

City Council

Mayor Una Glass

Vice Mayor Patrick Slayter

Michael Carnacchi

Sarah Glade Gurney

Neysa Hinton



Planning Director

Kenyon Webster

Assistant Planner

Dana Morrison

Administrative Assistant

Rebecca Mansour

City of Sebastopol Planning Department

Meeting Date: April 19, 2017
Agenda Item: 8A
To: Design Review Board
From: Dana Morrison, Assistant Planner
Subject: Design Review, Major
Recommendation: Approval with Conditions
Applicant/Owner: Paul Fritz and Ben Wylie
File Number: 2017-14
Address: 7203 Bodega Avenue
CEQA Status: Categorical Exemption: Section 15303: Class 3
General Plan: Central Core
Zoning: Office (O)

Introduction:

This is a Design Review application, requesting approval to develop a second story to the existing one-story building currently at 7203 Bodega Avenue. The proposed second story will contain a single residential unit which will convert the existing building to mixed-use. The second floor will be the primary living area for the residential unit and is proposed to contain 4 (four) bedrooms, an open kitchen/dining/living room, a deck off the living room, a deck for each bedroom and a roof top deck on the third floor. One of the existing office tenant spaces, located on the ground floor, is proposed to be converted into the entrance to the residential suite with a guest suite, or den/office space. The remaining section of the ground floor will consist of 4 (existing) office tenant spaces. The redesign includes the addition of a residential elevator which will lead to the residential unit and the roof top deck.

Project Description:

The project involves the development of a second-story residence on top of an existing multi-office tenant space. The existing ground floor contains 3,793 square feet, the additional second story is proposed to have a floor area of 3,055 square feet, 1,555 square feet of decks (894 square feet of which is a roof top deck). The existing height of the building is 17'-5" and the total new height will be 32' and under, barring the elevator element located in the center of the building which will be 34'. The design of the addition to the existing building uses the 'streamline moderne' style of the original building as a point of departure for a contemporary addition. The massing of the additions volumes step down the hill to the south, following the original structure below. The addition of the residence will trigger an update of the exterior of

the entire building, the existing plaster over concrete will be changed to a tan smooth stucco with stained cedar siding, aluminum windows and steel framed overhangs for accents. The lot has an area of 10,580 square feet and the parking spaces designated for the converted 1 converted office space will serve as the two parking spaces for the residential unit. A site improvement and landscape plan will be brought forward at a later date. The applicants have prepared a written statement, which is attached to this staff report.

Environmental Review:

The application is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to the following:

15303: New Construction or Conversion of Small Structures: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

- a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

The project is consistent with this categorical exemption in that it involves the development of one single-family residence on top of an already existing structure, located on an already developed site, with a floor area of 3,055 square feet, which is a small structure as it relates to CEQA.

General Plan Consistency:

The General Plan Land Use Designation for this site is Central Core. The General Plan describes Central Core as the following: "This designation applies to portions of Sebastopol's Downtown and nearby areas. The Central Core designation allows office, commercial, and retail uses, as well as mixed-use residential developments. Residential uses are allowed at a density of 15.1 to 44 units per acre if combined with commercial land uses, such as office and retail. Projects shall achieve a minimum FAR 1.0, and the maximum FAR shall not exceed 2.5 (not including the residential use). This designation is intended to implement the Downtown Plan and enhance the vitality and character of Sebastopol's historic commercial area. Housing is encouraged on upper stories." The project is consistent with this designation in that the residence is a residential use and would be developed in a neighborhood that contains both office, commercial, retail, mixed-use and residential uses.

The application is also subject to the following General Plan goals and policies:

- *Policy LU 1-1: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.*
- *Policy LU 1-7: Encourage new development to be contiguous to existing development, whenever possible.*
- *Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit.*
- *Policy LU 7-6: Encourage mixed-use development throughout the city.*

The project is consistent with these goals and policies in that it involves the development of a

single-family residence above an existing office use, which will contain similar design features in terms of roof style, siding, and overall architectural style. The project is consistent with the applicable goal and policy of the Land Use Element in that it is a single-family residence, which will result in the further development of an existing lot in Downtown Sebastopol, and is not situated at the City's periphery nor does it require an annexation. The project helps maintain Sebastopol as a small town in that it will only result in the addition of one single-family residence via infill development.

Zoning Ordinance Consistency:

The site is currently located in the Office district. In the Zoning update process the site will be rezoned to CD, Downtown Core. At this time, O zone regulations apply. The Zoning Ordinance states the following: "The O District is intended to create, preserve and enhance areas for a full range of professional medical and/or business office uses." The project is consistent with the Zoning Ordinance in that permanent residential uses permitted in the RM-H District are also permitted in the Office district.

The project is also subject to the following development standards as contained in the Office District

Development Standard	Project
17.48.060: Building Height Main Buildings: 32 Feet - 2 Stories	32 Feet – 2 Stories + elevator element at 34'*
17.48.080: Floor Area Ratio 1.0: Excludes Residential Development	Non-Applicable for Residential Development
17.48.100: Minimum Usable Open Space Required Minimum of 200 Square Feet Per Dwelling Unit	Usable Open Space Exceeds 200 Square Feet
17.48.110: Buffering Screening Required Dense Landscaping or Solid Fence (6 Foot Fence) (Only Applicable if Lot Abuts 'R' District)	Non-Applicable
17.220.030.A (1): Off-Street Parking Required Two Off-Street Spaces	Two Off-Street Parking Spaces

The existing office tenant space, which is being converted into the ground floor entrance of the residential suite, is currently allotted two off street parking spaces. The off street parking requirement for single family residences is also two spaces. The two parking spaces for the office space will be credited towards the residential parking requirement. As such, the application is consistent with the development standard of two off-street parking spaces.

*Section 17.96.010 of the Zoning Ordinance allows for "chimneys, flagpoles, vents, solar energy equipment, similar structures, and screening for such features, may be permitted up to five feet in excess of the applicable height limits" in all districts. The elevator to the roof top deck has a proposed height of 34 feet, which is two (2) feet above the allowable height limit for the Office District. However, the elevator would be considered at 'similar structure' which can exceed the applicable height limit by five (5) feet. As the elevator only projects two (2) feet above the height limit it is consistent with the applicable provisions of the Zoning Ordinance.

The proposed tower section is in conformance with the Zoning Ordinance. A tower was an architectural feature that was part of the original building located 7203 Bodega Avenue (a picture is attached at the end of this staff report of the original tower element). The tower will stand 30 feet 6 ¾ inches tall, which is in conformance with the height limit of 32 feet. The ground floor of the tower will have a doorway which will lead to one of the office tenant spaces,

the second floor will act as a storage closet for the deck off the living room/dining area, and the remaining height of the tower will be empty. The tower is proposed to have translucent glazing on the 'windows' which start on the second floor and go to the roof top. The glazing is proposed to be illuminated from inside the tower using an LED light fixture which will illuminate the glazing from behind so that the entire glazed section will glow uniformly. It is the applicant's hope that this architectural detail will provide a gateway element to downtown Sebastopol.

Public Comment:

The Planning Department has not received any comments from the public as of writing the staff report.

City Departmental Comment:

The Planning Department circulated the application to the following City departments for review: Building and Safety, Engineering, and Fire. The Planning Department has received the following comments from the other City departments:

Engineering:

1. The applicant shall obtain an encroachment permit from the Public Works Department for all work in the public right of way.
2. The applicant shall install a 2-way cleanout on the sewer lateral at the street right of way line.
3. The applicant shall obtain a video inspection of the existing sewer lateral, and submit it to the Public Works Department prior to obtaining a building permit. Any faults found with the video inspection shall be repaired prior to occupancy of the new unit.
4. The applicant shall install a reduced-pressure backflow preventer on the water service to the building. The installation shall be in accordance with City standards. The backflow preventer shall be provided with an architectural screen.

Fire:

1. The second story residential, along with the first floor guest suite, the residential elevator, elevator shaft and residential staircase will include a fully automatic fire suppression system (sprinklers).
2. Both floors will include a full Fire and Life Safety Alarm System, monitored 24/7/365.
3. Sprinklers may be required on the first floor depending on level of construction.

Building:

1. The project is a significant alteration to the existing structure. The scope of work will require compliance with Sebastopol Municipal Code relating to mandatory Photovoltaic System being installed and Automatic Fire Sprinkler and Alarm systems being installed. The project should be reviewed by a CASp consultant for compliance with Federal and State access regulation prior to submittal for permits.

Public Works:

1. Reduced pressure back flow assembly
2. CCTV survey of existing sewer lateral
3. 2-way sewer cleanout at property line.

Required Findings:

Section 17.310.030.B.2 of the Zoning Ordinance establishes the following Design Review Procedure: In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether:

- a) The design of the proposal would be compatible with the neighborhood or and with the general visual character of Sebastopol.
- b) The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- c) It would not impair the desirability of investment or occupation in the neighborhood.
- d) The design is internally consistent and harmonious.
- e) The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Analysis:

The project involves the development of a single-family residence, which will have a floor area of 3,055 square feet and a height of 32 feet (34 feet for the section with the elevator) with two stories and a roof top deck. Overall, the project is consistent with the Zoning Ordinance and applicable development standards as submitted and conditioned. The Board could find the residence to be compatible with the neighborhood and general visual character of Sebastopol in that it is of a similar architectural style to the existing building and contains a number of alterations which update the look of the building, such as: aluminum windows, stained cedar siding, steel overhangs and the project includes a tower elevator (harkening back to the original building). Furthermore, the addition of the residence will alter the existing use from solely office to mixed-use. The site is also located within the Central Core of Sebastopol which encourages housing on the upper stories.

The project is a well-designed single-family residence of a modern architectural style, which uses various materials, and is sensitive to the surrounding neighborhood with its scale and height. The Central Core is home to a variety of architectural styles from multiple eras, and the construction of a modern single-family residence contributes to its architectural diversity.

Recommendation:

Staff recommends that the Board approve the application based on the facts, findings, and analysis set forth and subject to the conditions of approval contained in this staff report, if there is a consensus that the design of the residence is compatible with the site.

Alternatively, the Board may find that revisions are necessary and a continuance is appropriate. Staff recommends that the Board provide specific direction for redesign to the applicant in the event of a continuance or rationale in the event of a denial.

Attachments:

- Master Planning Application Form
- Written Statement and Aerial Photo
- Reduced Set of Plans- including site photos
- Title Report
- Full Set of Plans
- Materials Board- to be brought in at meeting

DESIGN REVIEW PERMIT: 2017-14
7203 Bodega Avenue
Addition of a second-story permanent residence to an existing office building

Findings for Approval:

1. That the project is categorically exempt from the requirements of CEQA, pursuant to Section 15303, Class 3, in that it involves the development of one single-family residence with a floor area of 3,055 square feet and a height of 32 feet (barring the elevator section which will stand at 34 feet, which is a permitted use), which is a small structure.
2. That the project is consistent with the General Plan in that it involves the development of a permanent single-family residence and conversion to a mixed-use building through infill development and is harmonious with the existing neighborhood, which are reflected in goals and policies of the Land Use Element.
3. That the project is consistent with the Zoning Ordinance in that it involves the development of a permanent single-family residence located on the second story of an existing office building (creating a mixed-use building), which is classified as a permitted use in the Office District, and is consistent with the applicable development standards as conditioned.
4. That the design of the residence is compatible with the neighborhood and general visual character of Sebastopol in that it is of a similar architectural style to the existing building and contains stained cedar siding, aluminum windows, and steel overhangs which are reflected in buildings located in the central core and throughout the community.
5. That the design of the residence provides appropriate transitions and relationships to adjacent properties and the public right-of-way in that it will be located above an existing building, and the residence contains appropriate setbacks from adjacent structures with an appropriate height transition down the slope.
6. That the project will not impair the desirability of investment and occupation in the neighborhood in that the residence is well-designed and will be constructed of durable materials.
7. That the design of the residence is internally consistent and harmonious in that it utilizes consistent architectural features, such as smooth stucco, stained cedar siding, steel overhangs, and aluminum windows.
8. That the design of the residence is in conformity with the adopted Design Guidelines in that it is complementary in style, form and size to the main floor of the building, and a variety of levels and planes are utilized in the design.

Recommended Conditions of Approval:

1. Approval is granted for the Design Review submittal described in the application and plans date-stamped March 21, 2017. This approval is valid for two (2) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.

2. All construction shall conform to the plans date-stamped March 21, 2017, unless the design is modified herein. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
3. Payment of impact fees is required prior to the issuance of a Building Permit.
4. All new utility services must be placed underground.
5. Building Permit plans for the site shall demonstrate compliance with any applicable storm water requirements, including Urban Runoff Reduction and the Low Impact Development Manual. Use of swales, bio-filters, green strips and rain gardens are encouraged.
6. No protected tree removals are authorized with this approval. Any tree removals shall be consistent with the Tree Protection Ordinance.
7. Grading Permit and Building Permit applications shall include site-specific Tree Protection Measures, which must be approved by the City Arborist, prior to commencement of any construction on the lot. Trees at or near the property line which overhang the site shall be afforded equal protection. Building plans shall show required protection.

Engineering

8. The applicant shall obtain an encroachment permit from the Public Works Department for all work in the public right of way.
9. The applicant shall install a 2-way cleanout on the sewer lateral at the street right of way line.
10. The applicant shall obtain a video inspection of the existing sewer lateral, and submit it to the Public Works Department prior to obtaining a building permit. Any faults found with the video inspection shall be repaired prior to occupancy of the new unit.
11. The applicant shall install a reduced-pressure backflow preventer on the water service to the building. The installation shall be in accordance with City standards. The backflow preventer shall be provided with an architectural screen.

Fire:

12. The second story residential, along with the first floor guest suite, the residential elevator, elevator shaft and residential staircase will include a fully automatic fire suppression system (sprinklers).
13. Both floors will include a full Fire and Life Safety Alarm System, monitored 24/7/365.
14. Sprinklers may be required on the first floor depending on level of construction.

Building:

15. The project is a significant alteration to the existing structure. The scope of work will require compliance with Sebastopol Municipal Code relating to mandatory Photovoltaic System being installed and Automatic Fire Sprinkler and Alarm systems being installed. The project should be reviewed by a CASp consultant for compliance with Federal and State access regulation prior to submittal for permits.

Public Works

- 16. Project will require reduced pressure back flow assembly.
- 17. Project will require CCTV survey of existing sewer lateral.
- 18. Project will require a 2-way sewer cleanout at property line.

Photo of old tower element applicant is looking to bring back.





City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)
www.ci.sebastopol.ca.us

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	7203 Bodega Ave.
PARCEL #:	004-201-013
PARCEL AREA:	10,580 sf (0.24 acres)

FOR CITY USE ONLY

PLANNING FILE #:	2017 / 14
DATE FILED:	03/21/2017
TOTAL FEES PAID: \$	1135 ⁰⁰
RECEIVED BY:	<i>DM</i>
DATE APPLICATION DEEMED COMPLETE:	

APPLICANT OR AGENT:

Name: Ben Wylie
Email Address: benwylie1@gmail.com
Mailing Address: P.O. Box 3053
City/State/Zip: Santa Rosa, CA 95402
Phone: 707.843.1723
Fax: _____
Business License #: _____
Signature: *[Signature]*
Date: 3/21/17

OWNER OF PROPERTY IF OTHER THAN APPLICANT:

Name: _____
Email Address: _____
Mailing Address: _____
City/State/Zip: _____
Phone: _____
Fax: _____
Business License #: _____
Signature: _____
I certify that this application is being made with my consent.
Date: _____

OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: Paul Fritz
Email Address: paul@fritzarchitecture.com
Mailing Address: P.O. Box 1074
City/State/Zip: Sebastopol, CA 95472
Phone: 707.975.6220
Fax: _____

Name: _____
Email Address: _____
Mailing Address: _____
City/State/Zip: _____
Phone: _____
Fax: _____

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PROJECT DESCRIPTION:

DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed):

See attached

This application includes the checklist for the type of application requested:

☒ Yes

☐ No

Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.):

Design Review

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

5 existing commercial office/business spaces, plus associated parking.

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:	3,793	<input type="checkbox"/> N / A
SQUARE FEET BUILDING DEMOLISHED:		<input type="checkbox"/> N / A
SQUARE FEET BUILDING NEW:	3,055	<input type="checkbox"/> N / A
NET CHANGE IN BUILDING SQUARE FEET:	3,055	<input type="checkbox"/> N / A
NUMBER OF DWELLING UNITS EXISTING:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N / A
NUMBER OF DWELLING UNITS PROPOSED:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input checked="" type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input type="checkbox"/> N / A
NET CHANGE IN DWELLING UNITS:	1	<input type="checkbox"/> N / A
SETBACKS:	Existing: <input type="checkbox"/> Front Yard 8'-3" <input type="checkbox"/> Side Yard 5'-5" (east) <input type="checkbox"/> Rear Yard 17'-7" <input type="checkbox"/> Side Yard 4'-7" (West)	Proposed: no change <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____] N / A

EXISTING LOT DIMENSIONS:	Front: <u>62'-0"</u>	Rear: <u>67'-2"</u>	<input type="checkbox"/> N / A
	Left: <u>183'-2"</u>	Right: <u>158'-1"</u>	
PROPOSED LOT DIMENSIONS:	Front: <u>No Change</u>	Rear: _____	<input type="checkbox"/> N / A
	Left: _____	Right: _____	
EXISTING LOT AREA:	<u>10,580</u> Square Feet		<input type="checkbox"/> N / A
PROPOSED LOT AREA:	<u>10,580</u> Square Feet		<input type="checkbox"/> N / A
BUILDING HEIGHT:	Existing: <u>17'-5"</u>	Proposed: <u>34'-0"</u>	<input type="checkbox"/> N / A
NUMBER OF STORIES:	Existing: <u>1</u>	Proposed: <u>2</u>	<input type="checkbox"/> N / A
PARKING SPACE (S):	Existing: <u>9</u>	Proposed: <u>9</u>	<input type="checkbox"/> N / A
ZONING	Existing: <u>Office</u>	Proposed: <u>Office</u>	<input type="checkbox"/> N / A

Will the project involve a new curb cut or driveway?

☐ Yes

☒ No

Are there existing easements on the property?

☐ Yes

☒ No

Will Trees be removed?

☐ Yes

☒ No

If yes, please describe (Example: Type, Size, Location on property, etc.)

Will Existing Landscaping be revised?

☐ Yes

☒ No

If yes, what is square footage of new or revised landscaping?

Will Signs be Changed or Added?

☐ Yes

☒ No

Business: Hours of Operation? Open: _____ Close: _____

Is alcohol service proposed?

☐ Yes

☒ No

If yes, what type of State alcohol license is proposed? _____

If yes, have you applied to the State Alcoholic Beverage Control for a license?

☐ Yes

☒ No
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If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: _____

Is any live entertainment proposed?

☐ Yes


☒ No
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If yes, please describe: _____

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, 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 or otherwise arises out of or in connection with the City's action on this application. 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 City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

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's Signature	3/21/17 Date Signed	2017-14 Planning File Number
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NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

NOTICE OF MAILING:

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.


Signature

Ben Wylie
Printed Name

NOTE: It is the responsibility of the applicant and their representative to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however the applicant has responsibility for determining and following applicable regulations.

NEIGHBOR NOTIFICATION

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, resident and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project:

☒ Yes

☐

No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

WEBSITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning's, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

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Exemption Questionnaire

STORM WATER LOW IMPACT DEVELOPMENT

PURPOSE: This questionnaire will determine *whether* or *not* you need to submit the 'Storm Water Low Impact Development Determination Worksheet' as part of this application. Any application that does not contain this questionnaire OR the Determination Worksheet will be deemed incomplete.

PROJECT ADDRESS:

7203 Bodega Ave.

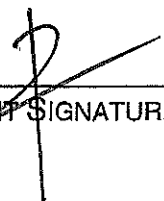
TYPE OF APPLICATION

Your project is exempt from the 'Determination Worksheet' submittal requirement, if it falls under any of the below listed application categories. However, the City Staff may require the submittal of a 'Determination Worksheet', as determined on a case-by-case basis.

- ☐ Administrative Review (Interior Improvements or Use)
- ☐ Sign Review
- ☐ Temporary Use Permit
- ☐ Time Extension Request
- ☐ Tree Removal Permit
- ☐ Zoning Determination or Interpretation

The project is exempt from the 'Storm Water Low Impact Development Determination Worksheet' submittal requirement as determined by City Staff.

I certify this information:



APPLICANT SIGNATURE

Ben Wylie

PRINTED NAME

3/21/17

DATE



CITY OF SEBASTOPOL

7120 Bodega Avenue, Sebastopol, California 95472 707-823-6167

MWEL: California Model Water Efficient Landscape Ordinance

Permit applicants are required to complete this form, or applications may be incomplete.

MWEL PRELIMINARY APPLICABILITY DETERMINATION CHECKLIST

Applicant Information:

Name: Ben Wylie

Phone: 843.1723

Address: P.O. Box 3053, Santa Rosa, CA 95402

Email: benwylie1@gmail.com

Project Information:

Site Address: 7203 Bodega Ave.

Project Type (new dwelling, commercial, remodel, etc.): _____

- A. ☒ Currently, this project **does not include new or rehabilitated landscaping**. I am aware that future landscape installations may be required to comply with the Model Water Efficient Landscape Ordinance (MWEL) requirements per California Code of Regulations, Municipal code 15.36 Title 23, Division 2, Chapter 2.7.
- B. ☐ This project is **not** a homeowner project and will include new or rehabilitated landscaping of **2,500 sq. ft. or greater in area**.
- C. ☐ This project is for a **homeowner-provided or homeowner hired single-family or multi-family residential project** with new or rehabilitated landscaping of **more than 5,000 sq. ft.**

*If you checked Item B. or C. above, please provide the information below specific to the new or rehabilitated landscape area which will be completed as part of this project **and** specify the compliance method to be used (ask Planning staff for compliance options, if you have questions):*

Total Landscape Area (sq. ft.): _____ Turf Area (sq. ft.): _____

Non-Turf Plan Area (sq. ft.): _____ Special Landscape Area (sq. ft.): _____

Water Type (potable, recycled, well): _____

Name of water purveyor (If not served by private well): _____

Compliance Method (anticipated):

- ☐ Performance (Items required in Performance Checklist to be included on final plans)
- ☐ Prescriptive (Items required in Prescriptive Checklist to be included on final plans)

Signature: _____

Date: 3/21/17

I certify the above information is correct and agree to comply with the applicable requirements of the MWEL.

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PLANNING FEES – FY 2016/17

CHECK ALL THAT APPLY	PERMIT TYPE	FEE TYPE	AMOUNT	SUPPLIES AND MAILING LIST PREPARATION FEE*	TOTAL
<input type="checkbox"/>	Adjustment	Fee	\$290.00	\$155.00	\$445.00
<input type="checkbox"/>	Administrative Permit Review	Fee	\$240.00	\$15.00	\$255.00
<input type="checkbox"/>	Administrative Permit Review – Minor	Fee	\$90.00	\$15.00	\$105.00
<input type="checkbox"/>	Administrative Time Extension	Fee	\$110.00	\$15.00	\$125.00
<input type="checkbox"/>	Annexation Request – Preliminary	Deposit	\$2,565.00	\$15.00	\$2,580.00
<input type="checkbox"/>	Annexation/Pre-zone Request	Deposit	\$5,100.00	\$175.00	\$5,275.00
<input type="checkbox"/>	Antenna Permit – Administrative	Fee	\$500.00	\$155.00	\$655.00
<input type="checkbox"/>	Appeal of Board, Commission or Staff Decisions	Fee	\$400.00	\$175.00	\$575.00
<input type="checkbox"/>	Building Permit Review Fee – Major	Fee	\$170.00	N/A	\$170.00
<input type="checkbox"/>	Building Permit Review Fee – Minor	Fee	\$60.00	N/A	\$60.00
<input type="checkbox"/>	Business License Application Review	Fee	\$25.00	N/A	\$25.00
<input type="checkbox"/>	Certificate of Compliance	Deposit	\$1,400.00	\$15.00	\$1,415.00
<input type="checkbox"/>	Design Review – Administrative	Fee	\$140.00	\$15.00	\$155.00
<input type="checkbox"/>	Design Review – Major Project	Deposit	\$1,100.00	\$35.00	\$1,135.00
<input type="checkbox"/>	Design Review – Minor Amendment	Deposit	\$145.00	\$15.00	\$160.00
<input type="checkbox"/>	Design Review – Minor Project	Fee	\$300.00	\$15.00	\$315.00
<input type="checkbox"/>	Development Agreement	Deposit	\$10,500.00	\$175.00	\$10,675.00
<input type="checkbox"/>	Environmental Impact Report Review	Deposit	\$6,800.00	\$175.00	\$6,975.00
<input type="checkbox"/>	Filming Permit	Fee	\$530.00	\$15.00	\$545.00
<input type="checkbox"/>	Filming Permit – Non-Profit or Student	Fee	\$100.00	\$15.00	\$115.00
<input type="checkbox"/>	Filming Permit – Still	Fee	\$395.00	\$15.00	\$410.00
<input type="checkbox"/>	General Plan Map or Text Amendment	Deposit	\$3,255.00	\$175.00	\$3,430.00
<input type="checkbox"/>	Historic Interest Site	Fee	\$485.00	\$155.00	\$640.00
<input type="checkbox"/>	Initial Study Preparation	Deposit	\$2,545.00	\$175.00	\$2,720.00
<input type="checkbox"/>	Landmark Designation	Fee	\$565.00	\$155.00	\$720.00
<input type="checkbox"/>	Lot Line Adjustment or Voluntary Merger	Deposit	\$1,555.00	\$155.00	\$1,710.00
<input type="checkbox"/>	Medical Cannabis Administrative Exception	Fee	\$100.00	\$15.00	\$115.00
<input type="checkbox"/>	Photocopying (per copy)	Fee	\$0.25	N/A	\$0.25
<input type="checkbox"/>	Preliminary Review	Deposit	\$1,500.00	\$15.00	\$1,515.00
<input type="checkbox"/>	Public Art Review	Deposit	\$905.00	\$15.00	\$920.00
<input type="checkbox"/>	Reasonable Accommodation Request	Fee	\$400.00	\$15.00	\$415.00
<input type="checkbox"/>	Research Fee	Deposit	\$50.00/hourly	N/A	\$50.00/hourly
<input type="checkbox"/>	Rezone or Zoning Text Amendment	Deposit	\$3,100.00	\$175.00	\$3,275.00
<input type="checkbox"/>	Sandwich Board Sign/Banner Review	Fee	\$25.00	N/A	\$25.00
<input type="checkbox"/>	Sign Removal	Fee	\$25.00	N/A	\$25.00
<input type="checkbox"/>	Sign Review – Administrative/Staff	Fee	\$95.00	\$15.00	\$110.00



City of Sebastopol

ENVIRONMENTAL INFORMATION/ASSESSMENT FORM

(To be completed by applicant)

The submittal information shall be provided to the Planning Department.

Date Filed: 3.20.17

General Information:

1. Name of developer or project sponsor: Ben Wylie
Address of developer or project
sponsor: P.O. Box 3053, Santa Rosa, CA 95402
2. Address of project: 7203 Bodega Ave.
Assessor's Block and Lot Number: 004-201-013
3. Name of person to be contacted concerning this project: Paul Fritz
Address of person to be contacted concerning this project: P.O. Box 1072, Sebastopol, CA 95473
Telephone Number of person to be contacted concerning this project: 707.975.6220
4. Indicate number of the permit application for the project to which this form pertains:

5. List and describe any other related permits and other public approvals required for this project, including those required by City, Regional, State and Federal Agencies:
none
6. Existing Zoning District: Office Existing General Plan Designation: Central Core
7. Propose Use of Site (Project for which this form is filed): _____
Mixed-use, commercial office and residential

MAR 21 2017

PROJECT DESCRIPTION:

8. Site Size: 10,580 sf
9. Square Footage: 6,848 sf
10. Number of floors of construction: 2
11. Amount of off-street parking: 9 spaces
12. Attach plans
13. Proposed scheduling
14. Associated project
15. Anticipated incremental development:
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
18. If industrial, indicate type, estimated employment per shift, and loading facilities.
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

21.	Change in existing features of any bays, tidelands, beaches or hills, or substantial alternation of ground contour.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
22.	Change in scenic views or vistas from existing residential areas or public lands or roads.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
23.	Change in pattern, scale or character of general area of project.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
24.	Significant amounts of solid waste or litter.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
25.	Change in dust, ash, smoke, fumes or odors in vicinity.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
26.	Change in ocean, bay, lake, stream or ground water quality or	Yes	No

	quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27.	Substantial change in existing noise or vibration levels in the vicinity.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
28.	Site on filled land or on slope of 10 percent or more.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
30.	Substantial change in demand for municipal services (police, fire, water, sewage, etc).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
31.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
32.	Relationship to a larger project or series of projects.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Environmental Setting:

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
34. Describe the surrounding properties, including information on plant and animals and any cultural historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc), intensity of land use (one-family, apartment houses, shops, department stores, etc), and scale of development (height, frontage, set-back, rear yard, etc). Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

	YES	NO
A. Does the Project involve any of the following?		
1. No change in the square footage to the existing structure?		X
2. An addition of more than 50% of square footage to the existing structure?	X	
3. An addition of more than 2500 square feet to the existing structure?	X	
4. An addition of more than 10,000 square feet to the existing structure?		X
5. Demolition of the existing structure?		X
	YES	NO
B. Does the Project involve the replacement or reconstruction of existing structures or facilities at the site which:		
1. Will have substantially the same purpose and capacity as existing structures at the site?		X
2. Will result in an increase in square footage or capacity as compared to the existing structure?	X	

	YES	NO
C. Does the Project involve new construction of:		
1. 35 or more dwelling units?		X
2. More than 15,000 square feet of commercial, industrial, governmental, or institutional floor area?		X
3. Stores, motels, offices, restaurants, and similar structures designed for an occupant load of more than 30 persons?		X
	YES	NO
D. Does the Project involve division of property into more than four parcels or consolidation of more than four parcels?		
	YES	NO
E. Will the Project require issuance of a Variance, Use Permit, Zoning Ordinance Amendment, Zoning Map Amendment, or General Plan Amendment?		X
	YES	NO
F. Will the Project result in a change in use at the site (for example: from residential to commercial or from office to restaurant?)	X	
	YES	NO
G. Is this Project:		
1. Similar to the other projects for which you have received permits in the last two years in the City of Sebastopol?		X
2. Similar to other projects, which you are planning to develop within two years in the City of Sebastopol?		X
	YES	NO
H. Does the Project involve changes to an official City landmark?		X
	YES	NO
I. Does the Project involve use of disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?		X
	YES	NO
J. If the Project is located within 500 feet of a residential zone or noise-sensitive land uses, will the construction of the project involve the use of pile driving, night time track hauling, blasting, 24 hour pumping, or other equipment that creates high noise levels and or vibrations?		X
	YES	NO
K. Does the Project involve the construction, substantial remodel, or 50% or more addition to the following types of uses?		
Mobile home, amphitheater, concert hall, auditorium, meeting hall, hospital, church, library, school classrooms, or day care?		X

I certify that the information in this form is correct to the best of my knowledge.

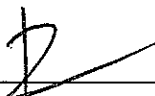
Applicant Signature

Date

Certification:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information represented are true and correct to the best of my knowledge and belief.

Date: 3/21/17

Signature: 
Printed Name: Ben Wylie

For: _____

MAR 21 2017

March 20, 2017

7203 Bodega Avenue Addition

Project Description

The 7203 Bodega Avenue addition will add a second story to an existing 1-story building. The existing building is a commercial office building built in the 1940's. There are currently five tenant spaces. The proposed second story will contain a single residential unit. One of the existing tenant spaces, at 120 High Street, will be converted to residential use as part of this project. This also allows a swap of parking spaces. The existing tenant space is 732 sf. At the Office parking space requirement of 1 space per 300 sf, this space will provide a 'credit' of 2 parking spaces which will be used by the residential unit. The existing building is 3,793 sf and the second floor addition is 3,055 sf (conditioned). Total building area will be 6,848 sf. Deck space, including the roof deck, adds another 1,555 sf (894 sf of which is the roof deck). A site improvement and landscape plan will be brought forward at a future date.

INTERIOR IMPROVEMENTS

The tenant space at 120 High Street will be converted to the residential entry and guest suite. Primary access will be through the existing door facing High Street. The first level will contain spaces and a full bathroom for a guest suite, or possible den and office space for the resident. A second exterior door will lead to the courtyard on the west side of the building. New stairs and a residential elevator provide access to the second floor.

The new second floor will be the primary living area for the new residential unit. The second floor is actually on two levels. The stair from the first floor will take you first to the bedroom wing of the apartment. This level contains four bedrooms and three bathrooms including a master suite at the south end. Each bedroom has its own private balcony. Going up another half flight of stairs from this level will take you to the main 'public' space. This includes the living, dining and kitchen areas. These spaces face Bodega Avenue and the intersection of Bodega and High Street. An 8' deep deck wraps this floor at the corner and looks out over downtown Sebastopol to the hills east of Santa Rosa.

The stair and elevator also provide access to a roof deck. The roof deck is located over the east end of the bedroom wing of the apartment. The roofs over the north and south ends of the building are flat with a parapet wall wrapping the perimeter. Solar panels will be located on one of these roofs.

EXTERIOR IMPROVEMENTS

The design of the addition to the existing building uses the 'streamline moderne' style of the original as a point of departure for a contemporary addition. The massing of the addition follows much of the original as the volumes step down the hill to the south. The large deck on the corner is accentuated with a cantilevered steel roof. This element is repeated over other decks and windows around the rest of the building. Additional

MAR 21 2017

paul@fritzarchitecture.com
707.975.6220

P.O. Box 1074
Sebastopol, CA 95473

www.fritzarchitecture.com
www.smalltownurbanism.com

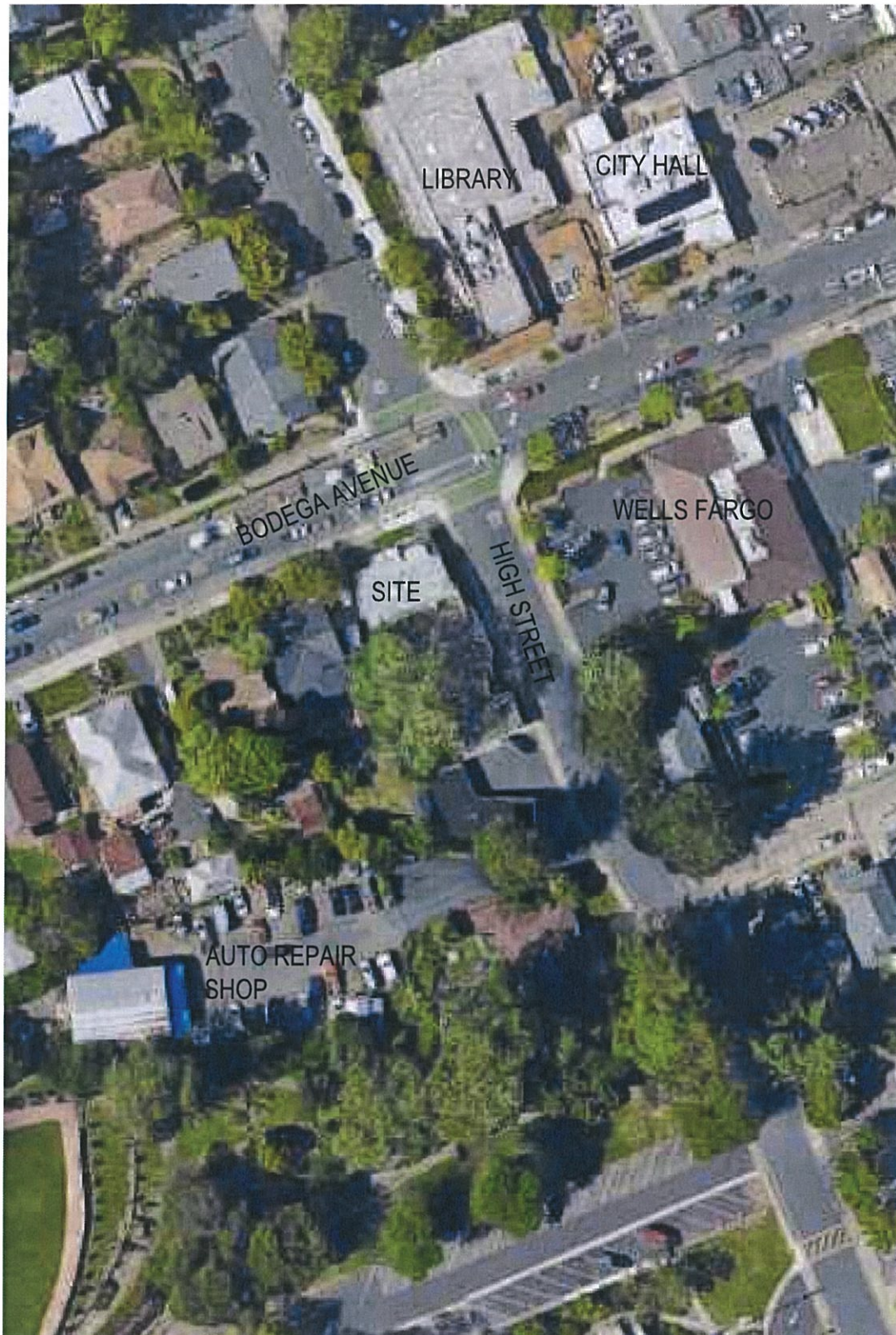
decks are included on the east elevation on either side of the entry and on the south elevation outside the master bedroom.

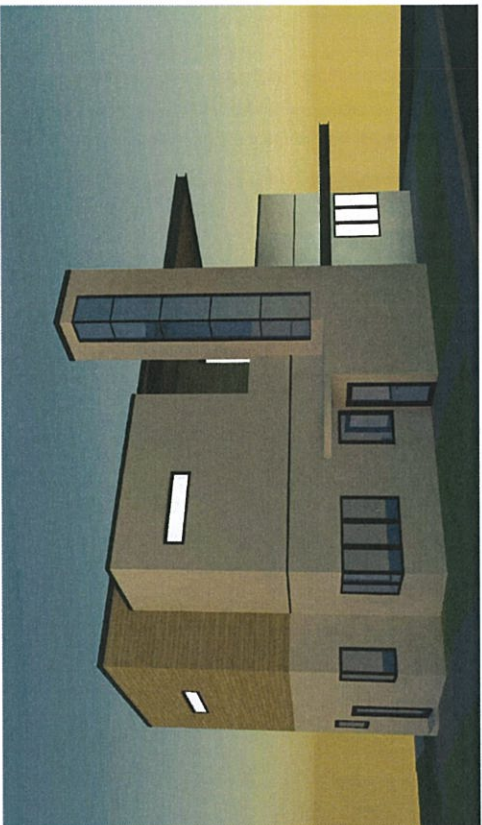
The original building had a limited material palette which included plaster over concrete walls, steel-framed windows and glass block. The addition adds several materials to help define the volumes and bring down the overall scale of the building. The living room and master bedroom volumes are proposed to be clad in a stained cedar horizontal siding. This material may also be found on the stair and elevator elements at the roof deck level and as part of the guardrail at the balconies on the east and west sides, and the balcony outside the master bedroom. The guardrail at the corner deck will be a stucco wall for both acoustic and visual privacy from this busy intersection. Wood will also be used on the underside of the steel overhangs. The flat ceilings under the overhangs will contain recessed lighting.

The steel overhangs will have an exposed C-channel section at the perimeter of these elements. The steel will be painted a dark gray color as will the metal parapet cap which wraps around the entire building.

The existing windows will be removed and replaced with aluminum framed windows. These same windows will be used at the addition helping to unify the original with the new. The corner of the living room will contain doors that will slide into wall pockets to create an open indoor/outdoor environment where the best views over downtown Sebastopol may be seen.

The project is also proposing to bring back a tower element on the Bodega Avenue elevation that had been part of the original building. The tower had translucent glazing on the northwest corner which we are also proposing to include in this project. The glazing will be illuminated from within the tower, proving a gateway element to downtown Sebastopol.





NORTHWEST NEWS



NORTHEAST NEW



SOUTHEAST VIEW

BY:

MAR 5 1 50 PM

RECEIVED

MARCH 30, 2011
SCALE: MTS
COVER SH

COVER SHEET

URBANISIT
friz
ARCHITECTURE

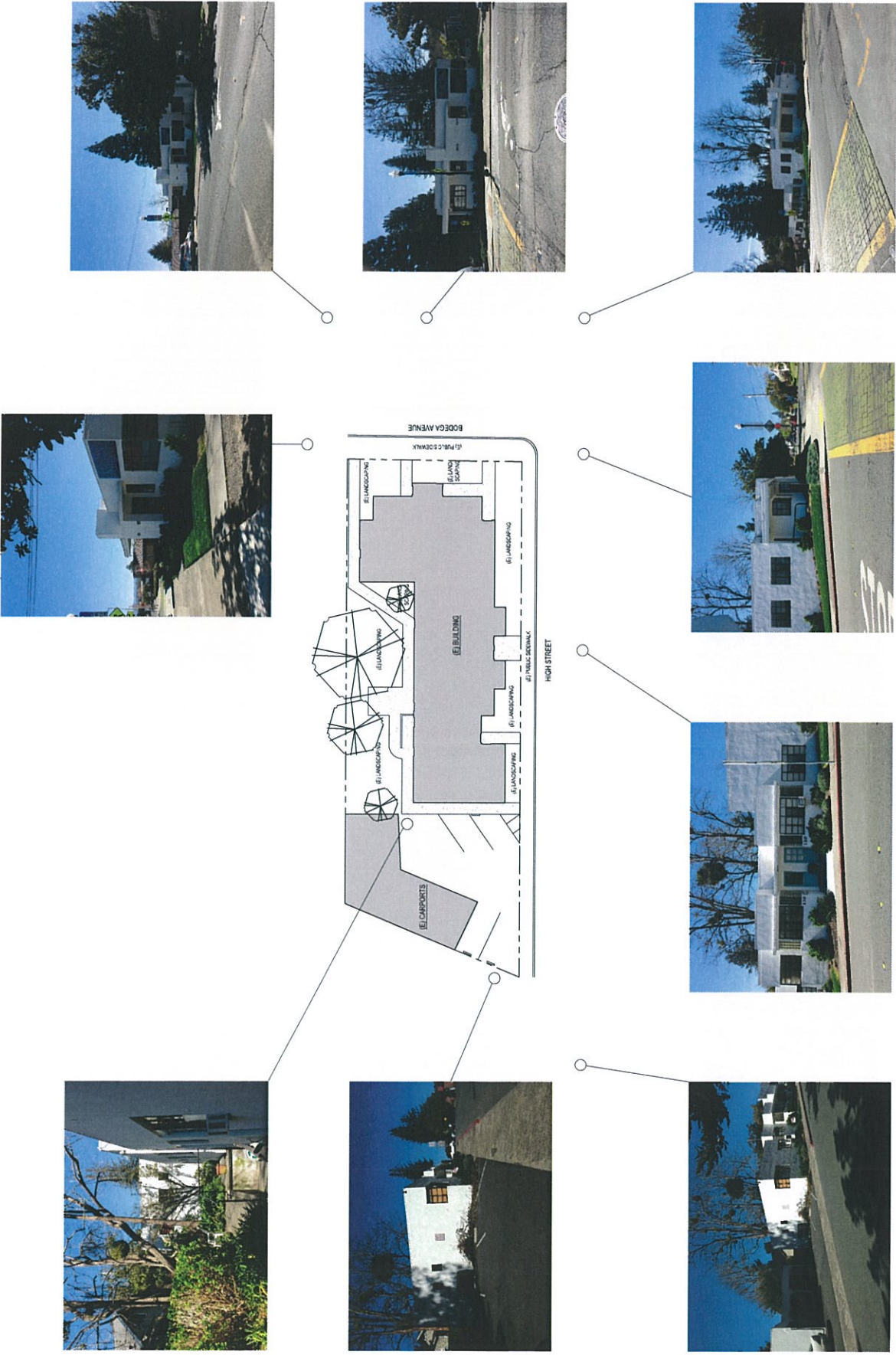
OA

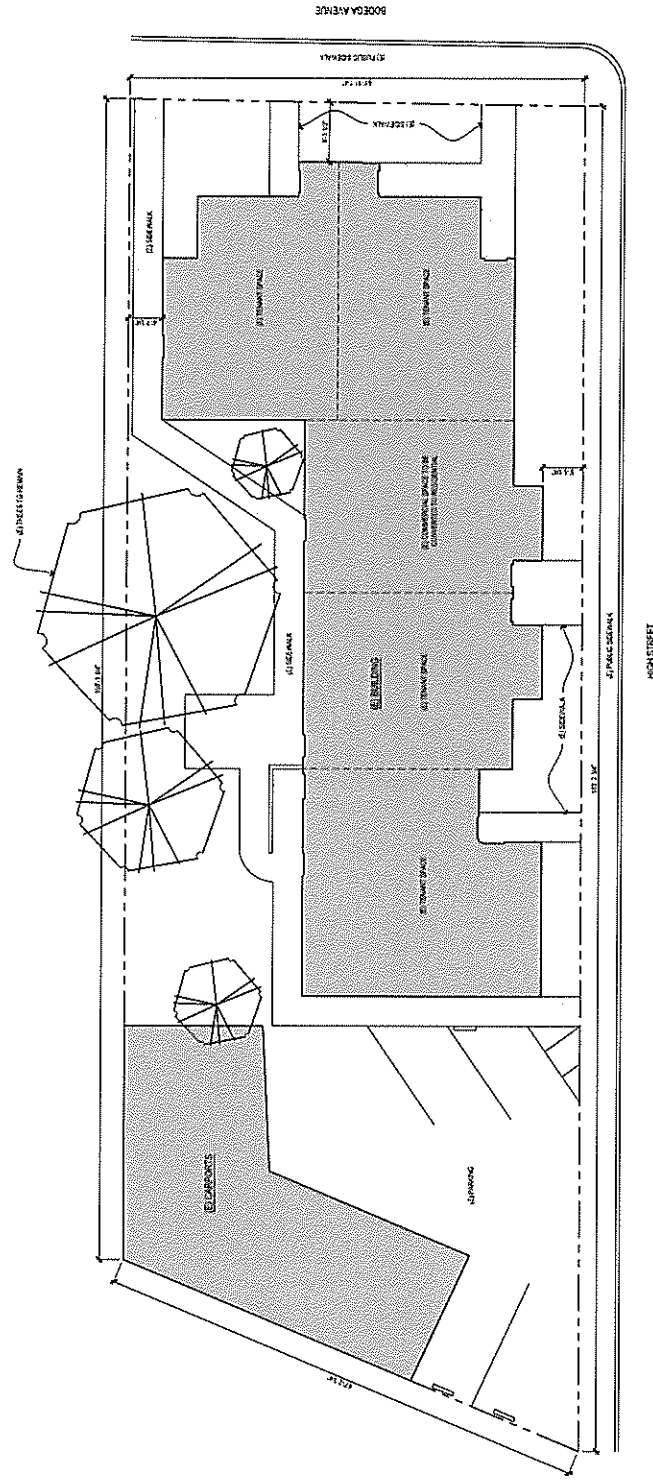
SHEET INDEX

BE COVERED W/ SHIRING LANCES	4
BE COVERED W/ SHIRING SPACER	2
SHIRING NEW COVERAGE	200"
SHIRING NEW	515" COVERED LEE
LINE	0.02
TO COVERAGE	500"
BUILDING NEW	670" COVERED LEE
DETACHED BUILDING NEW	720" COVERED LEE
COVERED BY NEW	1200" COVERED LEE
TWO USE DATA	

SCHEMATIC	OFFICE
GENERAL PLAN	CLEARING CODE
MAP	207-531-423
W00-00-00	3303 BOGDEN AVENUE

PROJECT INFORMATION



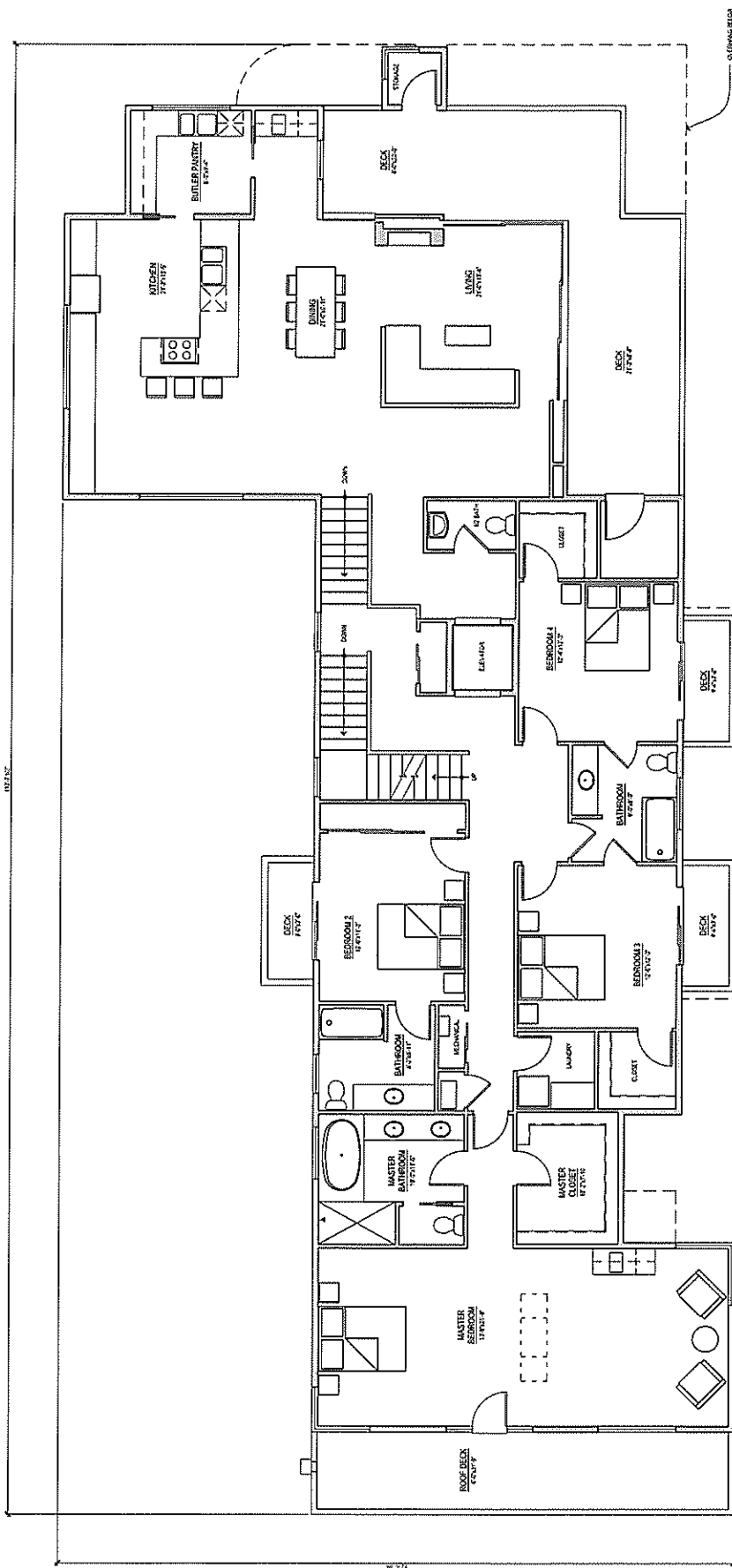


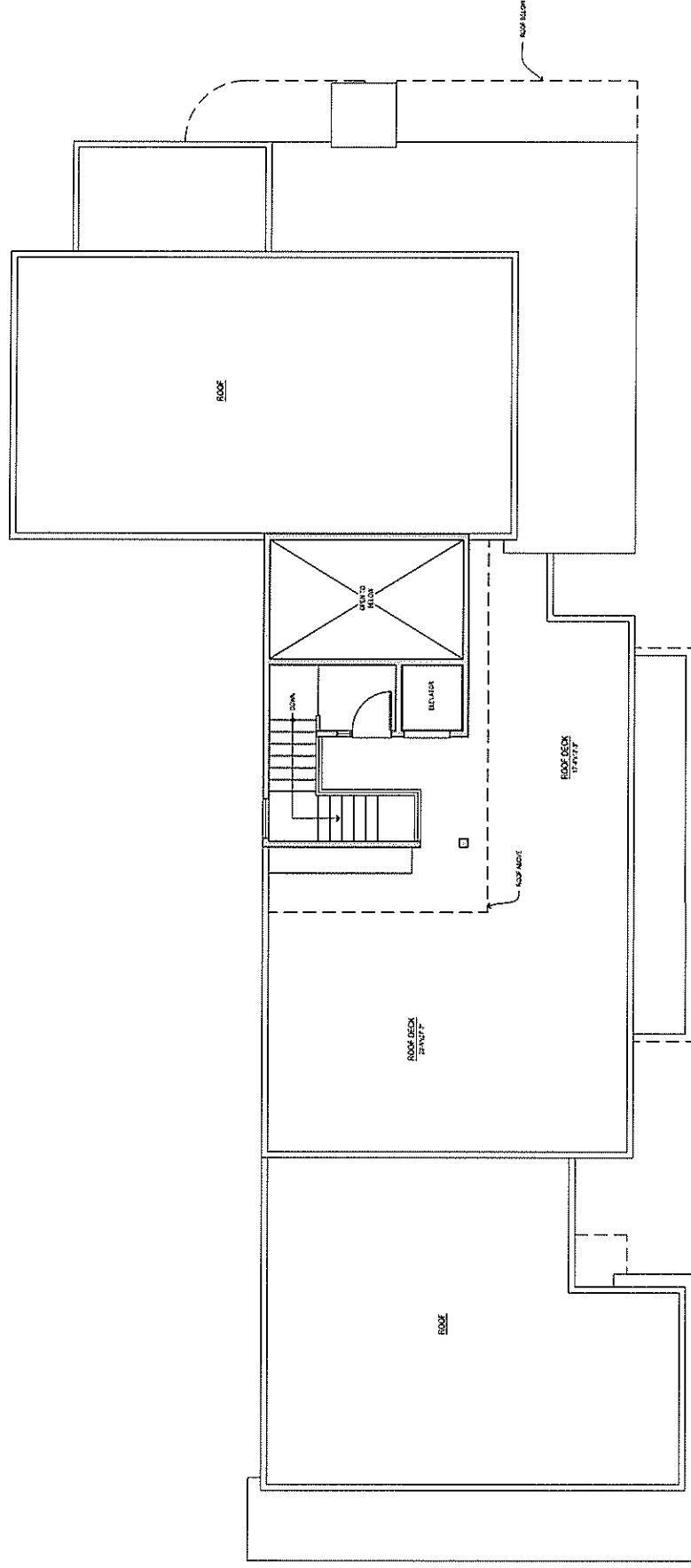
PROJECT INFORMATION

ADDRESS: 1000 BODEGA AVENUE
 CITY: SAN FRANCISCO
 COUNTY: SAN FRANCISCO
 ZONING: O-1

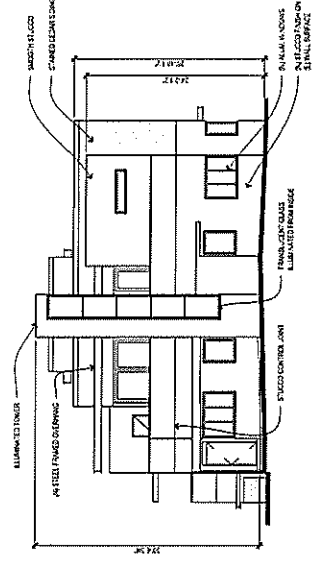
LAND USE DATA

GRASSY SET AREA	1,100 SQUARE FEET
LANDSCAPED AREA	1,100 SQUARE FEET
REVENUE AREA	8,000 SQUARE FEET
LOT COVERAGE	20%
FAIR	21%
PARKING AREA	2,700 SQUARE FEET
PARKING AREA COVERAGE	20%
GRATED PARKING SPACES	5
LANDSCAPED PARKING SPACES	4





3. SOUTH ELEVATION





First American Title

First American Title Company

**400 E Street
Santa Rosa, CA 95404**

Escrow Officer: Sarah Delfino
Phone: (707)523-3902
Fax No.: (866)841-7108
E-Mail: SDelfino@firstam.com

E-Mail Loan Documents to: Lenders please contact the Escrow Officer for email address for sending loan documents.

Property: 7203 Bodega Avenue
Sebastopol, CA 95472

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

NOTE: Unable to verify if the above referenced "uninsured" deed is a valid transfer.

6. The effect of a deed dated MAY 01, 2012, executed by FOUNTAINGROVE INVESTMENT GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Grantor, to BENJAMIN J. WYLIE, A SINGLE MAN, as Grantee, recorded MAY 03, 2012, as INSTRUMENT NO. 2012042919 of Official Records. The requirement that this office be furnished with the evidence that the deed was an absolute conveyance for value, and that there are no other agreements, oral or written, regarding the ownership of the land described herein.

NOTE: Unable to verify if the above referenced "uninsured" deed is a valid transfer.

7. A lien for unsecured property taxes, evidenced by a certificate recorded by the tax collector of Sonoma County, recorded FEBRUARY 22, 2013, as INSTRUMENT NO. 2013018570 of Official Records.

Debtor: FOUNTAINGROVE INVESTMENT GROUP
Year & No.: 2010-2011 & 51325
Amount: \$45.66, and any other amounts due thereunder.

8. The effect of a deed dated OCTOBER 09, 2013, executed by BENJAMIN J. WYLIE, WHO ACQUIRED TITLE AS A SINGLE MAN, as Grantor, to BENJAMIN JUDE WYLIE, TRUSTEE OF THE BENJAMIN JUDE WYLIE REVOCABLE LIVING TRUST DATED JULY 22, 2013, as Grantee, recorded OCTOBER 10, 2013, as INSTRUMENT NO. 2013100381 of Official Records. The requirement that this office be furnished with the evidence that the deed was an absolute conveyance for value, and that there are no other agreements, oral or written, regarding the ownership of the land described herein.

NOTE: Unable to verify if the above referenced "uninsured" deed is a valid transfer.

9. A Deed of Trust to secure an original indebtedness of \$500,000.00 recorded NOVEMBER 10, 2014 as INSTRUMENT NO. 2014079983 of Official Records.

Dated: NOVEMBER 03, 2014
Trustor: BENJAMIN JUDE WYLIE, TRUSTEE OF THE BENJAMIN JUDE WYLIE REVOCABLE TRUST DATED JULY 22, 2013
Trustee: FIDELITY NATIONAL TITLE COMPANY
Beneficiary: FIRST COMMUNITY BANK

10. Any right of the United States to recover funds from the owner or from any transferee of the land, or of any portion thereof, by reason of advances of federal funds, including but not limited to those authorized under the Hill-Burton Act or similar acts or statutes.
11. Any right, title or interest of the spouse (if any) of BENJAMIN J. WYLIE.
12. Rights of parties in possession.

Prior to the issuance of any policy of title insurance, the Company will require:

13. A deed from the spouse (if any) of BENJAMIN J. WYLIE be recorded in the public records, or the joinder of the spouse named herein on any conveyance, encumbrance or lease to be executed by said married person.
The deed should contain the following statement:

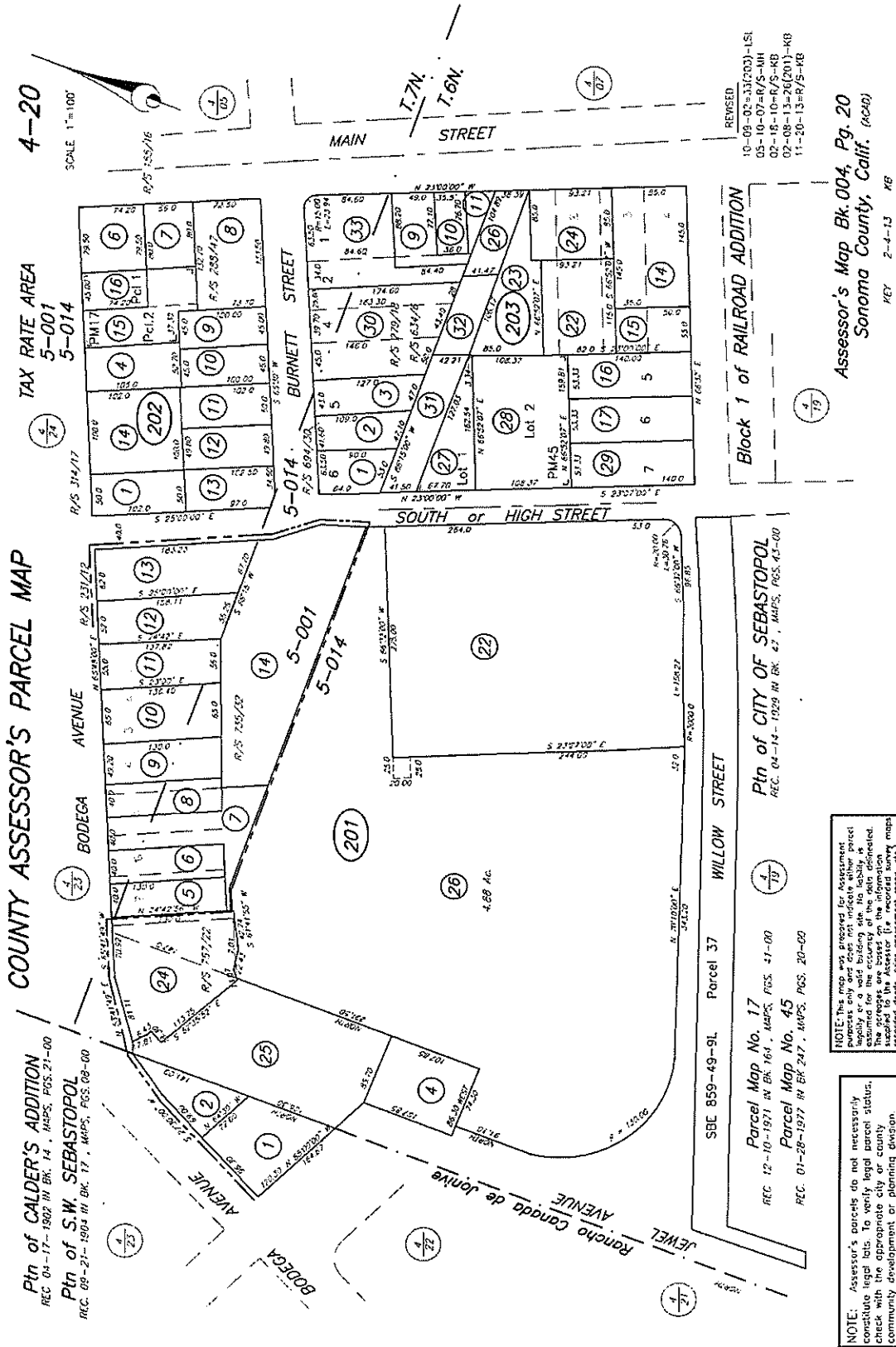
INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 7203 Bodega Avenue, Sebastopol, California.
2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.



INCOMING DOMESTIC WIRE INSTRUCTIONS

Beware of cyber-crime! If you receive an e-mail or any other communication that appears to be generated from a First American Title Company employee that contains new, revised or altered bank wire instructions, consider it suspect and call our office at a number you trust.

**** Our Wire Instructions Do Not Change. ****

Funds from other than buyer or seller: Other than funds from a designated lender, real estate agent or broker, or the attorney of record, we will only accept incoming wires that are from the buyer or seller on a transaction. Other third party deposits not accompanied by appropriate instructions will be returned to the remitter.

Funds from a U.S. Bank: Funds should be wired from a bank within the United States. Notify our office at (707)523-3902 when you have transmitted your wire.

Funds from a non-U.S. Bank: If your funds are being wired from a non-U.S. bank, additional charges may apply. Contact our office for Incoming International Wiring Instructions.

ACH Transfers are NOT wire transfers: An ACH transfer is not immediately available funds and requires additional time for clearance. An ACH transfer cannot be accepted for an imminent closing. Acceptance of ACH transfers are subject to state law. Contact our office at (707)523-3902 prior to sending funds by ACH transfer.

Contact our office at (707)523-3902 when funds are sent.

PAYABLE TO: First American Title Company
BANK: First American Trust, FSB
ADDRESS: 5 First American Way, Santa Ana, CA 92707
ACCOUNT NO.: 3005800000
ROUTING NUMBER: 122241255

PLEASE REFERENCE THE FOLLOWING:

PROPERTY: 7203 Bodega Avenue, Sebastopol, CA 95472
FILE NUMBER: 4909-5413075 (SD)

FIRST AMERICAN TRUST, FSB CONTACT INFO: Banking Services (877)600-9473

**WIRES MAY BE RETURNED IF THE FILE NUMBER
AND PROPERTY REFERENCE ARE NOT INCLUDED**

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

2006 ALTA LOAN POLICY (06-17-06)**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;

(iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters

(a) created, suffered, assumed, or agreed to by the Insured Claimant;

(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

(c) resulting in no loss or damage to the Insured Claimant;

(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or

(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is

(a) a fraudulent conveyance or fraudulent transfer, or

(b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.