the rear parking lot (east of the motel building), new fencing will screen and enclose a new refuse/recycling area. The fencing around the trash enclosure will be a solid redwood plank fence with a natural finish, approximately 6' high to generally shield trash receptacles and/or dumpsters from public view. There is an existing CMU retaining wall at the northern boundary of the proposed trash area. This fence will extend from this retaining wall on either end and fully enclose the trash area, with a two-panel swing gate for interior access.

Accessibility upgrades will include:

- A new van accessible parking space
- Path of travel to the reception area
- (1) fully accessible guest room in the existing motel building and (1) fully accessible guest room as part of this updated proposal for 4 additional guest rooms.
- Accessible path of travel to the existing pool deck via a new accessible ramp
- (1) fully accessible restroom and shower at pool area
- (1) accessible poolside chair lift

Four (4) new guest room structures are proposed as part of this modification, as described below. Total lot coverage will increase modestly and will remain in compliance with all development standards (updated coverage calculations to be provided with plan submittal).

Project Data

- Distance of existing motel building from property lines: 101'-11-½" from the north, 63'-9-¾" from the east, 6'-1-¼" from the south, and 7'-10-¾" from the west.
- Distance of the existing pool building from property lines: 287'-5-½" from the north, 122'-11-½" from the east, ranging from 5'-¾" adjacent to the driveway at Hill Street to a

.33' encroachment at the corner of Hill Street & Occidental Road at the south, and 1'-0" from the west.

- Required parking spaces: 1 space/guest unit plus 1 space for the manager's unit. 17 spaces are required and will be accommodated by the previously approved 20 parking spaces planned for the existing parking lot to the east of the motel building. That lot will include 11 head-in spaces, 2 EV spaces, and 7 compact spaces) and there will also be one (1) van accessible parking space on the west side adjacent to the reception area.
- Height of the existing motel is 11'-11-1/2".
- Site retaining walls at the east side breezeway are 4'-0" high.
- Allowable lot coverage = 50%.
- Existing lot coverage is as follows: Motel building covers 4,937 s.f., the pool building covers 528 s.f., and the pool area covers 4,117 s.f. or 25.5% of the lot. The 4 new guest rooms and sauna will cover 1,056.8 s.f. Impervious surface is 17,781 s.f., or 47.5% of the lot.

Operational Plan

- Use Type: 16 guest rooms (12 in the existing motel building, plus 4 new guest room structures) and one on-site manager's unit.
- Hours of Operation: 24 hours/day access to guest rooms, reception, and parking areas for overnight guests; check-in from 3 PM, checkout by 11 AM.
 - All outdoor amenity areas including the Pool, Spa, and landscaped amenity areas will be open to guests daily from 8:00am until 9:00pm. Use of these spaces will be prohibited between 9:00pm and 8:00am, during which time quiet hours will be enforced.
 - Access to the Pool and Spa may be reduced seasonally during winter months.
 - The proposed operational hours and associated activities are intended to fully comply with the requirements for Maximum Allowable Exterior Noise Exposure specified in Policy NE-1c and NE-2 of the General Plan Noise Element.
- Light continental breakfast to be provided to guests in the reception area (i.e. fruit, pre-packaged yogurt, coffee, etc.). Some additional pre-packaged snacks and beverages will be available for purchase via mini-bar or at reception.
- Owner will procure a Type 80 ABC license (Bed and Breakfast Inn – General) authorizing the sale and service of beer, wine, and distilled spirits to registered guests for on-premises consumption, with the cost of alcohol included in the room fee.
- On-Site Staffing (some staff may be seasonal): 1 full-time on-site front-of-house manager; 1–2 housekeepers depending on seasonal occupancy; Part-time maintenance and landscape support.

Typical overnight occupancy is projected to range from 9 to 18 individuals based on average forecasted annual occupancy (max. 2 individuals per guest room). Peak occupancy may result in up to approximately 32 overnight guests.

The internal courtyard and pool area may be used for occasional social programming associated with overnight guests. Social programming will be limited in scale and frequency, will be subject to the property's quiet hours policy, and will comply with all applicable noise and operational standards.

The additional 4 guest rooms are intended to operate as part of the existing motel and will not result in a change to the operational character of the property. Quiet hours, staffing, parking management, and operational procedures will remain substantially consistent with the approved project

Materials, Colors & Lighting

- The existing motel exterior masonry walls of the motel building will be preserved and repainted Benjamin Moore “Swiss Coffee OC-45”, existing fascias, trim, and exposed beams will be painted Benjamin Moore “White Dove OC-17”, new window and exterior doors and frames will be natural wood stained Minwax “Honey 272”, and the new rolled roofing will be Tarco Roofing “Slate Gray”. See the Exterior Palette (page 12 of the architectural set) for more specifics.
- The existing pool building siding will be repaired and replaced in-kind and painted Benjamin Moore “Red Oxide 2088-10”. The retaining wall beneath the pool and pool building will also be painted Benjamin Moore “Red Oxide 2088-10”. The existing windows and doors will be replaced and painted Benjamin Moore “Red Oxide 2088-10” to match the siding. The roofing will be replaced with rolled roofing “Slate Gray”. See the Exterior Palette (page 12 of the architectural set) for more specifics. The existing 6’ street-facing pool fencing along Occidental Road will be replaced in-kind in the same location and with the same form, height and overall dimensions. It will have a solid redwood plank base for the first 3’-6” and a lattice-design for the 2’-6” section on top. The fencing will have a natural wood finish.
- The 4 new guest rooms will be sided with reflective architectural glazing on three sides and timber siding on one side. The reflective glazing is designed to minimize the visual presence of the structures within the landscape by reflecting surrounding vegetation and sky. The 3 guest rooms located on the hillside will have small wood decks with simple painted metal handrails and cable railing.
- All exterior building lighting and landscape lighting will be downward directed, and dark sky compliant. See the lighting information included in the architectural and landscape sets for more information.

Landscape Improvements

The following language is consistent with the previously submitted Project Narrative:

- The paved parking area currently located in front of the motel units will be removed and re-landscaped to create an outdoor seating area (see landscape plan). All parking, with the exception of one ADA parking space located adjacent to the reception area, will be relocated to the existing rear parking lot.
- The rear parking area east (7,084 sq. ft.) of the motel building will have new landscaping added as uniformly as possible to comply with the requirement that a minimum 8% of a parking lot that contains more than 10 spaces. Total landscaped portions of the parking area will cover approximately 8.0% (522 sq. ft.). Landscaping will be professionally maintained.
- The existing swimming pool and pool deck will be repaired and refurbished.
- Additional landscape improvements include general updates and upgrades to existing paving, the addition of a stepped path to the east parking lot, a stepped path up the

hillside at the north end of the property to a seating area, as well as a new accessible entry and ramp to the pool terrace.

- The plan preserves all existing oaks, mature fruit trees, an existing palm and olive on the back end of the motel building. New trees and screen shrubs to be added for increased privacy, shade and general visual appeal. Existing juniper to be removed and replaced with simple low-water perennial plantings. All plantings will be WELO compliant.
- All landscape lighting fixtures to be downward facing and shielded and dark sky compliant.

Storage

The following language is consistent with the previously submitted Project Narrative:

- Indoor: Linen and supply storage will be stored in interior closets within the existing building footprint (see floor plan).
- Outdoor: Screened enclosure in the rear upper parking lot for refuse, recycling, and maintenance and landscaping tools.

No hazardous or flammable materials will be stored on the property.

Traffic, Circulation, and Parking

The following language is consistent with the previously submitted Project Narrative:

Vehicular and Pedestrian access remains via Hill Street. The existing east parking lot is sufficient to accommodate guests and staff. An ADA parking space will be provided in front of the reception entrance of the motel building, just off of Hill Street. Zoning Code parking standards for a motel require 1 space/unit plus 1 space for manager, therefore 17 parking spaces are required. The east-side parking lot will be re-striped to include a total of 20 parking spaces. With the ADA space located in front of the reception area, a total of 21 parking spaces will be provided onsite, exceeding the requirement for 17 parking spaces.

New bicycle parking to include 1 bicycle parking space for every 5 automobile parking spaces for a total of 5 bicycle parking spaces.

Utilities

- Sewage Disposal: The property is connected to Sonoma Water's sewer system, with confirmed adequate capacity for the proposed work (6.8 Equivalent Standard Dwellings). Each guest room requires 0.37 ESDs (0.37 x 16 Guest Rooms = 5.92 ESDs)
- Water Supply: Will be provided by the Occidental Community Services District, which has issued a will-serve letter (previously provided). A new water connection has since been established following the start of construction.
- Solid Waste: Recology will provide weekly waste and recycling services.

Stormwater Management

- Modest increase in structural footprint resulting from four (4) new guest rooms and one (1) freestanding sauna; total lot coverage remains within allowable limits. Updated impervious surface calculations will be provided with plan submittal.

- Existing drainage patterns preserved; new landscaping and permeable materials will support infiltration.
- Site is outside FEMA flood zones; no additional flood mitigation measures required.

Construction Methods and Timeline

- **Scope of Work:** All previously approved improvements (building exterior repairs, interior renovation, system upgrades, ADA compliance, site landscaping, parking lot restriping, pool deck and pool building repairs) plus construction of four (4) new guest rooms, one (1) freestanding sauna structure, and associated site utility connections, pathways, and landscaping.
- **Construction Methods:** Standard non-structural improvements using licensed trades; mechanical, electrical, plumbing, lighting upgrades and repairs to meet Title-24 energy requirements. The existing heating system is a baseboard electric resistance system that will be replaced by a central mini-split system for heating and cooling. All existing water heaters will be replaced. All plumbing fixtures will be replaced with new fixtures at their existing locations. Interior finishes and colors will be refreshed.
- **Grading:** Minimal; limited to releveling walkways and landscaping.
- **Cuts/Fills:** Negligible; no significant import or export of soil.
- **Staging Areas:** Entirely within the rear yard of the parcel, away from the right-of-way.
- **Blasting or Pile Driving:** None proposed.
- **Construction Duration:** Approved in-progress work estimated to complete in January 2026. Additional new proposed work of 4 new Guestrooms estimated to 4-6 weeks.
- **Construction Hours:** Monday–Friday, 8:00 AM to 5:00 PM, plus occasional Saturday work.

PROPOSED AREA OF WORK

PROPOSED SAUNA,
SEE SHEET #7

PROPOSED ADDITIONAL GUEST UNITS (3),
SEE SHEETS #2,4,5

(N) LANDSCAPE STAIRS

BUILDING SETBACK LINE

(E) FIRE HYDRANT

BUILDING
UNDER
SEPARATE
PERMIT
BLD25-7496

(E) MOTEL BUILDING

(N) ACCESSIBLE RAMP

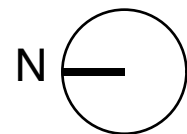
HILL STREET

(E) ADJ. BLDG.

(E) ADJ. BLDG.

(E) POOL
BUILDING
33' BLDG. ENCROACHES
INTO HILL STREET

(E) WATER POC



PROPOSED AREA OF WORK

PROPOSED ADDITIONAL ACCESSIBLE GUEST UNIT,
SEE SHEETS #3,4,6

BUILDING
UNDER
SEPARATE
PERMIT
BLD25-7497

LARS LANGBERG
ARCHITECTS

DRAWING: SITE PLAN

PROJECT: UNION MOTEL - PHASE 2 USE PERMIT

SCALE: 1" = 30'

DATE: June 24, 2026

REV:

PROPOSED AREA OF WORK

PROPOSED SAUNA,
SEE SHEET #7

PROPOSED ADDITIONAL GUEST UNITS (3),
SEE SHEETS #2,4,5

(N) LANDSCAPE STAIRS

BUILDING SETBACK LINE

(E) FIRE HYDRANT

BUILDING
UNDER
SEPARATE
PERMIT
BLD25-7496

(E) MOTEL BUILDING

(N) ACCESSIBLE RAMP

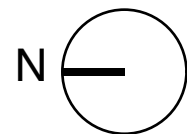
HILL STREET

(E) ADJ. BLDG.

(E) ADJ. BLDG.

(E) POOL
BUILDING
33' BLDG. ENCROACHES
INTO HILL STREET

(E) WATER POC



PROPOSED AREA OF WORK

PROPOSED ADDITIONAL ACCESSIBLE GUEST UNIT,
SEE SHEETS #3,4,6

BUILDING
UNDER
SEPARATE
PERMIT
BLD25-7497

LARS LANGBERG
ARCHITECTS

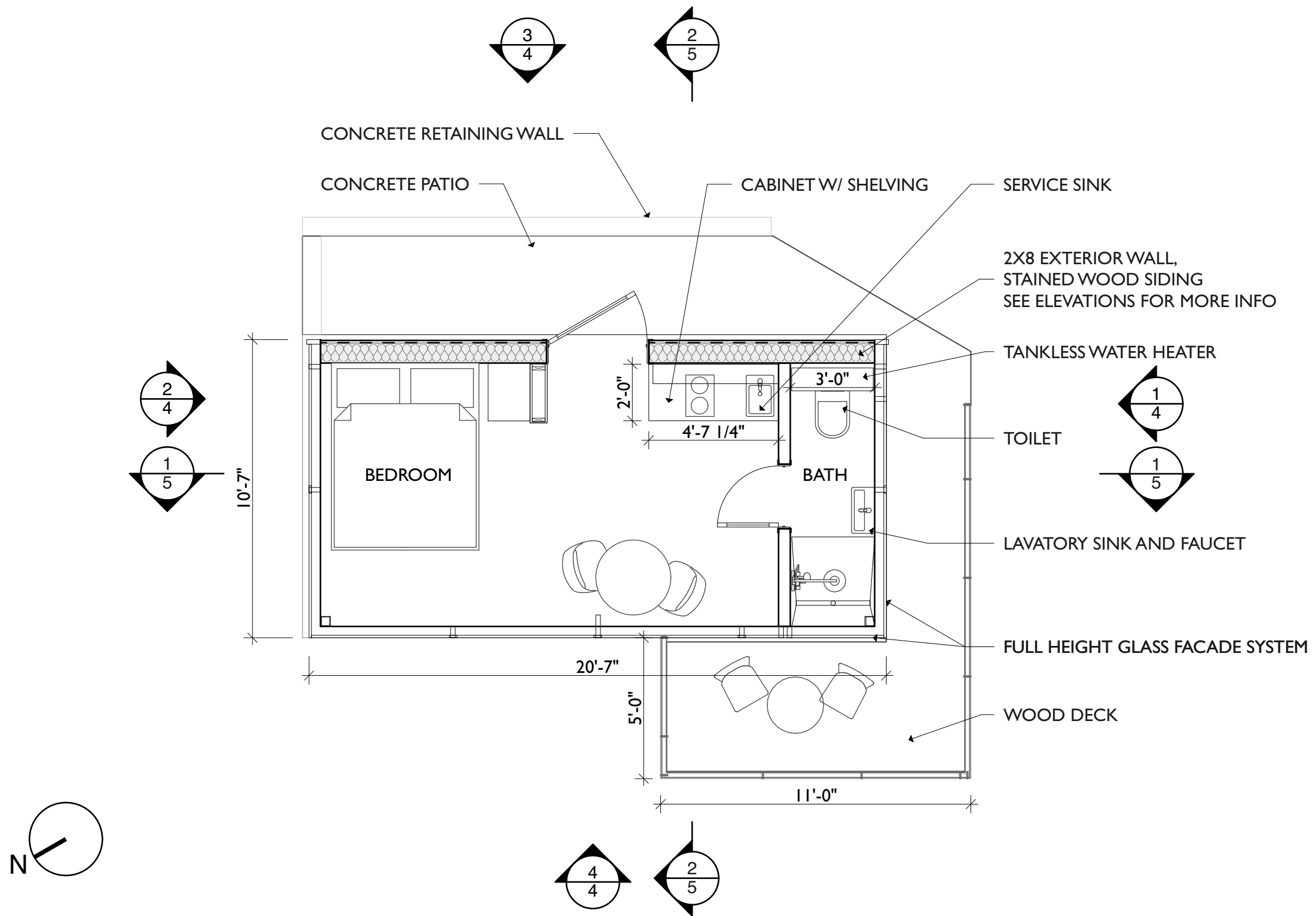
DRAWING: SITE PLAN

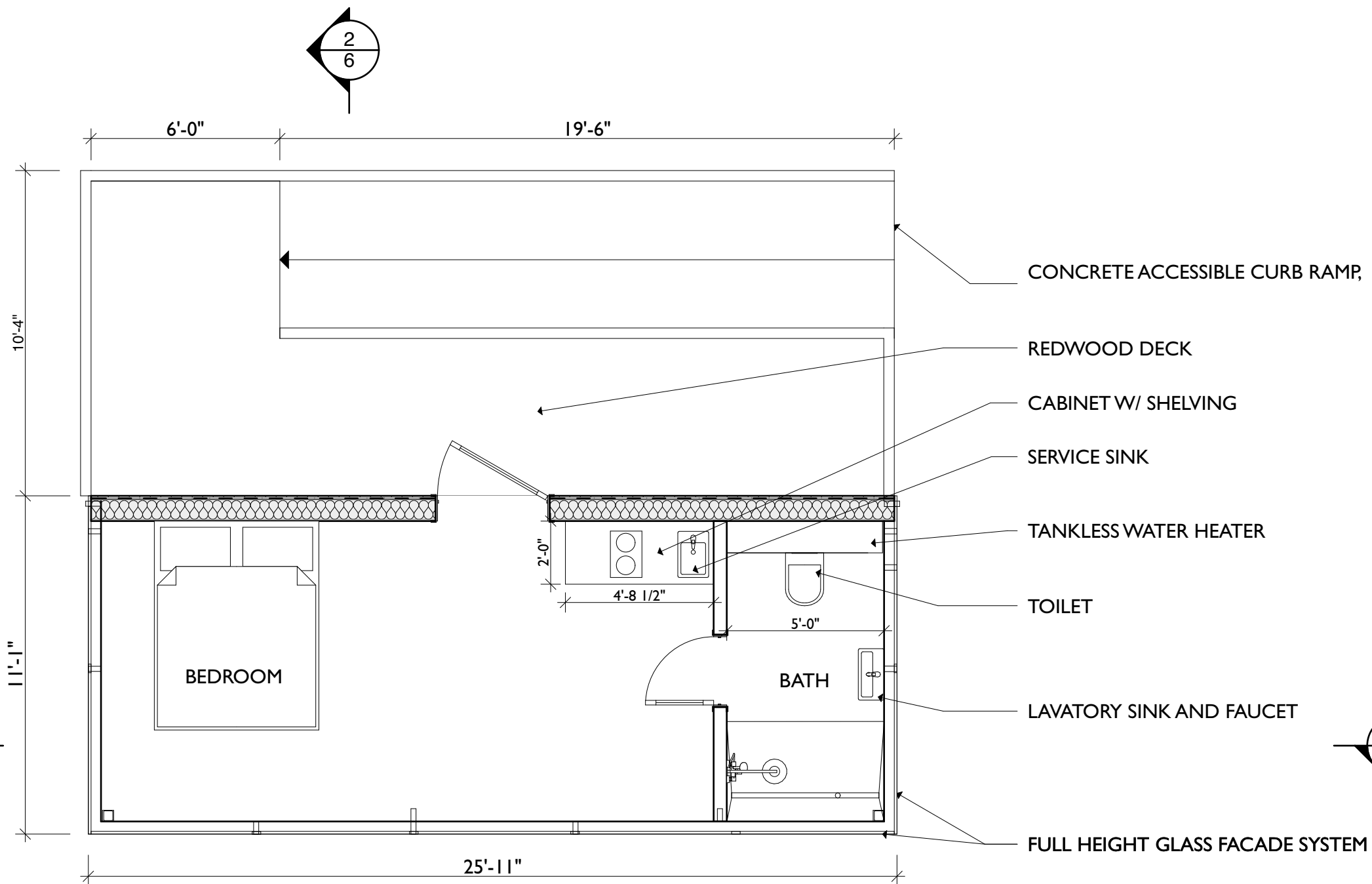
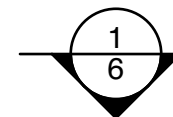
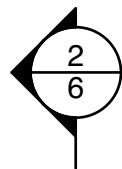
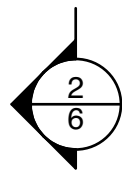
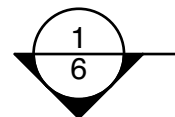
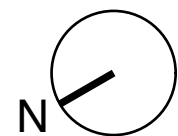
PROJECT: UNION MOTEL - PHASE 2 USE PERMIT

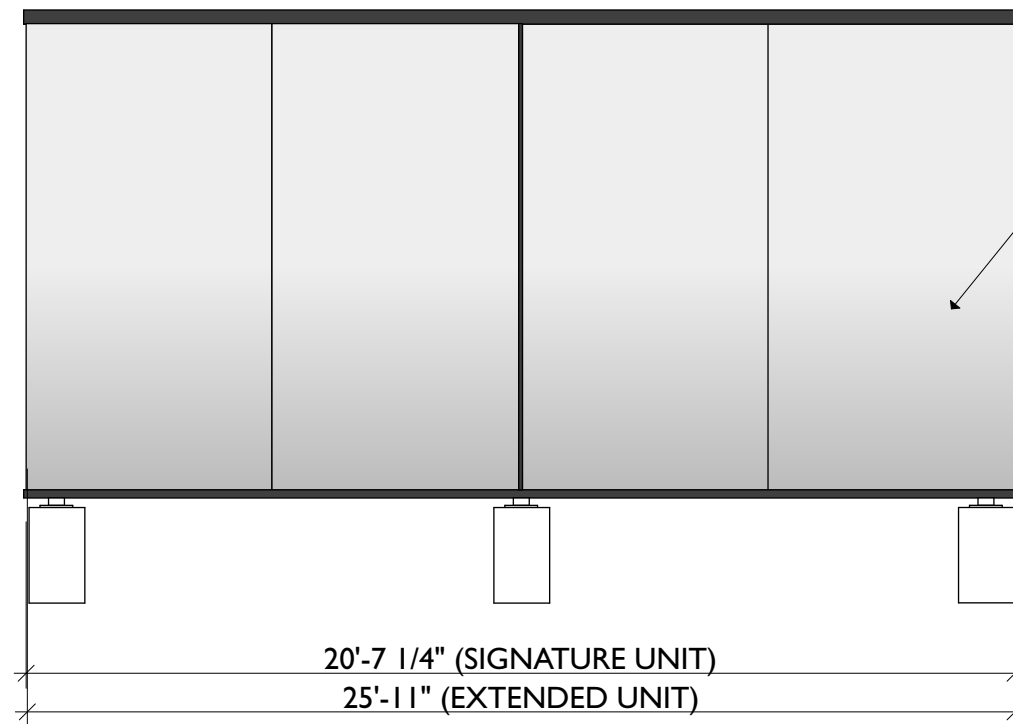
SCALE: 1" = 30'

DATE: June 24, 2026

REV:







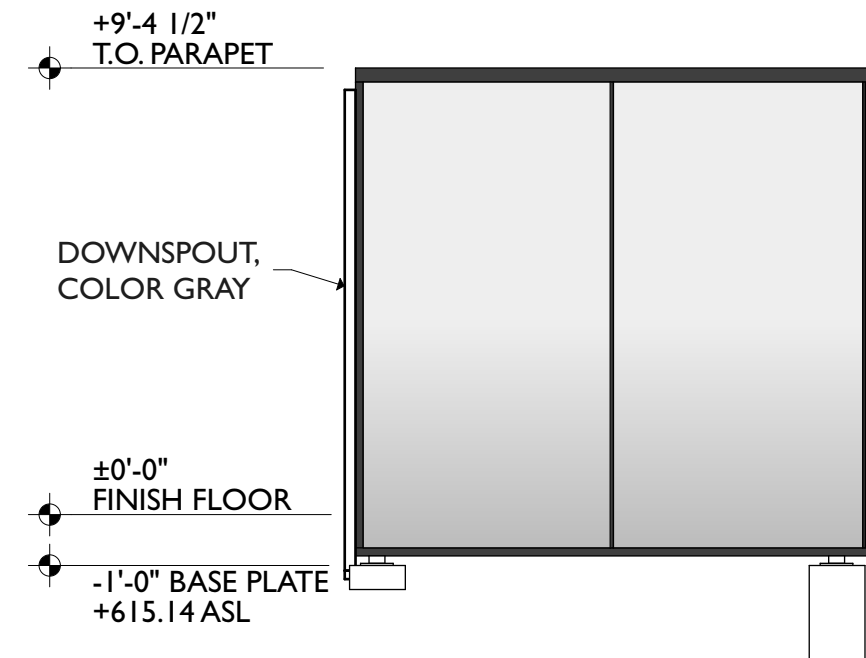
FULL HEIGHT GLASS
FACADE SYSTEM

20'-7 1/4" (SIGNATURE UNIT)
25'-11" (EXTENDED UNIT)

4

WEST ELEVATION

1/4" = 1'-0"



+9'-4 1/2"
T.O. PARAPET

DOWNSPOUT,
COLOR GRAY

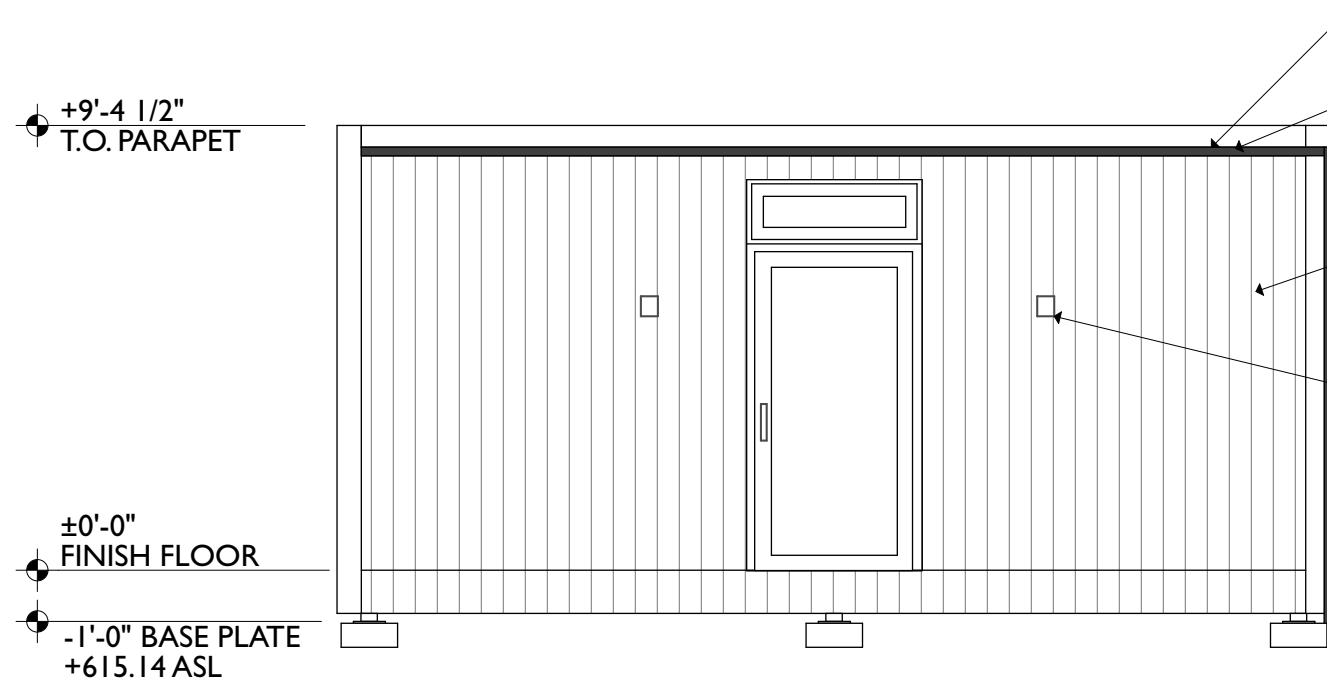
±0'-0"
FINISH FLOOR

-1'-0" BASE PLATE
+615.14 ASL

2

NORTH ELEVATION

1/4" = 1'-0"



+9'-4 1/2"
T.O. PARAPET

±0'-0"
FINISH FLOOR

-1'-0" BASE PLATE
+615.14 ASL

ASPHALT ROOFING MEMBRANE, COLOR GRAY

GUTTER, COLOR GRAY

DOWNSPOUT, COLOR GRAY

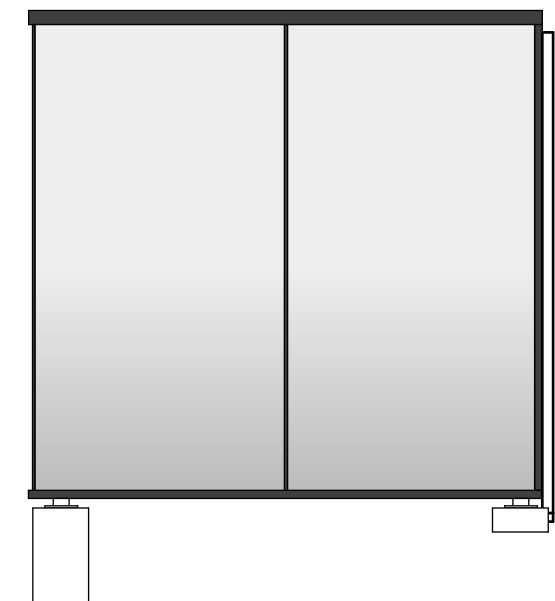
TIMBER SIDING, STAINED

EXTERIOR WALL MOUNTED LIGHTING FIXTURE,
COLOR BLACK, SEE SPEC SHEET FOR MORE INFO

3

EAST ELEVATION

1/4" = 1'-0"



1

SOUTH ELEVATION

1/4" = 1'-0"

**LARS LANGBERG
ARCHITECTS**

DRAWING: ELEVATIONS - OOD UNITS

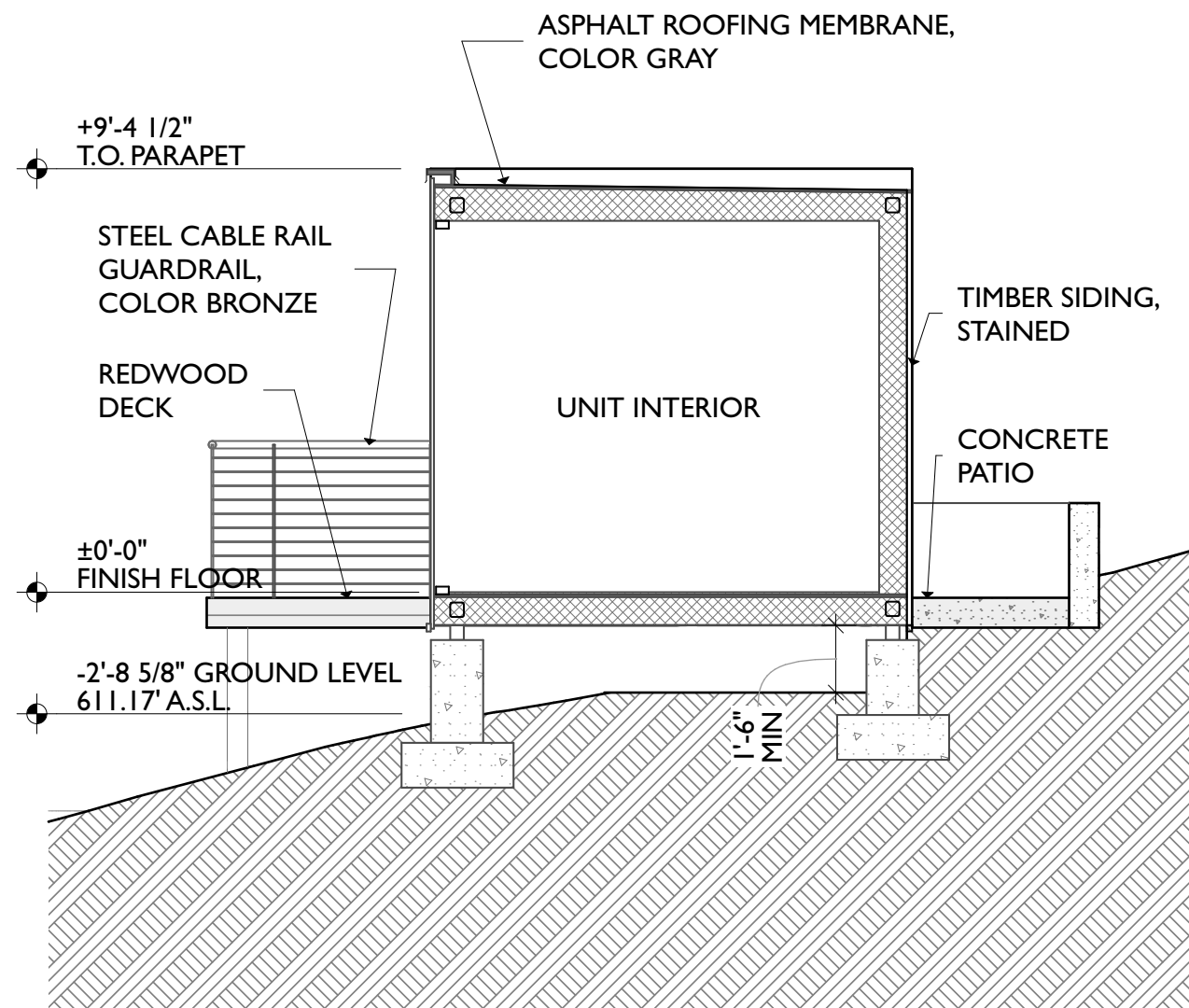
PROJECT: UNION MOTEL - PHASE 2 USE PERMIT

SCALE: 1/4" = 1'-0"

DATE: June 24, 2026

REV:

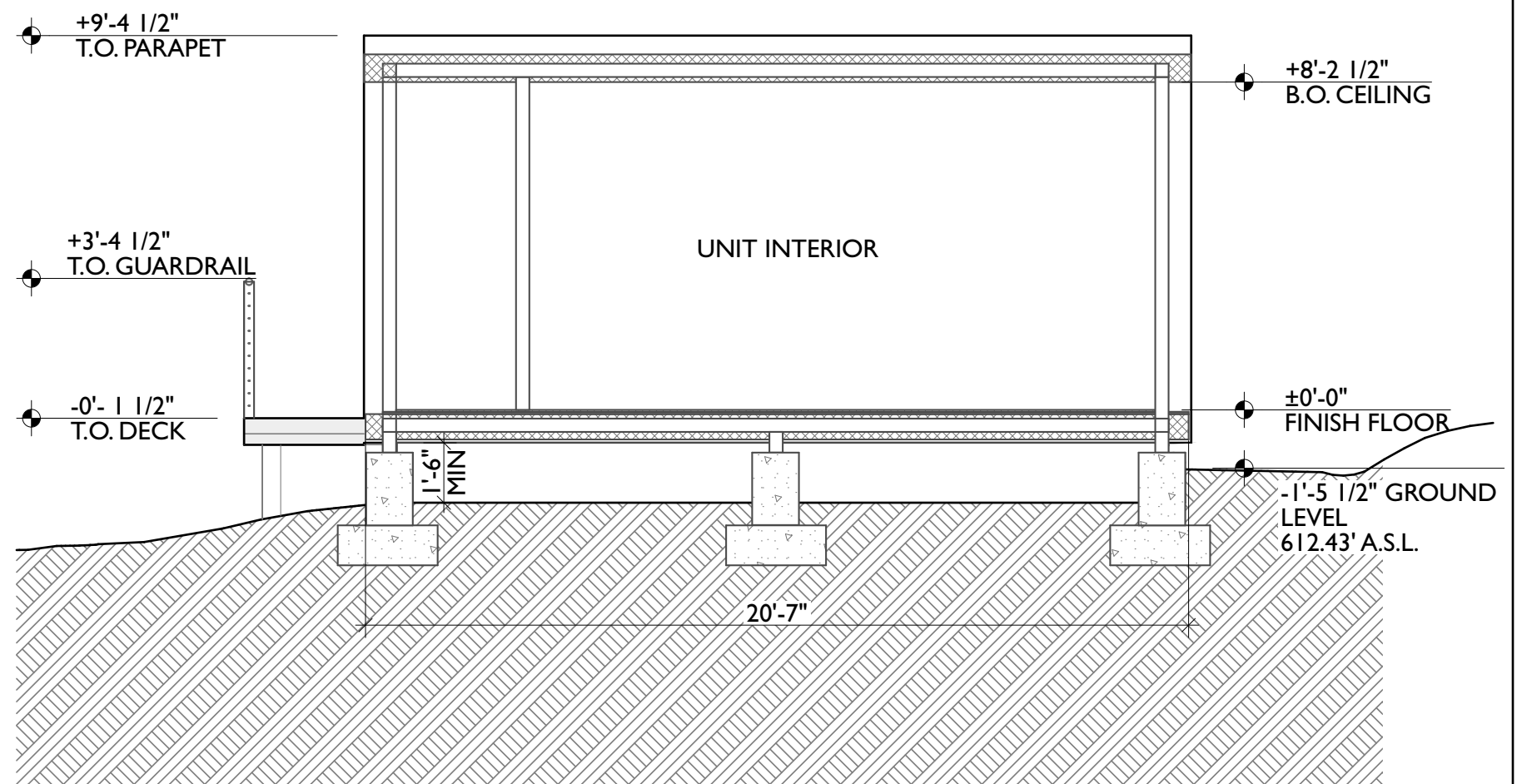
4



2

CROSS SECTION

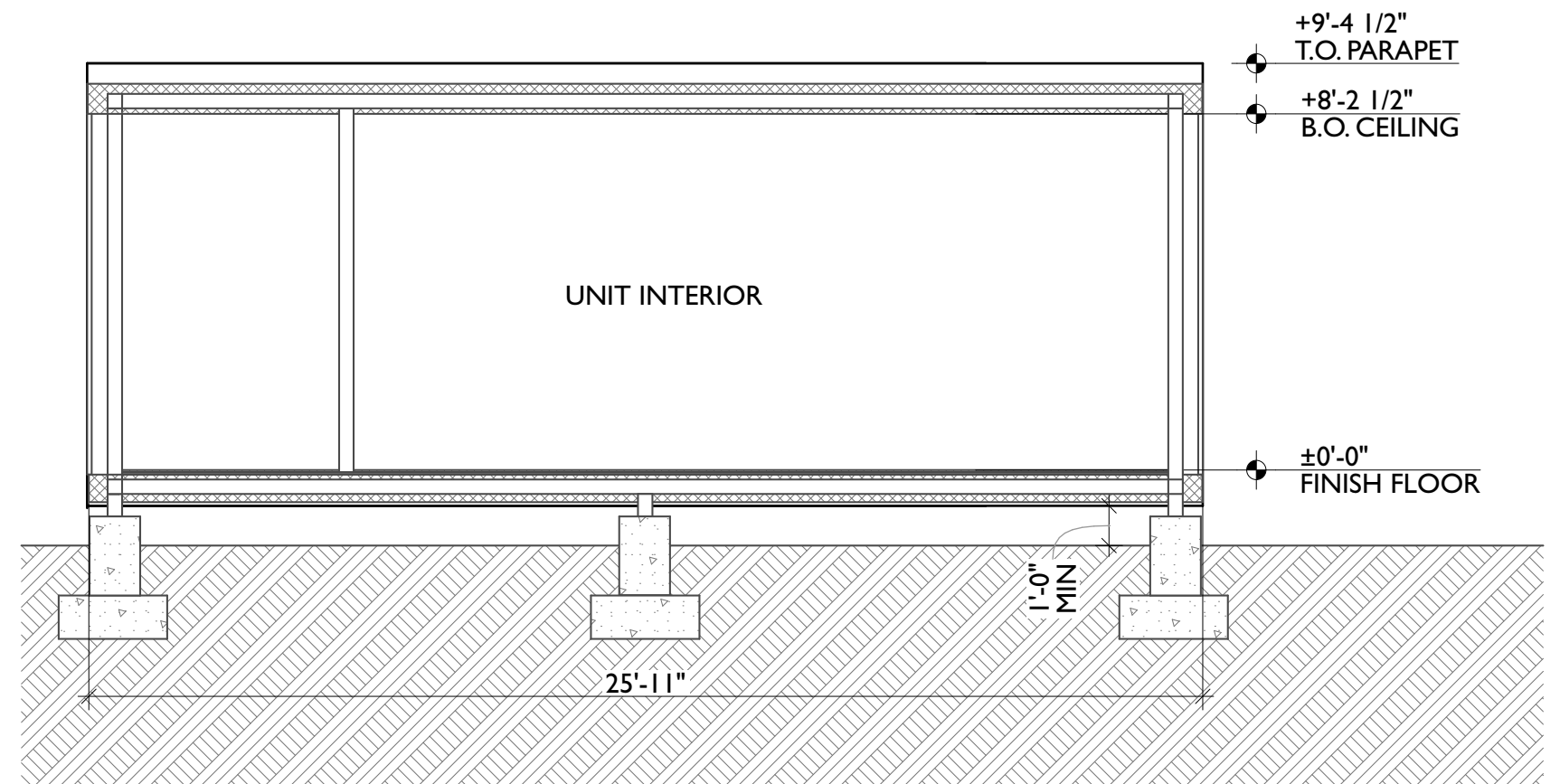
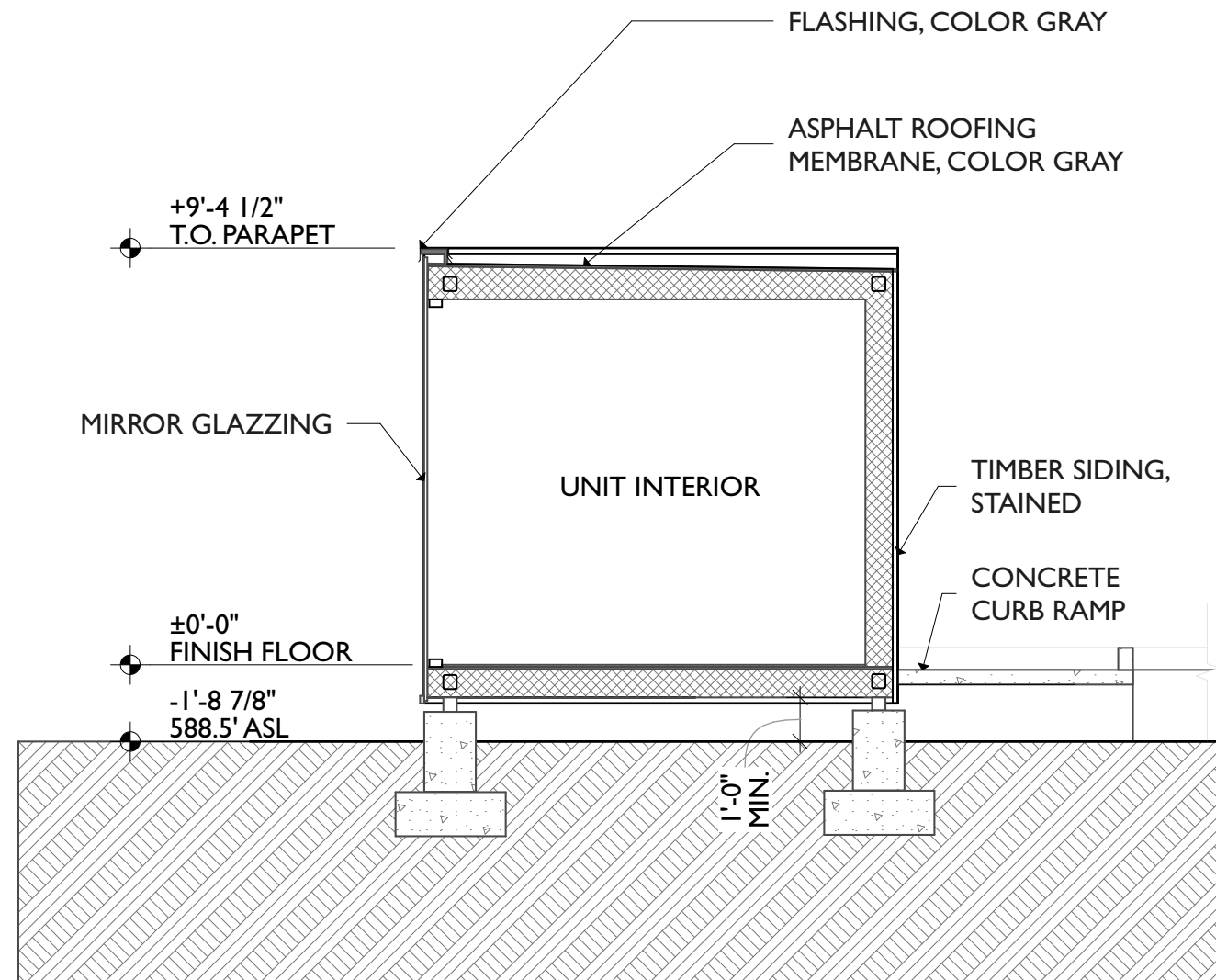
1/4" = 1'-0"



I

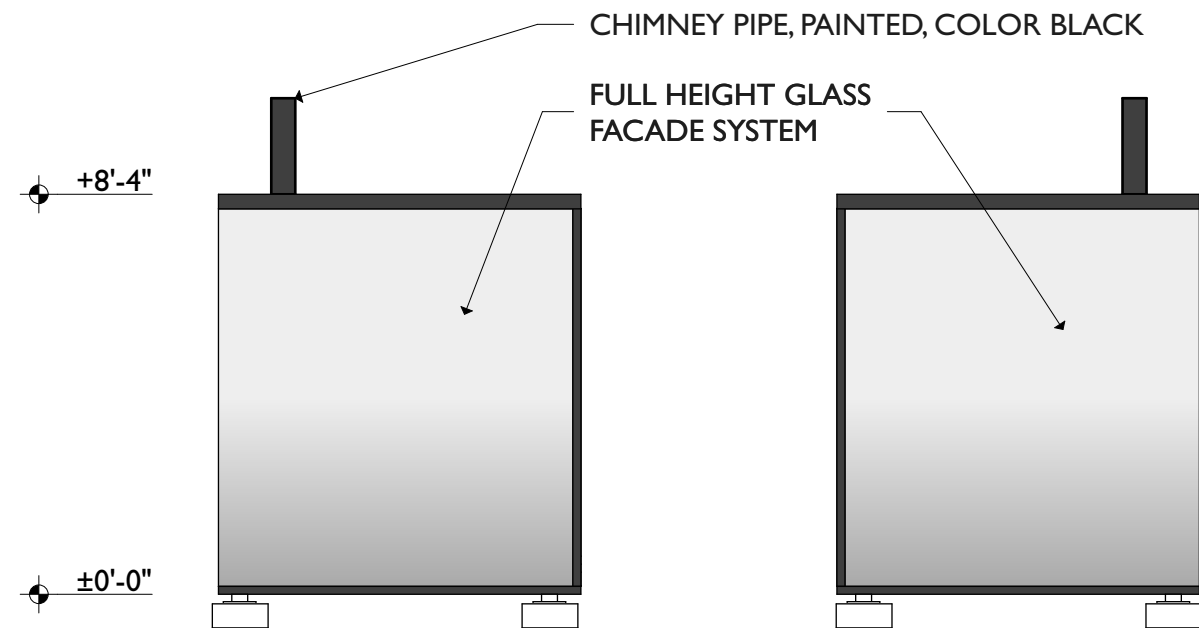
LONG SECTION

1/4" = 1'-0"



2 CROSS SECTION
1/4" = 1'-0"

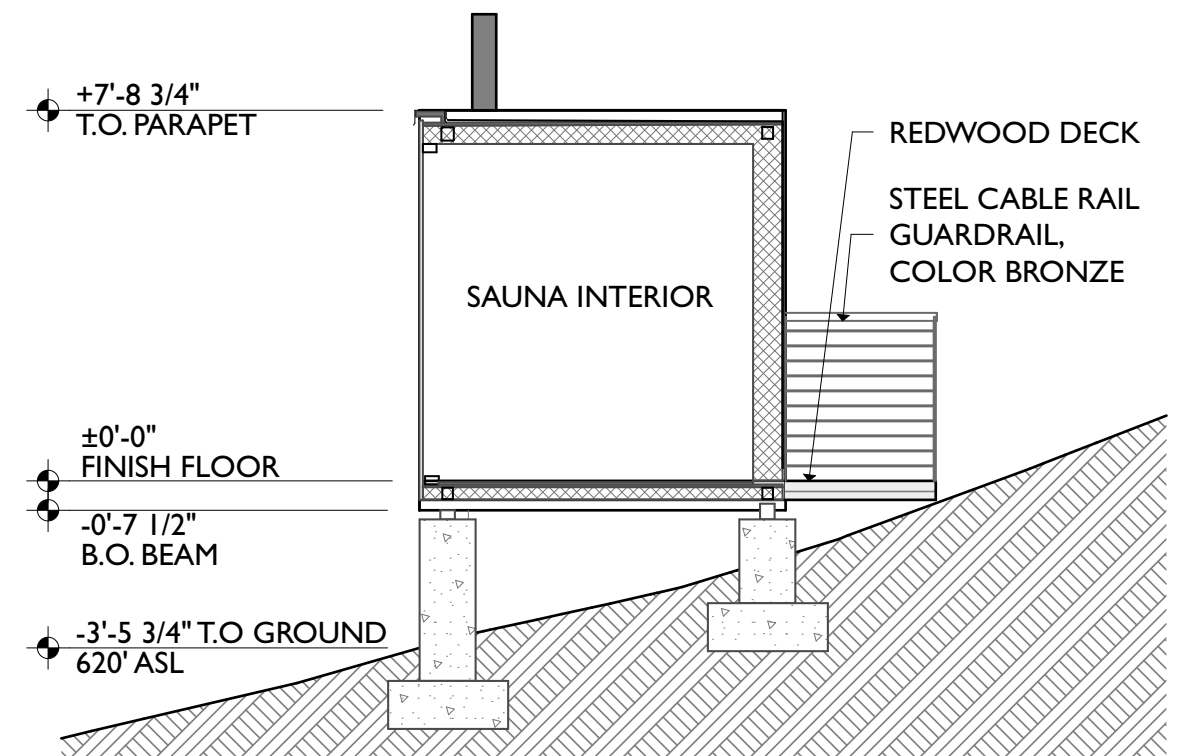
I LONG SECTION
1/4" = 1'-0"



4

WEST & NORTH ELEVATIONS

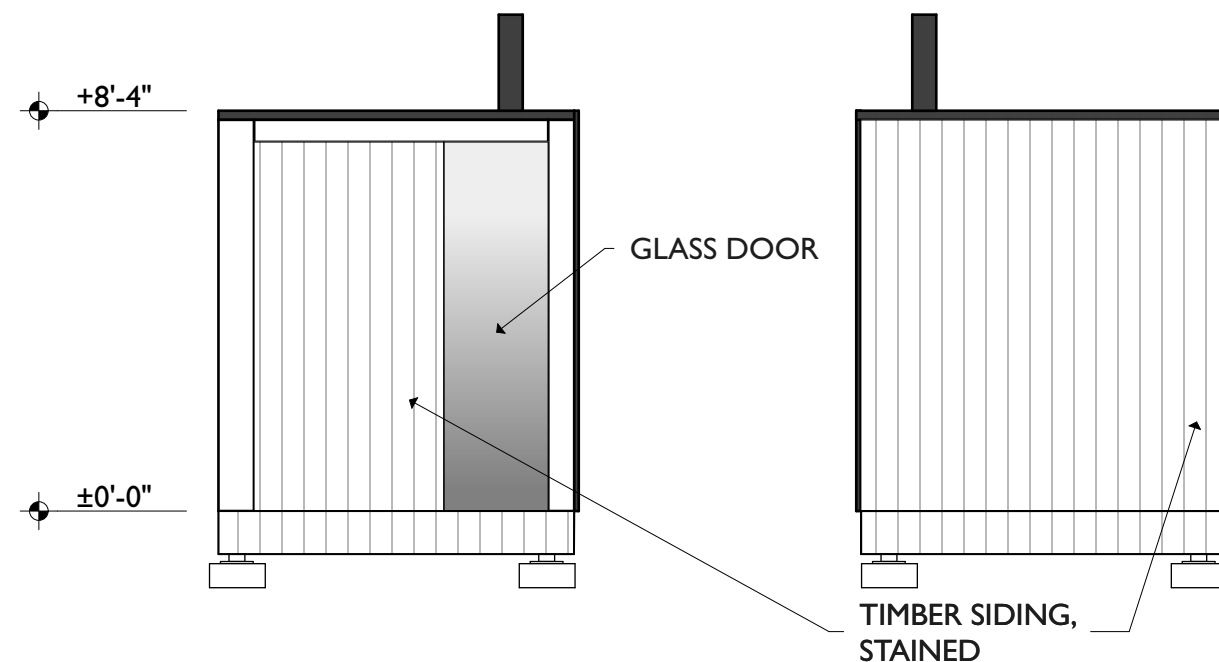
1/4" = 1'-0"



2

SECTION

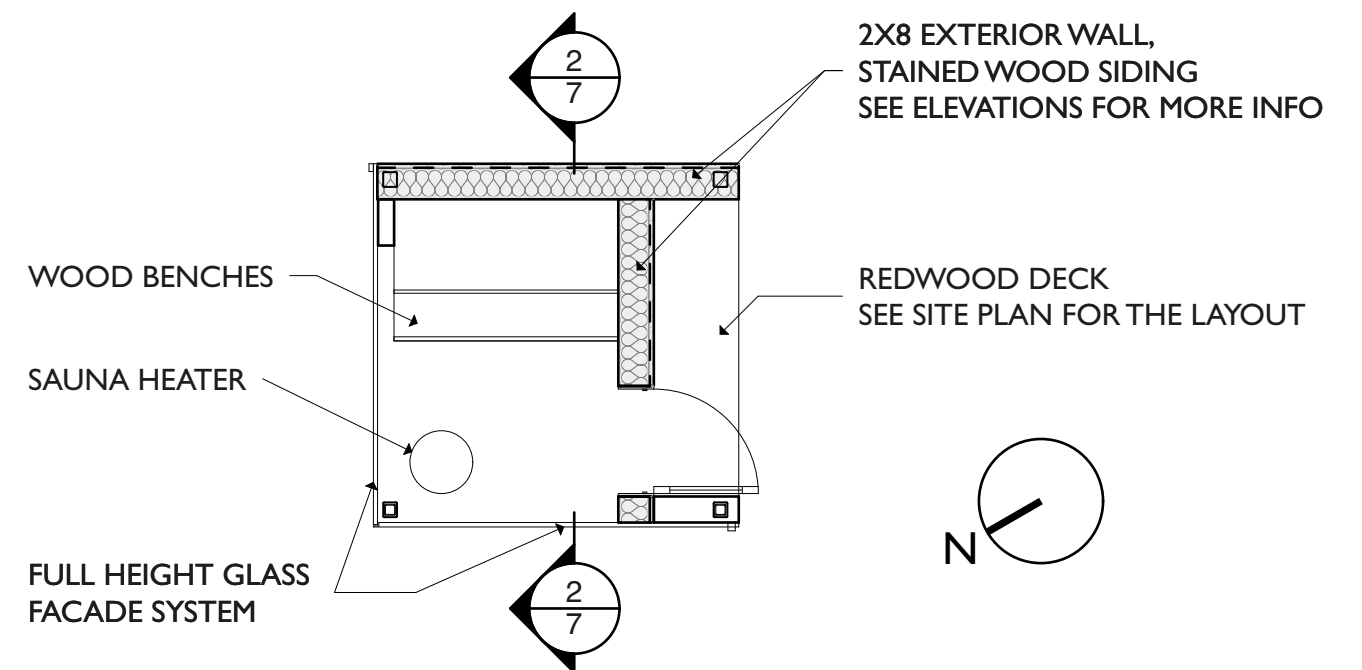
1/4" = 1'-0"



3

SOUTH & EAST ELEVATIONS

1/4" = 1'-0"



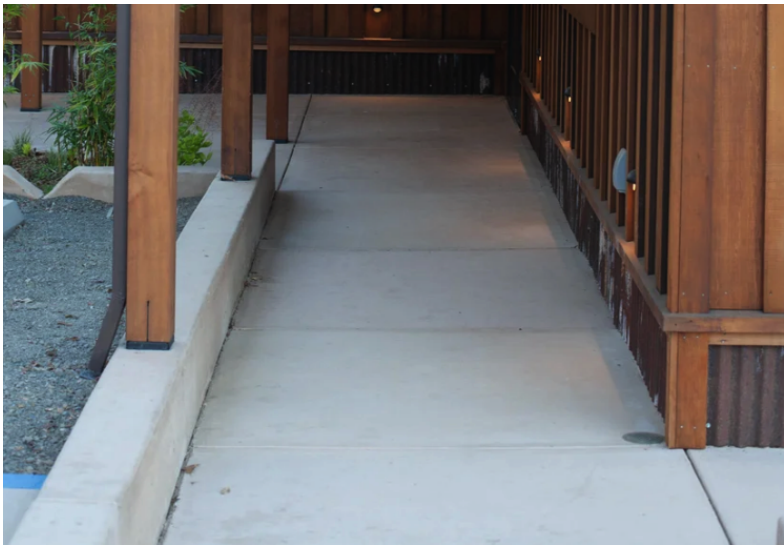
1

FLOOR PLAN

1/4" = 1'-0"



INDUSTRIAL MIRROR GLASS FACADE (3 SIDES, 2 SIDES FOR SAUNA)
W/ UV FILM STICKERS TO PREVENT BIRD'S CRASHING



CONCRETE PATIO



STEEL CABLE RAIL GUARDRAIL COLOR BRONZE
(FOR 3 STANDARD UNITS AND A SAUNA)



EXTERIOR WALL MOUNTED LIGHTING FIXTURE.
COLOR BLACK



CHIMNEY PIPE
COLOR BLACK

GLASS DOOR

STAINED WOOD SIDING @ ENTRANCE WALL
(AND SECOND SIDE WALL FOR SAUNA ONLY)



STAINED REDWOOD DECK

OOD SAUNA THROUGH TREES & VEGETATION

OOD UNITS THROUGH TREES & VEGETATION

OOD ACCESSIBLE UNIT THROUGH TREES & FENCE



3

VIEW FROM OCCIDENTAL ROAD

OOD UNITS THROUGH TREES & VEGETATION

(E) POOL BUILDING

(E) MOTEL BUILDING



2

VIEW FROM SIDEWALK OF HILL & MAIN STREETS

OOD UNITS THROUGH TREES & VEGETATION

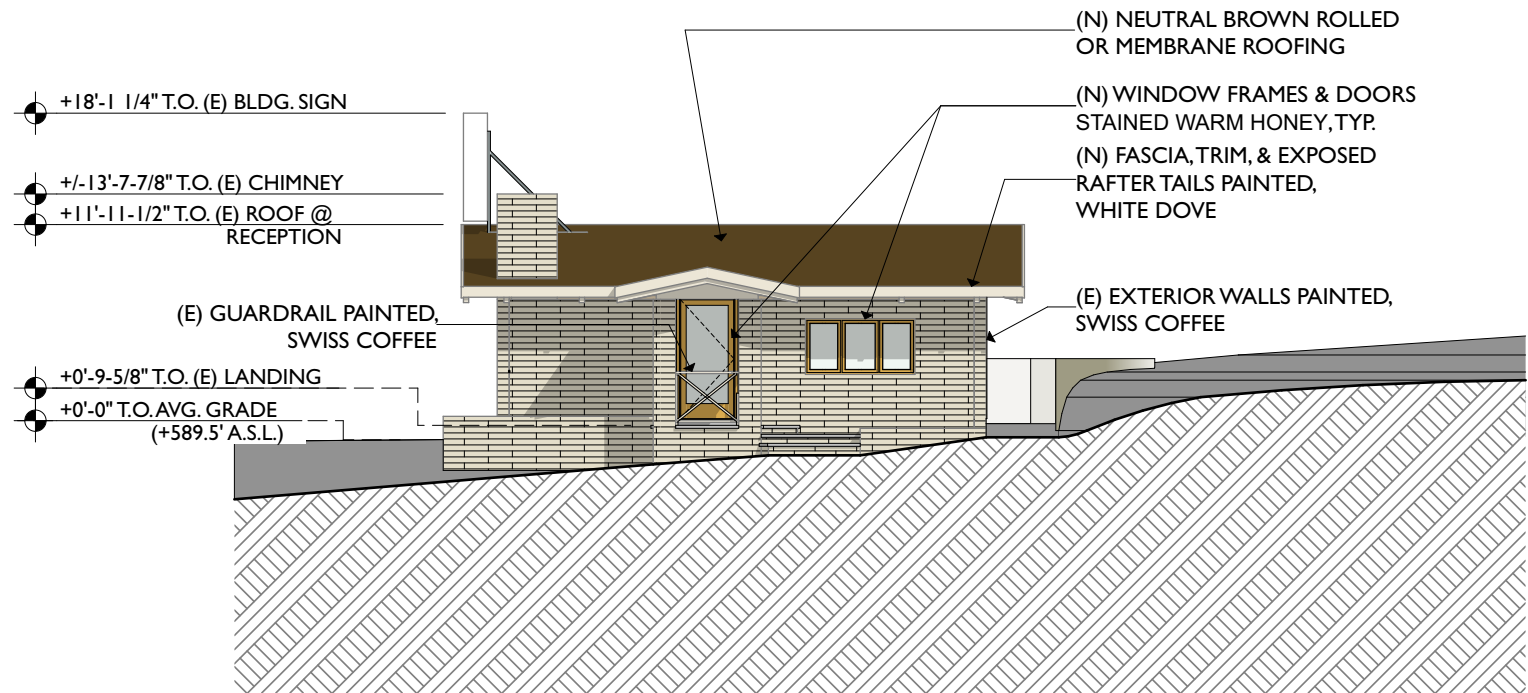
(E) TRASH ENCLOSURE



1

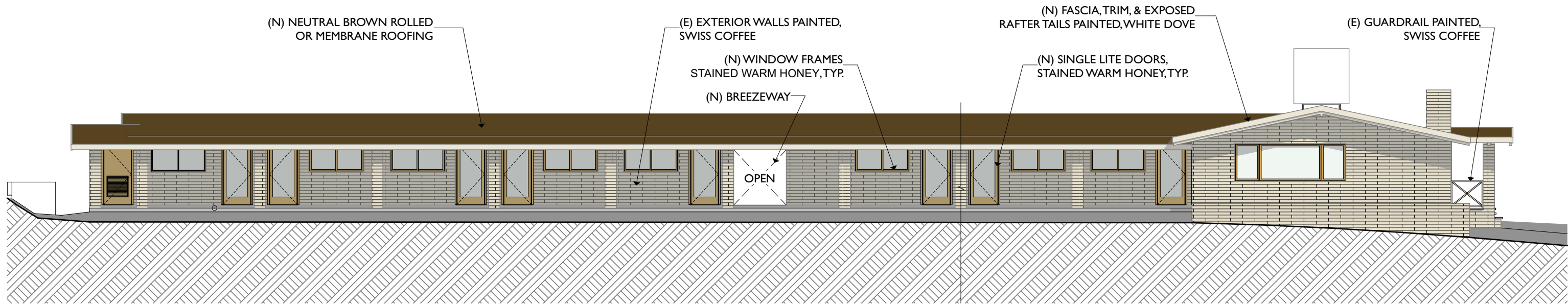
VIEW FROM PARKING LOT

THIS DRAWING WAS
APPROVED AS PART OF
PLANNING APPLICATION
PLP25-0017



B

SOUTH ELEVATION



A

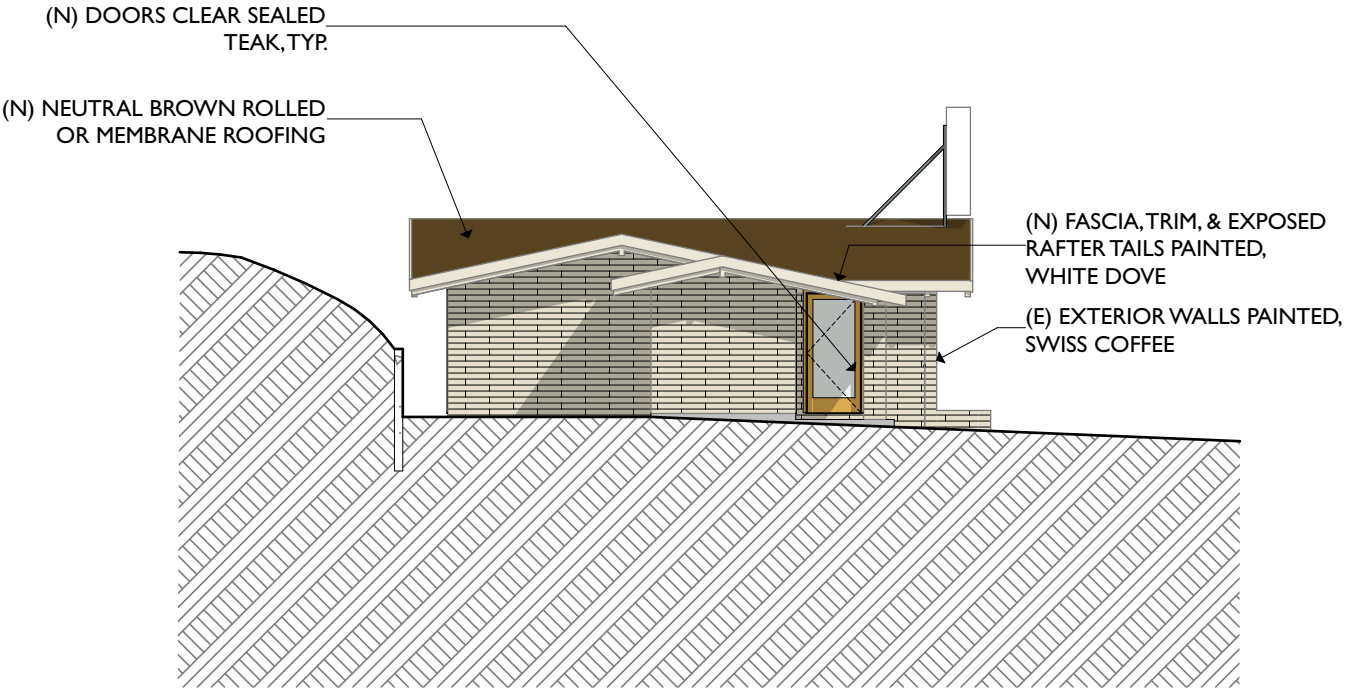
WEST ELEVATION

LARS LANGBERG
ARCHITECTS

DRAWING: PROPOSED EXTERIOR ELEVATIONS
PROJECT: UNION MOTEL - PHASE 2 USE PERMIT

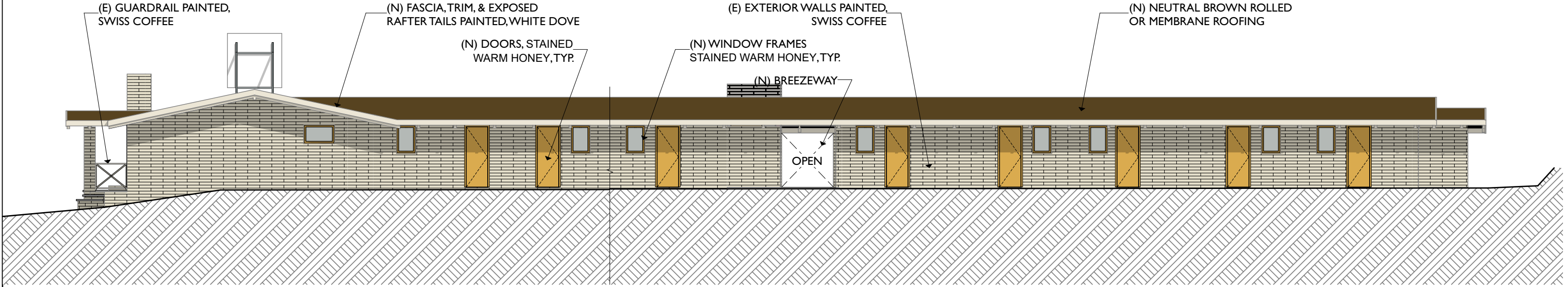
SCALE: 3/32" = 1'-0"
DATE: June 24, 2026
REV:

THIS DRAWING WAS
APPROVED AS PART OF
PLANNING APPLICATION
PLP25-0017



B

NORTH ELEVATION



A

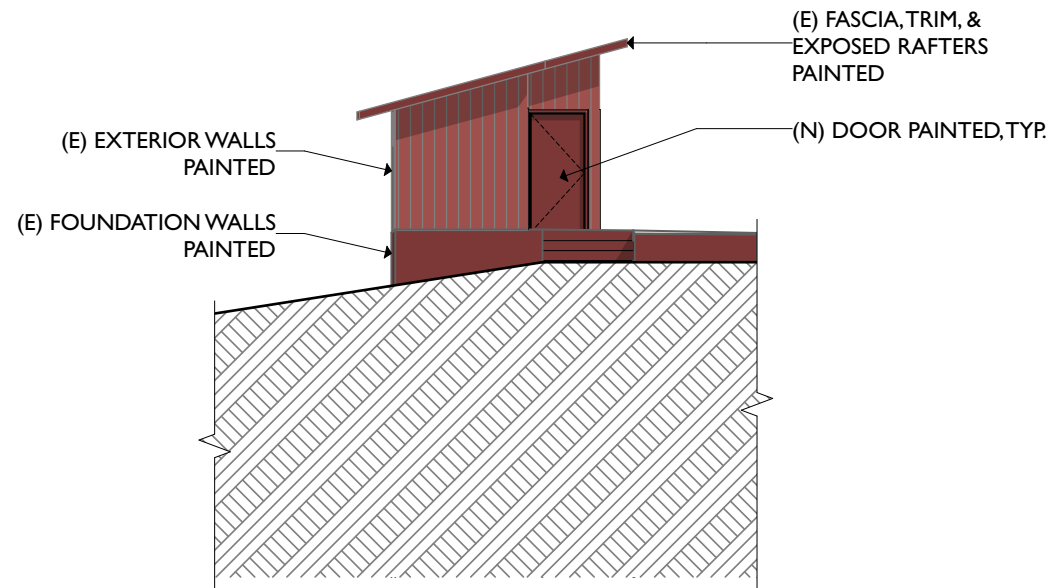
EAST ELEVATION

LARS LANGBERG
ARCHITECTS

DRAWING: PROPOSED EXTERIOR ELEVATIONS
PROJECT: UNION MOTEL - PHASE 2 USE PERMIT

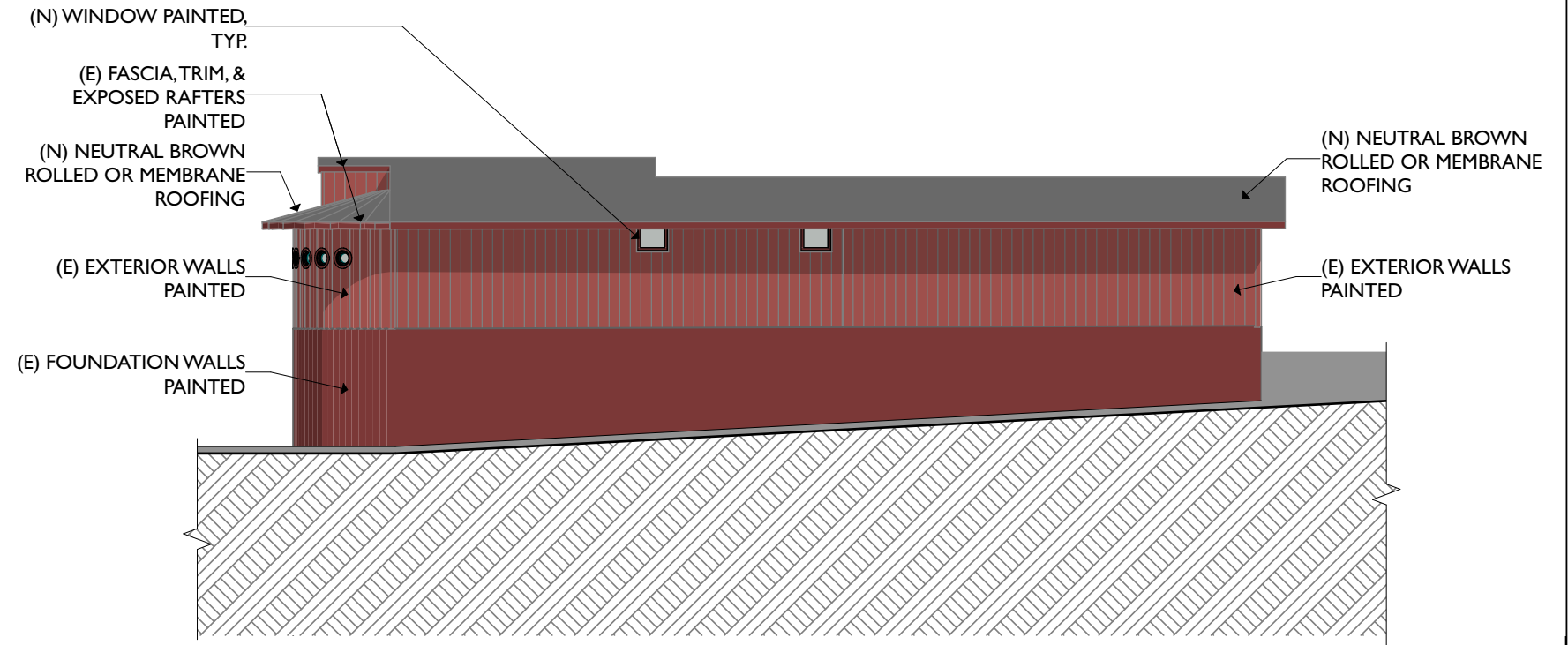
SCALE: 3/32" = 1'-0"
DATE: June 24, 2026
REV:

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APPROVED AS PART OF
PLANNING APPLICATION
PLP25-0017



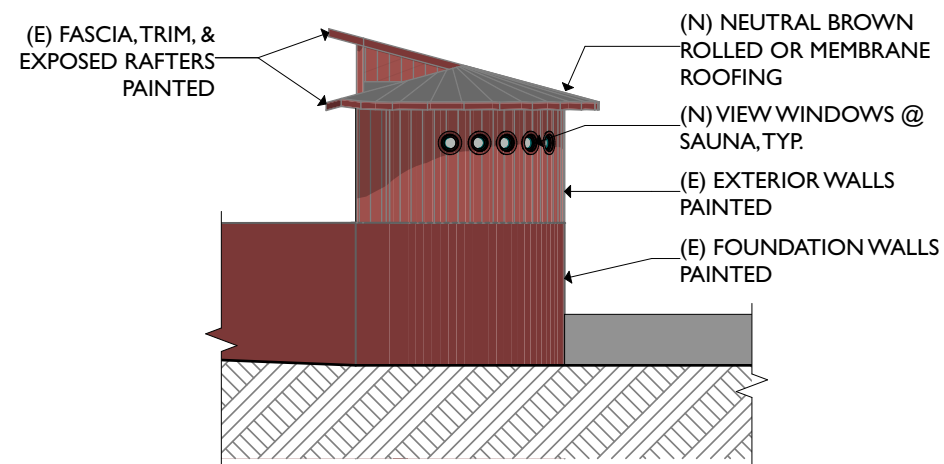
D

EAST ELEVATION



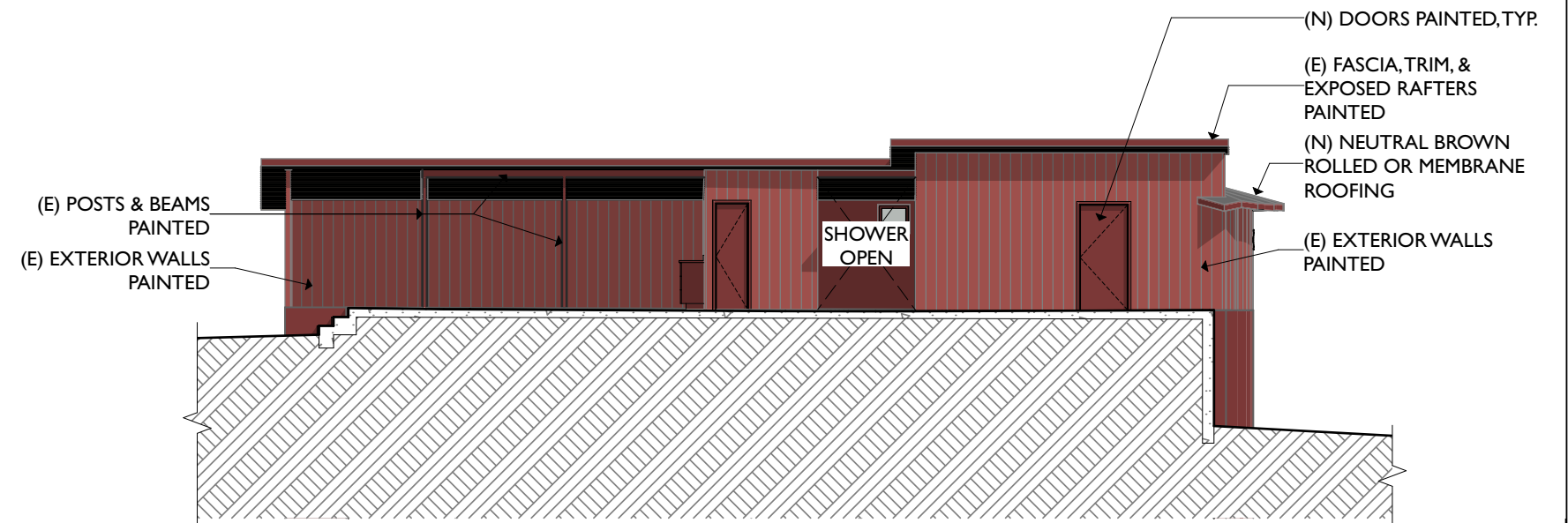
C

SOUTH ELEVATION



B

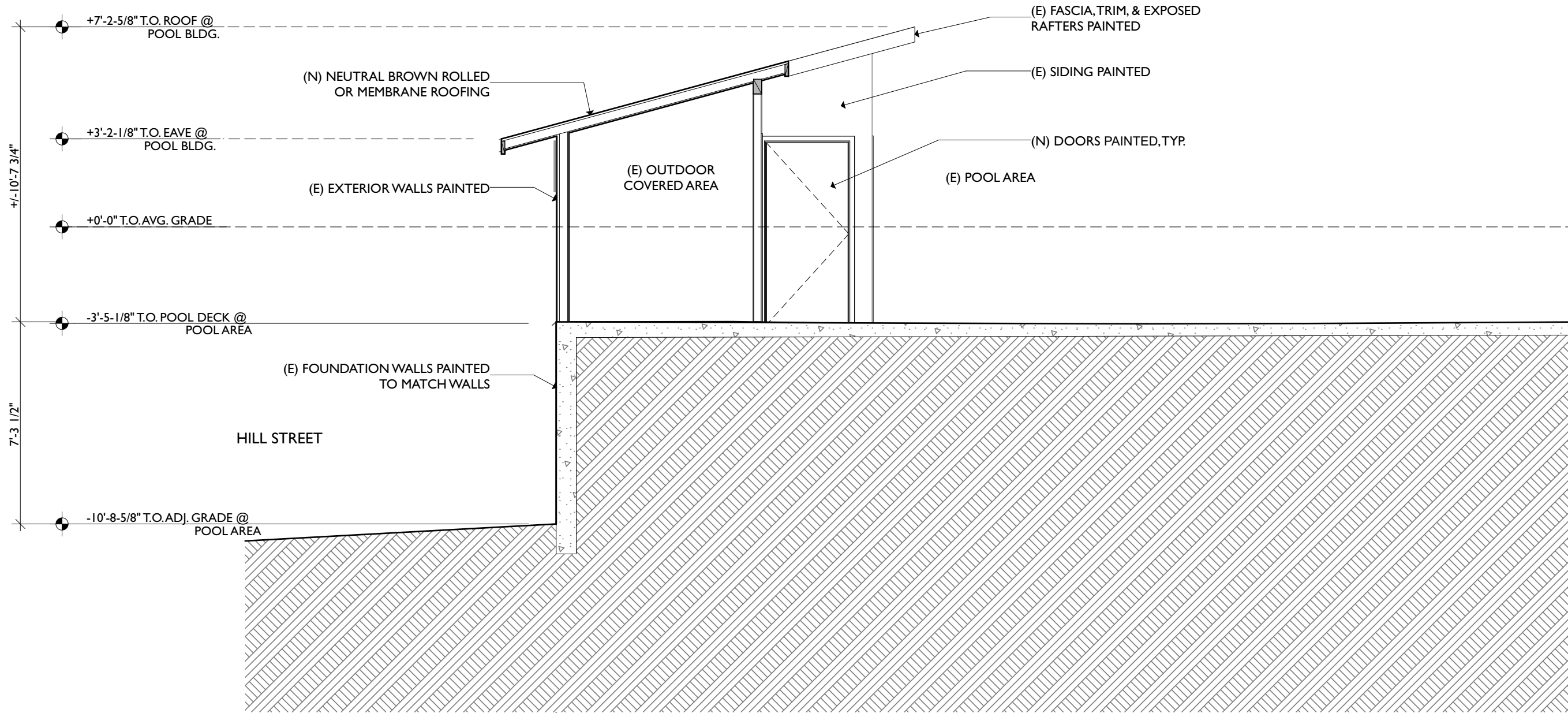
WEST ELEVATION

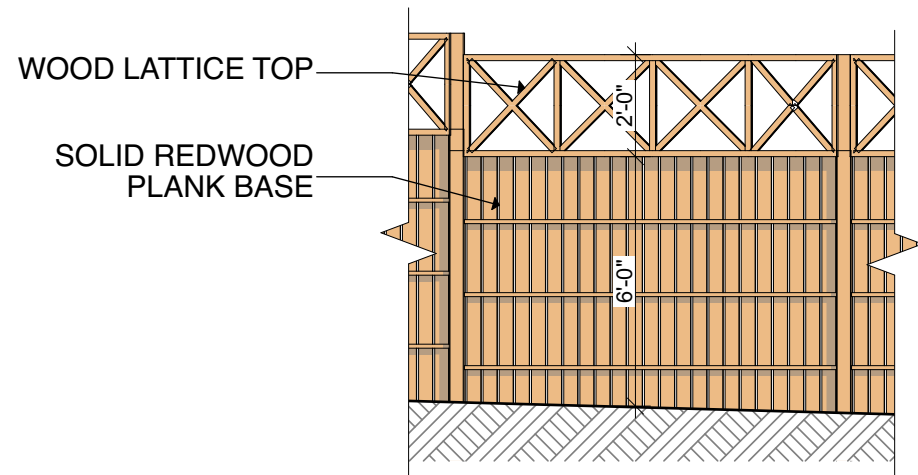


A

NORTH ELEVATION

THIS DRAWING WAS
APPROVED AS PART OF
PLANNING APPLICATION
PLP25-0017





B

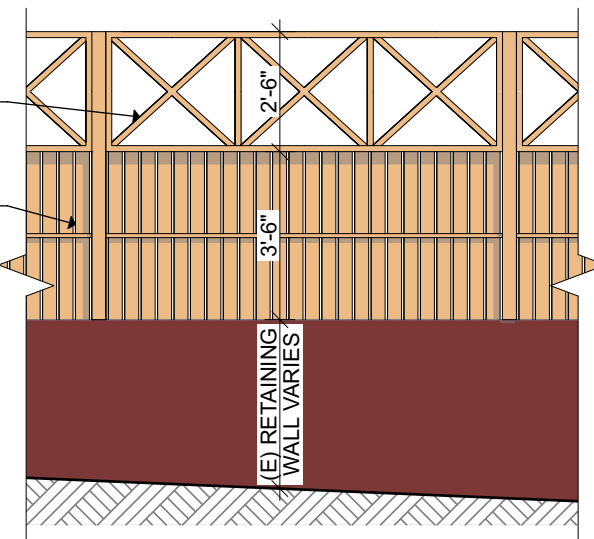
NEW FENCE DETAIL

SCALE: 1/4" = 1'-0"

THIS DRAWING WAS
APPROVED AS PART OF
PLANNING APPLICATION
PLP25-0017

WOOD LATTICE TOP

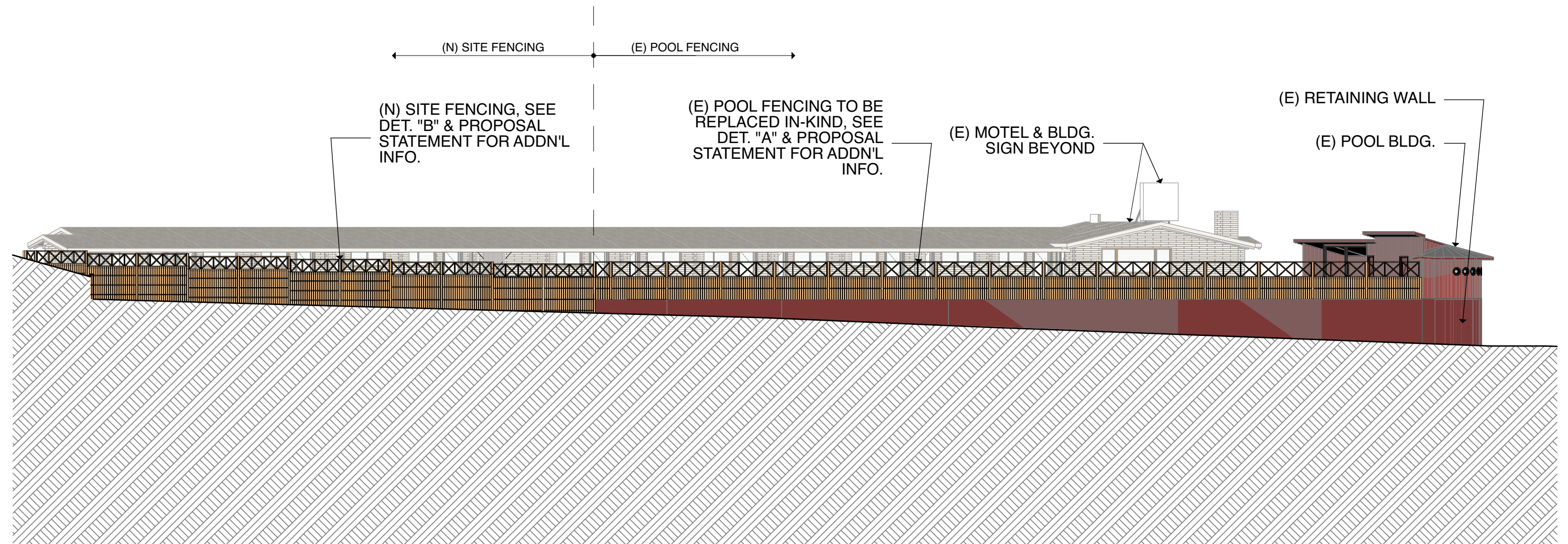
SOLID REDWOOD
PLANK BASE



A

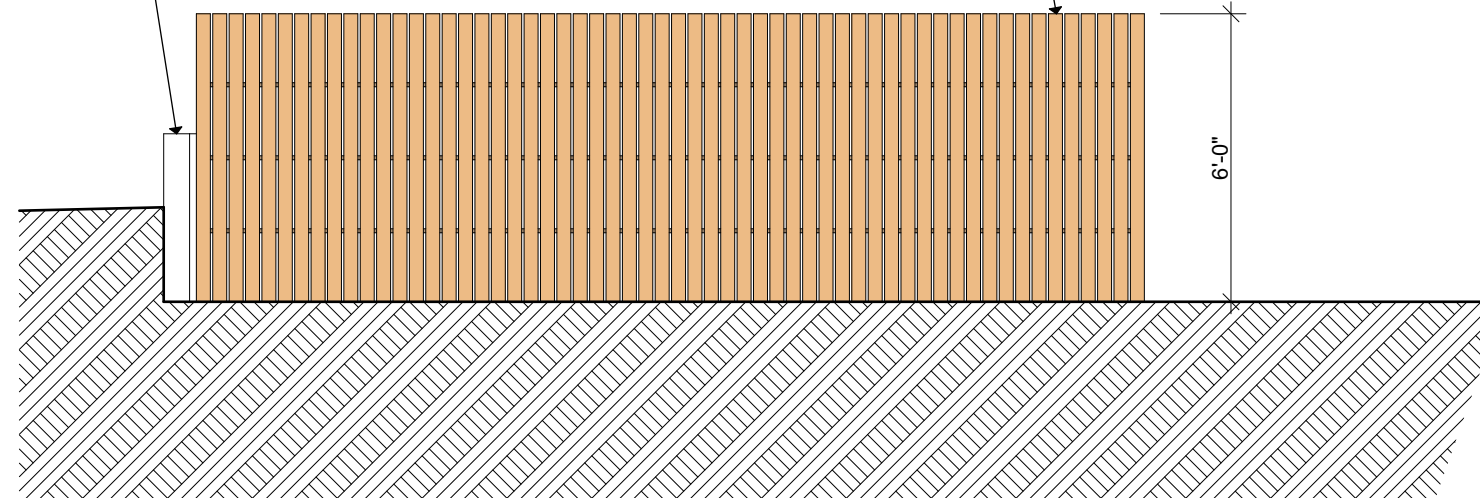
IN-KIND FENCE DETAIL

SCALE: 1/4" = 1'-0"



(E) CMU RETAINING WALL TO
REMAIN, SEE SITE PLAN
(SHEET 1 & 2) FOR LOC. & EXTENT

(N) SOLID REDWOOD PLANK
FENCE, SEE PROPOSAL
STATEMENT FOR ADDN'L INFO.



THIS DRAWING WAS
APPROVED AS PART OF
PLANNING APPLICATION
PLP25-0017

2

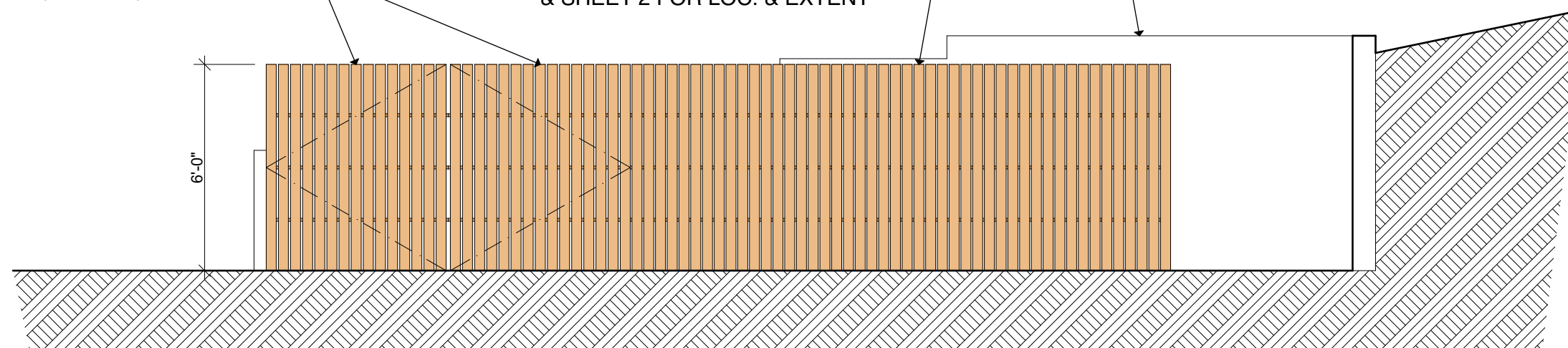
PROPOSED WEST ELEVATION TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"

(N) SOLID REDWOOD PLANK
FENCE GATE, SEE SITE PLAN
(SHEET 2) FOR LOC.

(N) SOLID REDWOOD PLANK
FENCE, SEE PROPOSAL
STATEMENT FOR ADDN'L INFO.
& SHEET 2 FOR LOC. & EXTENT

(E) CMU RETAINING WALL TO REMAIN,
SEE SITE PLAN (SHEET 1 & 2)
FOR LOC. & EXTENT

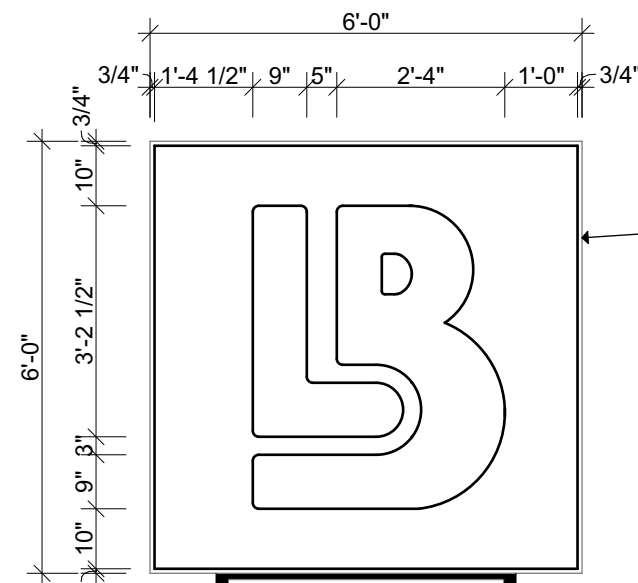


1

PROPOSED SOUTH ELEVATION TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"

THIS DRAWING WAS
APPROVED AS PART OF
PLANNING APPLICATION
PLP25-0017

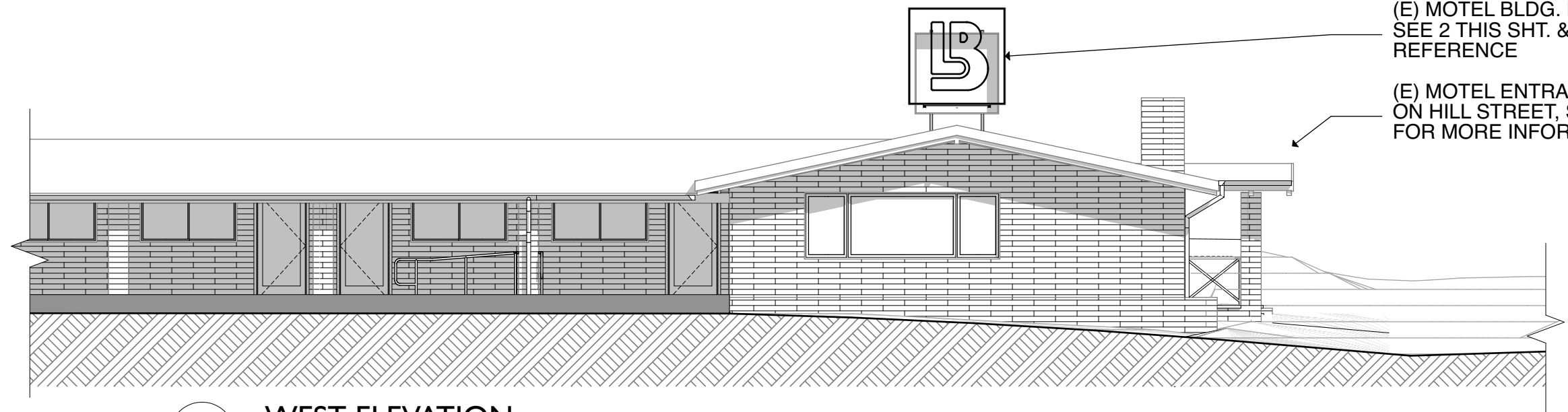


(N) SIGN ON (E) BLDG.
MOUNTED STRUCTURE

2

ENLARGED MAIN BUILDING SIGN ELEVATION

3/8" = 1'-0"



(E) MOTEL BLDG. MOUNTED SIGN,
SEE 2 THIS SHT. & EXISTING PHOTOS (PG. 14) FOR
REFERENCE

(E) MOTEL ENTRANCE PORTICO
ON HILL STREET, SEE PG. 6 & 7
FOR MORE INFORMATION.

1

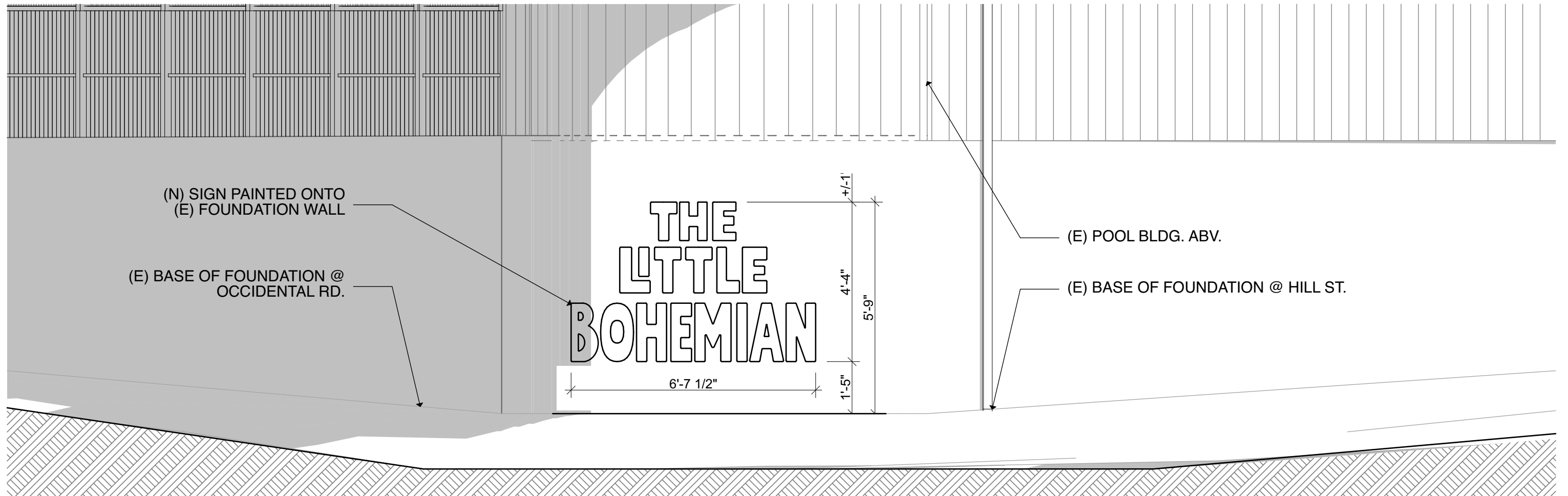
WEST ELEVATION

1/8" = 1'-0"

**LARS LANGBERG
ARCHITECTS**

DRAWING: PROPOSED SIGNAGE - ATTACHED BUILDING SIGN
PROJECT: UNION MOTEL - PHASE 2 USE PERMIT

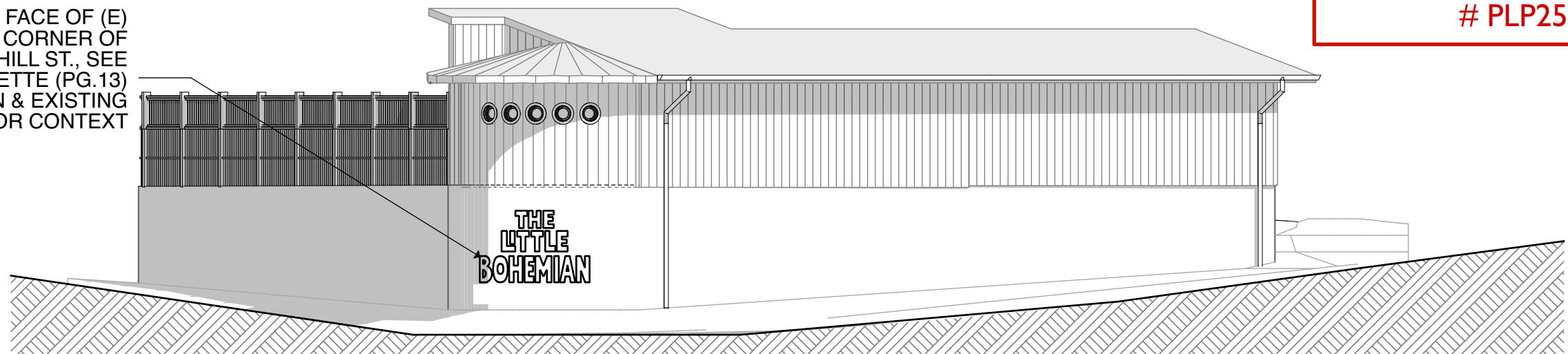
SCALE: AS NOTED
DATE: June 24, 2026
REV:



2 ENLARGED SOUTH ELEVATION - PAINTED SIGN
3/8" = 1'-0"

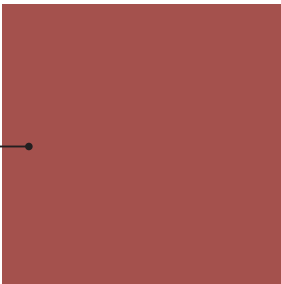
**THIS DRAWING WAS
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PLANNING APPLICATION
PLP25-0017**

(N) SIGN PAINTED ONTO FACE OF (E)
FOUNDATION WALL @ CORNER OF
OCCIDENTAL RD. & HILL ST., SEE
EXTERIOR COLOR PALETTE (PG. 13)
FOR COLOR INFORMATION & EXISTING
PHOTOS (PG. 14) FOR CONTEXT



1 SOUTH ELEVATION - PAINTED SIGN
1/8" = 1'-0"

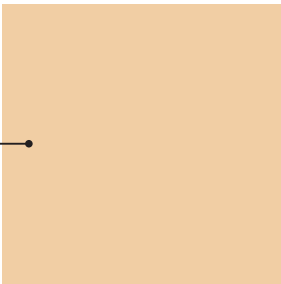
EXTERIOR WALL PAINT - POOL BUILDING
RUSTY RED - #A2514D



SIGNAGE FIELD COLOR
MECCA ORANGE #BD5745



SIGNAGE ACCENT COLOR
TAWNY ORANGE #F1CEA4



TRIM & FASCIA PAINT
WHITE DOVE - #F0EDE4



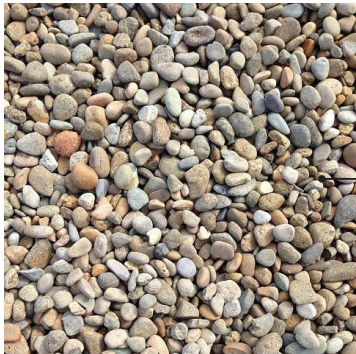
EXTERIOR WALL PAINT - MOTEL BUILDING
SWISS COFFEE - #EDEAE0



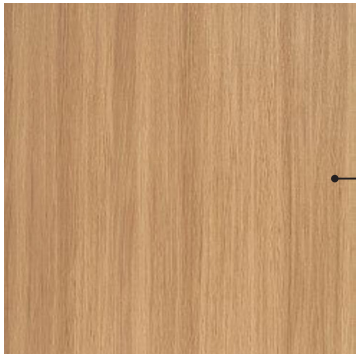
ROLLED ROOFING
"SLATE GRAY"



EXTERIOR WALLS
PAINTED BRICK



EXTERIOR GROUND
PEA GRAVEL



EXTERIOR DOORS AND TRIM
NATURAL STAINED WOOD

THIS DRAWING WAS
APPROVED AS PART OF
PLANNING APPLICATION
PLP25-0017



7 - MOTEL LOOKING NORTHWEST



6 - MOTEL LOOKING NORTHEAST



5 - MOTEL LOOKING EAST

THIS DRAWING WAS
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PLANNING APPLICATION
PLP25-0017



3 - POOL STRUCTURE LOOKING NORTH



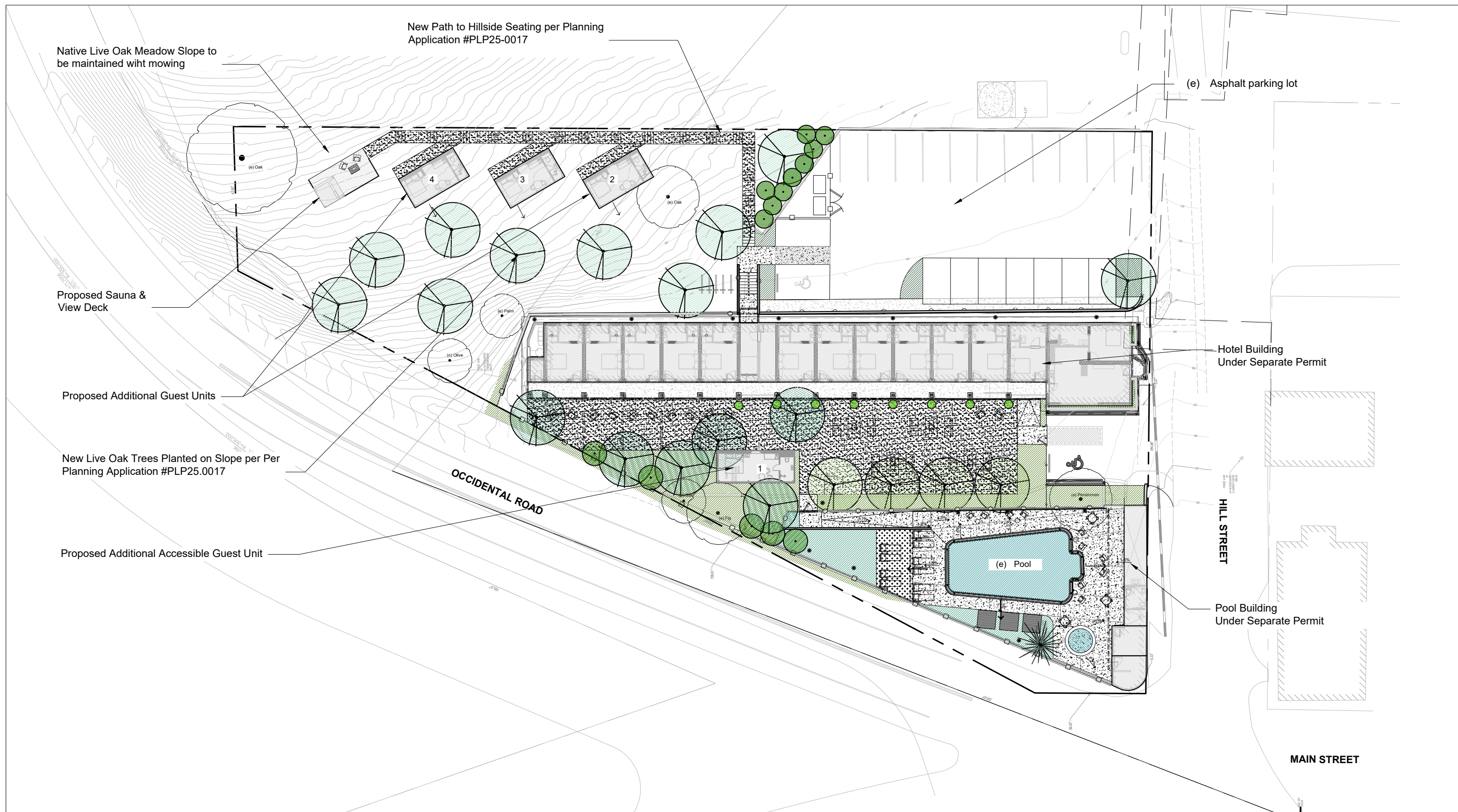
3 - POOL STRUCTURE LOOKING EAST



2 - POOL STRUCTURE LOOKING SOUTH



1 - MOTEL & POOL STRUCTURE LOOKING SOUTH



Union Motel
3786 Hill St, Occidental CA 95472

Landscape Site Plan

Administrative Design Review

1"=30'-0"

6/22/26

tori johnson
landscape architect

10957 westside road
healdsburg, ca 95448
505-803-0892
tori.jhnsn@gmail.com

L1

LAMAR
EW19414
WALL

PROJECT



EW19414-BK
Black



EW19414-WH
White

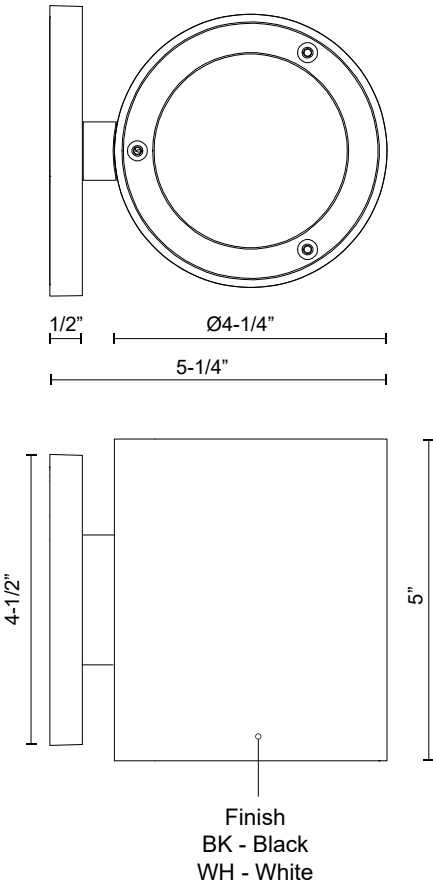
SPECIFICATION DETAILS

Fixture Dimensions	W4-1/4" x H5" x E5-1/4"
Light Source	LED with DC Driver
Wattage	28W
Total Lumens	2000lm
Delivered Lumens	BK-1740lm; WH-1900lm*;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, TRIAC or ELV Dimmer (Not Included)
Diffuser Details	Frosted PC Diffuser
Location	Wet
Illumination Direction	Up and Down
Mounting Style	All Orientation; Wall;
Canopy Dimensions	W4-1/2" x H4-1/2" x E1/2"
Paint Finish	BK02; WH02;

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

DESCRIPTION

Extruded aluminum cylinders with cast retaining rings and mounts. Exterior surface mount or pendant with Frosted PC Diffuser. Up and Down light. Custom options available.



KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

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COMMENT





OCCIDENTAL COMMUNITY SERVICES DISTRICT
P.O. Box 244 • Occidental, CA 95465 • 707.874.3800
www.occidentalcsl.org



June 24, 2026

Eli Sokol
305.439.2235
elipsokol@gmail.com

Eli,

A water capacity study was completed in 2012 for the Occidental Community Services District. At that time, the Occidental Motel was approved for a water connection based on historical water-use data. As part of the approved renovation project, the motel has removed one existing guest room and bathroom at the pool room in compliance with Permit Sonoma requirements, and installed water-efficient fixtures and appliances throughout the property.

The owner is also proposing to add four small, prefabricated structures, each approximately 230 square feet in size and containing a standard bathroom. While these structures will introduce additional plumbing fixtures, their limited size and occupancy, combined with the installation of high-efficiency water fixtures throughout the property, are anticipated to minimize water demand. In addition, the removal of an existing guest room and the overall modernization of the facility are anticipated to offset much of the additional water use associated with the proposed structures.

Based on these factors, overall water demand is anticipated to remain generally consistent with, or potentially lower than, the historical usage levels upon which the original water connection approval was based. Therefore, the proposed addition of the four prefabricated structures is not anticipated to increase the motel's water demand beyond the capacity previously evaluated and approved in the 2012 water capacity study.

Sincerely,

Ray Lunardi, President
Occidental Community Services District