

REVISED PROJECT DESCRIPTION SUMMARY OF INFORMATION

SB 330 – Preliminary Application Checklist

We hereby request approval of a planning submittal from previous SB330 approval to reserve by right a development 65 Lasker Lane APN 144-470-007, 1.81 acres 78,843.6 sq. ft. hillside lot.

BACKGROUND

The parcel is part of a long history of the Cotati Land Company and is a remainder lot originally abutting Old Redwood Highway before widening it. Assessor records show an existing 2089 sq. ft. residence with garage, deck and patios serviced by a domestic and agricultural well, still recognized by state Water Resource maps. The parcel was originally a portion as a 7 plus acre parcel. In 1977, the owner, Weiss had a parcel map dividing the parcel into four lots, with a private driveway to Old Redwood Highway. The subject parcel being Lot 4. The parcels 1,2,& 3 were conveyed to Hassold with a reserve road and utilities in easement over all properties to the remaining Weiss parcel (See deed Weiss to Hassold). A road maintenance agreement was recorded for all owners using the access from Redwood Highway terminating on the subject parcel.

When Lasker Knolls Subdivision occurred, the Moore family owned the subject parcel a remainder lot which was part of the Bedford survey and grading plan approved by the city in 1989. At the time the subject parcel was served by a septic system, which was abandoned sewer connection to (n)sewer shortly thereafter. Stormwater service 10-foot easements were granted to the Moore's property on Lasker adjoining owners and Honor parcel 68. Storm and sewer easements traversed the adjoining parcels and sewer and water were made available to the subject parcel. The neighboring property owner, Lombardi at 45 Lasker entered into a Lot Line Adjustment agreement that granted additional land to the subject parcel. Lombardi subsequently sold his parcel to the owner of the subject parcel. The current owner and applicant held a trust deed for 65 Lasker to buy 45 Lasker. In 2007 to 2019, the parcel had a six-unit tentative map approved when the owner of the project died. The original investor (applicant today) had to go through probate and foreclosure delays to recapture original ownership, and proceed with development during COVID restrictions and more delays. The current applicant was granted the subject parcel 65 Lasker. The city staff informed the owner that the rules had been changed by the state housing laws, and that it was possible to increase the density by new state laws. During our submittal preparation, the rules continued to change, and we were adapting in a spirit of cooperation and we shifted directions to adhere to as many rules as we feasibly could meet.

In February 2024, we received approval for an SB 330 Development by right, and have expended a great deal of time and costs to develop the revised submittal based on documents we uncovered documents not originally available to the previous owner or his engineers. This includes the Bedford Survey (1989) showing trees, grading fill to be received by the subject parcel, storm drain and sewer easements and connections, and final approvals of negative

declarations. The discrepancies were resolved with the Ray Carlson site survey and a revision of the design took into consideration the two and half feet of fill changing the actual height of the subject parcel's elevation. We have retained the services of BC Engineering and the PJC Geotech to correct the submittal to include this newly discovered information. We support the woonerf concept the City adopted and we found it useful in the redesign since our original SB 330 approval.

PROJECT DESCRIPTION

We hereby seek approval of a 13-lot subdivision for 11 units 2 density bonus affordable median income rental unit, an affordable, manager's quarters, and affordable farmworker accessory dwelling on Lot 10 as an alternative to the density bonus requirement. Each of the eleven lots will have an attached accessory dwelling and an attached junior accessory dwelling. Proposed design and uses SB 330 development with bonus units offer mixed affordability, while reducing grading and construction costs. Onsite manager and farmworker rental on Lot 10 reduces the need for daily car trips and leaves one rental for median income.

Lot 13 contains the Common outdoor fields, orchards, walkways/bike path, pervious and impervious woonerf serves multi-use ingress/egress and also as an emergency fire access. The 2-Story octagonal community Multipurpose building will have catering prep kitchen area and 2 bathrooms and a covered outdoor pavilion on second floor. Bridge to the ridge provides and ADA access to community building and the emergency fire lane, while the understory provides year-round enjoyment areas on terraced slopes. The Permaculture Artisan orchards can slow stormwater runoff and also provide bio-retention and ambient outdoor experiences with screening from neighboring homes, served by existing domestic/agricultural well and greywater system. The rear fire lane serves as a strategic prevention break of brush fires from the west hillside, and the removal of fire hazardous trees can make the area more defensible if fire equipment can access the rear of the subject parcel.

The revised SB 330 Submittal removed the vertical grow ag-building and provides for 12 private grow walls between rooftop decks, eliminating 1389 SF of lot coverage, while providing private edible herb and vegetable gardens to each residence. This allowed us to increase community building and outdoor common grow areas.

SCOPE OF WORK

Property size is 1.81 acres 78,843.6 SF

22,257 SF building footprint 28% site coverage

OVERALL PRIVATE PATIO/DECKS 7,968 SF

FLOOR AREA RATIO CALCULATION Lot Coverage 43,112 SF 54.6% on terraced 2-story structure

(6) MODEL A	1,531 SF
MAIN UNIT 3 BD/2 BA	
Lower 688 SF	
Upper 843 SF	
ADU 1 BD/1BA 717 SF	1,138 SF
JADU 1 BD/1BA 421 SF	
Subtotal	2,669 SF
Garage & Utility	700 SF
Overall floor area	3,369 SF

(6) MODEL B	1,678 SF
Main Unit 3BD/2.5BA	
Lower 733 SF	
Upper 945SF	
ADU 1 BD/1BA 711 SF	
JADU 1BD/1BA 444 SF	
Subtotal	2,833 SF
Garage & Utility	408 SF
Overall floor area	3,241SF

COMMUNITY BUILDING	3,356
Lower 1,678 SF	
Upper Open Pavilion 1,678	
Garden Shed	96

Two common receptacle enclosures shown on site plan.
Private receptacle enclosures per lot shown on site plan.
7, 968 open patios, decks or balconies are not counted in floor area ratio
Garages, driveways and decks, patios exempt from floor area ratios.

HEIGHT OF BUILDINGS

MODEL A Plate Height (Vaulted ceilings)

Level 1 8'
Level 2 17'6"
Top of Roof 24'

MODEL B Plate Height (Vaulted ceilings)

Level 1 8'
Level 2 17'6"
Top of Roof 21' 3"

COMMUNITY BUILDING Plate Height 20'6"

Roof Height 29.2"
Cupola 34'3"

GARDEN SHED Plate Height 8'
Roof Height 10'

Arbors added to allow additional landscape screening for neighboring homes.
Each rooftop deck has privacy vertical garden wall designed between units.

Overall outdoor Visitor parking space coverage 2200 SF
Outdoor common parking areas with ADA 10x14 space.

Common permeable walkways, bike/orchard access paths shown on site plan.
x Property lines, yards, setbacks per SB330 4ft rear/side yd allowance.

Trees.

See arborist report for 2019 Approved Tentative Map of existing trees. An updated arborist report will be revising landscape and agricultural trees as part of the Permaculture Artisan report during completion of SB330. A tree removal permit is requested to remove Non-native eucalyptus in Fire access lanes to reduce fire hazard. All plantings will keep 15 ft height clearance on fire access areas.

All (e) redwood trees to remain along Lasker Lane private road and along prolongation of Honor Place adjoining cul-de-sac and neighboring parcels. Existing white oak to be relocated or units redesigned to conserve tree with consultation with arborist. Existing live oak to remain, and may be trimmed to preserve height clearance at fire access, under consultation with arborist.

Watercourses, storm drains, creeks streams, wetlands (as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993) or as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations), or other resources that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.

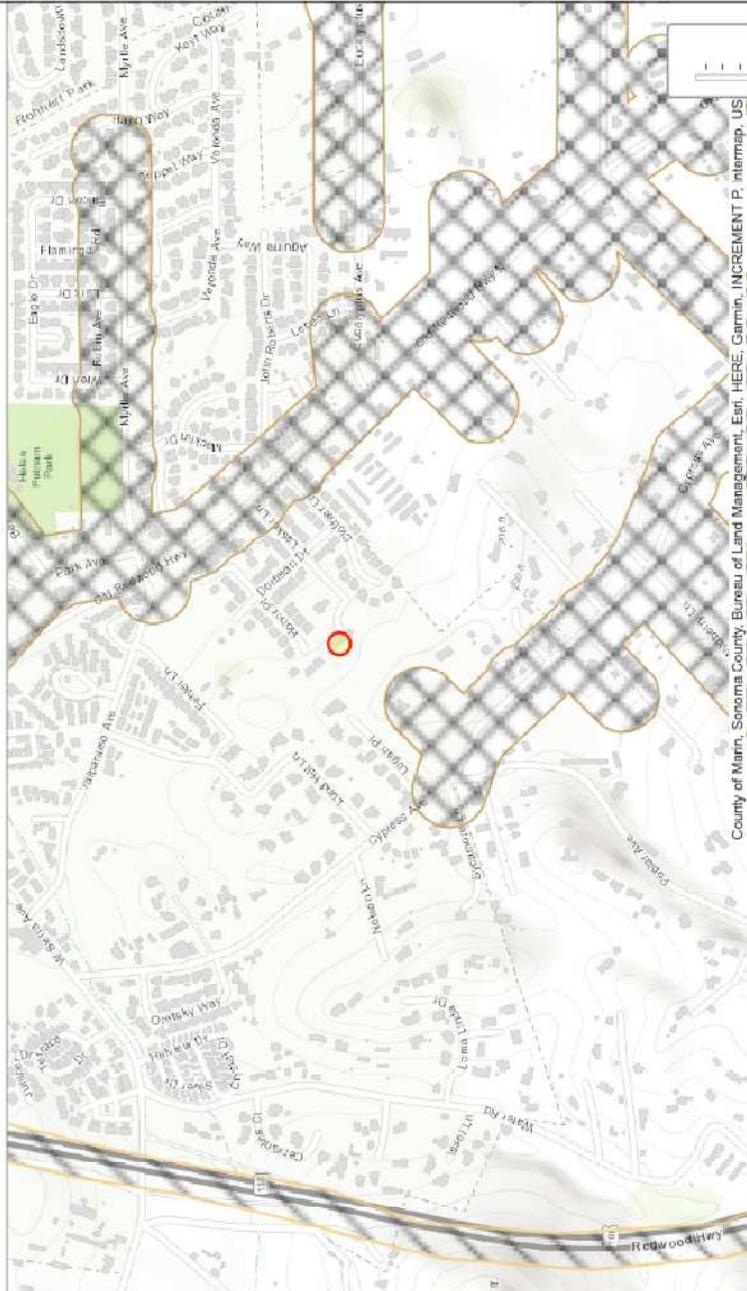
See EIR of tentative approval 2019, 1989 and LLA 111, showing no watercourses. See Bedford Survey and PJC Geotechnical Report for existing soil conditions map and report showing existing drainage currently being updated with new topographical site survey. See BC Engineering Group 2019 civil drainage and stormwater and current submittal plan graywater system for irrigation and bioretention areas per recommendations with existing approved studies, and findings for new designed development and (N) updated civil/agricultural plans, studies and reports.

2019 Tentative map and existing drainage shows stormwater runoff and will be updated to new design. See City 2019 EIR did not find any riparian habitat area. New Fish and Game

designations show no changes in incorporated city areas and applies only to unincorporated lands. See attached aerial from Water Resources Map.



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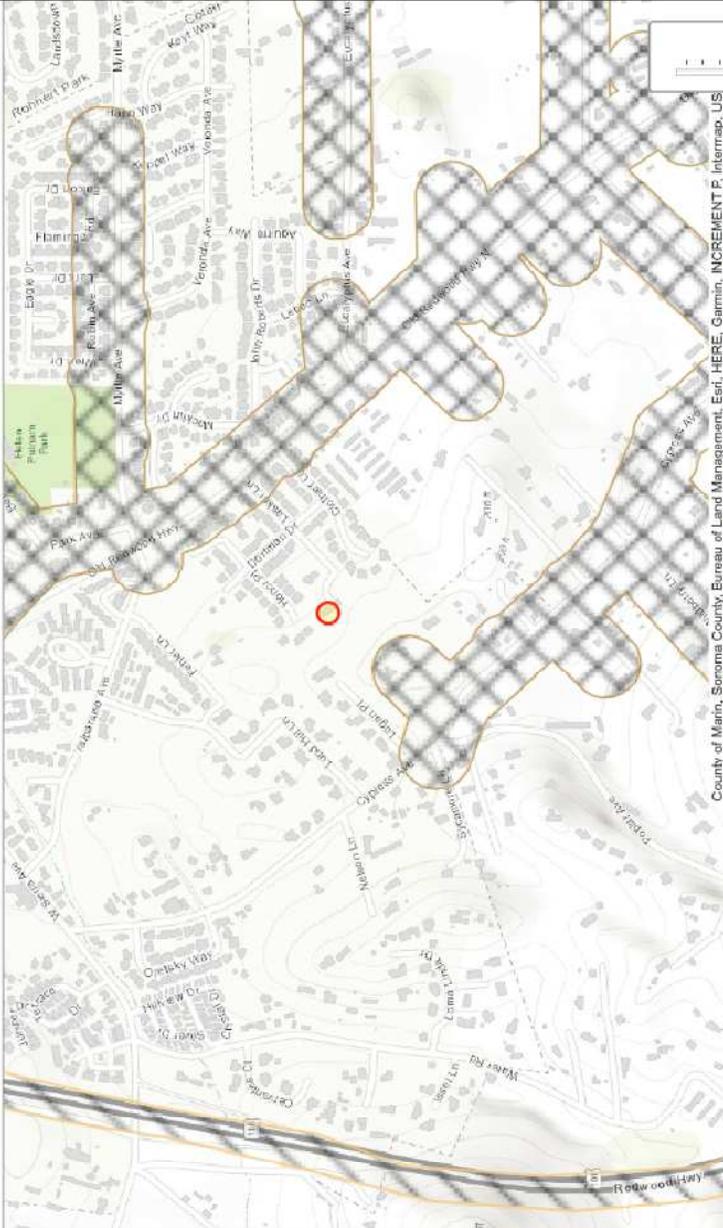


- 5 - High
- 4
- 3
- 2
- 1 - Low
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- ▼ Aquatic Biodiversity
- + Aquatic Biodiversity Summary [ds2768]
- + Aquatic Species List [ds2740]
- ▼ Aquatic Biodiversity Datasets
- ▼ Aquatic Native Richness Datasets
- + Aquatic Native Species Richness Summary [ds2743]
- ▼ Native Richness By Taxonomic Group
- + Native Aquatic Amphibian Richness [ds2746]
- + Native Fish Richness [ds2744]
- + Native Aquatic Invertebrate Richness [ds2745]
- + Native Aquatic Reptile Richness [ds2747]
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- ▼ Significant Terrestrial Habitats
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- + Oak Communities [ds2862]
- ▶ Oak Communities Datasets
- + Monarch Overwintering [ds2861]



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ArcGIS - My Map

My Map

No legend



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Graphics and Selections

- Identify Graphic
- ACE Layers
- ACE v3.0 Model
- Species Biodiversity
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