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Donald J. Black
Lisa Yoshida
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July 2, 2021

**VIA E-MAIL only (nrogers@srcity.org, crogers@srcity.org,
ealvarez@srcity.org, jsawyer@srcity.org, hjtibbetts@srcity.org,
vfleming@srcity.org, tschwedhelm@srcity.org)**

Mayor Chris Rogers and Councilmembers
City of Santa Rosa City Council
Santa Rosa City Hall
100 Santa Rosa Avenue
Santa Rosa CA 95404

Re: 1900 Brush Creek Road
Lichau, Amber and Daniel
Hearing Date: July 13, 2021
Our File No.: 43501A

Dear Mayor Rogers and Councilmembers:

This firm represents Amber and Daniel Lichau. The matter involves an appeal of the Planning Commission's decision to uphold the Planning Director's determinations made during Planning review of a building permit, including compliance with the parcel's Final Map and required building setbacks and compliance with the City's Tree Ordinance tree removal requirements, both related to an as-built residential bedroom addition project.

In this letter, we take the opportunity to inform the Council on the background of the original construction of the addition and removal of the tree, and emphasize the soundness of the Director's determinations and the Planning Commission's decision.

Background

In July 2019, the Lichaos purchased their property at 1900 Brush Creek Road. The property is approximately one-half acre and, when they purchased it, was developed with a 1,836 square foot residence and detached garage. It is part of a three-lot subdivision established by final Parcel Map No. 609 recorded on June 11, 2002 (the "Final Map"), a copy of which is attached as Exhibit A. This young couple purchased their dream property with plans to add a simple 360 square foot (12'x30') master bath and bedroom to their modest home to accommodate their family, including two small children.

The Lichaus diligently hired consultants, including Ivan Rezvoy and Mike Robertson, Robertson Engineering, Inc., to assist them with the process and assure compliance with city codes and procedures. In 2019, Mr. Rezvoy prepared a Site Plan depicting the addition to the north side of the home adjacent to a shared driveway easement. (Exhibit B) In October 2019, Mr. Rezvoy had a phone conversation with City Assistant Engineer Jesus McKeag and followed up with an email explaining that the building envelope shown on Sheet 4 of the Final Map (Exhibit A) does not define the distance of its northern boundary from the property line and the Final Subdivision Report dated June 21, 2000 does not mention this boundary at all. Sheet 4 is “for informational purposes only, describing conditions as of filing and is not intended to affect recording interest.” (Note # 1, Exhibit A)

In a response email dated October 9, 2019, Mr. McKeag wrote, “[b]ased on the [Final] Map and Site Plan I don’t see that the Engineering division would object to the addition proposed. I am also addressing Monet who is our Counter Planner. Building setback lines are the purview of the Planning Division.” In an email dated October 15, 2019, City Planner Monet Sheikhali responded that: “Planning has reviewed your request and it has been determined that the new addition needs to comply with the required setbacks for R-1-15-SR zoning district per Section 20-22.050. No need to apply the setbacks [aka building envelope] being shown on the supplemental sheet” of the Final Map.” (A copy of this email thread is attached as Exhibit C.)

The Lichaus were ready to proceed. They were informed by a contractor that the Santa Rosa planning department was physically closed during Covid-19 and was providing limited services due to the pandemic as well as due to wildfires. This was reiterated by a neighbor who presented as assured and knowledgeable, and who further informed the Lichaus that they did not need to obtain a permit up front but they could build the addition according to code and obtain the permit afterwards. The Lichaus, who had no prior experience with building a home or addition, seeking permits, or a governmental land use authority, had no reason to believe otherwise, and fully intended on seeking the permit post-construction. Due to this misinformation, the Lichaus proceeded with construction of the addition, which required the removal of a redwood tree, without seeking a pre-construction building or tree removal permit from the City.

Once the addition was nearly completed, an individual submitted a complaint to code enforcement regarding the construction of the addition. A photo of the residence with the addition is attached as Exhibit D. The view is from the corner of Brush Creek Road and the driveway easement looking east. The addition starts

approximately three (3) feet to the left of the light that is mounted next to the window and ends before the fence, thus seamlessly connecting to the original house.

Legalization of the Addition

In an email dated December 7, 2020 and in response to the complaint, Chief Building Official Director Jesse Oswald advised the Lichaus that the addition complies with all applicable Zoning Code regulations and “to facilitate application for the legalization of the addition” planning staff determined the addition can be permitted and the building setback lines (aka building envelope) placed on Sheet 4 of the Final Map are not enforceable. Mr. Oswald advised the Lichaus to submit plans and specifications adhering to the “As-Built” process, pay additional fees due to the work without a permit, and pay a Stop Work Order Removal Fee. The Lichaus promptly complied.

Mr. Oswald further stated that planning staff determined that the tree that was removed would have been approved for removal in accordance with the Tree Ordinance and the Lichaus would be required to mitigate the loss of the tree. They accepted the option to pay an in-lieu fee of \$2,600 which payment will be used for tree-related educational projects and/or City planting programs. The Lichaus accepted the payment in-lieu mitigation. In addition, the Lichaus made a voluntary donation to the Redwood Forest Foundation.

The Lichaus accept they made a mistake, are fully cooperative with all of the City’s directives and, promptly submitted their extensive permit application including detailed photographic documentation of the building process.

The First Appeal

On December 14, 2020, neighbor Kathleen Parnell filed an appeal of the City’s December 7, 2020 determinations that the addition complied with the Zoning Code and the Final Map, and the tree removal would have been approved and would be mitigated pursuant to the Tree Ordinance. In his March 22, 2021 letter to the Planning Commission, Ms. Parnell’s attorney, Chris Skelton, stated two (2) reasons for the appeal: 1) the removal of the redwood tree and, 2) the construction of the bedroom addition. After several continuances of the Planning Commission hearing, on March 25, 2021, by a unanimous vote the Commission denied the appeal in its entirety.

The Second Appeal

On April 5, 2021, in a 65-page submission, Ms. Parnell filed an appeal of the Planning Commission's decision. The appeal form is accompanied by:

- A Separate Sheet laying out six (6) grounds for the appeal and six (6) specific actions Ms. Parnell asks this Council to take;
- An 11-page memorandum with exhibits;
- A copy of Mr. Skelton's 25-page letter to the Planning Commission; and
- The December 17, 2020 Appeal Application to the Planning Commission.

Appellant's 11-page memorandum is rambling; difficult to track; relies on speculative, nonsensical conclusions, and manufactured inconsistencies; and contains irrelevant, red herring statements of fact and factual inaccuracies. The following are just a couple examples, for illustration purposes only:

- Appellant states the "Planning Commission accepted an assertion that he Lichaus were unable to apply for a permit ..." and that they "did not know they needed permits." This is a mischaracterization. In fact, the Lichaus did not believe they were "unable" to apply for a permit and they knew they needed a permit but, as explained above, they were assured by a seemingly knowledgeable neighbor that it was impossible to obtain a permit that time due to the circumstances. The Lichaus thus underwent the process documenting each step along the way with a photographic record of the build process believing the neighbor's assurance they could, and planning to, obtain an as-built permit. Why would they painstakingly document the construction process with photographic evidence if they did not intend to seek an as-built permit?
- Here and in the proceedings below, Appellant attempts to portray Dan Lichau as an experienced contractor who formed some sort of premeditated scheme to avoid abiding by city code. Dan is not a general contractor and does not have a contractor's license. He is a part owner with a friend in a company named Lidolo, Corp., and the other owner is the qualifying individual for the company's Contractors State License Board license. Dan does not have and never did have his contractor's license and has no experience with building or pulling permits. In any event, Lidoli, Corp. has a certification for Hazardous Substance Removal and will focus on fire clean-up in cooperation with

the California Department of Forestry and Fire Protection (Cal Fire), however, the company has engaged in no business transactions to date.¹

The memorandum is further riddled with statements that beginning with “I believe” and purporting a conclusion. Appellant’s beliefs in this context — as to city processes, staff’s reasoning and determinations, the Lichaus experience in home building, staff’s and the Lichaus’ intentions, home value added by the removed tree — are not relevant, evidence, persuasive, or conclusive.

Only the Tree Mitigation Issue is Appealable to the City Council

The tree mitigation decision is the only issue appealable to the Council.

The appeal was processed in accordance with Santa Rosa City Code Section 20-62.030, a part of “Chapter 20-62 APPEALS” which contains 3 code sections. Section 20-62-010 sets forth the purpose of the Chapter is to “establish[] procedures for the appeal and review of decisions and determinations of the Director, Zoning Administrator, DRB, CHB, and Commission.” Section 20-62.020 states “A determination or decision by the Director may be appealed to the DRB, CHB, Commission, or Council as applicable to the decision.” Section 20-62.030 provides:

¹ Appellant’s attorney below further accused the Lichaus of lying about their lack of knowledge about having to obtain a permit prior to construction and went so far as to characterize Mr. Lichau as duplicitous. Mr. Lichau is a Napa County Deputy Sheriff and veteran of four (4) tours of duty in the Iraq and Afghanistan wars as a special operations medic in the army rangers. Mr. Lichau received two (2) Purple Hearts for his service to this country. Mrs. Lichau is a nurse at Kaiser and has been on the front lines of the pandemic for over a year. In addition to these essential workers working full-time during the pandemic and raising two children, Mrs. Lichau’s father passed away leaving them to take the helm of a small business that remained open during the pandemic.

The reality is that the Lichaus were given misinformation, reasonably relied on it, and erroneously, and innocently, acted thereupon. The reality is that the Lichaus have made every effort to correct their mistake, which efforts are sanctioned by city code, staff, and processes, at great personal expense – in fact, at more expense than they would have incurred had they not made the initial mistake.

Any action by the Director, Zoning Administrator, DRB, CHB, or the Commission in the administration or enforcement of the provisions of this Zoning Code may be appealed by any aggrieved person in compliance with this Chapter.

(§ 20-62.030.A.) Table 6-1 in section 20-62.030 lays out the Appeal Review Authority based on the Permit Type. The Permit Types include Tree Permits but do not include determinations related to compliance of a building permit application with a Final Map and building setbacks.

The review authority for a Tree Permit is the Director, the appeal body is the Planning Commission, and the applicable City Code section is 17-24.090. Section 17-24-090 is a part of Chapter 17-24 entitled Trees, and allows Director decisions made under that chapter to be appealed to the Planning Commissions and then to the City Council. There is no authority allowing for review of compliance of a building permit application with a Final Map and building setbacks. Appellant is entitled only to an appeal of the tree permit mitigation issue.

Removal of the Redwood Tree

Appellant lists as her ground for appeal for the tree mitigation issue as follows: “The City also abused its discretion in January 2021 by approving an in-lieu fee petition as mitigation to the illegal heritage tree removal permit.” (Appeal, Separate Sheet, p. 1) She requests the City

Enforce Chapter 17 of the Municipal Code by requiring appropriate mitigation for the illegal heritage tree removal. This measure of mitigation may come in the form of a replacement planting plan, in lieu fee, and/or plant appraisal by a qualified professional to determine the value of the tree that was illegally removed.

(Appeal, Separate Sheet, p. 1) The City imposed exactly what appellant is requesting. The removal of the single redwood tree will be mitigated according to city code in that the Lichaus will pay a \$2,600 in lieu fee to the Tree Mitigation Fund. This is precisely what is required by the code and is within the options suggested by appellant.² Appellant otherwise fails to make a convincing case

² In the proceedings below, Mr. Skelton requested an increase in the mitigation fees by four (4) times. This request has no basis in law or logic. Mr. Skelton’s implied one homeowner’s erroneous removal of one redwood tree on their property off of Brush Creek Road will unleash an avalanche of other homeowner’s disregarding the

regarding the removal of the single redwood tree. She makes no showing the redwood tree “added to the scenic quality of Brush Creek Road.” (Appeal, Memorandum, p. 6)

In any event, the in lieu fee complies with City Code Section 17-24.050(C)(3) which provides that the City may accept an in-lieu payment of if the development site is inadequate in size to accommodate the required amount and size of replacement trees, as is the case here. The in lieu fee funds trees to be planted on public property with the approval of the Director of the Recreation and Parks Department.

Appellant further requests the City impose a two-year moratorium on any additional permits on this property, including the bedroom addition. City Code Section 17-24.140(C)(3) provides, in relevant part,

The owner or occupant of any property on which a violation of the provisions of this chapter was committed, if such violation was committed by the owner or a lawful occupant thereof, or committed with the permission or consent of either such person, shall be denied, for a period of two years from the date of the City’s discovery of such violation, any approval or permit which otherwise might have been issued by the City for the development or further improvement of such property.... The provisions of this section shall not apply to any approval or permit which is needed or required to maintain the health or safety of those occupying existing improvements on the property.

The moratorium was not meant to apply to this type of situation. As determined by the Director, the tree removal would have been approved in a pre-construction application process, per Section 17-24.140(C) and, thus, there is no “violation” as contemplated by the enforcement provisions in Article VII of the tree ordinance.

In any event, a moratorium cannot logically and fairly be applied here. It is a remedy that is out of proportion to the situation. The addition would needlessly remain empty and unfinished and potentially create safety issues based on its unmaintained and potentially dilapidated condition. The addition requires plumbing, electrical, and completed flooring work.

tree ordinance and, thus, such a punitive penalty is warranted. Such a conclusion is unsupported.

Finally, appellant requests the Council impose a draconian order requiring the removal of the bedroom addition. She suggests the value of the construction at \$40,000 can be recouped by salvaging materials for future use on this property or by selling them to recover some of the costs. Why press for her neighbors to demolish a new addition to their family home (which will not bring back the tree), and while acknowledging the possibility of future construction on the property? This request cements appellant's motives as punitive.

Setbacks and Building Envelope

While the parcel map and set back issue cannot be appealed, we address it briefly here for completion. The additional information on Sheet 4 of the parcel map "is for informational purposes, describing conditions as of the date of filing, and is not intended to affect record title interest." (Gov. Code § 66434.2; City Code section 19-32.150). It does not override required setbacks as set forth in the city code. City Code section 20-22.050 sets forth the required setbacks for the R-1-15-SR Zoning District, and section 20-28.050 establishes the scenic road setbacks. City staff agrees with this interpretation, and the addition complies with all requirements.

In sum, the Lichaus are in agreement with and support the City's determination that the addition can be permitted and the loss of the tree has been properly mitigated. The Lichaus are prepared to move forward with finalizing the construction of this modest addition to their family home, complying with all requirements, and respectfully request this Council deny the appeal in its entirety.

Thank you for your considered attention to this matter.

Sincerely,

Rose M. Zoia

Rose M. Zoia

Encl.

cc: Amber and Dan Lichau
Andrew Trippel
Bill Rose
Sue Gallagher
Tony Cabrera

CITY ENGINEER'S CERTIFICATE

I, Anthony A. Cabrera, City Engineer, in and for the City of Santa Rosa, State of California, have examined the map of this subdivision and found it to substantially conform to the tentative map approved June 21, 2000, and any approved alterations thereof. The applicable conditions of approval of the Tentative Map, the State Subdivision Map Act and the applicable provisions of Title 19 of the Santa Rosa City Code and am satisfied that the map is technically correct. I hereby approve the subdivision shown upon this map and accept, subject to improvement, for public use the public utility easement, public sewer easement, and relinquishment of vehicular access rights, as shown on said map, within said subdivision, including all public facilities as shown on City Engineer drawing number 2002-30.

Dated 5/30, 2002

Anthony A. Cabrera
Anthony A. Cabrera, P.L.S. 7332
City Engineer, City of Santa Rosa
State of California
Expires 12-31-2005



SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Michael G. Dehnert in July, 2000. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any, and monuments shown hereon will be set within one year from the date of filing of this map and said monuments are or will be sufficient to enable the survey to be retraced.

Mike Buti
MIKE BUTI
Licensed Land Surveyor LS 5092
Expires 6-30-03



COUNTY CLERK'S CERTIFICATE

I certify that all bonds, money or negotiable bonds required under the provisions of the Subdivision Map Act to secure payment of taxes and assessments have been filed with, and approved by, the Board of Supervisors of the County of Sonoma, namely; bond(s) under Government Code Sections 66493(a) and 66493(c) in the sums of \$5,600.00 and \$0, respectively.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal this 7th day of June, 2002.

Cecilia Davis
Clerk of the Board of Supervisors
County of Sonoma
State of California

CITY AUDITOR'S CERTIFICATE

I, Ronald L. Bosworth, Director of Administrative Services in and for the City of Santa Rosa, State of California, do hereby certify that there are no special assessments against said tract of land that are unpaid except for special assessments estimates to total \$0 which constitute a lien against the property but which are not yet due and payable and can or maybe paid in full

Dated 5/24, 2002

Ronald L. Bosworth
Ronald L. Bosworth
Director of Administrative Services
City of Santa Rosa
State of California

RECORDER'S CERTIFICATE

Filed this 11th day of June, 2002, at 13:37 P.M. in Book 435 of Maps, Page 47, at the request of Anthony A. Cabrera, City Engineer, City of Santa Rosa.

Evet Lewis
County Recorder
County of Sonoma, State of California

Fee: \$ 14.00

Document No. 02-90208

COUNTY TAX COLLECTOR'S CERTIFICATE

According to the records in the office of the undersigned, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal of local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes not yet payable. My estimate of taxes and special assessments collected as taxes not yet payable is \$5,600.00.

The land in said subdivision is not subject to special assessment or bond which may be paid in full.

Dated: 6/7/02

Mary Papenhuisen, Deputy
Tax Collector
County of Sonoma, State of California

OWNER'S STATEMENT

We hereby state that we are the sole owners of and have the right, title and interest in and to the real property included within the subdivision shown upon this map and are the only persons whose consent is necessary to pass clear title to said property and we consent to the making and filing of said map of the subdivision shown within the border lines and hereby dedicate for public use the public utility easement, public sewer easement, and relinquishment of vehicular access rights, as shown on said map within said subdivision.

Michael G. Dehnert
Michael G. Dehnert

Sharon T. Dehnert
Sharon T. Dehnert

NOTARY PUBLIC CERTIFICATE

State of California s.s.
County of Sonoma

On March 26, 2002 before me, E. Mantey, a Notary Public in and for said County and State, personally appeared

Michael G. Dehnert and Sharon T. Dehnert personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instruments and acknowledged to me that he/she/they executed the same in his/she/their authorized capacity(ies), and that by his/she/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand

Signature E. Mantey

Commission No. 1183881 Commission Expires. 5/26/02

RECORD TITLE INTEREST NOTE

Signatures of owners of the following easements have been omitted under the provisions of section 66445 of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and such signatures are not required by the governing body:

NAMES	RECORDED	NATURE OF EASEMENT
PG & E AND PACIFIC BELL	1993-0091035	UNDERGROUND UTILITIES
MARY DEADMAN	2001-149532	DRAINAGE, ROAD & UTILITIES
TIMOTHY FAWCETT	2002-016716	DRAINAGE

TRUSTEE'S CERTIFICATE

GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., a California corporation as trustee under Deed of Trust recorded December 31, 2001 as instrument No. 2001-181130, Official Records of Sonoma County, hereby consent to the making and filing of this map.

GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., a California corporation

By: Nett Sanders and Doris Carmier

NOTARY PUBLIC CERTIFICATE

TEXAS
State of California s.s.
County of Sonoma

On APRIL 30, 2002 before me,

JEAN CRIST YATES
a Notary Public in and for said County and State, personally appeared

NETT SANDERS
DORIS CORMIER

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instruments and acknowledged to me that he/she/they executed the same in his/she/their authorized capacity(ies), and that by his/she/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand

Signature Jean Crist Yates

Commission No. 124074615 Commission Expires. 12-20-2005

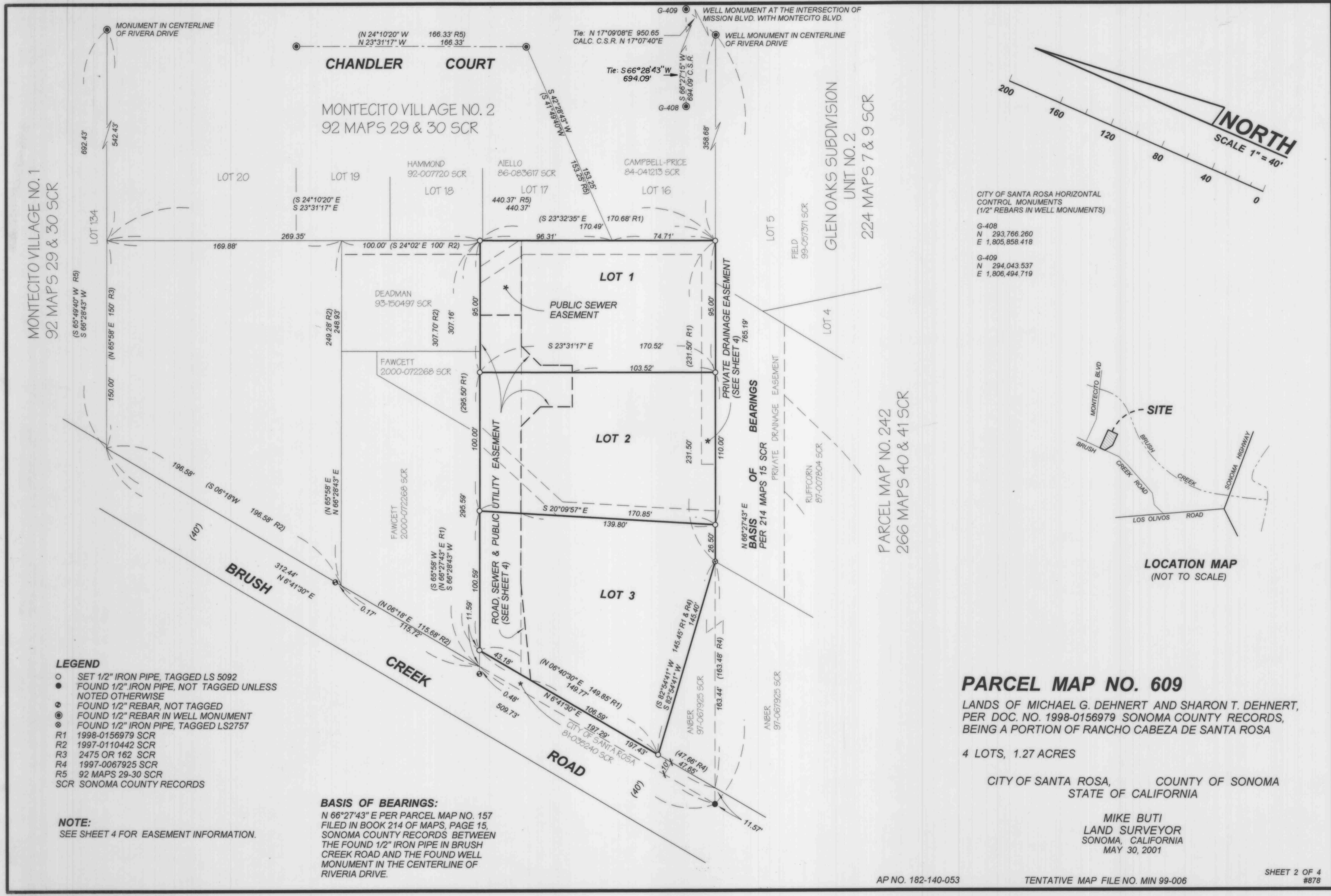
PARCEL MAP NO. 609

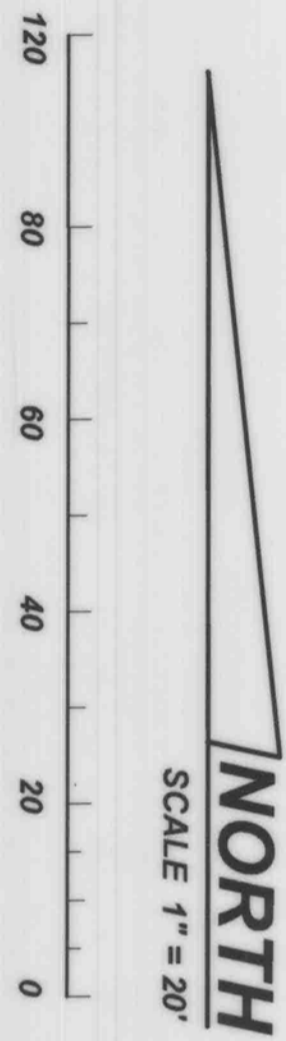
LANDS OF MICHAEL G. DEHNERT AND SHARON T. DEHNERT, PER DOC. NO. 1998-0156979 SONOMA COUNTY RECORDS, BEING A PORTION OF RANCHO CABEZA DE SANTA ROSA

4 LOTS, 1.27 ACRES

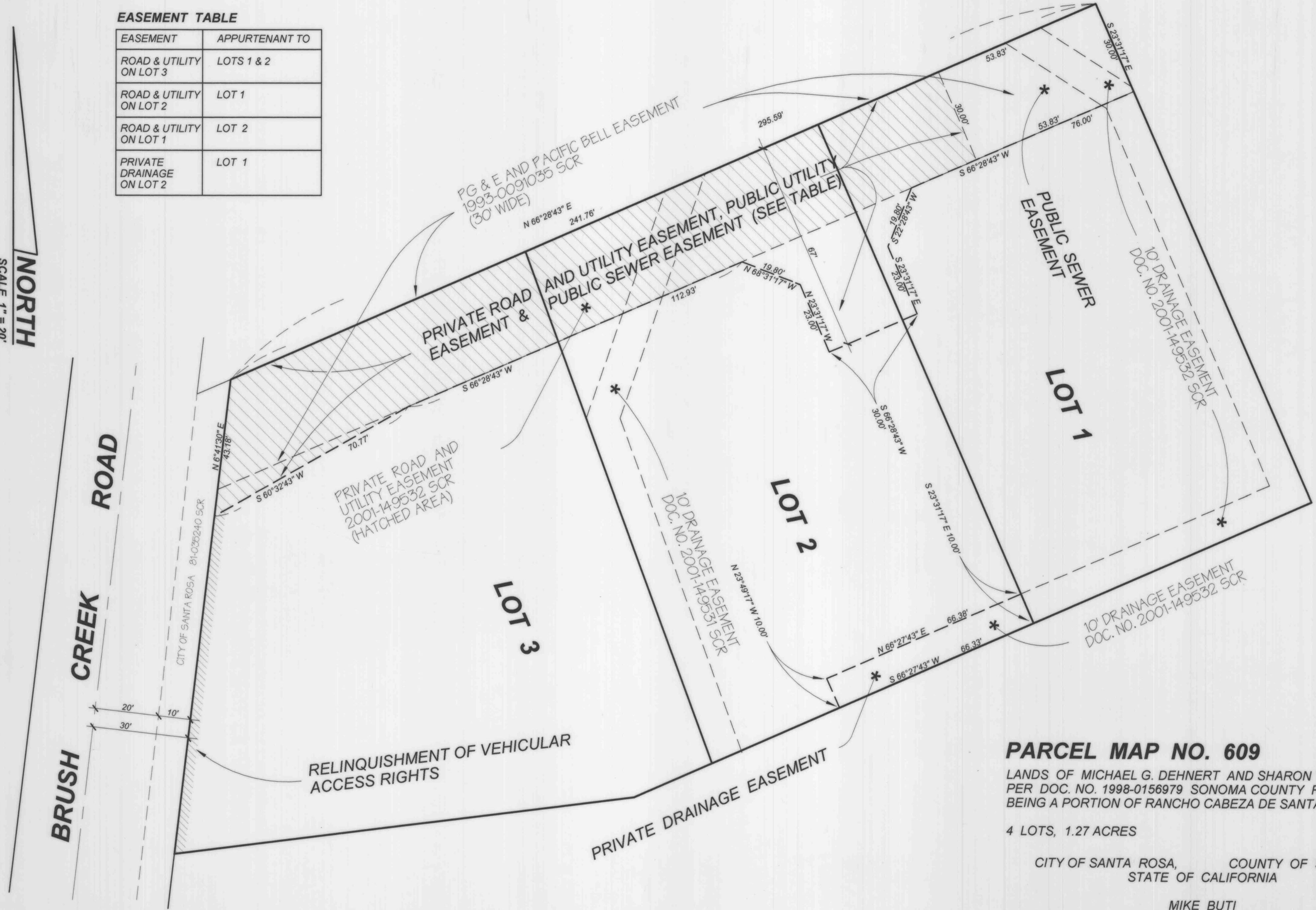
CITY OF SANTA ROSA, COUNTY OF SONOMA
STATE OF CALIFORNIA

MIKE BUTI
LAND SURVEYOR
SONOMA, CALIFORNIA
MAY 30, 2001





EASEMENT	APPURTENANT TO
ROAD & UTILITY ON LOT 3	LOTS 1 & 2
ROAD & UTILITY ON LOT 2	LOT 1
ROAD & UTILITY ON LOT 1	LOT 2
PRIVATE DRAINAGE ON LOT 2	LOT 1



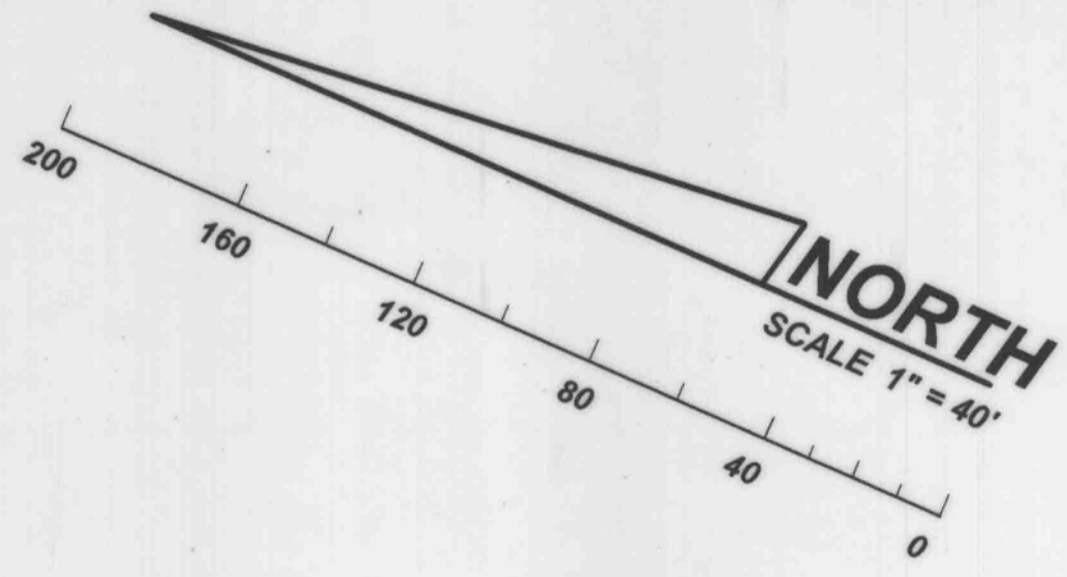
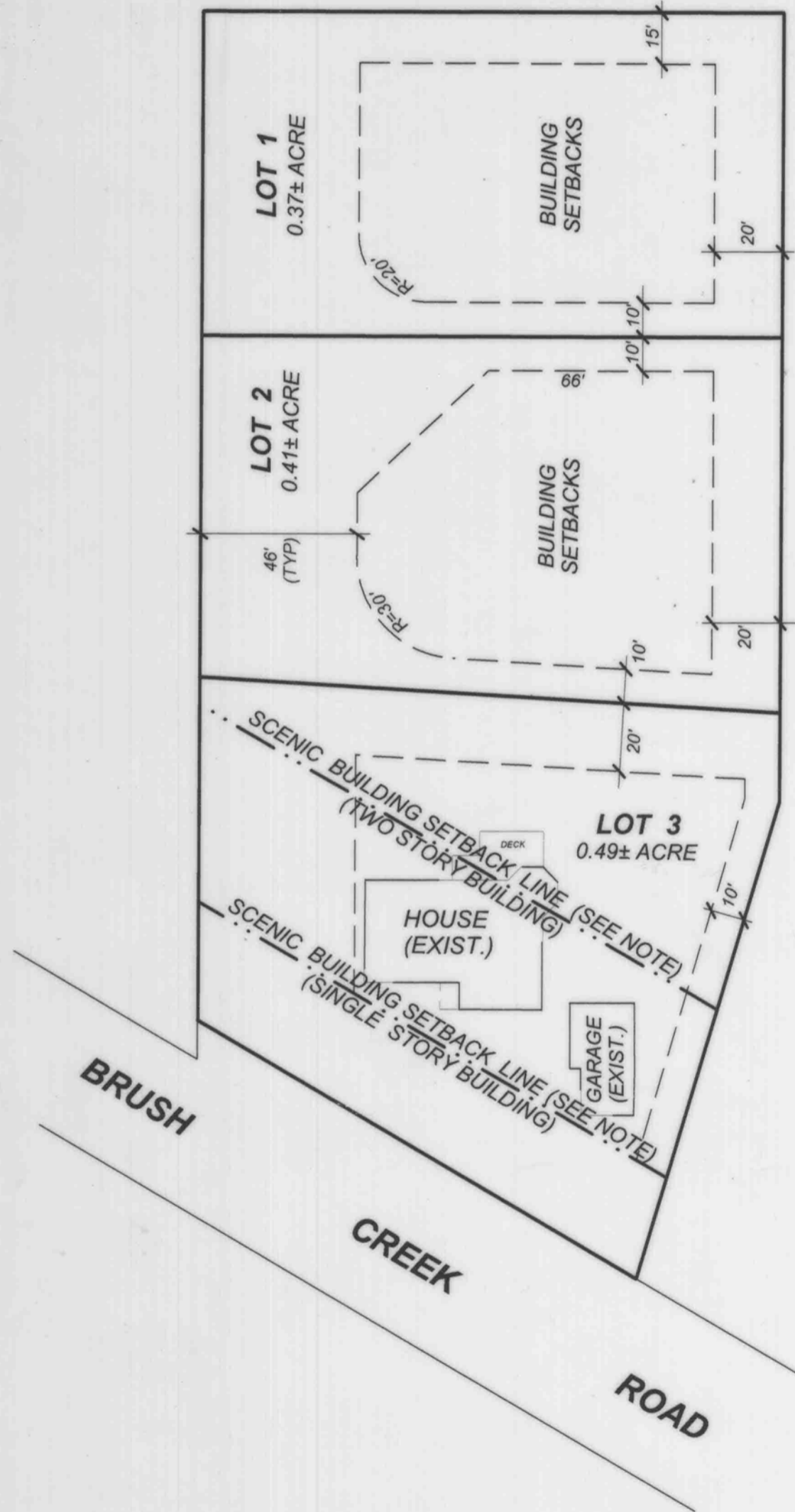
PARCEL MAP NO. 609

LANDS OF MICHAEL G. DEHNERT AND SHARON T. DEHNERT,
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4 LOTS, 1.27 ACRES

CITY OF SANTA ROSA, COUNTY OF SONOMA
STATE OF CALIFORNIA

MIKE BUTI
LAND SURVEYOR
SONOMA, CALIFORNIA
MAY 30, 2001



SCENIC BUILDING SETBACK NOTE:
 FRONT SETBACKS FOR ONE STORY STRUCTURE SHALL BE 50 FEET FROM EDGE OF BRUSH CREEK ROAD PAVEMENT AND 100 FEET FOR TWO STORY PORTION OF THE STRUCTURE.

NOTES:

- 1) THIS SHEET IS FOR INFORMATION PURPOSES ONLY, DESCRIBING CONDITIONS AS OF FILING AND IS NOT INTENDED TO AFFECT RECORDING INTEREST.
- 2) DEMAND FEES, METER INSTALLATION FEES AND PROCESSING FEES REQUIRED BY THE CITY MUST BE PAID BY THE APPLICANT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 3) THIS INFORMATION IS DERIVED RECORDS AND REPORTS AND DOES NOT IMPLY THE CORRECTNESS OF SUFFICIENCY OF THESE RECORDS BY THE PREPARER OF THIS DOCUMENT.
- 4) THIS PROJECT IS SUBJECT TO THE LATEST ADOPTED ORDINANCES, RESOLUTIONS, POLICES AND FEES, INCLUDING BUT NOT LIMITED TO SCHOOL IMPACT FEES, AND TRAFFIC SIGNAL PARTICIPATION FEES ADOPTED BY THE CITY COUNCIL AT THE TIME OF THE BUILDING PERMIT REVIEW AND APPROVAL.
- 5) A PUBLIC EASEMENT SHALL BE PROVIDED FOR PUBLIC UTILITY MAINS OUTSIDE OF THE PUBLIC RIGHT OF WAY. THE WIDTH OF THE EASEMENT SHALL BE EQUAL TO TWICE THE DEPTH OF THE MAIN OR 15 FEET WIDE FOR A SINGLE UTILITY AND 20 FEET FOR MULTIPLE UTILITIES, WHICHEVER IS GREATER, AND SHALL BE CENTERED OVER THE FACILITY. THE EASEMENT SHALL BE CONFIGURED TO INCLUDE ALL PUBLICLY MAINTAINED APPURTENANCES AND STRUCTURES. NO SURFACE STRUCTURE INCLUDING BUT NOT LIMITED TO ROOF EAVES, DECKS OR POOLS MAY ENCROACH INTO THE EASEMENT. FOOTING AND FOUNDATIONS MAY ENCROACH INTO THE ONE TO ONE LINE FROM THE PIPE DEPTH TO THE TOP OF GRADE IF APPROVED IN WRITING BY THE CHIEF BUILDING OFFICIAL AND THE DIRECTOR OF UTILITIES.
- 6) REDUCTION IN THE EASEMENT WIDTH MAY BE ALLOWED WITH WRITTEN APPROVAL BY THE DIRECTOR OF THE UTILITIES DEPARTMENT. TREES MAY NOT BE PLANTED WITHIN 10' OF A PUBLIC SEWER MAIN. THE CITY UTILITIES DEPARTMENT WILL NOT BE RESPONSIBLE FOR REPAIRS OR REPLACEMENT OF LANDSCAPING IN PUBLIC SEWER MAIN EASEMENTS.
- 7) THE STATIC WATER PRESSURE FOR THIS PROJECT IS APPROXIMATELY 80-90 PSI. INDIVIDUAL PRESSURE REGULATORS ARE REQUIRED ON ALL LOTS.
- 8) LOTS 1, 2 AND 3 ARE SUBJECT TO A JOINT MAINTENANCE AND ACCESS DECLARATION TO BE RECORDED CONCURRENTLY WITH THE MAP.

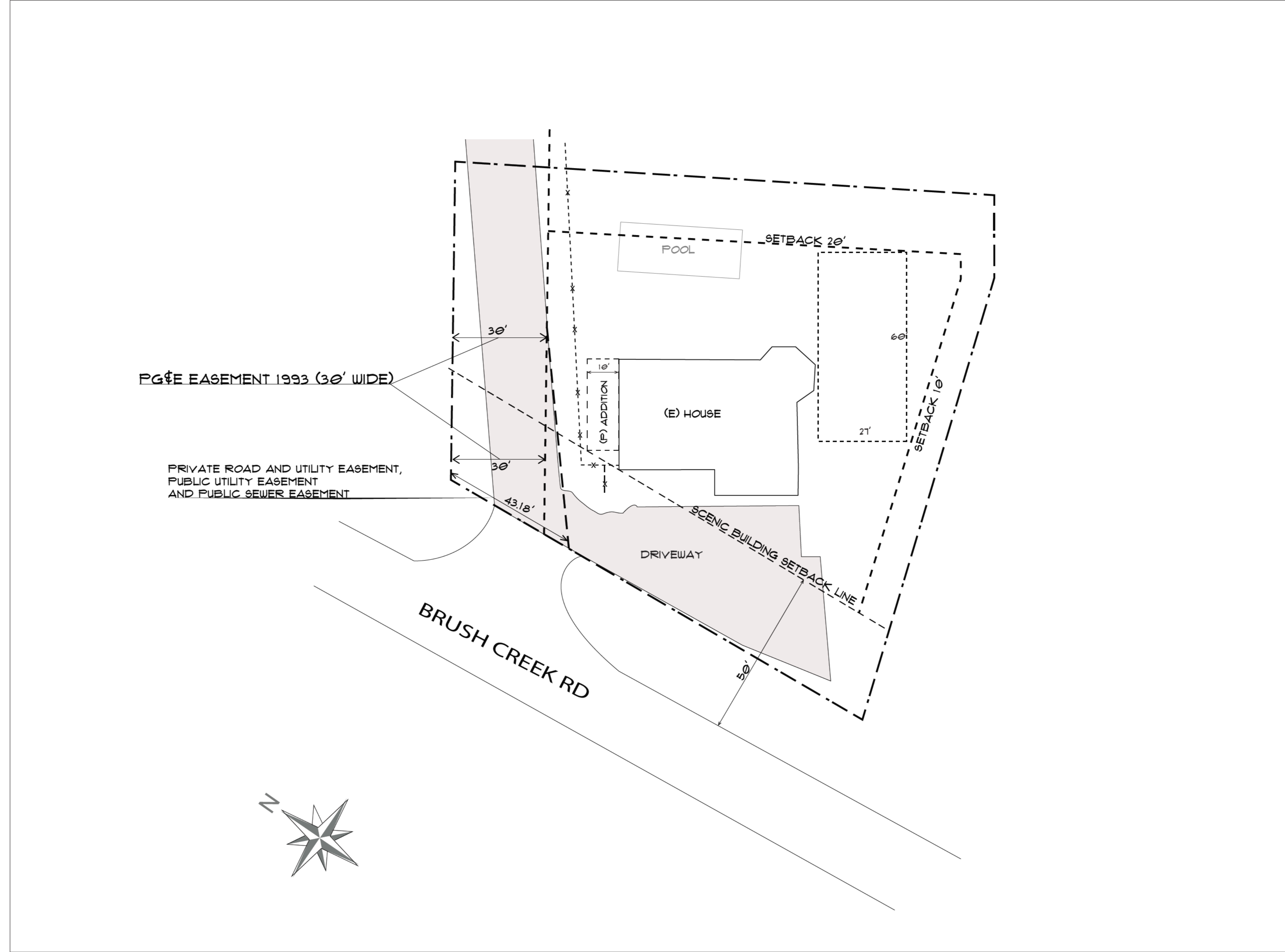
**"SUPPLEMENTAL INFORMATION AFFECTING"
 PARCEL MAP NO. 609**

LANDS OF MICHAEL G. DEHNERT AND SHARON T. DEHNERT,
 PER DOC. NO. 1998-0156979 SONOMA COUNTY RECORDS,
 BEING A PORTION OF RANCHO CABEZA DE SANTA ROSA

4 LOTS, 1.27 ACRES

CITY OF SANTA ROSA, COUNTY OF SONOMA
 STATE OF CALIFORNIA

MIKE BUTI
 LAND SURVEYOR
 SONOMA, CALIFORNIA
 MAY 30, 2001



SITE PLAN
SCALE 1"=20'

EXHIBIT C

[REDACTED]

[REDACTED]

[REDACTED]

From: "Sheikhali, Monet" <msheikhali@srcity.org>
Date: October 15, 2019 at 4:56:32 PM PDT
To: "McKeag, Jesus" <JMcKeag@srcity.org>, "irezvoy@gmail.com" <irezvoy@gmail.com>
Cc: Tom Lynch <tlynch@sonic.net>, Amber Lichau <Lichau.amber@gmail.com>
Subject: RE: [EXTERNAL] Setbacks at 1900 BRUSH CREEK RD, SANTA ROSA, 95404

Ivan,

Planning has reviewed your request and it has been determined that the new addition needs to comply with the required setbacks for R-1-15-SR zoning district per [Section 20-22.050](#). No need to apply the setbacks being shown on the supplemental sheet.

Let me know if you have any further questions,

Monet Sheikhali | City Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543- 4698 | Fax (707) 543-3269 | msheikhali@srcity.org

email signature cropped


Counter Hours

Monday/Tuesday/Thursday: 8 a.m. – 4:30 p.m.

Wednesday: 10:30 a.m. – 4:30 p.m. (No new permits are accepted after 3:30 p.m.)

Friday: 8 a.m. to noon (No new permits are accepted after 11:00 a.m.)

From: McKeag, Jesus <JMcKeag@srcity.org>
Sent: Wednesday, October 09, 2019 1:35 PM
To: 'irezvoy@gmail.com' <irezvoy@gmail.com>; Sheikhali, Monet

<msheikhali@srcity.org>

Cc: 'Tom Lynch' <tlynch@sonic.net>; 'Amber Lichau' <lichau.amber@gmail.com>

Subject: FW: [EXTERNAL] Setbacks at 1900 BRUSH CREEK RD, SANTA ROSA, 95404

Mr. Rezvoy,

Sorry for the delay in my response. Based on the Map and Site Plan I don't see that the Engineering division would object to the addition proposed. I am also addressing Monet who is our Counter Planner. Building setback lines are the purview of the Planning Division.

Monet,

Can you look at Mr. Rezvoy's Site Plan and comment?

From: Ivan Rezvoy [<mailto:irezvoy@gmail.com>]

Sent: Tuesday, October 8, 2019 6:27 PM

To: McKeag, Jesus <JMcKeag@srcity.org>

Cc: Tom Lynch <tlynch@sonic.net>; Amber Lichau <lichau.amber@gmail.com>

Subject: [EXTERNAL] Setbacks at 1900 BRUSH CREEK RD, SANTA ROSA, 95404

Hello, Mr. McKeag

This is to follow up on my phone call regarding the setbacks as they are shown on the Final Map for the property at 1900 Brush Creek Rd. AP# 182-140-056
The final map (see link below) shows the private road and utility easement of 30' from the northern property line of the parcel 182-140-056. This setback allows for 10'x29' footprint addition to the northern side of the existing house (see attached Site Plan).

The building envelope, established with the recordation of the final map (see sheet 4 of the Final Map) does not define the distance of its northern boundary from the property line. Final Subdivision Report of June 21, 2000 does not mention this boundary at all. Please advise whether we can proceed with planned improvements as they are shown on the Site Plan, or should we apply for the modification of the building envelopes designated on the parcel .

Here is the link for Final

Map: http://imaps.srcity.org/img/PW_Docs/PDF_Combined/2002-0071.pdf

The property is zoned R-1-15-SR (Single Family Residential- Scenic Road).

Sincerely,

Ivan Rezvoy,
415 279 9055

EXHIBIT D

