

City Council

Mayor Patrick Slayter  
Vice Mayor Neysa Hilton  
Michael Carnacchi  
Sarah Glade Gurney  
Una Glass



Assistant Planner

Dana Morrison  
Administrative Assistant  
Rebecca Mansour

## City of Sebastopol Planning Department

Meeting Date: June 20, 2018  
Agenda Item: 8B  
To: Design Review Board  
From: Dana Morrison, Assistant Planner  
Subject: Minor Design Review  
Recommendation: Approval with Conditions  
Applicant/Owner: Matthew Carson  
File Number: 2018-57  
Address: 116 South Main Street  
CEQA Status: Categorical Exemption: Section 15301: Class 1  
General Plan: CC - Central Core  
Zoning: CD - Central Core

### **Introduction:**

This is a Minor Design Review application, requesting approval to reface a section of 116 South Main Street. This was formerly the home of Lucky Star, which has since moved and been replaced by a new bar. This project entails exterior improvements to the front entrance of the tenant space.

### **Project Description:**

The project specifically involves the removal of an existing awning, addition of a window, addition of tile along the lower portion of the tenant space's frontage, and a new door. The existing awning is proposed to be removed and replaced with a window. The window will be 9 feet from grade, and will measure 8 feet wide by 5 feet tall. The window is proposed to be constructed of wood and metal and will consist of six (6) equal sized rectangular panes in two (2) rows of three (3). The application also proposes to add a tile border to the tenant space's front wall. The proposed tiles will be Vermeere ceramic tiles, glazed sage green. Each tile will measure 3 inches by 6 inches and will cover the first three (3) feet of the front wall measured from ground level along the entire tenant space frontage. The new proposed door, which will replace the existing solid door, is proposed to be a standard 8 feet by 3 feet glass full panel door, with a 4 inch Douglas fir wood frame, and includes a full panel glass side light, measuring 8 feet by 2 feet.

### **Environmental Review:**

The proposed exterior improvement is categorically exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which includes operation, repair, maintenance or minor

alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project is consistent with this categorical exemption in that it involves minor external alterations of an existing structure.

#### **General Plan Consistency:**

The General Plan Land Use designation for the site is CC: 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 application is seeking to do a minor façade improvement to the front entrance of the existing tenant space. As such, the project is consistent with the Central Core Land Use Designation in that it updates the façade of an existing Downtown commercial space which is located in an area that contains an array of office, commercial and industrial use; in addition to food and retail services.

#### **Zoning Ordinance Consistency:**

The site is located in the CD: Central Core District. The Zoning Ordinance states the following: "The CD District is intended to create, preserve, and enhance the downtown area as the historic retail core of Sebastopol."

The project is consistent with the CD District in that it involves façade improvements of an already approved commercial space.

#### **Public Comment:**

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

#### **City Departmental Comment:**

The Planning Department circulated the application to the following City departments for review: Building and Safety, Engineering, and Fire. The only comment received was from the Building Department which commented that the improvements will require a Building Permit; this has been added as a condition of approval to the end of this staff report.

#### **Required Findings:**

Design Review: Section 17.310.030.B.2 of the Zoning Ordinance states the following: "In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether the design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol; the design provides appropriate transitions and relationships to adjacent properties and the public

right of way; it would not impair the desirability of investment or occupation in the neighborhood; the design is internally consistent and harmonious; and the design is in conformity with any guidelines and standards adopted pursuant to this Chapter.”

**Analysis:**

The project involves minor exterior alterations to enhance the front entrance of 116 South Main Street. The intent of the project is to remove the existing awning, install a window above the entry, add ceramic subway tile to the frontage and replace the existing door. This would allow for an updated façade and refresh the tenant space’s entrance, which is currently drab. The proposed building alterations appear to be compatible with the neighborhood and greater Sebastopol in that there are a number of buildings in the City which have the same windows, and tile detail. The design does not impair the desirability of investment or occupation in the neighborhood in that it refaces the front entrance to the tenant space; and no alterations beyond what has been laid out in this staff report and application submittal are proposed. The addition helps to define the tenant space and refreshes an old façade. The design appears to be compatible with the neighborhood and the general visual character of Sebastopol in that it refreshes and enhances a tenant space which is prominently located along the City’s main Downtown corridor. The design provides appropriate transitions to adjacent properties and to the public right-of-way in that the tiles will be mounted directly onto the existing building frontage, and the window will replace an existing awning.

**Recommendation:**

If it is the consensus of the Board that the proposed site improvements are compatible with the site, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report, and subject to the conditions of approval outlined.

Alternatively, the Board may find that revisions are necessary and a continuance is appropriate. Staff recommends that the Board provide 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  
Statement  
Location Map  
Photos  
Façade Design Proposal  
Detail regarding tiles, window and door

**Findings for Approval**  
**Minor Design Review**  
**Application Number 2018-57**  
**Approval to reface a portion of the existing entrance frontage**  
**116 South Main Street:**

1. That project is categorically exempt from the requirements of CEQA under Section 15301, Class 1, which includes operation, repair, maintenance or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, in that the primary space is in use, and the project only seeks to reface the front façade of the existing Central Core building.
2. That the project is consistent with the General Plan and Zoning Ordinance in that it involves exterior façade improvements to an existing commercial use in an area that contains an array of commercial uses.
3. That the project is beneficial to the neighborhood and greater Sebastopol in that it improves and beautifies a tenant space.
4. That the design is compatible with the neighborhood and the general visual character of Sebastopol in that it is of similar scale to several buildings located within the City.
5. That the design provides appropriate transitions in that the ceramic tile improvements will be mounted directly onto the existing walls.
6. That the design does not impair the desirability of investment or occupation in the neighborhood and is internally consistent and harmonious in that it refaces a tenant space and enhances the visual appearance of the building.

**Conditions of Approval:**

1. Approval is granted for the Design Review submittal described in the application and plans date-stamped May 30, 2018. This approval is valid for three (3) 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 May 30, 2018, unless the design is modified herein.
3. The applicant must obtain a Building Permit prior to the commencement of construction activities.



## 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](http://www.ci.sebastopol.ca.us)

### MASTER PLANNING APPLICATION FORM

#### PROJECT INFORMATION:

|              |                    |
|--------------|--------------------|
| ADDRESS:     | 116 S. Main Street |
| PARCEL #:    | 004 202 007        |
| PARCEL AREA: |                    |

#### FOR CITY USE ONLY

|                                   |           |
|-----------------------------------|-----------|
| PLANNING FILE #:                  | 2018 / 57 |
| DATE FILED:                       | 05.30.18  |
| TOTAL FEES PAID: \$               | 365       |
| RECEIVED BY:                      |           |
| DATE APPLICATION DEEMED COMPLETE: |           |

#### APPLICANT OR AGENT:

Name: Mathew Carson  
Email Address: mathewcarson@gmail  
Mailing Address: 10851 Green Valley Rd  
City/State/Zip: Sebastopol  
Phone: 415 606 4252  
Fax: \_\_\_\_\_  
Business License #: \_\_\_\_\_  
Signature:   
Date: 5/30/18

#### OWNER OF PROPERTY

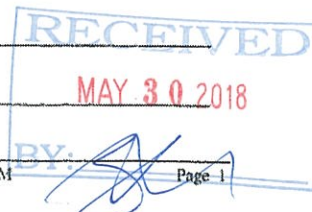
##### IF OTHER THAN APPLICANT:

Name: Oletha Buttner  
Email Address: contrarygary@hotmail.com  
Mailing Address: 2448 Boggett Drive  
City/State/Zip: Santa Rosa CA  
Phone: 707 478 3936  
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: Mark Level  
Email Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: 707 829 8439  
Fax: \_\_\_\_\_

Name: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_



**PROJECT DESCRIPTION:**

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

Remove existing awning and install a window  
above entry way approx 8' x 5'

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:

Bar with residential units above

**DEVELOPMENT DATA:**

|                                     |                                                                                                                                                                                                  |                                                                                                                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SQUARE FEET BUILDING EXISTING:      | <u>8,500</u>                                                                                                                                                                                     | <input type="checkbox"/> N/A                                                                                                                                                                     |
| SQUARE FEET BUILDING DEMOLISHED:    | <u>/</u>                                                                                                                                                                                         | <input checked="" type="checkbox"/> N/A                                                                                                                                                          |
| SQUARE FEET BUILDING NEW:           | <u>/</u>                                                                                                                                                                                         | <input checked="" type="checkbox"/> N/A                                                                                                                                                          |
| NET CHANGE IN BUILDING SQUARE FEET: | <u>/</u>                                                                                                                                                                                         | <input checked="" type="checkbox"/> N/A                                                                                                                                                          |
| NUMBER OF DWELLING UNITS EXISTING:  | <input checked="" type="checkbox"/> 0 Bedrooms<br><input type="checkbox"/> 2 Bedrooms<br><input type="checkbox"/> 4+ Bedrooms                                                                    | <input type="checkbox"/> 1 Bedrooms<br><input type="checkbox"/> 3 Bedrooms<br><input type="checkbox"/> N/A                                                                                       |
| NUMBER OF DWELLING UNITS PROPOSED:  | <input type="checkbox"/> 0 Bedrooms<br><input type="checkbox"/> 2 Bedrooms<br><input type="checkbox"/> 4+ Bedrooms                                                                               | <input type="checkbox"/> 1 Bedrooms<br><input type="checkbox"/> 3 Bedrooms<br><input checked="" type="checkbox"/> N/A                                                                            |
| NET CHANGE IN DWELLING UNITS:       |                                                                                                                                                                                                  | <input checked="" type="checkbox"/> N/A                                                                                                                                                          |
| SETBACKS:                           | <b>Existing:</b><br><input type="checkbox"/> Front Yard _____<br><input type="checkbox"/> Side Yard _____<br><input type="checkbox"/> Rear Yard _____<br><input checked="" type="checkbox"/> N/A | <b>Proposed:</b><br><input type="checkbox"/> Front Yard _____<br><input type="checkbox"/> Side Yard _____<br><input type="checkbox"/> Rear Yard _____<br><input checked="" type="checkbox"/> N/A |



|                          |                                       |                                       |                                         |
|--------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|
| EXISTING LOT DIMENSIONS: | Front: <u>56'</u><br>Left: <u>79'</u> | Rear: <u>56'</u><br>Right: <u>78'</u> | <input type="checkbox"/> N/A            |
| PROPOSED LOT DIMENSIONS: | Front: _____<br>Left: _____           | Rear: _____<br>Right: _____           | <input checked="" type="checkbox"/> N/A |
| EXISTING LOT AREA:       | <u>4480</u> Square Feet               |                                       | <input type="checkbox"/> N/A            |
| PROPOSED LOT AREA:       | _____ Square Feet                     |                                       | <input checked="" type="checkbox"/> N/A |
| BUILDING HEIGHT:         | Existing: <u>30'</u>                  | Proposed: <u>✓</u>                    | <input type="checkbox"/> N/A            |
| NUMBER OF STORIES:       | Existing: <u>2</u>                    | Proposed: <u>✓</u>                    | <input type="checkbox"/> N/A            |
| PARKING SPACE (S):       | Existing: <u>15</u>                   | Proposed: <u>✓</u>                    | <input type="checkbox"/> N/A            |
| ZONING                   | Existing: <u>CITYSE</u>               | Proposed: <u>✓</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: 3pm Close: 2am

Is alcohol service proposed?

☒ Yes

☐ No

If yes, what type of State alcohol license is proposed? Type 48

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

☒ Yes

☐ No

If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: 40

Is any live entertainment proposed?

☐ Yes

☒ No

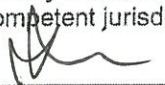
If yes, please describe: \_\_\_\_\_



# 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.

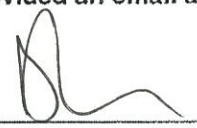
 5/30/18 2018-57  
Applicant's Signature Date Signed Planning File Number

**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

Matthew Carson  
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



## **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:**

116 S. Main Street

**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

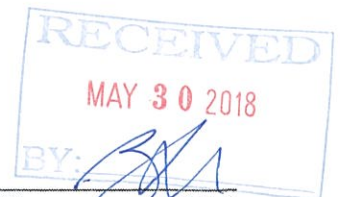
**The project is exempt from the 'Storm Water Low Impact Development Determination Worksheet' submittal requirement as determined by City Staff.**

I certify this information:

  
\_\_\_\_\_  
APPLICANT SIGNATURE

Matthew Carson  
\_\_\_\_\_  
PRINTED NAME

5/30/18  
\_\_\_\_\_  
DATE





# CITY OF SEBASTOPOL

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

## MWELo: California Model Water Efficient Landscape Ordinance

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

### MWELo PRELIMINARY APPLICABILITY DETERMINATION CHECKLIST

#### Applicant Information:

Name: Mathew Carson

Phone: 415 606 4252

Address: 10851 Green Valley Rd Sebastopol

Email: mathewcarson@gmail

#### Project Information:

Site Address: 116 S. Main St, Sebastopol

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

- 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 (MWELo) 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): \_\_\_\_\_

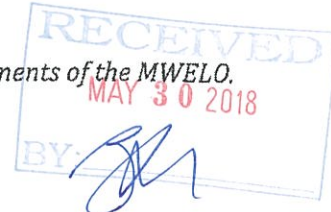
#### Compliance Method (anticipated):

- ☐ 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: 5/30/18

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



May 30, 2018

RE: Exterior improvements to 116 S. Main Street, Sebastopol

We plan to improve the exterior of the existing building by removing the awning and installing a window above the entry way.

The window will begin 9 feet from the street level and extend 5 feet vertically and 8 foot horizontally. The window will be constructed of wood and metal and consist of 6 equal sized rectangular panes in two rows of three. The window will need to be custom fabricated to fit the opening, but a picture is included to give the general idea of the finished product.

We would also like to install a tile border on the front wall to match many of the existing commercial units in the downtown core. The subway tile will be a green glazed tile from Vermeere. Each tile is 3" x 6" and will extend 3' from ground level. Tiles will be affixed in a standard manner with thinset and then grouted and sealed.

New front door will be installed to conform to other businesses in the core district. The new door will be a standard 8' x 3' glass full panel door with a 4" doug fir wood frame and a full panel glass side light 8' x 2'. This will replace the existing solid, unattractive door.

If you have any further questions please let me know.

Regards

Mathew Carson



Ptn of CALDER'S ADDITION  
C. 04-17-1902 IN BK 14, MAPS, PGS. 21-00

Ptn of S.W. SEBASTOPOL  
09-21-1904 IN BK. 17, MAPS, PGS. 08-00

# COUNTY ASSESSOR'S PARCEL MAP

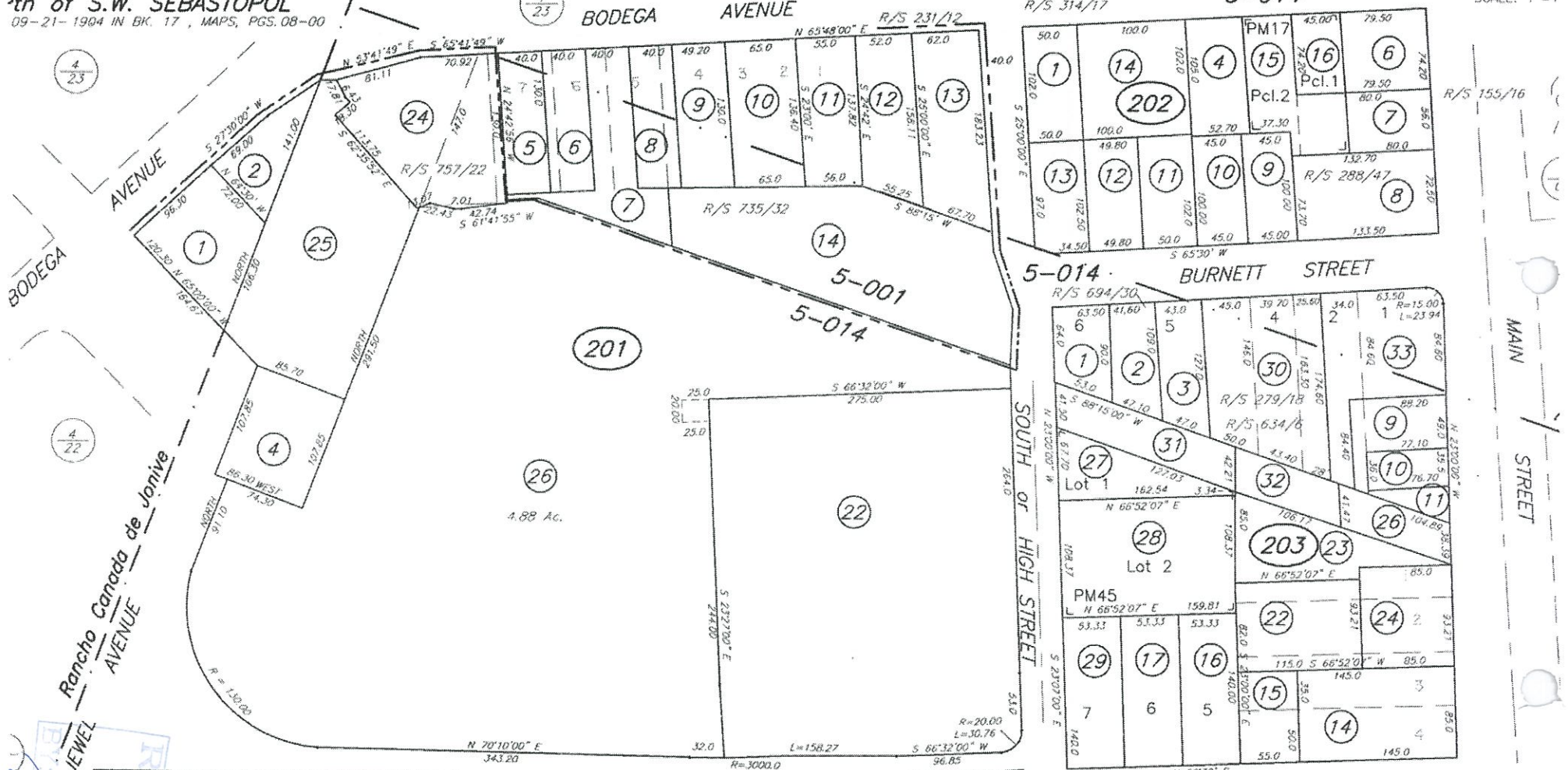
TAX RATE AREA

5-001

5-014

4-2

SCALE: 1"=1



SBE 859-49-9L

Parcel 37

WILLOW STREET

Parcel Map No. 17

REC. 12-10-1971 IN BK. 164, MAPS, PGS. 41-00

Parcel Map No. 45

REC. 01-28-1977 IN BK. 247, MAPS, PGS. 20-00

Ptn of CITY OF SEBASTOPOL

REC. 04-14-1929 IN BK. 47, MAPS, PGS. 43-00

Block 1 of RAILROAD ADDITION

Assessor's Map Bk. 004, Pg. 2  
Sonoma County, Calif. (AC)

KEY 2-4-13 KB

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

Assessor's parcels do not necessarily legal lots. To verify legal parcel status, the appropriate city or county development or planning division.

Stories: 2  
 Style: Square Design  
 Year Built: 1911

Assessor's Building Quality:  
 Land Use - Universal:

4.0  
 Stores & Residential

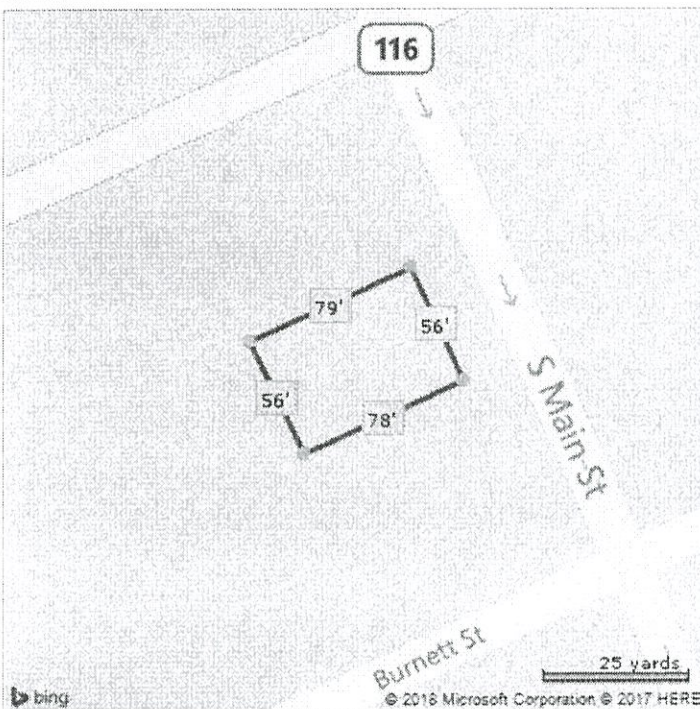
## Last Market Sale & Sales History

|                 |                        |                  |                                     |
|-----------------|------------------------|------------------|-------------------------------------|
| Recording Date: | 09/22/2000             | Document Number: | 96698                               |
| Owner Name:     | Buttner Oretta Fay     | Deed Type:       | Deed (Reg)                          |
| Seller:         | Owner Record           |                  |                                     |
| Recording Date  | 10/06/2004             | 09/22/2000       | 01/04/1979                          |
| Sale Price      |                        |                  | \$100,000                           |
| Nominal         | Y                      |                  |                                     |
| Buyer Name      | Buttner Oretta F Trust | Buttner Oretta F | Buttner Donald A & Buttner Oretta F |
| Seller Name     | Buttner Oretta F       | Owner Record     |                                     |
| Document Number | 152762                 | 96698            | 3505-979                            |
| Document Type   | Grant Deed             | Deed (Reg)       | Grant Deed                          |

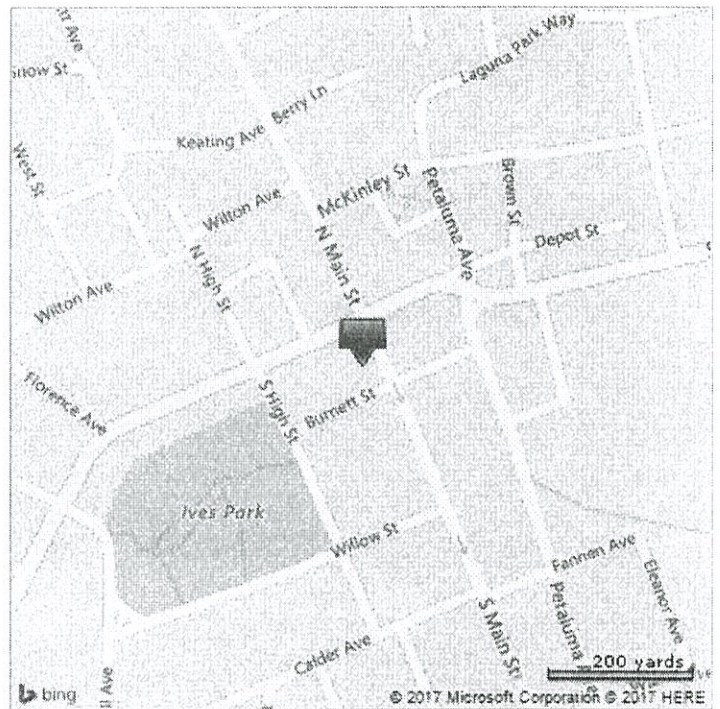
## Mortgage History

|                 |                        |                        |                      |
|-----------------|------------------------|------------------------|----------------------|
| Mortgage Date   | 05/31/2016             | 08/29/2014             | 06/03/1987           |
| Mortgage Amt    | \$444,000              | \$150,000              | \$50,000             |
| Mortgage Lender | Bank Of The West       | Bank Of The West       |                      |
| Mortgage Type   | Conventional           | Conventional           | Private Party Lender |
| Borrower Name   | Buttner Oretta F Trust | Buttner Oretta F Trust | Buttner Donald       |

## Property Map



\*Lot Dimensions are Estimated



Courtesy of M Kathryn Longmaid, Bay Area Real Estate Services

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

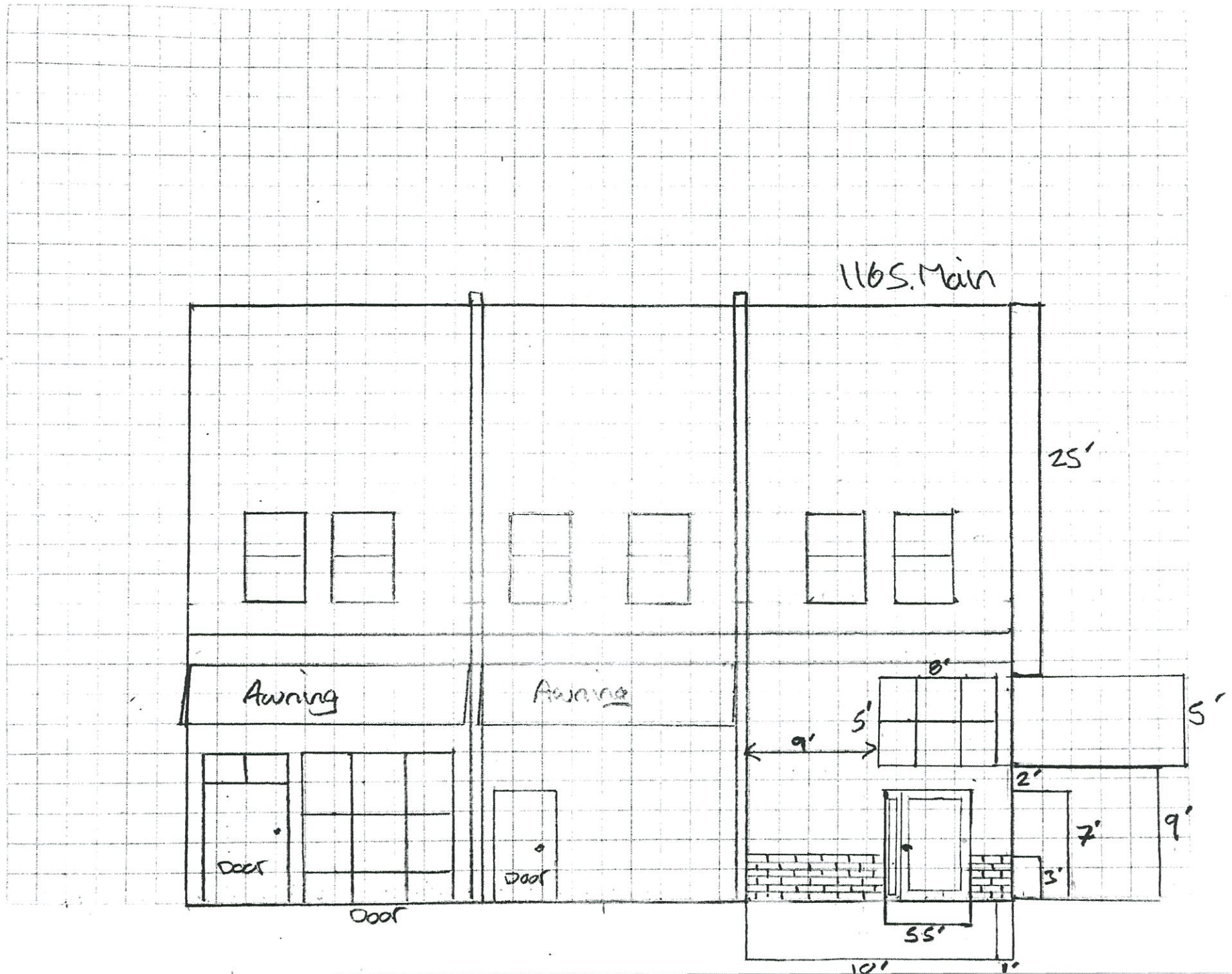
## Property Detail

Generated on 01/03/2018

Page 2 of 2



$$\square = 2'$$



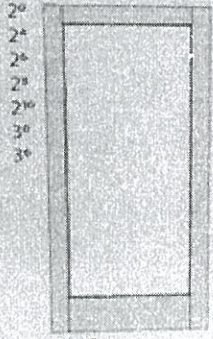
DOOR REPAIR SHOP  
 100 LLANO RD  
 SANTA ROSA CA 95407-8407  
 707-546-1800

er  
 ON

Ex

# French Doors - Vertical Grain Doug Fir

Fir



4501

Species: Douglas Fir  
 Thickness: 1-3/4"  
 Glass: 5/8" IG  
 Stiles: 2-15/16"  
 Top Rail: 5-1/2"  
 Bottom Rail: 11-3/4"  
 Sticking: **Ovolo**  
 All Measurements  
 Include Sticking



4701 SL

| Size       | Clear    | Open      |
|------------|----------|-----------|
| 2/0 X 6/8  | \$435.00 | Non-Stock |
| 2/4 X 6/8  | \$435.00 | Non-Stock |
| 2/6 X 6/8  | \$435.00 | \$375.00  |
| 2/8 X 6/8  | \$435.00 | \$375.00  |
| 2/10 X 6/8 | \$435.00 | Non-Stock |
| 3/0 X 6/8  | \$435.00 | \$375.00  |
| 3/6 X 6/8  | \$570.00 | Non-Stock |
| 3/0 X 7/0  | \$480.00 | Non-Stock |

| Size          | Clear    | C    |
|---------------|----------|------|
| 1/0 X 6/8-1/2 | \$340.00 | Non  |
| 1/2 X 6/8-1/2 | \$340.00 | \$32 |
| 1/6 X 6/8-1/2 | \$340.00 | Non  |

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*[Signature]*

Inbox (18)

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Brickform

Classic Serie

NewLook Q...

Water-based

Vermeere Ce...

Securehttps://www.completetile.com/products/ceramic/vermeere\_ceramics/ceramic\_tile/vermeere-ceramic-tile-sage-green-gloss-complete-tile-collec

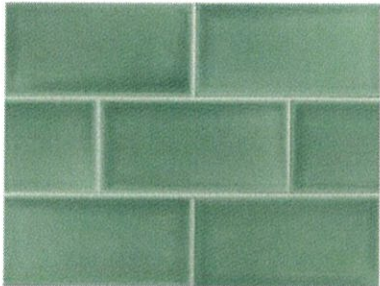
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VERMEERE CERAMIC TILE - SAGE GREEN - GLOSS

3" x 6" Manhattan Ceramic Subway Tile

Manhattan Series Ceramic Tile Features Crisp Edges And A Flat Surface. A Comparatively Economical Way To Achieve An Expensive Look, At A Fraction Of Our Competitor's Brand. Expertly made in the USA.



Ceramic Tile Specifications:

Mfr 199-C1-312-261

Color: Sage Green

Finish: Gloss

Thickness: 3/8"

Material: Ceramic

Size: 3" x 6" Manhattan Subway Tile

Other Finishes Available: Crackle

Availability: 3 to 4 Weeks

Also Available:  
See List of Tile Sizes Below,  
-and-,  
[Handmade Field Tile sizes](#)

Ceramic Tile Applications: Bathroom Walls, Shower Floors (matte finish), Shower Walls, Kitchen Backsplash, Kitchen Walls, \*Not for Floors with Shoe Traffic.

\* A full complement of molding and trim shapes are available [here](#)

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Video - Vermeere Ceramics: Ep1: Part1



Watch the Designing With Tile - Vermeere Ceramic Part 1

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Video - Vermeere Ceramics: Ep1: Part2



Subway Tile.jpg

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