



**City of Sonoma  
Design Review and Historic  
Preservation Commission  
SPECIAL AGENDA**

**Special Meeting of May 31, 2016 - 6:30 P.M.  
Community Meeting Room, 177 First Street West  
Sonoma, CA 95476**

Meeting Length: No new items will be heard by the Design Review and Historic Preservation Commission after 10:30 PM, unless the Commission, by majority vote, specifically decides to continue reviewing items. If an item is not heard due to the length of the meeting, the Commission will attempt to schedule a special meeting for the following week. If a special meeting is necessary, potential dates will be established at the close of this meeting, and a date set as soon as possible thereafter.

**CALL TO ORDER** – Micaelia Randolph Chair

Commissioners: Kelso Barnett  
Christopher Johnson  
Leslie Tippell  
Bill Essert  
Robert Cory (Alternate)

**COMMENTS FROM THE PUBLIC**

*Presentations by audience members on items not appearing on the agenda.*

**APPROVAL OF MINUTES**

Minutes from the meetings of June 16, 2015 and May 17, 2016.

**CORRESPONDENCE**

<b>ITEM #1 –Design Review</b>	<b>Project Location:</b> 19366 and 19370 Sonoma Highway	<b>RECOMMENDED ACTION:</b>  Commission discretion.
<b>REQUEST:</b> Consideration of design review for two commercial buildings.	<b>General Plan Designation:</b> Mixed Use (MU)	<b>CEQA Status:</b> Categorically Exempt
<b>Applicant:</b> Studio 101 Designs  Staff: Wendy Atkins	<b>Zoning:</b> <b>Planning Area:</b> West Napa/Sonoma Corridor <b>Base:</b> Mixed Use (MX) <b>Overlay:</b> None	
<b>ITEM #2 – Demolition Review</b>	<b>Project Location:</b> 1181 Broadway	<b>RECOMMENDED ACTION:</b>  Commission discretion.
<b>REQUEST:</b> Demolition of a single-family residence, well and pump house, and two sheds.	<b>General Plan Designation:</b> Mixed Use (MU)	<b>CEQA Status:</b> Categorically Exempt
<b>Applicant:</b> Scott and Claudia Murray  Staff: Wendy Atkins	<b>Zoning:</b> <b>Planning Area:</b> Broadway Corridor <b>Base:</b> Mixed Use (MX) <b>Overlay:</b> Historic (/H)	

<p><b>ITEM #3 – Demolition Review</b></p> <p><b>REQUEST:</b> Demolition of a single-family residence.</p> <p><b>Applicant:</b> Glenn Ikemoto</p> <p>Staff: Wendy Atkins</p>	<p><b>Project Location:</b> 324 Second Street East</p> <p><b>General Plan Designation:</b> Medium Density Residential (MR)</p> <p><b>Zoning:</b> <b>Planning Area:</b> Northeast Area <b>Base:</b> Medium Density Residential (R-M) <b>Overlay:</b> Historic (/H)</p>	<p><b>RECOMMENDED ACTION:</b> Commission discretion.</p> <p><b>CEQA Status:</b> Categorically Exempt</p>
<p><b>ITEM #4 – Design Review</b></p> <p><b>REQUEST:</b> Consideration of site design and architectural review of a new single-family residence, secondary residence, and accessory structures.</p> <p><b>Applicant:</b> Glenn Ikemoto</p> <p>Staff: Wendy Atkins</p>	<p><b>Project Location:</b> 314-324 Second Street East</p> <p><b>General Plan Designation:</b> Medium Density Residential (MR)</p> <p><b>Zoning:</b> <b>Planning Area:</b> Northeast Area <b>Base:</b> Medium Density Residential (R-M) <b>Overlay:</b> Historic (/H)</p>	<p><b>RECOMMENDED ACTION:</b> Commission discretion.</p> <p><b>CEQA Status:</b> Categorically Exempt</p>

**ISSUES UPDATE**

**COMMENTS FROM THE COMMISSION**

**COMMENTS FROM THE AUDIENCE**

**ADJOURNMENT**

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on May 27, 2016.

CRISTINA MORRIS, ADMINISTRATIVE ASSISTANT

Rights of Appeal: **Any decision of the Design Review and Historic Preservation Commission may be appealed to the City Council.** Appeals must be filed with the City Clerk within fifteen (15) calendar days following the Design Review and Historic Preservation Commission’s decision, unless the fifteenth day falls on a weekend or a holiday, in which case the appeal period ends at the close of the next working day at City Hall. Appeals must be made in writing and must clearly state the reason for the appeal. Appeals will be set for hearing before the City Council on the earliest available agenda.

***Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Monday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA, (707) 938-3681. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Design Review and Historic Preservation Commission regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the Administrative Assistant office, No. 1 The Plaza, Sonoma CA during regular business hours.***

***If you challenge the action of the Design Review and Historic Preservation Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on the agenda, or in written correspondence delivered to the Administrative Assistant, at or prior to the public hearing.***

***In accordance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 933-2216. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.***

**CITY OF SONOMA  
DESIGN REVIEW AND HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
June 16, 2015  
Community Meeting Room, 177 First Street West, Sonoma, CA  
Draft MINUTES**

Chair Tippell called the meeting to order at 6:30 p.m.

**Roll Call:**

Present: Chair Tippell, Comms. Anderson, Johnson, McDonald  
Absent: Chair Barnett, Randolph  
Others: Associate Planner Atkins, Administrative Assistant Morris  
Present:

Chair Tippell stated that no new items would be heard after 10:30 p.m. unless the Design Review and Historic Preservation Commission so decides. Any decisions made tonight can be appealed within 15 days to the City Council. He reminded everyone to turn off cell phones and pagers.

**COMMENTS FROM THE PUBLIC:** Robert Sanders requested that Item #8 be heard after Item #2. Comm. Johnson made a motion to approve the request to hear Item #8 after Item #2. Comm. Anderson seconded. The motion was unanimously approved.

**CHANGES TO AGENDA ORDER:** Item # 8 to be heard after Item # 2.

**CORRESPONDENCE:** Late mail was received on Items # 1, 4, and 8.

**Item #1- Sign Review- Consideration of new monument sign for an apartment complex at 650 Fourth Street West.**

**Applicant: Burbank Housing**

Associate Planner Atkins presented the staff report.

**Chair Tippell opened the item to public comment.**

A Burbank housing representative said Sonoma County, property owner, is required to comply with Fair Housing requirements,

**Chair Tippell closed the public comment.**

Comms. Anderson and Tippell viewed a larger sign as an improvement given the overall size of the property.

All the commissioners felt the new signage provided more visibility and benefited the community.

Comm. Anderson made a motion to approve the new monument sign as submitted. Comm. Johnson seconded. The motion carried unanimously (4-0).

**Item #2 –Sign Review- Consideration of a revised sign program for a church (First Congregational Church of Sonoma) at 252 West Spain Street.**

**Applicant: First Congregational Church of Sonoma**

Associate Planner presented the staff report.

**Chair Tippell opened the item to public comment.**

Lynn Ross, First Congregational Church member, preferred a changeable sign to promote special school and church related events at Burlingame Hall.

**Chair Tippell closed the item to public comment.**

Comm. Anderson supported the programmable reading board.

Comm. Johnson was satisfied with the new sign as long as it was not illuminated.

Chair Tippell envisioned a sign similar to the Saint Francis Solano sign that is illuminated.

Comm. Anderson made a motion to approve the sign as submitted. Comm. Johnson seconded. The motion carried unanimously (4-0).

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**Item #3 (formerly Item #8) – Discussion Item-Consideration of a new Street Name Signage Replacement program**

Dan Takasugi, Public Works Director/Civil Engineer, presented staff's report.

**Chair Tippell opened the item to public comment.**

Robert Sanders, Robert Sanders & Company, preferred block style lettering for simplicity.

Comm. Anderson confirmed with Robert Sanders that readability from a car is a high priority and suggested having all caps.

Joy Donnelly, resident, preferred both upper and lower case lettering since she viewed it as more user friendly.

Patricia Cullinan, resident, recommended having the year on the street signs.

Robert Sanders clarified that upper and lower case lettering was approved by the DRHPC and tonight's review was about the historic aspect of the signs.

**Chair Tippell closed the item to public comment.**

Comms. Johnson and Anderson recommended leaving the year off until dates are verified.

Chair Tippell recognized the choice for having upper and lower case is subjective. She recommended Trade Gothic Book Font for the historical gold portion of the sign.

Chair Tippell made a motion to approve the Broadway option (lower case lettering) with Trade Gothic Book Font and the elimination of the date (City Council may approve the date in the future if the date issue is resolved). Comm. Johnson seconded. The motion was unanimously approved (4-0).

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**Item #4- Design Review- Continued consideration of exterior colors and materials for a 7-unit Planned Unit Development (Fifth Street West Homes) at 405 Fifth Street West.**

**Applicant: Altus Equity Group LP**

Associate Planner Atkins presented the staff report.

Randy Figueiredo, project architect/Tierney/Figueiredo preferred color scheme option 3.

**Chair Tippell opened the item to public comment.**

No public comment.

**Chair Tippell closed the item to public comment.**

Comm. Anderson felt that both choices added vibrancy and recommended green for the courtyard privacy screens.

Comm. Johnson is pleased with the design elements.

Chair Tippell preferred color scheme option 3 since the red color added “pop”.

Comm. Anderson made a motion to approve the proposal as submitted with a condition of approval for either color scheme option #2 or #3 or combination thereof. Comm. Johnson seconded. The motion was unanimously approved (4-0-).

**Item # 5 –Design Review- Consideration of new paints colors for a commercial building (Sweet Scoops Homemade Ice Cream) at 408 First Street East.**

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**Applicant: Sweet Scoops Homemade Ice Cream**

Associated Planner Atkins presented the staff report.

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Rami Hencmann, business co- owner, said that the goal is to use soft colors to brand the business; pairing cool colors with the historic stones. The new signage is underway with Sonoma Signs.

Comm. Anderson confirmed with staff that a sign and awning proposal will be reviewed at the July 21<sup>st</sup> meeting.

Comm. Anderson is satisfied with the colors selected but is concerned with the appearance of the downspout.

Comm. Tippell preferred the white color that Mary Martinez recommended for the downspout.

**Chair Tippell opened the item to public comment**

Mary Martinez, neighbor, appreciated the concept proposed for this isolated section in the Plaza National Historic Landmark District. She preferred matte finish instead of a glossy finish on Historic Buildings.

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**Chair Tippell closed the item to public comment**

Comm. Johnson made a motion to approve Option 1 as presented at the meeting with the condition that the leader and downspout not be painted and that Benjamin Moore Mountain Peak White (OC-121) be used instead of the Kelly Moore Whitest White (KMW43). Comm. Anderson seconded. The motion was unanimously approved (4-0).

**Item # 6- Demolition Review- Demolition of a single-family residence located on a residential property at 557 Fourth Street East.**

**Applicant: Strata Architects**

Bennett Martin, project architect/Strata Architects, will send photos to the League of Historic Preservation.

**Chair Tippell opened the item to public comment.**

Patricia Cullinan, resident, felt the residence is a potential contributor to the Historic Overlay quadrant.

Joy Donnelly, adjacent neighbor, confirmed with staff that a demolition plan only comes before the DRHPC commission if the home is over 50 years old. She is concerned with the character of the neighborhood and does not oppose the demolition.

David Simpson, resident, supported the remodel and viewed as a great addition to the neighborhood.

Dan Scott, adjoining neighbor, fully supported the demolition,

**Chair Tippell closed the item to public comment.**

Comm. Johnson approved the demolition and suggested that photographic documentation be included with future applications.

Comm. Anderson concurred with Comm. Johnson since the existing home needed disrepairs.

Chair Tippell felt the new proposal will be an improvement.

Comm. Anderson made a motion to approve the Demolition Permit subject to the following conditions of approval. 1. The buildings shall not be demolished until all Planning entitlements and building permits have been obtained/issued for the associated redevelopment project. 2. Photo-documentation of the buildings shall be submitted to the Sonoma League for Historic Preservation and to the City of Sonoma prior to demolition. Comm. Johnson seconded. The motion was unanimously approved (4-0).

**Item # 7- Design Review- Design review of a new single-family residence at 557 Fourth Street East.**

**Applicant: Strata Architects**

Comm. Anderson confirmed with staff that approval of design materials is part of the review process.

Bennett Martin, project architect/Strata Architects, included a sketch of the landscape plan for conceptual purposes.

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Chelsy Hamata, Strata Architects, felt the color scheme blended into the neighborhood.

**Chair Tippell opened the public comment**

Joy Donnelly, neighbor, appreciated the new owners efforts to improve the site. Her main concern is not enough parking.

Glenn Mack, neighbor, felt the neighbor's concern about obstructing views were considered.

**Chair Tippell closed the public comment.**

Comm. Johnson supported the plan.

Comm. Anderson appreciated the neighborhood outreach and supported the project.

Chair Tippell preferred color scheme option #2.

Comm. Johnson made a motion to approve the project as submitted with the recommendation that the project incorporate Color Scheme No. 2. Comm. Anderson seconded. The motion was unanimously approved (4-0).

**Item #4- Consideration of design review and new signs for a commercial building (3 Badge Beverage Company) at 32 Patten Street.**

**Applicant: Gwen Stanley (Ross Drulis Cusenbery)**

Associate Planner Atkins presented the staff report.

**Chair Tippell opened the item for public comment.**

Michael Ross, 30 year resident, is pleased with the combination of the historic values and design.

August Sebastiani, resident/business owner, said the renovations will accommodate his business and honor his family legacy.

Nancy Simpson, resident, was actively involved in the previous development proposals and is satisfied with the outcome of this plan for the site. She appreciates the commission's service to the community.

Patricia Cullinan, resident, fully supported the project.

Gwen Stanley, project designer/Ross Drulis Cusenberry, is pleased with the transformation of the Fire Station into a commercial business space.

**Chair Tippell closed the item to public comment.**

Chair Tippell, Comms. Johnson and Anderson appreciated the efforts to connect the local history to the property and are satisfied with the design principles.

Michael Ross, resident/Ross Drulis Cusenberry, agreed with the applicant's color selections.

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Comm. Johnson made a motion to approve the project as submitted with the recommendation that the applicant consider using a different shade of red. Comm. Anderson seconded. The motion was unanimously approved (4-0).

**Comments from the Audience:** Patricia Cullinan, resident, is satisfied with the renovation of 32 Patten Street.

**Adjournment:** Chair Tippell made a motion to adjourn at 9:08 p.m. to the next regular meeting scheduled for 6:30 p.m. on Tuesday, July 21, 2015.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Design Review and Historic Preservation Commission on the day of

Approved:

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Cristina Morris, Administrative Assistant

**CITY OF SONOMA  
DESIGN REVIEW AND HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
May 17, 2016  
Community Meeting Room, 177 First Street West, Sonoma, CA  
Draft MINUTES**

Chair Randolph called the meeting to order at 6:30 p.m.

**Present:** Chair Randolph, Comms. Tippell, Essert, Barnett, Cory (Alternate)

**Absent:** Comm. Johnson

**Others Present:** Associate Planner Atkins, Administrative Assistant Morris

Chair Randolph stated that no new items would be heard after 10:30 p.m. unless the Design Review and Historic Preservation Commission so decides. Any decisions made tonight can be appealed within 15 days to the City Council. She reminded everyone to turn off cell phones and pagers.

**COMMENTS FROM THE PUBLIC:** None

**APPROVAL OF MINUTES:** Comm. Tippell made a motion to approve the minutes of April 21, 2015, May 19, 2015, and March 15, 2016 as submitted. Comm. Barnett seconded. The motion carried unanimously (4-0). (Comm. Cory abstained)

**Item 1- Sign and Design-consideration of design review and new signs for a bar (Starling Bar) at 19380 Sonoma Highway.**

**Applicant: Anthony Lauino/Fred Johnson (Starling Bar)**

Associate Planner Atkins presented the staff report.

Comm. Essert confirmed with staff that a 16 square foot sign is proposed at the rear entrance and 3 feet is allowed.

Chair Randolph clarified with staff that the main body color proposed in color scheme A is Benjamin Moore Summer Nights.

**Chair Randolph opened the item to public comment.**

Anthony Lauino, co-business partner Speaker New/Starling Bar felt the blue color had a better impact than neutral taupe.

**Chair Randolph closed the item to public comment.**

Comm. Essert questioned why the sign would be illuminated during non-business hours.

Fred Johnson, co-owner, said it is for visibility at this prominent corner that would help promote the establishment.

Comm. Tippell asked the applicant to explain the new business concept.

The applicant said he intended to have a more formal atmosphere, in comparison to the Blue Moon, to attract a sophisticated clientele.

Comm. Tippell preferred color design option A that she believed is well coordinated with the new branding. She is satisfied with the signage proposed.

Comm. Barnett questioned whether the fence along Highway 12 will be removed.

The applicant will not remove the fencing but it is an option in the future given possible changes along this corridor. He supported the plan and deferred to the business owner to select the sign color and materials.

Comm. Essert preferred color option B.

Chair Randolph felt the blue color was a good choice.

Comm. Essert made a motion to approve the project as submitted with color option A or B. Comm. Barnett seconded. The motion carried unanimously (5-0).

**Item 2- Design review-consideration of design review for a commercial building at 117 West Napa Street.**

**Applicant: Bill Hooper( Kenwood Investments, LLC)**

Associate Planner Atkins presented the staff report.

Michael Ross, project architect/ Ross Drulis Cusenbery, noted that adaptive re-use of the building is critical to the historic district. The interior expansion and renovation will not have an adverse effect on the historical resource.

Comm. Barnett questioned the parapet, slump stone planter, and sign reduction for the Index Tribune sign.

Michael Ross explained the parapet will be functioning and conceal mechanical equipment. Paige and Turnbill, historical consultant, reported that the slump stone planter is one of a number of identified character-defining features (however, a somewhat less important one), so removing the planter will not affect the overall design, character, or significance of the building. He said the current sign appeared oversized for the size of the building but would be addressed when a comprehensive sign proposal was submitted.

Comm. Essert questioned the height of the parapet.

Michael Ross responded the height would be 27 feet.

Chair Randolph confirmed with Mr. Ross that parking was addressed in the Use Permit approval.

Comm. Tippell inquired if the balcony will be used.

**Chair Randolph opened the item to public comment.**

No public comment.

**Chair Randolph closed the item to public comment.**

Comm. Cory was satisfied with the plan.

Comm. Barnett wanted to ensure that the “character defining features” of the existing sign were preserved and requested that this issue be addressed by the historical consultants, Page & Turnbull.

Comm. Tippell is pleased with the Monterey white and sign reduction.

Chair Randolph agreed with Comm. Barnett and would like to review the sign reduction as part of a full signage program.

Comm. Barnett made a motion to approve the project as submitted with the condition that the applicant returns to the DRHPC with a revised sign application. Comm. Essert seconded. The motion carried unanimously (5-0).

**Item 3- Design review-consideration of site design and architectural review of a new accessory structure (barn) at 277 Fourth Street East.**

**Applicant: Sutton Suzuki Architects**

Associate Planner Atkins presented the staff report.

Ron Sutton, Sutton Suzuki Architects, said the gravel road is a defining feature for the new barn and no trees will be removed.

Comm. Barnett asked if the view from the bike path is compromised.

Comm. Essert questioned the operability of the doors.

Ron Sutton said the doors will be sliding and blend in with the building.

Chair Randolph confirmed with the project architect that a rust colored roof is proposed.

**Chair Randolph opened the item to public comment.**

No public comment.

**Chair Randolph closed the item to public comment.**

Comms. Tippell and Barnett were impressed with the application.

Comms. Essert , Cory, and Chair Randolph supported the application.

Comm. Barnett made a motion to approve the project as submitted. Comm. Cory seconded. The motion carried unanimously (5-0).

**Item 4- Demolition Review of a duplex at 166 and 168 West Napa Street.**

**Applicant: Michael Marino**

Comm. Tippell recused due to financial interest and left the dais.

Associate Planner Atkins presented the staff report.

Michael Marino, resident/business owner California Wine Tours/vacation rental operator (850 Broadway), obtained permits to remodel the building and is now moving forward with a proposal to reconfigure the property by merging the two parcels.

**Chair Randolph opened the item to public comment.**

No public comment.

**Chair Randolph closed the item to public comment.**

All commissioners supported the changes.

Comm. Essert made a motion to approve the Demolition Permit as project as submitted. Comm. Cory seconded. The motion carried unanimously (4-0) (Comm. Tippell recused).

Comm. Tippell returned to the dais.

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**Issues Update:** Associate Planner Atkins reported the following;

A special meeting will be held on May 31<sup>st</sup>.

A draft of the Downtown Design Guidelines will be reviewed at the June 21<sup>st</sup> meeting.

**Comments from the Commission:**

Comm. Essert recommended louder volume on the meeting room speakers.

Comm. Essert was pleased to attend the League of Historic Preservation conference and thanked staff. He suggested that commissioners consider CEQA workshops and touring historic buildings.

**Adjournment:** Chair Randolph made a motion to adjourn at 7:52 p.m. to the next regular meeting scheduled for 6:30 p.m. on Tuesday, May 31, 2016. The motion carried unanimously.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Design Review and Historic Preservation Commission on the day of

Approved:

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Cristina Morris, Administrative Assistant



*City of Sonoma*  
***Design Review and Historic  
Preservation Commission***  
**Agenda Item Summary**

**DRHPC Agenda Item: 1**  
**Meeting Date: 05/31/16**

<b>Applicant</b>	<b>Project Location</b>
Studio 101 Designs	19366 and 19370 Sonoma Highway

**Historical Significance**

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- Listed on California Register of Historic Resources (Significant)
- Listed within Local Historic Resources Survey (Potentially Significant)
- Over 50 years old (Potentially Significant)

**Request**

Consideration of design review for two commercial buildings located at 19366 and 19370 Sonoma Highway.

**Summary**

**Background:** On July 14, 2005, the Planning Commission approved a Use Permit and a Planned Development Permit for the property located at 19370 Sonoma Highway (see attached Final Conditions of Project Approval). On September 20, 2005, the Design Review Commission approved building elevations and exterior materials for a mixed-use project on the properties (see attached minutes from the September 20, 2005, Design Review Commission meeting). On March 21, 2006, the Design Review Commission approved a landscape plan for the property. The approved landscaping associated with the two commercial buildings has not been installed.

At this time the applicant is proposing a revised proposal for the two, two story commercial buildings on the properties. According to the applicant, the proposal consists of vernacular architecture consisting of agrarian structures. The applicant is proposing board-and batten siding, large double-hung windows (see attached manufacture specification sheet), and a standing seam metal roof (see attached manufacturer specification sheet). Detailing includes wood balconies, wood guardrail with inset welded wire grids, and wood brackets. Proposed exterior colors consist of James Hardie Arctic White for the siding, Metal Sales Manufacturing Corporation metal seam roof Slate Grey in color, and Dark Brown Andersen windows and doors.

Outdoor lighting is proposed in the form of three each Millennium Lighting (RAS-12-SB) light fixtures (see attached manufacture specification sheet) located on the north, west, and east facing elevations.

Because the project was reviewed by the Planning Commission, subsequent review by the DRHPC shall be limited to elevation details, colors and materials, landscaping (including fences and walls), lighting, and site details.

**Findings for Project Approval:** The DRHPC may approve an application for architectural review, provided that the following findings can be made (§19.54.080.G):

1. The project complies with applicable policies and regulations, as set forth in this Development Code, other City ordinances, and the General Plan.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.

**Landscaping:** As required by the Use Permit conditions of approval (number 25), the applicant will be submitting a landscape plan (including fences, walls, pavers, and required tree planting, including street trees) for the DRHPC's consideration at a later date. The landscape plan shall comply with the City of Sonoma's Water Efficient Landscape Ordinance.

**Other permits required:** In addition to the requirements of this title, the project shall be in conformance with applicable requirements of the 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to installation.

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## Commission Discussion

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### Design Review and Historic Preservation Commission Action

Approved     Disapproved     Referred to: \_\_\_\_\_     Continued to: \_\_\_\_\_

Roll Call Vote:    \_\_\_\_\_ Aye    \_\_\_\_\_ Nay    \_\_\_\_\_ Abstain    \_\_\_\_\_ Absent

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### DRHPC Conditions or Modifications

#### Attachments

1. *Correspondence*
2. *Minutes from the September 20, 2005 Design Review Commission Meeting*
3. *Conditions of Project Approval and Mitigation Monitoring Program for Sonoma Village West Mixed-Use project 19370 Sonoma Highway*
4. *Project narrative*
5. *Window manufacture specification sheet*
6. *Roof manufacturer specification sheet*
7. *Lighting manufacturer specification sheet*
8. *Color board*
9. *Rendering*
10. *Site plan*
11. *Floor plans*
12. *Building elevations*
13. *Building cross section*

cc:    Studio 101 Designs  
      101 H Street Ste., C  
      Petaluma, CA 94952

Kirby Road LLC  
541 Wes Main Street  
Merced, CA 95340

Kirby Road LLC  
2269 Chestnut Street # 242  
San Francisco, CA 94123-2600

Joan Jennings, via email

Jack Ding, via email

Nick Dolata, via email

Maria Pecavar, via email

Brian Rowlands, via email

Steve Jennings, via email

February 18, 2016

RECEIVED

FEB 19 2016

CITY OF SONOMA

David Goodison  
Planning Director  
1 The Plaza  
Sonoma, California 95476

Re: Kibby Road's Commercial Lot Development on Sonoma Highway

Dear Mr. Goodison:

The people of Sonoma Villas de Luna, Valley Oaks, and other members of the neighborhood, want to thank you and the Planning Commission for all that you did in August 2015 to keep us informed and educated about the planning process so that we were able to help preserve the vision of Sonoma in our community.

The Planning Commission understood that our homes were here first, and that we did not want, on our front porch, a building that was a misfit and an eyesore and that would cause a parking and traffic nightmare in this already dense area.

It is our hope and expectation that these findings will also be made a part of the record in the next round of negotiations and discussions the City undertakes with Kibby Road. Whatever is put on the corner will be there forever, and we want to ensure these things:

1. That its architecture is compatible with ours;
2. That its parking lot is landscaped and aesthetic; and
3. That it preserves the vision which the Sonoma planners developed as a place where people are proud to live, work, and recreate.

We who have chosen to live in Sonoma have done so because of its future potential as well as its present quality of life. We want to ensure that the promise of Sonoma that invited us to live here is preserved.

page two  
Kibby Road's Commercial Development

We, the community, want to have our voices heard in the future planning about these commercial lots because they impact on us directly. We want to work with the developer and the City to create something that is part of Sonoma's vision and that is beneficial to all. Hopefully, that will make any prolonged appeals unnecessary.

Please make this letter a part of the public record and file on this project.

Sincerely,

A handwritten signature in cursive script that reads "Joan Jennings for". The signature is written in black ink and is positioned above the printed names of the signatories.

Jack Ding  
Nick Dolata  
Joan Jennings  
Maria Pecavar  
Brian Rowlands

City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL AND  
MITIGATION MONITORING PROGRAM**

Sonoma Village West Mixed-Use Project (Use Permit & Planned Development Permit)  
19370 Sonoma Highway

July 14, 2005

1. A Tentative Map shall be submitted in conformance with the approved site plan. The project shall be designed as a common interest subdivision.

*Enforcement Responsibility:*      *Planning Administrator; Public Works; Building Division;*  
*Timing:*                              *Prior to acceptance of the Final Map*

2. The following are required by the City and other affected agencies prior to the issuance of the Final Map.

- a. A Final Map shall be prepared and submitted to the City Engineer for approval. Upon approval and acceptance by the City of all required dedications, the map shall be filed at the office of the Sonoma County Recorder.
- b. All required sidewalk, street, storm drainage, water, sewer, access and public utility easements shall be dedicated to the City of Sonoma or to other affected agencies of jurisdiction, as required.
- c. Three-quarter inch iron pipe monuments shall be set at all tract corners and one-half inch iron pipe monuments shall be set at all lot corners, unless otherwise approved by the City Engineer. Street centerline monuments shall be set as directed by the City Engineer. All monuments must be approved by the City Engineer.

*Enforcement Responsibility:*      *Planning Administrator*  
*Timing:*                              *Prior to acceptance of the Final Map*

3. A grading and drainage plan and an erosion and sediment control plan shall be prepared by a registered civil engineer and submitted to the City Engineer and the Sonoma County Water Agency for review and approval. The required plan shall be approved prior to the issuance of a grading permit. The erosion control measures specified in the approved plan shall be implemented during construction. Water draining offsite shall drain directly into the street with a minimum 1% grade unless otherwise approved by the City Engineer. Retaining walls (concrete or masonry) or 2:1 cut and fill slopes shall be constructed if required to compensate for grade differences onsite. Grade differences between lots will not be permitted unless separated by properly designed concrete or masonry retaining walls. This requirement may be modified or waived at the discretion of the City Engineer. The required plans shall be approved prior to the issuance of a grading permit and/or recordation of the final map. An NPDES permit shall be required. Applicable erosion control measures shall be identified on the erosion control plan and shall be implemented during the construction phase of the project:

- a. Soil stabilization techniques such as hydroseeding and short-term biodegradable erosion control blankets or wattles.
- b. Silt fences and/or some kind of inlet protection at downstream storm drain inlets.
- c. Post-construction inspection of all facilities for accumulated sediment.
- d. Post-construction clearing of all drainage structures of debris and sediment.

*Enforcement Responsibility:*      *City Engineer; Public Works*  
*Timing:*                              *Prior to acceptance of the Final Map*

4. The following improvements shall be required as deemed necessary by the Public Works Division, City Engineer and/or other applicable department or agency. All public improvement plans shall be prepared by a registered civil engineer and must be approved by the City Engineer prior to recording of the Final Map. All drainage improvements shall be designed in accordance with the Sonoma County Water Agency "Flood Control Design Criteria." Plans and engineering calculations for drainage improvements, and plans for sanitary sewer facilities, shall be submitted to the Sonoma County Water Agency for review and approval.

- a. New public and private streets as shown on the approved site plan, including related improvements such as curbs, gutters, and sidewalks.
- b. Construction of curb, gutter, planting strip and sidewalk along the Sonoma Highway frontage of the project site. The repair or reconstruction, as deemed necessary by Caltrans or the City Engineer, of the Sonoma Highway street section along the frontage of the project site.
- c. Modifications may be required at the interface of the private street and Palou Street in terms of the configuration of the roadways, sidewalks, and adjacent planting areas, subject to the discretion of the City Engineer. In addition, a sound wall or other specific fencing may be required on the eastern project boundary adjacent to APN 127-504-001, specifically in the area directly east of the private road. The ultimate design, location and height of this wall/fence shall be subject to the discretion of the City Engineer.
- d. Storm drains and related facilities, including off-site storm drain facilities as necessary to connect to existing storm drain facilities.
- e. Sewer mains, laterals and appurtenances, including off-site sewer mains and facilities as required by the Sonoma County Water Agency; water conservation measures installed and/or applicable mitigation fees paid as determined by the Sonoma County Water Agency. The sanitation design for the project shall be in compliance with the Sonoma County Water Agency's "Design and Construction Standards for Sanitation Facilities" and "Sanitation Code."
- f. Water mains and appurtenances in all streets within the subdivision including service laterals to all lots.
- g. All major grading, including all swales, etc., shall be performed between April 1<sup>st</sup> and October 15<sup>th</sup> of any year, unless otherwise approved by the City Engineer.
- h. Fire hydrants in the number and at the locations specified by the Fire Chief and the City Engineer. Fire hydrants shall be operational prior to beginning combustible construction.
- i. Private underground utility services, including gas, electricity, cable TV and telephone, to all residential lots/units in the subdivision.
- j. Street lighting as required by the City Engineer.
- k. Traffic control signs and pavement markings as required by the City Engineer.
- l. Street trees as required by the Planning Division and the City Engineer. All street trees shall be planted concurrently with completion of street construction and shall be consistent with the City's Tree Planting Program, including the District Tree List. The developer shall provide for irrigation of the trees until occupancy of houses on a lot by lot basis within the project.
- m. Address numbers shall be posted at the public street, and on the individual structures in a manner visible from the public street.

*Enforcement Responsibility:* City Engineer; Public Works; Building Division; Planning Department; Fire Department; County Public Works

*Timing:* Prior to the issuance of any grading, building, or occupancy permits, as determined by the applicable division or agency.

5. The development shall be constructed in substantial conformance with the approved site plan, square foot schedule and elevation concepts, except as modified by these conditions and the following:
  - a. The 4.5-foot wide planting strip located at the eastern end of the private road shall be increased to seven feet in width by shifting the entire southern tier of detached homes two feet to the west with a two-foot reduction in the common open space area.
  - b. A red curb "No Parking" zone shall be painted from the access road driveway to 21 feet west of the driveway, the equivalent of one parking space.
  - c. A planting strip with a minimum width of 5 feet shall be provided on the north side of the guest parking area, in front of any private yard fencing.

*Enforcement Responsibility:* Public Works; Planning Division; Public Works  
*Timing:* Prior to the recordation of the final map, issuance of building permits or final occupancy as applicable

6. The project shall contribute its fair share toward widening Sonoma Highway from West Napa Street to West Spain Street, as determined by the City Engineer and consistent with recommendations in the Environmental Impact Report for the Proposed City of Sonoma General Plan (Sonoma, 1995).

*Enforcement Responsibility:* Planning Division; Public Works; Building Division  
*Timing:* Prior to final occupancy

7. An encroachment from the Department of Transportation (Caltrans) shall be required for all work within the Sonoma Highway right-of-way, including the proposed roadway connection to SR 12.

*Enforcement Responsibility:* Planning Division; Public Works; Building Division  
*Timing:* Prior to the issuance of any building permit

8. The applicant shall be required to pay for all inspections prior to the acceptance of public improvements, or within 30 days of receipt of invoice; all plan checking fees at the time of the plan checks; and any other fees charged by the City of Sonoma, Caltrans, the Sonoma County Water Agency or other affected agencies with reviewing authority over this project, except those fees from which any designated affordable units are specifically exempted.

*Enforcement Responsibility:* Public Works; Building Division; Affected agency  
*Timing:* Prior to the acceptance of public improvements, or plan check, or within 30 days of receipt of invoice, as specified above

9. No structures of any kind shall be constructed within the public easements dedicated for public use, except for structures for which the easements are intended.

*Enforcement Responsibility:* Planning Division; Public Works  
*Timing:* Prior to the issuance of any building permit; Ongoing

10. A soils and geotechnical investigation and report, prepared by a licensed civil engineer, shall be required prior to the issuance of a grading permit and/or approval of the improvement plans, as determined by the City Engineer. Recommendations identified in the report shall be incorporated into the construction plans for the project and into the building permits.

*Enforcement Responsibility:* Public Works; Building Division; City Engineer  
*Timing:* Prior to issuance of a grading permit or recording of the Final Map

11. Best Management Practices to control the quality of surface water runoff from the site shall be used throughout the site to capture and filter surface runoff prior to its leaving the site or entering the storm drainage system. Methods of capturing and filtering water pollution, including the use of filters, grease traps, interceptors and biotechnical solutions (grass-lined swales and filtering basins in landscaped areas surrounding parking areas) shall be implemented as feasible. The civil engineer for the project shall incorporate these measures into the engineering plans for the project site and shall be subject to the approval of the City Engineer. In addition, the applicant shall prepare and implement a Stormwater Pollution Prevention Plan as normally required.

*Enforcement Responsibility:* Planning Division; City Engineer  
*Timing:* In contracts of construction contractors prior to issuance of a grading permit and throughout construction and operation of the project.

12. Access for construction traffic associated with development of the project shall be limited to Sonoma Highway. Provisions shall be made to provide for temporary parking of construction related vehicles and equipment on or adjacent to the project site, and not in the adjacent neighborhoods, to be approved by the City of Sonoma Building, Planning, and Public Works Department. The contractors shall be required to maintain traffic flow on all affected roadways adjacent to the project site during non-working hours, and to minimize traffic restrictions during construction. The contractors shall notify all appropriate City of Sonoma and Sonoma County emergency service providers or other affected agencies of planned construction schedules and roadways affected by construction in

writing at least 48 hours in advance of any construction activity that could involve road closure or any significant constraint to emergency vehicle movement through the project area.

*Enforcement Responsibility: Building, Planning & Public Works Divisions; Police & Fire Department*

*Timing: Ongoing during construction*

13. Parking and drive surfaces shall be surfaced with an approved surface material as approved by the City Engineer and the Building Official. In all cases, driveways shall be paved a minimum of 20 feet from the edge of the sidewalk.

*Enforcement Responsibility: Public Works; Building Division; Fire Department*

*Timing: Prior to the issuance of any occupancy permit*

14. Any septic systems on the site shall be removed or closed in place, consistent with the permit requirements of the Sonoma County Department of Environmental Health.

*Enforcement Responsibility: Sonoma County Department of Environmental Health; Engineering Division*

*Timing: Prior to issuance of any grading permit*

15. Any wells on the site shall be closed in place or equipped with a back-flow prevention device as approved by the City Engineer.

*Enforcement Responsibility: Engineering Division*

*Timing: Prior to acceptance of the Final Map*

16. An approved all-weather emergency vehicle access road to within 150 feet of all portions of all structures shall be provided prior to beginning combustible construction.

*Enforcement Responsibility: Fire Department*

*Timing: Prior to issuance of any building permit*

17. During the earth disturbing activities of construction, if any archaeological deposits are encountered, an archaeologist shall be summoned on-site to document and monitor all subsurface prehistoric or historic deposits. All activities in the area should cease and the archaeologist should inspect the discovery and prepare a recommendation for a further course of action. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in the California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. Excavation or disturbance may continue in other areas of the project site outside the area affected by such discovery. All costs associated with resource discovery and mitigation shall be the responsibility of the applicant.

*Enforcement Responsibility: Building Division; Public Works*

*Timing: In contracts of construction contractors prior to issuance of grading permits, and throughout construction.*

18. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:

a. Sonoma County Water Agency *[For sewer connections and modifications and interceptor requirements, and for grading, drainage, and erosion control plans.]*

b. Sonoma County Department of Public Health *[For closure and removal of septic tanks]*

c. Sonoma Valley Unified School District *[For school impact fees]*

d. Caltrans *[For encroachment permits and frontage improvements on State Highway 12/Sonoma Highway]*

*Enforcement Responsibility: Building Division; Public Works; City Engineer*

*Timing: Prior to the issuance of any building permit*

19. A sewer clearance shall be provided to the City of Sonoma Building Division verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Water Agency immediately to determine whether such fees apply.**

*Enforcement Responsibility: Building Division*  
*Timing: Prior to the issuance of any building permit*

20. All Fire Department and Building Code requirements shall be satisfied, including any code modifications effective prior to the date of issuance of any building permit. In addition, the following shall be required:
- a. All structures shall be protected by approved automatic fire sprinkler systems.
  - b. Parking shall be allowed only in designated parking places as approved on the site plan. All other areas shall be posted clearly with "No Parking" signs and/or markings (red curbs).
  - c. Additional requirements and/or recommendations from the Fire Department may result from a review of detailed project plans and specifications.

*Enforcement Responsibility: Fire; Public Works; Building Division*  
*Timing: Prior to the issuance of any building permit*

21. Dust control measures shall be implemented as necessary during the construction phase of the project. All exposed soil areas shall be watered twice daily or as required by the City's construction inspector. All exposed soil areas (i.e. building sites, unpaved access roads, parking or staging areas) shall be watered at least twice daily or as required by the City's construction inspector. Exposed soil stockpiles shall be enclosed, covered, or watered twice daily. The portion of Sonoma Highway and Palou Street in proximity to the project site shall be swept daily, if visible soil material is deposited onto the road.

*Enforcement Responsibility: Public Works; Building Division*  
*Timing: In contracts of construction contractors prior to issuance of grading permits, and throughout construction*

22. Construction activities and material deliveries shall be restricted to the hours between 8a.m. and 6p.m. Monday through Friday, and 9:00a.m. to 5:00p.m. on Saturdays. Construction activities shall be prohibited on Sundays and all holidays recognized by the City of Sonoma. All construction vehicles or equipment powered by internal combustion engines shall be properly muffled and maintained. Stationary construction equipment, such as compressors, shall be situated as far as possible from inhabited areas, and vehicles or equipment not actively in use shall be shut down to reduce unnecessary noise.

*Enforcement Responsibility: Public Works; Planning Division; Police*  
*Timing: In contracts of construction contractors prior to issuance of grading or building permits, and throughout construction*

23. A minimum of four (4) units within the development shall be designated as affordable units for moderate-income households. As identified by the applicant, the affordable units include the two southernmost townhome units (identified as unit type E1 on the site plan) and the two units within the duplex (identified as unit type B on the site plan). The affordable units shall be recorded against the deeds of the lots on which they lie, with a standard City agreement subject to review and approval of the Planning Administrator, and the Housing Administrator. The developer shall enter into a contract with the City assuring the continued affordability of the designated units for a minimum period of 30 years and establishing maximum rents, maximum sale prices, and resale restrictions. The affordable units shall be constructed in conjunction with construction of the market rate units.

*Enforcement Responsibility: Planning Administrator; Housing Administrator; Building Division*  
*Timing: Prior to recording of Final Map*

24. The development shall be subject to the review and approval of the Design Review Commission (DRC). This review shall encompass site plan adjustments as required by these conditions or as deemed necessary by the DRC (except no modifications substantially altering the approved site plan or at variance with the conditions of approval shall be made), and building elevations, colors, and materials.

*Enforcement Responsibility: Planning Division; DRC*  
*Timing: Prior to the issuance of any building permit*

25. A landscape plan shall be prepared by a licensed landscape architect. The plan shall be subject to the review and approval of the Design Review Commission (DRC). The plan shall address site landscaping, including fencing/walls, hardscape improvements, and required tree plantings, including street trees. The required seven-foot landscape strip at

the east end of the private street shall include shrub and tree plantings that will provide effective screening upon installation. Solid board fencing with a minimum height of 6 feet shall be required on the northern boundary of the project, and similar replacement fencing may be required at the DRC's discretion along the south and east boundaries of the project site. A sound wall and additional landscaping may be required to buffer the adjoining residence at the southeast corner of the site (APN 127-580-011). The landscape plan shall comply with City of Sonoma's Water Efficient Landscaping Ordinance (Municipal Code §14.32).

*Enforcement Responsibility: Planning Division; DRC*

*Timing: Prior to any occupancy permit*

26. Onsite lighting shall be addressed through a lighting plan, subject to the review and approval of the Design Review Commission (DRC). All proposed exterior lighting for the site shall be indicated on the lighting plan and specifications for light fixtures shall be included. The lighting shall conform with the standards and guidelines set forth in Section 19.40.030 of the Development Code (Exterior Lighting). No light or glare shall be directed toward, or allowed to spill onto any offsite areas. All exterior light fixtures shall be shielded to avoid glare onto neighboring properties, and shall be the minimum necessary for site safety and security. Light standards shall not exceed a maximum height of 15 feet.

*Enforcement Responsibility: Planning Division; DRC*

*Timing: Prior to issuance of an occupancy permit*

27. The project shall be constructed in accordance with the following requirements related to tree preservation, mitigation and replacement:
- a. Trees removed from the project site shall be replaced on-site at a ratio of 2:1, with a minimum box size of 24 inches.
  - b. The fruiting olive trees shall be relocated from the site and replaced in quantity on-site with non-fruiting olives.
  - c. The developer shall adhere to the tree protection measures and pruning guidelines presented in the arborist report.
  - d. Four street trees, with a minimum box size of 48 inches, shall be planted along the Sonoma Highway frontage.
  - e. The 15-inch DBH coast live oak located in the center of the site (identified as tree No. 36 in the arborist report) shall be preserved if feasible

*Enforcement Responsibility: Planning Division; Public Works; City Engineer*

*Timing: Prior to the issuance of an occupancy permit; throughout construction*

28. A Homeowner's Association shall be created for this project, along with appropriate Covenants, Conditions, and Restrictions (CC&Rs). The CC&Rs shall provide for maintenance of the private roadway and parking areas; private storm drains, and any other common areas and facilities. The CC&Rs shall be subject to review and approval of the Director of Planning, Building, and Public Works and, if necessary, the City Attorney. The agreement shall contain a provision acknowledging that the City shall have the ability to enforce any violations of applicable City regulations or conditions of approval, and charge any necessary work and enforcement penalties to the Homeowner's Association.

*Enforcement Responsibility: Planning Division; City Engineer; Public Works*

*Timing: Prior to the issuance of any occupancy permit.*

Comm. Fiske asked about the truck routes through Bel Terreno to the production building. Paul Bergna, Sebastiani Vineyards, said trucks would enter Bel Terreno through the easement on Lovell Valley Road but exit through San Lorenzo Court, emphasizing that the disclosure to potential buyers was required as a condition of approval. **Seeing there were no additional comments, Chair Carlson closed the public hearing.**

Comm. Cribb said the site plan lacked the normal listing of plant quantities and container size. Assistant Planner Thériault said the number of plantings could be determined from the site plan graphics and suggested that the tree size be specified as 15 gallon rather than 24-inch containers since there are significant mature trees on the property.

It was moved by Bernard, to approve the application as presented. Comm. Cribb amended the motion adding: 1) accept the colors as submitted, and 2) specified that all plant material shown on the site plan shall be 15 gallon sizes, with the same quantities as shown graphically on the site plan. The amended motion was seconded by Comm. Carlson. **The motion carried unanimously.**

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**ITEM #6 –Design Review: Consideration of building elevations and exterior materials for a mixed-use project (Sonoma Village West); 19370 Sonoma Highway.**

**Applicant:** Richard Deringer

Associate Planner Gjestland presented staff's report.

**Chair Carlson opened the public hearing.** Rick Deringer presented an overview of the mixed-use project including site plan, building elevations, and exterior materials.

Comm. Fiske asked whether Palou Street would provide egress for the development. Mr. Deringer referred to lengthy discussions between neighbors and the Planning Commission that decided ultimately to restrict traffic and impacts to the neighborhood by only allowing residents of the SFD's access through Palou Street via a locked gate; commercial tenants and residents of the town homes would not have access to Palou Street. **Seeing there were no additional comments, Chair Carlson closed the public hearing.**

Chair Carlson asked what kind of tenant would occupy the commercial building, whether window coverings would be provided, and what kind of signage was proposed. Mr. Deringer said the commercial space would be mostly office space with some retail use. Signage would be presented later but he anticipating that only a monument sign would be needed. He said window coverings would be provided.

It was moved by Cribb, seconded by Comm. Bernard, to accept the application for building elevations and exterior materials as presented **The motion carried unanimously.**

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**ITEM #7 –Discussion Item: Information item of new state law applicable to design review of solar panel installations.**

Associate Planner Gjestland said that the DRC would no longer be reviewing applications for solar panel installations, following a clarification that the City of Sonoma's Development Code (Section 19.40.100) conflicts with State law and therefore unenforceable. Staff is looking into whether jurisdiction of solar panels could still apply in the historical districts.

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**ITEM #8 –Discussion Item: Consideration of new City regulations pertinent to projects that include partial demolition of historic structures.**

Associate Planner Gjestland presented the background for design review of demolitions and recent concerns involving renovations that raised the question of whether the current policy is effective in protecting the historic character of Sonoma.

Staff's report included in a chart, "Potential Thresholds for the Design Review of Single-family Residences" listing types of repairs or remodeling that would not require design review and a list of changes, demolition, and remodeling that might trigger design review by the DRC.

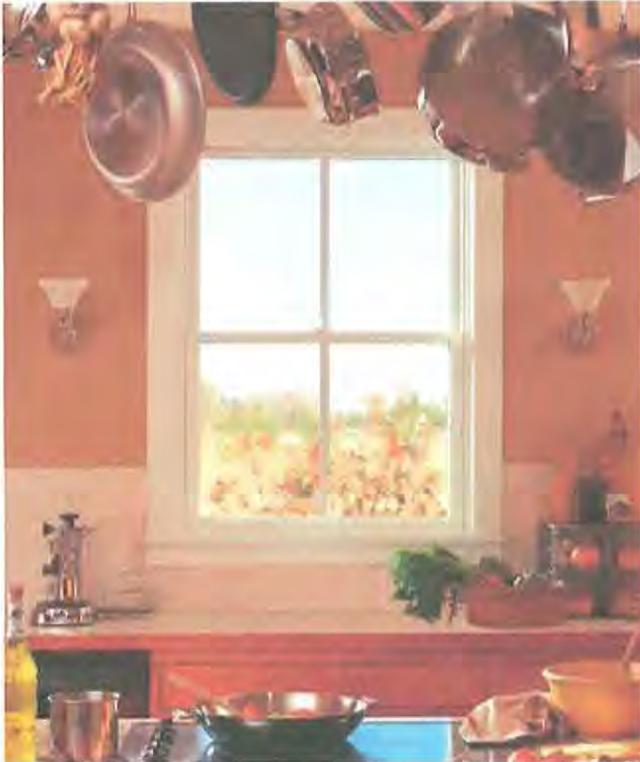
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3/18/2016

**19366 + 19370 SONOMA HIGHWAY - COMERCIAL DEVELOPMENT PROPOSAL**

Assessor's Parcel Number: 127-760-001 & 002  
Project Sponsor: Alicia Hansel, Kibby Road LLC  
Architect: Studio 101 Designs

The proposal includes the construction of two identical 2,987 SF, two story commercial buildings at 19366 and 19370 Sonoma Highway. The Design Review Board approved a previous rendition of this project on 09/20/05. Our proposal complies with all of the current Development Code and General Plan regulations and design guidelines. Our proposal also maintains nearly all aspects of the previously approved version (i.e. massing, building height, setbacks, green space and parking placement), with the exception of the styling. The previous design incorporated a Mediterranean/stucco aesthetic. We're proposing a vernacular architecture which takes cues from Sonoma's rich viticulture history. We've simplified the massing and roof plan to read more like an agrarian structure. We're proposing residential materials like board-and-batten siding, and large double-hung wood windows in an effort to be compatible with both our adjacent neighbors (one story single family residences to the North and South.) Our detailing (i.e. wood balcony, wood guardrail with inset welded wire grids, and wood brackets) reinforces this compatibility. The color palette, which includes primarily off-white siding with slate-grey standing seam metal roofing reinforces this concept as well. Incorporating a roof overhang at the first floor transition allows us to reduce the perceived mass of the 2-story structure and mask the additional width required to accommodate parking at the rear of the first floor. Landscaping will include engineered bioretention facilities along the front and side yards to meet the city's storm water management requirements.



## TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 400 Series tilt-wash double-hung windows are engineered to provide outstanding performance and style. Combined with the tilt-to-clean sash, it's easy to see why it's our best selling double-hung. Exteriors use three different levels of protection from the elements. The frames are vinyl clad, the sash use a Flexacron® finish and the sills are made of Fibrex® material. On the inside you have the choice of natural pine or low-maintenance white finish. For added style there is a wide range of grille patterns and hardware options.

### DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode\*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Wood sash members are treated with a water-repellent preservative and coated on the exterior with a Flexacron® finish
- The sill is made with a solid wood core and are protected from the elements with Fibrex® cladding

### ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E4® glass options are available to control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states\*\*



### BEAUTIFUL

- Seven exterior color options
- Natural pine or white interiors
- Add style with grilles, exterior trim or patterned glass

### EXTERIOR COLORS



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\*\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.  
 †See your Andersen dealer for availability. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

# 400 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

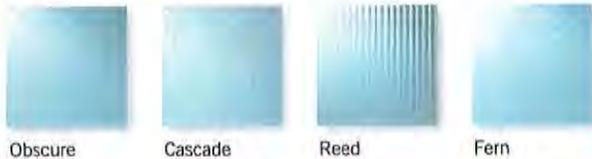
## GLASS OPTIONS

### LOW-E4® GLASS

- Low-E4® glass
- Low-E4® SmartSun™ glass
- Low-E4® Sun glass
- Tempered glass and other glass options are available. Contact your Andersen dealer.

### PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



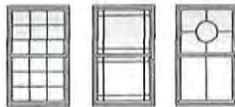
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Available in 11 colors to complement your exterior.

### GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



### ADDITIONAL FEATURES

- Tilting sash allows for easy cleaning
- Available with Stormwatch® protection for coastal areas

## INTERIOR OPTIONS



Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished White is specified.

### HARDWARE FINISHES



\*Distressed Bronze and Oil Rubbed Bronze are "living" finishes that will change with time and use.

### HARDWARE

Stone finish is standard with wood interior units. White finish comes with prefinished interiors.



Black | Gold Dust  
Stone | White

Antique Brass | Bright Brass  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | Satin Nickel

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# POPULAR METAL SALES™ ROOFING SYSTEMS

## 5V-Crimp



26 and 29 gauge standard

## Classic Rib



26 and 29 gauge standard

### EXPOSED FASTENED SYSTEMS

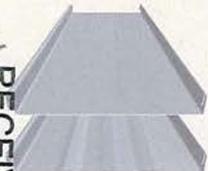
- Lightweight option
- Cost-effective
- Install easily

## Image II™



26 gauge standard

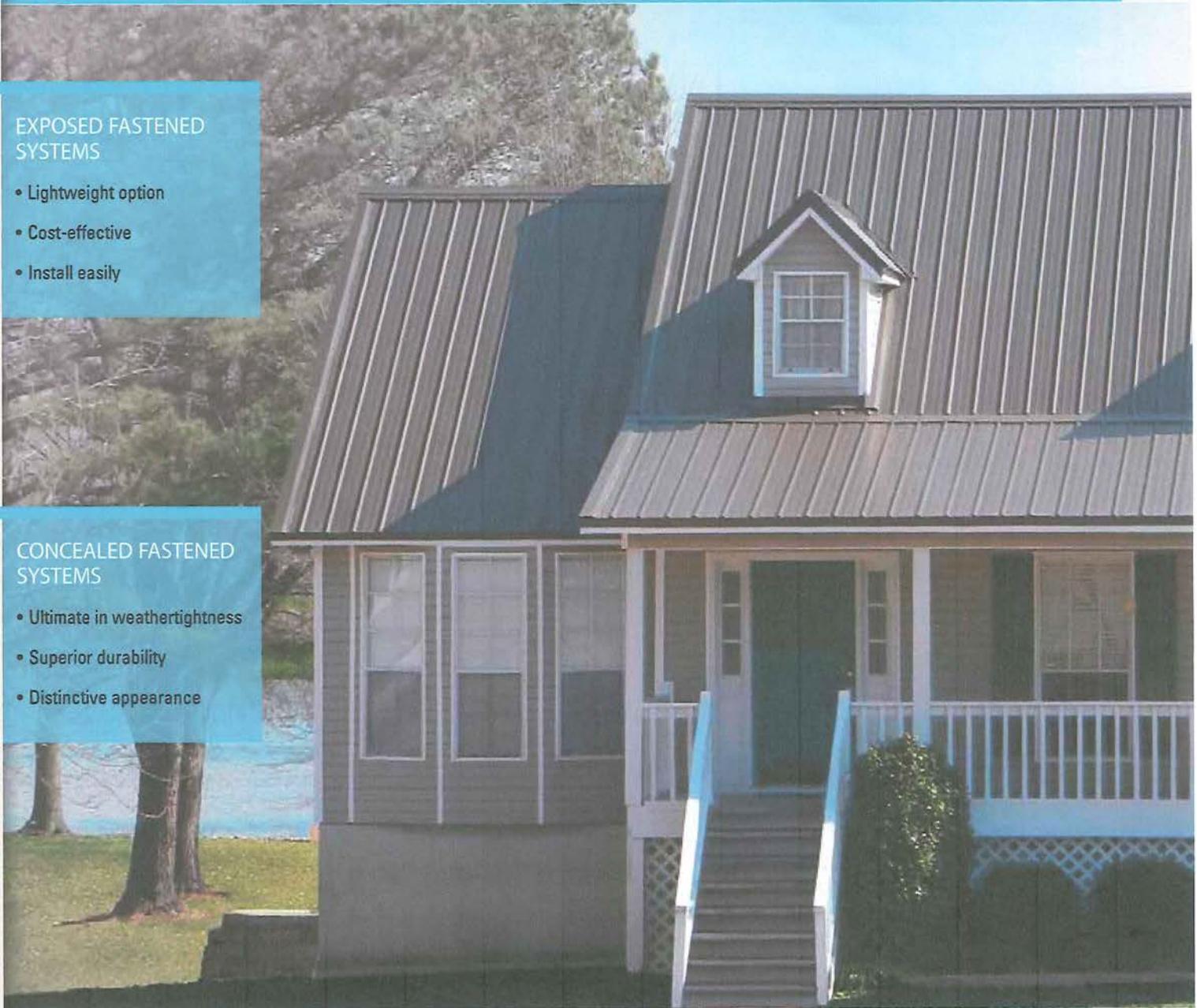
## Vertical Seam

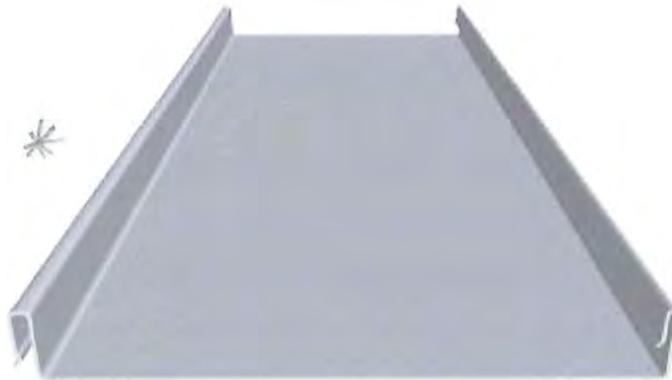


24 and 26 gauge standard

### CONCEALED FASTENED SYSTEMS

- Ultimate in weathertightness
- Superior durability
- Distinctive appearance

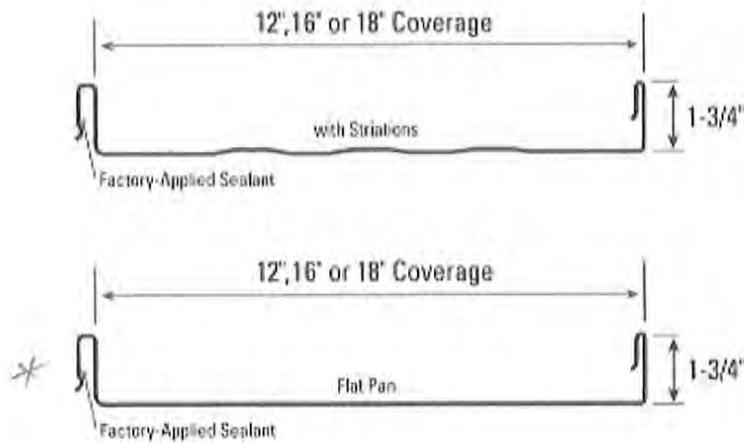




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## Example Projects



# Vertical Seam

**Panel Coverage:** 12", 16", 18"

**Rib Height:** 1-3/4"

**Standard Gauge(s):** 24 ga., 26 ga.

**Optional Gauge(s):** 22 ga.

As a Structural Standing Seam panel, Vertical Seam delivers a clean, linear elegance paired with unmatched quality for a dependable, long-lasting, and beautiful roof. Structural Standing Seam roof systems are ideal for lower sloping and longer spanning roofs, or where extreme temperature variations exist.

**Available Substrate(s):** Open Framing, Solid Substrate

**Fastener(s):** Standing Seam Roof, Concealed Fastened

**Standard Finish(es):** PVDF (Kynar 500®), MS Colorfast45®, Acrylic Coated Galvalume®

**Minimum Slope Requirement:** 3:12OF/1:12SS\*

3:12 over Open Framing 1:12 over Solid Substrate

**Other Notes:**

- Contact Metal Sales for load-carrying capabilities

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**Field Quality Control**

If requested by Owner, provide manufacturer's field service consisting of product use recommendations and periodic site visits for inspection of product installation in accordance with manufacturer's instructions.

**Precautions, Cleaning and Protection**

Touch-up paint is used to cover and protect unexpected scratches on the paint finish that may occur during installation of panel. Touch-up paint will not weather as well or at the same rate as the original system. Test in an area that will not be noticeable. Metallic paint colors are available at an additional charge. Minor differences in color and appearance are normal and to be expected.

To minimize possible differences in appearance, an entire project should be painted at one time, from one batch of paint, using the same application equipment. Additionally, fabricated panels, flat sheet, and flashings should be oriented in the same direction.

After installation remove temporary coverings and protection of adjacent work areas. Repair or replace any installed products that have been damaged. Clean installed panels in accordance with manufacturer's instructions prior to Owner's acceptance. Remove and lawfully dispose of construction debris from Project site. Protect installed product and finish surfaces from damage during construction.

**Building Codes**

Current data on building code requirements and product compliance may be obtained from Metal Sales technical support specialists. Installation must comply with the requirements of authority having jurisdiction.

**6. AVAILABILITY AND COST**

**Availability**

Metal Sales products are nationally distributed and supported from 21 convenient locations nationwide, including Alaska. Metal Sales has the ability to ship worldwide. Contact Metal Sales for information on local availability.

**Cost**

Budget installed cost information may be obtained from a local Metal Sales distributor or through the manufacturer.

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**7. WARRANTIES**

**Weather Tightness Warranty**

Metal Sales' Weather Tightness Warranty is available in several forms. Request sample warranty documents from manufacturer for review and editing assistance. Warranty Period is optionally 5, 10, or 20 years.

Type 1 Warranty:  
Side-lap warranty only, with dollar limit.

Type 2 Warranty:  
Trim and side-lap warranty, with dollar limit.

Type 3 Warranty:  
Side-lap warranty only, with no dollar limit.

Type 4 Warranty:  
Trim and side-lap warranty, with no dollar limit.

Premier Plus Warranty:  
Single-source warranty, with no dollar limit.

**Paint Finish Warranty**

Metal Sales' standard PVDF (Kynar 500®) Fluorocarbon System Warranty for film integrity, chalk rating and fade rating in which manufacturer agrees to repair or replace panels that show evidence of deterioration within specified warranty period. Deterioration shall include but is not limited to color fading of more than 5 Hunter units when tested according to ASTM D 2244, chalking in excess of a No. 8 rating when tested according to ASTM D 4214 or cracking, checking, peeling or failure of paint to adhere to bare metal. Warranty Period for film integrity is 45 years and for chalk and fade rating is 35 years.

**8. MAINTENANCE**

No specific maintenance is required for properly installed Metal Sales standing seam panel products. Periodic roof inspection to verify system integrity, drainage functionality and repair of storm damage is advised.

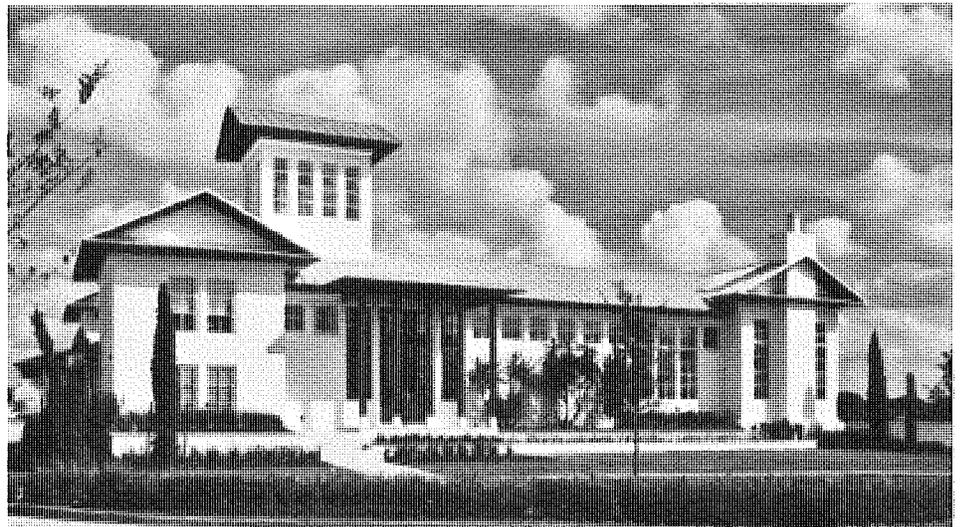
**9. TECHNICAL SERVICES**

Technical assistance, including more detailed information, product literature, test results, project lists, assistance in preparing project specifications and arrangements for application supervision, is available by contacting Metal Sales.

**10. FILING SYSTEMS**

Additional product information is available from the manufacturer upon request.

1. McGraw-Hill Sweets
2. BSD SpecLink
3. Arcom MasterSpec



Tradewinds Model Home, FL

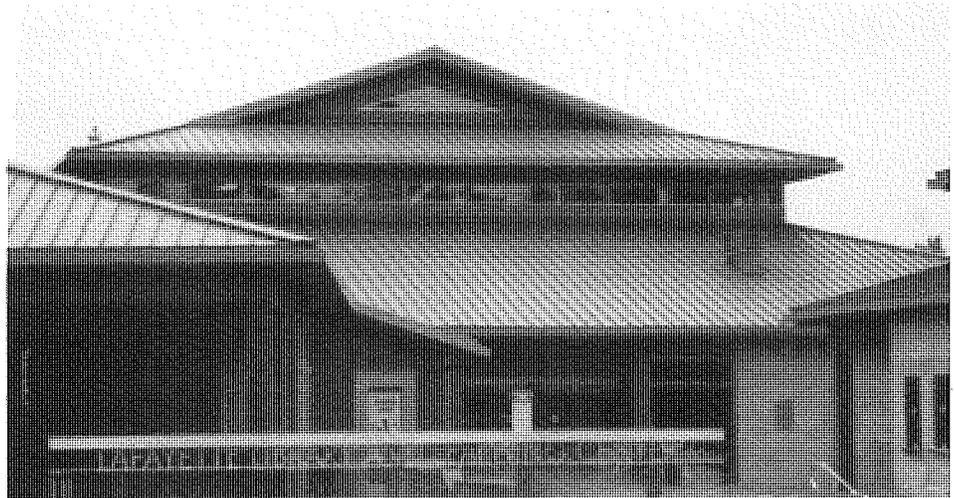
turer recommends use of a "minimum coated thickness" requirement of 0.018 inch (0.46 mm) instead of 26 ga., 0.023 inch (0.58 mm) instead of 24 ga., and 0.0296 inch (0.75 mm) instead of 22 ga.

**Technical Properties for Vertical Seam:**

- ▶ Panel Coverage: 12 inches (304.8 mm), 16 inches (406.4 mm) or 18 inches (457.2 mm)
- ▶ Rib Height: 1-3/4 inches (44.5 mm)
- ▶ Material: Aluminum-zinc alloy-coated steel sheet, ASTM A 792, Class AZ50 coating designation, Grade 50, structural quality, 0.022 inch (0.56 mm), 0.028 inch (0.71 mm) or 0.034 inch (0.86 mm) nominal thickness
- ▶ Minimum Roof Slope Capability: 3:12 over Open Framing
- ▶ Minimum Roof Slope Capability: 1:12 over Solid Substrate
- ▶ Sealant: Factory-applied side lap sealant
- ▶ Attachment: Concealed clip designed for thermal movement
- ▶ Side Lap: Snap-together panel system  
Insulation Capacity: Accommodate blanket insulation 1/2 inch (12.7 mm) to 4 inches (101.6 mm) thickness
- ▶ Application: Applied over open framing or solid substrate
- ▶ Surface Finish: PVDF (Kynar 500®), MS Colorfast45 or Acrylic Coated Galvalume.
- ▶ Color: See list of available colors. Contact Metal Sales for more information.
- ▶ Testing: Fire Resistance Rating: UL 790 Class A Fire Resistance Rating and UL 263  
Impact Resistance: UL 2218 Class 4  
Air Infiltration: Tested according to ASTM E 1680  
Water Infiltration: Tested according to ASTM E 1646  
Wind Uplift Resistance: Tested according to ASTM E 1592 and in compliance with UL 580, Class 90 Wind Uplift, Construction #436, 446, and 448  
Code and testing Agency Approvals: Miami-Dade County Approved (NOA 10-0114.04), 2007 Florida Building Code Approved: 2007 FBC Approved, 10916.6, 12449.1, 13794.1, 14799.2

**Environmental Considerations**

Construction metals generally are readily recyclable at the end of their service life. The raw materials used in manufacture of standing seam panels also come from recycled sources. Post industrial and post consumer recycled content varies.



*Lafayette Library and Learning Center, Lafayette, CA*

**Fire Performance**

Flame-Spread Index: 25 or less (Class A), or 200 or less (Class C).  
Smoke-Developed Index: 450 or less.

**5. INSTALLATION**

**Handling and Storage**

Handle and store product according to Metal Sales recommendations. Deliver materials in original, unopened, undamaged containers with identification labels intact. Store materials above ground, under waterproof covering, protected from exposure to harmful weather conditions and at temperature and humidity conditions recommended by manufacturer. Provide proper ventilation of metal panel system to prevent condensation build-up between each panel and trim or flashing component. Store metal panel products in manufacturer's unopened packaging until ready for installation. Exercise caution in unloading and handling metal panel system to prevent bending, warping, twisting and surface damage.

**Preparation**

Install substrate boards over roof deck and sheathing over entire roof surface using recommended fasteners. Install furring, eave angles, sub-purlins, and other miscellaneous roof panel support members and anchor according to metal roof panel manufacturer's recommendations.

**Underlayment Installation**

Install self-adhering sheet underlayment and felt underlayment as required. Apply slip sheet over underlayment prior to installing metal roof panels. Install flashing in compliance with requirements in Division 07 Section "Sheet Metal Flashing and Trim."

**Thermal Insulation Installation**

Install polyethylene vapor retarder if required. Install board insulation if required, in compliance with installation requirements in Division 07 Section "Thermal Insulation."

Install blanket insulation if required, in compliance with installation requirements in Division 07 Section "Thermal Insulation."

**Metal Roof Panel Installation**

Verify that site conditions are acceptable for installation. Do not proceed with installation until unacceptable conditions are corrected. Comply with panel manufacturer's installation instructions including but not limited to special techniques, interface with other work, and integration of systems. Fasten metal roof panels to supports with concealed clips at each standing-seam joint at location, spacing, and using proper fasteners as recommended by panel manufacturer. Comply with installation tolerances as required.

**Accessory Installation**

Install accessories using techniques recommended by manufacturer and which will assure positive anchorage to building and weather tight mounting. Provide for thermal movement. Coordinate installation with flashings and other components. For Flashing and Trim, comply with performance requirements, manufacturer's written installation instructions, and the SMACNA "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and install units to true level. Install work with laps, joints, and seams that will be permanently watertight.

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**Metal Sales  
Manufacturing Corporation**

This specification data sheet is provided by Metal Sales Manufacturing Corporation as a technical support tool incident to the sale of its Structural Standing Seam Steel Roof Panel products. Contact Metal Sales for more information on these and other products.

Telephone: 800.406.7387  
www.metalsales.us.com

Section 07 41 13 - METAL ROOF PANELS

**1. PRODUCT NAME**

Vertical Seam structural standing seam steel roof panels.

**2. MANUFACTURER**

Metal Sales Manufacturing Corporation  
545 South 3rd Street, Suite 200  
Louisville, KY 40202  
Toll Free: 800.406.7387  
Phone: 502.855.4300  
Fax: 502.855.4200  
Web: www.metalsales.us.com  
E-Mail: info@metalsales.us.com

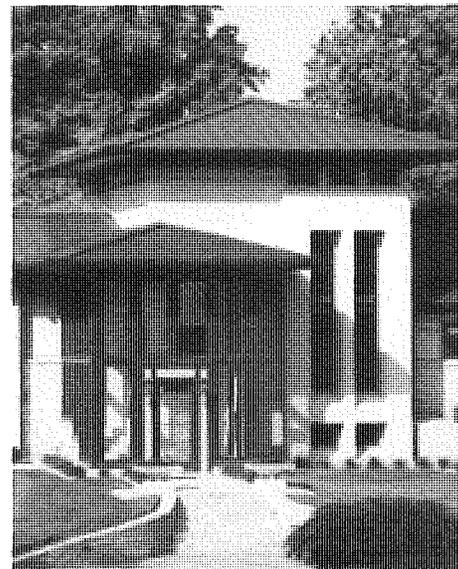
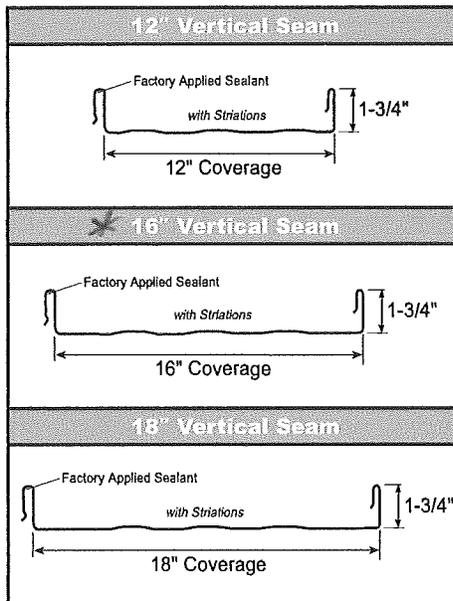
**3. PRODUCT DESCRIPTION**

**Basic Use**

For more than 50 years, Metal Sales has earned a reputation as the premier provider of metal building components and accessories. Metal Sales maintains the industry's largest professional sales and service team, supported by 21 branches located throughout the United States, and offers a full line of high quality metal roof and wall panels for agricultural, commercial, architectural, industrial, and residential projects of every shape and size for both new construction and retrofit applications. Metal Sales is dedicated to leading the metal building component industry, by setting new standards for operating efficiency, product design, active service management and lasting value.

**Manufacturer Memberships and Affiliations**

- CRRC - Cool Roof Rating Council
- MCA - Metal Construction Association
- CSI - Construction Specifications Institute
- MRA - Metal Roofing Alliance
- NRCA - National Roofing Contractors Association
- USGBC - United States Green Building Council
- ENERGY STAR® Partner



Keith Residence, Elizabethtown, KY

**4. TECHNICAL DATA**

**Applicable Standards**

- ASTM A 653 - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
- ASTM A 792 - Standard Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process.
- ASTM A 1011 - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength.
- ASTM D 2244 - Standard Practice for Calculation of Color Tolerances and Color Differences from Instrumentally Measured Color Coordinates.
- ASTM D 4214 - Standard Test Methods for Evaluating the Degree of Chalking of Exterior Paint Films.
- ASTM E 119 - Standard Test Methods for Fire Tests of Building Construction and Materials.
- ASTM E 1592 - Standard Test Method for Structural Performance of Sheet Metal Roof and Siding Systems by Uniform Static Air Pressure Difference.
- ASTM E 1646 - Standard Test Method for Water Penetration of Exterior Metal Roof Panel Systems by Uniform Static Air Pressure Difference.
- ASTM E 1680 - Standard Test Method for Rate of Air Leakage through Exterior Metal Roof Panel Systems
- ASTM E 2140 - Standard Test Method for Water

Penetration of Metal Roof Panel Systems by Static Water Pressure Head.

Sheet Metal and Air Conditioning Contractors' National Association (SMACNA): "Architectural Sheet Metal Manual."

**Approvals**

- UL 263 - Fire Tests of Building Construction and Materials.
  - UL 580 - Tests For Uplift Resistance of Roof Assemblies.
  - UL 790 - Standard Test Methods for Fire Tests of Roof Coverings.
  - UL 2218 - Impact Resistance of Prepared Roof Covering Materials.
- Miami-Dade County:  
Code Approvals, Notice of Acceptance (NOA).
- Vertical Seam product: NOA 10-0114.04  
State of Florida. Florida Building Code 2010:
  - Vertical Seam product: 11560.9, 11560.10, 14645.6

**Physical Properties:**

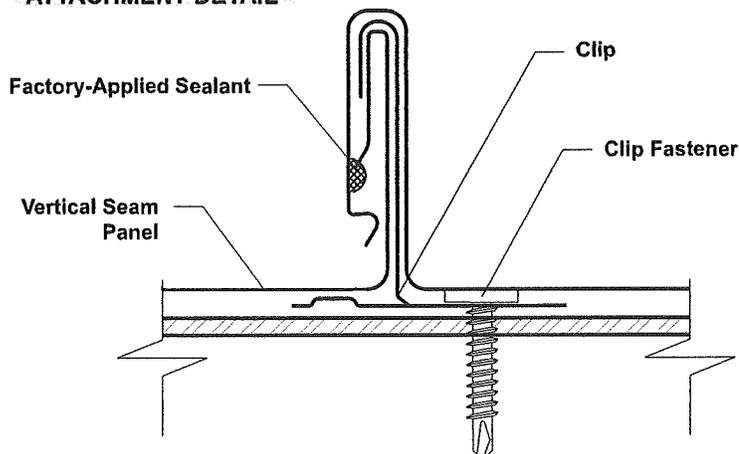
Test reports are available to design professionals upon request.

Note: Industry designation for material thickness is moving away from "gauge" to "nominal thickness" in inches. Manufacturer's available panel thickness is 0.022 inch (formerly 26 ga.) or 0.028 inch (formerly 24 ga.) or 0.034 inch (formerly 22 ga.). Manufac-

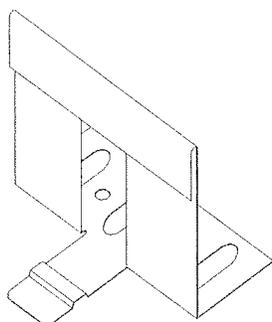
# VERTICAL SEAM

Condensed  
Technical  
Reference

## ATTACHMENT DETAIL



## PANEL CLIP



**UL90 CLIP**  
2 Fasteners

## FASTENING INFORMATION

### ► Clips

1. Clip spacing is based upon the design loads, the spanning capacity of the panels, the fasteners and the support members.
2. Clips are 0.050" thick. G90 is standard, 304 stainless is optional. 2 fastener holes is standard, 3 holes is optional.
3. Clips can accommodate practically unlimited thermal movement.

### ► Fasteners

1. Overdriven fasteners will cause panel distortions.
2. Fasteners to wood and steel should extend 1/2" or more past the inside face of the support material.

#### Clip Fasteners and Concealed End Fasteners:

##### Attaching to Wood:

#10-12 Pancake Head Wood Screw

##### Attaching to Steel:

<18 ga: 1/4"-14 Deck Screw

>=18 ga, <=12 ga: #10-16 Pancake Head Driller

##### Attaching to Concrete:

3/16" or 1/4" TapCon, Phillips Flat Head

#### Exposed End Fasteners:

##### Attaching to Wood:

#10-14 XL Wood Screw

##### Attaching to Steel:

#12-14 XL Driller

#### Trim Fasteners:

1/4"-14 x 7/8" XL Stitch Screw

1/8" x 3/16" Pop Rivet

## SECTION PROPERTIES

## ALLOWABLE UNIFORM LOADS, psf For various clip spacings

Ga	Width in	Yield ksi	Weight psf	Top In Compression				Bottom In Compression				Inward Load						Outward Load					
				Ixx in <sup>4</sup> /ft		Sxx in <sup>3</sup> /ft		Ixx in <sup>4</sup> /ft		Sxx in <sup>3</sup> /ft		2.5'		3'		3.5'		4'		4.5'		5'	
26	12	50	1.06	0.0781	0.0530	0.0377	0.0408	148	104	77	59	-	-	55	49	42	36	-	-	-	-		
26	16	50	0.97	0.0614	0.0402	0.0283	0.0306	114	79	58	45	-	-	55	49	42	36	-	-	-	-		
26	18	50	0.94	0.0553	0.0358	0.0253	0.0273	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
24	12	50	1.38	0.1118	0.0774	0.0533	0.0557	204	143	105	81	64	52	44	43	42	41	40	39	-	-		
24	16	50	1.26	0.0885	0.0589	0.0398	0.0419	153	107	79	61	48	39	42	38	34	30	27	24	-	-		
24	18	50	1.22	0.0800	0.0526	0.0353	0.0372	136	95	70	54	43	35	33	30	27	24	20	19	-	-		
22	12	50	1.81	0.1533	0.1071	0.0773	0.0771	284	198	146	112	89	72	69	67	65	62	60	58	-	-		
22	16	50	1.66	0.1230	0.0822	0.0585	0.0579	213	149	110	84	66	54	54	51	48	45	36	35	-	-		
22	18	50	1.60	0.1113	0.0736	0.0520	0.0515	190	132	97	75	59	48	31	30	29	29	28	27	-	-		

1. Theoretical section properties have been calculated per AISI 2007 North American Specification for the Design of Cold-Formed Steel Structural Members. Ixx and Sxx are effective section properties for deflection and bending.
2. Allowable loads are calculated in accordance with AISI 2007 specifications considering bending, shear, combined bending and shear, deflection and ASTM E 1592 uplift testing for 24 ga and 22 ga and UL 580 uplift testing for 26 ga. Allowable loads consider the 3 or more equal spans condition. Allowable loads do not address web crippling, fasteners or support material. Panel weight is not considered.
3. Deflection consideration is limited by a maximum deflection ratio of L/180 of span.
4. Allowable loads do not include a 1/3 stress increase for wind.

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Anchorage, AK 866.640.7663  
Bay City, MI 888.777.7640  
Deer Lake, PA 800.544.2577  
Denver, CO 800.289.7663

Detroit Lakes, MN 888.594.1394  
Fontana, CA 800.782.7953  
Fort Smith, AR 877.452.3915  
Independence, MO 800.747.0012

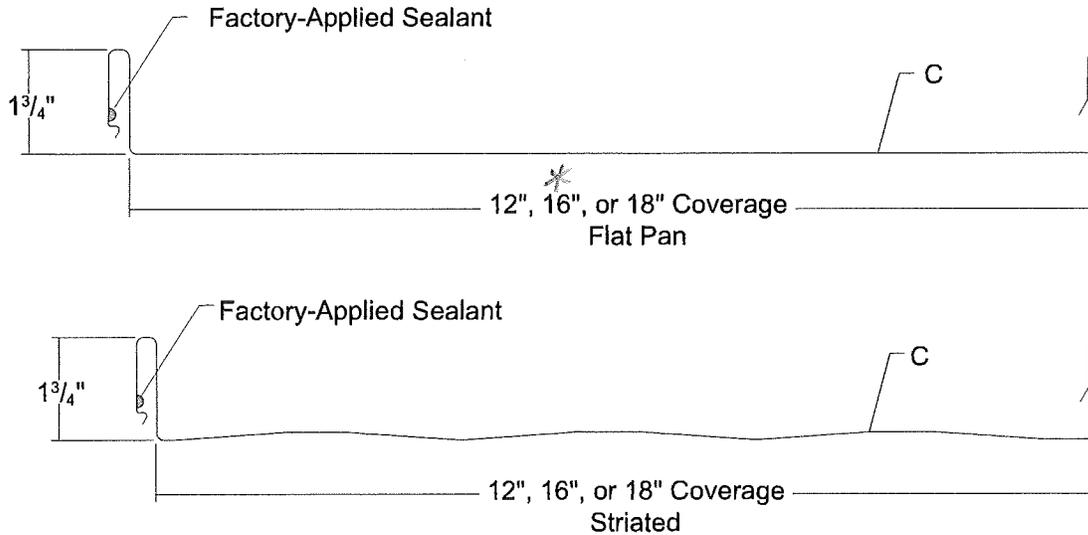
Jacksonville, FL 800.394.4419  
Jefferson, OH 800.321.5833  
Mocksville, NC 800.228.6119  
Nashville, TN 800.251.8508  
Rock Island, IL 800.747.1206  
Rogers, MN 800.328.9316

Seattle, WA 800.431.3470  
Sellersburg, IN 800.999.7777  
Sioux Falls, SD 888.902.8320  
Spokane, WA 800.572.6565  
Temple, TX 800.543.4415  
Woodland, CA 800.759.6019

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# VERTICAL SEAM

Condensed  
Technical  
Reference



ARCHITECTURAL  
COMMERCIAL  
PANEL

CONCEALED  
FASTENED

12", 16" OR 18"  
COVERAGE

MINIMUM  
SLOPE  
1:12\*

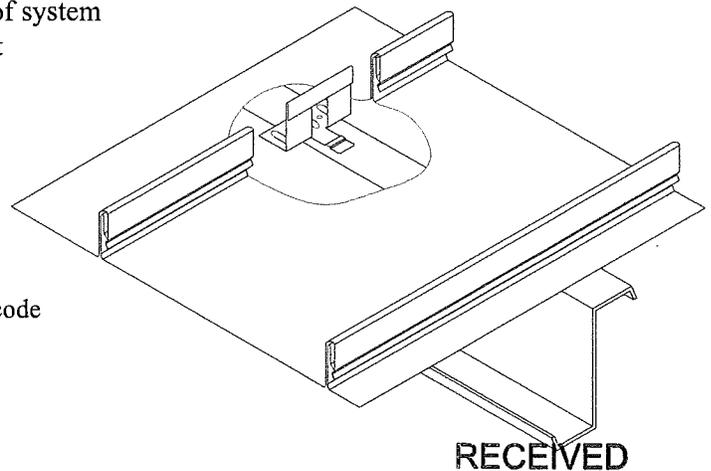
OPEN FRAMING OR  
SOLID SUBSTRATE

## PANEL OVERVIEW

- ▶ Finishes: PVDF, MS Colorfast45<sup>®</sup> and Acrylic Coated Galvalume<sup>®</sup>
  - ▶ Corrosion Protection: AZ55 per ASTM A 792 for unpainted Galvalume<sup>®</sup>  
AZ50 per ASTM A 792 for painted Galvalume<sup>®</sup>  
G90 per ASTM A 653 for Galvanized
  - ▶ Gauges: 24 ga standard; 26 ga and 22 ga optional
  - ▶ 12", 16" or 18" panel coverage, 1 3/4" rib height
  - ▶ Panel Length: Minimum: 5'; Maximum: 45' recommended
  - ▶ Architectural, structural integral standing seam roof system
  - ▶ Snap-together side lap with factory-applied sealant
- \* Minimum roof slope is 1:12 for solid substrates and 3:12 for open framing

## TESTING AND APPROVALS

- ▶ UL 2218 Impact Resistance - Class 4
- ▶ UL 790 Fire Resistance Rating - Class A, per building code
- ▶ UL 263 Fire Resistance Rating - per assembly
- ▶ ASTM E 283 Air Leakage - 0.035 cfm/ft<sup>2</sup> at 1.57 psf
- ▶ ASTM E 331 Water Penetration - none at 12 psf
- ▶ ASTM E 1680 Air Leakage - 0.0036 cfm/ft<sup>2</sup> at 6.24 psf
- ▶ ASTM E 1646 Water Penetration - none at 6.24 psf
- ▶ ASTM E 1592 Structural Performance
- ▶ UL 580 Uplift Resistance - Class 90 Constructions: #436, #446 and #448
- ▶ Texas Wind Storm - Evaluation RC-412
- ▶ 2010 FBC Approvals - FL11560.9, FL11560.10 and FL 16833.1
- ▶ Miami-Dade County, Florida - NOA 13-0905.05
- ▶ ICC Evaluation Report - ESR-2385:  
Covering 16" panels in 26 ga, 24 ga and 0.032" and 18" panels in 24 ga



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**ms metal sales**<sup>™</sup>  
manufacturing corporation



**Product #: RAS12-SB**

**Width:** 12"

**Height:** 10.5"

**Wattage:** 200

**Bulb:** 1

**Glass:** N/A

**Finish:** Satin Black - UV Protectant

**Extension:**

RAS12-SB is shade only. Choose a Goose Neck for wall mount (shown with RGN15-SB). Optional Wire Guard (RWG12-SB) is available.

**Related Products**



RRWC12-SB



RRWC12-SG



RRWC12-SR



RRWC12-WH

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# R Series

## 12" Angle Shades

UL LISTED FOR WET LOCATIONS

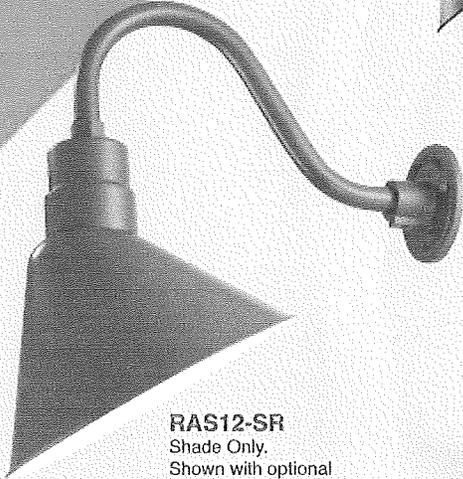


**RAS12-SG**  
Shade Only.  
Shown with optional  
RGN15-SG Goose Neck



**RAS12-GA**  
Shade Only.  
Shown with optional  
RGN15-GA Goose Neck  
and RWG12-GA Wire Guard

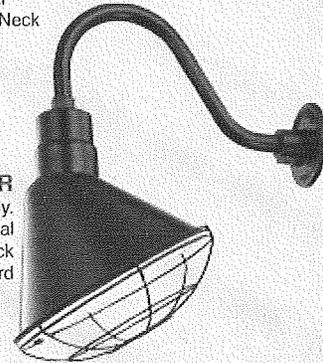
Galvanized  
finishes may be  
inconsistent



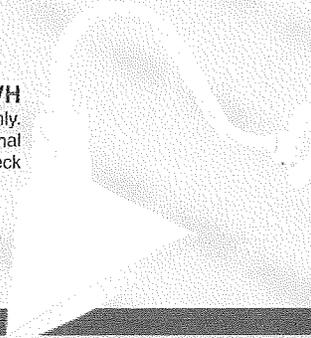
**RAS12-SR**  
Shade Only.  
Shown with optional  
RGN15-SR Goose Neck



**RAS12-SB**  
Shade Only.  
Shown with optional  
RGN15-SB Goose Neck



**RAS12-ABR**  
Shade Only.  
Shown with optional  
RGN15-ABR Goose Neck  
and RWG12-ABR Wire Guard



**RAS12-WH**  
Shade Only.  
Shown with optional  
RGN15-WH Goose Neck

### EASY TO ORDER:

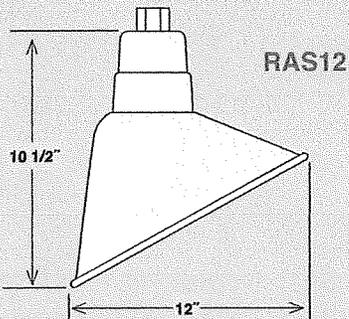
1. Choose a Shade
2. Choose a Goose Neck
3. Wire Guard Optional

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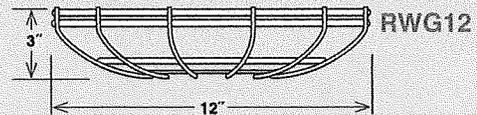
CITY OF SONOMA

### Angle Shades



ITEM #	WIDTH	LAMPS	WIRE	FINISH
RAS12-ABR	12"	Med. 200W A21	100"	Architectural Bronze
RAS12-GA	12"	Med. 200W A21	100"	Galvanized
RAS12-SB	12"	Med. 200W A21	100"	Satin Black
RAS12-SG	12"	Med. 200W A21	100"	Satin Green
RAS12-SR	12"	Med. 200W A21	100"	Satin Red
RAS12-WH	12"	Med. 200W A21	100"	White

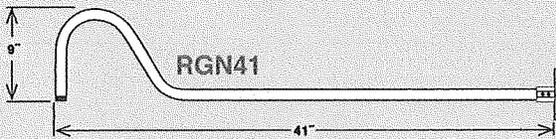
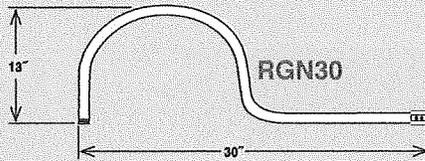
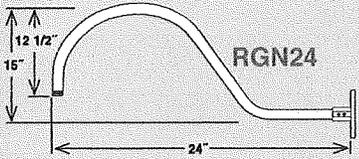
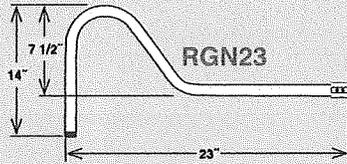
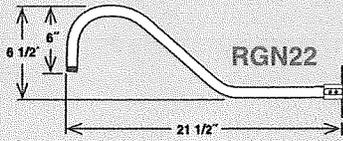
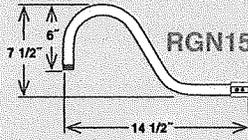
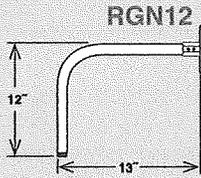
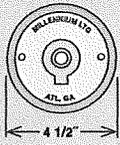
### Wire Guards



ITEM #	WIDTH	FINISH
RWG12-ABR	12"	Architectural Bronze
RWG12-GA	12"	Galvanized
RWG12-SB	12"	Satin Black
RWG12-SG	12"	Satin Green
RWG12-SR	12"	Satin Red
RWG12-WH	12"	White

**Goose Necks** (Actual Photos Shown on Page 58)

Back Plate included with goose neck



ITEM #	ID	LENGTH	FINISH
RGN12-ABR	3/4"	13"	Architectural Bronze
RGN12-GA	3/4"	13"	Galvanized
RGN12-SB	3/4"	13"	Satin Black
RGN12-SG	3/4"	13"	Satin Green
RGN12-SR	3/4"	13"	Satin Red
RGN12-WH	3/4"	13"	White
RGN15-ABR	3/4"	14 1/2"	Architectural Bronze
RGN15-GA	3/4"	14 1/2"	Galvanized
RGN15-SB	3/4"	14 1/2"	Satin Black
RGN15-SG	3/4"	14 1/2"	Satin Green
RGN15-SR	3/4"	14 1/2"	Satin Red
RGN15-WH	3/4"	14 1/2"	White
RGN22-ABR	3/4"	21 1/2"	Architectural Bronze
RGN22-GA	3/4"	21 1/2"	Galvanized
RGN22-SB	3/4"	21 1/2"	Satin Black
RGN22-SG	3/4"	21 1/2"	Satin Green
RGN22-SR	3/4"	21 1/2"	Satin Red
RGN22-WH	3/4"	21 1/2"	White
RGN23-ABR	3/4"	23"	Architectural Bronze
RGN23-GA	3/4"	23"	Galvanized
RGN23-SB	3/4"	23"	Satin Black
RGN23-SG	3/4"	23"	Satin Green
RGN23-SR	3/4"	23"	Satin Red
RGN23-WH	3/4"	23"	White
RGN24-ABR	3/4"	24"	Architectural Bronze
RGN24-GA	3/4"	24"	Galvanized
RGN24-SB	3/4"	24"	Satin Black
RGN24-SG	3/4"	24"	Satin Green
RGN24-SR	3/4"	24"	Satin Red
RGN24-WH	3/4"	24"	White
RGN30-ABR	3/4"	30"	Architectural Bronze
RGN30-GA	3/4"	30"	Galvanized
RGN30-SB	3/4"	30"	Satin Black
RGN30-SG	3/4"	30"	Satin Green
RGN30-SR	3/4"	30"	Satin Red
RGN30-WH	3/4"	30"	White
RGN41-ABR	3/4"	41"	Architectural Bronze
RGN41-GA	3/4"	41"	Galvanized
RGN41-SB	3/4"	41"	Satin Black
RGN41-SG	3/4"	41"	Satin Green
RGN41-SR	3/4"	41"	Satin Red
RGN41-WH	3/4"	41"	White

RECEIVED

MAR 28 2016

CITY OF SONOMA

**COLOR BOARD**  
19366+19370 SONOMA HIGHWAY

studio 101 designs

**FILE COPY**

COLOR

**A**



**SLATE GREY**  
METAL SALES

COLOR

**B**



**ARCTIC WHITE**  
JAMES HARDIE

COLOR

**C**



**DARK BRONZE**  
ANDERSEN WINDOWS



**MAR 18 2016**

**RENDERING**  
19366+19370 SONOMA HIGHWAY

studio 101 designs

**FILE COPY**

STANDING SEAM  
METAL ROOFING  
(COLOR A)  
  
GUTTERS TO MATCH  
ROOFING  
(COLOR A)

BOARD AND  
BATTEN SIDING  
FIBER CEMENT  
(COLOR B)

WOOD GUARDRAIL  
PAINTED TO MATCH  
SIDING  
(COLOR B)

DOWNSPOUTS  
PAINTED TO MATCH  
SIDING  
(COLOR B)

WINDOW TRIM  
FIBER CEMENT  
(COLOR B)

COLUMNS  
PAINTED TO MATCH  
SIDING  
(COLOR B)

LIGHT FIXTURE  
MILLENNIUM  
R SERIES FINISHED  
TO MATCH WINDOWS  
(COLOR C)

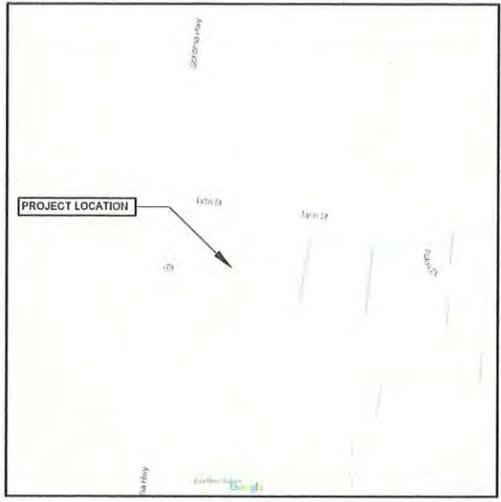
WINDOWS & DOORS  
(COLOR C)



**MAR 18 2016**



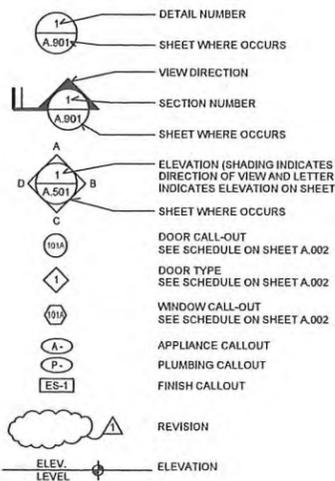
VICINITY MAP



VICINITY MAP



**DRAWING SYMBOLS**



**ABBREVIATIONS**

ADJ.	Adjacent	ADJ.	Adjacent
A.F.F.	Above Finish Floor	ALUM.	Aluminum
ANOD.	Anodized	ATT.	Attenuation
AT.	At	BD.	Board
BETW.	Between	BLKG.	Blocking
BM.	Beam	B.O.	Blockout
B.SMT.	Basement	B.U.R.	Built-Up Roof
C.B.B.	Cement Backer Bd.	CEM.	Cement
C.I.P.	Cast In Place	CIV.	Civil
C.J.	Control Joint	CL.	Center Line
CLNG.	Ceiling	CLR.	Clear
CMU.	Concrete Masonry Unit	COL.	Column
CONC.	Concrete	CONC.	Construction
CONSTR.	Construction	CONT.	Continuous
DBL.	Double	D.G.	Double Glazed
D.M.	Dimension	DN.	Down
DR.	Door	DTL.	Detail
DWG.	Drawing	EA.	Each
EL.	Elevation	E.J.	Expansion Joint
ELEC.	Electrical	ELEV.	Elevator
EQ.	Equal	EQUIP.	Equipment
EXP.	Expansion	EXT.	Exterior
EX.	Existing	(E)	Existing
F.C.	Fiber Cement	F.E.C.	Fire Extinguisher Cabinet
F.F.L.	Finish Floor Level	F.L.	Floor
FLUOR.	Fluorescent	FIN.	Finish
FNDN.	Foundation	F.O.	Face of
F.O.S.	Face of Stud	F.O.W.	Face of Wall
FURR.	Furring	F.V.	Foundation Vent
GA.	Gauge	G.S.M.	Galvanized Sheet Metal
GALV.	Galvanized	GLAZ.	Glazing
GR.	Grade	G.W.B.	Gypsum Wall Board
GYP. BD.	Gypsum Board	H.C.	Hollow Core
H.D.	Hot Dipped	H.M.	Hollow Metal
HR.	Height	HT.	Hour
INS.	Insulation	INT.	Interior
JT.	Joint	LEV.	Level
LT.	Location	LOC.	Location
M.U.	Masonry Unit	MAX.	Maximum
MECH.	Mechanical	MEMB.	Member
MFR.	Manufacturer	MIN.	Minimum
MTD.	Mounted	MOD.	Module
MTL.	Metal	MOD.	Module
N.I.C.	Not In Contract	NO.	Number
(N)	New	O/A	Overall
O.C.	On Center	O.PING.	Opposite
OPP.	Opposite	PRE-FIN.	Pre Finished
PL.	Plaster	PLAS. LAM.	Plastic Laminate
PLY.	Plywood	PT.	Point
PTD.	Painted	RAD.	Radius/Radi
R.W.L.	Rain Water Leader	R.D.	Redwood
REFR.	Refer to	REFR.	Resistant
RES.	Resistant	RESIL.	Resilient
REQ'D.	Required	RGD.	Rigid
RM.	Room	R.O.	Rough Opening
R.O.	Rough Opening	R.O.D.	Rolling Overhead Door
S.C.	Schedule	S.C.	Solid Core
SCHED.	Schedule	SIM.	Similar
SECT.	Section	SKD. GD.	Skid Guard
SHT.	Sheet	ST. STL.	Stainless Steel
STD.	Stained	STRUC.	Structural
SUSP.	Suspended	THK.	Thick
THRU.	Through	T.O.	Top of
T.O.C.	Top of Concrete	T.O./STL.	Top of Steel
T.O.W.	Top of Wall	TRANSF.	Transformer
T.S.	Tube Steel	TYP.	Typical
U.O.N.	Unless Otherwise Noted	U/S.	Underside
VEN.	Veneer	VEST.	Vestibule
VER.	Verify	W.	With
WD.	Wood	W.P.	Water Proofing
WR.	Water Resistant	WT.	Weight

# COMMERCIAL DEVELOPMENT

19366 & 19370 SONOMA HIGHWAY  
SONOMA, CA 95476  
APN: 127-760-001 & 002

**GENERAL NOTES**

- ALL INFORMATION SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, AND ELECTRICAL CODES, AND ALL OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RULES AND REGULATIONS HAVING JURISDICTION.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
- INSULATION SHALL MEET CALIFORNIA ENERGY COMMISSION QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
- ALL WINDOWS AND DOORS SHALL BE DOUBLE GLAZED U.O.N.
- ALL GLAZING IN DOORS, WITHIN 24" OF DOORS AND ADJACENT TO BATHTUBS AND SHOWERS, SHALL BE TEMPERED PER CBC.
- GENERAL LIGHTING IN KITCHENS AND BATHS SHALL HAVE AN EFFICIENCY OF 40 LUMENS PER WATT.
- ALL TOILETS ARE TO BE ULTRA LOW FLOW 1.6 GALLONS MAXIMUM FLUSH CAPACITY.
- SHOWERS: WALLS TO BE NONABSORBENT TO MIN. 72" ABOVE DRAIN. FINISH FLOOR SLOPE TO BE 1/4" TO 1/2" PER FT. PAN LINER TO ROLL OVER TOP OF ROUGH THRESHOLD CURB AND FASTEN TO OUTSIDE EDGE; WHERE NO CURB, PAN LINER TO LAP UNDER ADJACENT FLOOR BACKER BOARD MIN. 1'-0". WEEP HOLES REQUIRED AT DRAIN; WEEP HOLES TO REMAIN CLEAR AND UNOBSTRUCTED BY MORTAR.
- SMOKE DETECTORS SHALL BE INTERCONNECTED AND "HARD" WIRED IN CEILINGS NEAR ALL SLEEPING AREAS AS PER CBC 314.
- ALL WATER PIPING TO BE COPPER PIPE.
- ALL DRAINAGE PIPING TO BE ABS SCHEDULE 40.

**SCOPE OF WORK**

THE PROPOSAL INCLUDES THE CONSTRUCTION OF TWO IDENTICAL 2,987 SF, TWO-STORY BUILDINGS. PROPOSED OCCUPANCY IS 'GROUP B' COMMERCIAL.

OPEN SPACE IS ACHIEVED THROUGH HARDSCAPE AND PLANTED LANDSCAPE SET WITHIN THE FRONT YARD SETBACK.

LANDSCAPING WILL INCLUDE ENGINEERED BIORETENTION FACILITIES IN THE FRONT AND SIDE YARDS TO MEET THE CITY'S STORMWATER MANAGEMENT REQUIREMENTS.

**EXTERIOR FINISHES:**

- PAINTED BOARD AND BATTEN SIDING
- DARK BRONZE ANODIZED DOORS AND WINDOWS
- METAL RAILINGS
- STANDING SEAM METAL ROOFING

**CODE REFERENCE**

BUILDING DESIGNED TO MEET THE FOLLOWING CODES:	
CALIFORNIA RESIDENTIAL CODE:	2013 CRC
CALIFORNIA BUILDING CODE:	2013 CBC
CALIFORNIA MECHANICAL CODE:	2013 CMC
CALIFORNIA ELECTRICAL CODE:	2013 CEC
CALIFORNIA PLUMBING CODE:	2013 CPC
CALIFORNIA FIRE CODE:	2013 CFC
CALIFORNIA ENERGY CODE:	2013 CEC
TITLE 24 CALIFORNIA ENERGY EFFICIENCY STANDARDS	2013

**PROJECT INFO.**

PARCEL NUMBER:	A.P.N. 127-760-001 & 002
COMBINED LOT AREA:	12,654 SF
BASE ZONING:	C
COMBINING DISTRICT:	NONE
CONSTRUCTION TYPE:	V-1
OCCUPANCY GROUP:	B
BUILDING USE:	COMMERCIAL
FIRE SPRINKLERS:	Y
FLOOR AREA (EA):	
OPEN GARAGE:	788 S.F.
FIRST FLOOR:	1,145 S.F.
SECOND FLOOR:	1,842 S.F.
GROSS FLOOR AREA(EA):	2,987 S.F.
TOTAL GROSS FLOOR AREA:	5,974 S.F.
<b>ZONING 'C' COMMERCIAL</b>	
ALLOWABLE FAR: 80% (OR 10,124 S.F.)...PROPOSED: 52%	
MAX. SITE COVERAGE: 70% (OR 8,857 S.F.)...PROPOSED: 69%	
MIN. OPEN SPACE REQUIREMENT: 8% (OR 1,139 S.F.)...PROPOSED: 32%	
<b>PARKING:</b>	
1 SPACE PER 300 S.F. OR 5,744 S.F. = 20 SPACES REQUIRED...PROPOSED: 21 SPACES	
MAX. 30% (OR 6 SPACES) CAN BE COMPACT	
1 H.C. STALL REQUIRED WITH 1 VAN SIZED ADJACENT UNLOADING SPACE	

**CODE ANALYSIS**

BUILDING DESIGNED TO MEET THE FOLLOWING CODES:	
CALIFORNIA RESIDENTIAL CODE:	2013 CRC
CALIFORNIA BUILDING CODE:	2013 CBC
CALIFORNIA MECHANICAL CODE:	2013 CMC
CALIFORNIA ELECTRICAL CODE:	2013 CEC
CALIFORNIA PLUMBING CODE:	2013 CPC
CALIFORNIA FIRE CODE:	2013 CFC
CALIFORNIA ENERGY CODE:	2013 CEC
TITLE 24 CALIFORNIA ENERGY EFFICIENCY STANDARDS	2013

**CONTACTS**

<b>OWNER:</b>	Alicia Haisel Kibby Road LLC 415-215-8356 ALICIA@KIBBYROAD.COM
<b>ARCHITECT / OWNER AGENT:</b>	SCOTT LAHRY STEVEN MOSELEY STUDIO 101 DESIGNS 101 H STREET, SUITE C PETALUMA, CA 94952 707-778-0101 SCOTT@STUDIO101DESIGNS.COM LEVI@STUDIO101DESIGNS.COM

**SHEET INDEX**

T.001	COVER SHEET - VICINITY MAP, GENERAL INFORMATION, SHEET INDEX
<b>ARCHITECTURAL</b>	
A.101	PROPOSED SITE PLAN
A.211	FIRST & SECOND FLOOR PLANS
A.221	ROOF PLAN
A.301	EXTERIOR ELEVATIONS
A.401	BUILDING SECTIONS

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101 H St., SUITE C, Petaluma, CA 94952  
ph. 707.778.0101  
www.studio101designs.com

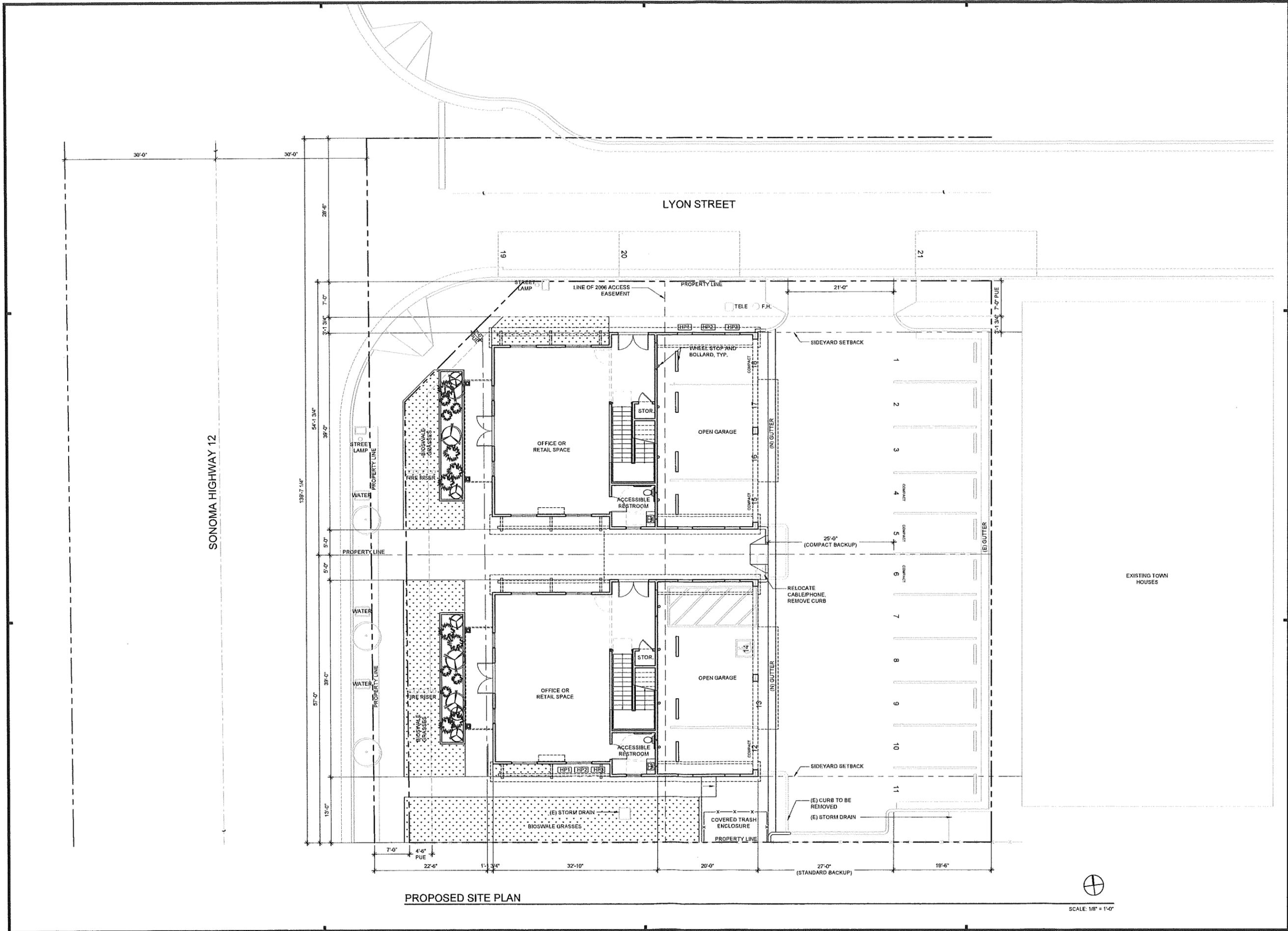
NOT FOR CONSTRUCTION

Project: COMMERCIAL DEVELOPMENT  
19366 & 19370 SONOMA HWY, SONOMA CA (APN: 127-760-001 & 002)  
Title: COVER SHEET

Rev	By	Description	Date

Designer:	SL
Drawn By:	SM
Date:	03/10/16
Project No.:	101509
Scale:	AS SHOWN

Sheet: T.001



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 ph. 707 778 0101  
 www.studio101designs.com

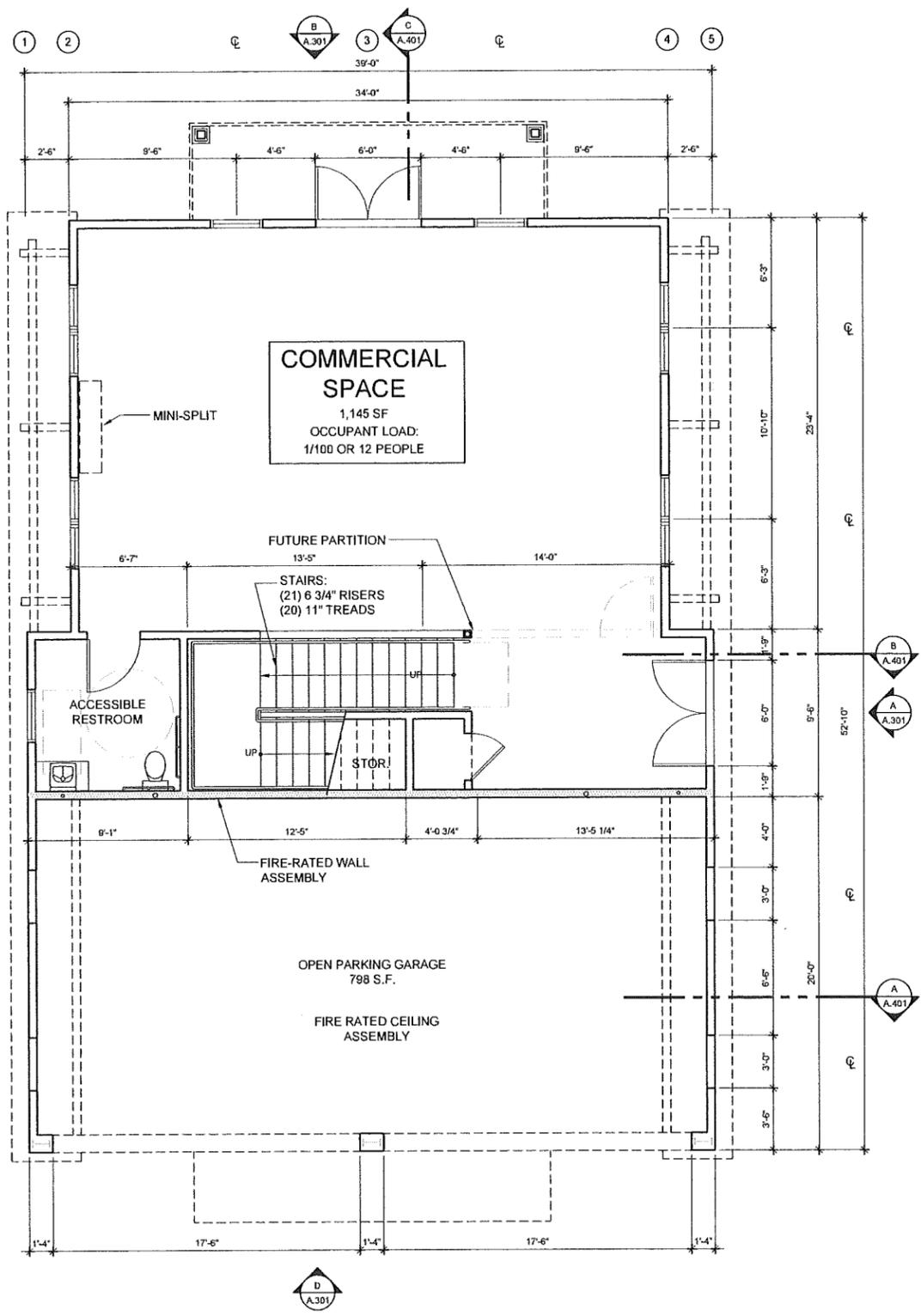
**NOT FOR CONSTRUCTION**

Project: **COMMERCIAL DEVELOPMENT**  
 19366 & 19370 SONOMA HWY, SONOMA CA (APN: 127-760-001 & 002)  
 Title: **PROPOSED SITE PLAN**

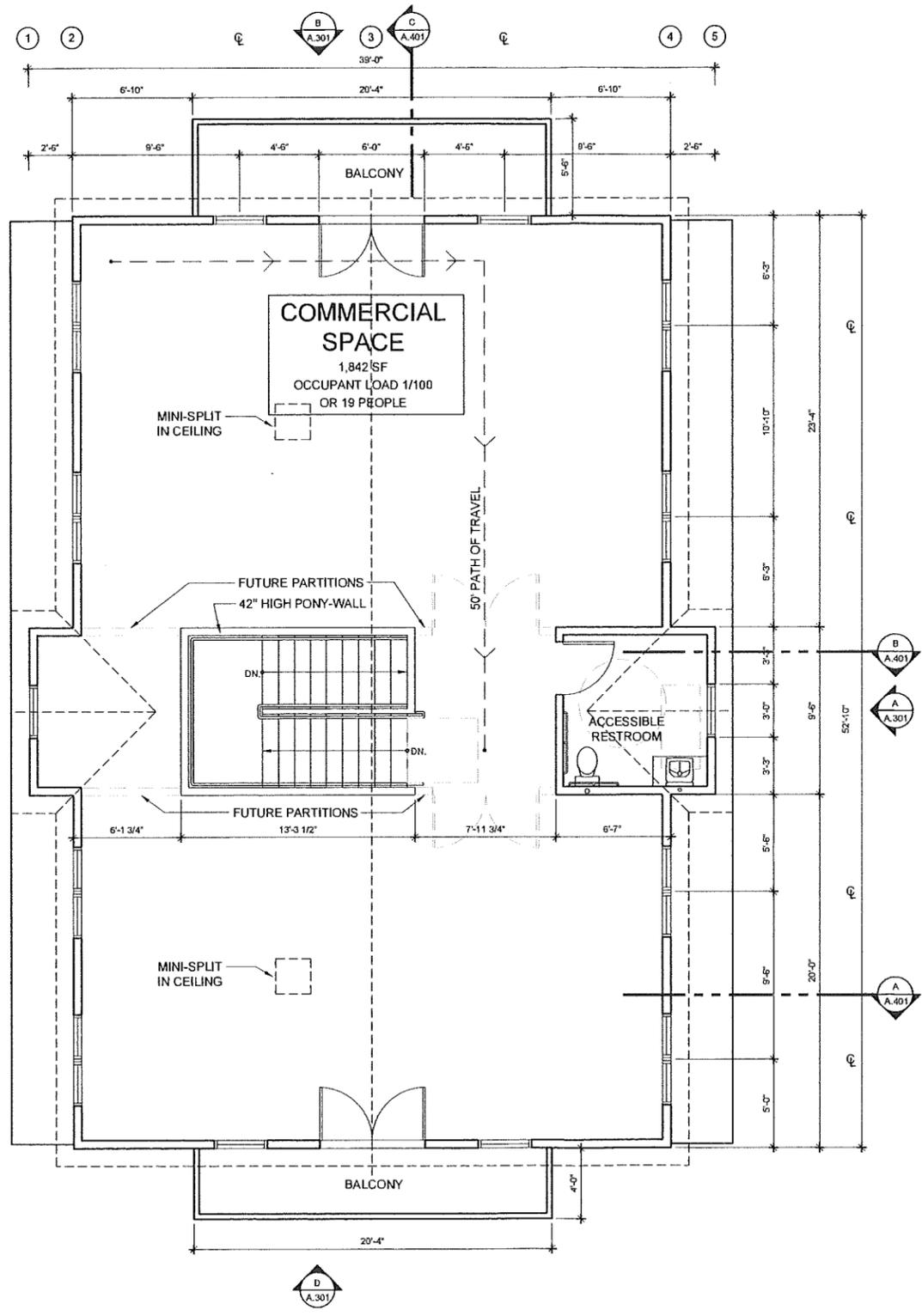
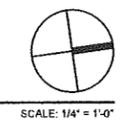
Rev.	By	Description	Date
	SM	DRP/C SUBMITTAL	03/10/16

Designer:	SM
Drawn By:	SM
Date:	03/10/16
Project No.:	101509
Scale:	AS SHOWN

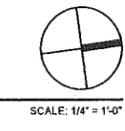
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

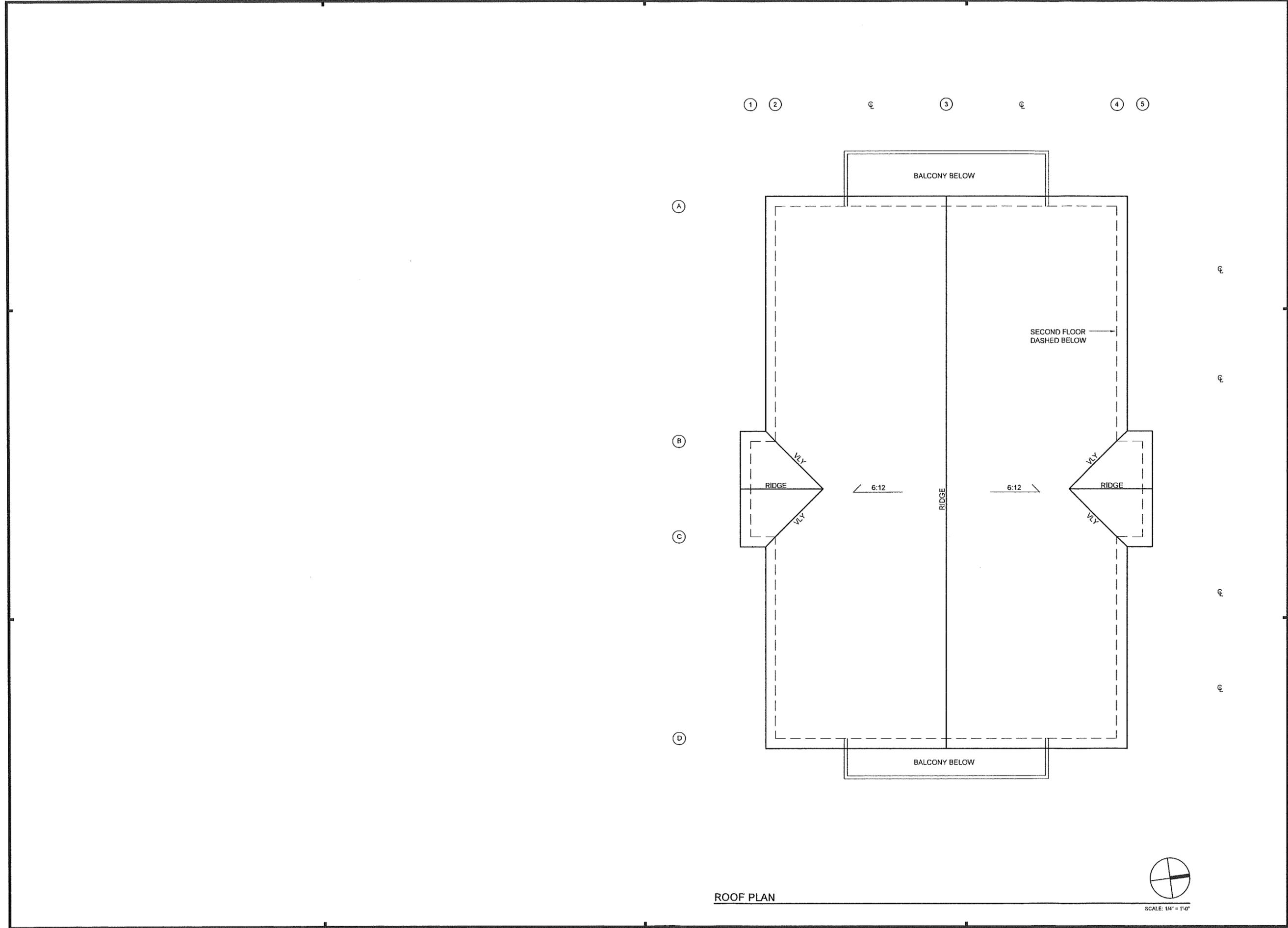


NOT FOR CONSTRUCTION

Project: COMMERCIAL DEVELOPMENT  
 19366 & 19370 SONOMA HWY, SONOMA CA (APN: 127-760-001 & 002)  
 Title: PROPOSED FLOOR PLANS

Rev	By	Description	Date
	SM	DRHPC SUBMITTAL	03/10/16

Designer:	SL	SM
Drawn By:	SM	03/10/16
Date:	03/10/16	10'509
Project No.:	10'509	AS SHOWN
Scale:	AS SHOWN	



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NOT FOR  
CONSTRUCTION

Project: **COMMERCIAL DEVELOPMENT**  
 19366 & 19370 SONOMA HWY, SONOMA CA (APN: 127-760-001 & 002)  
 Title: **PROPOSED ROOF PLAN**

Rev	By	Description	Date
	SM	DRHEC SUBMITTAL	03/10/16

Designer:	SL	SM
Drawn By:		
Date:	03/10/16	10/15/09
Project No.:		AS SHOWN
Scale:		

Sheet: **A.221**

ROOF HT.  
 EL. 30.60  
 9'-4 1/4"  
 2ND FLOOR PLATE HT.  
 EL. 21.25  
 8'-4"  
 32'-7 1/4"  
 2ND FINISH FLOOR ELEV.  
 EL. 11.92  
 1'-5"  
 1ST FLOOR CEILING  
 EL. 10.50  
 10'-6"  
 1ST FINISH FLOOR ELEV.  
 EL. 0.00



NORTH (STREET SIDE) ELEVATION

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

A



WEST (STREET SIDE) ELEVATION

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

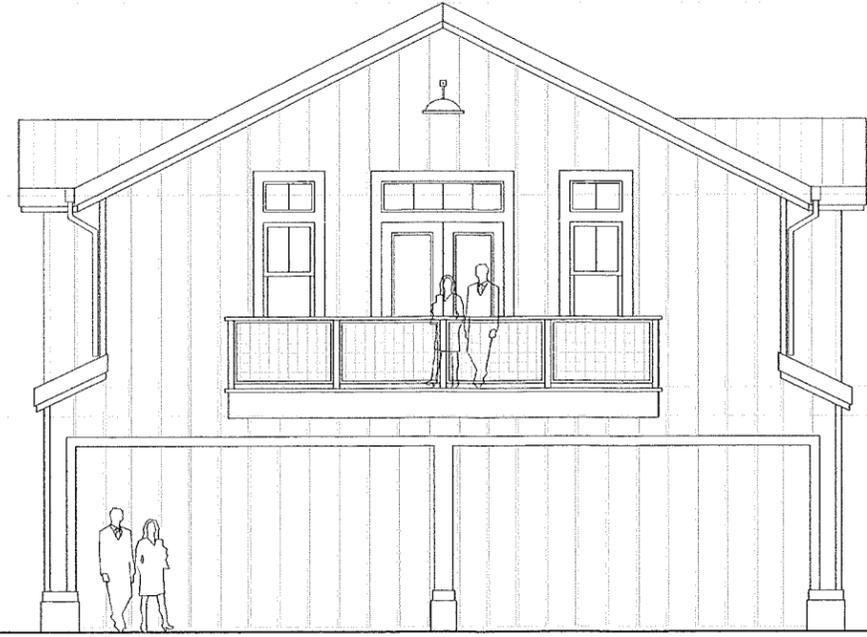
B



SOUTH (INTERIOR SIDE) ELEVATION

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

C



EAST (PARKING SIDE) ELEVATION

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

D

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 ph. 707 778 0101  
 www.studio101designs.com  
All drawings and other material prepared hereunder constitute original and unpublished work of the architect and may not be duplicated, copied or otherwise used without the written consent of the architect.

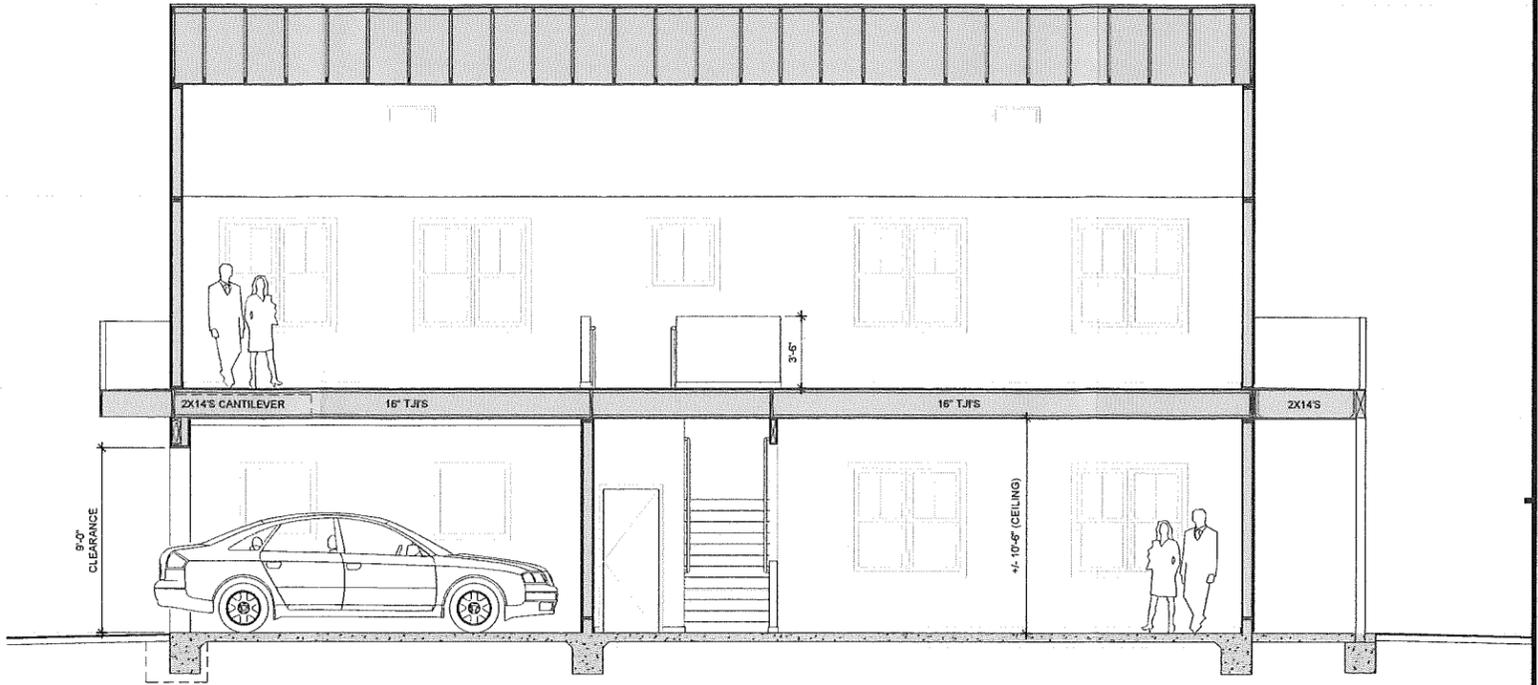
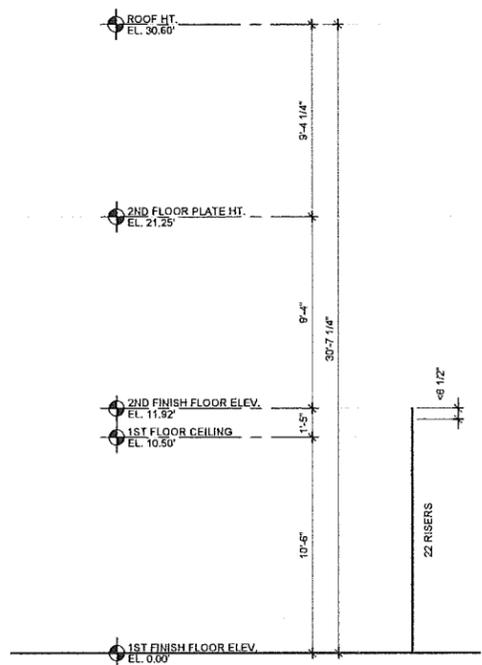
NOT FOR CONSTRUCTION

Project: COMMERCIAL DEVELOPMENT  
 19366 & 19370 SONOMA HWY, SONOMA CA (APN: 127-760-001 & 002)  
 Title: PROPOSED EXTERIOR ELEVATIONS

Rev	By	Description	Date
	SM	DR/HPC SUBMITTAL	03/10/16

Designer:	SM
Drawn By:	SM
Date:	03/10/16
Project No.:	101509
Scale:	AS SHOWN

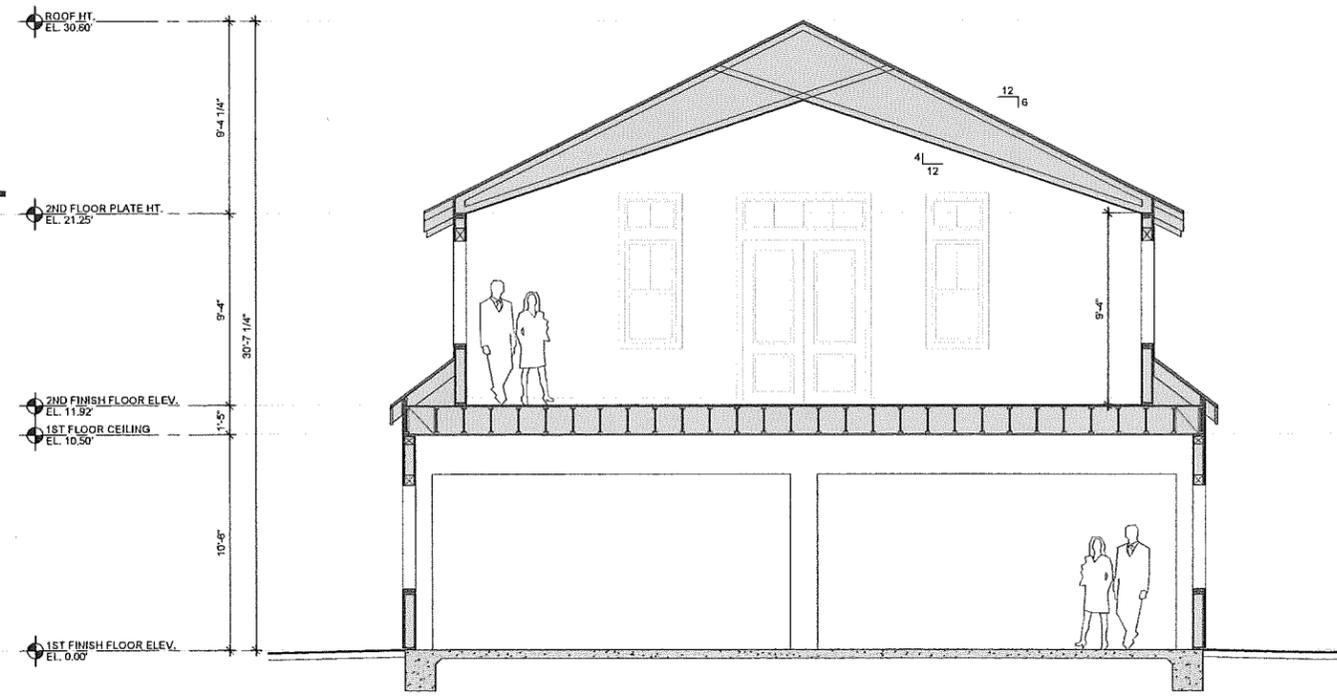
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**A.301**



LONGITUDINAL BUILDING SECTION

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

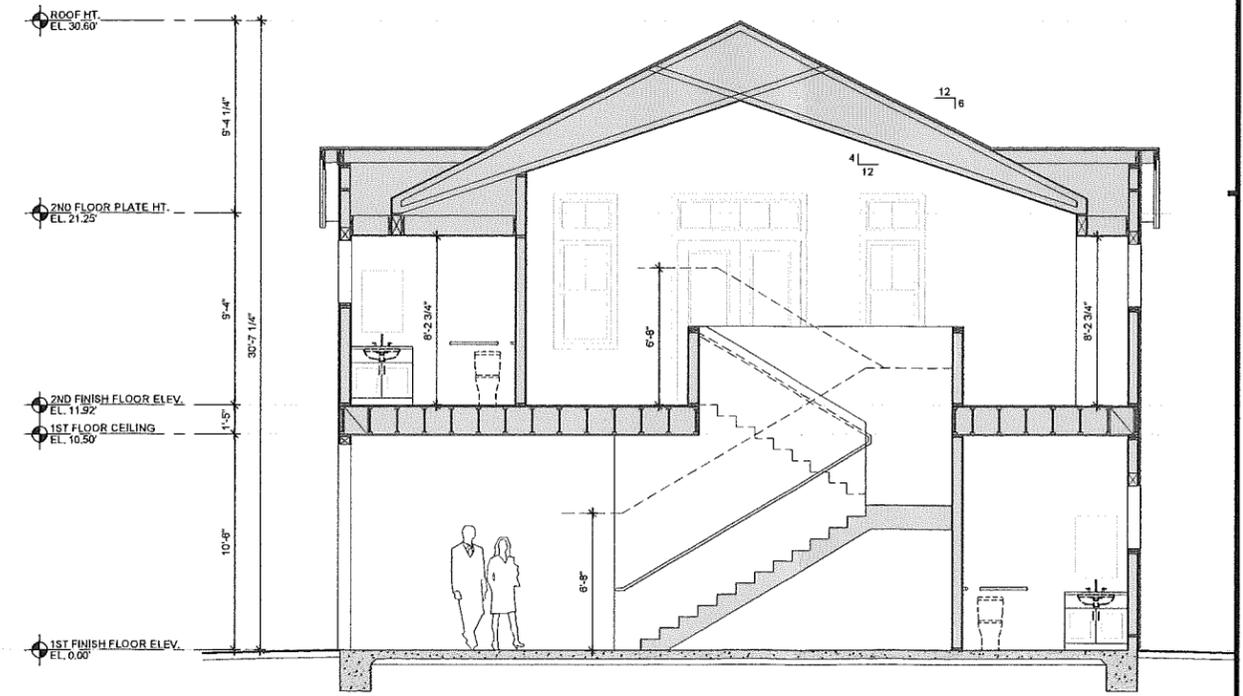
C



BUILDING CROSS SECTION

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

A



BUILDING CROSS SECTION

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

B

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Project: COMMERCIAL DEVELOPMENT  
 19366 & 19370 SONOMA HWY, SONOMA CA (APN: 127-760-001 & 002)

Title: PROPOSED BUILDING SECTIONS

Rev	By	Description	Date
	SM	DRHPC SUBMITTAL	03/10/16

Designer:	SM
Drawn By:	SM
Date:	03/10/16
Project No.:	101508
Scale:	AS SHOWN

Sheet: A.401



*City of Sonoma*  
*Design Review and Historic*  
*Preservation Commission*  
Agenda Item Summary

DRHPC Agenda Item: 2

Meeting Date: 05/31/16

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**Applicant**

Scott and Claudia Murray

**Project Location**

1181 Broadway

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**Historical Significance**

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
  - Listed on California Register of Historic Resources (Significant)
  - Listed within Local Historic Resources Survey (Potentially Significant)
  - Over 50 years old (Potentially Significant)  
Year Built: 1951
- 

**Request**

Demolition of a single-family residence, well and pump house, and two sheds located on the property at 1181 Broadway.

---

**Summary**

**Background:** On May 12, 2016, the Planning Commission approved a Use Permit and Tentative Map to construct a 6-unit condominium development (see attached Conditions of Approval).

At this time the applicant is proposing to demolish a single-family residence, well and pump house, and two sheds located on the property.

The subject property is a narrow 14,850-square foot parcel located on the west side of Broadway, opposite Adele Harrison Middle School. The site is currently developed with a single-family residence, a well and pump house, and two sheds.

The property is located within the City's Historic Overlay Zone; however, it is not listed on the local Historic Resources Survey, the State Register, or the National Register. However, under the Development Code, demolition of any structure over 50 years old is subject to review and approval by the DRHPC. A copy of the existing site plan is attached.

**Historical Significance:** According to the State Office of Historic Preservation, structures over 50 years old *may* be historically significant, even if not listed on a local or State/National register. Pursuant to §15064.5 of the California Environmental Quality Act (CEQA), a resource is considered "historically significant" if the resource meets any one of the following criteria for listing on the California Register of Historical Resources (as set forth under Public Resource Code §5024.1):

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Given the age of the building, in January, 2016, staff advised the applicant to prepare a Historic Resource Evaluation of the property to determine if the residence was historically significant. The applicant stated in the project narrative that the existing structures on the site do not meet the above criteria for listing on the California Register.

The DRHPC should decide if it agrees with the applicant's statement that the existing structures on the property do not meet the above criteria for listing on the California Register. If the DRHPC makes the statement that the existing structures on the

site do not meet the above criteria for listing on the California Register then the structures are not historical resources, demolishing them would not have a significant effect on the environment, and the project qualifies for a Class 1 Categorical Exemption under CEQA (§15301. Existing Facilities).

If the DRHPC is not able to make the statement that the existing structures on the site do not meet the above criteria for listing on the California Register, then the DRHPC may require that the applicants have a Historic Resource Evaluation prepared to determine if the residence, well and pump house, and two sheds located on the property are historically significant.

**City Regulations for Demolition Permits:** The City’s regulations for demolition permits rely heavily on the criteria for listing on the California Register of Historical Resources in determining whether a property is historically significant and can be demolished. This is reflected in both §19.54.090.F.2 (Determination of Significance) and §19.54.090.G.1 (Findings, Decision) of the Development Code. If the DRHPC determines that the residence does not qualify as a historic resource under CEQA and can make the findings listed below, then the demolition may be approved. If the DRHPC chooses to approve the demolition of the residence, the DRHPC may require that the single-family residence not be demolished until building permits for the replacement structure have been issued and that the inside and outside of the residence be photo documented and submitted to the Sonoma League for Historic Preservation and City of Sonoma.

**Required Findings:** As set forth in §19.54.090 of the Development Code, the DRHPC must make the following findings to approve a Demolition Permit:

1. The structure is not historically significant, based upon the criteria established by the State Office of Historic Preservation (listed above); or
2. The structure does not represent a unique and irreplaceable historic or architectural resource;
3. The community benefit of preserving the structure is outweighed by the cost of preservation and rehabilitation;
4. The adaptive re-use of the structure is infeasible or inappropriate, due to economic considerations, structural conditions or land use incompatibility; and
5. The relocation of the structure is infeasible due to cost, structural conditions or lack of an interested taker.

All demolition projects require a demolition permit from the City of Sonoma Building Department prior to performing any demolition work. Additional clearances from the Bay Area Air Quality Management District (hazardous materials ‘J’ number), Sonoma County PRMD (sewer disconnect permit), Sonoma County Health Department (well abandonment permit), Sonoma Planning Department (tree protection and storm water management best practices), and other agencies or departments may be required prior to issuance of a demolition permit. For further information, please contact the Building Department at (707) 938-3681.

If commissioners wish to arrange a site visit to inspect the home independently, please contact the applicant, Scott and Claudia Murray at (707) 939-9001.

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## Commission Discussion

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### Design Review and Historic Preservation Commission Action

Approved       Disapproved       Referred to: \_\_\_\_\_       Continued to: \_\_\_\_\_

Roll Call Vote: \_\_\_\_\_ Aye    \_\_\_\_\_ Nay    \_\_\_\_\_ Abstain    \_\_\_\_\_ Absent

### DRHPC Conditions or Modifications

Attachments:

1. Project narrative.
2. Planning Commission Conditions of Approval, dated May 12, 2016.
3. Pictures of existing residence.
4. Site plan.

cc: Scott and Claudia Murray, via email

Mary Martinez, via will call at City hall

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey

March 18, 2016

City of Sonoma  
Design Review & Historic Preservation Commission  
1 The Plaza  
Sonoma, CA

Re: Demolition Permit Request  
1181 Broadway  
Sonoma, CA  
APN 128-15-05

Dear Members of the Commission,

This letter is to request permission to demolish and remove the several wood frame buildings at the subject address. Please refer to the enclosed Demolition Site Plan By William L. Dimick AIA Architect, Job #1505 of 3-14-2016.

A demolition permit to partially demolish and remodel the subject existing residence was granted by Design Review Commission in September of 2004 as part of a previously considered apartment complex. Although not mentioned, the several out building were to be removed to make room for the new apartment building. The project did go forward and the demolition did not take place.

Gola Properties LLC now proposes to develop a six unit condo project on the subject property. The project was originally proposed in 2008 and received both City of Sonoma Use Permit and Design Review approval. Construction documents were complete and ready for building permit plan check.

The project was subsequently set aside due the economic and residential construction slow down of the time.

We now intend to rehabilitate the project and resubmit for Use Permit and Design Review consideration, procure required building permits and build out ASAP.

To accelerate the approval process this application is to request the approval to demolition the existing wood frame residence and the several out buildings on the front portion of the property.

All were constructed prior to 1950 and are therefore subject to preservation per Section 15064.5 of the California Environmental Quality Act (CEQA). A resource is considered "historically significant" if at least 50 years old, has integrity, and meets any one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patters of California's history and cultural heritage:
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

4. Has yielded, or may be likely to yield, information important in prehistory or history,

Although the residential building, as shown in the accompanying photos, has been somewhat remodeled, cleaned up and currently in use as Gola Properties & Murray Building, Inc's offices, the structures meet none of the required criteria for preservation. The very apparent lack "historically significant" status would further preclude the time and expense of a consultant to generate a formal Historic Resource Evaluation.

Gola Properties therefore requests the demolition permit be granted and looks forward to presenting the project for Architectural Review consideration in the very near future.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Murray", with a long horizontal flourish extending to the right.

Scott Murray  
Member  
Gola Properties LLC

Enclosures: As-built photos from 2002 and current.

Cc: Rob Gjestland, City Planner  
William L. Dimick AIA Architect

City of Sonoma Planning Commission  
**CONDITIONS OF APPROVAL**  
Murray Condominium Project – 20201 Broadway

May 12, 2016

1. The Use Permit and Tentative Map approval shall be contingent upon approval of a Demolition Permit by the Design Review & Historic Preservation Commission (DRHPC) allowing for demolition of the existing residence located on the property.

*Enforcement Responsibility:* Planning Department; DRHPC  
*Timing:* Prior to issuance a building permit

2. The development shall be constructed in conformance with the project narrative, approved site plan and building elevations dated 4/15/2016, and the Tentative Map dated 4/13/2016, except as modified by these conditions and the following:
  - a. The fence required along the southern property line shall be four feet in height within the front setback and a minimum of six feet in height thereafter.
  - b. The planter strip on the south side of the parking lot may be increased to a maximum width of 6 feet.

*Enforcement Responsibility:* Planning Department, Building Department; Public Works Department  
*Timing:* Prior to the issuance of any occupancy permit

3. A Final Map shall be prepared and submitted to the City Engineer for review and approval. Upon approval and acceptance by the City of all required dedications, the map shall be filed at the office of the Sonoma County Recorder.

*Enforcement Responsibility:* City Engineer; Planning Department; Building Department  
*Timing:* Prior to issuance of building permits

4. Storm drainage and utility improvements shown on the Tentative Map are not necessarily approved in that configuration and shall be revised as directed by the City and other reviewing agencies.

*Enforcement Responsibility:* City Engineer; Building Department; Affected Agencies  
*Timing:* Prior to issuance of building permits

5. The applicant shall submit CC&Rs for the subdivision and a Condominium Owners Association shall be established to maintain all common areas and interests. Review of the CC&R's and Condominium Owners Association agreement shall be subject to review and approval by the City Engineer, Planning Director, and City Attorney. In addition, the City Engineer may require the applicant to submit the agreements to applicable State agencies for review and approval.

*Enforcement Responsibility:* City Engineer; Planning Department; City Attorney  
*Timing:* Prior to issuance of building permits for residential building construction

6. The following public improvements shall be required as deemed necessary by the Public Works Division, City Engineer, Caltrans or other applicable department or agency. All improvement plans shall be prepared by a registered civil engineer and shall be submitted to and approved by the City Engineer and Caltrans prior to issuance of a grading permit. Plans for sanitary sewer facilities shall also be submitted to Sonoma County PRMD Sanitation Division for review and approval. All public improvements shall be completed prior to recordation of the Final Map or appropriately bonded for.

- a. Construction and/or repair of curb, gutter, sidewalk, and street structural section along the Broadway/State Hwy 12 frontage of the property as required by the City Engineer and Caltrans. Repair or reconstruction of any street structural section as required by the City Engineer or Caltrans.
- b. Provision of a residential driveway apron at the Broadway frontage with a minimum apron width of 20 feet consistent with City of Sonoma Standard Plan 111.
- c. Parking and drives shall be surfaced with an approved surface material as approved by the City Engineer and the Building Official. In all cases, driveways shall be paved a minimum of 20 feet from the edge of the sidewalk.
- d. The structural section of the driveway shall be designed to support the weight of a fire engine (45,000 lbs.) in all weather conditions.
- e. Sewer mains and separate laterals to the development as required by Sonoma County PRMD Engineering Division; water conservation measures installed and/or applicable mitigation fees paid as determined by the Sonoma County Water Agency.
- f. Extension and/or upgrade of water mains along the frontage of the property as may be required to link existing portions of the city's water system. Water service to each lot/unit. A dedicated irrigation meter/water service shall be provided for all site landscaping.
- g. Construction of on-site storm drains and related facilities as deemed necessary by the City Engineer to connect to the City's existing storm drain infrastructure on the west side of the property.
- h. Fire hydrants in the number and at the locations specified by the Fire Marshall and the City Engineer. An on-site fire hydrant shall be required. Fire hydrants shall be installed and in working condition prior to beginning combustible construction.
- i. Private underground utility services, including gas, electricity, cable TV and telephone, to each lot/unit in the development.
- j. Address numbers shall be posted on each structure within the development. Individual address numbers, or an address range, shall be clearly posted on Broadway.
- k. Street lighting as required by the City Engineer.
- l. Street trees as required by the Planning Division and the City Engineer. All street trees shall be consistent with the City's Tree Planting Program, including the District Tree List. The ultimate number and location of the street trees shall be subject to the discretion of the City Engineer and Caltrans.
- m. All required sidewalk, street, storm drainage, water, sewer and public utility easements shall be dedicated to the City of Sonoma or to other affected agencies of jurisdiction, as required.
- n. All major grading, including all swales, etc., shall be completed by October 15<sup>th</sup>, unless otherwise approved by the City Engineer.

*Enforcement Responsibility: City Engineer; Public Works Department; Fire Department; Caltrans*  
*Timing: Prior to approval of the grading plan, building permit, or issuance of any occupancy permit, as applicable*

7. A grading and drainage plan and an erosion and sediment control plan shall be prepared by a registered civil engineer and submitted to the City Engineer and the Sonoma County Water Agency for review and approval. A Stormwater Mitigation Plan (SMP) for the project shall also be prepared and submitted in conjunction with the grading plans for approval, and the measures identified in the SMP shall be incorporated into the grading and drainage plans consistent with applicable standards. The required plan shall be approved prior to the

issuance of a grading permit and commencement of grading/construction activities. The erosion control measures specified in the approved plan shall be implemented throughout the construction phase of the project. Applicable erosion control measures shall be identified on the erosion control plan and shall be implemented throughout the construction phase of the project: soil stabilization techniques such as hydroseeding and short-term biodegradable erosion control blankets or wattles, silt fences and/or some kind of inlet protection at downstream storm drain inlets, post-construction inspection of all facilities for accumulated sediment, and post-construction clearing of all drainage structures of debris and sediment. The plans shall conform to the City of Sonoma Grading Ordinance (Chapter 14.20 of the Municipal Code). The improvement plans will not be accepted by the City Engineer for review without first reviewing and approving the SMP.

*Enforcement Responsibility:* City Engineer; Building Department; Stormwater Coordinator; SCWA  
*Timing:* Prior to issuance of grading permit

8. All Building Division requirements shall be met, including compliance with CALGreen standards. Building permits shall be required.

*Enforcement Responsibility:* Building Department  
*Timing:* Prior to construction

9. All Fire Department shall be satisfied, including any code modifications effective prior to the date of issuance of any building permit. In addition, the following shall be required:
  - a. An on-site fire hydrant shall be required, the location subject to review and approval of the Fire Marshall.
  - b. All structures shall be protected by approved automatic fire sprinkler systems.
  - c. Parking shall be allowed only in designated parking places as approved on the site plan. All other areas, including the driveway and drive aisle shall be posted clearly as a fire lane with "No Parking" signs and/or markings (red curbs).
  - d. Additional requirements and/or recommendations from the Fire Department may result from a review of detailed project plans and specifications.

*Enforcement Responsibility:* Fire Department; Building Department;  
*Timing:* Prior to the issuance of any building permit

10. An encroachment permit shall be required from the City of Sonoma for work within the Broadway right of way. In addition, an encroachment permit from the Department of Transportation (Caltrans) shall be required for all work within the Highway 12 (Broadway) right-of-way. The applicant shall provide proof of the Caltrans encroachment permit prior to City Engineer approval of improvement plans for frontage improvements

*Enforcement Responsibility:* Caltrans; City Engineer; Public Works Department; Building Department  
*Timing:* Prior to occupancy

11. The project shall comply with the applicable stormwater requirements. A Stormwater Mitigation Plan (SWP) shall be submitted for review and approval by the City Engineer and Stormwater Coordinator. Said SMP shall identify specific BMPs and include the BMPs in the project drainage and improvement plans.

*Enforcement Responsibility:* Caltrans; City Engineer; Public Works Department; Building Department  
*Timing:* Prior to occupancy

12. The condominium unit identified as "Unit 2" on the site plan shall be designated as an affordable housing unit, affordable to low or moderate-income households. The developer shall enter into a contract with the City assuring the continued affordability of the designated unit for a minimum period of 55 years and establishing maximum rents, maximum sale prices, and resale restrictions. The requirement to provide an affordable unit

shall be recorded against the deed of the lot, with a standard City agreement subject to review and approval by the City Attorney and the Planning Director.

*Enforcement Responsibility:* Planning Department, City Attorney  
*Timing:* Prior to occupancy

13. The project shall be subject to architectural review by the Design Review & Historic Preservation Commission (DRHPC), encompassing elevation details, exterior colors and materials, and site details, including the carports, refuse enclosure, and bicycle parking.

*Enforcement Responsibility:* Planning Department; DRHPC  
*Timing:* Prior to the issuance of any building permit

14. A landscape plan shall be prepared by a licensed landscape architect. The plan shall be subject to the review and approval of the Design Review & Historic Preservation Commission (DRHPC). The plan shall address site landscaping (including private rear yard areas), fencing/walls, hardscape improvements, and required tree plantings, including street trees. In addition, tree plantings shall be required along the western edge of the project site for screening purposes. A solid, privacy fence of adequate height shall be provided along the southern project boundary to minimize impacts associated with vehicle headlights. The landscape plan shall comply with City of Sonoma's Water Efficient Landscaping Ordinance (Municipal Code §14.32) and Development Code Sections 19.40.100 (Screening and Buffering), 19.46 (Fences, Hedges, and Walls), 19.40.070 (Open Space for Multi-Family Residential Projects), 19.48.090 (Landscaping of Parking Facilities), and 19.40.060 (Landscape Standards). Street trees proposed along the Broadway frontage shall be consistent with the City's Tree Planting Program, including the District Tree List

*Enforcement Responsibility:* Planning Department; DRHPC  
*Timing:* Prior to issuance of any occupancy permit

15. Onsite lighting shall be addressed through a lighting plan, subject to the review and approval of the Design Review & Historic Preservation Commission (DRHPC). All proposed exterior lighting for the buildings and/or site shall be indicated on the lighting plan and specifications for light fixtures shall be included. The lighting shall conform to the standards and guidelines set forth in Section 19.40.030 of the Development Code (Exterior Lighting). No light or glare shall be directed toward, or allowed to spill onto any offsite areas. All exterior light fixtures shall be shielded to avoid glare onto neighboring properties, and shall be the minimum necessary for site safety and security. Light standards shall not exceed a maximum height of 15 feet.

*Enforcement Responsibility:* Planning Department; DRHPC  
*Timing:* Prior to issuance of an occupancy permit

16. The project shall be constructed in accordance with the following requirements related to tree preservation, mitigation and replacement:
  - a. Trees removed from the project site shall be replaced on-site at a ratio of 2:1, with a minimum box size of 24 inches.
  - b. The valley oaks identified as Tree #11 and Tree #15 in the arborist report shall be preserved if feasible depending on fill and/or grading impacts.
  - c. The developer shall adhere to the recommendations and tree preservation guidelines presented in the arborist report.

*Enforcement Responsibility:* Planning Department, Design Review Commission  
*Timing:* Throughout construction; Prior to the issuance of any occupancy permit

17. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:
- a. Caltrans [For encroachment permits and frontage improvements on State Highway 12/Broadway]
  - b. Sonoma County PRMD Sanitation Division [For sewer connections and modifications and interceptor requirements]
  - c. Sonoma Valley Unified School District [For school impact fees]
  - d. Sonoma County Department of Public Health [For closure/removal of septic tank or wells]
  - e. Sonoma County Department of Public Health [For closure and removal of septic tanks]

*Enforcement Responsibility:* Building Department; Public Works Department City Engineer; Caltrans  
*Timing:* Prior to the issuance of any grading/building permit

18. The applicant shall comply with all requirements of Sonoma County PRMD Engineering Division with respect to sanitary sewer requirements and facilities. A sewer clearance shall be provided to the City of Sonoma Building Division verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County PRMD Sanitation Division immediately to determine whether such fees apply.**

*Enforcement Responsibility:* Building Department;  
*Timing:* Prior to the issuance of any building permit

19. A soils and geotechnical investigation and report, prepared by a licensed civil engineer, shall be required if deemed necessary by the Building Department or the City Engineer prior to the issuance of a grading permit. Recommendations identified in the report shall be incorporated into the construction plans for the project and into the building permit(s).

*Enforcement Responsibility:* Building Department; City Engineer  
*Timing:* Prior to issuance of a grading permit

20. Prior to the issuance of any building permit, a water demand analysis shall be prepared by a licensed civil engineer and submitted by the applicant and shall be subject to the review and approval of the City Engineer. Said analysis shall be in compliance with the City's current policy on water demand and capacity analysis as outlined in Resolution 46-2010. Building permits for the project shall only be issued if the City Engineer finds, based on the water demand analysis in relation to the available water supply, that sufficient capacity is available to serve the proposed development, which finding shall be documented in the form of a will-serve letter, prepared by the City Engineer. Any will-serve letter shall remain valid only so long as the use permit for the project remains valid.

*Enforcement Responsibility:* City Engineer; Public Works Department  
*Timing:* Prior to issuance of any building permit

21. Dust control measures, subject to approval by the Building Official and the City Engineer, shall be implemented during the construction of the project. All exposed soil areas shall be watered twice daily or as required by the City's construction inspector.

*Enforcement Responsibility:* Public Works; Building Department  
*Timing:* Throughout construction

22. The applicant shall be required to pay for all inspections prior to the acceptance of public improvements, or within 30 days of receipt of invoice; all plan checking fees at the time of the plan checks; and any other fees charged by the City of Sonoma, Caltrans, the Sonoma County Water Agency or other affected agencies with reviewing authority over this project, except those fees from which any designated affordable units are specifically exempt from.

*Enforcement Responsibility: Public Works Department; Building Department; Affected Agencies*  
*Timing: Prior to the acceptance of public improvements, or plan check, or within 30 days of receipt of invoice, as specified above*

23. No structures of any kind shall be constructed within the public easements dedicated for public use, except for structures for which the easements are intended. No trees shall be planted within easements dedicated for public use except as expressly authorized by the City Engineer.

*Enforcement Responsibility: Planning Department; City Engineer*  
*Timing: Prior to the issuance of any building permit and ongoing*

24. Any septic systems on the site shall be removed or closed in place, consistent with the permit requirements of the Sonoma County Department of Environmental Health.

*Enforcement Responsibility: Sonoma County Department of Environmental Health; City Engineer*  
*Timing: Prior to construction*

25. Any wells on the site shall be closed in place or equipped with a back-flow prevention device as approved by the City Engineer.

*Enforcement Responsibility: City Engineer*  
*Timing: Prior to construction*

26. The property owner(s) shall plant one 36-inch box size replacement tree on the Broadway frontage or pay a penalty fee to the City of \$1,000 for the unauthorized removal of the English walnut tree. This amount shall be deposited into a fund carried upon the financial records of the City which shall be exclusively for the planting of trees in public places in the City and for tree related educational projects or programs.

*Enforcement Responsibility: City Prosecutor; City Attorney; Public Works Administrator; City Planner*  
*Timing: Prior to issuance of any building permit*

Photos of House At Time Of Purchase in 2002

Front of Residence



Rear of Residence



**Photos of House During 2011 Remodel**

**Front of Residence**

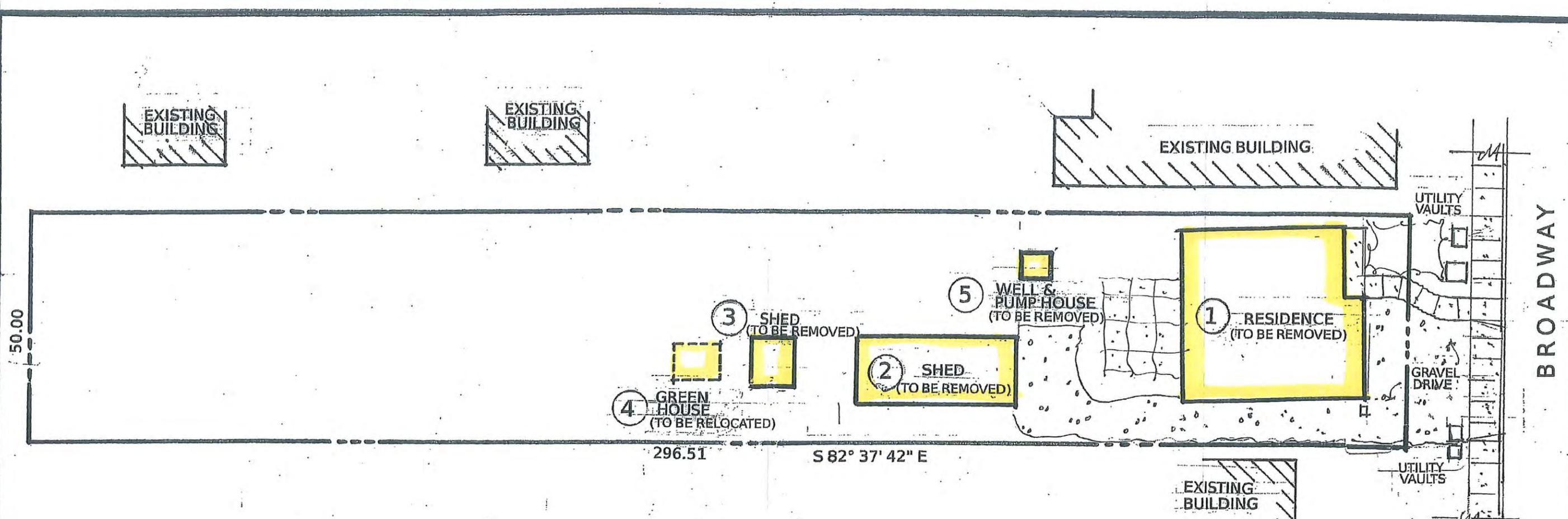


**Current Photos of House in 2016**

**Front of Residence**







## GOLA PROPERTIES, LLC DEMOLITION SITE PLAN

1181 BROADWAY  
SONOMA, CA

1" = 20'

### LEGEND:

- ① Existing 1400 sq. ft. wood frame residence to be demolished and removed.
- ② Existing 490 sq. ft. wood frame shed to be demolished and removed.
- ③ Existing 90 sq. ft. wood frame shed to be demolished and removed.
- ④ Existing 80 sq. ft. prefab. wood and fiberglass greenhouse to be dismantled and removed.
- ⑤ Existing wood frame well house to be demolished and removed. Well to be rehabilitated for on-site irrigation.

WILLIAM L. DIMICK | AIA  
ARCHITECT 292 FRANCE ST. SONOMA CALIF. 95476... TELEPHONE 707-930-5728

JOB #1505  
3-14-2016



**City of Sonoma**  
**Design Review and Historic**  
**Preservation Commission**  
**Agenda Item Summary**

**DRHPC Agenda Item: 3**

**Meeting Date: 05/31/16**

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**Applicant**

Glenn Ikemoto

**Project Location**

324 Second Street east

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**Historical Significance**

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
  - Listed on California Register of Historic Resources (Significant)
  - Listed within Local Historic Resources Survey (Potentially Significant)
  - Over 50 years old (Potentially Significant)  
Year Built: 1960-1970
- 

**Request**

Demolition of a single-family residence on the property at 324 Second Street East.

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**Summary**

The property is a ±28,700 square foot parcel located on the east side of Second Street East just south of the bike path. The parcel is developed with a residence, swimming pool, and a detached garage/workshop.

The property is located within the City's Historic Overlay Zone; however, it is not listed on the local Historic Resources Survey, the State Register, or the National Register. However, under the Development Code, demolition of any structure over 50 years old is subject to review and approval by the DRHPC. A copy of the existing site plan (Site Plan) is attached.

**Historical Significance:** According to the State Office of Historic Preservation, structures over 50 years old *may* be historically significant, even if not listed on a local or State/National register. Pursuant to §15064.5 of the California Environmental Quality Act (CEQA), a resource is considered "historically significant" if the resource meets any one of the following criteria for listing on the California Register of Historical Resources (as set forth under Public Resource Code §5024.1):

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Given the age of the building, in November, 2014, the applicant commissioned Juliana Inman Architect to prepare a historical review of the property to determine if the residence was historically significant. The historical review found that the property does not meet the criteria for listing on the California Register of Historical Resources and therefore is not a historical resource as defined under CEQA (see attached 314-324 2<sup>nd</sup> Street East Historical Review Sonoma, CA dated November 13, 2014). Because the structure is not an historical resource, demolishing it would not have a significant effect on the environment and the project qualifies for a Class 1 Categorical Exemption under CEQA (§15301. Existing Facilities).

**City Regulations for Demolition Permits:** The City's regulations for demolition permits rely heavily on the criteria for listing on the California Register of Historical Resources in determining whether a property is historically significant and can be demolished. This is reflected in both §19.54.090.F.2 (Determination of Significance) and §19.54.090.G.1 (Findings, Decision) of the Development Code. If the DRHPC determines that the residence does not qualify as a historic resource under CEQA and can make the findings listed below, then the demolition may be approved. If the DRHPC chooses to

approve the demolition of the residence, the DRHPC may require that the single-family residence not be demolished until building permits for the replacement structure have been issued and that the inside and outside of the residence be photo documented and submitted to the Sonoma League for Historic Preservation and the City of Sonoma.

**Required Findings:** As set forth in §19.54.090 of the Development Code, the DRHPC must make the following findings to approve a Demolition Permit:

1. The structure is not historically significant, based upon the criteria established by the State Office of Historic Preservation (listed above); or
2. The structure does not represent a unique and irreplaceable historic or architectural resource;
3. The community benefit of preserving the structure is outweighed by the cost of preservation and rehabilitation;
4. The adaptive re-use of the structure is infeasible or inappropriate, due to economic considerations, structural conditions or land use incompatibility; and
5. The relocation of the structure is infeasible due to cost, structural conditions or lack of an interested taker.

All demolition projects require a demolition permit from the City of Sonoma Building Department prior to performing any demolition work. Additional clearances from the Bay Area Air Quality Management District (hazardous materials 'J' number), Sonoma County PRMD (sewer disconnect permit), Sonoma County Health Department (well abandonment permit), Sonoma Planning Department (tree protection and storm water management best practices), and other agencies or departments may be required prior to issuance of a demolition permit. For further information, please contact the Building Department at (707) 938-3681.

If commissioners wish to arrange a site visit to inspect the home independently, please contact the applicant, Glen Ikemoto at (510) 656-7600.

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### Commission Discussion

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### Design Review and Historic Preservation Commission Action

Approved     Disapproved     Referred to: \_\_\_\_\_     Continued to: \_\_\_\_\_

Roll Call Vote: \_\_\_\_\_ Aye    \_\_\_\_\_ Nay    \_\_\_\_\_ Abstain    \_\_\_\_\_ Absent

### DRHPC Conditions or Modifications

Attachments:

1. Project narrative.
2. 314-324 2<sup>nd</sup> Street East Historical Review Sonoma, CA dated November 13, 2014
3. Pictures of existing residence.
4. Site plan.

cc: Glen Ikemoto  
324 Second Street East  
Sonoma, CA 95476

Magrane Associates  
746 Broadway  
Sonoma, CA 95476

Claudia Ranniker  
300 Second Street East  
Sonoma, CA 95476

Ronald Palbert, via email

Molly Rolig, via email

Patricia Cullinan, via email

Alice Duffee, via email

SLPH Historic Survey, via email

Mary Martinez, via will call at City Hall

## Demolition Narrative

The Applicant proposes to demolish the existing residential structure and pool at 324 Second St E in order to replace them with new structures. The house was originally built in 1955 and was found to have no historical features of merit. The Historical Review Report is included in the DRHP Application for the subject property.

A site plan is attached indicating the existing structures in blue, superimposed on the proposed replacements.

*Juliana Inman*  
ARCHITECT

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13 November 2014

David Goodison  
Wendy Atkins  
Planning Department  
City of Sonoma  
No.1 The Plaza  
Sonoma, CA 95476

RECEIVED

MAY 25 2016

CITY OF SONOMA

Re: 314- 324 2<sup>nd</sup> Street East  
Historical Review  
Sonoma, CA

Via email to : [davidg@sonomacity.org](mailto:davidg@sonomacity.org)  
[WendyA@sonomacity.org](mailto:WendyA@sonomacity.org)

Dear Mr. Goodison and Ms. Atkins:

I was requested to make a visit to the residence at 314 - 324 2<sup>nd</sup> Street East by the Architect, Sid Hoover, on October 28, 2014 to review The building(s) on site to do an evaluation of the historical significance of those resources and whether they have integrity.

The site is a residential lot in the vicinity of an historical commercial use. The existing house, second dwelling unit and garage structures are set well back from the street. The front of the parcel has been paved as a parking lot. This may have been for use by one of the nearby commercial properties.

The main house is a one-story hipped roof, stuccoed structure with no particular style. My estimate for the date of construction is approximately 1960-1970. The house is substantially altered. The front door, light fixtures, and all windows have been replaced. Replacement windows are vinyl with fake "divided lites". The original style and workmanship of the house is no longer visible.

The accessory building is a two-story gable-end stuccoed building with attached one-story two-car garage. The approximate construction date for this structure is 1980. It does not qualify as an historical resource, and ruins the historical setting of the original house on the property.

Since the main house may be 50 years old, the purpose of this evaluation is to determine whether there are potential historical resources present on the site. My conclusions are that the main house is so altered that it does not retain integrity. It does not qualify for listing in the local inventory or in the State or National Register. The accessory dwelling is not qualified for listing since it is not 50 years old.

Below is a discussion of the Standards, the "integrity" of the site and structures, and the California Environmental Quality Act. I have not reviewed any plans for proposed alterations for the site. Photographs were taken on October 28, 2014.

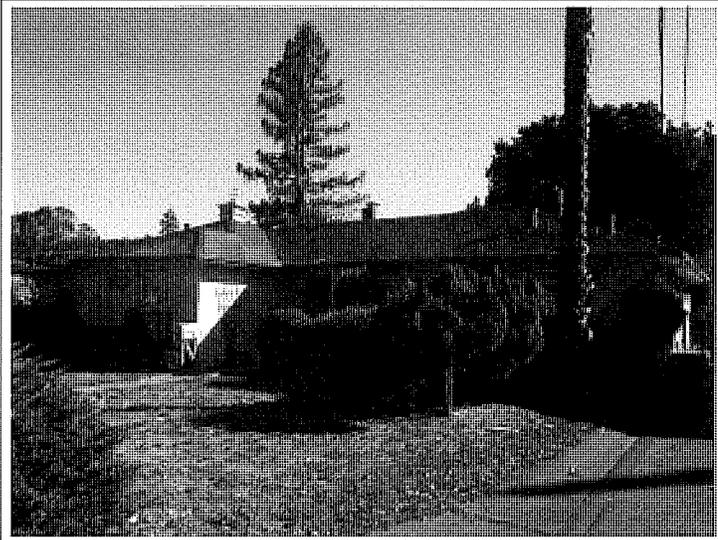


Figure 1. Main house front.



Figure 2. Entrance, main house showing replaced door and windows.

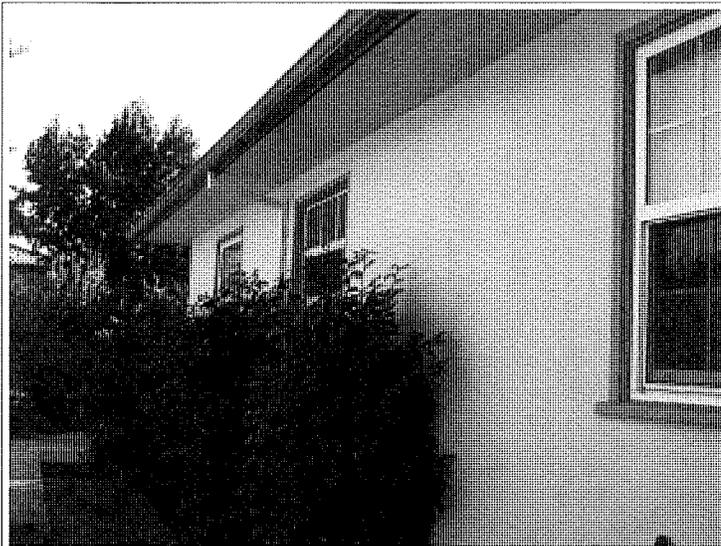


Figure 3. Side of main house showing window replacements.

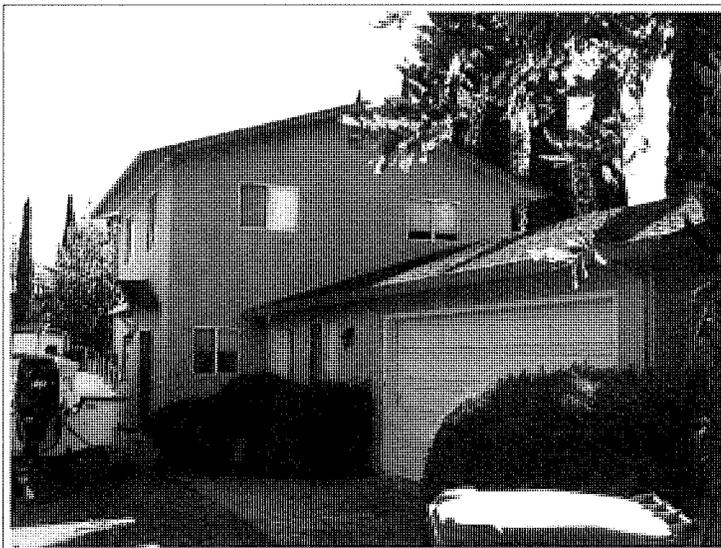


Figure 4. Two-story accessory dwelling and garage.

The purpose of this evaluation is to determine if the buildings on this property are historically significant based on the California Register criteria. A resource acquires significance with its association with an important event or pattern of history; through association with an important person; because it represents a particular type, period, region, or method of construction, the work of a master, or possesses high artistic values; or because it contains information that can be studied to enhance our understanding of history.

In addition to meeting at least one of these criteria, eligibility for listing in the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance.

### **Assessment of Significance**

After examining the site and viewing the physical evidence on the site, the following conclusions were reached regarding the four California Register criteria:

#### ***Criterion 1***

In order to be considered important under Criterion 1, the property must be able to convey its importance in events or patterns that are significant in federal, state, or local history. This property is not directly tied to a particular event or pattern of events and does not meet Criterion 1 for inclusion on the California Register.

#### ***Criterion 2***

This property is not associated with a notable individual. The property does not meet Criterion 2.

#### ***Criterion 3***

The architectural significance of this house as a fine example of a mid-century residence cannot be met due to alterations to the house. The property does not meet Criterion 3.

#### ***Criterion 4***

Since Criterion 4 generally applies to archaeological resources or to resources that provide information about construction details that cannot be obtained in other ways, this property does not meet Criterion 4.

### **Supporting information**

#### **California Environmental Quality Act (CEQA):**

The California Register regulations define "integrity" as "the authenticity of an historic resource's physical identity, evidenced by the survival of characteristics that existed during the resource's period of significance" (State Office of Historic Preservation, 1997). These regulations specify that integrity is a quality that applies to historic resources in seven ways: **location, design, setting, materials, workmanship, feeling, and association**. A property must retain **most** of these qualities to possess integrity.

The site and building retain integrity of **location**. The property no longer retains integrity of **design, setting, materials, workmanship, feeling, and association**.

According to current CEQA regulation:

Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act Article 5. Preliminary Review of Projects and Conduct of Initial Study, Section 15064.5. Determining the Significance of Impacts to Archeological and Historical Resources:

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

page 5  
314-324 2<sup>nd</sup> Street East  
13 November 2014

**Conclusions:**

Due to lack of integrity for the house and insufficient age for the accessory dwelling and garage, no mitigation measures are recommended for demolition.

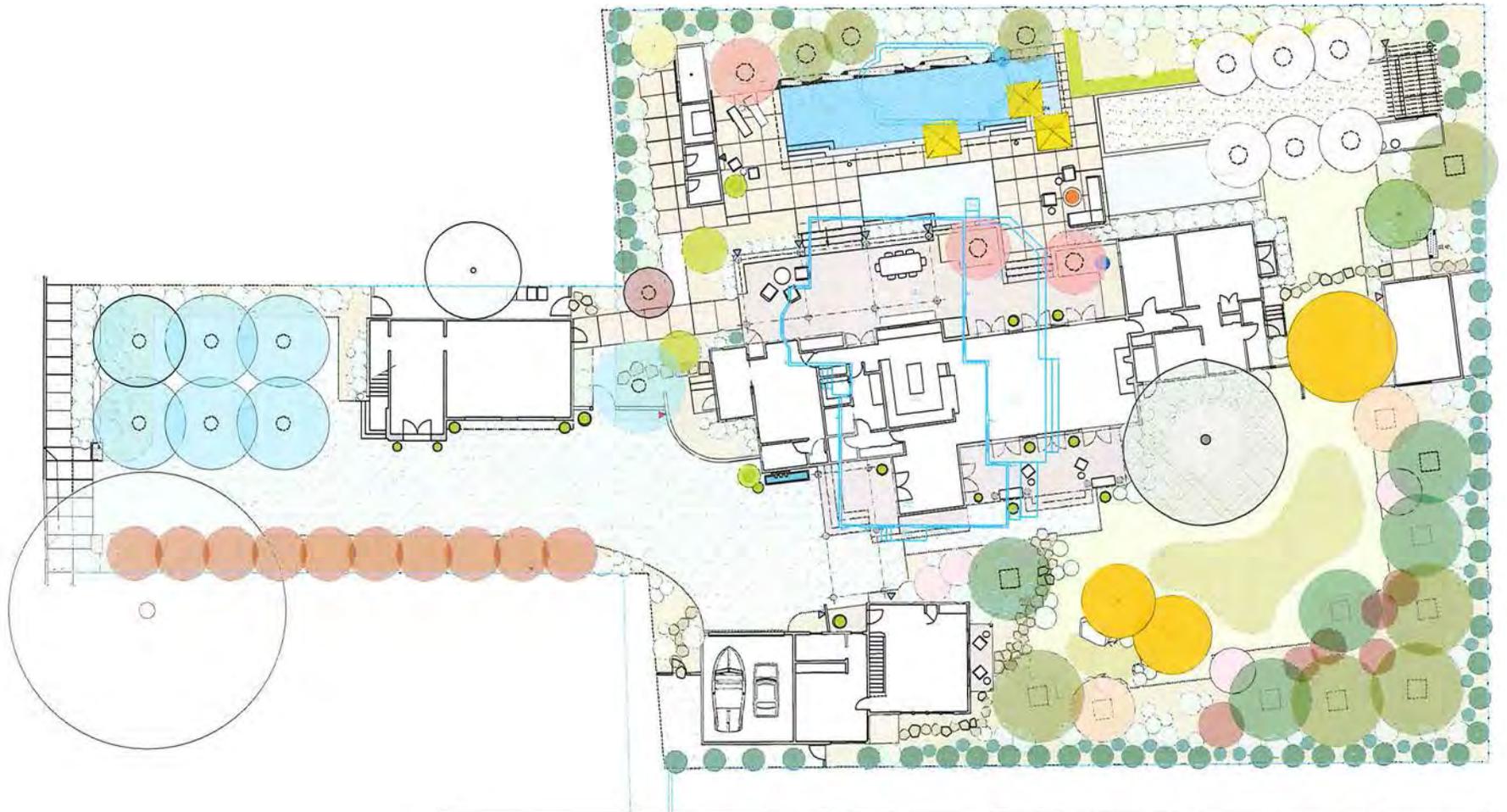
Regards,



Juliana Inman  
California Architect, License #C14760  
California Historical Resources Information System: Historic Architecture

**Sources:**

1. 36 CFR Part 800: Protection of Historic Properties, Advisory Council on Historic Preservation, 1986.
2. California CEQA Guidelines, amended 1 February 2001.
3. California CEQA Statute, amended 1 January 2002.
4. California Governor's Office of Planning and Research, "Thresholds of Significance: Criteria for Defining Environmental Significance: CEQA Technical Advice Series," September 1994.
5. Instructions for Recording Historical Resources, California Office of Historic Preservation, March 1995.
6. National Register Bulletins 15 and 16A (National Park Service 1990b, 1991) NRHP Status Codes.
7. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, (1995), Weeks and Grimmer.



**SAN FRANCISCO**  
PO BOX 40549  
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**IKEMOTO RESIDENCE**  
324 SECOND STREET EAST  
CITY OF SONOMA  
SONOMA, CA 95471



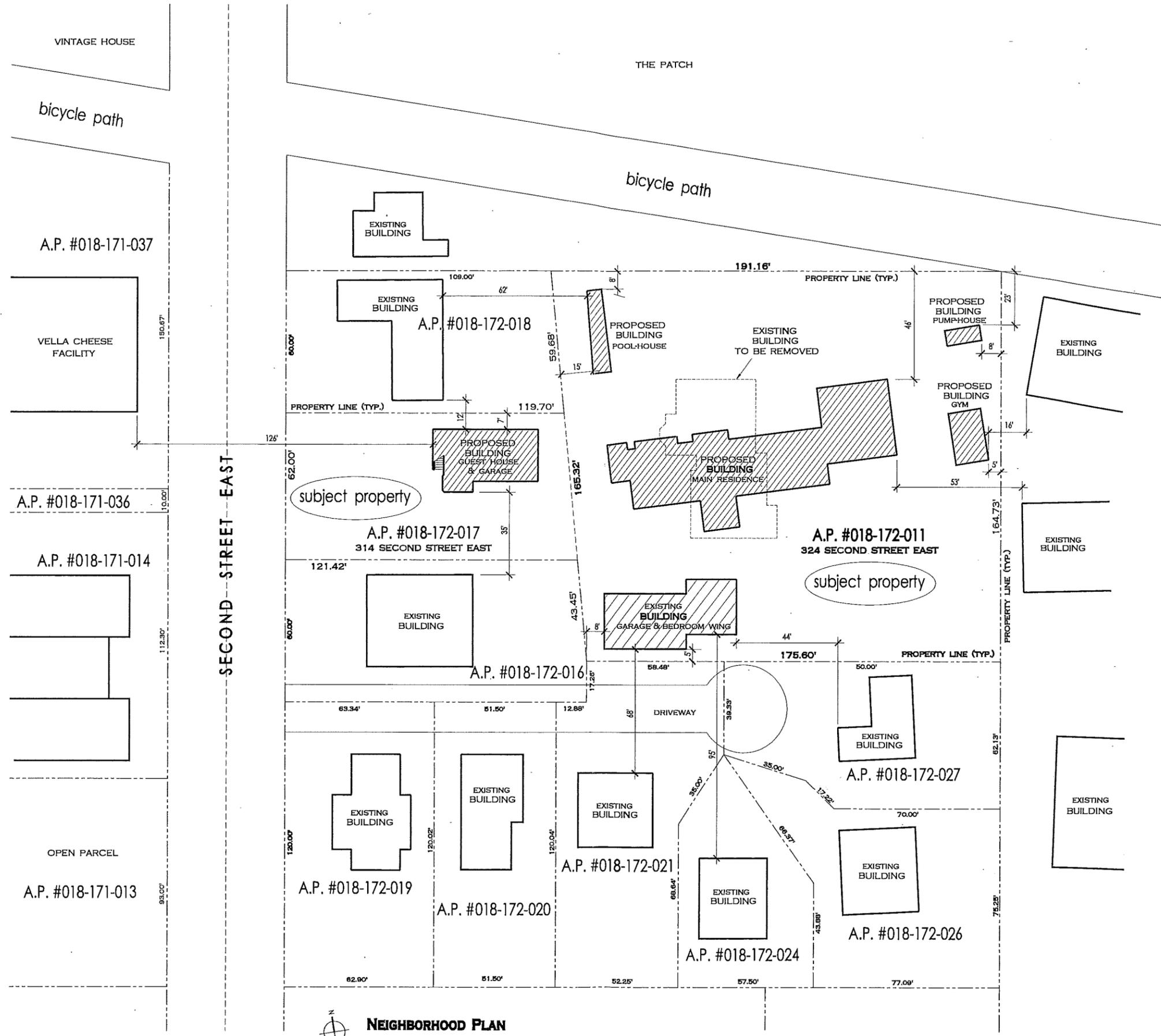
REVISIONS

DATE: 3/29/16  
SCALE: 1" = 10'-0"  
DRAWN:

**SITE  
DEVELOPMENT  
PLAN**

**L 1**

All written material appearing herein constitutes an integral part of the contract and shall be read in conjunction with the contract documents and drawings. This contract is subject to the terms and conditions of the contract documents.



dimensions to houses shown are +/-



NEIGHBORHOOD PLAN

1" = 20' 0"

Revisions:

**F i**  
**G O**

**CONSTRUCTION DRAWINGS**  
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**IKEMOTO RESIDENCE**  
Neighborhood Site Plan  
314 & 324 Second Street East  
Sonoma, California

Date: MARCH 2016  
Scale: 1" = 20' 0"

Neighborhood Plan

**L14**



*City of Sonoma*  
*Design Review and Historic*  
*Preservation Commission*  
Agenda Item Summary

DRHPC Agenda Item: 4

Meeting Date: 05/31/16

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**Applicant**

Glenn Ikemoto

**Project Location**

314-325 Second Street East

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**Historical Significance**

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
  - Listed on California Register of Historic Resources (Significant)
  - Listed within Local Historic Resources Survey (Potentially Significant)
  - Over 50 years old (Potentially Significant)  
Year Built: 1995
- 

**Request**

Consideration of site design and architectural review of a new single-family residence, additional residence, and accessory structures located at 314-324 Second Street East.

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**Summary**

**Background:** On March 10, 2016, the Planning Commission considered and approved a Use Permit to convert part of an existing detached garage and workshop into guestrooms/residential use (see attached approval letter and conditions of approval).

**Site Characteristics:** The project site is comprised of two adjoining parcels on the east side of Second Street East just south of the bike path (the parcels would be merged to accommodate the overall development plan). The parcel fronting Second Street East has an area of  $\pm 7,361$  square feet and is largely paved over. The larger interior parcel has an area of  $\pm 28,700$  square feet and is developed with a residence, swimming pool, and a detached garage/workshop. Numerous trees are located on the site, including a large oak and rows of Italian cypresses.

**Project Description:** The overall development plan for the site involves a number of elements including:

1. Demolition of the existing residence (constructed in 1955 per Assessor's records).
2. Construction of a one-story replacement residence with covered porch and patio.
3. Partial conversion of an existing  $\pm 1,900$ -square foot detached garage and workshop into guestrooms/residential use (the structure would be linked to the main residence by a covered breezeway).
4. Construction of an additional residence (over garage) in the front/vacant portion of the site.
5. Construction of various detached accessory structures including a new swimming pool, pool house, gym, and pump house with arbor.
6. Access and landscaping improvements throughout.
7. Merging the two parcels into a single lot.

In general, the intent of the overall project is to create a residential complex for use by the owners and their family. Further details can be found in the attached project narrative and accompanying material.

It is the responsibility of the DRHPC to review and act upon the project site plan, building massing, building elevations, elevation details, exterior materials, landscaping (including fences and walls), lighting, and site details. All proposed building/site improvements will be subject to this review, including the new pool house and exterior renovation of the existing accessory building.

**Building Elevations & Exterior Materials:**

Guest House and Garage: A new two-story two-bedroom guest house (additional residence) is proposed on the western portion of the property (near Second Street East). Proposed exterior materials consist of a stucco base with board and batten siding above and a raised seam metal roof with matching gutter (see attached manufacturer specification sheet). The garage doors are proposed to be a four section fold-up type, faced in smooth plywood with V groove vertical joints (the spacing will approximate that of 1x4 boards), and painted with a low gloss finish (darker than the board and batten walls). The proposed front door and the pair of ground level storage space doors will be faced with 1x4 vertical boards with V groove joints. The applicant is proposing Casement windows throughout (see attached specification sheets). Staff would note that this unit is

considered an additional residence (not a second unit) and the density requirements allow for the construction of two single-family residences on the property.

**Garage and Bedroom Wing:** The existing detached garage and workshop will be converted into a two-story two-bedroom garage and bedroom wing. Proposed exterior materials consist of a stucco base with board and batten siding above and a raised seam metal roof with matching gutter (see attached manufacturer specification sheet). The garage doors and entry doors will consist of painted wood. The applicant is proposing Casement windows throughout (see attached specification sheets). The Planning Commission approved a Use Permit to allow the conversion of part of an existing detached garage and workshop into guestrooms/residential use (including a second story element).

**Main Residence:** A new one-story main residence is proposed in the middle of the property. The main residence and the guest house and garage are proposed to be linked by a covered breezeway. Proposed exterior materials consist of a stucco material and a raised seam metal roof with matching gutter (see attached manufacturer specification sheet). Loewen narrow style terrace doors are proposed on the east, west, north, and south elevations (see attached manufacturer specification sheet). Casement style windows are proposed throughout the building with double hung windows in the kitchen and the den.

**Pool House:** A new pool house is proposed in the northwest corner of the property. Proposed exterior materials consist of a stucco material featuring plywood and batten barn doors on the east elevation. The proposed roofing materials consist of a Universal protective coating, CS-401 Polyurethane Elastomeric Traffic Topping-Deck 70 material and the color coat will be a light grey to closely match the color of the raised seam metal roofing material (see attached manufacture specification sheet).

**Pump House:** A new pump house is proposed in the northeast corner of the property. Proposed exterior materials consist of a dark green metal siding. The proposed roofing materials consist of a Universal protective coating, CS-401 Polyurethane Elastomeric Traffic Topping-Deck 70 material and the color coat will be a light grey to closely match the color of the raised seam metal roofing material (see attached manufacture specification sheet).

**Gym:** A new gym building is proposed south of the pump house on the eastern portion of the property. Proposed exterior materials consist of a dark green metal siding. The proposed roofing materials consist of a Universal protective coating, CS-401 Polyurethane Elastomeric Traffic Topping-Deck 70 material and the color coat will be a light grey to closely match the color of the raised seam metal roofing material (see attached manufacture specification sheet).

**Exterior Lighting:** A number of light fixtures are proposed within the project, including the following: A) 27 each FX Luminaire LED path lights; B) 8 each FX Luminaire LED well lights; C) 44 each FX Luminaire LED uplights; and, D) 4 each FX Luminaire LED step lights. Fixture locations and details are indicated on the Landscape Plants L1.3 drawing.

**Fencing:** The Landscape Details plan L2.1 (attached) indicates that six-foot tall, wooden fencing would be installed along the south and east boundaries of the project. In addition, four-foot tall, board form concrete wall is proposed to the north of the pool.

**Required Findings:** As set forth in §19.54.080.G of the Development Code, in order to approve an application for site design and architectural review in the Historic Overlay Zone, the Design Review and Historic Preservation Commission must make the following findings:

- 1. The project complies with applicable policies and regulations, as set forth in this Development Code (except for approved Variances and Exceptions), other City ordinances, and the General Plan.*

The project complies with the applicable policies and regulations set forth in the Development Code. It meets all relevant requirements associated with residential development in the Medium Density Residential zone, including limits on height, setbacks, Floor Area Ratio, and lot coverage.
- 2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.*

With regard to the guest house and garage building, by placing it so that the most narrow dimension of the structure is parallel to the most narrow dimension of the parcel, it is consistent with the intent of design guidelines for the northeast planning area.
- 3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.*

The project proposes residential and accessory structures, which are compatible with adjacent development and consistent with height and setback requirements.

4. *The project will not impair the historic character of its surroundings.*  
The existing garage and bedroom wing is not over 50 years old; indeed, it was constructed 21 years ago.
5. *The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.*  
Staff is not aware of any significant historic features on the site.
6. *The project substantially complies with the applicable guidelines set forth in Chapter 19.42 SMC (Historic Preservation and Infill in the Historic Zone).*  
In staff's view, the project complies with SMC 19.42 in that the project is consistent with the Guidelines for infill development in that the project meets the setback requirements and architectural considerations.
7. *The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through SMC 19.42.020.*  
The project is not located within a local historic district.
8. *The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.*  
The project is not subject to the Secretary of Interior Standards or Guidelines

**Landscape Plan:** Landscape plans have been provided (Sheets L1, L1.1, L1.2, L1.3, L2, and 2.1) including a comprehensive tree list.

**Tree Plantings:** The landscape plan indicates that 89 trees would be planted on the site (7 each 60", 15 each 48", 41 each 36", and 26 each 24" box size).

**Water Budget Calculations:** In compliance with the Water Efficient Landscape Ordinance, Hydrozone and Maximum Applied Water Allowance (MAWA) forms have been provided. Calculations on the MAWA form indicate that the project would use 153,506 gallons or 56% of the annual water allowance of 272,914 gallons.

**Discussion of Project Issues:** The owner of the duplex to the north, Ron Albert, has expressed concern about the positioning of the front unit adjacent to the rear yard of the duplex. The other adjoining neighbor to the north, Claudia Rannikar, has expressed concern about existing and proposed screening trees/vegetation along the common property boundary in terms of shading her garden. The DRHPC may discuss these issue and make changes to the proposal if it deems necessary.

Any approvals that the DRHPC may consider shall be contingent upon merging the two lots together prior to the submittal of any building permits.

## Commission Discussion

### Design Review and Historic Preservation Commission Action

Approved       Disapproved       Referred to: \_\_\_\_\_       Continued to: \_\_\_\_\_

Roll Call Vote: \_\_\_\_\_ Aye \_\_\_\_\_ Nay \_\_\_\_\_ Abstain \_\_\_\_\_ Absent

## **DRHPC Conditions or Modifications**

### Attachments:

1. Owner's Narrative
2. Architect's Narrative
3. Project narrative—Landscape
4. Neighbor's Concerns
5. Shade Study
6. Tree Protection Measures
7. Roofing Information
8. Letter from Ira Kurlander
9. Tree Preservation and Mitigation Report
10. Window and Door Information
11. Planning Commission Approval Letter and Conditions of Approval
12. Water Efficient Landscape Worksheets
13. Email from Ira Kurlander Regarding Building heights
14. Correspondence
15. Drawings

cc: Glen Ikemoto  
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Sonoma, CA 95476

Magrane Associates  
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Sonoma, CA 95476

Claudia Ranniker  
300 Second Street East  
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Eileen Armstrong  
312 Second Street East  
Sonoma, CA 95476

Ronald Albert, via email

Molly Rolig, via email

Patricia Cullinan, via email

Alice Duffee, via email

SLPH Historic Survey, via email

Mary Martinez, via will call at City Hall

## 314-324 SECOND ST E

### Design Review and Historic Preservation Application

#### Table of Contents

1. Application Form
2. Owners' Narrative
3. Architect's Narrative
4. Landscape Narrative
5. Neighbors' Concerns
6. Shade Study
7. Arborist Letter on Tree Protection During Construction
8. Materials (Roof, Doors, Windows)
9. Historical Review
10. Arborist Report

#### 11' X 17" Drawings

11. Architectural Drawings
  - Cover Sheet - Renderings
  - A1 West End of Main House Plan
  - A2 Master Suite and Framing of Open Structures
  - A3 Main House Elevations
  - A4 Section of Open Structures
  - A5 Main House Section
  - A6 Main House Interior Elevations
  - A7 Bedroom Wing Plans and Exterior Elevations
  - A8 Bedroom Wing Exterior and Interior Elevations
  - A9 Poolhouse, Gym, Pumphouse
  - A10 Guest House Plan and Exterior Elevations
  - A11 Guest House Interior Elevations and Stairs
12. Neighboring Properties

## 24" X 36" Drawings

### 13. Landscape Drawings

- Cover Sheet - Renderings
- L1 Site Development Plan
- L1.1 Landscape Materials Plan
- L1.2 Landscape Dimensions
- L1.3 Landscape Plants
- L2 Landscape Details
- L2.1 Landscape Details

## Owner's Narrative

The Applicants, Kim Belchamber and Glenn Ikemoto, have been married for 28 years. We have two daughters, ages 19 and 24, both away at college. They were raised in Piedmont, CA in our home of 27 years.

Five years ago, we made the decision to move to Sonoma for our retirement. We were looking for a large lot with the opportunity for a guest house, because in addition to being our primary residence, our home anchors gatherings of our extended families. For that purpose, we need at least 5 bedrooms and other rooms that can act as temporary bedrooms. Rather than build a massive house, we preferred to have a guest house.

We purchased the subject property in April 2011. It had a 3-bedroom house, a 2-story workshop and detached garage. We have used the property as a second home until it became our primary residence in March of last year. We have been planning our new house for four years. During that time, our plans have evolved through many different designs. We are delighted with the final plan, which exceeds all of our hopes for an informal, open and welcoming home.

For budgetary and environmental reasons, the final plan is a compound. To us, this layout evokes the rural history of Sonoma. By spreading our family's needs across several structures, we have reduced the overall impact of the main house. The site is entered through a grove of mature olive trees on a driveway intended to look like a gravel farm road. The multiple buildings on the site mimic a farmhouse with its out-buildings.

Our property is located on a unique block. We have the famous Clydesdale horse farm with its large barn at one corner and the 2-story stone Vella Cheese Factory on the other. In between is an eclectic mix of 1-story single family homes and apartments and 2-story townhouses and duplex. All of the exterior materials we have chosen for our project are consistent with the neighborhood. These include metal roofs and board and batten siding accenting smoothly finish stucco.

As our residency in Piedmont indicates, we are long term stable residents. This will be our last home. For that reason, the design includes wheel chair accessible bathrooms and ramps connecting the main buildings on the site. In Piedmont, we were active supporters of, and participants in, the community. We look forward to doing the same in Sonoma.

## Architect's Narrative

My clients, Kim and Glenn, found an amazing "T" shaped property a short walk from the Plaza. My first impression of the property was that it was closed in, but if you looked northwest there was a good view of the hills. There was also a huge oak tree in the center of the site that had to be saved. Both of these factors argued for placing the home at an angle.

Kim and Glenn need a home for themselves that will also accommodate a multi-generational family. My goal was to provide everyone with their own space.

My first plan located their daughters' bedrooms near the front entry. Glenn pointed out that the proposed girl's bedroom wing was close to an existing structure, so we decided to reuse that structure rather than tear it down. It is only 21 years old and in very good condition. We will remodel the interior into a two-bedroom suite for their daughters and re-clad the building with a stucco base and board and batten siding above. We have received Planning Commission permission for the reuse.

The 1-story main house and the girl's bedroom wing will be linked by a covered breezeway. This link frames a view all the way to the rear of the 300' deep naturally landscaped property. This area of the garden will be studded with fruit trees, meadow grasses and wildflowers. The accessory structures, like the pool and terraces, are completely hidden from public view.

Another advantage of reusing the existing building is to reduce the mass of the home. The gym is a separate building for the same reason. The main house now only has one bedroom. Also, saving the existing 2-car garage will be extremely useful for Glenn's hobby, fishing, because he's not allowed to clean his catch in the house. He's already envisioning his stainless steel cleaning station next to his boat.

The main house is narrow allowing the occupants to enjoy views to the north and sunshine from the south. The north side of the site will contain a shaded outdoor living space, a pool and bocce ball court.

There is one more requirement familiar to anyone living in Sonoma. Where do you put your guests? Add to that, Kim and Glenn's hope that having two daughters will eventually mean having two families visiting for holidays at the same time. We placed a two bedroom guest apartment towards the front of the site locating it over a two car garage with ample storage.

The first thing you will see from the street of Kim and Glenn's home will be a 60' deep orchard of mature olive trees. On the left peeking over the olive trees will be the guest house. Beyond that you will get a glimpse of the 1-story main house behind a garden wall and straight ahead will be the open trellis structure thru which you will see their south garden.

My hope is that their home will seem like a relaxed family ranch that grew over time.



## **314/324 Second St. East, Sonoma**

Project Narrative - Landscape

March 29, 2016

### Introduction

The following text is in reference to the landscape and garden design of the subject property, consisting of two lots located at 314 and 324 2nd Street East in the City's historic overlay zone. The landscape design recommendations comply with applicable policies and regulations set forth in the Development Code, other City ordinances, and the General Plan. The project design responds to the context of the adjacent developments, as well as existing site conditions as noted below.

### Existing Features

Existing improvements on the property are extensive but without historic merit. Current improvements on 314 2<sup>nd</sup> Street East are limited to a large asphalt parking lot that almost covers the site. 324 2<sup>nd</sup> Street East contains a house constructed around 1955 with a 2-car detached garage constructed in 1977. A 2-story workshop was added next to the garage in 1994. There is also a swimming pool with associated fencing, some concrete patios and walkways and a wood deck. Tall wood privacy fences surround most of 324 2nd Street and parts of the north and south sides of 314 2<sup>nd</sup> Street. 324 2<sup>nd</sup> Street also contains a functioning well that serves the garden.

Currently, planting at 214 2<sup>nd</sup> Street consists mainly of Italian cypress and large evergreen shrubs at the perimeter of the lot. At 324 2<sup>nd</sup> Street planting includes a large assortment of fruit trees, a perimeter installation of Italian Cypress, several palms, a Redwood and a magnificent Coast Live Oak. Foundation shrubs and large areas of lawn surround the house and workshop. Descriptions of the existing plant material can be found in the Arborist's report. Plants and lawns are watered by an out-of-date irrigation system off of an onsite well.

### The Design Concept

The proposed landscape design considers both parcels as one visual and environmental entity. Inspiration for the design is found in Sonoma's rural heritage as well as in neighboring buildings and a significant historical resource in the neighborhood. The design achieves a balance of visual integration with the neighborhood and the establishment of privacy for the owners' family and the adjacent neighbors.

### Rural Heritage, Relationship to Neighborhood, Architectural Compatibility

As the site is located at the interface between rural and urban use areas the building

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MAR 29 2016

program was conceived to incorporate some of the regions rural heritage as well as to respect the urban fabric. Rather than construct one large building to house the various functions of the design program the owners decided to provide several smaller buildings arranged in a way that is evocative of the manner in which farm buildings in the Sonoma Valley have been sited traditionally. The smaller scale of the buildings will be in keeping with other buildings in the immediate neighborhood helping to assure architectural compatibility of scale and to reinforce the historic, small-town characteristics that give Sonoma its' unique sense of place.

Landscape materials extend the rural theme. Much of the paving will consist of Granitecrete, a pervious material that resembles decomposed granite. Featured fences will be painted board and batten wood, typical of California ranch houses, or of hog wire construction. There is a small metal water trough fountain. The planting scheme will feature mature olive trees arranged in a grove suggesting an orchard that will appear to have been under continued stewardship on the site for many years. As a stand of mature Olives is currently planted on the same side of the street further to the south, the new trees will add continuity to the streetscape.

The project will feel at home in the neighborhood because of the small scale of the buildings and the materials used in the landscape features and on the buildings. The low wall at the front of the property will be covered with integrally colored cement plaster. Featured fences and gates will be painted board and batten wood. Both materials are seen on other buildings in the neighborhood. Reinforced concrete piers that flank the driveway will have a water-pocked board form surface that is evocative of the light-industrial nature of the stone building at 315 2<sup>nd</sup> Street East (a former brewery and the Vella Cheese Company), which is just across the street. Other concrete walls in the design plan will also have this type of surface finish.

There will not be a driveway gate; the design of the wall and planting along the City sidewalk has been kept sufficiently low (4 feet) to allow views into the property and for interaction between public and private spaces. Simultaneously the grove of mature olive trees at the west of the site will soften the effect of the buildings, parking and pavement as seen from the street while providing sufficient privacy for the owners. The overall effect is intended to be friendly and visually inviting, in keeping with the generally established ambience of the City of Sonoma. Views will extend further into the property through a vine-covered arbor to the canopy of the large existing coast live oak, the newly planted meadow grasses, the newly planted stand of evergreen conifers and fruit trees.

Private and more active spaces have been assigned to the back of the property away from public spaces. In this area, the neighboring properties are cushioned as much as possible by proposed trees, other proposed plants and the orientation of the various buildings and other features of the garden.

#### Environmental and Sustainability Considerations

Plant material will be chosen for their compatibility with the climate of the Sonoma Valley and their low water use. Lawn area will be very small. Meadow grasses will receive minimal amounts of irrigation. Some mature trees will be retained and transplanted including Italian cypress, citrus, persimmon and fig.

Special consideration has been given to the planting design for the area adjacent to the north fence to reduce the overall shading for the neighbors growing concerns. Trees along the fence will be minimal in number, low in height and installed to buffer reflections from a corrugated roof of a new building that is situated on the north horizon. Several existing Italian cypress trees at the North West corner have been trimmed to 16 feet from the original 30 feet and sheered to reduce height and bulk. Shrubbery along the property line will be maintained to the fence height. This planting design will reduce and minimize the shadows presently cast on the neighboring property. New trees will be types that can be kept low by pruning.

Drainage flow from the site and building roofs will be directed as much as possible toward a low point in the area of meadow grass at the south side of the property and percolate back into the groundwater.

Extra effort will be made to preserve the existing magnificent Coast Live Oak and to incorporate it into the garden design by the use of appropriate and Oak-compatible understory plants. Most of the Italian Cypress trees will be retained or transplanted. Attention will be paid during construction to the preservation of the neighboring Atlas Cedar and American Elm. Consideration and preservation of these old and mature trees will help preserve the existing established character of the neighborhood.

Wood from certain trees that will be removed will be chipped and used as mulch on site.

The new irrigation system will be composed of a multi-station programmable controller, low flow drip emitters and spray heads and an automatic rain sensor with shutoff device. The existing well, fitted with new, efficient equipment, will serve as the water source for the irrigation system.

Driveway paving will be a permeable type. The proposed material, Granitecrete, resembles decomposed granite but allows percolation. Existing asphalt and concrete pavements will be salvaged and processed for use as base courses for new non-permeable pavements.

Other pavements will consist of integral colored concrete and natural stone in muted, neutral colors with textured surfaces.

Landscape lighting will be LED type and dimmable. All light fixtures will not exceed 5fc when measured five-feet from the light source.

The swimming pool will be equipped with an automatic safety pool cover. The pool and spa heaters and other associated equipment will be selected from among the most efficient types available. The pool equipment building will be sound insulated. Thermal solar collectors located on the terrace trellis roof and pool house will heat the pool.

Solar panels mounted on the south facing roof planes of the Bedroom Wing will be incorporated into the design to make the project more energy efficient.

Existing wood fences will be retained and repaired or replaced where needed as a way to preserve resources.

## Neighbor's Concerns

As of the date of this Application, two neighbors have made us aware of their concerns regarding our project. We take both of them very seriously.

### Northern Neighbor

The first concern is from our neighbor to the north, Mrs. Rannikar. She and her husband raise fruits, vegetables and ornamentals on their property for sale. They are opposed to anything that might increase shade in their growing area, especially during spring and fall.

To meet this concern, we directed our landscape architect to select and locate trees and shrubs that would not cast a shadow past the common fence during the growing season. In addition, we are removing all existing plants that are taller than the fence and near enough to cast a shadow over the fence, with the exception of a row of very old Italian cypresses. We have committed to our neighbors to reduce the height of these trees to 16' from the existing 30'. This work was done last week.

We have performed a shade study of spring, summer and fall afternoon shadows that result from our proposed landscape plan. Afternoon shade has by far the largest impact on plant growth. The study demonstrates that our landscape plan results in a major REDUCTION in shade on our neighbor's property, because we are reducing the height or eliminating all trees and shrubs along the fence line that are taller than the fence and replacing them with much shorter plants placed further from the fence. By installing a patio umbrella at the location and height of the most critical tree, we verified that NO shade was cast across the fence all day. We have left this umbrella up for over a week, so that our neighbors can confirm the result for themselves. (Please review the Shade Report for detailed results.)

Our neighbor continues to be skeptical of the Shade Study and feels that some of the property lines (other than the fence line) are not accurate. Also, some of the trees were not modeled. Since the trees will be planted relative to the existing fence, the study is accurate. If there is no shade crossing the fence line, the other property lines are irrelevant. Furthermore, all of the trees that could impact her growing area have been modeled. The trees she notes that weren't modeled could only shade her composting and storage area, if at all. This area is already entirely shaded by the existing landscaping, which we plan to remove.

### Northeastern Neighbor

Our neighbor to the northeast, Ron Albert, objects to the size and location of the 2-story guest house on four grounds: 1) he fears that the building will cast a shadow into his yard, 2) construction could endanger his 40' blue cedar tree, 3) he feels the building is too large; and 4) he doesn't want a tall structure next to his rental property. He suggests that we move the building forward, in line with his own 2-story building, and/or rotate it 90 degrees so that the shorter side of the building aligns with his property.

We addressed the first point with the Shade Study. During the summer, afternoon shade from our proposed building does not cross the fence line. During the spring and fall, the shade lands in an area of his garden landscaped with 12+ foot tall shrubs. The only shade in the useful area

of his garden is cast from his own 2-story duplex and 40' tree. Our building will only shade the top of a few bushes in the spring and fall (Please see the Shade Study for detailed results.)

Point 2, construction near Ron's cedar has been addressed by the arborist. He has given us detailed instructions on how to avoid damage to the cedar and the any other critical trees exposed to construction. We will follow those instructions to the letter, because it is in our self-interest. We treasure all of the mature trees on our property and in our view shed, because we won't live long enough to wait for new trees.

As for the size of the building, after talking to Ron and after our own review, we reduced the size of the building by 640 sq. ft.

That only leaves the location of the building as a concern. A 90 degree rotation is impractical. The lot is 62' across, the building is now 40', with a 7' setback. That would leave only 15' for a driveway and landscape strip from our southern neighbor's property. From the street, there would be minimal landscaping and three driveways: two for the garages and the driveway through to the rest of the property. That's very unattractive and barely functional when towing a boat.

The remaining issue is the location of the building. We certainly understand Ron's objection, because there are FOUR similar 2-story buildings along our property lines, including Ron's. All of these were built after our property was developed. We'd prefer it if those building weren't there, but completely accept that the owners of the neighboring properties had the absolute right to build them. It is a core principal of land use planning that an existing property has no priorities over a new property. Instead, the owner must rely on the zoning, codes and regulations of the applicable authorities to establish what is acceptable protection for existing properties.

Our Site Plan is fully in compliance with all applicable setbacks and height restrictions. Our neighbor and we disagree about the appropriate location of the garage/guest house. Our neighbor's preference is to locate the structure so that the eastern wall aligns with the eastern wall of his duplex. That would result in limited street side landscaping in front of a 2-story structure. It would also require us to make a very long walk from our primary garage to the house.

We believe the community's interest will be much better served by our proposed location. The building will be set back 64 ft from the sidewalk and viewed through a filter of three rows of mature olive trees. There will be additional low landscaping in front of the olive grove. This is certainly a more pleasant experience for the many pedestrians that use Second St E on their way to the Bike Path.

MAR 29 2016

RECEIVED

APR 18 2016

**314-324 SECOND ST. E.  
Shade Study**

CITY OF SONOMA

Two neighbors have registered concerns about the potential impacts of shade from different aspects of our plans. To address these concerns we have performed the following Shade Study, which conclusively demonstrates that there are no shade problems created by our project.

The Study includes shadow illustrations for the summer and spring/fall seasons. During the summer, afternoon shadows bear almost due east. Shadows cast during the spring and fall are essentially identical, due to the similar southerly position of the sun in those months. Therefore, both seasons have been represented by a March 21 simulation. During spring and fall, afternoon shadows bear northeast. Each of the seasonal illustrations provide shade simulations before and after our planned improvements. Fall illustrations are available upon request, but they are materially indistinguishable from the spring study.

Our northern neighbor, the Rannikars, are concerned that landscaping along our common fence line will add shade to their garden. They are avid gardeners and raise fruits and vegetables in their backyard for sale. We consider them friends. It has always been our objective to meet their request that we avoid shading their growing area. At the same time, we wish to use landscaping to screen out some unsightly buildings in our view shed. Both of these objectives have been met through careful plant selection and placement.

The Shade Study demonstrates that the new landscaping produces no new shade in the Rannikars' garden. Our plan actually produces much LESS shade. That is because we have agreed to cut back the existing 30' tall Italian Cypresses to 16' (the minimum recommended by our landscape architect). We would like to note that we would have done this as good neighbors, whether or not our plans required DRHP approval. In fact, the work has already been done.

Our understanding is that the Rannikars' main concern is to maximize sunlight during spring and fall, which extends their growing season. The angle of the summer sun already minimizes the shade cast from our yard onto their property. Therefore, the attached Spring & Fall shade illustration is of greatest interest to them. This illustration shows the dramatic improvement in sunlight from the heavy topping of the cypress trees. Now, most of the shade in the Rannikars' yard will be from their own fig tree and the existing 6' fence between our properties. To verify the spring study results, we modeled the most critical proposed tree with a patio umbrella, set at the correct location and height (see Supplemental Illustrations). No shade reaches the Rannikars' yard.

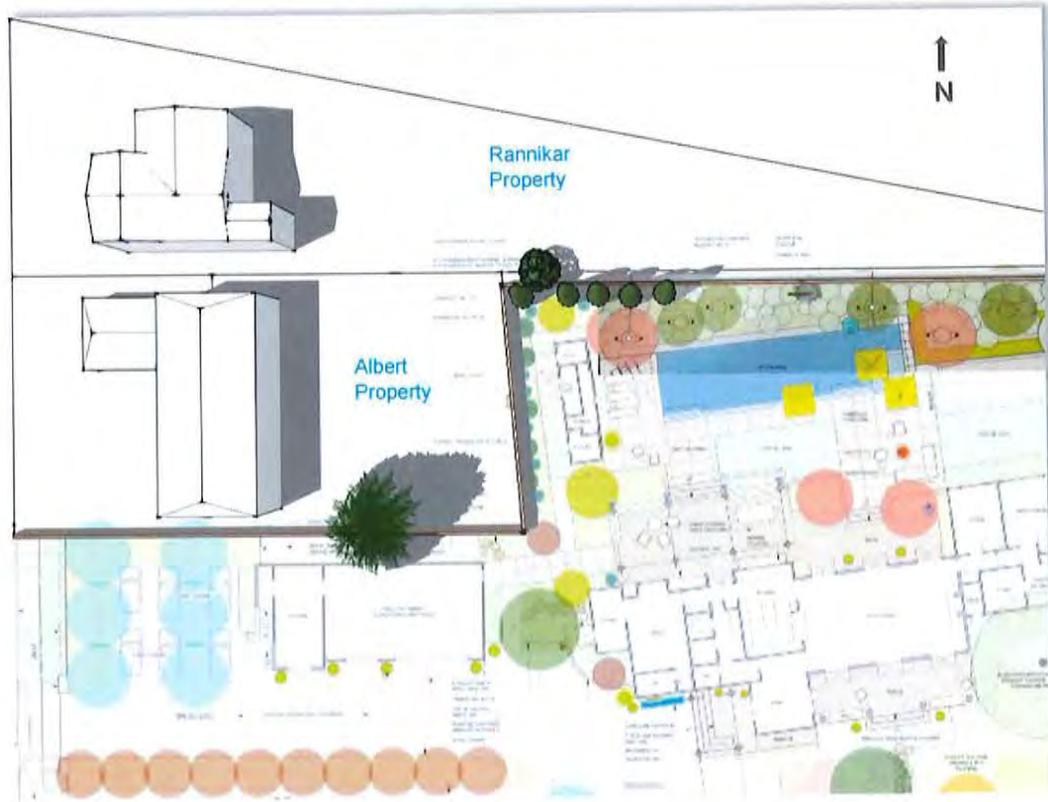
The second concern was expressed by our northwestern neighbor, Ron Albert, who owns a 2-story rental duplex on the site. Concerns were also registered by his tenants. They are worried that shade from our proposed 2-story Garage/Guest House will affect their use of the yard. As the Shade Study demonstrates, the summer afternoon shade line from the proposed building does not even cross the fence line. All of the shade on the backyard is produced by the property's own 2-story building and existing 40' cedar tree. The fall and spring afternoon shade barely cross the fence line onto an area of the yard with heavy 12+ foot evergreen vegetation. The satellite image of the Albert property clearly shows that our structure will not create a shade problem (see Supplemental Illustrations).

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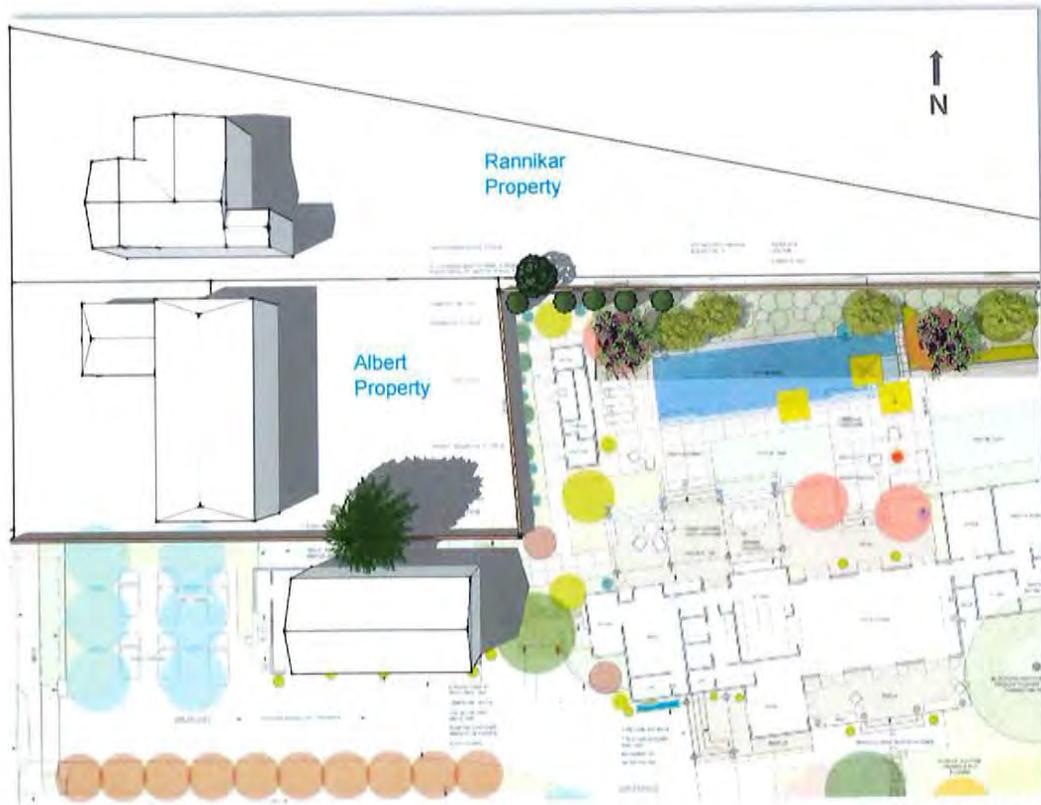
Note: The Shady Study was begun before the latest revision of the Site Plan. Some changes to the underlying plan have been made (i.e., reducing the Guest House and expanding the olive orchard) that are non-critical to the study.

**314-324 SECOND ST. E.**  
**Shade Study**  
**SUMMER (using June 21, 2:00 PM)**

**BEFORE**



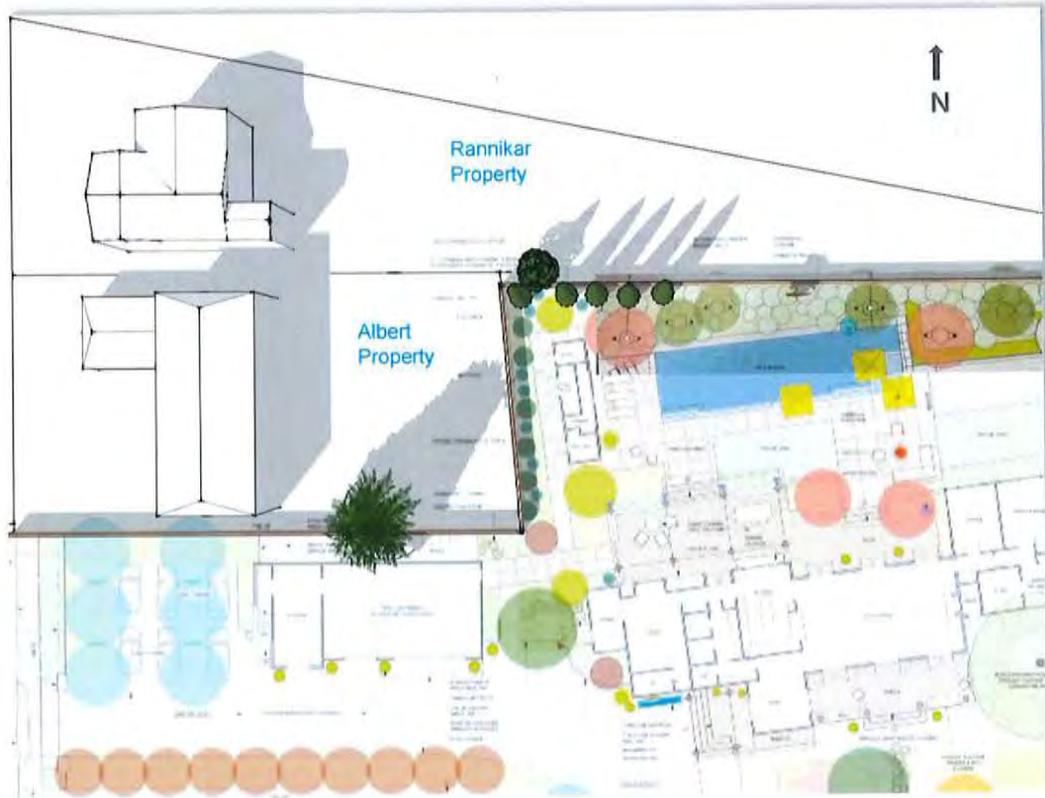
**AFTER**



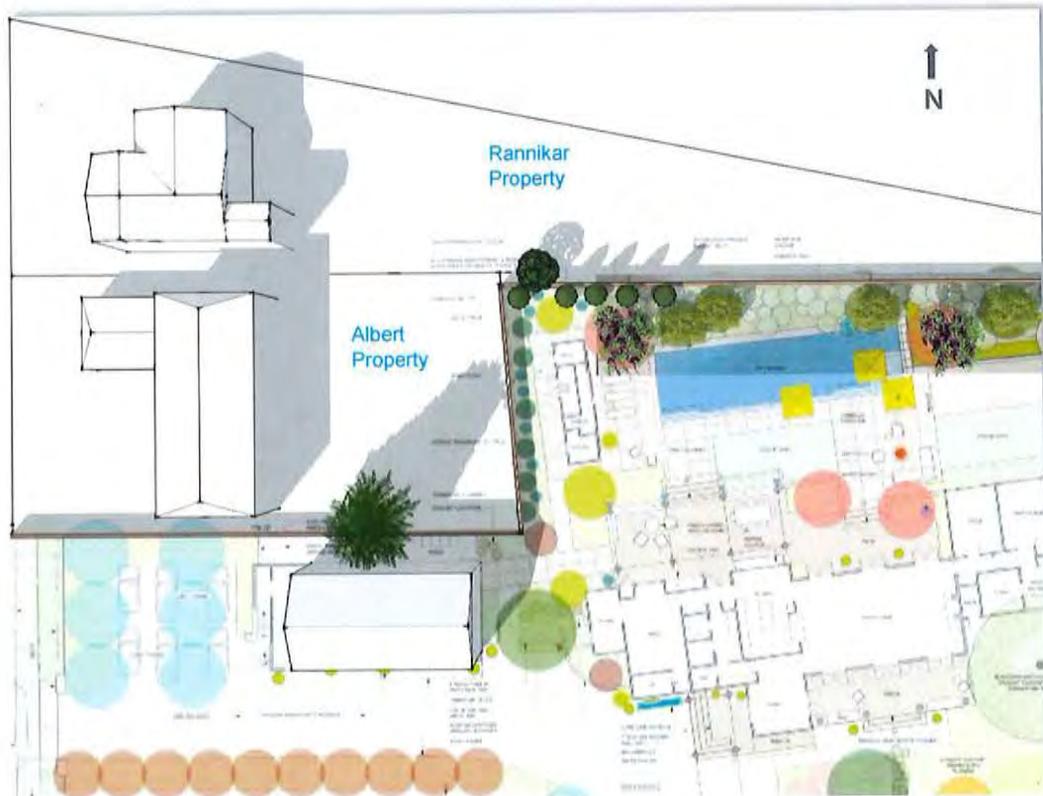
MAR 29 2016

**314-324 SECOND ST. E.**  
**Shade Study**  
**SPRING & FALL (using March 21, 2:00 PM)**

**BEFORE**



**AFTER**



**314-324 SECOND ST. E.**  
**Shade Study**  
**SUPPLEMENTAL ILLUSTRATIONS**

**Plants Exceeding Fence Height along Rannikar Property**



**Verification of Shade Simulation**

**Simulated Shade:**

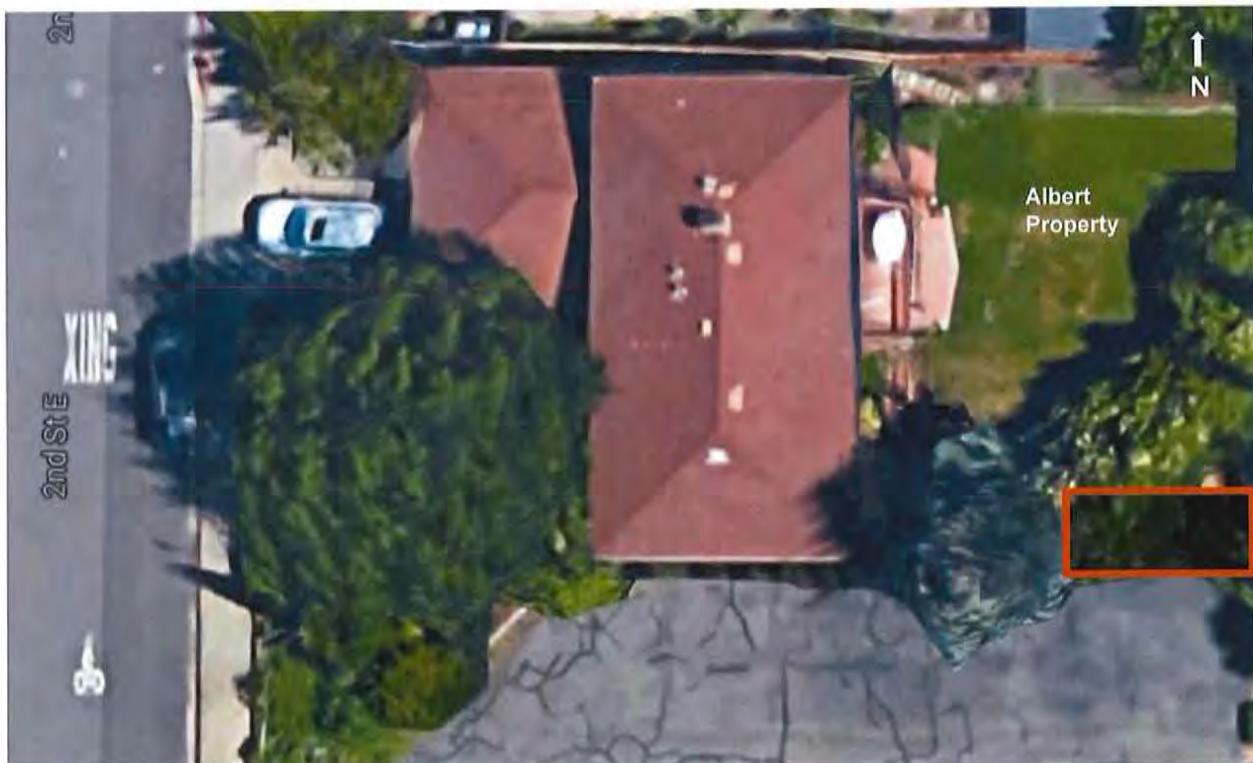
10' Tree, 6' to Fence  
March 21, 2:00 PM



**Actual Shade:**

10' Umbrella, 6' to Fence  
March 22 2016, 2:00 PM

**Spring/Fall Shade Area Cast from Proposed Guest House (Orange Box)**



Design Review & Historic Preservation Commission

Shade Study Supplement

April 20, 2016

A Shade Study was included in our original DRHP Application to address one of our neighbor's concerns that the new trees may increase the shade on her fruit and vegetable garden. Since that filing, we have erected story poles at the height and location of every tree near our common property line. No shade crosses the fence line from any new tree.

In addition, we modeled the shade cast from the most critical tree. That tree will be 10' tall and will be located 6' from the fence, in the middle of our neighbor's gardening area. To model the tree, we used a patio umbrella, raised it to 10' and placed it in the most sensitive location. We then took a series of photos throughout the day to document that the shadow from that tree never crosses the fence, at any time.

Coincidentally, our neighbor planted her garden on approximately the same day, so the photos were taken at the very start of her growing season. Therefore, we happened to take the photos on the day with the greatest shade impact on her garden. Shadows will decrease from this point through the summer and return to the same path in the fall, at the end of the growing season. This series of photos is attached and is the clearest demonstration that our landscape plan will not adversely affect our neighbor.

Our neighbor has raised one valid concern. Just because a tree is planned to grow to 10' doesn't mean it can't grow higher. We would note that it is in our interest to prevent that from happening. The entire main house has been oriented to take advantage of the northern view. It would make no sense for us to block that view with our own trees. The maximum height of 10' was specifically chosen to screen out some unsightly houses while sweeping the eye upward to the hills. Anything taller would defeat our primary reason for orienting the house. The minimum distance of 6' from the fence was specifically chosen to prevent shading our neighbor's garden.

We hope this additional information is helpful to the Commission's deliberations.

**RECEIVED**

APR 21 2016

**CITY OF SONOMA**

**SHADE MODEL**  
**10 FT TREE, SIX FEET FROM FENCE**

**Spring: March 30, 2016**

**10:00 AM**



**12:00 Noon**



**2:00 PM**



**4:00 PM**



Shade from a 10 ft tree planted six feet from the fence will not cast  
a shadow on the neighbor's yard at any time.

There is less shade during the Summer and the same shade during the Fall.

March 25, 2016

Penny Magrane  
Magrane Associates  
225 Hoffman Avenue  
San Francisco, CA 94114

Re: 324 Second Street East in Sonoma; protection measures for Tree #2

Penny,

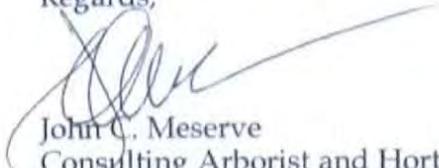
I reviewed the development plans for the area next to off-site tree #2 and believe that the impacts of all proposed developments will be very minimal. The dripline of this tree does extend over the property line near the garage/guest house, but root system impacts will very minor only where the foundation of the structure intrudes at the very edge. The gravel that will be placed over the soil surface between the rear of the garage/guest house is a suitable long term treatment that will serve as a mulch protecting any roots that might be present there. Based on the proposed design this tree will survive very well if protected during construction in the following ways:

1. Temporary protective fencing must be in place prior to the start of construction and must remain in place until the final gravel treatment is put into place.
2. Fencing location must protect a majority of the illustrated dripline area while still allowing construction activities to occur. I recommend that it be placed 4 feet from the edge of the foundation and extend the full distance of the dripline that is shown.
3. In the area between the temporary fence and the foundation where construction traffic will be necessary a 6 inch layer of chipped bark mulch must be placed over the soil surface to prevent soil compaction. This mulch layer must remain in place until construction is completed and gravel is ready for placement. Chipped bark mulch will act as a shock absorber to prevent foot traffic from causing soil compaction.
4. No wheeled equipment shall be used in any area of dripline, fenced or otherwise.

5. Any pruning that might be necessary to provide clearance should be conducted by, or under the supervision of, an arborist certified by the International Society of Arboriculture. This condition ensures that cuts are properly made in correct locations, and ensures that tree integrity is maintained.
6. The gravel that is specified as the final surface treatment behind the garage/guest house should be placed over a geotextile fabric which is placed over the existing grade. This will help carry all future loads and prevent the gravel from becoming embedded in the soil beneath.
7. No trenching of any kind for any purpose may occur in the dripline area. Route trenches in other locations.
8. Final grade in the dripline area must be within  $\pm 4$  inches of what is now present to maintain root system integrity

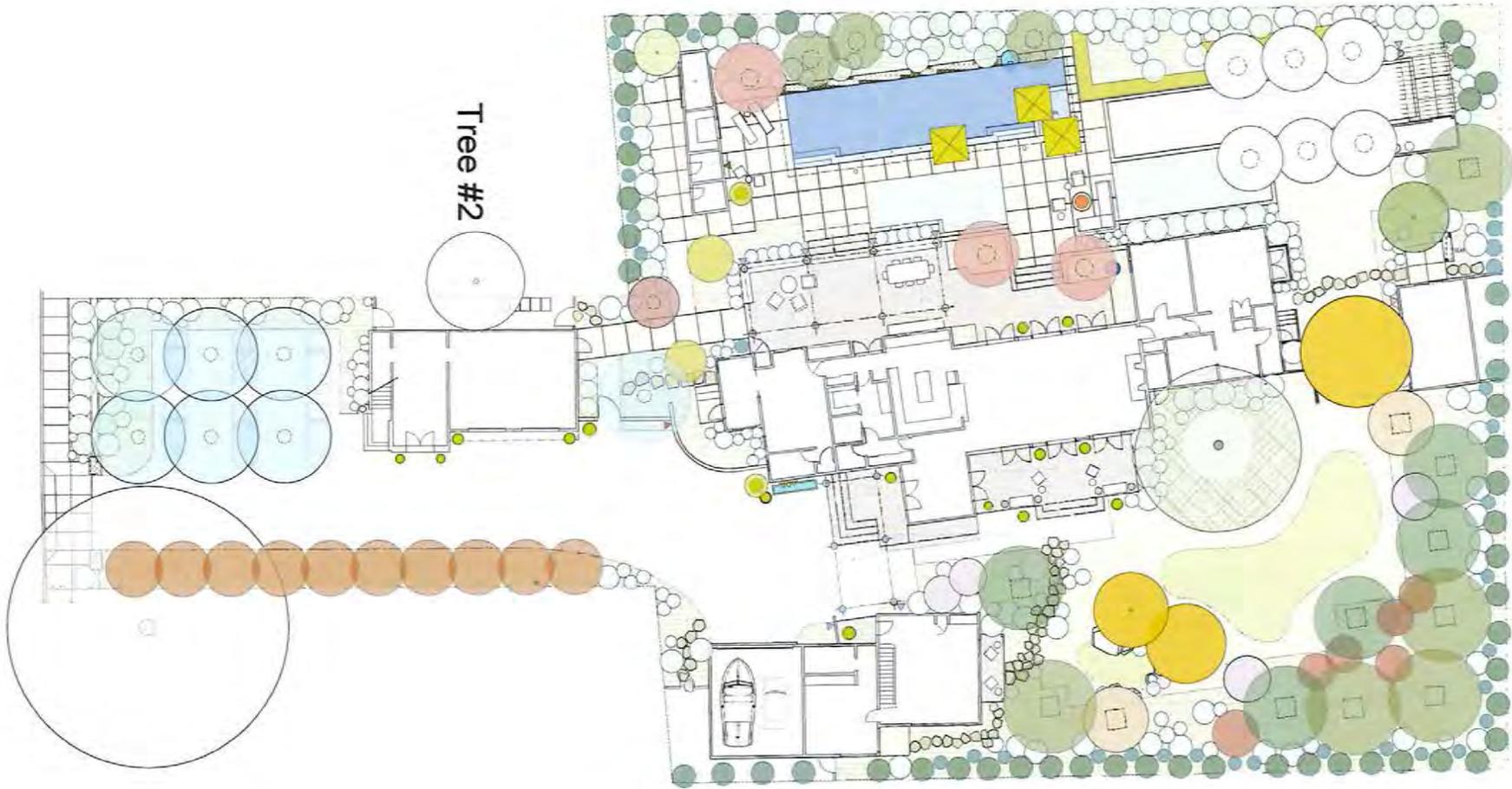
Please feel free to contact me if you have questions about these specifications, or if further discussion would be helpful.

Regards,

  
John C. Meserve  
Consulting Arborist and Horticulturist  
Member, American Society of Consulting Arborists  
ISA Certified Arborist, WE #0478A  
ISA Tree Risk Assessment Qualified



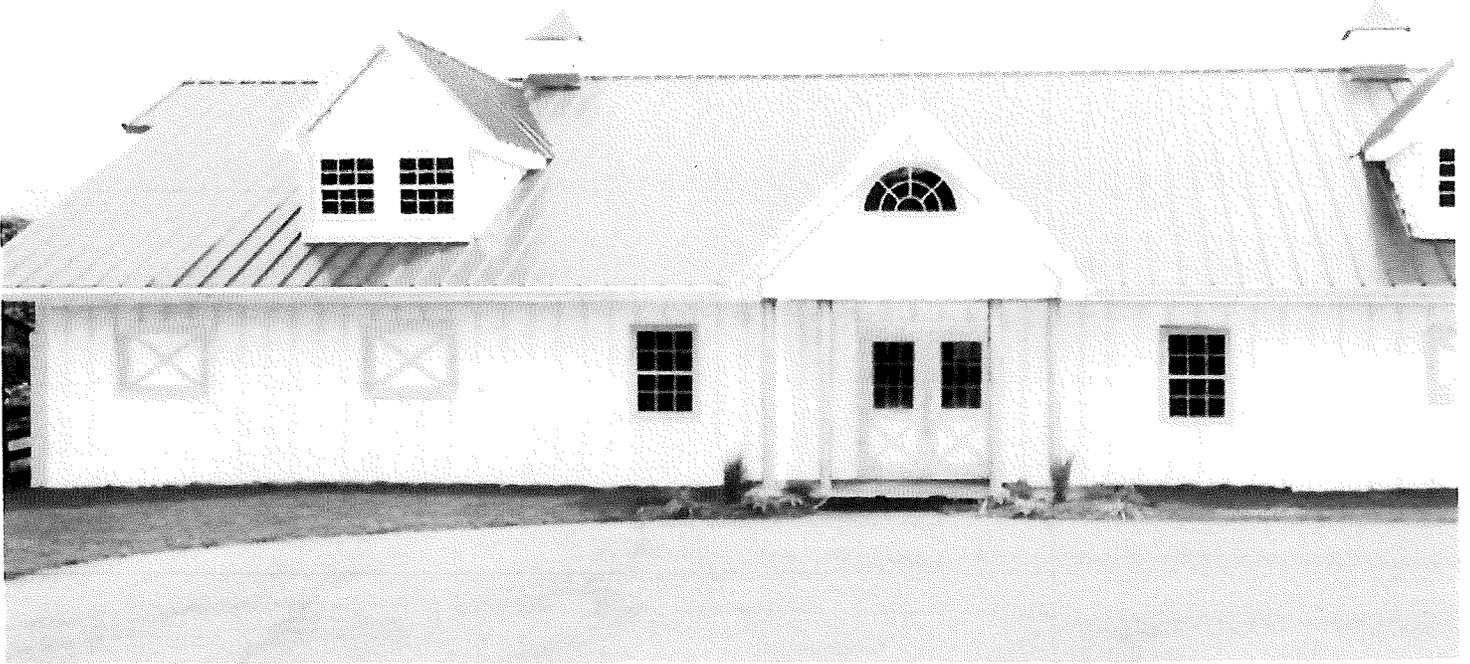
Enc: Tree location Plan



Tree #2

 <b>MAGRANE</b> ASSOCIATES LANDSCAPE DESIGN WWW.MAGRANE.COM LIC. #437488	SAN FRANCISCO PO BOX 40549 SAN FRANCISCO, CALIFORNIA 94140 TEL. 415.821.0233 FAX. 415.821.7438	SONOMA 746 BROADWAY SONOMA, CALIFORNIA 95476 TEL. 707.935.7309 FAX. 707.935.6380	<b>IKEMOTO RESIDENCE</b>  324 SECOND STREET EAST CITY OF SONOMA SONOMA, CA 95471		REVISIONS <table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>					DATE: 3/29/16 SCALE: 1" = 10'-0" DRAWN:	<b>SITE          DEVELOPMENT          PLAN</b>	<b>L 1</b>  <small>All work is based upon information furnished by the client. The designer is not responsible for the accuracy of the information provided. The designer is not a contractor and does not provide construction services.</small>

MAR 29 2016



ROOF



LIGHT GREY RAISED SEAM METAL ROOFING  
W/ MATCHING GUTTER MATERIAL

MAR 29 2016

**Metal Sales  
Manufacturing Corporation**

This specification data sheet is provided by Metal Sales Manufacturing Corporation as a technical support tool incident to the sale of its Image II, 1" Mini-Batten, 1.5" Mini-Batten, Curved 1" Mini-Batten, and Stille products. Contact Metal Sales for more information on these and other products.

Telephone: 800.406.7387  
www.metalsales.us.com

Section 07 41 13 - METAL ROOF PANELS

**1. PRODUCT NAMES**

Image II, 1" Mini-Batten, 1.5" Mini-Batten, Curved 1" Mini-Batten, and Stille architectural metal roof panels.

**2. MANUFACTURER**

Metal Sales Manufacturing Corporation  
545 South 3rd Street, Suite 200  
Louisville, KY 40202  
Toll Free: 800.406.7387  
Phone: 502.855.4300  
Fax: 502.855.4200  
Web: www.metalsales.us.com  
E-Mail: info@metalsales.us.com

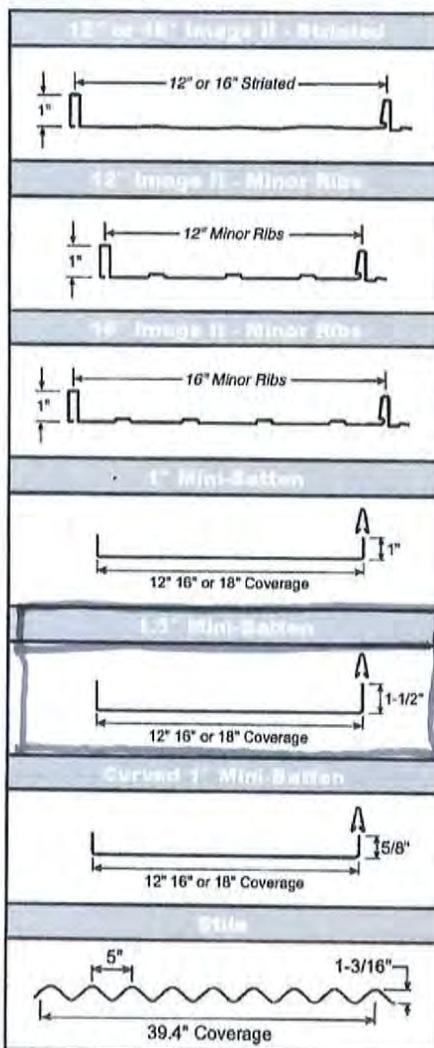
**3. PRODUCT DESCRIPTION**

**Basic Use**

For more than 50 years, Metal Sales has earned a reputation as the premier provider of metal building components and accessories. Metal Sales maintains the industry's largest professional sales and service team, supported by 21 branches located throughout the United States, and offers a full line of high quality metal roof and wall panels for agricultural, commercial, architectural, industrial, and residential projects of every shape and size for both new construction and retrofit applications. Metal Sales is dedicated to leading the metal building component industry, by setting new standards for operating efficiency, product design, active service management and lasting value.

**Manufacturer Memberships and Affiliations**

CRRC - Cool Roof Rating Council  
MCA - Metal Construction Association  
CSI - Construction Specifications Institute  
MRA - Metal Roofing Alliance  
NRCA - National Roofing Contractors Association  
USGBC - United States Green Building Council  
ENERGY STAR® Partner



**4. TECHNICAL DATA**

**Applicable Standards**

ASTM International (ASTM):

- ASTM A 653 - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
- ASTM A 792 - Standard Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process.
- ASTM A 1011 - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength.
- ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.



Denzinger Dentist Office, New Albany, IN

- ASTM D 2244 - Standard Practice for Calculation of Color Tolerances and Color Differences from Instrumentally Measured Color Coordinates.
  - ASTM D 4214 - Standard Test Methods for Evaluating the Degree of Chalking of Exterior Paint Films.
  - ASTM E 119 - Standard Test Methods for Fire Tests of Building Construction and Materials.
  - ASTM E 1514 - Standard Specification for Structural Standing Seam Steel Roof Panel Systems.
  - ASTM E 1592 - Standard Test Method for Structural Performance of Sheet Metal Roof and Siding Systems by Uniform Static Air Pressure Difference.
  - ASTM E 1637 - Standard Specification for Structural Standing Seam Aluminum Roof Panel Systems.
  - ASTM E 1646 - Standard Test Method for Water Penetration of Exterior Metal Roof Panel Systems by Uniform Static Air Pressure Difference.
  - ASTM E 1680 - Standard Test Method for Rate of Air Leakage through Exterior Metal Roof Panel Systems
  - ASTM E 2140 - Standard Test Method for Water Penetration of Metal Roof Panel Systems by Static Water Pressure Head.
- Underwriters Laboratories (UL):
- UL 263 - Fire Tests of Building Construction and Materials.
  - UL 580 - Tests For Uplift Resistance of Roof Assemblies.

●UL 790 - Standard Test Methods for Fire Tests of Roof Coverings.

●UL 2218 - Impact Resistance of Prepared Roof Covering Materials.

**Approvals**

Miami-Dade County: Code Approvals, Notice of Acceptance (NOA).

State of Florida: Florida Building Code 2010 Test Protocols for High-Velocity Hurricane Zones

Texas Windstorm Evaluation.

**Physical Properties:**

Test reports are available to design professionals upon request.

Note: Industry designation for material thickness is moving away from "gauge" to decimal thickness in inches. Metal Sales Manufacturing Corporation recommends use of a minimum thickness requirement of 0.018-inch (0.46-mm) instead of 26 gauge, 0.0236-inch (0.60-mm) instead of 24 gauge, and 0.0296-inch (0.75-mm) instead of 22 gauge.

**Technical Properties for Image II Products:**

▶ Panel Coverage: 12 inches (304.8 mm) or 16 inches (406.4 mm).

▶ Rib Height: 1 inch (25.4 mm).

▶ Material: Aluminum-zinc alloy-coated steel sheet, ASTM A 792, Class AZ50 or AZ55 coating designation, structural quality, Grade 50, 0.0236-inch (0.60-mm) minimum thickness. Select AZ50 for painted material or AZ55 for unpainted material.

▶ Material: Aluminum sheet, ASTM B 209, 0.032 inch (0.813 mm) or 0.040 inch (1.016 mm) thick.

▶ Minimum Roof Slope Capability: 3:12 over solid substrate.

▶ Side Lap: Snap seamed.

▶ Attachment: Concealed direct fastened panel.

▶ Application: Designed for application over solid substrate.

▶ Panel Surface Configuration: Striations or minor ribs.

▶ Surface Finish: PVDF (Kynar 500 or Hylar 5000), MS Colorfast45 or Acrylic Coated Galvalume.

▶ Color: Contact Metal Sales Manufacturing Corporation for information on color availability.

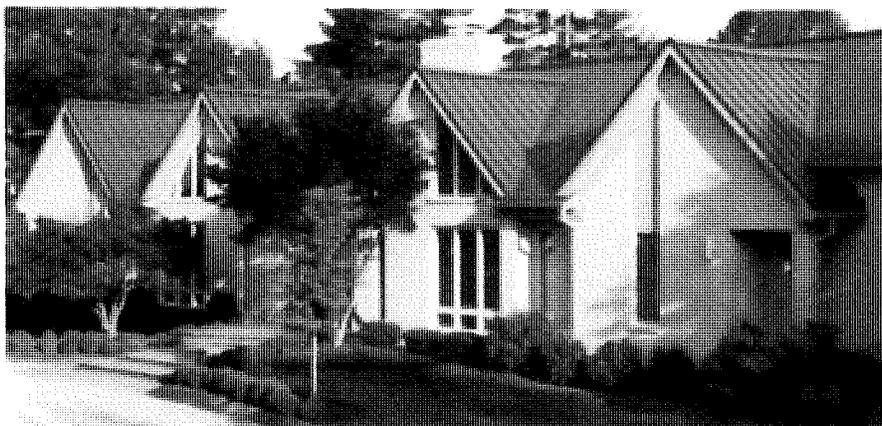
▶ Testing: Fire Resistance Rating: Designed for compliance with UL 263 and UL 790 Class A Fire Resistance Ratings.

Impact Resistance: Complies with UL 2218, Class 4. Water Infiltration: No leakage when tested according to Florida Building Code TAS 100.15.

Wind Uplift Resistance: Complies with UL 580, Class 90 Wind Uplift, Construction 529.

Code and Testing Agency Approvals:

Complies with Miami-Dade County Approval NOA 08-0229.12.



Residence, Louisville, KY

Complies with 2010 State of Florida Building Code Approval: 11560.2, 11560.3, 11560.4 and 14645.10. Complies with Texas Windstorm Evaluation RC-162.

**Technical Properties for 1" Mini-Batten, 1.5" Mini-Batten or Curved 1" Mini-Batten Products:**

▶ Panel Coverage: 12 inches (304.8 mm), 16 inches (406.4 mm) or 18 inches (457.2 mm).

▶ Rib Height: 1 inch (25.4 mm) or 1-1/2 inches (38.1 mm).

▶ Material: Aluminum-zinc alloy-coated steel sheet, ASTM A 792, [AZ50] [AZ55] coating designation, structural quality, Grade 50, [minimum thickness].

▶ Minimum Roof Slope Capability: 3:12.

▶ Minimum Convex Radius Capability (barrel shape): 4'-0".

▶ Minimum Concave Radius Capability (u-shape): 4'-0".

▶ Side Lap: Snap-on batten cap.

▶ Attachment: Concealed clip designed for thermal movement.

▶ Application: Designed for application over solid substrate.

▶ Surface Finish: PVDF (Kynar 500 or Hylar 5000), MS Colorfast45, Acrylic Coated Galvalume.

▶ Color: Contact Metal Sales Manufacturing Corporation for information on color availability.

▶ Testing: Fire Resistance Rating: Complies with UL 263 and UL 790 Class A Fire Resistance Ratings.

Impact Resistance: Complies with UL 2218 Class 4.

Wind Uplift Resistance: Comply with UL 580, Class 90 Wind Uplift, Construction 397, 397A, and 430. (Applies to 1" Mini-Batten panels.)

Wind Uplift Resistance: Comply with UL 580, Class 90 Wind Uplift, Construction 352. (Applies to 1.5" Mini-Batten panels.)

**Technical Properties for Stile Products:**

▶ Panel Coverage: 39.4 inches (1000 mm).

▶ Rib Height: 1-3/16 inches (30.2 mm).

▶ Material: Galvanized steel sheet, ASTM A 653, G90 coating designation, structural quality, Grade 40, minimum thickness.

▶ Minimum Roof Slope Capability: 3:12 over solid substrate.

▶ Side Lap: Mechanically fastened.

▶ Attachment: Exposed direct fastened panel.

▶ Application: Designed for application over solid substrate.

▶ Surface Finish: PVDF (Kynar 500 or Hylar 5000).

▶ Color: Spanish Clay, Slate Grey, Ocean Blue, Classic Green, Regal Red, Tudor Brown, White.

▶ Testing: Fire Resistance Rating: Complies with UL 790 Class A Fire Resistance Ratings.

Impact Resistance: Complies with UL 2218 Class 4. Water Penetration: No leakage when tested according to Florida Building Code TAS 100.

Wind Uplift Resistance: Complies with UL 580, Class 90 Wind Uplift, Construction 533.

Code and Testing Agency Approvals:

Complies with Miami-Dade County Approval NOA 08-0229.11.

Complies with 2010 State of Florida Building Code Approval: 11560.7, 11560.8.

Complies with Texas Windstorm Evaluation RC-163.

**Environmental Considerations**

Construction metals generally are readily recyclable at the end of their service life. The raw materials used in manufacture of standing seam panels also come from recycled sources. Post industrial and post consumer recycled content varies.

**Fire Performance**

Flame-Spread Index: 25 or less (Class A).

Smoke-Developed Index: 450 or less.

**5. INSTALLATION**

**Handling and Storage**

Handle and store product according to Metal Sales recommendations. Deliver materials in original, unopened, undamaged containers with identification labels intact. Store materials above ground, under waterproof covering, protected from exposure to harmful weather conditions and at temperature and humidity conditions recommended by manufacturer. Provide proper ventilation of metal panel system to prevent condensation build-up between each panel and trim or flashing component. Store metal panel products in manufacturer's unopened packaging until ready for installation. Exercise caution in unloading and handling metal panel system to prevent bending, warping, twisting and surface damage.

**Preparation**

Install substrate boards over roof deck and sheathing over entire roof surface using recommended fasteners. Install furring, eave angles, sub-purlins, and other miscellaneous roof panel support members and anchor according to metal roof panel manufacturer's recommendations.

**Underlayment Installation**

Install self-adhering sheet underlayment and felt underlayment as required. Apply slip sheet over underlayment prior to installing metal roof panels. Install flashing in compliance with requirements in Division 07 Section "Sheet Metal Flashing and Trim."

**Thermal Insulation Installation**

Install polyethylene vapor retarder if required. Install board insulation if required, in compliance with installation requirements in Division 07 Section "Thermal Insulation."

Install blanket insulation if required, in compliance with installation requirements in Division 07 Section "Thermal Insulation."

**Metal Roof Panel Installation**

Verify that site conditions are acceptable for installation. Do not proceed with installation until unacceptable conditions are corrected. Comply with panel manufacturer's installation instructions including but not limited to special techniques, interface with other work, and integration of systems. Fasten metal roof panels to supports with concealed clips at each standing-seam joint at location, spacing, and using proper fasteners as recommended by panel manufacturer. Comply with installation tolerances as required.

**Accessory Installation**

Install accessories using techniques recommended by manufacturer and which will assure positive

anchorage to building and weather tight mounting. Provide for thermal movement. Coordinate installation with flashings and other components. For Flashing and Trim, comply with performance requirements, manufacturer's written installation instructions, and the SMACNA "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and install units to true level. Install work with laps, joints, and seams that will be permanently watertight.

**Field Quality Control**

If requested by Owner, provide manufacturer's field service consisting of product use recommendations and periodic site visits for inspection of product installation in accordance with manufacturer's instructions.

**Precautions, Cleaning and Protection**

Touch-up paint is used to cover and protect unexpected scratches on the paint finish that may occur during installation of panel. Touch-up paint will not weather as well or at the same rate as the original system. Test in an area that will not be noticeable. Metallic paint colors are available at an additional charge. Minor differences in color and appearance are normal and to be expected.

To minimize possible differences in appearance, an entire project should be painted at one time, from one batch of paint, using the same application equipment. Additionally, fabricated panels, flat sheet, and flashings should be oriented in the same direction.

After installation remove temporary coverings and protection of adjacent work areas. Repair or replace any installed products that have been damaged. Clean installed panels in accordance with manufacturer's instructions prior to Owner's acceptance. Remove and lawfully dispose of construction debris from Project site. Protect installed product and finish surfaces from damage during construction.

**Building Codes**

Current data on building code requirements and product compliance may be obtained from Metal Sales technical support specialists. Installation must comply with the requirements of authority having jurisdiction.

**6. AVAILABILITY AND COST**

**Availability**

Metal Sales products are nationally distributed and supported from 21 convenient locations nationwide, including Alaska. Metal Sales has the ability to ship worldwide. Contact Metal Sales for information on local availability.

**Cost**

Budget installed cost information may be obtained from a local Metal Sales distributor or through the manufacturer.

**7. WARRANTIES**

**Paint Finish Warranty**

Metal Sales' standard PVDF (Kynar 500®) Fluorocarbon System Warranty for film integrity, chalk rating and fade rating in which manufacturer agrees to repair or replace panels that show evidence of deterioration within specified warranty period. Deterioration shall include but is not limited to color fading of more than 5 Hunter units when tested according to ASTM D 2244, chalking in excess of a No. 8 rating when tested according to ASTM D 4214 or cracking, checking, peeling or failure of paint to adhere to bare metal. Warranty Period for film integrity is 45 years and for chalk and fade rating is 35 years.

**8. MAINTENANCE**

No specific maintenance is required for properly installed Metal Sales standing seam panel products. Periodic roof inspection to verify system integrity, drainage functionality and repair of storm damage is advised.

**9. TECHNICAL SERVICES**

Technical assistance, including more detailed information, product literature, test results, project lists, assistance in preparing project specifications and arrangements for application supervision, is available by contacting Metal Sales.

**10. FILING SYSTEMS**

Additional product information is available from the manufacturer upon request.

1. McGraw-Hill Sweets
2. ARCAT



Residence

# IRA KURLANDER

1403 SHRADER ■ SAN FRANCISCO ■ CALIFORNIA ■ 94117 ■ 415 564-9937  
IRAKURLANDER@EARTHLINK.COM

# ARCHITECT

FAX 564-0513

WE WILL BE USING WOOD FRAMED DOORS +  
WINDOWS WITH "BRONZE" COLOR METAL  
CLAD EXTERIOR THRO OUT THE PROJECT.

TERRACE DOORS @ ENTRY OF MAIN HOUSE  
+ LIVING ROOM + DOORS TO OUTDOOR LIVING  
@ NORTH TERRACE + N. BEDRM

CASEMENT WINDOWS IN MAIN HOUSE,  
BEDROOM WING + GUEST HOUSE

DOUBLE HUNG WINDOWS IN KITCHEN +  
GLENN'S DEN.

SLIDING DOORS IN BEDROOM WING +  
GUEST HOUSE

AWNING WINDOWS TO PROVIDE CROSS VENT.  
IN BEDROOM WING + GUEST HOUSE

ALL DOORS + WINDOWS SHALL BE DOUBLE  
GLAZED

MAR 29 2016

# IRA KURLANDER

1403 SHRADER ■ SAN FRANCISCO ■ CALIFORNIA ■ 94117 ■ 415 564-9937  
IRAKURLANDER@EARTHLINK.COM

# ARCHITECT

FAX 564-0513

April 1, 2016

Glenn Ikemoto,

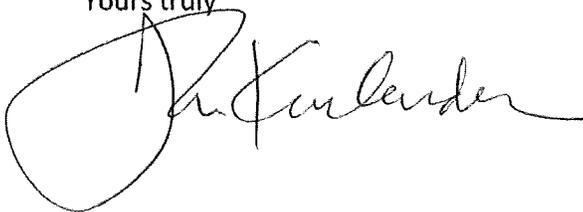
These are the additional specifications request by the City of Sonoma for your project at  
324 Second Street East:

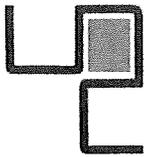
The roofing material for the Pool House, the Gym and the Pump House shall be UNIVERSAL PROTECTIVE COATINGS, CS-401 POLYURETHANE ELASTOMERIC TRAFFIC TOPPING - DECK 70. It will be applied per manufacturers specifications on  $\frac{3}{4}$ " T+G solid face plywood. The finish color coat will be a light grey closely matching the color of the raised seam metal roofing used on the rest of the project. The finish is matte and will contain sand to prevent slipping.

The front door of the Guest Apartment and the pair of doors at the ground level storage space will be faced with 1x4 vertical boards, with V groove joints. They will be painted with a low gloss finish, darker than the board and batten walls.

The garage doors will be 4 section fold-up type, faced in smooth plywood with V groove vertical joints, the spacing will approximate that of 1x4 boards. They will be painted with a low gloss finish. darker than the board and batten walls.

Yours truly

A handwritten signature in black ink, appearing to read "Ira Kurlander". The signature is fluid and cursive, with a large loop at the beginning and a long tail extending to the right.



**UNIVERSAL  
PROTECTIVE  
COATINGS**

3175 Kerner Boulevard, Suite F  
San Rafael, CA 94901  
(415) 457-9800

**CS-401      POLYURETHANE ELASTOMERIC TRAFFIC TOPPING -- DECK-70**

1. **Type:** Liquid-applied POLYURETHANE membrane with traffic finish.
2. **Surface:** Prepared concrete or plywood.
3. **Surface Preparation:** All surfaces should be accepted by manufacturer.  
Wood: (Plywood only). Must be well fitted, blocked and screw with exterior galvanized deck screws. Use A-C grade, tongue-and-groove, plugged and sanded, smooth side up, 5/8" minimum thickness plywood. Deflection not to exceed 1/16" on-center at maximum loading.  
Concrete: Remove dirt, oil, laitance and other contamination by acid etch, sandblast, scarification or hot detergent cleaner. Dry completely prior to starting work.

<b>4. Coating System: CS-401 -- Deck-70</b>	<b><u>Dry Film Thickness</u></b>
<b>1st Step:</b> Primer, when required, shall be 210 WETEPOX. Prime entire area, including flashing. ... <b>within 24 hours</b> ...	
<b>2nd Step:</b> Perform all repairs, flashing, caulking and joint treatments in accordance with manufacturer's recommendations and apply <b>Step 3.</b>	
<b>3rd Step:</b> #571 PLASTO-SEAL POLYURETHANE ELASTOMER (Gray). Roll or trowel apply.	20.0 -- 25.0 mils
<b>4th Step:</b> #571 PLASTO-SEAL POLYURETHANE ELASTOMER (Gray). Roll or trowel apply.	20.0 -- 25.0 mils
<b>5th Step:</b> #572 PLASTO-SEAL POLYURETHANE ELASTOMER (Tan). Roll or trowel apply.	15.0 -- 20.0 mils
<b>6th Step:</b> Broadcast selected 30-mesh aggregate into wet elastomeric coat. When cured, remove excess aggregate (See Note #1.)	
<b>7th Step:</b> Surface coat as selected. (See Note #2.)	5.0 -- 10.0 mils
	Approximate DFT: 60.0 -- 80.0 mils (Membrane Only)

**Note #1:** Specify mesh size if other than 30-mesh. Available in 30- to 60-mesh Lapis sand. For special size and type aggregates, consult your UPC representative.

- Note #2:** Specify type of color coat. Apply by squeegee, brush or roller.
- A. Use #579 KOLOR-LOK ALIPHATIC POLYURETHANE color coat for the very best color retention and a higher sheen. Available in six colors.
  - B. Use #847 ADVANTAGE ACRYLIC EPOXY LATEX ELASTOMERIC color coat for a long-lasting, low-sheen surface. Available in eight colors.

- 5. Application and Cure Requirements**
- Application Surface Temperature:
- |      |             |            |
|------|-------------|------------|
| #571 | Min. 45° F, | Max. 90° F |
| #572 | Min. 45° F, | Max. 90° F |
| #579 | Min. 45° F, | Max. 90° F |
| #847 | Min. 55° F, | Max. 90° F |

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<u>Cure Coat:</u>	#571 Min. 24 hours at 70° F, 50% RH, no Max.
	#572 Min. 24 hours at 70° F, 50% RH, no Max.
	#579 Min. 4 hours at 70° F, 50% RH, 18 hours
	#847 Min. 4 hours at 70° F, 50% RH, no Max.

## 6. Use and Performance Characteristics

A fluid-applied weatherproof waterproof coating for decks, balconies, walkways, machine rooms or other spaces where a tough, attractive, traffic-bearing surface is required. Available in fourteen (14) colors with UPC #579 Polyurethane color coat and eight (8) colors in UPC #847 Acrylic Epoxy Latex color coat.

## 7. Maintenance and Repair

DECK-70 and DECK-50 Elastomeric Traffic Toppings are essentially free of maintenance other than sweeping and cleaning. Slight water-straining may occur in low spots if water is permitted to stand and evaporate. If after a period of years of hard service or abuse a refresher coat is needed, apply one coat of #579 KOLOR-LOK ALIPHATIC POLYURETHANE or #847 ADVANTAGE ACRYLIC EPOXY LATEX to restore the original attractive appearance.

## 8. Limitations

Maximum service temperature 150°F. Do not use for immersion. Do not use for sump lining. Do not use for heavy vehicular traffic. Concrete must be clean and dry. Surface must be approved for system by manufacturer.

## 9. Related Deck Systems

UNIVERSAL PROTECTIVE COATINGS manufactures and installs a complete line of waterproof decking systems. See also:

### CS-402 -- POLYURETHANE ELASTOMERIC WATERPROOF SYSTEM (DECK-50)

A lighter version of DECK-70. Use on open balconies, over garages and other less critical areas.

## 10. Safety

Provide adequate ventilation. Wear a chemical-type respirator. Upon contact, wash contaminated skin immediately with soap and water. Launder soiled clothing before re-using. May cause eye and skin irritation.

The information furnished is true and accurate to the best of our knowledge. However, no guarantee of accuracy is given or implied. We assume no responsibility for coverage, performance or injuries resulting from use. Liability, if any, is limited to replacement of products Rev. 7/08
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**Urethane Shelf Life:  
6 Months Unopened**

**FOR YOUR SAFETY  
RESPIRATOR, GOGGLES AND GLOVES  
REQUIRED**

**Belchamber-Ikemoto Residence, Tree List**

314 and 324 2nd Street East. apn 018-172-017 & 018-172-011

29-Mar-16

	<b>Botanical Name</b>	<b>Common Name</b>	<b>Quantity</b>	<b>Container Size at Installation</b>
<b>Trees</b>	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	1	36" bb (ball and burlap)
	Cotinus coggygria 'Royal Purple'	Purple Smoke Tree	2	24" box
	Dodonea viscosa 'Purpurea'	Purple Hopseed	24	24" box
	Ilex attenuata	Savannah Holly	5	48" box
	Lagerstroemia 'Tuscarora'	Tuscarora Crape Myrtle	4	48" box
	Malus florabunda	Japanese Flowering Crabapple	6	48" bb
	Olea europaea 'Sevill	European Olive	7	60"bb
	Podocarpus gracilior	Fern Pine	5	36" box
	Taxus x media 'H. M. Eddie'	Eddies Yew	31	36" bb
	Tristanopsis laurina 'Elegant'	Water Gum	4	36" box
<b>Transplant Trees</b>		Fig	1	
		Persimmon	1	
		Orange	1	
		Citrus	4	
		Italian Cypress	4	

**RECEIVED**

**APR 04 2016**

**CITY OF SONOMA**

# HORTICULTURAL *Associates*

*Consultants in Horticulture and Arboriculture*

## TREE PRESERVATION AND MITIGATION REPORT

342 2nd Street East  
Sonoma, CA

**Prepared for:**

Magrane Associates  
Landscape Design  
746 Broadway  
Sonoma, California 95476

**Prepared by:**

John C. Meserve  
Consulting Arborist and Horticulturist  
ISA Certified Arborist, WE #0478A  
ISA Tree Risk Assessment Qualified

February 10, 2016

MAR 29 2016

February 10, 2016

Penny Magrane  
Magrane Associates  
Landscape design  
746 Broadway  
Sonoma, CA 95476

Re: Completed *Tree Preservation and Mitigation Report*, 342 2nd Street East, Sonoma

Penny,

Attached you will find our completed *Tree Preservation and Mitigation Report* for the above noted site in Sonoma. A total of 100 trees were evaluated on the property, and this includes all trees that are present and covered by the Sonoma Tree Ordinance.

Each tree in this report was evaluated and documented for species, size, health, and structural condition. The *Tree Inventory Chart* also includes information about expected impacts of the proposed development plan and recommendations for action based on the plan reviewed.

The *Tree Location Plan* shows the location and numbering sequence of all evaluated trees. *Tree Protection Guidelines* and *Tree Pruning Standards* are also provided for reference.

This report is intended to be a basic inventory of trees present at this site, which includes a general review of tree health and structural condition. No in-depth evaluation has occurred, and assessment has included only external visual examination without probing, drilling, coring, root collar examination, root excavation, or dissecting any tree part. Failures, deficiencies, and problems may occur in these trees in the future, and this inventory in no way guarantees or provides a warranty for their condition.

#### EXISTING SITE CONDITION SUMMARY

The project site consists of an urban property with a residence and associated structure. Existing landscaping is present throughout the site

The tree population is found throughout the entire property.

Other residential properties surround the site.

#### EXISTING TREE SUMMARY

Native species present include Coast Live Oak (*Quercus agrifolia*), Valley Oak (*Quercus lobata*), Coast Redwood (*Sequoia sempervirens*) and Black Walnut (*Juglans nigra*).

MAR 29 2016

Penny Magrane  
2/10/16  
Page 2 of 2

Ornamental trees include Sweetgum, Italian Cypress, and Mexican Fan Palm. A Blue Atlantic Cedar and American Elm are located on adjacent properties with canopies that overhang the project site.

Fruit trees include Plum, Asian Pear, Persimmon, Cherry, Japanese Loquat, Apple, Olive, Orange, Tangerine, Lemon, Kumquat, and Fig.

#### CONSTRUCTION IMPACT SUMMARY

Proposed project construction and landscape re-design will require the removal of 21 trees, 15 trees are recommended for removal due to existing poor condition, 17 trees will be preserved by transplanting to another area of the site, and the remaining 47 trees will be preserved in their current locations.

Please feel free to contact me if you have questions regarding this report, or if further discussion would be helpful.

Regards

  
John C. Meserve  
Consulting Arborist and Horticulturist  
American Society of Consulting Arborists  
ISA Certified Arborist, WE #0478A  
ISA Tree Risk Assessment Qualified



MAR 29 2016

TREE INVENTORY CHART

MAR 29 2016

TREE INVENTORY  
342 2nd Street East  
Sonoma, California

February 10, 2016

Tree #	Species	Common Name	Trunk (±dbh inches)	Height (± feet)	Radius (± feet)	Health 1-5	Structure 1-4	Recommendations
1	<i>Quercus agrifolia</i>	Coast Live Oak	2+2	8	3	5	4	13
2	<i>Cedrus atlantica</i> 'Glauca'	Blue Atlantic Cedar	14	45	15	4	3	1, 15
3	<i>Liquidambar styraciflua</i>	Sweetgum	5	20	8	3	3	13
4	<i>Pyrus pyrifolia</i>	Asian Pear	4	15	6	5	3	13
5	<i>Quercus agrifolia</i>	Coast Live Oak	29	45	18	4	3	1, 6, 7, 8
6	<i>Prunus domestica</i>	Plum	6+4	12	10	3	2	3
7	<i>Diospyros kaki</i>	Persimmon	5+5	18	10	4	3	1, 6, 7, 8
8	<i>Prunus avium</i>	Cherry	6+5+5+4	18	12	3	2	3
9	<i>Prunus avium</i>	Cherry	6	15	8	3	2	3
10	<i>Prunus avium</i>	Cherry	5+4+3	18	12	3	2	3
11	<i>Diospyros kaki</i>	Persimmon	7	18	12	5	4	13
12	<i>Prunus domestica</i>	Plum	4	12	6	3	2	3
13	<i>Quercus lobata</i>	Valley Oak	8	25	12	5	4	13
14	<i>Eriobotrya japonica</i>	Japanese Loquat	4+4	14	8	5	4	13
15	<i>Prunus domestica</i>	Plum	3x6"+2x4"	16	18	4	2	3
16	<i>Diospyros kaki</i>	Persimmon	5	16	10	4	3	1, 14, 6, 8

HORTICULTURAL ASSOCIATES  
P.O. Box 1261, Glen Ellen, CA 95442  
707.935.3911

TREE INVENTORY  
342 2nd Street East  
Sonoma, California

February 10, 2016

Tree #	Species	Common Name	Trunk (±dbh inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Recommendations
17	<i>Malus domestica</i>	Apple	2	8	5	3	3	13
18	<i>Diospyros kaki</i>	Persimmon	3	12	8	4	4	13
19	<i>Prunus domestica</i>	Plum	5	14	6	3	3	13
20	<i>Olea europaea</i>	Olive	4	12	2	2	2	3
21	<i>Ficus carica</i>	Fig	3+2	10	6	4	3	13
22	<i>Malus domestica</i>	Apple	3	12	6	2	3	3
23	<i>Diospyros kaki</i>	Persimmon	6	18	12	4	3	1, 6, 7, 8
24	<i>Prunus domestica</i>	Plum	8	20	12	4	3	13
25	<i>Cupressus sempervirens</i>	Italian Cypress	6	18	3	5	4	1, 14, 6, 8
26	<i>Cupressus sempervirens</i>	Italian Cypress	6	18	3	5	4	1, 14, 6, 8
27	<i>Cupressus sempervirens</i>	Italian Cypress	6	18	3	5	4	1, 14, 6, 8
28	<i>Cupressus sempervirens</i>	Italian Cypress	6	18	3	5	4	1, 14, 6, 8
29	<i>Ulmus americana</i>	American Elm	42	50	30	4	3	1, 15
30	<i>Quercus agrifolia</i>	Coast Live Oak	8	18	12	4	3	13
31	<i>Malus domestica</i>	Apple	3	10	5	4	3	13
32	<i>Washingtonia robusta</i>	Mexican Fan Palm	15	14	8	5	4	13

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TREE INVENTORY  
342 2nd Street East  
Sonoma, California

February 10, 2016

Tree #	Species	Common Name	Trunk (± dbb inches)	Height (± feet)	Radius (± feet)	Health 1-5	Structure 1-4	Recommendations
33	<i>Washingtonia robusta</i>	Mexican Fan Palm	18	45	8	4	4	13
34	<i>Washingtonia robusta</i>	Mexican Fan Palm	18	50	8	4	4	13
35	<i>Washingtonia robusta</i>	Mexican Fan Palm	15	14	8	5	4	13
36	<i>Citrus species</i>	Orange	3+3	8	6	5	4	1, 14, 6, 8
37	<i>Citrus species</i>	Tangerine	2+2	8	6	5	4	1, 14, 6, 8
38	<i>Citrus species</i>	Lemon	1+1+1+1	4	4	3	4	1, 14, 6, 8
39	<i>Citrus species</i>	Kumquat	3	5	3	4	4	13
40	<i>Citrus species</i>	Lemon	1+1+1+1	4	4	4	3	1, 14, 6, 8
41	<i>Ficus carica</i>	Fig	5+3+2	12	12	4	3	2
42	<i>Citrus species</i>	Citrus	2+2+2	8	4	2	2	3
43	<i>Citrus species</i>	Orange	3+3+2+2	14	8	4	3	1, 14, 6, 8
44	<i>Washingtonia robusta</i>	Mexican Fan Palm	15	15	6	5	4	2
45	<i>Sequoia sempervirens</i>	Coast Redwood	41	50	15	2	2	3
46	<i>Juglans nigra</i>	Black walnut	14	40	18	4	3	2
47	<i>Washingtonia robusta</i>	Mexican Fan Palm	15	14	6	5	4	2
48	<i>Ficus carica</i>	Fig	10	15	12	4	3	1, 14, 6, 8

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TREE INVENTORY  
342 2nd Street East  
Sonoma, California

February 10, 2016

Tree #	Species	Common Name	Trunk (±dbh inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Recommendations
49	<i>Ficus carica</i>	Fig	4+4+4	10	10	2	2	3
50	<i>Ficus carica</i>	Fig	6	10	8	4	3	1, 6, 7, 8
51	<i>Malus domestica</i>	Apple	5+2+1+1	10	6	3	2	3
52	<i>Malus domestica</i>	Apple	4+2	6	2	2	2	3
53	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
54	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
55	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
56	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
57	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
58	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	13
59	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
60	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
61	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
62	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
63	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
64	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8

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TREE INVENTORY  
342 2nd Street East  
Sonoma, California

February 10, 2016

Tree #	Species	Common Name	Trunk (± dbh inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Recommendations
65	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
66	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
67	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
68	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
69	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
70	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
71	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
72	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
73	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
74	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
75	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
76	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
77	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
78	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
79	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
80	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8

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TREE INVENTORY  
342 2nd Street East  
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February 10, 2016

Tree #	Species	Common Name	Trunk (±dbh inches)	Height (± feet)	Radius (± feet)	Health 1-5	Structure 1-4	Recommendations
81	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
82	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
83	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
84	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	2	4	3
85	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	2	4	3
86	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
87	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
88	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
89	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
90	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
91	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
92	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
93	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
94	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
95	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
96	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8

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TREE INVENTORY  
 342 2nd Street East  
 Sonoma, California

February 10, 2016

Tree #	Species	Common Name	Trunk (±dbh inches)	Height (± feet)	Radius (± feet)	Health 1-5	Structure 1-4	Recommendations
97	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
98	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
99	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
100	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	13

HORTICULTURAL ASSOCIATES  
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KEY TO TREE  
INVENTORY CHART

## KEY TO TREE INVENTORY CHART

342 2nd Street East  
Sonoma, CA

### Tree Number

Each tree has been identified in the field with an aluminum tag and reference number. Tags are attached to the trunk at approximately eye level. The *Tree Location Plan* illustrates the location of each numbered tree.

### Species

Each tree has been identified by genus, species and common name. Many species have more than one common name.

### Trunk

Each trunk has been measured or estimated, in inches, to document its diameter, at 4.5 feet above adjacent grade. Trunk diameter is a good indicator of age, and is commonly used to determine mitigation replacement requirements.

### Height

Height is estimated in feet, using visual assessment.

### Radius

Radius is estimated in feet, using visual assessment. Since many canopies are asymmetrical, it is not uncommon for a radius estimate to be an average of the canopy size.

### Health

The following descriptions are used to rate the health of a tree. Trees with a rating of 4 or 5 are very good candidates for preservation and will tolerate more construction impacts than trees in poorer condition. Trees with a rating of 3 may or may not be good candidates for preservation, depending on the species and expected construction impacts. Trees with a rating of 1 or 2 are generally poor candidates for preservation.

- (5) Excellent - health and vigor are exceptional, no pest, disease, or distress symptoms.
- (4) Good - health and vigor are average, no significant or specific distress symptoms, no significant pest or disease.
- (3) Fair - health and vigor are somewhat compromised, distress is visible, pest or disease may be present and affecting health, problems are generally correctable.
- (2) Marginal - health and vigor are significantly compromised, distress is highly visible and present to the degree that survivability is in question.
- (1) Poor - decline has progressed beyond the point of being able to return to a healthy condition again. Long-term survival is not expected. This designation includes dead trees.

## Structure

The following descriptions are used to rate the structural integrity of a tree. Trees with a rating of 3 or 4 are generally stable, sound trees which do not require significant pruning, although cleaning, thinning, or raising the canopy might be desirable. Trees with a rating of 2 are generally poor candidates for preservation unless they are preserved well away from improvements or active use areas. Significant time and effort would be required to reconstruct the canopy and improve structural integrity. Trees with a rating of 1 are hazardous and should be removed.

- (4) Good structure - minor structural problems may be present which do not require corrective action.
- (3) Moderate structure - normal, typical structural issues which can be corrected with pruning.
- (2) Marginal structure - serious structural problems are present which may or may not be correctable with pruning, cabling, bracing, etc.
- (1) Poor structure - hazardous structural condition which cannot be effectively corrected with pruning or other measures, may require removal depending on location and the presence of targets.

## Recommendations

Recommendations are provided for removal or preservation. For those being preserved, protection measures and mitigation procedures to offset impacts and improve tree health are provided.

- (1) Preservation appears to be possible.
- (2) Removal is required due to significant development impacts.
- (3) Removal is recommended due to poor health or hazardous structure.
- (4) Removal is required due to significant development impacts and poor existing condition.
- (5) Removal is recommended due to poor species characteristics.
- (6) Install temporary protective fencing at the edge of the dripline, or edge of approved construction, prior to beginning grading or construction. Maintain fencing in place for duration of all construction activity in the area.
- (7) Maintain existing grade within the fenced portion of the dripline. Route drainage swales and all underground work outside the dripline.
- (8) Place a 4" layer of chipped bark mulch over the soil surface within the fenced dripline prior to installing temporary fencing. Maintain this layer of mulch throughout construction.
- (9) Prune to clean the canopy, per International Society of Arboriculture pruning standards.
- (10) Prune to thin the canopy, per International Society of Arboriculture pruning standards.
- (11) Prune to raise the canopy, per International Society of Arboriculture pruning standards.

**(12) Prune to provide clearance for adjacent improvements, per International Society of Arboriculture pruning standards.**

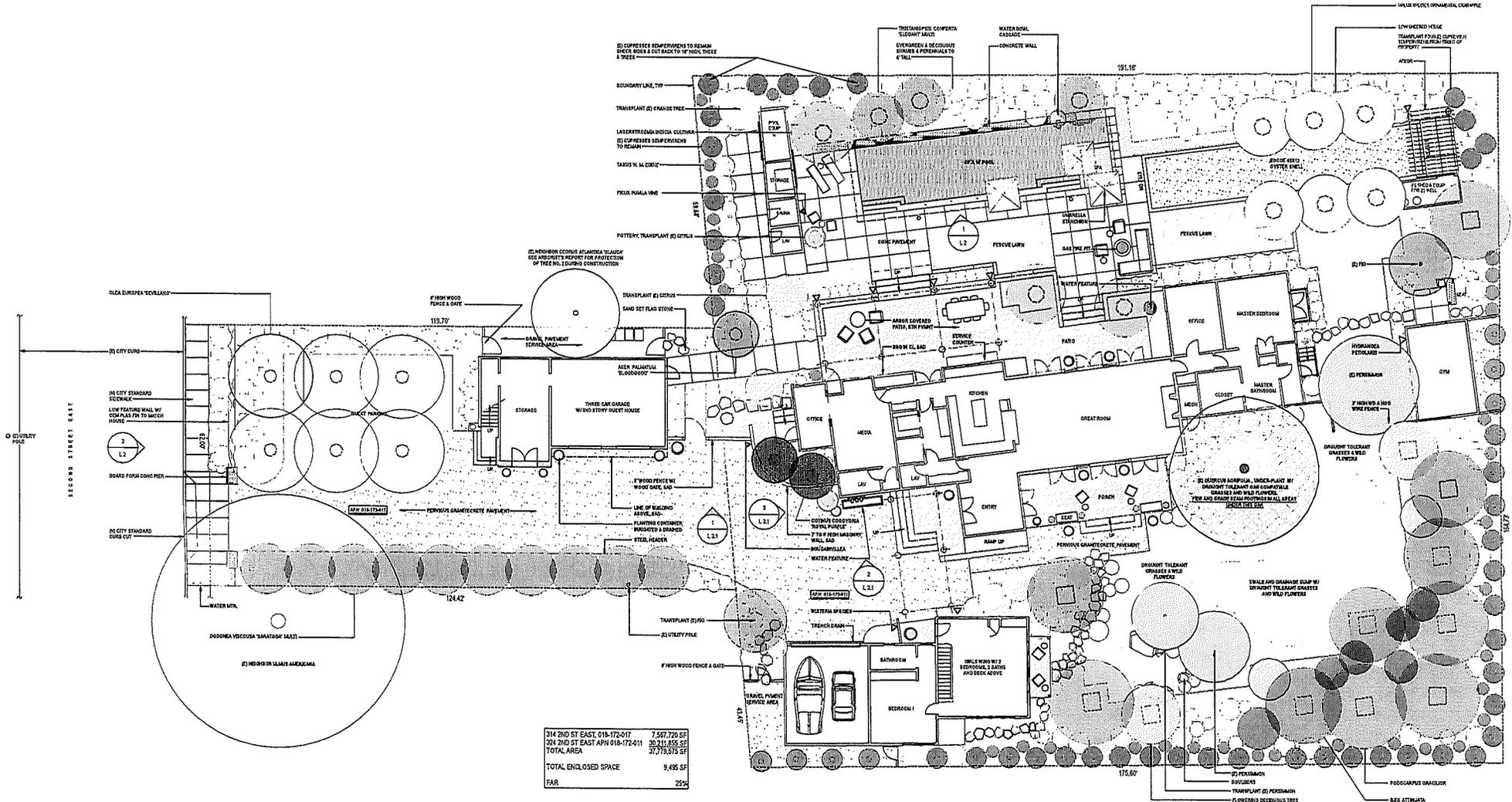
**(13) Removal required due to conflict with new landscape design.**

**(14) Transplant and utilize in another location on site.**

**(15) This is an off-site tree that overhangs the project site.**

TREE LOCATION PLAN





314 2ND ST EAST, 018-172-017	7,567,720 SF
324 2ND ST EAST APN 018-172-011	30,211,855 SF
TOTAL AREA	37,779,575 SF
TOTAL ENCLOSED SPACE	9,495 SF
FAR	25%



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 324 SECOND STREET EAST  
 CITY OF SONOMA  
 SONOMA, CA 95471



REVISIONS


DATE: 3/29/16  
 SCALE: 1" = 10'-0"  
 DRAWN:

**SITE DEVELOPMENT PLAN**

**L1**

All information shown on this plan is based on information provided by the client. Magrane Associates and its employees are not responsible for any errors or omissions in this plan or for any consequences that may result from its use.

# TREE PRESERVATION GUIDELINES

TREE PROTECTION GUIDELINES  
FOR CONSTRUCTION AROUND PRESERVED TREES  
342 2nd Street East  
Sonoma, CA

#### TREE PROTECTION ZONE

The Tree Protection Zone is illustrated on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing. No encroachment into the Tree Protection Zone is allowed at any time without approval from the project arborist, and unauthorized entry may be subject to civil action and penalties.

The protected area beneath the canopy of each tree will be designated by the project arborist as the Tree Protection Zone at a location determined to be adequate to ensure long term tree viability and health. The Tree Protection Zone may not be consistent with the canopy dripline in many locations.

#### TREE PROTECTION FENCING

Prior to initiating any construction activity on a construction project, including demolition, vegetation or approved tree removal, grubbing, or grading, temporary protective fencing shall be installed at each site tree or group of trees. Fencing shall be located at the edge of the Tree Protection Zone as specifically designated by the project arborist.

Fencing shall be minimum 4' height at all locations, and shall form a continuous barrier without entry points around all individual trees, or groups of trees. Barrier type fencing such as *Tensar* plastic fencing is recommended, but any fencing system that adequately prevents entry will be considered for approval by the project arborist. The use of post and cable fencing is not acceptable.

Fencing shall be installed in a professional manner using standard quality farm "T" posts that are placed no more than 8 feet on center. Fencing shall be attached to each post at 5 locations with plastic electrical ties. Fencing shall be stretched tightly between posts in all locations. See fencing detail.

Fencing shall serve as a barrier to prevent encroachment of any type by construction activities including equipment, building materials, storage, outhouses, or personnel.

All encroachment into the fenced Tree Protection Zone must be approved in writing and supervised by the project arborist. Fencing relocation from original

placement must also be approved in writing and be approved by the project arborist. Approved Tree Protection Zone encroachment may require additional mitigation or protection measures that will be determined by the project arborist at the time of the request.

Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation. All contractors and subcontractors are notified by this specification that there will be no exceptions without prior written approval.

Fencing shall be upright and functional at all times prior to demolition and grading and through completion of construction in the specific area of protected trees. If the project is to occur in phases fencing may be removed as each phase is completed.

#### GRADING AND TRENCHING

Any construction activity that necessitates soil excavation in the vicinity of preserved trees shall be avoided where possible, or be appropriately mitigated under the guidance of the project arborist. All contractors must be aware at all times that specific protection measures are defined, and non-conformance may generate stop-work orders.

The designated Tree Protection Zone is defined around all site trees to be preserved. Fences protect the designated areas. No grading or trenching is to occur within this defined area unless so designated by the Improvement Plan, and where designated shall occur under the direct supervision of the project arborist.

Trenching should be routed around the Tree Protection Zone whenever possible. Where trenching has been designated within the Tree protection Zone, utilization of underground technology to bore, tunnel or excavate with high-pressure air or water will be specified. Hand digging will be generally discouraged unless site conditions restrict the use of alternate technology.

All roots greater than one inch in diameter shall be cleanly hand-cut as they are encountered in any trench or in any grading activity. The tearing of roots by equipment of any type shall not be allowed. Mitigation treatment of pruned roots shall be specified by the project arborist as determined by the degree of root pruning, location of root pruning, and potential exposure to desiccation. No pruning paints or sealants shall be used on cut roots.

Where significant roots are encountered mitigation measures such as supplemental irrigation and/or organic mulches may be specified by the project arborist to offset the reduction of root system capacity.

Retaining walls are effective at holding grade changes outside the area of the Tree Protection Zone and are recommended where necessary. Retaining walls shall be constructed in post and beam or drilled pier construction styles where they are necessary near or within the Tree Protection Zone.

Placement of fill soils is generally discouraged within the Tree Protection Zone, but in some approved locations may be approved to cover up to 30% of this area. The species and condition of the tree shall be considered, as well as site and soil conditions, and depth of fill. Retaining walls should be utilized to minimize the area of fill within the Tree Protection Zone. Type of fill soil and placement methods shall be specified by the project arborist.

Grade changes near or within the Tree Protection Zone shall be designed so that surface drainage will not be diverted toward or around the root crown in any manner. Grade shall drain away from root crown at a minimum of 2%. If grading toward the root collar is unavoidable, appropriate surface and/or subsurface drain facilities shall be installed so that water is effectively diverted away from root collar area.

Approved fill soils within the Tree Protection Zone may also be mitigated using aerated gravel layers as specified by the project arborist.

Tree roots will be expected to grow into areas of soil fill, and quality of imported soil shall be considered. Fill soil shall be site topsoil that closely matches that present within the root zone area. When import soil is utilized it must be the same or slightly coarser texture than existing site soil, should have a pH range comparable to site soils, and generally should have acceptable chemical properties for appropriate plant growth. A soil analysis is required prior to soil importation to evaluate import soil for these criteria.

Grade reduction within the designated Tree Protection Zones shall be generally discouraged, and where approved, shall be conducted only after careful consideration and coordination with the project arborist.

Foundations or footings of any type within the Tree Protection Zone shall be constructed using design techniques that eliminate the need for trenching into natural grade. These techniques might include drilled piers, grade beams, bridges, or cantilevered structures.

## TREE DAMAGE

Any form of tree damage which occurs during the demolition, grading, or construction process shall be evaluated by the project arborist. Specific mitigation measures will be developed to compensate for or correct the damage. Fines and penalties may also be levied.

Measures may include, but are not limited to, the following:

- pruning to remove damaged limbs or wood
- bark scoring to remove damaged bark and promote callous formation
- alleviation of compaction by lightly scarifying the soil surface
- installation of a specific mulching material
- supplemental irrigation during the growing season for up to 5 years
- treatment with specific amendments intended to promote health, vigor, or root growth
- vertical mulching or soil fracturing to promote root growth
- periodic post-construction monitoring at the developer's expense
- tree replacement, or payment of the established appraised value, if the damage is so severe that long term survival is not expected

## MULCHING

Trees will generally benefit from the application of a 4 inch layer of chipped bark mulch over the soil surface within the greater root zone area. Ideal mulch material is a chipped bark containing a wide range of particle sizes. Bark mulches composed of shredded redwood, bark screened for uniformity of size, or chipped lumber are not acceptable. Rock and gravel mulches are also not acceptable due to their minimal benefit.

Chipped bark mulch may not originate from any tree infected with, or exhibiting symptoms of, Sudden Oak Death (SOD) due to the potential of infecting existing site trees.

## TREE PRUNING AND TREATMENTS

All recommendations for pruning or other treatments must be completed prior to acceptance of the project. It is strongly recommended that pruning be completed prior to the start of grading to facilitate optimum logistics and access.

All pruning shall be conducted in conformance with International Society of Arboriculture pruning standards, and all pruning must occur under the direct supervision of, an arborist certified by the International Society of Arboriculture.

# TREE PRUNING STANDARDS

*ANSI A300 (Part 1)-2008 Pruning  
Revision of ANSI A300 (Part 1)-2001*

# American National Standard

*for Tree Care Operations —  
Tree, Shrub, and Other Woody Plant  
Management —  
Standard Practices (Pruning)*

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*ANSI A300 (Part 1)-2008 Pruning  
Revision of ANSI A300 (Part 1)-2001*



## American National Standard for Tree Care Operations —

# Tree, Shrub, and Other Woody Plant Management — Standard Practices (Pruning)

## 1 ANSI A300 standards

### 1.1 Scope

ANSI A300 standards present performance standards for the care and management of trees, shrubs, and other woody plants.

### 1.2 Purpose

ANSI A300 performance standards are intended for use by federal, state, municipal and private entities including arborists, property owners, property managers, and utilities for developing written specifications.

### 1.3 Application

ANSI A300 performance standards shall apply to any person or entity engaged in the management of trees, shrubs, or other woody plants.

## 2 Part 1 – Pruning standards

### 2.1 Purpose

The purpose of Part 1 – *Pruning* is to provide performance standards for developing written specifications for pruning.

### 2.2 Reasons for pruning

The reasons for tree pruning may include, but are not limited to, reducing risk, managing tree health and structure, improving aesthetics, or achieving other specific objectives. Pruning practices for agricultural, horticultural production, or silvicultural purposes are exempt from this standard unless this standard, or a portion thereof, is expressly referenced in standards for these other related areas.

## 2.3 Implementation

2.3.1 Specifications for pruning should be written and administered by an arborist.

2.3.1.1 Specifications should include location of tree(s), objectives, methods (types), and extent of pruning (location, percentage, part size, etc).

2.3.2 Pruning specifications shall be adhered to.

## 2.4 Safety

2.4.1 Pruning shall be implemented by an arborist, familiar with the practices and hazards of pruning and the equipment used in such operations.

2.4.2 This performance standard shall not take precedence over applicable industry safe work practices.

2.4.3 Performance shall comply with applicable Federal and State Occupational Safety and Health standards, ANSI Z133.1, Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and other Federal Environmental Protection Agency (EPA) regulations, as well as state and local regulations.

## 3 Normative references

The following standards contain provisions, which, through reference in the text, constitute provisions of this American National Standard. All standards are subject to revision, and parties to agreements based on this American National Standard shall apply the most recent edition of the standards indicated below.

- ANSI Z60.1, Nursery stock
- ANSI Z133.1, Arboriculture – Safety requirements
- 29 CFR 1910, General industry <sup>1)</sup>
- 29 CFR 1910.268, Telecommunications <sup>1)</sup>
- 29 CFR 1910.269, Electric power generation, transmission, and distribution <sup>1)</sup>
- 29 CFR 1910.331 - 335, Electrical safety-related work practices <sup>1)</sup>

## 4 Definitions

4.1 **arboriculture:** The art, science, technology, and business of commercial, public, and utility tree care

<sup>1)</sup> Available from U.S. Department of Labor, 200 Constitution Avenue, NW, Washington, DC 20210

**4.2 arborist:** An individual engaged in the profession of arboriculture who, through experience, education, and related training, possesses the competence to provide for or supervise the management of trees and other woody plants.

**4.3 arborist trainee:** An individual undergoing on-the-job training to obtain the experience and the competence required to provide for or supervise the management of trees and other woody plants. Such trainees shall be under the direct supervision of an arborist.

**4.4 branch:** A shoot or stem growing from a parent branch or stem (See Fig. 4.4).

**4.4.1 codominant branches/codominant leaders:** Branches or stems arising from a common junction, having nearly the same size diameter (See Fig. 4.4).

**4.4.2 lateral branch:** A shoot or stem growing from another branch (See Fig. 4.4).

**4.4.3 parent branch or stem:** A tree trunk or branch from which other branches or shoots grow (See Fig. 4.4).

**4.4.4 scaffold branch:** A primary branch that forms part of the main structure of the crown (See Fig. 4.4).

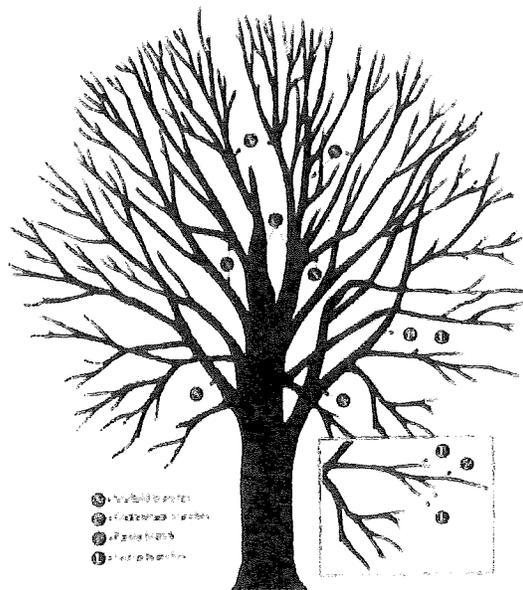


Figure 4.4 Standard branch definitions.

**4.5 branch bark ridge:** The raised area of bark in the branch crotch that marks where the branch and parent stem meet. (See Figs. 5.3.2 and 5.3.3).

**4.6 branch collar:** The swollen area at the base of a branch.

**4.7 callus:** Undifferentiated tissue formed by the cambium around a wound.

**4.8 cambium:** The dividing layer of cells that forms sapwood (xylem) to the inside and inner bark (phloem) to the outside.

**4.9 clean:** Selective pruning to remove one or more of the following non-beneficial parts: dead, diseased, and/or broken branches (7.2).

**4.10 climbing spurs:** Sharp, pointed devices strapped to a climber's lower legs used to assist in climbing trees. (syn.: gaffs, hooks, spurs, spikes, climbers)

**4.11 closure:** The process in a woody plant by which woundwood grows over a pruning cut or injury.

**4.12 crown:** Upper part of a tree, measured from the lowest branch, including all the branches and foliage.

**4.13 decay:** The degradation of woody tissue caused by microorganisms.

**4.14 espalier:** The combination of pruning, supporting, and training branches to orient a plant in one plane (6.5).

**4.15 establishment:** The point after planting when a tree's root system has grown sufficiently into the surrounding soil to support growth and anchor the tree.

**4.16 facility:** A structure or equipment used to deliver or provide protection for the delivery of an essential service, such as electricity or communications.

**4.17 frond:** A leaf structure of a palm.

**4.18 heading:** The reduction of a shoot, stem, or branch back to a bud or to a lateral branch not large enough to assume the terminal role.

- 4.19 interfering branches:** Crossing, rubbing, or upright branches that have the potential to damage tree structure and/or health.
- 4.20 internode:** The area between lateral branches or buds.
- 4.21 job briefing:** The communication of at least the following subjects for arboricultural operations: work specifications, hazards associated with the job, work procedures involved, special precautions, electrical hazards, job assignments, and personal protective equipment.
- 4.22 leader:** A dominant, typically upright, stem – usually the main trunk. There can be several leaders in one tree.
- 4.23 lion's tailing:** The removal of an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice (6.1.7).
- 4.24 live crown ratio:** Crown height relative to overall plant height.
- 4.25 mechanical pruning:** A pruning technique where large-scale power equipment is used to cut back branches (9.3.2).
- 4.26 method:** A procedure or process for achieving an objective.
- 4.27 peeling:** The removal of dead frond bases without damaging living trunk tissue at the point they make contact with the trunk. (syn: shaving)
- 4.28 petiole:** A stalk of a leaf or frond.
- 4.29 pollarding:** Pruning method in which tree branches are initially headed and then reduced on a regular basis without disturbing the callus knob (6.6).
- 4.30 pruning:** The selective removal of plant parts to meet specific goals and objectives.
- 4.31 qualified line-clearance arborist:** An individual who, through related training and on-the-job experience, is familiar with the equipment and hazards in line clearance and has demonstrated the ability to perform the special techniques involved. This individual may or may not be currently employed by a line-clearance contractor.
- 4.32 qualified line-clearance arborist trainee:** An individual undergoing line-clearance training under the direct supervision of a qualified line-clearance arborist. In the course of such training, the trainee becomes familiar with the equipment and hazards in line clearance and demonstrates ability in the performance of the special techniques involved.
- 4.33 raise:** Pruning to provide vertical clearance (7.3).
- 4.34 reduce:** Pruning to decrease height and/or spread (7.4).
- 4.35 remote area:** As used in the utility pruning section of this standard, an unpopulated area.
- 4.36 restoration:** Pruning to redevelop structure, form, and appearance of topped or damaged trees (6.3).
- 4.37 rural area:** As used in the utility pruning section of this standard, a sparsely populated place away from large cities, suburbs, or towns but distinct from remote areas.
- 4.38 shall:** As used in this standard, denotes a mandatory requirement.
- 4.39 shoot:** Stem or branch and its leaves, especially when young.
- 4.40 should:** As used in this standard, denotes an advisory recommendation.
- 4.41 specifications:** A document stating a detailed, measurable plan or proposal for provision of a product or service.
- 4.42 sprouts:** New shoots originating from epicormic or adventitious buds, not to be confused with suckers. (syn: watersprouts, epicormic shoots)
- 4.43 standard, ANSI A300:** The performance parameters established by industry consensus as a rule for the measure of extent, quality, quantity, value or weight used to write specifications.
- 4.44 stem:** A woody structure bearing buds, foliage, and giving rise to other stems.
- 4.45 structural pruning:** Pruning to improve branch architecture (6.2).

**4.46 stub:** Portion of a branch or stem remaining after an internodal cut or branch breakage.

**4.47 subordination:** Pruning to reduce the size and ensuing growth rate of a branch or leader in relation to other branches or leaders.

**4.48 sucker:** Shoot arising from the roots

**4.49 thin:** pruning to reduce density of live branches (7.5).

**4.50 throw line:** A small, lightweight line with a weighted end used to position a climber's rope in a tree.

**4.51 topping:** Reduction of tree size using internodal cuts without regard to tree health or structural integrity. Topping is not an acceptable pruning practice (6.1.7)

**4.52 tracing:** The removal of loose, damaged tissue from in and around the wound.

**4.53 trunk:** The main woody part of a tree beginning at and including the trunk flare and extending up into the crown from which scaffold branches grow.

**4.54 trunk flare:** 1. The area at the base of the plant's trunk where it broadens to form roots. 2. The area of transition between the root system and trunk (syn.: root flare).

**4.55 urban/residential areas:** Populated areas including public and private property that are normally associated with human activity

**4.56 utility:** A public or private entity that delivers a public service, such as electricity or communications.

**4.57 utility space:** The physical area occupied by a utility's facilities and the additional space required to ensure its operation.

**4.58 vista/view prune:** Pruning to enhance a specific view without jeopardizing the health of the tree (6.4)

**4.59 wound:** An opening that is created when the bark of a live branch or stem is cut, penetrated, damaged, or removed.

**4.60 woundwood:** Partially differentiated tissue responsible for closing wounds. Woundwood develops from callus associated with wounds.

## 5 Pruning practices

### 5.1 Tree inspection

**5.1.1** An arborist or arborist trainee shall visually inspect each tree before beginning work.

**5.1.2** If a condition is observed requiring attention beyond the original scope of the work, the condition should be reported to an immediate supervisor, the owner, or the person responsible for authorizing the work.

**5.1.3** Job briefings shall be performed as outlined in ANSI Z133.1, subclause 3.1.4.

### 5.2 Tools and equipment

**5.2.1** Equipment, tools, and work practices that damage living tissue and bark beyond the scope of normal work practices shall be avoided.

**5.2.2** Climbing spurs shall not be used when entering and climbing trees for the purpose of pruning.

Exceptions:

- when branches are more than throw-line distance apart and there is no other means of climbing the tree;
- when the outer bark is thick enough to prevent damage to the inner bark and cambium;
- in remote or rural utility rights-of-way

### 5.3 Pruning cuts

**5.3.1** Pruning tools used in making pruning cuts shall be sharp.

**5.3.2** A pruning cut that removes a branch at its point of origin shall be made close to the trunk or parent branch without cutting into the branch bark ridge or branch collar or leaving a stub (see Figure 5.3.2)

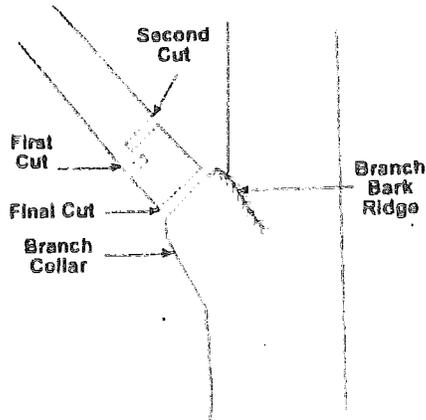


Figure 5.3.2. A cut that removes a branch at its point of origin. (See Annex A – Pruning cut guideline).

5.3.3 A pruning cut that reduces the length of a branch or parent stem shall be made at a slight downward angle relative to the remaining stem and not damage the remaining stem. Smaller cuts shall be preferred (see Fig. 5.3.3).

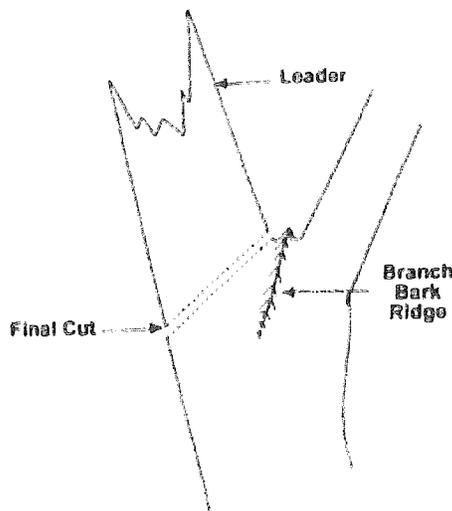


Figure 5.3.3. A cut that reduces the length of a branch or parent stem.

5.3.4 When pruning to a lateral, the remaining lateral branch should be large enough to assume the terminal role.

5.3.5 The final cut should result in a flat surface with adjacent bark firmly attached.

5.3.6 When removing a dead branch, the final cut shall be made just outside the collar of living tissue.

5.3.7 Tree branches shall be removed in such a manner so as to avoid damage to other parts of the tree or to other plants or property. Branches too large to support with one hand shall be pre-cut to avoid splitting of the wood or tearing of the bark (see Figure 5.3.2). Where necessary, ropes or other equipment shall be used to lower large branches or portions of branches to the ground.

5.3.8 A cut that removes a branch with a narrow angle of attachment should be made from the outside of the branch to prevent damage to the parent branch (see Figure 5.3.8).

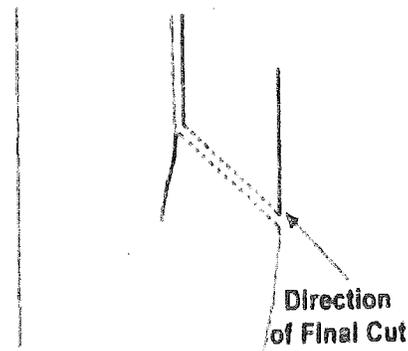


Figure 5.3.8. A cut that removes a branch with a narrow angle of attachment.

5.3.9 Severed branches shall be removed from the crown upon completion of the pruning, at times when the tree would be left unattended, or at the end of the workday.

#### 5.4 Wound treatment

5.4.1 Wound treatments shall not be used to cover wounds or pruning cuts, except when necessary for disease, insect, mistletoe, or sprout control, or for cosmetic reasons.

5.4.2 Wound treatments that are damaging to tree tissues shall not be used.

5.4.3 When tracing wounds, only loose, damaged tissue shall be removed.

## 6 Pruning objectives

6.1 Pruning objectives shall be established prior to beginning any pruning operation.

6.1.1 Objectives should include, but are not limited to, one or more of the following:

- Risk reduction
- Manage health
- Clearance
- Structural improvement/correction
- View improvement/creation
- Aesthetic improvement
- Restoration

6.1.2 Established objectives should be specified in writing (See Annex B – *Specification writing guideline*).

6.1.3 To obtain the defined objective, the growth cycles, structure, species, and the extent of pruning to be performed shall be considered.

6.1.4 Not more than 25 percent of the foliage should be removed within an annual growing season. The percentage and distribution of foliage to be removed shall be adjusted according to the plant's species, age, health, and site.

6.1.5 When frequent excessive pruning is necessary for a tree to avoid conflicts with elements such as infrastructure, view, traffic, or utilities, removal or relocation of the tree shall be considered.

6.1.6 Pruning cuts should be made in accordance with section 5.3 *Pruning cuts*.

6.1.7 Topping and lion's tailing shall be considered unacceptable pruning practices for trees.

6.2 **Structural:** Structural pruning shall consist of selective pruning to improve tree and branch architecture primarily on young- and medium-aged trees.

6.2.1 Size and location of leaders or branches to be subordinated or removed should be specified.

6.2.2 Dominant leader(s) should be selected for development as appropriate.

6.2.3 Strong, properly spaced scaffold branch structure should be selected and maintained by reducing or removing others.

6.2.4 Temporary branches should be retained or reduced as appropriate.

6.2.5 Interfering, overextended, defective, weak, and poorly attached branches should be removed or reduced.

6.2.6 At planting, pruning should be limited to cleaning (7.2).

6.3 **Restoration:** Restoration shall consist of selective pruning to redevelop structure, form, and appearance of severely pruned, vandalized, or damaged trees.

6.3.1 Location in tree, size range of parts, and percentage of sprouts to be removed should be specified.

6.4 **Vista/view:** Vista/view pruning shall consist of the use of one or more pruning methods (types) to enhance a specific line of sight.

6.4.1 Pruning methods (types) shall be specified.

6.4.2 Size range of parts, location in tree, and percentage of foliage to be removed should be specified.

## 6.5 Espalier

6.5.1 Branches that extend outside the desired plane of growth shall be pruned or tied back.

6.5.2 Ties should be replaced as needed to prevent girdling the branches at the attachment site.

## 6.6 Pollarding

6.6.1 Consideration shall be given to the ability of the individual tree to respond to pollarding.

6.6.2 Management plans shall be made prior to the start of the pollarding process for routine removal of sprouts.

**6.6.3** Heading cuts shall be made at specific locations to start the pollarding process. After the initial cuts are made, no additional heading cuts shall be made.

**6.6.4** Sprouts growing from the cut ends of branches (knuckles) should be removed annually during the dormant season.

## 7 Pruning methods (types)

**7.1** One or more of the following methods (types) shall be specified to achieve the objective.

**7.2 Clean:** Cleaning shall consist of pruning to remove one or more of the following non-beneficial parts: dead, diseased, and/or broken branches.

**7.2.1** Location of parts to be removed shall be specified.

**7.2.2** Size range of parts to be removed shall be specified.

**7.3 Raise:** Raising shall consist of pruning to provide vertical clearance.

**7.3.1** Clearance distance shall be specified.

**7.3.2** Location and size range of parts to be removed should be specified.

**7.3.3** Live crown ratio should not be reduced to less than 50 percent.

**7.4 Reduce:** Reducing shall consist of pruning to decrease height and/or spread.

**7.4.1** Consideration shall be given to the ability of a species to tolerate this type of pruning.

**7.4.2** Location of parts to be removed or clearance requirements shall be specified.

**7.4.3** Size of parts should be specified.

**7.5 Thin:** Thinning shall consist of selective pruning to reduce density of live branches.

**7.5.1** Thinning should result in an even distribution of branches on individual branches and throughout the crown.

**7.5.2** Not more than 25 percent of the crown should be removed within an annual growing season.

**7.5.3** Location of parts to be removed shall be specified.

**7.5.4** Percentage of foliage and size range of parts to be removed shall be specified.

## 8 Palm pruning

**8.1** Palm pruning should be performed when fronds, fruit, or loose petioles may create a dangerous condition.

**8.2** Live healthy fronds should not be removed.

**8.3** Live, healthy fronds above horizontal shall not be removed. Exception: Palms encroaching on electric supply lines (see Fig. 8.3a and 8.3b).



Figure 8.3a Frond removal location.



## 3-INCH NARROW STILE TERRACE DOOR

Are you looking for a solution for your contemporary design challenges? Look no further. Loewen has the perfect product option for you. We have created 3" Narrow Stile Door options that are available for Terrace Doors, French Terrace Doors and BiFold Doors. The standard panel thickness of the new Contemporary Narrow Stile Door is 1 3/4". It comes with 3" stiles, a 3" top rail and a 4 5/16" bottom rail. (optional 7 7/8" bottom rails)

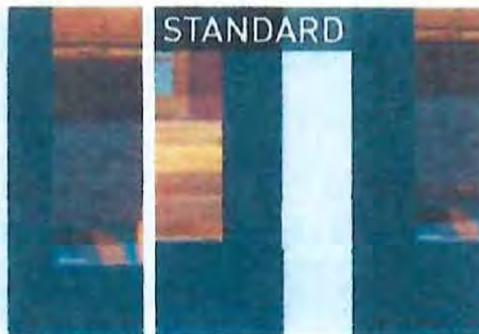
These doors are designed to give maximum views with minimal sash framework. The Narrow Stile Door options have slim profiles on all four sides of the door, which creates a less obstructive door that frames exterior views beautifully. By using square interior glazing stops, trending clad colors and one of our many contemporary handle sets, this narrow stile option is the perfect complement for modern architecture.



NARROW



STANDARD



[www.loewen.com](http://www.loewen.com)

*Loewen*

MAR 29 2016

## LOEWEN NARROW STILE TERRACE DOOR

### FEATURES

- Narrower stiles and rails compared to standard Terrace Door panels
- Incorporates standard Terrace Door frame and sill
- Available as inswing, outswing, and fixed Terrace Doors
- Available for BiFold
- Metal Clad only in all current finishes with the exception of Cyprium
- Not available in shaped units, rectangle only



### SIZES

- Maximum sizes for a single Terrace Door (TD1) is a width of  $36 \frac{3}{8}$ " (924mm) and a height of  $106 \frac{5}{16}$ " (2700mm) or a width of  $40 \frac{5}{16}$ " (1024mm) and a height of  $94 \frac{1}{2}$ " (2400mm)
  - Rough Opening and OSM remains the same as a standard Terrace Door, refer to TD1-0927 and TD1-1024 in the Loewen Technical Guide
- Maximum sizes for a French Door (FD2) is a width of 72" (1829mm) and a height of  $106 \frac{5}{16}$ " (2700mm) or a width of  $79 \frac{3}{8}$ " (2029mm) and a height of  $94 \frac{1}{2}$ " (2400mm)
  - Rough Opening and OSM remains the same as a standard Terrace Door, refer to FD2-1827 and FD2-2024 in the Loewen Technical Guide



Out-Swing

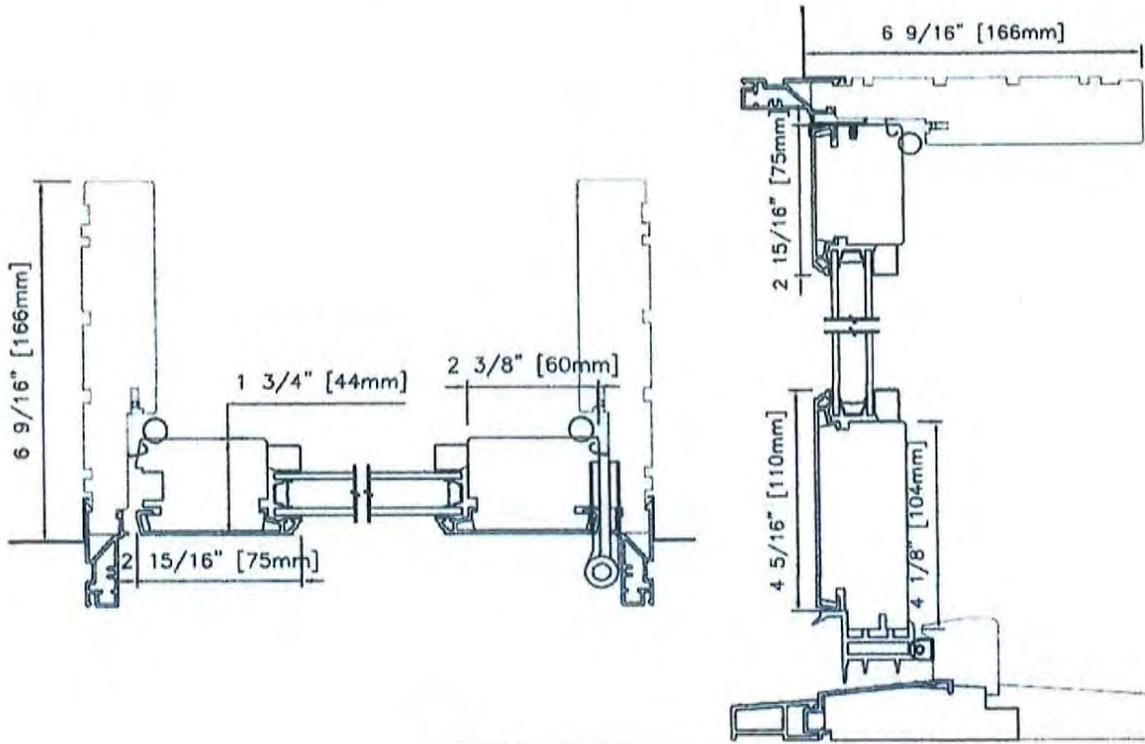


In-Swing

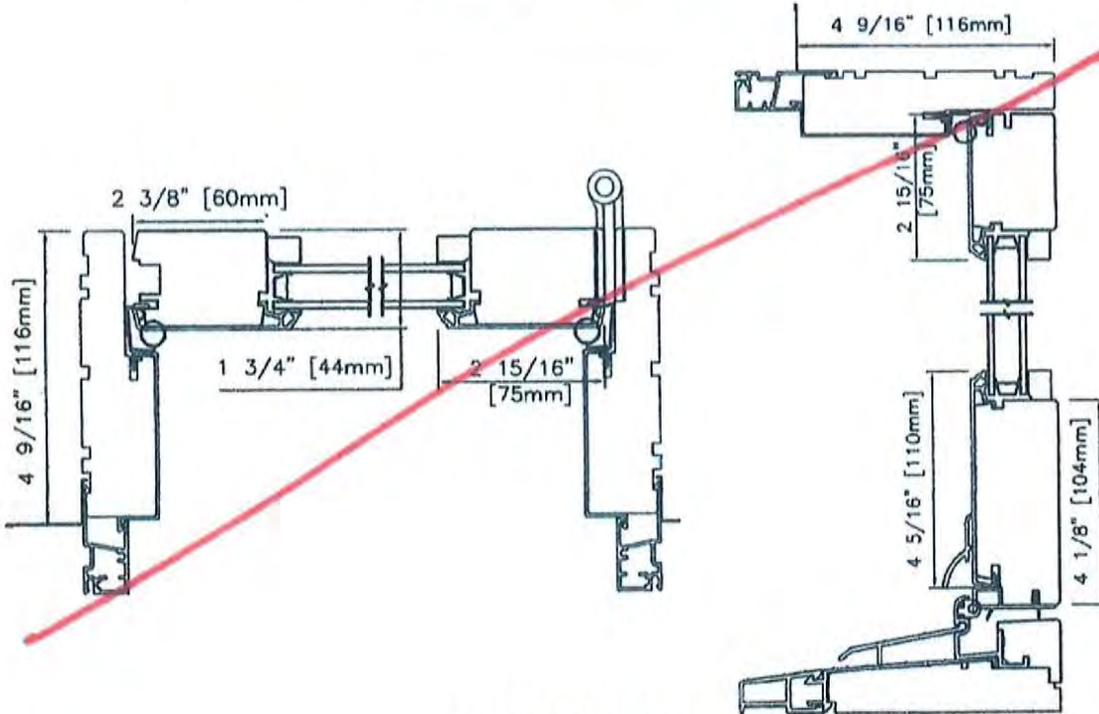
### OPTIONS

- Optional  $7 \frac{3}{8}$ " bottom rail to align with other Terrace Door / French Door units on the job
- Ogee, Putty, Square interior glazing stops are all available along with complementary SDL bars
- All current Terrace Door handle sets are available, including the new Dallas handle set

# LOEWEN NARROW STILE TERRACE DOOR



**3-in Generic Out-Swing**



**3-in Generic In-Swing**

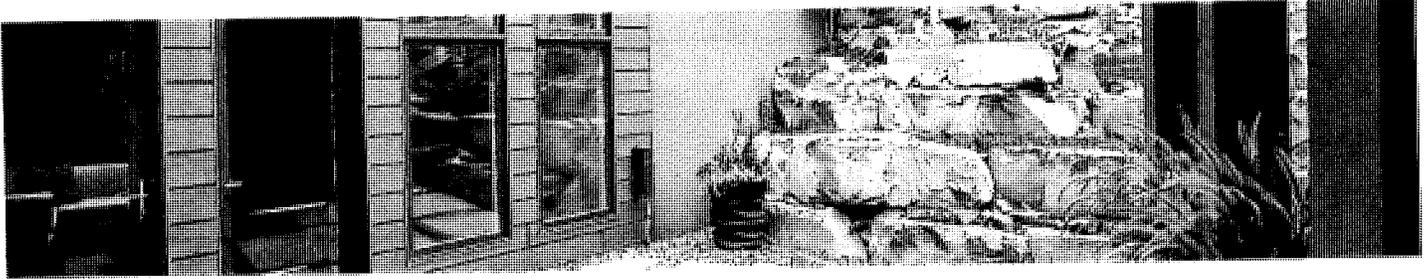


(<http://dealernet.loewen.com/>) Get in touch with us at 1.800.563.9367 (tel: +18005639367) |

[info@loewen.com](mailto:info@loewen.com) (<mailto:info@loewen.com>) WHERE TO BUY ([dealer-locator/](#))

## TERRACE DOORS

(<http://www.loewen.com>) Product Portfolio (<http://www.loewen.com/product-portfolio/>) Terrace Doors



## EXPAND YOUR HORIZONS

No other hinged door can capture as expansive a view as a Loewen Terrace door, thanks to our large glass areas and sturdy all wood construction.

We offer you two styles to choose from: Traditional and French. Traditional Terrace doors hinge in the middle so that one panel is fixed and the other operates. By contrast, French Terrace doors are hinged on the outside to allow both doors to operate from the middle. Outswing versions of both styles are available as option.

### PRODUCT OPTIONS:

[product-features/#colors-cladding](#)  
[product-features/#glazing](#)

[/loewen-product-features/#wood-species](#)

[/loewen-product-features/#door-hardware](#)  
[/loewen-product-features/#lites-grilles](#)

[product-features/#casing](#)

[/loewen-](#)  
[/loewen-](#)  
[/loewen-](#)

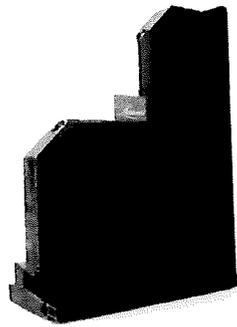
## HIGHLIGHTS

- Doweled stile and rail sash for rugged dependability
- Available fixed or operable
- Ideal for high traffic areas
- Inswing or outswing versions available
- Low profile sill available

3-inch Narrow Stile options available for a contemporary look. To view the information sheet, please click here. ([/wp-content/uploads/2015/11/3-inch-Narrow-Stile-Terrace-Door.pdf](#))



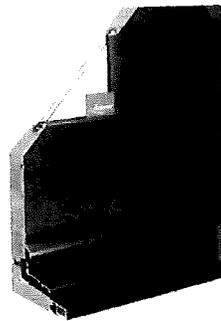
## TERRACE DOOR CROSS SECTIONS



Terrace Door Outswing

(Tuscany Brown)

[Click for 360° view](#)



Terrace Door Inswing

(Tuscany Brown)

[Click for 360° view](#)

Terrace Doors | Loewen Windows



Terrace Door Inswing Raised Panel  
(Tuscany Brown)  
Click for 360° view



## STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- Full Jamb - 6 9/16 (166 mm) construction is an option
- 4 mm Low E insulated tempered glazing
- Multi-point locking hardware, complete with solid brass core handle set, escutcheon and dead bolt
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system

For information on sizes, drawings and options:

[View our TECHNICAL GUIDE \(/about/literature/\)](/about/literature/)



## HARDWARE

Multi point locking hardware — complete with brass handle set and escutcheon — and dead bolt are standard on all Terrace Doors. Optional keyed alike locks are available. Standard concealed bearing hinges in a variety of finishes are available.  
 Note: French doors with handle activated shoot bolts on inactive panel.

## DOOR SWINGS

**Traditional Terrace Door:** Hinged in the middle so that one panel is fixed, while the other opens/closes. These doors can be configured as a single door, or as a series of fixed, operating, left hinged or right hinged panels.

**French Terrace Doors:** Hinged on the jambs to allow both doors to open/close from the middle.  
 Note: Outswinging versions of both door styles are available as options.

See our extensive selection of beautiful hardware [\[loewen-product-features/#door-hardware\]](#)

## SOCIAL MEDIA



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**Architizer™** [\[http://architizer.com/brands/loewen/\]](http://architizer.com/brands/loewen/)

## WHERE TO BUY

[\[/dealer-locator/\]](#)

Loewen 2015 |

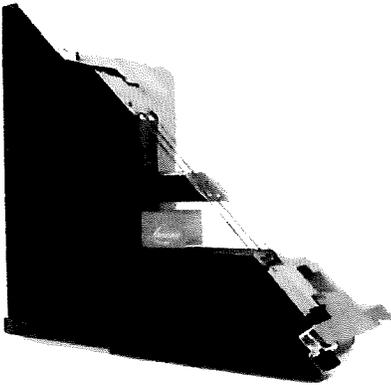
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net [\[http://dealernet.loewen.com/\]](http://dealernet.loewen.com/)

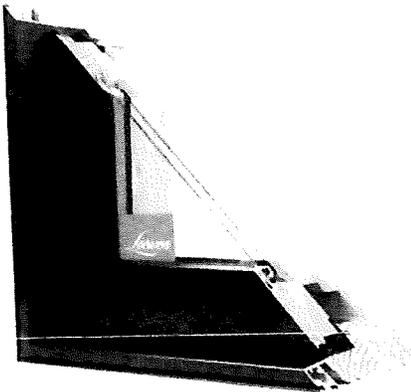




## CASEMENT CROSS SECTIONS



Casement Triple Pane SDL, Brickmould  
(Tuscany Brown)  
[Click for 360° view](#)



Awning/Casement  
(Black)

[Click for 360° view](#)



Mahogany Casement with Brickmould

[Click for 360° view](#)



## STYLES

- Traditional, Mission®, French Chateau and Push Out models
- Quarter Round, Full Radius and Camber Top options

## STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- Frame construction designed for 4 9/16" (116 mm) jamb
- Low E2 insulated glazing with 1/2" (12 mm) airspace
- Roto gear operator and concealed sash locks available in standard bronze, sandstone and white and a range of optional finishes
- Extruded aluminum cladding in a variety of Standard and Architectural Palette colors, primed wood, or clear fir exterior
- Interior and exterior also available primed or clear fir
- Extensive weatherstripping system for a durable, form-fitting seal
- Insect screens available with High Transparency mesh option

For information on sizes, drawings and options:

[View our TECHNICAL GUIDE \(/about/literature/\)](#)



Loewen prides itself on having an outstanding Casement window, made even better by our long list of quality features: Douglas Fir, double-strength glass, extruded aluminum and 36 Kynar based metal clad paint colors to name just a few.

Part of what makes our Casement special is the wide variety we offer. Loewen makes four distinct styles of Casement windows: Traditional, Mission®, French Chateau, and Push Out.

All Loewen Casement windows feature authentic stile and rail sash corner joinery – no weak miter joints to rob your window of its aesthetic and structural integrity.

See our extensive selection of beautiful hardware [\[/loewen-product-features/#hardware\]](#)

## PUSHOUT CASEMENT WINDOW

The minimalist appeal and ease of operation of a simple Push Out Casement sash paired with exceptional sealing characteristics and the advanced thermal performance of the Loewen Traditional Casement — that's the Loewen Push Out Casement.

The ease of opening a Push Out Casement Window hides the sophistication of its technology — and eliminates the need for a crank handle that can interfere with window treatments.

Closing with an effortless click, the quality construction imparts the sensual feel of a finely designed piece of custom joinery.

The pioneering Push Out Casement Window is available with a traditional or Mission sash; double or triple-glazing and standard rectangular or Camber Top shapes. It incorporates an optional, swinging wood screen to complete the refined Old World look and feel.

All Push Out Casements are quipped with quality, heavy duty stainless steel friction hinges and available in clear wood or metal clad exterior models.



## MISSION CASEMENT WINDOW

Mission® Casement windows are an identical twin to Traditional Casements with the exception of the bottom sash rail.

The "sash" is the portion of the window that operates. In traditional joinery, the bottom horizontal wood segment (the "rail") would be constructed of a wood component slightly larger than the other pieces of wood around the glass.

3/26/2016

## Casement Windows | Loewen Windows

Artisans around the world built window sash this way for hundreds of years — imparting strength and a uniform interior sash “reveal.” Built for those with an appreciation for quality and accuracy, this design element adds richness to many architectural styles, including Craftsman and Spanish Mission.

The enlarged, eye-pleasing 3 1/16” (78 mm) tall bottom rail is clearly visible on the exterior and makes for a stylish uniform reveal on the interior — all four sides of the closed sash are visible.

And of course, there are no mitered sash joints — only genuine stile and rail construction.

Note that a Mission® sash is also available on Loewen Awning windows.



### SOCIAL MEDIA



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### WHERE TO BUY

[\[dealer-locator/\]](#)

Loewen 2015 |

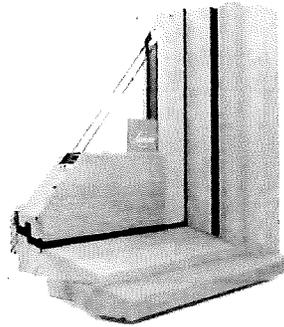
[\[/privacy-policy\]](#)

net [\[http://dealernet.loewen.com/\]](http://dealernet.loewen.com/)



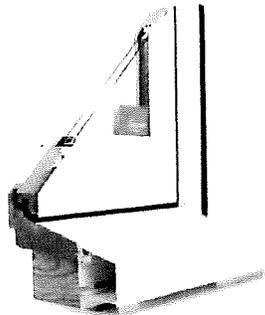


## DOUBLE HUNG CROSS SECTIONS



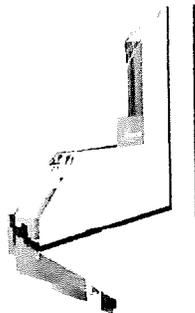
Double Hung Clear

[Click for 360° view](#)



Double Hung Adams Brickmould with Heritage Subsill

[Click for 360° view](#)





## STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- Low E insulated glazing with 1/2" (13 mm) airspace
- Extruded aluminum cladding in a variety of Standard and Architectural Palette colors, primed wood, or clear fir exterior
- Interior and exterior also available primed or clear fir
- Insect screens
- Wood exterior windows are supplied with linen, bronze or sandstone screen frame at no additional charge. Screen frame color is matched to exterior finish on metal clad units

For information on sizes, drawings and options:

[View our TECHNICAL GUIDE \(/about/literature/\)](#)



## Superior Design

- Integrated profiled glazing leg
- Extruded aluminum cladding
- Authentic stile and rail aesthetics
- Hidden corner and sill keys
- Full and half-screen options

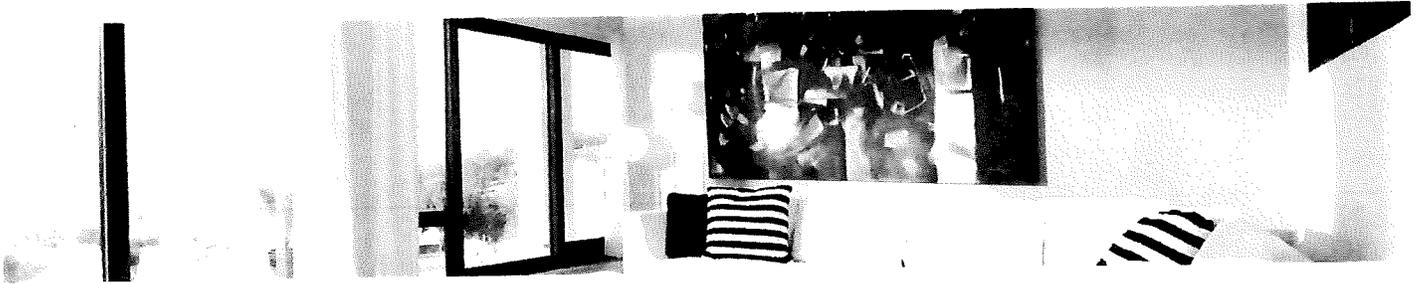


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[info@loewen.com](mailto:info@loewen.com) (<mailto:info@loewen.com>) WHERE TO BUY ([dealer-locator/](#))

## SLIDING PATIO & FRENCH PATIO DOORS

(<http://www.loewen.com>) Product Portfolio (<http://www.loewen.com/product-portfolio/>) Sliding Patio & French Patio Doors



### OPEN UP NEW POSSIBILITIES

The epitome of leisure living, easy-operating Sliding Patio doors bring the outside in with style.

Functioning like large moving windows, Loewen Sliding Patio doors can open up the walls in your home to new possibilities — imagine our spectacular seven-panel, 24' wide model, for example.

#### PRODUCT OPTIONS:

[product-features/#colors-cladding](#)  
[product-features/#glazing](#)

[/loewen-product-features/#wood-species](#)  
[/loewen-product-features/#hardware](#)  
[/loewen-product-features/#lites-grilles](#)  
[product-features/#casing](#)

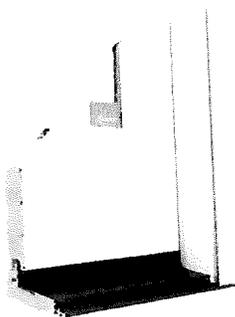
[/loewen-](#)  
[/loewen-](#)  
[/loewen-](#)

### HIGHLIGHTS

- Tempered glass
- Two to seven panels wide
- Tandem ball bearing rollers
- Anti-lift device
- Optional foot lock mechanism
- Zero clearance required
- Standard integral sliding screens available
- Optional multipoint locking hardware

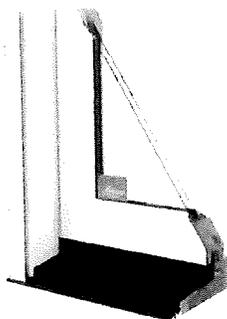


## SLIDING PATIO DOOR CROSS SECTIONS



French Patio Door  
(Linen)

[Click for 360° view](#)



Patio Door  
(Linen)

[Click for 360° view](#)



## STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- Frame construction designed for 4 9/16" (116 mm) jamb
- 4 9/16" (116 mm) and 6 9/16" (166 mm) jamb construction
- Low E insulated tempered glazing
- 2 1/4" (58 mm) thick sliding panels
- Interior/exterior signature handle in linen, bronze with thumb latch
- Extruded aluminum cladding in nine standard colors, primed wood or clear Fir exterior
- Extruded aluminum-frame insect screen with high transparency mesh option

For information on sizes, drawings and options:

[View our TECHNICAL GUIDE \(/about/literature/\)](#)



To make our doors safe, secure and easy to operate, Loewen uses laminated sash construction, thick, tempered safety glass and smooth tandem rollers. For added security, Loewen builds an anti-lift device into every patio door. An optional foot lock is also available, as is manual three-point hardware.

See our extensive selection of beautiful hardware [\(/loewen-product-features/#hardware\)](#)

## SOCIAL MEDIA



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## AWNING WINDOWS

(<http://www.loewen.com>) Product Portfolio (<http://www.loewen.com/product-portfolio/>) Awning Windows



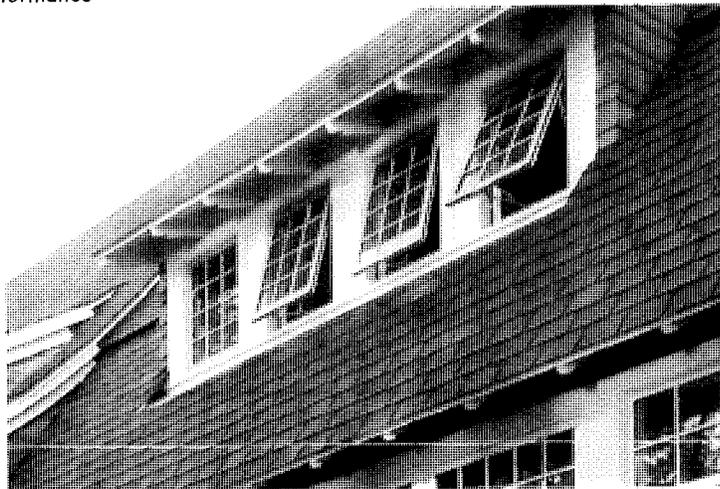
## APPROPRIATE FOR ANY STYLE

Awning windows open out from the bottom, letting air circulate freely while providing a unique protective shield to keep rain out.

PRODUCT OPTIONS:	( <a href="#">/loewen-product-features/#wood-species</a> )	( <a href="#">/loewen-</a>
<a href="#">product-features/#colors-cladding</a> )	( <a href="#">/loewen-product-features/#hardware</a> )	<a href="#">/loewen-</a>
<a href="#">product-features/#glazing</a> )	( <a href="#">/loewen-product-features/#lites-grilles</a> )	<a href="#">/loewen-</a>
	<a href="#">product-features/#casing</a> )	

## HIGHLIGHTS

- Suitable for any architectural style
- Interior insect screen available with High Transparency mesh option. Push Out Awnings have a hinged screen
- Optional concealed locking system
- Effective ventilator, "spilling" hot air and generating air circulation
- Excellent sound attenuation properties
- Optimal thermal performance



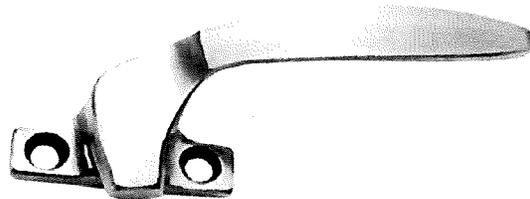


## STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- Low E insulated glazing with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system
- Insect screens
- Metal handle, cover and locks

For information on sizes, drawings and options:

[View our TECHNICAL GUIDE \(/about/literature/\)](/about/literature/)



You can order Loewen Awning windows single, stacked, side-by-side or matched with picture windows — letting you create the look and function you need. Loewen Awning windows are available with quick release sashes and heavy-duty sash locks that provide a snug, weather tight seal and outstanding thermal performance.

All Loewen Casement windows feature authentic stile and rail sash corner joinery – no weak miter joints to rob your window of its aesthetic and structural integrity.

See our extensive selection of beautiful hardware [\(/loewen-product-features/#hardware\)](/loewen-product-features/#hardware)

## SOCIAL MEDIA

No. 1 The Plaza  
Sonoma, California 95476-6618  
Phone (707) 938-3681 Fax (707) 938-8775  
E-Mail: [cityhall@sonomacity.org](mailto:cityhall@sonomacity.org)



Aswan, Arab Republic of Egypt  
Chambolle-Musigny, France  
Greve In Chianti, Italy  
Kaniv, Ukraine  
Patzcuaro, Mexico  
Penglai, China  
Tokaj, Hungary

March 14, 2016

Glenn Ikemoto  
324 Second Street East  
Sonoma, CA 95476

Subject: Application for: 1) a Use Permit to convert part of an existing detached garage and workshop into guestrooms/residential use; and 2) an Exception from the front yard setback standard for a new pool house at 314 and 324 Second Street East.

Dear Mr. Ikemoto:

On Thursday, March 10, 2016, the Planning Commission considered your application for 1) a Use Permit to convert part of an existing detached garage and workshop into guestrooms/residential use; and 2) an Exception from the front yard setback standard for a new pool house at 314 and 324 Second Street East. After discussion and public testimony, the Planning Commission voted 4 to 3 to approve the Use Permit for the guest room conversion while denying the setback Exception for the new pool house.

If you have any questions regarding this matter, do not hesitate to contact me at 933-2202.

Sincerely,

Rob Gjestland  
Senior Planner

City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL**  
Ikemoto Use Permit for Guestrooms  
314 and 324 Second Street East

March 10, 2016

1. The existing accessory building shall be converted and used in conformance with the project narrative, and approved floor plan and elevation concepts (Sheets 8 dated 12/2/15 and Sheet 9 dated 11/4/15).

*Enforcement Responsibility:* Planning Department; Building Department  
*Timing:* Prior to issuance of a building permit; Prior to final occupancy

2. The overall infill project shall be subject to site design and architectural review by the DRHPC as normally required. The DRHPC shall be responsible for reviewing and acting upon the project site plan, building massing, building elevations, elevation details, exterior colors and materials, landscaping (including fences and walls), lighting, and site details. All proposed building/site improvements shall be subject to this review.

*Enforcement Responsibility:* Planning Department; DRHPC  
*Timing:* Prior to the issuance of a building permit

3. All Building Department requirements shall be met, including Building Code requirements related to compliance with CALGreen standards. A building permit shall be required.

*Enforcement Responsibility:* Building Department  
*Timing:* Prior to construction

4. All Fire Department requirements shall be met, including the provision of fire sprinklers if necessary.

*Enforcement Responsibility:* Fire Department; Building Department  
*Timing:* Prior to issuance of a building permit; Prior to final occupancy

5. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:

- a. Sonoma County PRMD, Engineering Division [For sewer connections and modifications and interceptor requirements];
- a. Sonoma Valley Unified School District [For school impact fees]

*Enforcement Responsibility:* Building Department  
*Timing:* Prior to issuance of a building permit

6. A sewer clearance shall be provided to the City of Sonoma Building Division verifying that all applicable sanitary sewer fees have been paid prior to the issuance of a building permit for the new pool house and the exterior renovation of the existing accessory building. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County PRMD, Engineering Division immediately to determine whether such fees apply.**

*Enforcement Responsibility:* Building Department  
*Timing:* Prior to the issuance of a building permit

7. The Applicant shall pay any required increased water fees applicable to the new uses and changes in use in accordance with the latest adopted rate schedule.

*Enforcement Responsibility:* Public Works Dept.; Water Operations Supervisor; City Engineer  
*Timing:* Prior to finaling any building permit



City of Sonoma  
No. 1 The Plaza, Sonoma, CA  
95476

**WATER EFFICIENT LANDSCAPE WORKSHEET**

Prepared 12/1/15

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

**Reference Evapotranspiration (ETo) 46.1**

Hydrozone # /Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>e</sup>
<b>Regular Landscape Areas</b>							
Low Water plants	.2	Drip	.81	.25	10740	2685	76742
Mod. Water plants	.4	Drip	.81	.49	2150	1054	30111
Fescue Lawn	.7	Drip (sub-t)	.81	.86	670	576	16470
Drought-tol native meadow	.2	Spray	.75	.27	3800	1026	29325
				Totals	(A)	(B)	152648
<b>Special Landscape Areas</b>							
				(.47 avg)	17360	5341	
Water Feature 1				1	15	15	429
Water Feature 2				1	15	15	429
				1			
				Totals	(C)	(D)	858
						<b>ETWU Total</b>	153506
						<b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup></b>	272914

<sup>a</sup>Hydrozone #/Planting Description  
E.g  
1.) front lawn  
2.) low water use plantings  
3.) medium water use planting

<sup>b</sup>Irrigation Method  
overhead spray  
or drip

<sup>c</sup>Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

<sup>d</sup>ETWU (Annual Gallons Required) =  
Eto x 0.62 x ETAF x Area  
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

<sup>e</sup>MAWA (Annual Gallons Allowed) = (Eto) ( 0.62) [( ETAF x LA) + ((1-ETAF) x SLA)]  
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**Plant Factor (PF)**  
0 to 0.1 Very Low Water Use Plants  
0.1 to 0.3 Low Water Use Plants  
0.4 to 0.6 Moderate Water Use Plants  
0.7 to 1.0 High Water Use Plants  
Plant factors cited are derived from the publication "Water Use classification of Landscape Species".

$46.1 \times 0.62 \times [0.55 \times 17360] + 858$

**ETAF Calculations**

**Regular Landscape Areas**

Total ETAF x Area	(B)
Total Area	(A)
<b>Average ETAF</b>	<b>B ÷ A</b>

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

**All Landscape Areas**

Total ETAF x Area	(B+D)
Total Area	(A+C)
<b>Sitewide ETAF</b>	<b>(B+D) ÷ (A+C)</b>

All irrigation water to be well-supplied.



City of Sonoma  
No. 1 The Plaza, Sonoma, CA  
95476

**WATER EFFICIENT LANDSCAPE WORKSHEET**

Prepared 12/1/15

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

**Reference Evapotranspiration (ET<sub>o</sub>) 46.1**

Hydrozone # /Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>e</sup>
<b>Regular Landscape Areas</b>							
Low Water plants	.2	Drip	.81	.25	10740	2685	76742
Mod. Water plants	.4	Drip	.81	.49	2150	1054	30111
Fescue Lawn	.7	Drip (sub-t)	.81	.86	670	576	16470
Drought-tol native meadow	.2	Spray	.75	.27	3800	1026	29325
				Totals	(A)	(B)	152048
<b>Special Landscape Areas</b>				(.47 avg)	17360	5341	
Water Feature 1				1	15	15	429
Water Feature 2				1	15	15	429
				1			
				Totals	(C)	(D)	858
						<b>ETWU Total</b>	153506
						<b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup></b>	272914

<sup>a</sup>Hydrozone #/Planting Description  
E.g  
1.) front lawn  
2.) low water use plantings  
3.) medium water use planting

<sup>b</sup>Irrigation Method  
overhead spray  
or drip

<sup>c</sup>Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

<sup>d</sup>ETWU (Annual Gallons Required) =  
Eto x 0.62 x ETAF x Area  
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

<sup>e</sup>MAWA (Annual Gallons Allowed) = (Eto) ( 0.62) [( ETAF x LA) + ((1-ETAF) x SLA)]  
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**Plant Factor (PF)**  
0 to 0.1 Very Low Water Use Plants  
0.1 to 0.3 Low Water Use Plants  
0.4 to 0.6 Moderate Water Use Plants  
0.7 to 1.0 High Water Use Plants  
Plant factors cited are derived from the publication "Water Use classification of Landscape Species".

$46.1 \times 0.62 \times [0.55 \times 17360] + 858$

**ETAF Calculations**

**Regular Landscape Areas**

Total ETAF x Area	(B)
Total Area	(A)
<b>Average ETAF</b>	<b>B ÷ A</b>

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

**All Landscape Areas**

Total ETAF x Area	(B+D)
Total Area	(A+C)
<b>Sitewide ETAF</b>	<b>(B+D) ÷ (A+C)</b>

All irrigation water to be well-supplied.

## Wendy Atkins

---

**From:** Ira Kurlander <irakurlander@earthlink.net>  
**Sent:** Monday, April 11, 2016 9:28 AM  
**To:** Rob Gjestland  
**Cc:** Glenn (glennipersonal@gmail.com); Wendy Atkins  
**Subject:** Re: Building Heights - Ikemoto Proposal

Rob,  
I will ask Glenn to get a full size to you as soon as possible but here are the maximum ridge heights above the existing grade,  
of the three major structures and the roof of the North facing outdoor living area:  
MAIN HOUSE  
West end of building 18'  
Centerline of building 16'-6"  
East end of building 17'-6"  
EXISTING BEDROOM WING  
East end of 2 story section 22'  
West end of garage section 12'-6"  
GUEST HOUSE  
East end 23'  
West end 26'  
OUTDOOR LIVING AREA  
North end 15'-2"  
Give me a call if you have any other questions, Ira

On Apr 11, 2016, at 8:30 AM, Rob Gjestland <[RobG@sonomacity.org](mailto:RobG@sonomacity.org)> wrote:

Hi Ira:

In going through PC project submittal with a concerned neighbor, I was not able to determine the building heights from the elevation drawings since we only have reductions. Can you please submit a full size set that is scalable. A reduced set annotated to call out the building heights from grade would also be helpful (those could be emailed as pdfs). Specifically this relates to sheets A3, A4, A7, A8, A9, A10.

Thank You,

Rob Gjestland  
Senior Planner  
City of Sonoma  
(707) 933-2202

LATE MAIL

Item # 5

Design Review Commission

April 24, 2016

To the members of the Design Review Commission,

My name is Eileen Armstrong and I am writing to you about the plans that Mr. Ikemoto has proposed for his property at 314-324 Second St. East, Sonoma. I have lived at 310/312 Second St. East for 10 years. I live in the upstairs unit. This property borders Mr. Ikemoto's property on the north side. I have some concerns about his plans to build a structure so close to the backyard of the duplex and the duplex where I live.

The structure that they are building is a single family, 2 bedroom 2 bathrooms with a full kitchen over a garage which backs up to the north side of his property and the back yard of the duplex where I live. This is a free standing home and if the plans that I saw are correct, is independent of the main house or any other structure on the property. The other out building, which they are turning into bedrooms is connected to the main house with a covered walk way and is to have only bedrooms and bathrooms. This will allow the apartment to be used as a rental property or as a vacation rental, such as those listed in Airbnb.

I have looked at the plans for this building and although it states that it will sit 12 feet from the property line I feel it is very close to the property line. My concern is privacy and noise. My bedroom window is overlooking the backyard, as does my deck. I will be able to look directly at the apartment from my deck and my bedroom. My bedroom is close to the property line I feel like I would have no privacy. The plans I have seen also show what appears to be windows on the back of the apartment which will look into the yard and possibly my bedroom. They also stated that they will trim the branches from the pine tree which are overhanging their property. This will open up the view to the backyard, my deck, and my bedroom as well as allowing more noise through.

Finally, I am concerned about the general "feeling" of the yard. Although we have bushes and the pine tree that surround our yard to provide some sense of privacy, it also provides the feeling of a retreat and yet a sense of openness. This solid building next to the property line will close off that sense openness and change the "feeling" of the yard. They state that there will be no effect to the direct sun light that comes into the yard. Having a large, solid building so close to the back yard will make the yard feel closed in and change how any light reflects through the branches of the pine tree and how the breeze moves through the tree and bushes not to mention the effect that trimming the branches will have on the birds that live in the tree.

Sincerely,

*Eileen Armstrong*

Wendy Atkins  
Associate Planner  
City of Sonoma  
No. 1 The Plaza  
Sonoma, CA 95476

April 25, 2016

Re: 314/324 2nd ST E

Dear Ms. Atkins and members of the Design Review Commission,

My husband and I have lived in the property owned by Ron Albert, north of the 314/324 lot(s) for three years. I have attached a letter that was previously sent to the Planning Commission, but hope to also address a few specific items that have been brought up since the time it was written.

As I mentioned in the last letter, it is great to hear that our neighbors will be building their dream home. We hope not to derail their process, but bring to your attention what seem to be a few unintended consequences of their plans. Our concerns are all rooted in the placement of the two story guest house/garage structure at the front of the property.

There is only an approximately 15' area of the entire property line in which the placement of the guest house would pose a real problem for us. The location of this structure is centered exactly within this area, blocking the only open space on that side of the lot.

We have raised no issue with the pool house adjacent to the property, and were even fine with making an exception to the setback, allowing it to be closer to the property line. It is simply this small section of their huge amount of available space that will have a significant impact on how we are able to enjoy our property.

The applicants point out there are a number of trees and large bushes lining the property. This is indeed accurate, and they are correct in noting that those trees and bushes cast some shadow on the property. This shadow, however, is dappled and intermittent, quite different than the shade and impact in which a solid two story structure standing 26' high would.

In the narrative regarding choices for landscaping and trees, the applicants have mentioned their desire for privacy as well as planting to screen out structures they deem unsightly. We ask that there is the same amount of empathy for our right to privacy and the view from our yard in return.

There are seven windows that are on the northern side of the guest house that will not only look directly into our back yard, but directly into our bedroom windows as well. We fear that once this

structure is built, we will lose the right to plant any trees or plants that may block those obtrusive lines of sight, as they will have secured the right to their scenic view of the hill.

To be clear, we have absolutely no problem with having neighbors close by. We understand that part of living within the city is having yards and structures near property lines. Having close neighbors is actually an aspect of living in town and a personal connection that we love! We truly value the relationships we have created with neighbors over shared fences throughout our lives (so much so, in fact, that our wedding was even performed by a former neighbor!).

Not only do we share a low fence and close structures with our neighbors to the north, but windows that look directly into each other. Since they are full time residents that we know, it doesn't pose a problem and doesn't create an uncomfortable situation. However, with this being a guest unit, we won't be able to have the same relationship with those staying in the proposed structure. It will instead be a flow of complete strangers overlooking our yard and into our windows.

By all accounts the applicants certainly seem to be responsible, kind people themselves, and it's hard to imagine their guests would be anything but the same. However, the fact remains that the unknowns that come with a guest structure, particularly one with the lack of privacy the current position brings, are concerning. Beyond family guests, it's hard not to imagine the possibilities with the shifting vacation rental ordinances.

It is certainly our hope that we can find a solution that is less intrusive for our privacy and maintains the ability to enjoy our yard, while allowing for the dreams of our neighbors and their guests. It seems like small changes to this placement could mitigate the problems completely. In this application, it is stated that shifting the guest house, even by a mere matter of feet, would be a great inconvenience and lead to a very long walk to the front door. If the additional few yards feels like a burden, perhaps the additional parking could be located on the opposite side of the structure, creating a walk that is comparable to their current layout.

Additionally, as this structure is a guest room, it seems as though the Development Code would require it to be a ground-floor construction unless a Use Permit is obtained, per Article IV, 19.50.080. Although some concerns would remain if the structure became one story and remained at the current placement, following this code certainly would ease some of our biggest privacy and shading fears.

We appreciate your consideration of how the plans for this second guest house structure on the applicant's property affects the primary home we hope to reside in for years to come.

Sincerely,

Molly & Casey Rolig

MOLLY & CASEY ROLIG | 310 2ND ST E | SONOMA, CA 95476

Rob Gjestland  
Senior Planner  
Sonoma City Hall  
1 The Plaza  
Sonoma CA 95476

March 10, 2016

Re: 314 & 324 Second Street East

Dear Mr. Gjestland and members of the Planning Commission

In 2013, my husband and I decided to make the move to Sonoma. We were thrilled to find the property at 310 2nd Street East was available for rent and decided to call it home.

One of the first things we fell in love with about the property was the lovely back yard. Over the years we have invested both time and money in making some modest upgrades and improvements with a particular focus on the southern side of the yard as of late.

The yard has become the place we spend the bulk of our time, particularly in the summer months. It's our place to relax, eat, play, work, and gather with friends and family.

As exciting as it is to hear that our neighbors will be building their dream property, we do have a concern as it relates to the guest house and garage and it's effect on our yard.

The proposed structure and it's placement would create a significant wall that would cover our entire southern side of the yard. In an area of the property with already dappled sunlight, this wall would make it impossible for us to grow any plants or grass, and of course would likely effect the health of the tree that is currently a significant landscape element.

We plan to make Sonoma our lifelong home, and hope to stay in this property for years to come. Your consideration of how these plans effect our ability to continue to enjoy our space would be greatly appreciated.

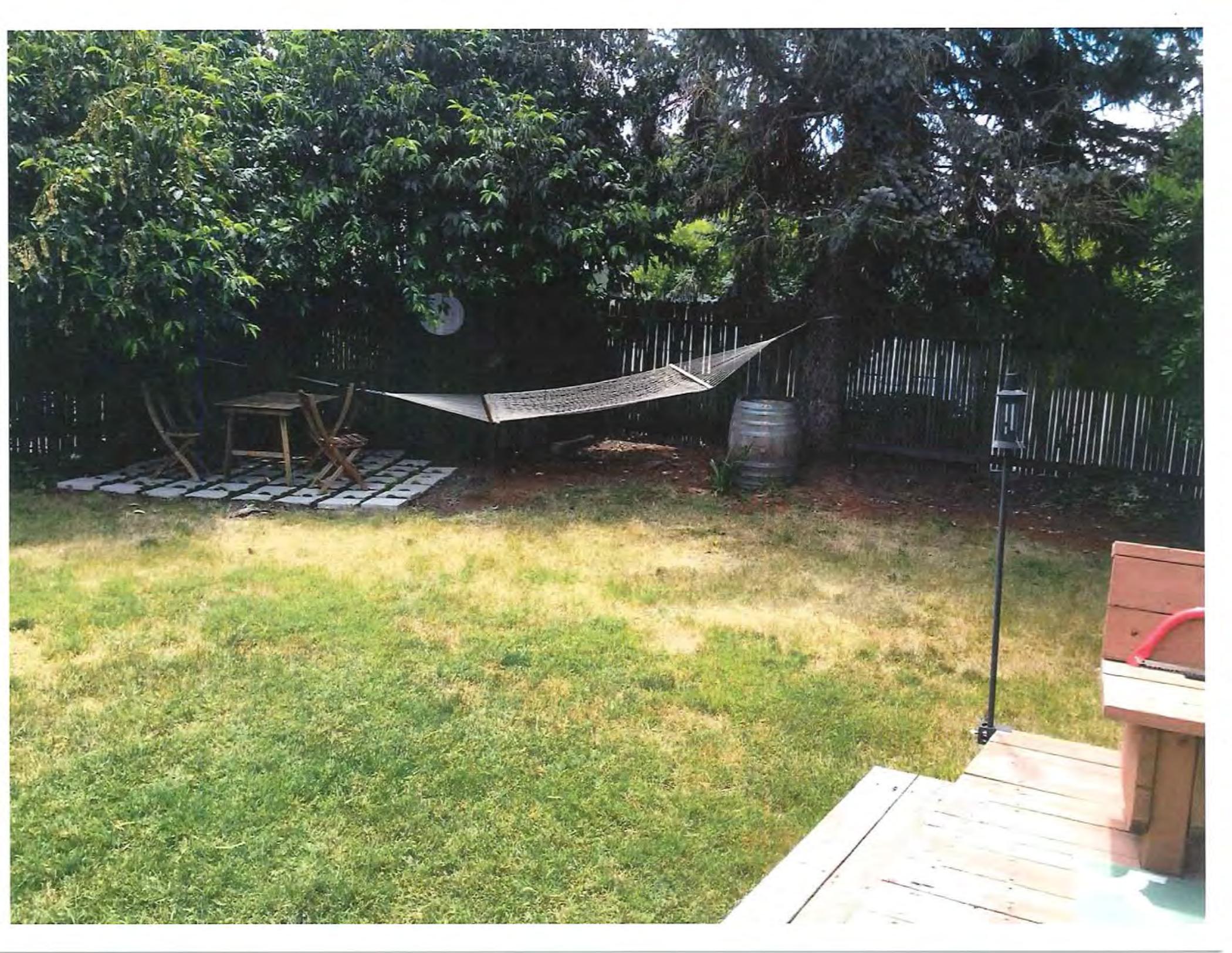
I have included some photos showing this area of the yard for your reference.

Sincerely,

Molly and Casey Rolig













**Ron & Marita Albert**  
**66 George Lane**  
**Sausalito, California 94965**  
**Telephone: (415) 332-5600**

April 26, 2016

Wendy Atkins  
Senior Planner  
Sonoma City Hall  
1 The Plaza  
Sonoma CA 95476

Re: 314 - 324 Second Street East/Design Review Application

Dear Ms. Atkins:

Please forward this letter to each of the Design Review and Historic Preservation Commissioners. This letter supplements my March 10, 2015 letter which was sent to the Planning Commission through Rob Gjestland.

My wife and I have owned the duplex at 310-312 Second Street East for 11 years. Both units are rented to long term Sonoma residents, one of whom has lived there since we first purchased the duplex. We have also owned a second home in Sonoma for 12 years which we have used as a second home and have rented to long term renters.

I met with Glenn Ikemoto in January to review his redevelopment plans. We have consistently expressed the same concerns regarding the proposed guesthouse/garage that are contained in this letter. As a result of our concerns the first floor of the guesthouse-garage was moved from 5' from the property line to the minimum 7' required. The second floor of the guesthouse is also set back only 7'.

The proposed guesthouse-garage is taller than our duplex, and would create a wall along the length of the outdoor living space, blocking sunlight, impacting privacy, significantly altering the ambience of the property and impairing the viability of any future solar panel installation. Excavation in the proposed guesthouse location may also adversely impact the health of our 40' cedar tree. The tree is near the property line and its root system is evident under the existing pavement on Glenn and Kim's property.

The initial shade study prepared for the applicants does not accurately depict the impact of the proposed guesthouse. The initial study does not contain the dimensions of the proposed guesthouse. We only received the guesthouse's dimensions for the first time on April 18<sup>th</sup>. The attached shade study is based on those dimensions, and also corrects the following flaws in the initial shade study:

1. The initial study did not locate the proposed guesthouse correctly on an east-west axis. The proposed guesthouse overlaps our duplex (when looking north to south) by almost 5'. The initial shade study indicates that there is about a 5' gap between the buildings that will allow light to pass through. There is no gap, there is an approximate 5' overlap.
2. The initial shade study does not include a depiction of December 21, when the shading will be the most severe. Instead it includes a depiction of June 21<sup>st</sup>, the date which has the least impact.
3. The initial study does not show the adverse effects of the proposed guesthouse in early morning or late afternoon on March 21<sup>st</sup>. For consistency sake, the attached shade study shows December 21 and March 21 two hours after sunrise and two hours before sunset. But the most severe shading impacts are not at those hours.
4. The initial shade study depicts the 40' cedar tree as a solid mass. There is a huge difference between a yard that enjoys filtered sunlight through a tree, and a yard that is completely shut off from the sunlight by the solid mass of a building. Additionally, a tree can always be trimmed or pruned to allow more sunlight to reach solar panels or the outdoor living area.
5. The initial study appears to depict our property as taller than the proposed guesthouse/garage. Our duplex is approximately 22' tall at its highest point. The proposed guesthouse is 26' tall at its highest point.

The attached, updated shade study is based on the guesthouse's proposed dimensions, places the guesthouse in its correct footprint, and provides a more accurate representation of the adverse shading impacts. The shading will be moderate to severe from September to March, and moderate to no impact from March to September. The impact on privacy and ambience of the duplex's outdoor living space will be permanent and year-round.

The applicant is demolishing most of the existing improvements and has a blank slate to deal with. There are many locations and/or designs for the guesthouse that would not adversely impact our property. However, even without changing any of the dimensions of the guesthouse or the orientation of its narrowest dimension remaining parallel to the narrowest dimension of the lot, there are (at least) four possible locations for it, as depicted on the attached exhibits.

The attachments show the shading of the guesthouse from its proposed Northeast location, from an alternate Northwest location, then from preferred locations of either the Southwest or Southeast sections of the lot.

From a general planning perspective, the ideal location for this guesthouse would be the Southwest section of the lot, so that the guesthouse is aligned with the other buildings on the street. It maintains the pattern along the streetscape of having the homes closer to the street, with rear yards reserved for outdoor activities. This location also eliminates any adverse shading of any neighbor's property.

Letter to Wendy Atkins  
April 26, 2016  
Page 3

Placing the guesthouse on the Northwest portion of the lot would also maintain the alignment with the other buildings on the street. However, as the shade study depicts, this location would also cause significant shading of our property, though not nearly as much as the proposed Northeast location.

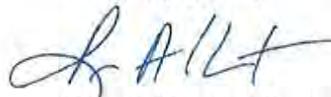
Placing the guesthouse on the Southeast portion of the lot does not maintain the alignment of homes along the streetscape. However, this location eliminates the adverse shading of any neighbor's property, eliminates the threat that excavation poses to the health of our 40' cedar tree, and allows the applicant to satisfy their basic program of keeping the guesthouse/garage close to the main house.

The proposed Northeast location is the worst possible location both from a general planning perspective and from its adverse impact on neighbors.

We hope that after the Commission's hearing the applicant will choose to relocate the guesthouse/garage to a more appropriate location. However, in the unfortunate event that the guesthouse remains in its current location we note that Sonoma Development Code Section 19.18.020.B.1 requires that second stories be set back an additional five feet on a side setback.

We greatly appreciate the Commissioners taking into consideration our concerns and the concerns of our tenants.

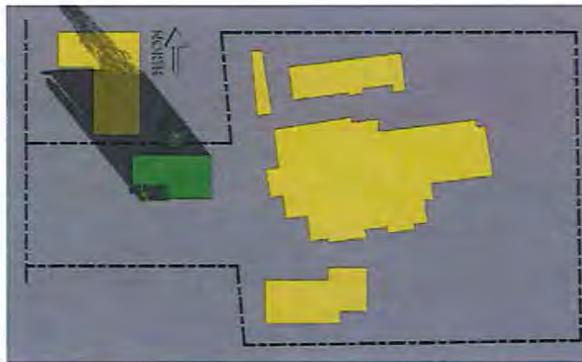
Sincerely yours,

A handwritten signature in blue ink, appearing to read "R. Albert", written in a cursive style.

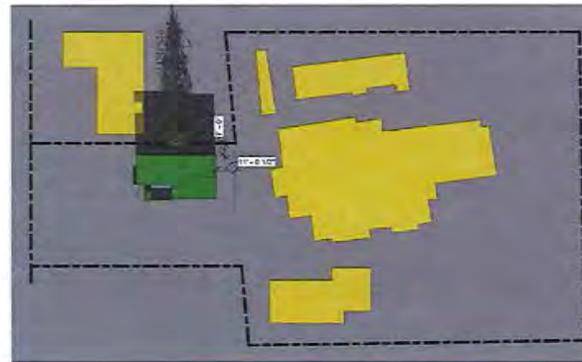
Ron & Marita Albert



**Ikemoto - Albert Solar Shading Study**  
**Solar Study**  
 314 SECOND ST E, SONOMA, CA 95476



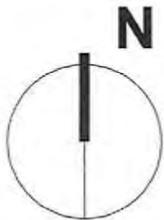
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**314 SECOND ST E, SONOMA, CA 95476**

**DECEMBER 21st 2016**

NOTE: MORNING AND AFTERNOON TIMES ARE 2 HOURS AFTER AND BEFORE, SUNRISE AND SUNSET  
 RESPECTIVELY

DATE	CREATED	REVISION	DATE

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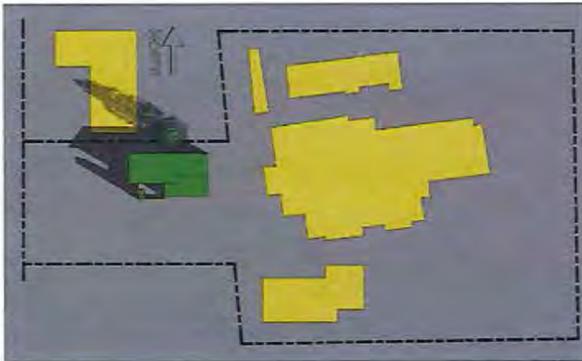
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 Project Number: 31406c

SHADOW STUDY  
 DECEMBER 21

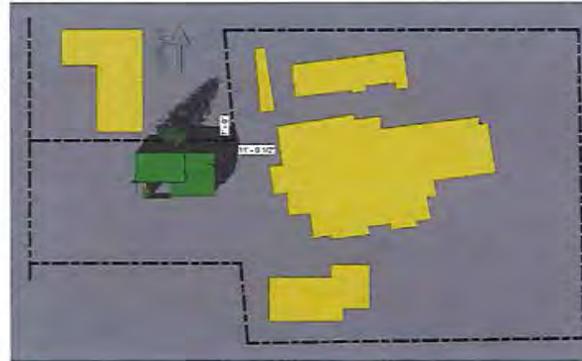
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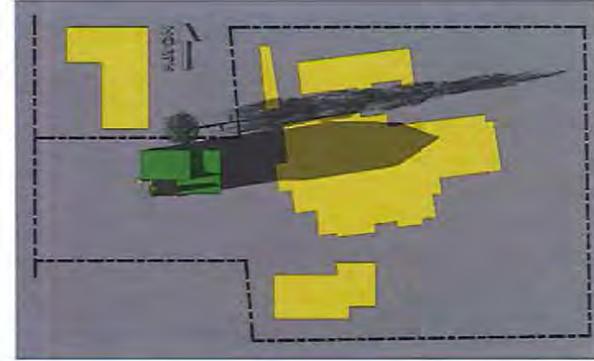
**Ikemoto - Albert Solar Shading Study  
 Solar Study**  
 314 SECOND ST E, SONOMA, CA 95476



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**314 SECOND ST E, SONOMA, CA 95476**

**MARCH 21st 2016**

NOTE: MORNING AND AFTERNOON TIMES ARE 2 HOURS AFTER AND BEFORE, SUNRISE AND SUNSET  
 RESPECTIVELY

DATE	DESCRIPTION

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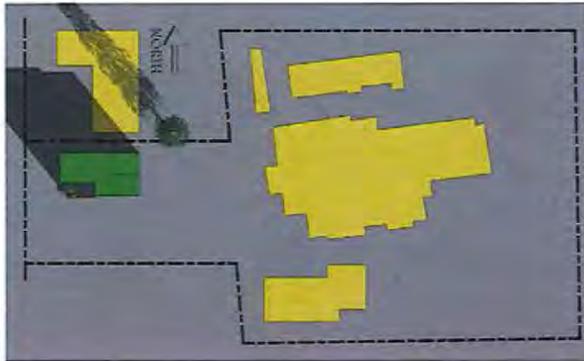
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SHADOW STUDY  
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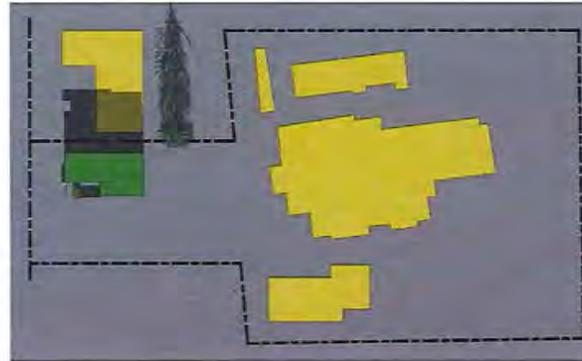


**Ikemoto - Albert Solar Shading Study**  
**Solar Study**

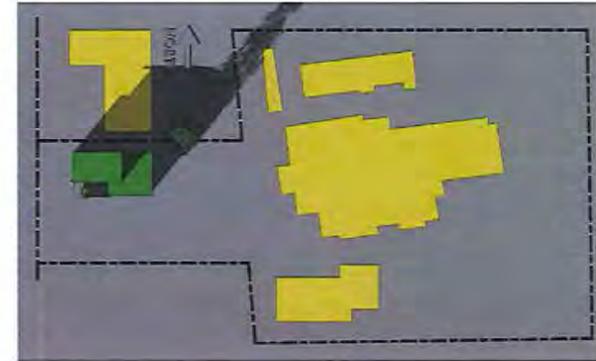
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**314 SECOND ST E, SONOMA, CA 95476**

**DECEMBER 21st 2016**

NOTE: MORNING AND AFTERNOON TIMES ARE 2 HOURS AFTER AND BEFORE, SUNRISE AND SUNSET  
 RESPECTIVELY



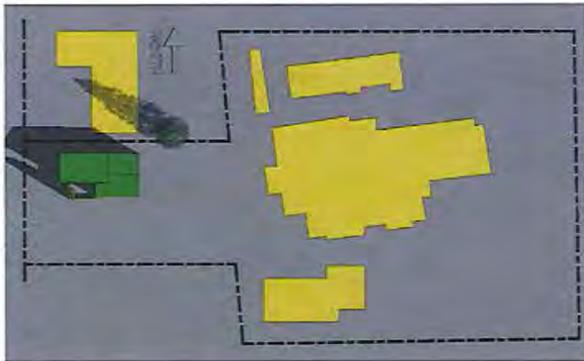

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 DECEMBER 21

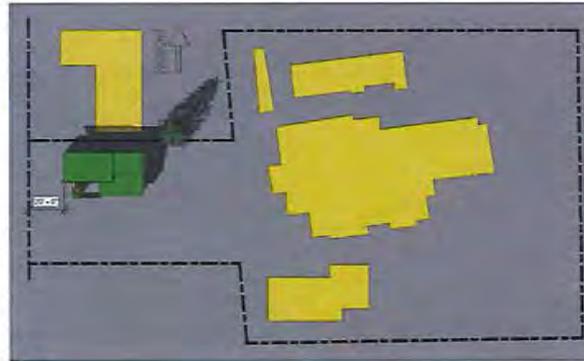
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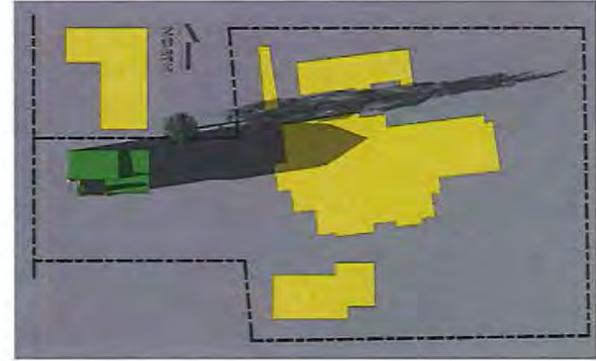
**Ikemoto - Albert Solar Shading Study**  
**Solar Study**  
 314 SECOND ST E, SONOMA, CA 95476



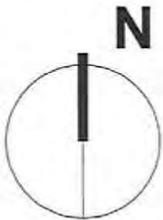
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# 314 SECOND ST E, SONOMA, CA 95476

## MARCH 21st 2016

NOTE: MORNING AND AFTERNOON TIMES ARE 2 HOURS AFTER AND BEFORE, SUNRISE AND SUNSET RESPECTIVELY

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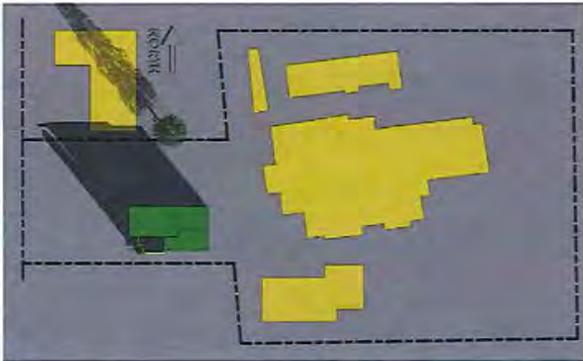
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 Project number: 16040

SHADOW STUDY  
 MARCH 21

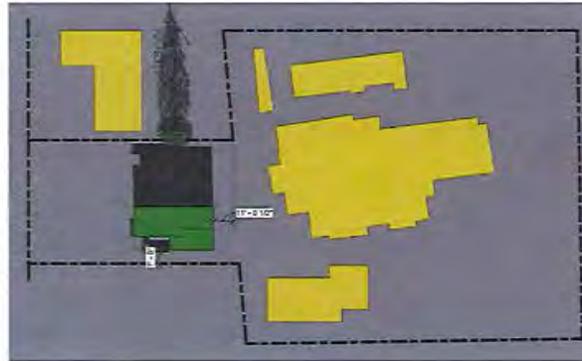
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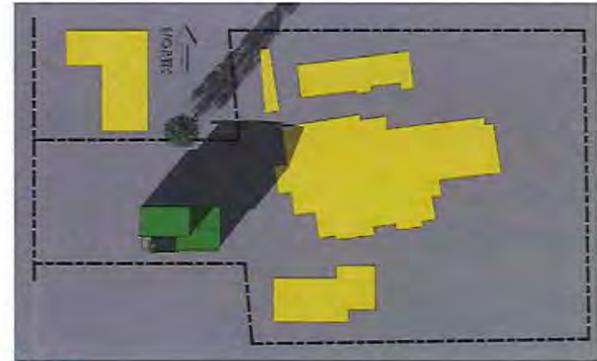
**Ikemoto - Albert Solar Shading Study**  
**Solar Study**  
 314 SECOND ST E, SONOMA, CA 95476



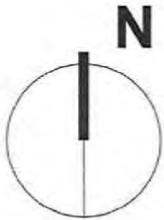
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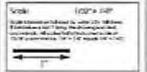


**314 SECOND ST E, SONOMA, CA 95476**

**DECEMBER 21st 2016**

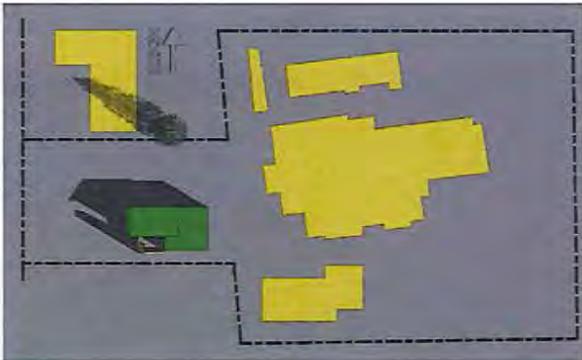
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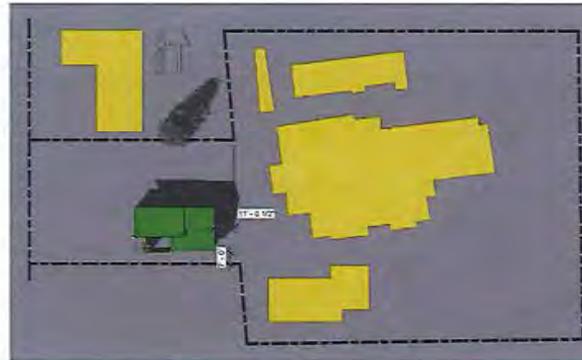


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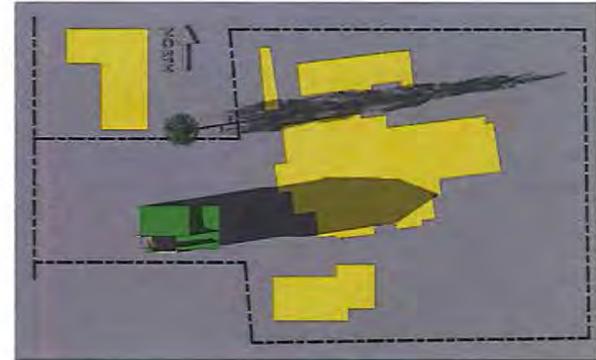
SHADOW STUDY  
 DECEMBER 21



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**314 SECOND ST E, SONOMA, CA 95476**

**MARCH 21st 2016**

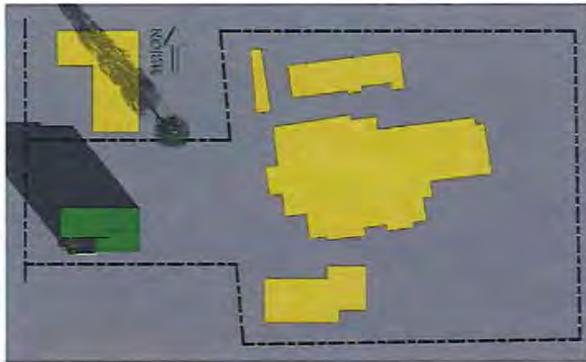
NOTE: MORNING AND AFTERNOON TIMES ARE 2 HOURS AFTER AND BEFORE, SUNRISE AND SUNSET  
 RESPECTIVELY

NO.	CHECKED/REVISION DATE



Scale: APR 21, 2016  
 Project Number: 21454c

SHADOW STUDY  
 MARCH 21



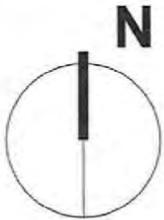
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**314 SECOND ST E, SONOMA, CA 95476**

**DECEMBER 21st 2016**

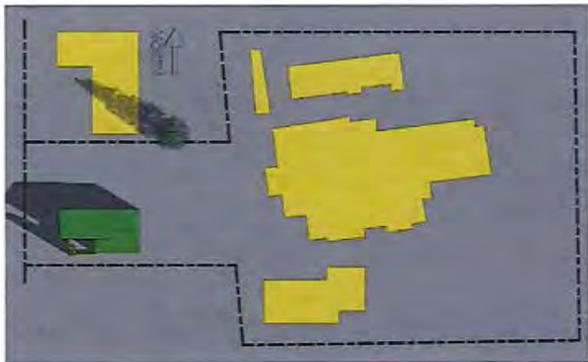
NOTE: MORNING AND AFTERNOON TIMES ARE 2 HOURS AFTER AND BEFORE, SUNRISE AND SUNSET  
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NO.	DATE	REVISION	BY

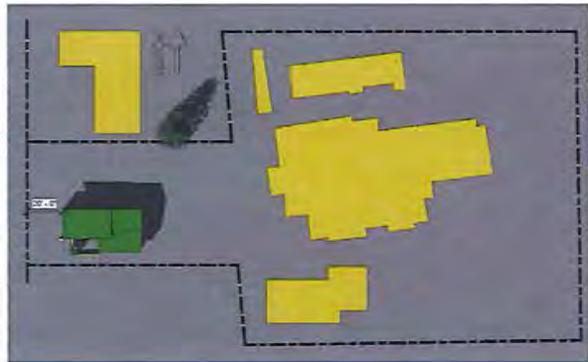
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Date: APR 21 2014  
 Project Number: 3146C

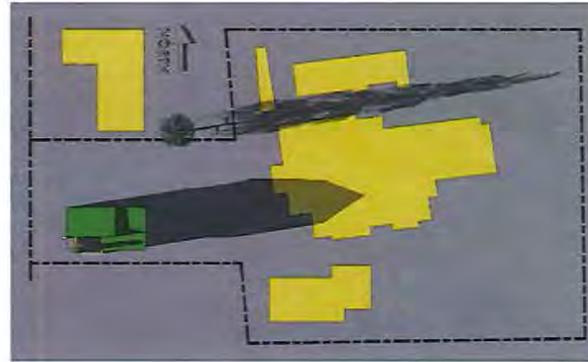
SHADOW STUDY  
 DECEMBER 21



9:11 AM



2:00 PM



5:23 PM



**314 SECOND ST E, SONOMA, CA 95476**

**MARCH 21st 2016**

NOTE: MORNING AND AFTERNOON TIMES ARE 2 HOURS AFTER AND BEFORE, SUNRISE AND SUNSET RESPECTIVELY

DATE	TIME	STATUS

Scale: 1/8" = 1'-0"  
 1" = 8'-0"

Date: APR 22, 2016  
 Project Number: 33464c

SHADOW STUDY  
 MARCH 21

Planning Commission  
Item # 3

**Ron Albert**  
**66 George Lane**  
**Sausalito, California 94965**  
Telephone: (415) 332-5600

**LATE MAIL**

March 10, 2016

Rob Gjestland  
Senior Planner  
Sonoma City Hall  
1 The Plaza  
Sonoma CA 95476

Re: 314 and 324 Second Street East

Dear Mr. Gjestland:

Please forward this letter to each of the Planning Commissioners. My wife and I have owned the duplex at 310-312 Second Street East for eleven years. Both units are rented to long term Sonoma residents. I met with Glenn Ikemoto in January to review his redevelopment plans. He asked if I would object to placement of both the pool house and the proposed guesthouse/garage within the setbacks.

After reviewing the plans, we expressed the same concerns to Glenn and his wife Kim regarding guesthouse-garage that are contained in this letter. As a result, the plans were modified so that the guesthouse-garage is set back the minimum 7' required and no exception or variance is being requested for this building.

We do not have an objection to the exception requested for the pool house. However, notwithstanding the fact that no exception is requested for the guesthouse-garage, we would like Glenn & Kim's architect to develop a revised location or design for it that fulfills their needs without adversely impacting our property.

The current proposed location of the guesthouse-garage is the worst possible for our tenants and any future occupant of our property. It creates a 2 story wall along the length of the backyard, which will block sunlight and significantly alter the entire ambience of the property. There is also a high likelihood that excavation in the current location presently would result in the death of a very tall, handsome pine tree on our property. The tree is near the shared property line and its root system is evident under the existing pavement on Glenn and Kim's property where the guesthouse-garage is proposed.

Letter to Rob Gjestland  
March 10, 2016  
Page 2

There are many locations and/or designs for the guesthouse-garage that would not adversely impact our property. If the building were rotated 90 degrees to face the street it would not block light into the yard or endanger the pine tree's root system. Rob Gjestland explained to me that Sonoma's planning code encourages buildings to be placed so that the narrowest dimension of the building is parallel to the narrowest dimension of the property. However, the planning code also states that dwellings should face the public street. If both of the policies can't be accommodated, the alternative most compatible with the neighboring properties should be preferred.

Another alternative would be to move the location of the building closer to the street, so that any additional open-air parking (as shown on the plans) would be on the east side of the guesthouse-garage instead of the west side.

Keeping the building in its current location and reducing it to 1 story in height would alleviate the blocking of light, but the threat to the pine tree's root system would still need to be resolved.

We welcome the above or any other alternatives that Glenn & Kim's architect can devise which will meet their needs while avoiding the adverse impact on our property.

We thank you and all of the Planning Commissioners for considering our concerns and the concerns of our tenants.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'R. Albert', written in a cursive style.

Ron Albert

About us...

In 1870, my great-grandfather, Antonio Castagnasso, acquired this block of 2nd st east, which included the field north of this property, and east to Sebastiani. He quickly set himself up and began to farm this land.

He built this house I live in, at 300 2nd St East, in 1900. In 1910, he sold it to my grandfather, August Clerici, who was said to have been the best hoer, as he worked the field for my great-grandfather.

I am the 4th generation to grow food on this property, and the 3rd generation to live on it.

I am the only heir living on that original land and continuing the legacy of my great-grandfather.

I am honored to say, sustainably growing since 1870.

We moved into my Nonna's house in 1983, and we continued selling persimmons on the front porch, just as she had done before us.

We have been growing vegetables and fruit on this property for 33 years, and sell it on our front porch at the "honor system, \$2.00 store"...its a little store, but it does a lot of good.

We are concerned with the existing shade on our property, that deteriorates crops, and limits reasonably priced, clean food to people who are depending on us. And we are depending on them to assist in our survival.

We have almost 250 signatures of people who understand our situation and support our continued existence.

claudia and roger rannikar  
300 2nd St east

MAY 24 2016

## **THIS IS LESS SHADE FROM THE JUST CUT TO 16 FT BY 40 FT CYPRESS**

Pictures 1, 2, 3, and 4, show how the dense shade, from the lowered cypress, moves and changes shape as the sun moves, in our 2 biggest beds.

The pictures were taken days after March 21, showing the affect of receding shade. The pictures also reflect where the aggressing shade will have crept to on Sept.21.

In picture 4, the shade is 13 feet from the fence, and the left edge of the bed is 23 feet from the fence. The bed is 23 ft. wide.

That's 299 square feet out of that bed alone. The total square footage of all the beds is 1092. The bed closest to you is also affected due to the inconsistency of sunlight, (see picture 5).

## **WE ARE ALREADY HAVING DIFFICULTY MANAGING THE GARDEN WITH THE RECEDING LESS SHADE**

We begin planting cool weather crops April 1 to April 15. The dense shade prevents the soil from drying out, in order to cultivate with a shovel, and , from warming enough to accepts plants without causing disease.

As a result of the shade retarding the planting process, we are having to plant cool weather crops in the sunniest spots, taking up valuable space for warm weather crops, needed to escape the aggressing shade after the first day of summer. The majority of the crops are warm weather crops.

Both cool weather and warm weather crops need 8 hours of direct sunlight a day, including the hours of 10-4, to insure crop production and health. I am speaking as a retired nurserywoman. Picture 5 shows the impact of receding dense shade of the cypress on potatoes and onions. Going left to right, plants are diminished in size, the left being the better environment due to more consistent sunlight. The potatoes in more shade took longer to mature, retarding the growing process again, and I pulled out the onions. Its a terrible waste.

## **WITH THE AGRESSING LESS SHADE, WE WILL HAVE EXTREME DIFFICULTY MANAGING THE SUMMER CROPS**

Less shade will cause both spring and summer growing problems. Things will grow but they will not thrive.

Please look again at pictures 2, 3, and 4...They now will show the point where the shade will have slowly crept to on Sept.21, slowly undermining the warm weather crops. The daily dose of growing dense shade, causes plants to reduce in vigor and crop production, retarding the growing process. The continuous shade begins to cool the soil and air, which creates the environment for disease, in particular fungus, which also affects plant vigor and production. See picture 5.

Picture 6 shows where the continuation of the solid 6 foot fence for privacy will be, and the 16 ft. cypress, that will have a 20 ft. tall, with a 15 ft crown, crepe myrtle planted behind them as well, decreasing sunlight.

We start planting warm weather crops around May 1, and the cool weather crops are out of the garden sometime in July, where we continue to plant warm weather crops, and we are running out of space as the aggressing shade takes over in our 2 biggest beds.

We can grow warm weather crops in this zone into November, but by Sept. 21, 299 square feet of garden beds, out of a total 1092 square feet, is taken up by dark dense shade.

## **THE LESS SHADE IS STILL AFFECTING THE AMOUNT OF VEGETABLES WE NEED TO SUPPLY THE \$2.00 STORE AND THE AMOUNT OF MONEY WE USE TO ASSIST IN OUR SURVIVAL**



12:15



1:15

MAY 24 2016

3



2:15

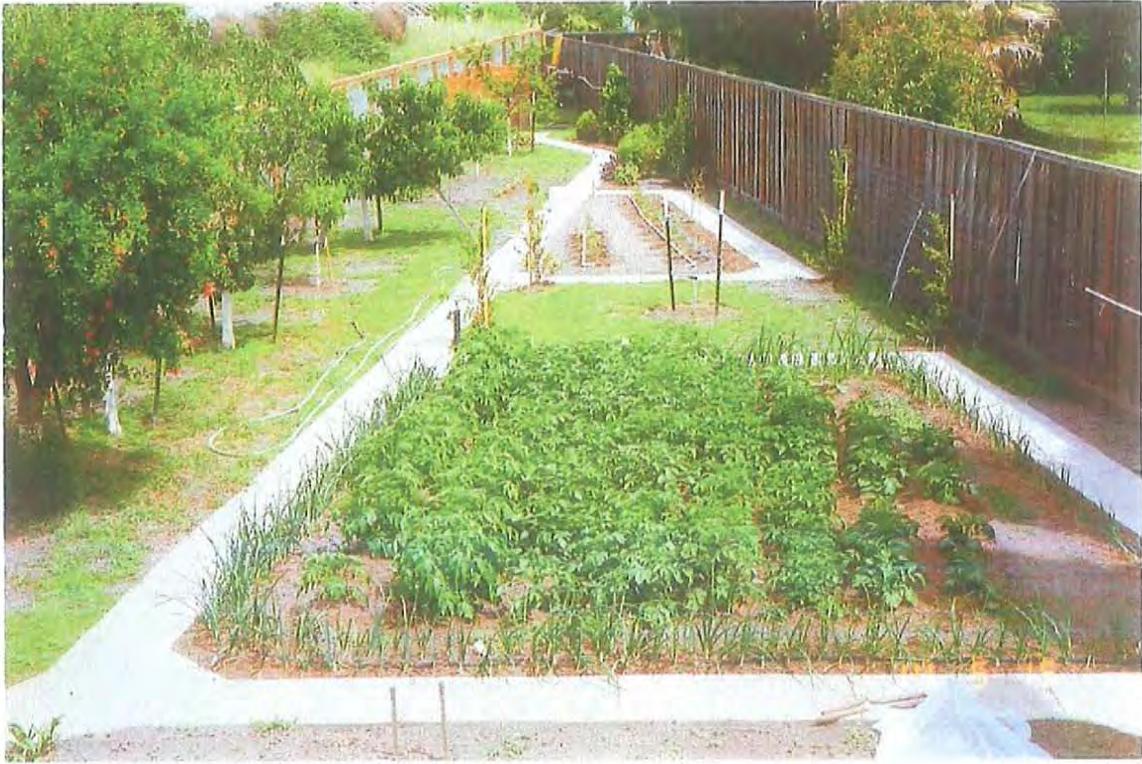
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3:15

MAY 24 2016

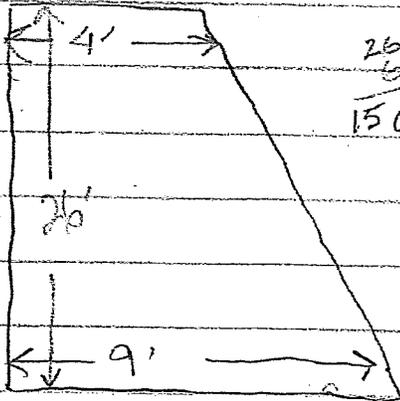
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6

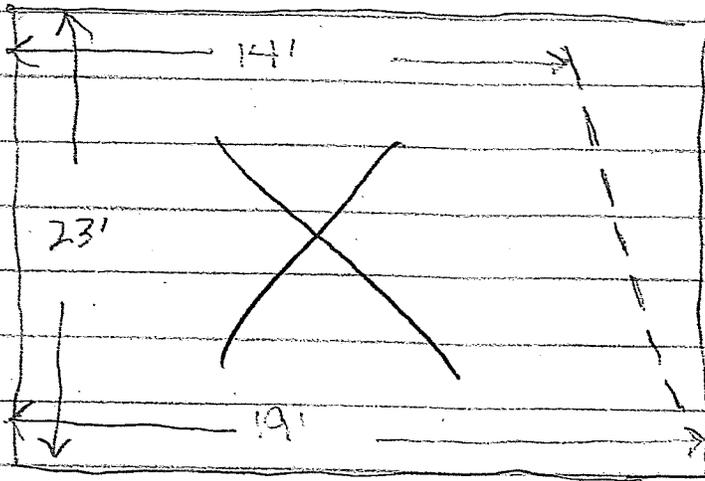


MAY 24 2016



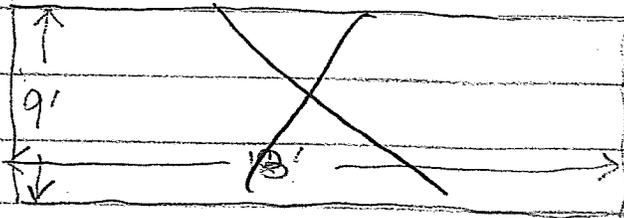
$$\begin{array}{r} 26 \\ \times 6 \\ \hline 156 \end{array} \text{ sq ft}$$

$$\begin{array}{r} 2156 \\ 381 \\ 162 \\ 323 \\ \hline 70 \\ \hline 1092 \end{array} \text{ total}$$



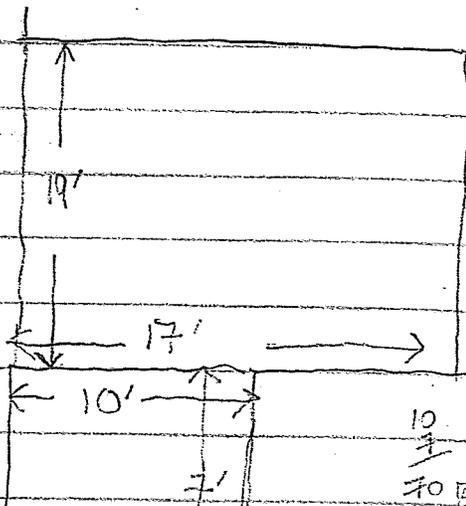
$$\begin{array}{r} 23 \\ \times 17 \\ \hline 151 \\ 381 \end{array} \text{ sq ft}$$

BEDS  
MOST  
AFFECTED  
BY



$$\begin{array}{r} 18 \\ \times 9 \\ \hline 162 \end{array} \text{ sq ft}$$

CYPRESS



$$\begin{array}{r} 19 \\ \times 17 \\ \hline 133 \\ 19 \\ \hline 323 \end{array} \text{ sq ft}$$

$$\begin{array}{r} 10 \\ \times 7 \\ \hline 70 \end{array} \text{ sq ft}$$

TREES ARE NOT POLES BECAUSE THEY HAVE A CROWN....but before you can find the shadow cast by a tree, that has a crown...you have to find the shadow of a pole, in a way. It was determined the 16 ft cypress made a 13 ft shadow on March 21 and Sept 21... to find the ratio of the height to the shadow, divide 13 by 16=.8125... so, for whatever height tree you have, multiply by .8125 to find the length of the shadow.

Here are the shadows of trees on March 21 and Sept 21...

The 16 ft cypress trees cast a shadow on the garden.....13 ft. long by 40 ft wide

The crepe myrtle behind the cypress by the pool house...6 1/2 ft. long by 15 ft wide

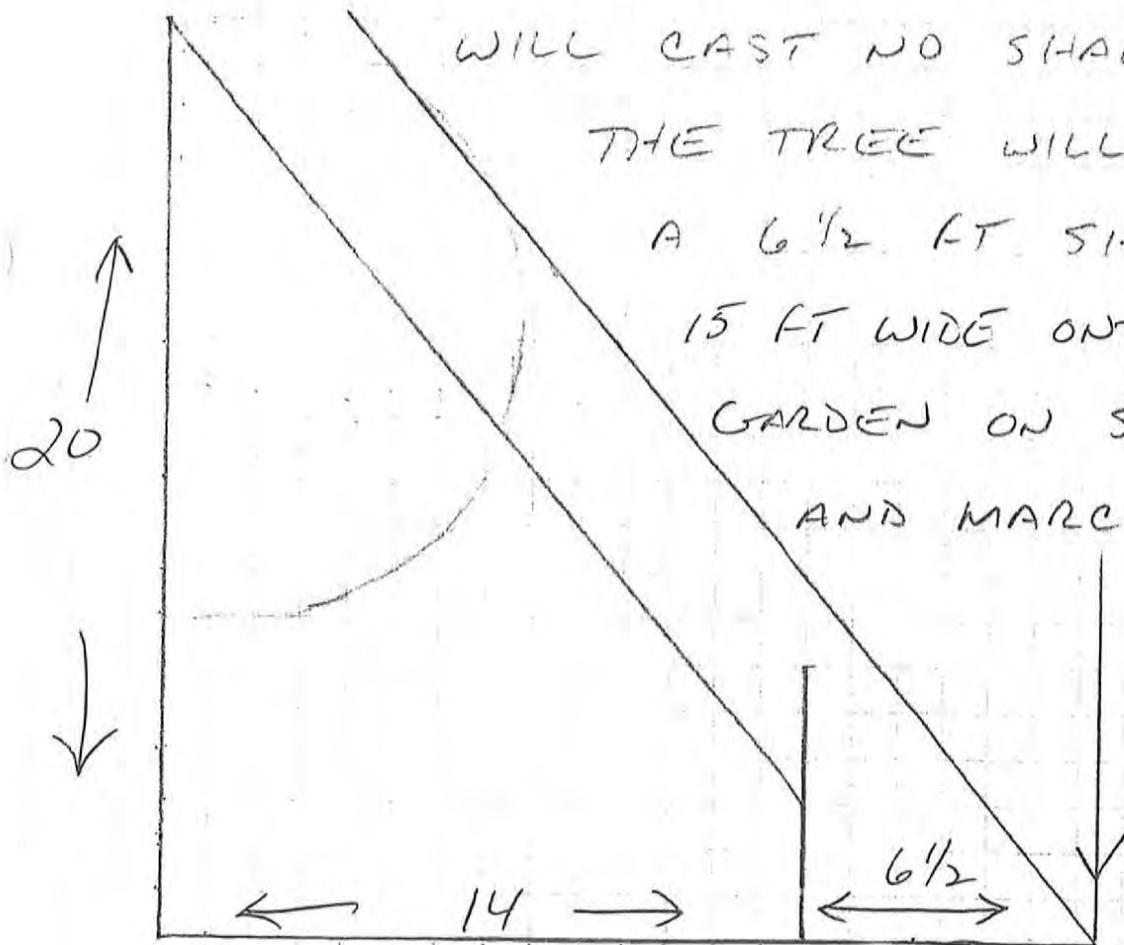
These cypress trees, below, will have the 20 ft crepe myrtle with a 15 ft. crown, planted behind them closing the gaps, making an immediate wall of shade.



MAY 24 2016

THIS IS THE 20 FT CREPE MYRTLE  
WITH A 15 FT DIAMETER CROWN  
PLANTED 14 FT FROM THE FENCE  
TO FIND THE LENGTH OF THE SHADOW  
I MULTIPLY  $20 \times .8125 = 16.25$  TO FIND THE  
SHADOW OF A POLE ... THEN DO THE CANOPY

IN THIS CASE THE POLE  
WILL CAST NO SHADOW, BUT  
THE TREE WILL CAST  
A  $6\frac{1}{2}$  FT SHADOW  
15 FT WIDE ONTO THE  
GARDEN ON SEPT 21  
AND MARCH 21



BEHIND CYPRESS

MAY 24 2016

AB 2561: THE CALIFORNIA NEIGHBORHOOD FOOD ACT Approved by governor Brown,  
Sept. 26, 2014

Seeks to insure the right of homeowners and renters to use backyards for growing food.

We have been growing food here and selling it on our front porch since 1983.

There are people who are depending on us, to supply clean reasonably priced food for them,  
at the \$2.00 store.

We are depending on them, to supply us with money, to continue growing and to survive on.

MAY 3 4 2016



## Sustainable Economies Law Center

Legal education, research, advice and advocacy for just and resilient economies

### **AB 2561: The California Neighborhood Food Act**

#### **Issue**

California is a national leader in raising awareness about the importance of eating fresh, local foods and the modern urban agriculture movement is rapidly growing in California. However, legal barriers to growing food in urban and suburban areas, especially in residential neighborhoods, are widespread. The California Neighborhood Food Act seeks to remove some of these legal barriers to make growing food in backyards a possibility for tenants of single family homes and duplexes and homeowners who are part of homeowners' associations.

#### **Current Law**

Land use agreements, including residential leases and Homeowners' Association contracts often don't allow the cultivation of food on residential property, mostly for aesthetic reasons.

#### **What the Bill Does**

**The California Neighborhood Food Act seeks to ensure the rights of renters and homeowners to use backyards for growing food.**

*Tenants' rights:* The bill requires that tenants of single family homes and duplexes be able to grow produce in portable containers of any size and number on the property they rent for personal use or for donation as long as it does not block walkways or utilities or create other hazards. It allows the landlord to require an additional security deposit for restoring lawns or landscaping if needed. Commercial food cultivation is still subject to agreements between landowner and tenant, as in existing law.

*Homeowners' Association member rights:* The bill makes it illegal for a homeowners' association contract to unreasonably prohibit the use of private (not shared) property for growing produce.

Any food produced for sale (either by a homeowner on their own property or on rental property if the lease allows for commercial food cultivation) must still comply with all relevant health and agricultural laws. All food cultivation activities must abide by local nuisance laws typically found in city health, zoning, or other codes.

Empowering individuals to grow food at home will lead to positive economic, health, and environmental outcomes throughout the state. This bill will increase access to fresh produce for many Californians, including many Californians who lack access to fresh food due to their place of residence and socioeconomic limitations. Allowing small-scale local food production will reduce the carbon footprint of our food system by shortening the distance food must travel. AB 2561 also promotes efficient, fruitful use of water and land resources, empowering Californians to prioritize food cultivation over ornamental lawns.

#### **Author**

Assemblymember Steven Bradford (AD 62)

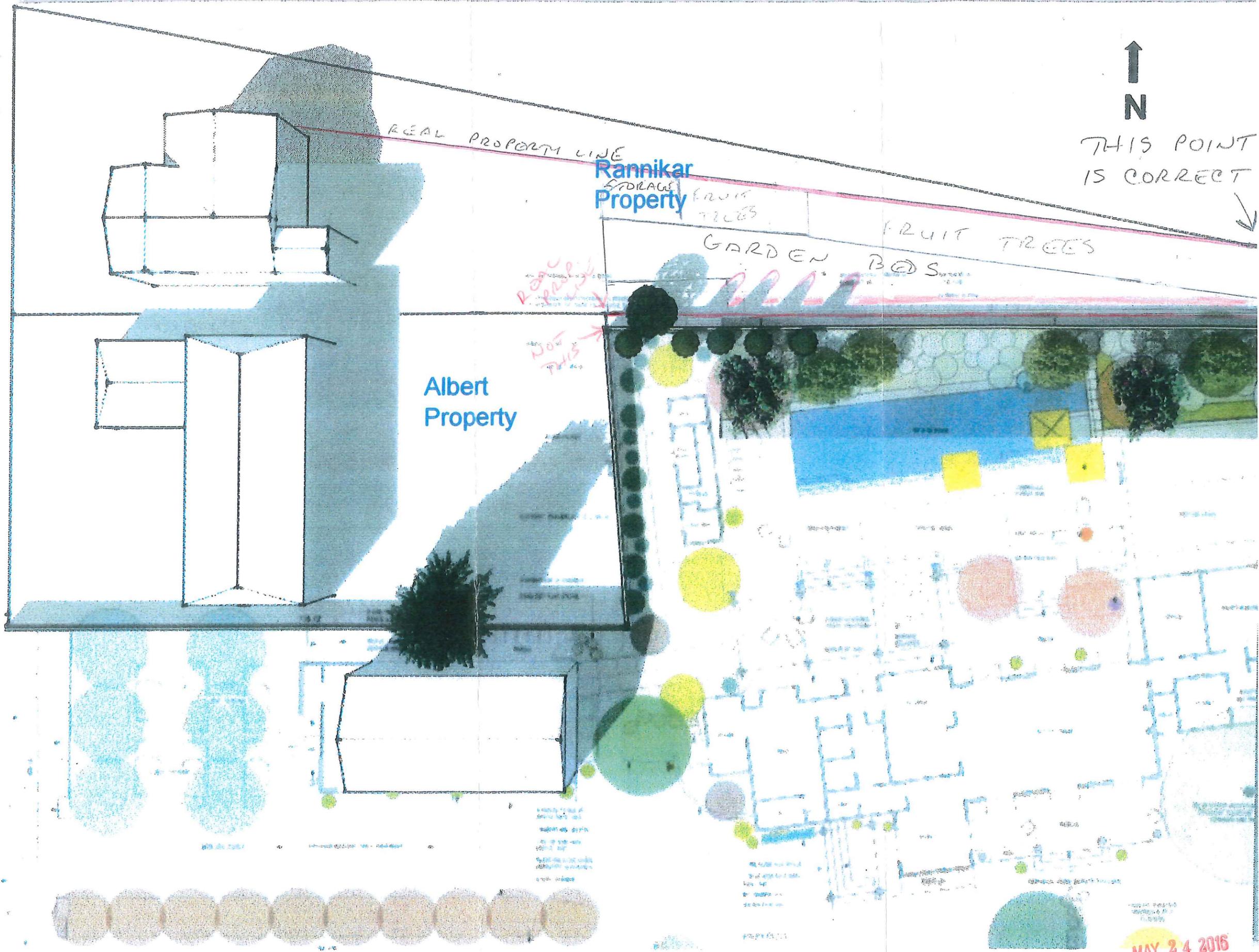
MAY 3 4 2016

The shade study has determined that the shade from the 16 ft by 40 ft of cypress, will be at its least, on the first day of summer, and on that day only.  
It is the days before and after, that are influencing the crops.

MAY 24 2016

I HAVE  
CORRECTED THE  
PROPERTY LINES  
AND ADJUSTED  
THE SHADE,  
THAT THEIR  
FENCE AND  
CYPRESS TREES  
ALREADY CAST  
ON MY GARDEN.  
**AFTER**

AND THEY ARE  
INTENDING TO  
PUT MORE.



↑  
N  
THIS POINT  
IS CORRECT  
↓

NOTE - THIS IS A BLOW UP COPY OF THEIR SPRING FALL DIAGRAM

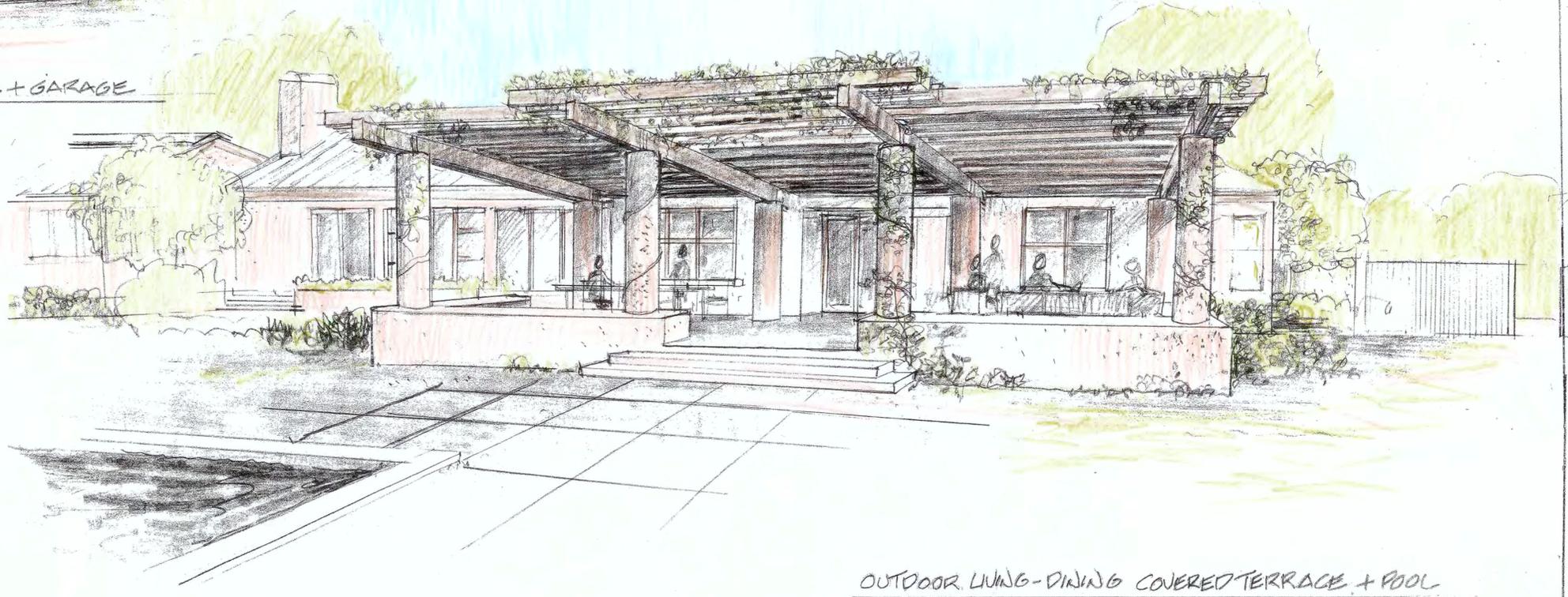
MAY 24 2016



ENTRANCE TO MAIN HOUSE + LINK TO EXISTING BEDRM + GARAGE



GUEST HOUSE + GARAGE



OUTDOOR LIVING-DINING COVERED TERRACE + POOL

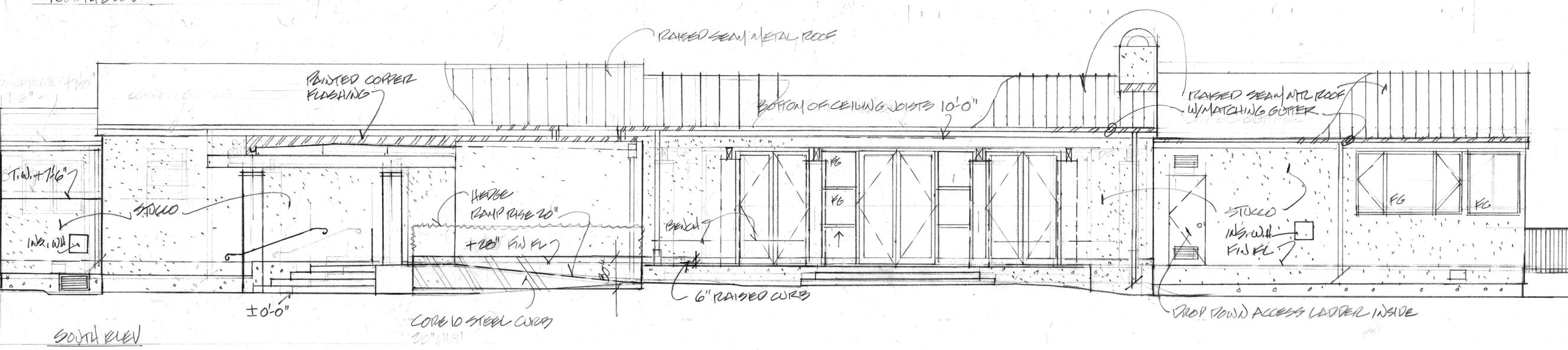
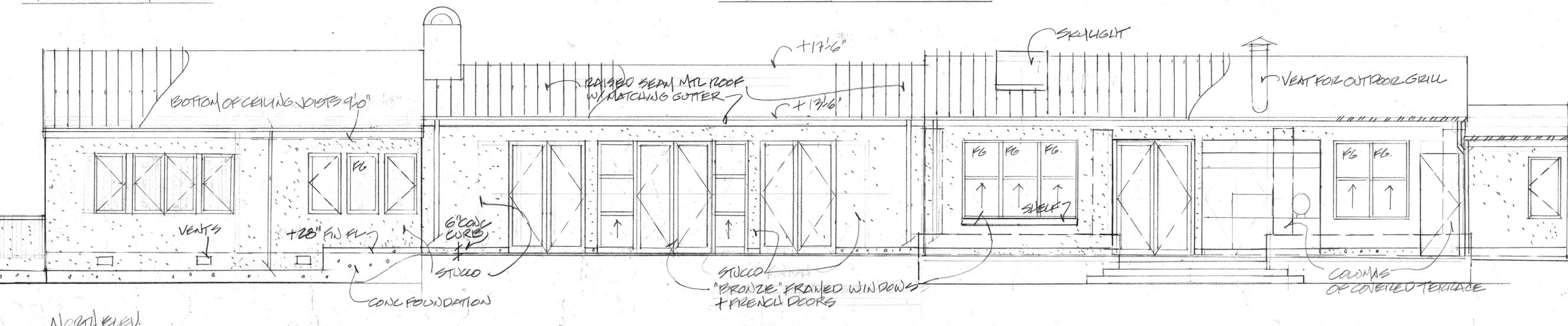
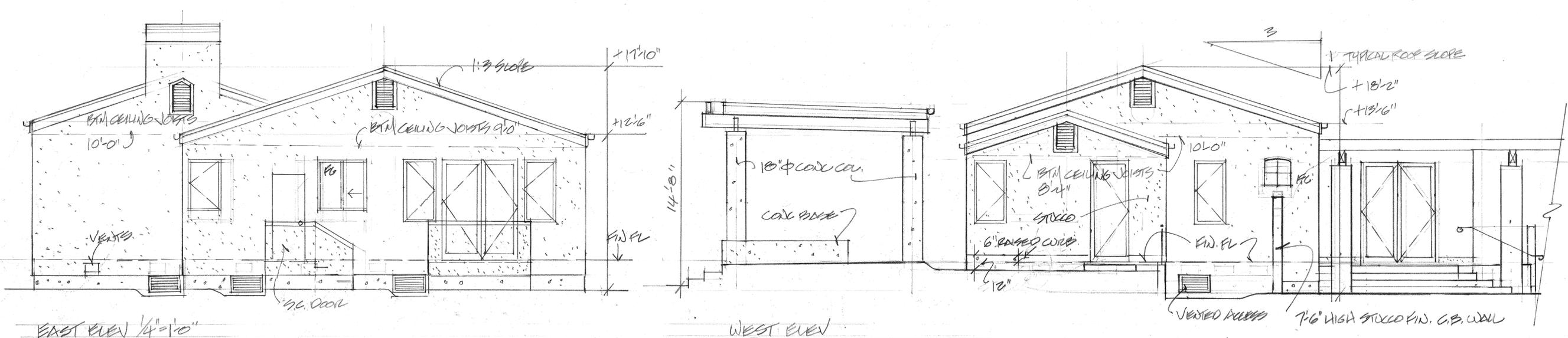
INDEX OF DRAWINGS FOR KIM AND GLENN IKEMOTO RESIDENCE  
324 SECOND STREET EAST CITY OF SONOMA, SONOMA CA 95476

- L1 SITE DEVELOPMENT PLAN 1"=10'
- L1.1 LANDSCAPE MATERIALS PLAN
- L1.2 LANDSCAPE DIMENSIONS
- L1.3 LANDSCAPE PLANTS
  
- L2 LANDSCAPE DETAILS
- L2.1 LANDSCAPE DETAILS
- A1 WEST END OF MAIN HOUSE PLAN ¼"=1'
- A2 EAST END OF MAIN HOUSE PLAN ¼"=1'
- A3 EXTERIOR ELEVATIONS OF MAIN HOUSE ¼"=1'
- A4 OPEN AIR ROOFED STRUCTURES ½"=1'
- A5 SECTIONS THRU MAIN HOUSE ¼"=1'
- A6 INTERIOR ELEVATIONS OF MAIN HOUSE ¼"=1'
- A7 EXISTING BEDROOM WING AND GARAGE PLANS AND ELEV. ¼"=1'
- A8 EXISTING BEDROOM WING EXTERIOR AND INTERIOR ELEV. ¼"=1'
- A9 ACCESSORY STRUCTURES, POOL HOUSE, GYM + PUMP ¼"=1'
- A10 2 CAR GARAGE + GUEST APARTMENT PLANS + EXT. ELEV. ¼"=1'
- A11 GUEST APARTMENT INT. ELEV. ¼"=1' + EXTERIOR STAIR DETAILS





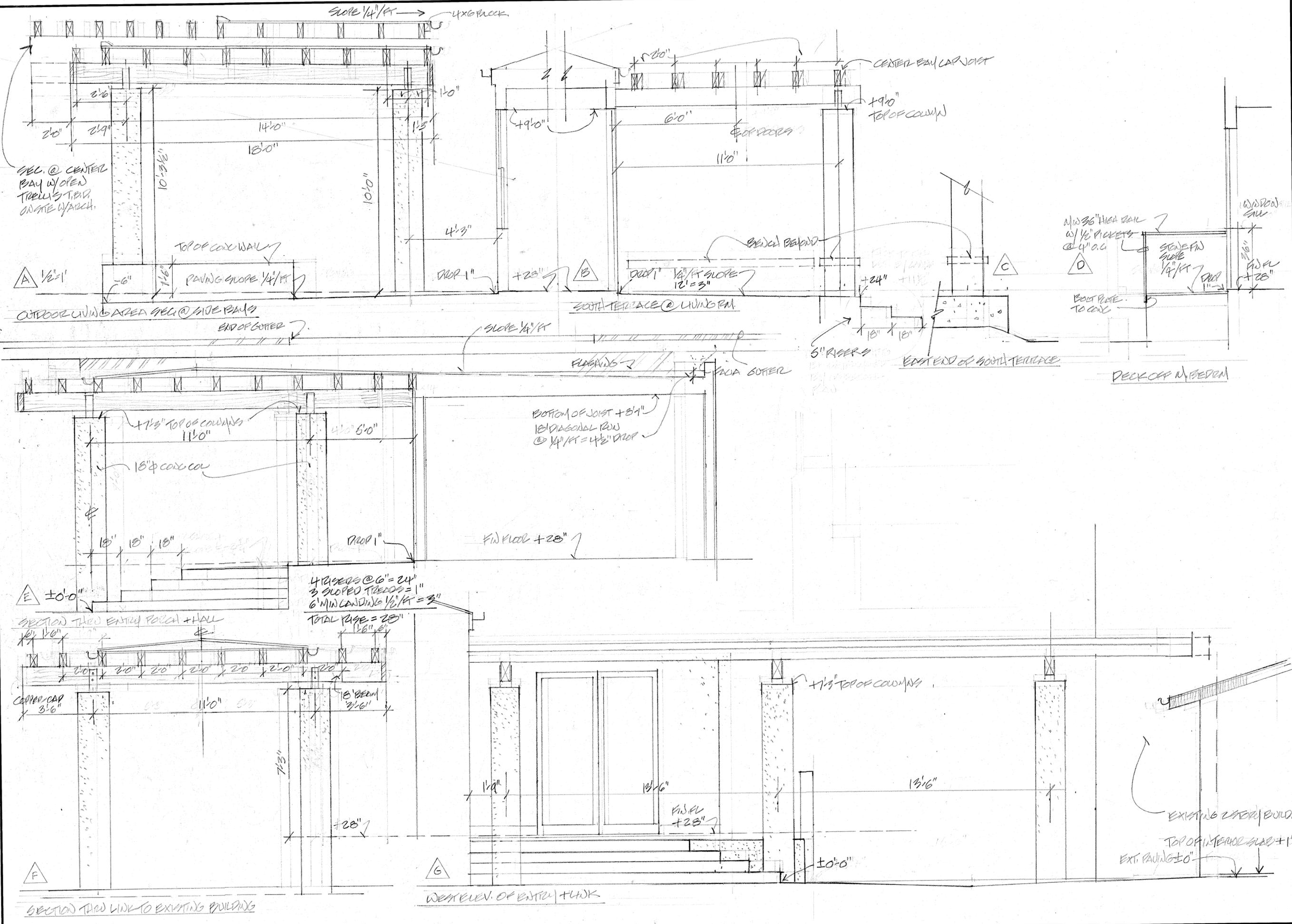
REVISIONS	BY
3/26/16	1/18
ADD TERRACE	
ADD DOOR	
6" EXP CONC	
2 TERRACES	
ADD DOOR TO	
FRONT	
FRONT EDGE	
FRONT	
FRONT	
FRONT	
ADD REAR	
ELEV	



EXTERIOR ELEVATIONS OF MAIN HOUSE 1/4"=1'-0"  
 IKEMOTO RESIDENCE 324 SECOND ST. EAST, CITY OF SONOMA, SONOMA, CA

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Job	
Sheet	A3
Of	Sheets

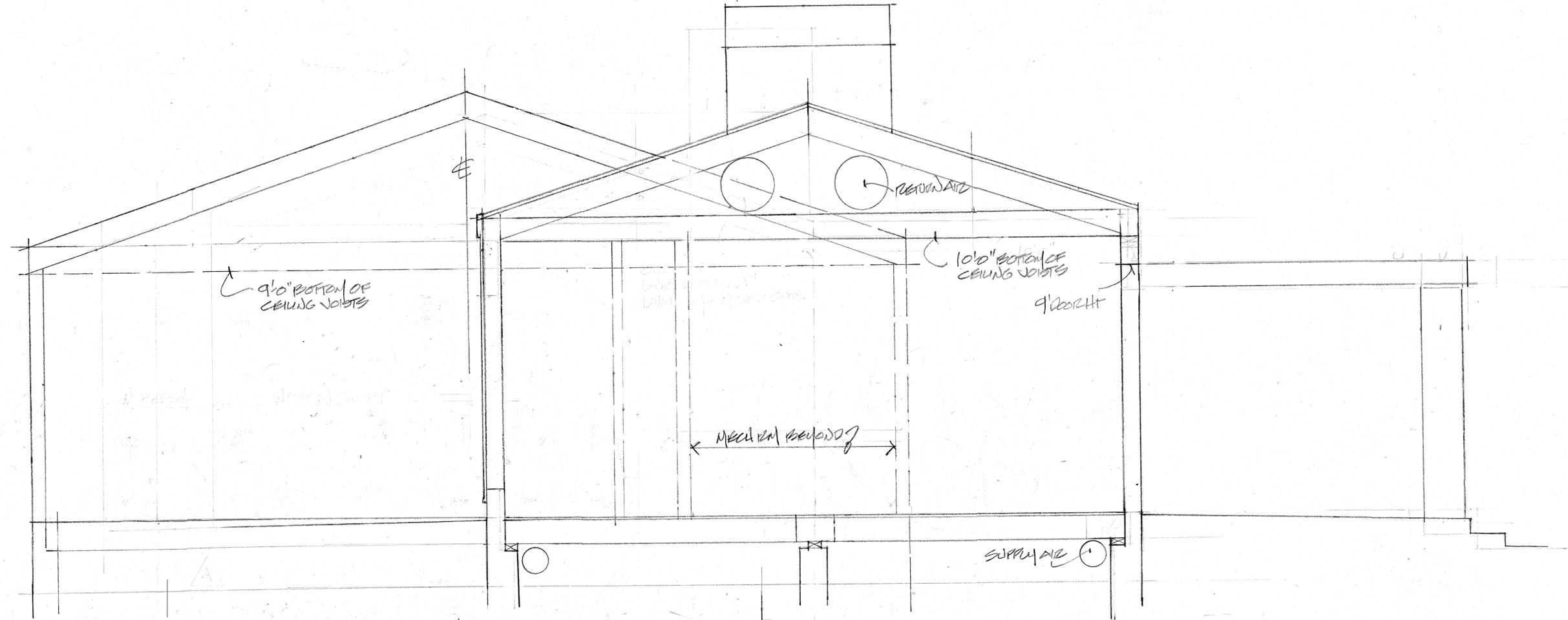
REVISIONS	BY
1. REVISED EXIST. PLAN	1/1/16
2. REVISED EXIST. PLAN	1/1/16
3. REVISED EXIST. PLAN	1/1/16
4. REVISED EXIST. PLAN	1/1/16
5. REVISED EXIST. PLAN	1/1/16
6. REVISED EXIST. PLAN	1/1/16
7. REVISED EXIST. PLAN	1/1/16
8. REVISED EXIST. PLAN	1/1/16
9. REVISED EXIST. PLAN	1/1/16
10. REVISED EXIST. PLAN	1/1/16



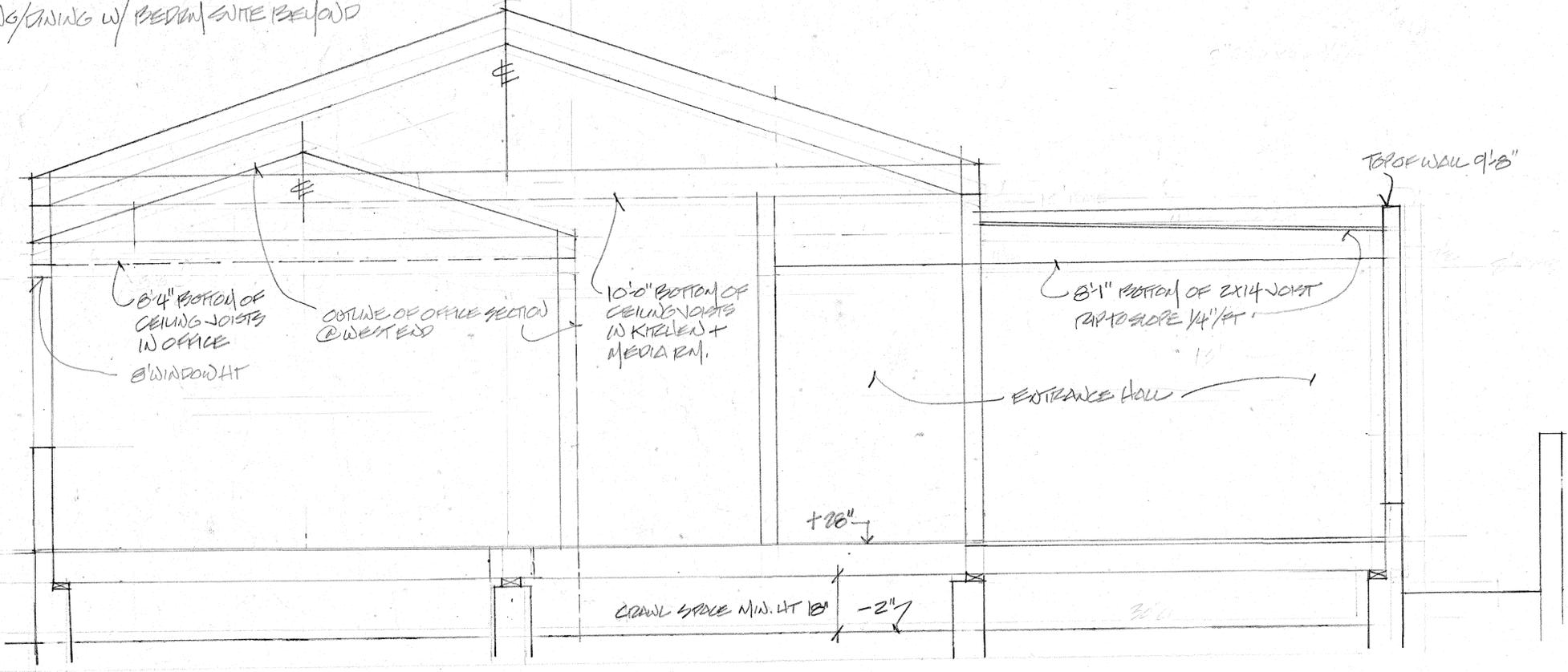
SECTION OF OPEN STRUCTURES 1/2"=1'-0"  
IKEMOTO RESIDENCE 324 SECOND ST EAST CITY OF SODONA, SONOMA, CA

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Scale	
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Of	Sheets

REVISIONS	BY
FOOTINGS	1/2/16



A SECTION THRU LIVING/DINING W/ BEDRM SUITE BEHIND  
1/2"=1'-0"

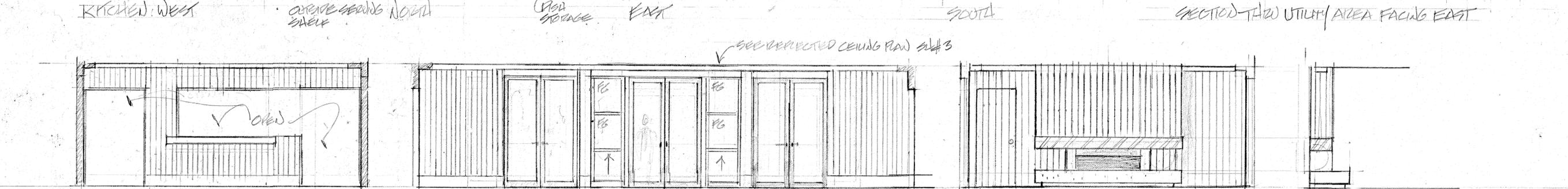
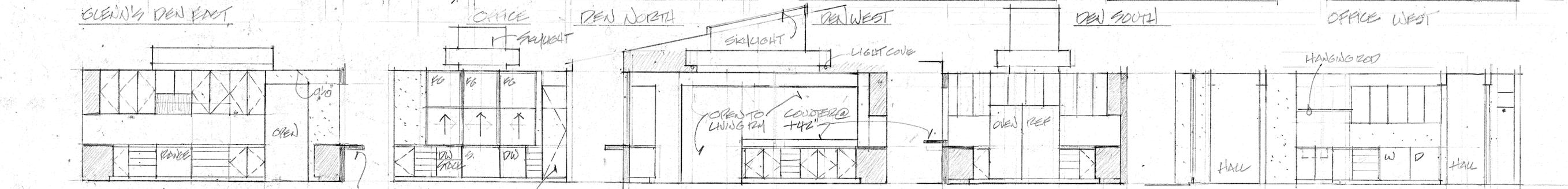
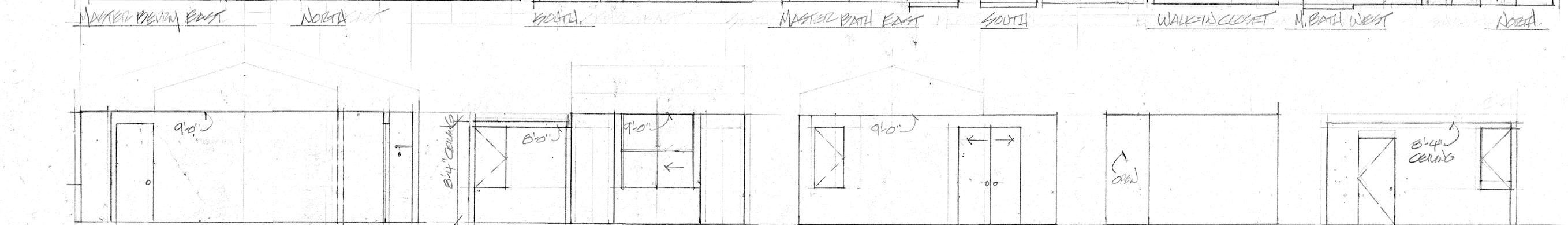
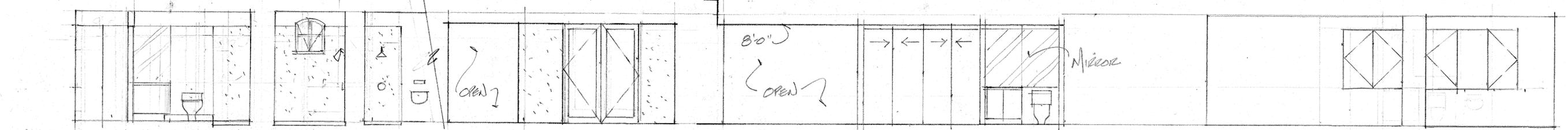
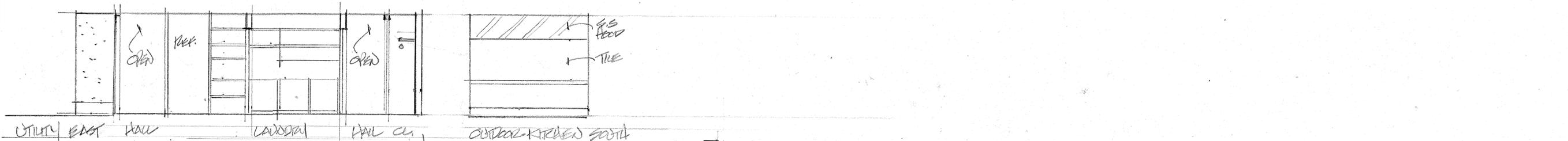


I SECTION THRU KITCHEN + ENTRY W/ OFFICE IN FRONT  
1/2"=1'-0"

SECTIONS THRU MAIN HOUSE 1/2"=1'-0"  
IKENOTO RESIDENCE 324 SECOND ST EAST CITY OF SONOMA, SONOMA, CA

Date	3/26/16
Scale	
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Job	
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Of	Sheets

REVISIONS	BY

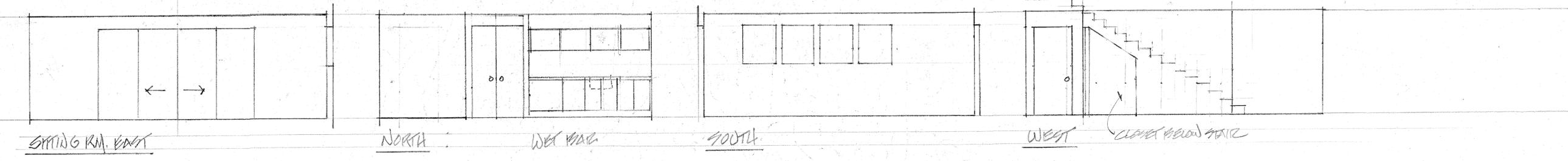
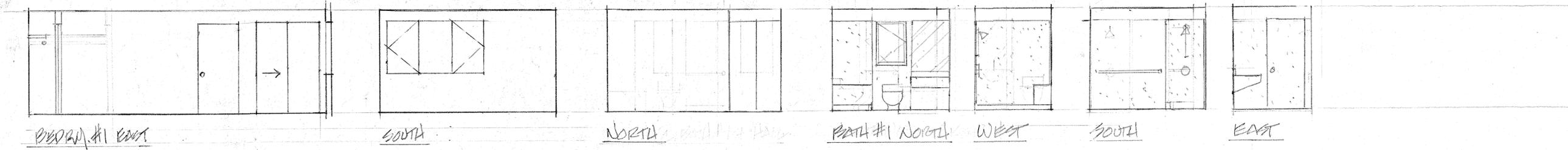
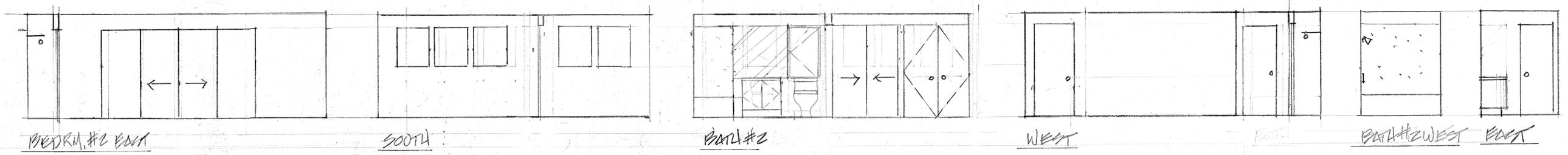
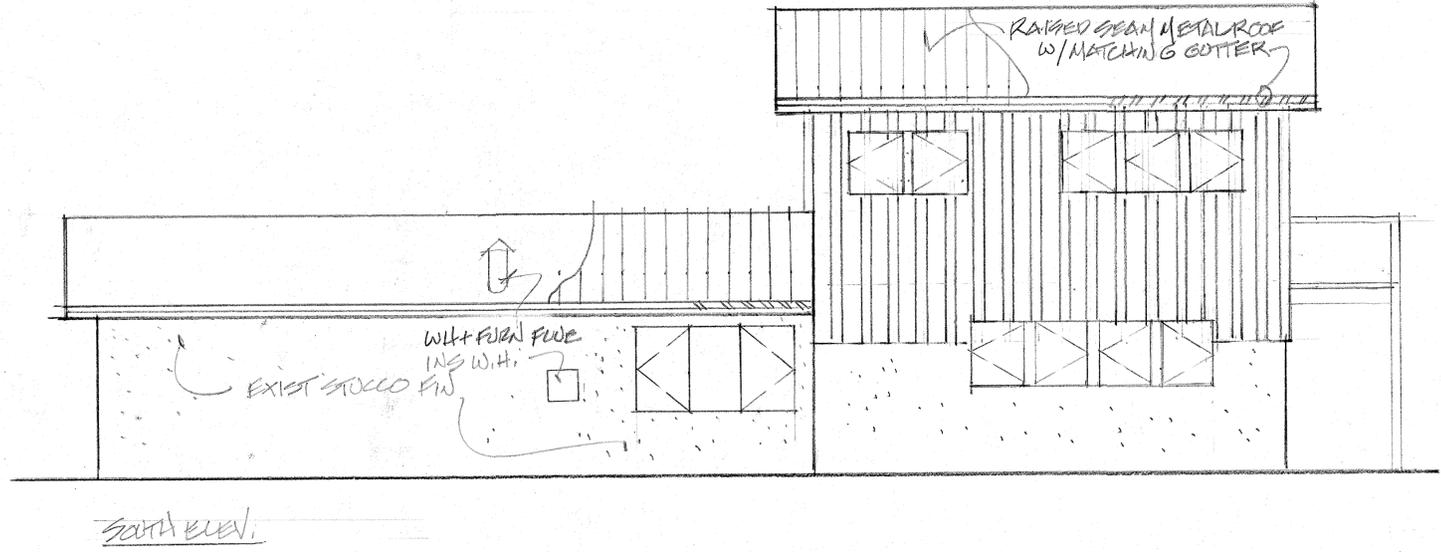


INTERIOR ELEVATIONS MAIN HOUSE 1/4" = 1'-0"  
 IKENOTO RESIDENCE 324 SECOND ST, EAST CITY OF SONOMA, SONOMA, CA

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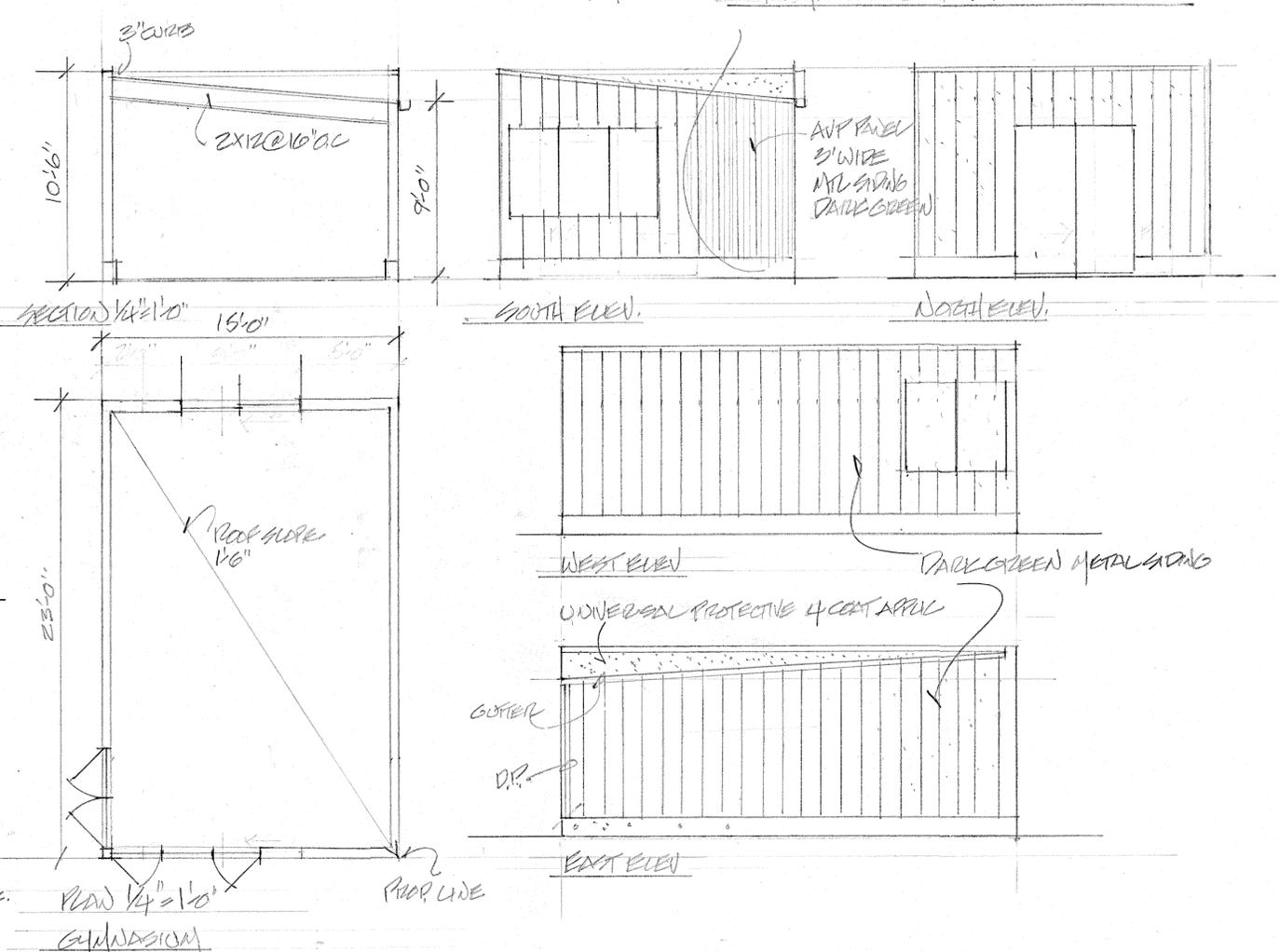
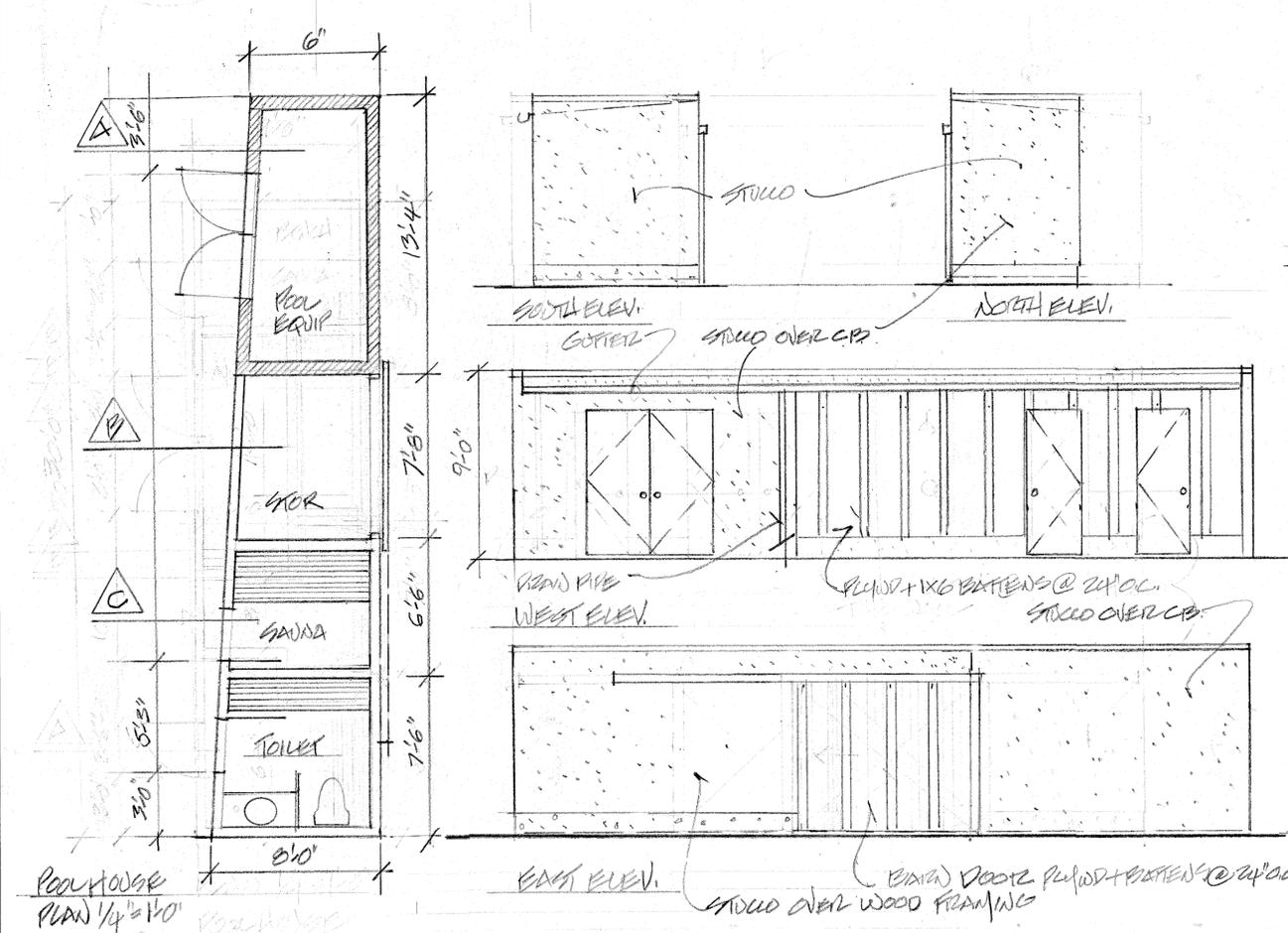
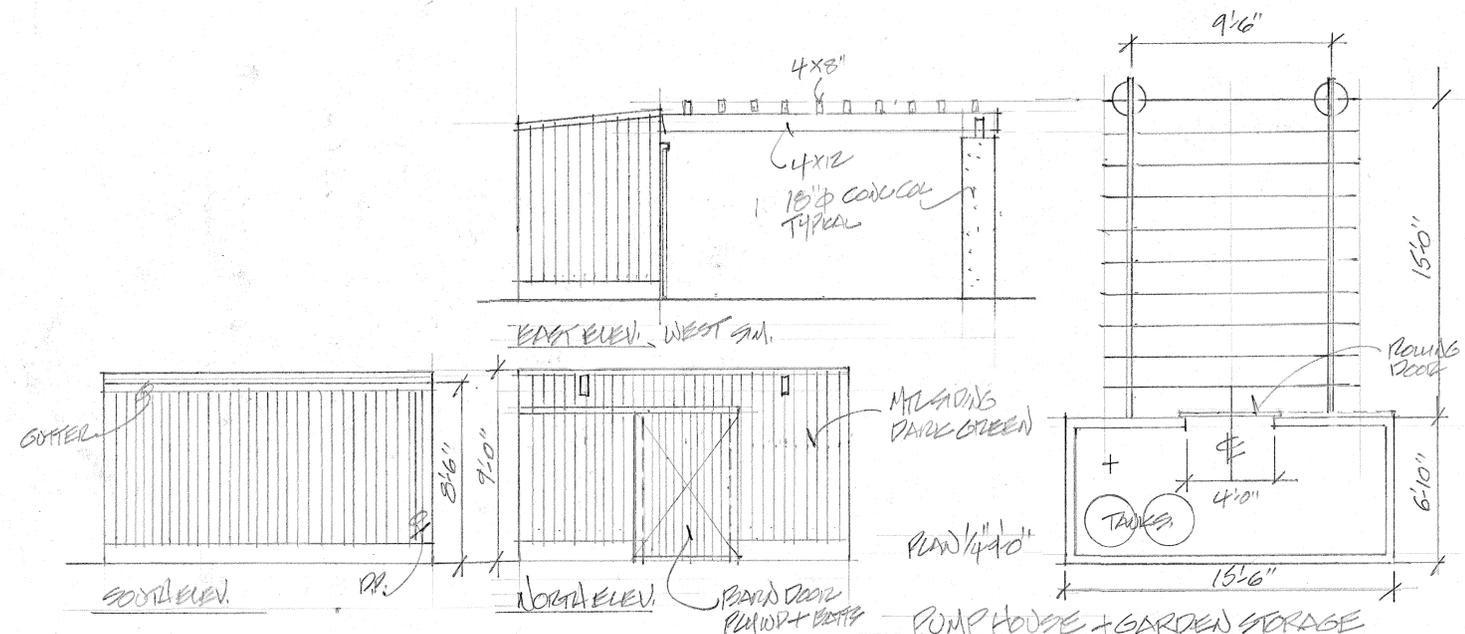
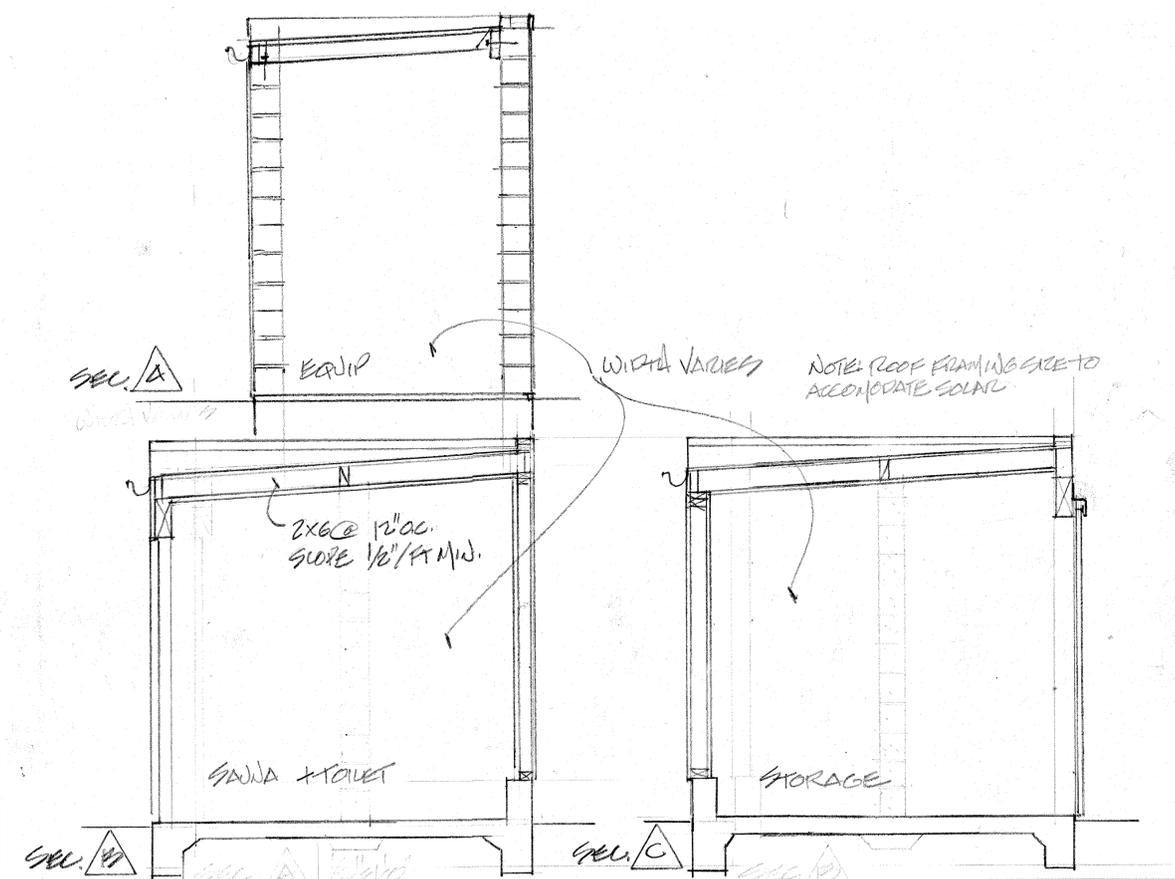
REVISIONS	BY



EXISTING BEDRM, WING, EXTERIOR ELEV., INTERIOR ELEV. 1/4"=1'-0"  
 IKEMOTO RESIDENCE 324 SECOND ST EAST CITY OF SONOMA, SONOMA CA

Date	3/26/16
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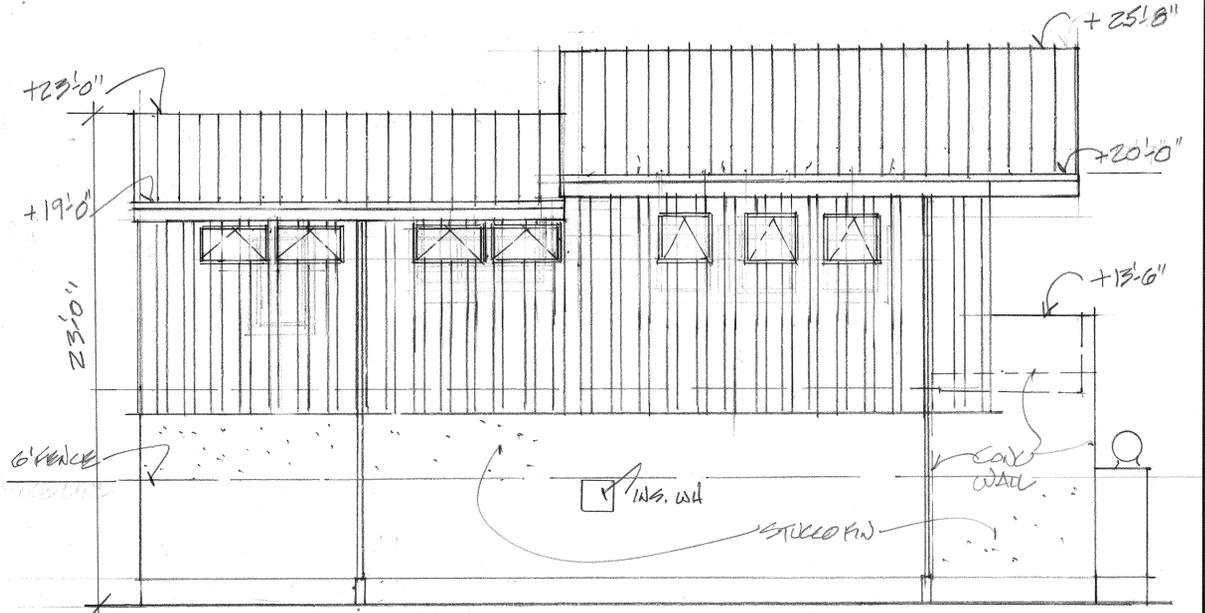
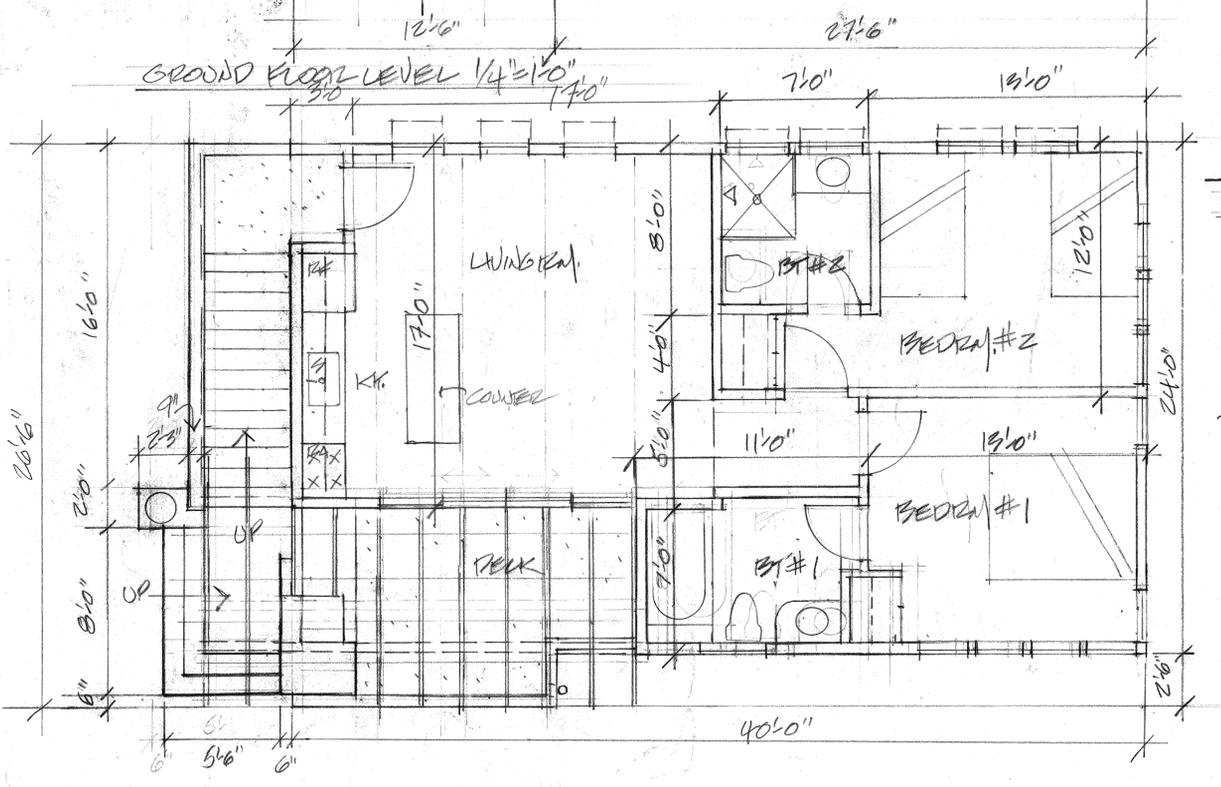
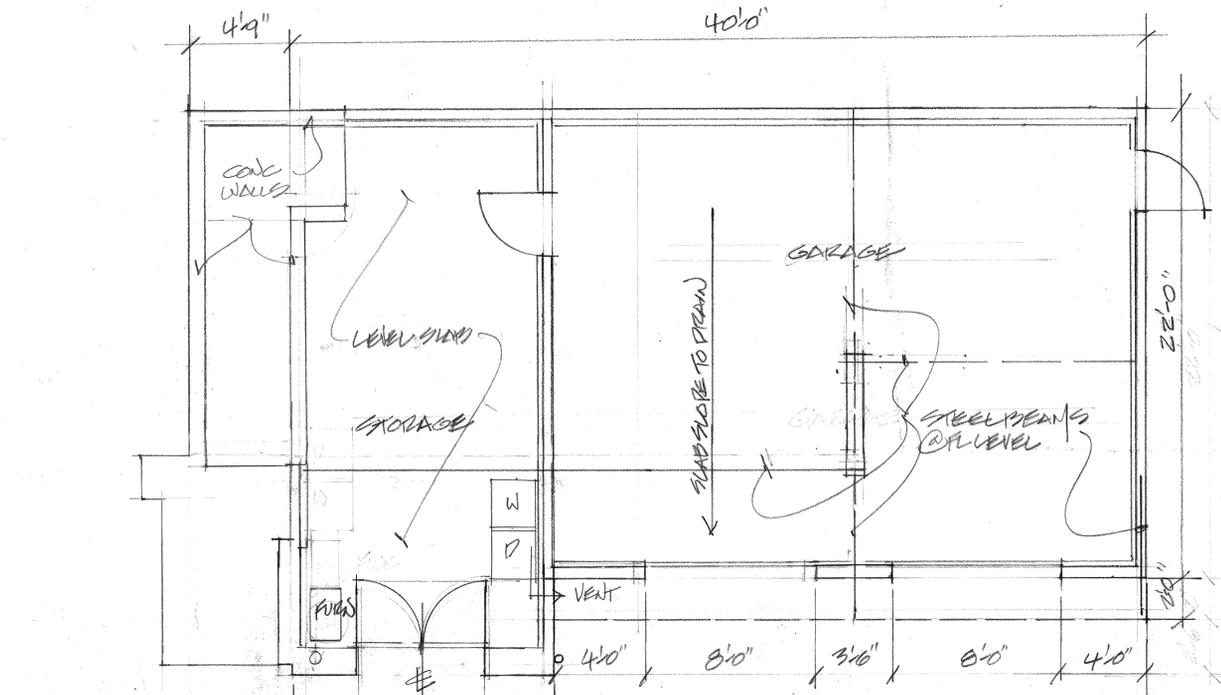
REVISIONS	BY
2-21-16 PMP/PA	
Pool House	



ACCESSORY BUILDINGS: POOLHOUSE, GYMNASIUM, + PUMPHOUSE 1/4"=1'-0" SECTION: POOLHOUSE 1/2"=1'-0" SECTION: RESIDENCE 324 SECOND ST. EAST CITY OF SONOMA, SONOMA, CA

Date: 3/26/16
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Drawn:
Job:
Sheet: A9
Of: 9 Sheets

REVISIONS	BY
CONC WALL	9/10
MAF REVISED	
CONCRETE	3/16
DECK FLOOR	4/15
FASTENERS	5/13



GUEST HOUSE PLAN + EXTERIOR ELEVATIONS 1/4" = 1'-0"

Date	3/26/16
Scale	
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Job	
Sheet	A10
Of	Sheets



Revisions:

F i  
G O

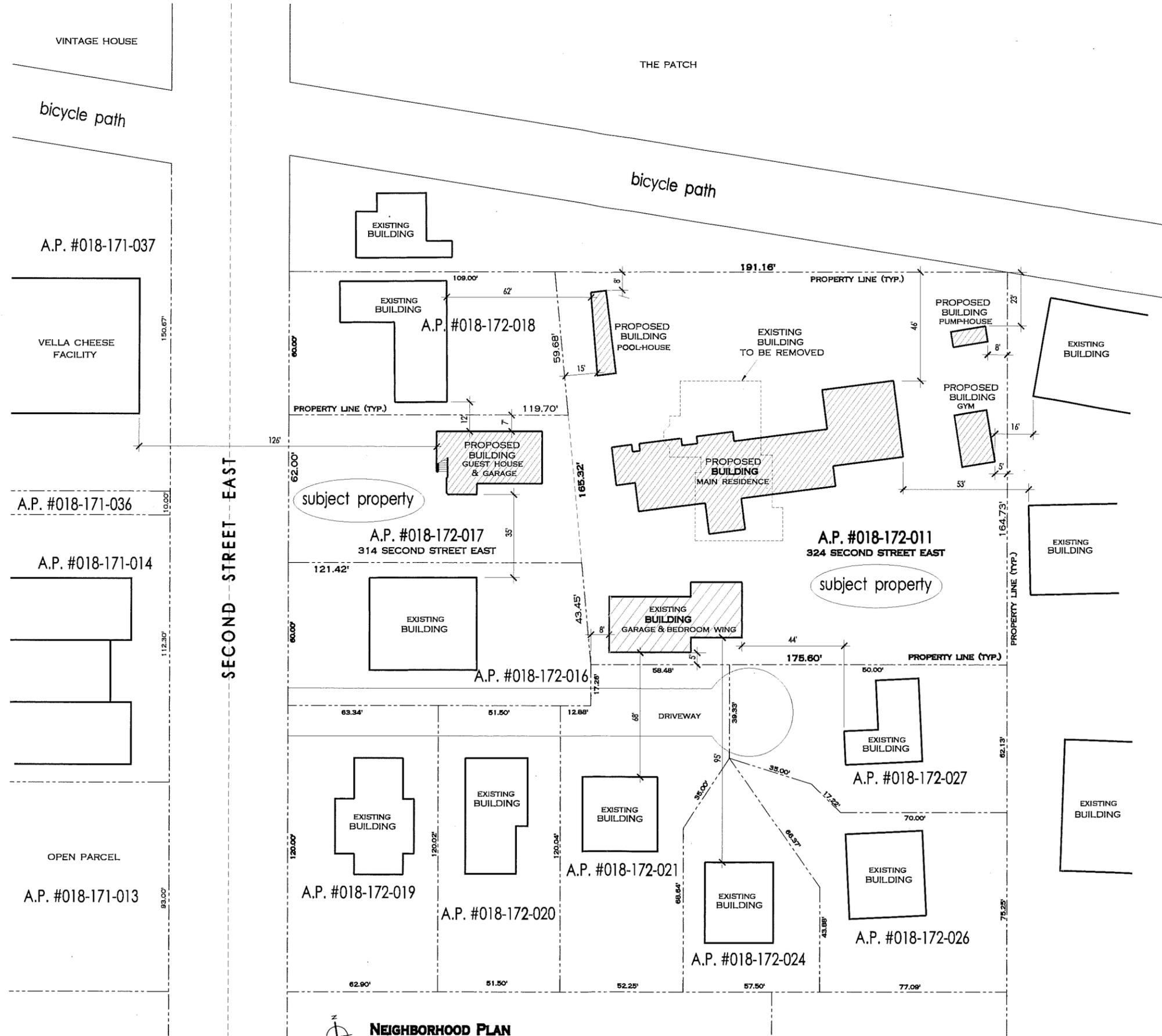
**CONSTRUCTION DRAWINGS**  
FRED O'DONNELL  
822 BROADWAY  
P.O. BOX 898  
SONOMA, CA. 95478  
707.996.0103 WORK  
707.996.0112 FAX  
FRODRAWINGS@GMAIL.COM  
WWW.FRODRAWINGS.COM

**IKEMOTO RESIDENCE**  
Neighborhood Site Plan  
314 & 324 Second Street East  
Sonoma, California

Date: MARCH 2016  
Scale: 1" = 20'-0"

Neighborhood  
Plan

**L14**



**NEIGHBORHOOD PLAN**

1" = 20'-0"

dimensions to houses shown are +-



314 2ND ST EAST, 018-172-017	7,567.720 SF
324 2ND ST EAST APN 018-172-011	30,211.855 SF
TOTAL AREA	37,779.575 SF
TOTAL ENCLOSED SPACE	9,495 SF
FAR	25%

 <b>MAGRANE ASSOCIATES</b> LANDSCAPE DESIGN WWW.MAGRANE.COM LIC. #437488	SAN FRANCISCO PO BOX 40549 SAN FRANCISCO, CALIFORNIA 94140 TEL. 415.821.0233 FAX. 415.821.7438	SONOMA 746 BROADWAY SONOMA, CALIFORNIA 95476 TEL. 707.935.7309 FAX. 707.935.6380	<b>IKEMOTO RESIDENCE</b> 324 SECOND STREET EAST CITY OF SONOMA SONOMA, CA 95471	design room 	<b>REVISIONS</b> <table border="1"> <tr><td> </td><td> </td></tr> </table>											DATE: 3/29/16 SCALE: 1" = 10'-0" DRAWN:	<b>SITE DEVELOPMENT PLAN</b>	<b>L1</b> <small>All written material appearing herein constitutes original unpublished work of the landscape architect and may not be duplicated, used or disposed without the written consent of the landscape architect.</small>



REINFORCED CONCRETE PAVEMENT  
LIGHT WASH FINISH, SAW CUT,  
'ENGLISH WALNUT' INTEGRAL COLOR



REINFORCED CONCRETE WALL  
POCKED FINISH, 'ENGLISH WALNUT' INTEGRAL COLOR



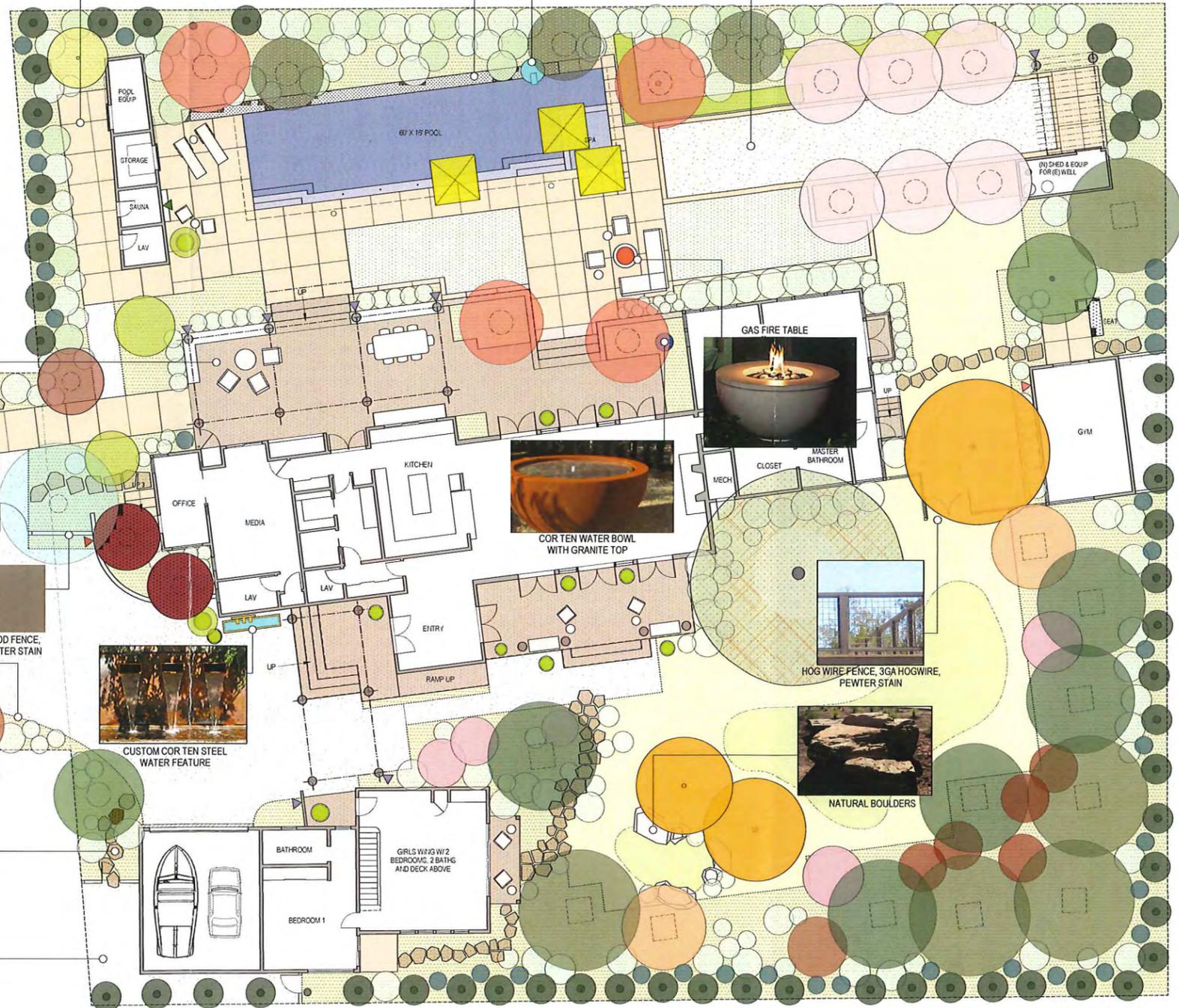
WATER BOWL WITH SCUPPER  
'SHIITAKE FINISH'



OYSTER SHELL BOCCIE SURFACING



STONE PAVEMENT 'SONOMA BUFF'  
RANDOM PATTERN, SAND SET



119.70'

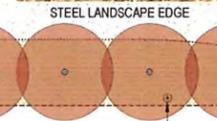
(E) CITY CURB  
(B) CITY STANDARD SEEWALK

TEXTURE  
CEMENT PLASTER FINISH  
ON REINFORCED CONC WALL  
COLOR TO MATCH HOUSE

COLOR  
Strip Of Terrain  
41



WOOD FENCE,  
PEWTER STAIN



STEEL LANDSCAPE EDGE



CUSTOM COR TEN STEEL  
WATER FEATURE



COR TEN WATER BOWL  
WITH GRANITE TOP



HOG WIRE FENCE, 3GA HOGWIRE,  
PEWTER STAIN



NATURAL BOULDERS



GUNMETAL-GREY GLAZED CERAMIC  
PLANT CONTAINER



'SONOMA BUFF' FLAGSTONE  
STEPPING STONES



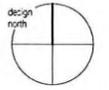
GRAVEL PAVEMENT  
'TRINITY 3/8' CHIP



INTEGRAL COLOR BOARD FORM  
REINFORCED CONCRETE PIER

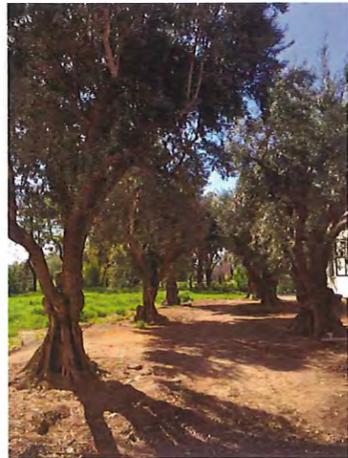


GRANITCRETE PAVING 'ADOBE' COLOR

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OLEA EUROPEA 'SEVILLIANO' - MATURE TREES



FX LUMINAIRE 'NP' LED UP LIGHT  
<1FC AT 5' FROM LIGHT SOURCE



ACER PALMATUM 'BLOODGOOD'



LOW EVERGREEN SHRUBS  
AT SIDEWALK EDGE



FX LUMINAIRE 'TM' LED PATH LIGHT  
<1FC AT 5' FROM LIGHT SOURCE



FX LUMINAIRE 'FC' LED WELL LIGHT  
<1FC AT 5' FROM LIGHT SOURCE



DODONAEA VISCOSA 'SARATOGA'  
MULTI-TRUNK, SMALL TREE FORM



PODOCARPUS GRACILIOR

TRANSPLANT (E)  
ORANGE TREE

(E) CUPRESSUS SEMPERVIRENS  
TO REMAIN. TOP AT 16', SHEAR  
TO SHAPE, TYP



LAGERSTROEMIA TUSCARORA



TRISTRAMIA LAURINA  
ALT: FEUJOA SELLOWIANA  
LOW GROWING MULTI-TRUNK



MALUS FLORIBUNDA

TRANSPLANT 4 (E) CUPRESSUS  
SEMPERVIRENS FROM FRONT



FX LUMINAIRE 'MOIST'  
LED STEP LIGHT  
<1FC AT 5' FROM LIGHT SOURCE

(E) UTILITY POLE

TRANSPLANT  
EXISTING FIG



COTINUS COGGYGRIA  
'ROYAL PURPLE'



WISTERIA SINENSIS

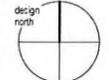


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**IKEMOTO RESIDENCE**  
324 SECOND STREET EAST  
CITY OF SONOMA  
SONOMA, CA 95471



REVISIONS

DATE:	3/29/16
SCALE:	1" = 10'-0"
DRAWN:	

LANDSCAPE PLANTS
------------------

**L 1.3**

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OLD OLEA EUROPEA 'SEVILLIANO'



CEMENT PLASTER

Strip Of Tannin  
41



BOARD FORM CONCRETE W/ENGLISH WALNUT  
INTEGRAL COLOR, AIR POKED TEXTURE



DODONAEA VISCOSA 'SARATOGA'

2 ELEVATION LOOKING EAST WALL AT CITY SIDEWALK WITH OLIVE TREES  
3/8" = 1'-0"

EXIST HEIGHT ITALIAN CYPRESS  
SHOWN DASHED, 30' +/-

EXIST ITALIAN CYPRESS  
TRIM TO 16' TALL

TRISTANIOPSIS CONFERTA 'ELEGANT'



EVERGREEN SHRUBS



AIR POKED TEXTURE CONCRETE WALL

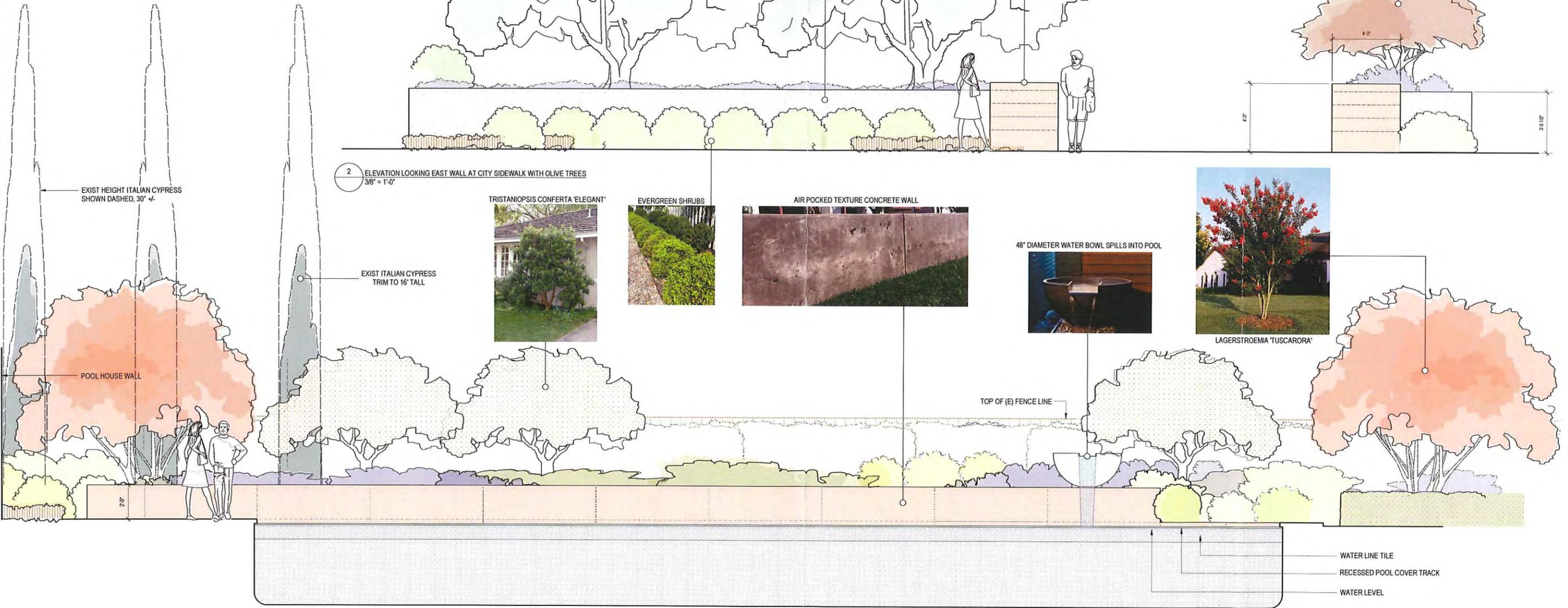


48" DIAMETER WATER BOWL SPILLS INTO POOL



LAGERSTROEMIA 'TUSCARORA'

TOP OF (E) FENCE LINE



WATER LINE TILE  
RECESSED POOL COVER TRACK  
WATER LEVEL

1 SECTIONAL ELEVATION LOOKING NORTH POOL AND FENCE LINE  
3/8" = 1'-0"

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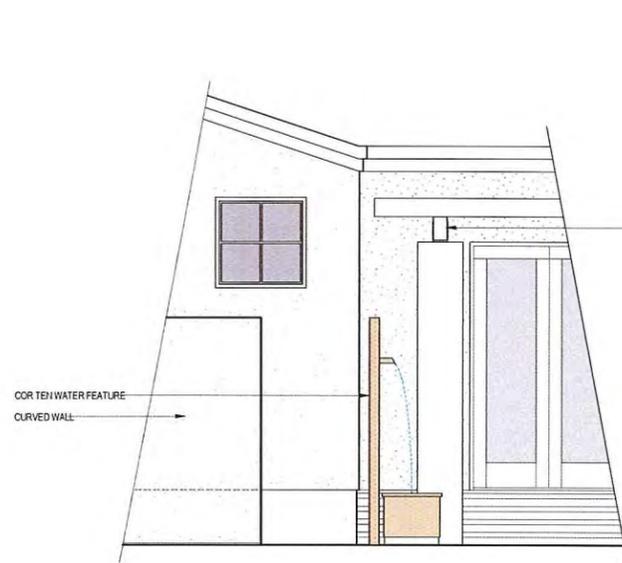
SCALE: 3/8" = 1'-0"

DRAWN:

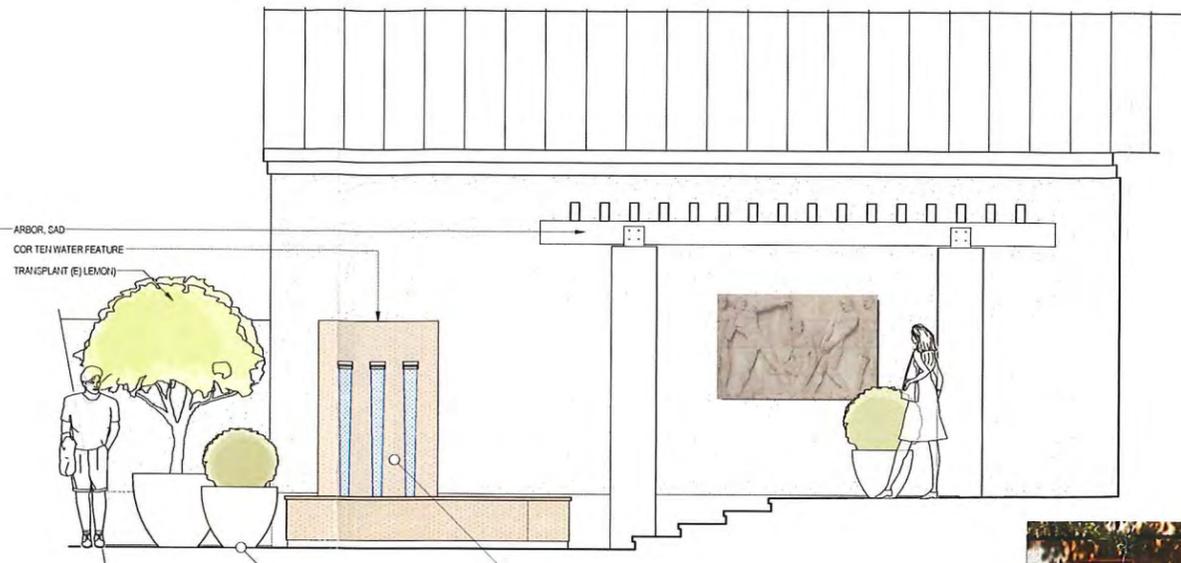
LANDSCAPE  
DETAILS

L 2

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3 ELEVATION FOUNTAIN SIDE VIEW  
3/8" = 1'-0"



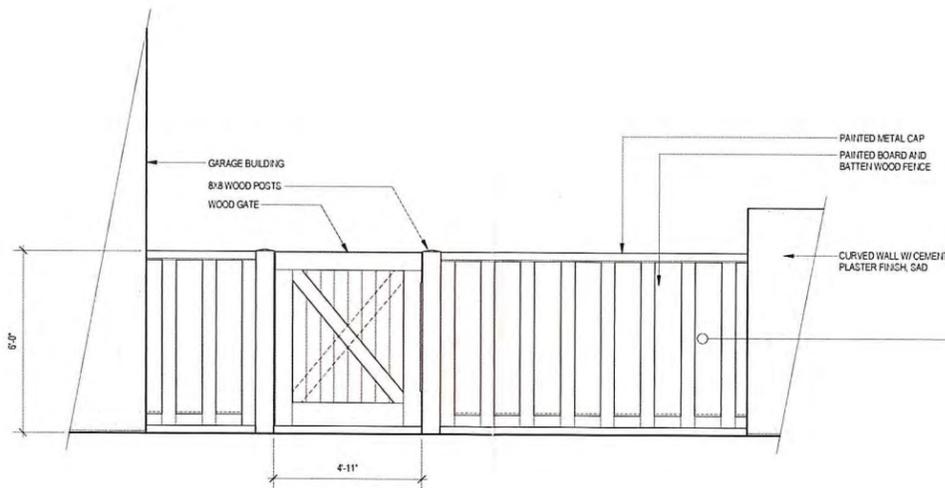
2 ELEVATION FOUNTAIN FRONT VIEW  
3/8" = 1'-0"



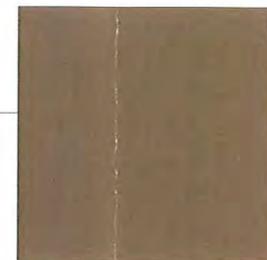
WATER FEATURE COR TEN STEEL



PLANTING CONTAINERS



1 ELEVATION TYPICAL WOOD FENCE  
3/8" = 1'-0"



BOARD AND BATTEN WOOD FENCE PAINT FINISH PEWTER BY CABOT STAIN

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				SCALE: 3/8" = 1'-0"		
				DRAWN:		

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