



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

**Regular Meeting of September 20, 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.

CORRESPONDENCE

ITEM #1 – Continued Sign Review	Project Location: 205 First Street West	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of a new monument sign for an office building (Marcy House).	General Plan Designation: Public Facility (PF)	CEQA Status: Categorically Exempt
Applicant: Sonoma Valley Historical Society	Zoning: Planning Area: Vallejo District	
Staff: Wendy Atkins	Base: Public Facility (P) Overlay: Historic (/H)	
ITEM #2 – Continued Design Review	Project Location: 277 Fourth Street East	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of site design and architectural review of an addition to a residence.	General Plan Designation: Agriculture (A)	CEQA Status: Categorically Exempt
Applicant: Sutton Suzuki Architects	Zoning: Planning Area: Northeast Area	
Staff: Wendy Atkins	Base: Agriculture (A) Overlay: Historic (/H)	

<p>ITEM #3 – Landscape Review</p> <p>REQUEST: Consideration of a landscape plan for two commercial buildings.</p> <p>Applicant: Studio 101 Designs</p> <p>Staff: Wendy Atkins</p>	<p>Project Location: 19366 and 19370 Sonoma Highway</p> <p>General Plan Designation: Mixed Use (MU)</p> <p>Zoning: Planning Area: West Napa/Sonoma Corridor</p> <p>Base: Mixed Use (MX)</p> <p>Overlay: None</p>	<p>RECOMMENDED ACTION: Commission discretion.</p> <p>CEQA Status: Categorically Exempt</p>
<p>ITEM #4 – Public Hearing</p> <p>ISSUE: Review of Draft Model Water Efficient Landscape Ordinance.</p> <p>Staff: Wendy Atkins</p>		<p>RECOMMENDED ACTION: Forward to City Council, with recommendations.</p> <p>CEQA Status: Not applicable.</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 September 16, 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) 933-2215. 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
Agenda Item Summary

DRHPC Agenda Item: 1

Meeting Date: 09/20/16

Applicant

Sonoma Valley Historical Society

Project Location

205 First Street West

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: Circa 1800, moved 1989

Request

Continued consideration of a new monument sign for an office building (Marcy House) located at 205 First Street West.

Summary

Background: On July 19, 2016, the DRHPC continued the review of a monument sign for an office building (Marcy House).

Monument Sign: A new, two-sided monument sign 10 square feet in area per side (2.5 feet tall by 3 feet 11 inches wide) is proposed in the front yard area of the property, north of the walkway, and perpendicular to the sidewalk. The sign is proposed to be constructed of a composite material. Copy on the sign would consist of red, white, and black lettering, on a beige background. The sign is proposed to be mounted on two 4 inch by 4 inch posts. Illumination is not proposed.

Monument Sign Regulations (18.20.120): Freestanding signs shall be limited to one per parcel or property. The top of a freestanding sign, including the sign structure, shall not exceed 12 feet. Every freestanding sign shall be wholly on the property occupied by the use or uses identified or advertised, not within six feet of the nearest roadway or public pedestrian sidewalk or walkway, whichever is closer. The proposal is consistent with this requirement in that the freestanding sign would be located six feet from the sidewalk and the maximum height of the sign would be 55 inches.

Aggregate Sign Area: Based on the property’s frontage on First Street West (81 feet), the maximum aggregate sign area allowed for the parcel is 38.4 square feet. The total aggregate sign area for the property would be ±15 square feet, including the proposed monument sign (15 square feet). It should be noted that when calculating the aggregate area of a two-sided sign, each face is multiplied by 0.75 (§18.16.021.G). The proposal is consistent with this requirement.

Size Limitations: No sign shall exceed 48 square feet in total area (§18.16.022). The proposal is consistent with this requirement in the freestanding sign would have an area of 10 square feet per side.

Number of Signs: Only one monument sign is allowed per property, and a maximum of two signs are normally permitted for any one business (§18.16.010). The proposal is consistent with these requirements in that there would be one sign for the business including the freestanding sign.

Basic Findings: In order to approve any application for sign review, the review authority must make all of the following findings:

1. The proposed signage complies with applicable policies and regulations, as set forth in this sign ordinance (except for approved variances), all other city ordinances, and the general plan;
2. On balance, the proposed signage is consistent with the purpose and intent expressed by SMC 18.04.010 and the applicable guidelines for signs set forth by SMC 18.60.010, Appendix A – Design guidelines for signs; and,
3. The proposed signage is harmonious and consistent overall with the location of the site, including adjacent and

surrounding development and its environmental features.

Other permits required: In addition to the requirements of this title, all signs and building improvements 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.

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. *Project narrative*
2. *Picture of existing structure*
3. *Site plan*
4. *Sign drawings*

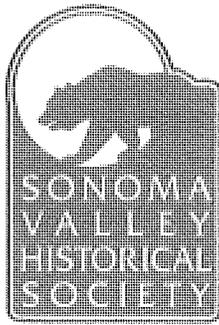
cc: Sonoma Valley Historical Society
P.O. Box 861
Sonoma, CA 95476

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall



PO Box 861, Sonoma, CA 95476 • 707 938 1762
email info@sonomavalleyhistoricalsociety.org • web www.depotparkmuseum.org

MARCY HOUSE SIGN APPLICATION NARRATIVE
DRHPC September 2016 meeting

The Sonoma Valley Historical Society is ready to use the Marcy House for the Sonoma Valley Archive and Research Center. We are proposing the signs illustrated in the application that the signs meet the findings required by city codes. We are not asking for a variance.

- A. The proposed signage complies with applicable policies and regulations, as set forth in this sign ordinance (except for approved variances), all other city ordinances, and the general plan.
- B. On balance, the proposed signage is consistent with the purpose and intent expressed by SMC 18.04.010 and the applicable guidelines for signs set forth by SMC 18.60.010, Appendix A – Design guidelines for signs; and
- C. The proposed signage is harmonious and consistent overall with the location of the site, including adjacent and surrounding development and its environmental features.

The request for signs at the Marcy House by the Sonoma Valley Historical Society meets the number of allowable signs:

There are 2 sides proposed for the single sign at the Marcy House.

The signs proposed meet the allowable aggregate square foot threshold for the front of the property. The front is 50 linear feet. Primary Street Frontage: for the first thirty feet of primary street frontage, the allowable sign area is three square feet for every five lineal feet of frontage. For primary frontage in excess of thirty feet, and additional two square feet of sign area for every five feet of frontage may be permitted.

The existing sign will be removed to make way for the new sign(two sided)

Calculations: 30 linear feet divided by 5 = 6 times 3 = 18 allowable square feet, plus 20 divided by 5 feet times 2 square feet = 8 additional allowable square feet: 18 +8= total of 26 square feet allowable. The proposed signs are 9.5 square feet on each side for a total of 19 square feet total sign area. 7 square feet less than the allowable square feet for signs at the property.

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The sign is not illuminated.

The lettering is red and black and the trim color is grey. The logo of the Sonoma Valley Historical Society is orange. The material is a composite. The colors we are using are the colors the SV Historical Society has previously chosen for rebranding and are being used for various signs for the Historical Society.

As per the application to top of the sign is 55 inches and the bottom of the sign is 33 inches above grade.

Additional information requested at the DRHPC June meeting

Indicate the size of the different fonts on the sign.

- Attachment 1

Explain in the project narrative the reason the sign colors were chosen. Are the colors related to corporate branding?

- The colors we are using are the colors the SV Historical Society has previously chosen for rebranding and are being used for various signs for the Historical Society.

Explain how the design of the sign is compatible with the existing building on the property.

- The colors and size of the sign are harmonious with the character of the building with which it is associated in terms of form, design, scale, and proportion. Its simplicity and legibility is key to conveying the message of the use of the building and having the sign visible to pedestrians.

Indicate the exact year of construction of the Marcy House.

- The verbiage on the sign concerning the date of construction was chosen based on the information found in the Historic Resource Evaluation (commissioned by the City of Sonoma for the Marcy House and prepared by Historic Architectural Consultant Diana Painter). The evaluation commissioned did include the chain of title for the property or other element that would identify the exact date of construction, as it was an evaluation of the integrity of the house in its surroundings. As noted the style of the house is of an earlier period and brought into question the date of construction stated on the plaque. The Evaluation is attached.

The building was not named Marcy House when it was purchased and the paragraph should be revised to reflect that information.

- More information will be available to visitors that want to find out more about the history of the Marcy house. The sign verbiage was conceived to give some but not all the information about the building and as the building has been known for more than 25 years as the Marcy House it made sense to us to keep that name.

Put City Landmark No. 6 in quotation marks since it is not a current zoning designation.

- Done

Will the two flag poles be removed?

- The flag poles will remain. The flagpoles are further from the setback required as per code for the sign and will not be moved.

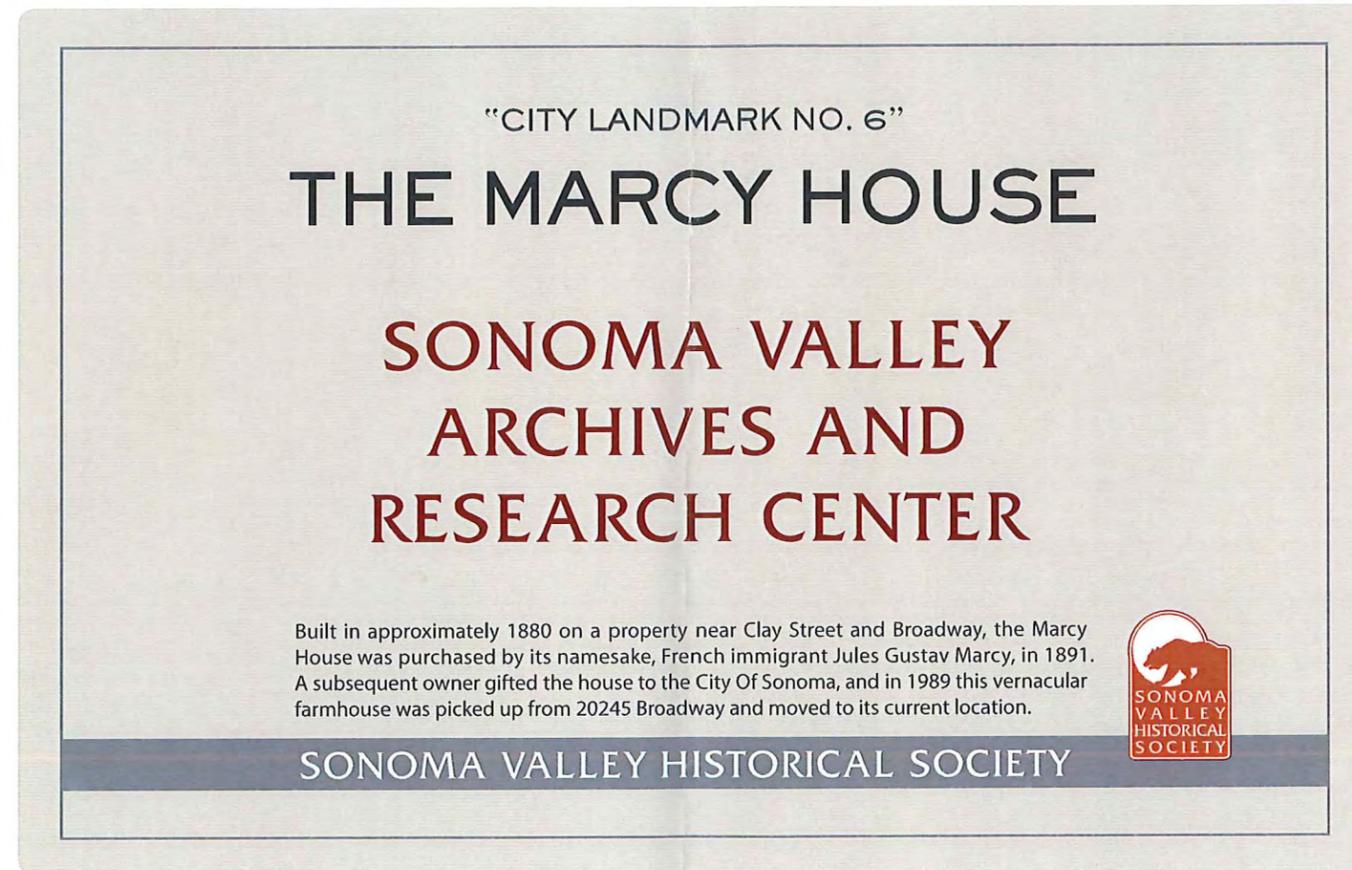


Sonoma
Sister Cities
Center

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201.996.4133

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30" x 47"



Pantone DS 20-9C



PMS 483C



PMS 152 CV



Black 60%-90%

CITY LANDMARK NO. 6

AT Sackers Gothic 74pt

C

THE MARCY HOUSE

AT Sackers Gothic 178pt

T

SONOMA VALLEY ARCHIVES AND RESEARCH CENTER

Friz Quadrata 178pt

S

Built in approximately 1880 on a property near Clay Street and Broadway, the Marcy House was purchased by its namesake, French immigrant Jules Gustav Marcy, in 1891. A subsequent owner gifted the house to the City Of Sonoma, and in 1989 this vernacular farmhouse was picked up from 20245 Broadway and moved to its current location.

Myriad Pro Reg 50pt

Built

SONOMA VALLEY HISTORICAL SOCIETY

Friz Quadrata 98pt

S

NB If viewing in pdf. form, be sure to view at 100%, or the sizes will be incorrect

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NOTES

1. The colors and style of the sign derive from the design strategy for the SVHS image. It's not a rigid strategy, but the background color and relatively simple fonts help to set a tone.
2. The sign will be a digital print embedded in all weather High Pressure Laminate. Same material as used in the new signage around the state parks buildings on the plaza.





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

DRHPC Agenda Item: 2

Meeting Date: 09/20/16

Applicant

Sutton Suzuki Architects

Project Location

277 Fourth Street East

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: Circa 1895 (main house); circa 1900 (caretaker house)
-

Request

Continued consideration of site design and architectural review of an addition to a residence located at 277 Fourth Street East.

Summary

Background: On January 14, 2010, the Planning Commission approved a Use Permit to allow an existing residence to be used as a caretaker house subject to architectural review of the relocation and renovation of the existing farmhouse by the Design Review Commission (DRC). On January 19, 2010, the DRC approved a proposal to remodel the existing structure (277 Fourth Street East), move it eight feet to the east of its current location, and install a new foundation, during its review the DRC found that the structure was not considered a historical resource. Future plans for the property consisted of demolishing the existing residence located on the northeast portion of the property along Fourth Street East (249 Fourth Street East) and building a new primary residence towards the rear of the property. (*Note: the future plans were not implemented*). Therefore, a caretaker house exists on the property at 249 Fourth Street East and a primary residence located at 277 Fourth Street East.

On May 17, 2016, the Design Review and Historic Preservation Commission (DRHPC) reviewed and approved site design and architectural review of a new accessory structure (barn) located at 277 Fourth Street East. On August 16, 2016, the DRHPC continued the review on an addition to a residence located at 277 Fourth Street East.

On September 8, 2016, the Planning Commission approved a Use Permit to construct a detached garage with a second floor guest suite on the property. *Note: Detached residential accessory structures developed in conjunction with an existing primary residence are exempt from architectural review by the Design Review and Historic Preservation Commission (§19.54.080.C).*

Site Characteristics: The project site is located on the west side of Fourth Street East directly across from the intersection of Fourth Street East and Lovall Valley Road. The parcel has an area of ±216,353.26 square feet (4.97 acre) and consists of two residences (main residence and caretaker house), a shed, and a barn/garage. Numerous trees are located on the site, including several olive trees, large oaks trees, and a tall palm tree.

Discretionary Projects: For projects *not* subject to discretionary review by the Planning Commission, the Design Review and Historic Preservation Commission shall be responsible for reviewing and acting upon the project site plan, building massing and elevation concepts, elevation details, materials, landscaping (including fences and walls), and lighting.

At this time the applicant is proposing to remodel the existing residence and add an additional 1,547 square feet of floor area.

Zoning Requirements: The standards of the Agriculture zone applicable to the proposal are as follows:

Front Yard Setbacks: A 30-foot front yard setback is required for structures on A zoned parcels within the Northeast Planning Area. The proposed remodeled residence would be setback 145 feet from the front property line. The project meets this requirement.

Rear Yard Setback: A 30-foot rear yard setback is required in the A zone. The proposed remodeled residence would be

setback 375 feet from the rear property line. The project meets this requirement.

Side Yard Setback: A 30-foot side yard setback is required for two-story construction in the A zone. The remodeled residence would be setback 154 feet from the north property line and 140 feet from the south property line. The project meets this requirement.

Coverage: The maximum coverage in the A zone is 10%. The project would result in lot coverage of $\pm 4\%$. The project meets this requirement. Pursuant to the Development Code, porches and detached garages (up to 400 square feet) are excluded from coverage calculations.

Floor Area Ratio (FAR): The maximum FAR in the A zone is 0.05. The project would result in a FAR of 0.034. The project meets this requirement. Pursuant to the Development Code, porches, second units, and detached garages (up to 400 square feet) are excluded from FAR calculations.

Building Height: The maximum building height within the A zone is 35 feet. The remodeled residence would have a maximum height of ± 21 feet. The project meets this requirement.

Garage Setback: In the A zone, garages shall be setback 30 feet from the front of the primary structure (§19.20.020). The existing garage (north of the proposed remodeled residence is setback 75 feet of from the front of the residence. The project meets this requirement.

In short, the project complies with the applicable requirements of the Development Code, and is not subject to Planning Commission approval.

Design Review: Alterations to existing structures that increase the floor area by 10% or 200 square-feet, whichever is greater located within the Historic Overlay Zone are subject to architectural review in order to assure that the new construction complies with the following: (1) the required standards, design guidelines, and ordinances of the city; (2) minimize potential adverse effects on surrounding properties and the environment; (3) implement General Plan policies regarding community design; and, (4) promote the general health, safety, welfare, and economy of the residents of the City. (§19.54.080.A).

Factors to be considered: In the course of Site Design and Architectural Review, the consideration of the review authority shall include the following factors:

1. The historical significance, if any, of the site or buildings or other features on the site;
The structure was built circa 1890; however, the property is not listed on the local Historic Resources Survey, the State Register, or the National Register. A historical evaluation of the property was completed for the property in September, 2015. The historic evaluation found that the property and structures do not meet the criteria for listing on the California Register of Historical Resources and therefore are not historical resources as defined under CEQA (see attached Historical Evaluation of the buildings at 249-277 Fourth Street East in Sonoma, Sonoma County, California).
2. Environmental features on or adjacent to the site;
Staff is not aware of any environmental features on or adjacent to the site.
3. The context of uses and architecture established by adjacent development;
The adjacent properties to the north and east are developed with single family residences. The properties to the west and south are used for agriculture uses.
4. The location, design, site plan configuration, and effect of the proposed development.
The location, design, site plan configuration, and effect of the new residence are compatible with surrounding uses.

In general, it is staff's conclusion that the applicant has successfully applied the applicable design guidelines in developing the plan for the replacement residence and detached garage.

Building Elevations & Exterior Materials:

The applicant is proposing to remodel the existing residence (located at 277 Fourth Street East) with an additional 1,547 square feet of floor area. The attached project narrative indicates that the single story structure is proposed to be finished with integral-color exterior plaster, wood timbers, and it is suggestive of the area's mission-era structures. The veranda (both

covered and uncovered) is being expanded as well, to offer a generous outdoor living area. In addition, a Certain Teed Landmark Premium composite shingle roof, country grey in color, is proposed with a cortex steel cupola (see attached manufacturer specification sheets). In addition, JADA steel doors and windows are proposed throughout (see attached manufacturer specification sheet). The exterior wood doors on the north elevation are proposed to be custom made to match the wood on the existing barn.

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):

- Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Is associated with the lives of persons important in our past.
- 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.
- Has yielded, or may be likely to yield, information important in prehistory or history.

Given the age of the buildings, in September 2015, the property owner commissioned Brunzell Historical to prepare a historical evaluation of the property to determine if the structures were historically significant. The historic resource evaluation found that the property and structures do not meet the criteria for listing on the California Register of Historical Resources and therefore are not historical resources as defined under CEQA (see attached Historical Evaluation of the buildings at 249-277 Fourth Street East in Sonoma, Sonoma County, California). Because the structures are not historical resources, remodeling 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).

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 Agricultural 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.*
In staff’s view, the proposal is compatible in scale and treatment with the existing, older development, and maintains the overall historic character and integrity of the community.
3. *The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.*
The project proposes a remodeled residential structure, which is compatible with adjacent development and consistent with height and setback requirements.
4. *The project will not impair the historic character of its surroundings;*
It is staff’s view that the project will not impair the historic character of its surroundings.
5. *The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site;*
A historical evaluation of the property was completed for the property in September, 2015. The historic evaluation found that the property and structures do not meet the criteria for listing on the California Register of Historical Resources and therefore are not historical resources as defined under CEQA (see attached Historical Evaluation of the buildings at 249-277 Fourth Street East in Sonoma, Sonoma County, California).

6. *The project substantially complies with the applicable guidelines set forth in Chapter 19.42 SMC (Historic Preservation and Infill in the Historic Zone); and*
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.

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.

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. Project narrative
2. Zoning Information
3. Pictures of existing structures
4. Proposed materials
5. Historical Evaluation of the buildings at 249-277 Fourth Street East in Sonoma, Sonoma County, California.
6. Roofing manufacture specification sheet
7. Door and window manufacture specification sheet
8. Stucco finish manufacturer specification sheet
9. Site Plan
10. Existing Site Survey

11. Building Elevations and Floor Plan

cc: Sutton Suzuki Architects
39 Forrest Street, Suite 101
Mill Valley, CA 94941

Sealey Mission Vineyard
135 San Carlos Avenue
Sausalito, CA 94965-2038

Richard and Mary Ann Cuneo
P.O. Box AA
Sonoma, CA 95476

Patricia Cullinan, via email

Alice Duffee, via email

SLPH Historic Survey, via email

Mary Martinez, via will call at City Hall

SEALEY MISSION VINEYARD HOUSE REMODEL AND EXPANSION

277 Fourth Street East

Project Narrative

The subject property is a 216,353.26 sq/ft (4.97 acre) parcel located on the west side of Fourth Street East (near the intersection of Lovall Valley Road and Fourth Street East). The property is currently developed with two small single family homes, a small shed, and a two-story detached garage, with a large portion of the property a historical vineyard. In May a proposed "Long Barn" was approved by the Design Review and Historic Preservation Commission.

Although located in the Historical Overlay zone, per the attached Historical Evaluation and DPR, the buildings on this property are not significantly associated with Sonoma's history or with persons important to Sonoma's history, and are not architecturally significant. In addition, numerous alterations in recent decades have compromised the integrity of both historic-period residences. (The attached report includes photos of the existing structures.) However, the approach on this project has been to be quietly respectful of the historical nature of the area.

This 5 acre parcel is surrounded on 2 sides by similar sized parcels, by the bike path and Sebastiani Winery on the 3rd side, and a fairly dense more contemporary subdivision on the street side, so context is perhaps not as clear cut as in other neighborhoods.

Remodel and Addition: The existing small residence of 1,018 square feet is proposed to be remodeled, with an addition of 1,547 square feet. A single-story structure of integral-color exterior plaster with wood timbers, it is suggestive of the area's mission-era structures. The veranda – both covered and uncovered – is being expanded as well, to offer generous outdoor living area.

Numerous trees - olives and oaks - screen the house from the bike path as well as adjacent properties. Likewise the home is not visible from the street.

The existing house was relocated and substantially rebuilt by the previous owner but has a wonderful relationship to the site and the proposed expansion of the house enhances that. An expanded covered veranda faces in the general direction of the vineyards – and the bike path beyond that – very much like the existing.

The proposed redesign of the home was undertaken to be compatible with the general feeling of the greater neighborhood and not call attention to itself. While the small home is being increased to provide more living space for the owners, it remains a single story,

no taller than the existing home. It will be primarily of two materials. The bulk of the single story home will be integral color stucco – a material that is common in the historic areas of Sonoma. Abundant use of dark wood trim is reminiscent of other historical buildings in the area, while also relating to the existing garage structure, which while not historical, has a certain comfortable agricultural feeling to it.

The French doors and windows will be dark painted steel windows, which are often found on historical structures. The single windows are set deep into the thick walls with exposed wood lintels and sills, and others are grouped together and trimmed with wood. The main entry door and “back” door will be custom built in a wood to match the wood trim (and adjacent garage).

The roof is proposed to be variegated warm brownish standard asphalt shingles. In general the home is intended to be a quiet neighbor, to not call attention to itself.

The structures are connected by gravel paths and driveways, and patios. Although the vineyard takes up a good portion of the property, there are numerous trees: about 2 dozen or more live oaks are primarily on the north edge and western end of the property. This project does involve the removal of one Live Oak which is located between the existing detached garage and the proposed house expansion. See the attached photo of the tree. There are also assorted other trees and numerous olive trees (1 that will be relocated on site) that all serve to screen the structures and provide privacy for the residents.

The total project will remain well below both the allowable Site Coverage and Floor Area Ratio per the attached Zoning Chart.

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Sealey Mission Vineyard Main House Remodel and Expansion
277 Fourth Street East

CITY OF SONOMA

Revised 8.1.16

ZONING: A-H					
DESCRIPTION	CODE	EXISTING	PROPOSED		
LOT AREA		216,353.26 SF			
FLOOR AREA	10,634 sf	4,649 sf	7,027		
FAR	0.05	0.02	0.03		
SITE COVERAGE	21,267 sf	4,768 sf		7,308	
SITE COVERAGE RATIO	10%	2.15%		3.37%	
Floor Area and Site Coverage Breakdown			FLOOR AREA	SITE COVERAGE	
Existing Caretaker's Residence	850/1,105 sf	902 sf	902 sf	902 sf	
Existing Shed		126 sf	126 sf	126 sf	
Main Residence: Remodeled & Expanded					
· Main Floor		1,018 sf	2,565	2,565	
· Covered Veranda and porch		588 sf	1,300	1,300	
Existing Detached Garage and Studio					
· Garage	1000/1,300sf	852 sf	852 sf	852 sf	
· Studio Above		561 sf	561 sf		
· Balcony		42 sf		42 sf	
Recently Approved Detached Barn					
· Garage, Storage, Workspace	1000/1,300sf	1,121 sf	1,121 sf	1,121 sf	
· Equipment Carport		400 sf		400 sf	
Deduct first 400 sf of detached garage		-400	-400		
HEIGHT					
· Main Residence	30'			21'	
· Existing Caretaker's Residence		19'			
· Existing Detached Garage		21'			
· Approved Detached Barn	15'			15'	
SETBACKS					
		FRONT	NORTH	SOUTH	REAR
	CODE	30'	30'	30'	30'
· Main Residence	PROPOSED	145'	142'	140'	363'
· Existing Caretaker's Residence	EXISTING	5'	3'	296'	592'
· Existing Detached Garage	EXISTING	218'	121'	192'	368'
· Approved Detached Barn	EXISTING	446'	60'	248'	76'

SEALEY MISSION VINEYARD
277 4th Street East

Composition shingle roof: CertainTeed Landmark Series

Steel Exterior Doors and Windows: JADA

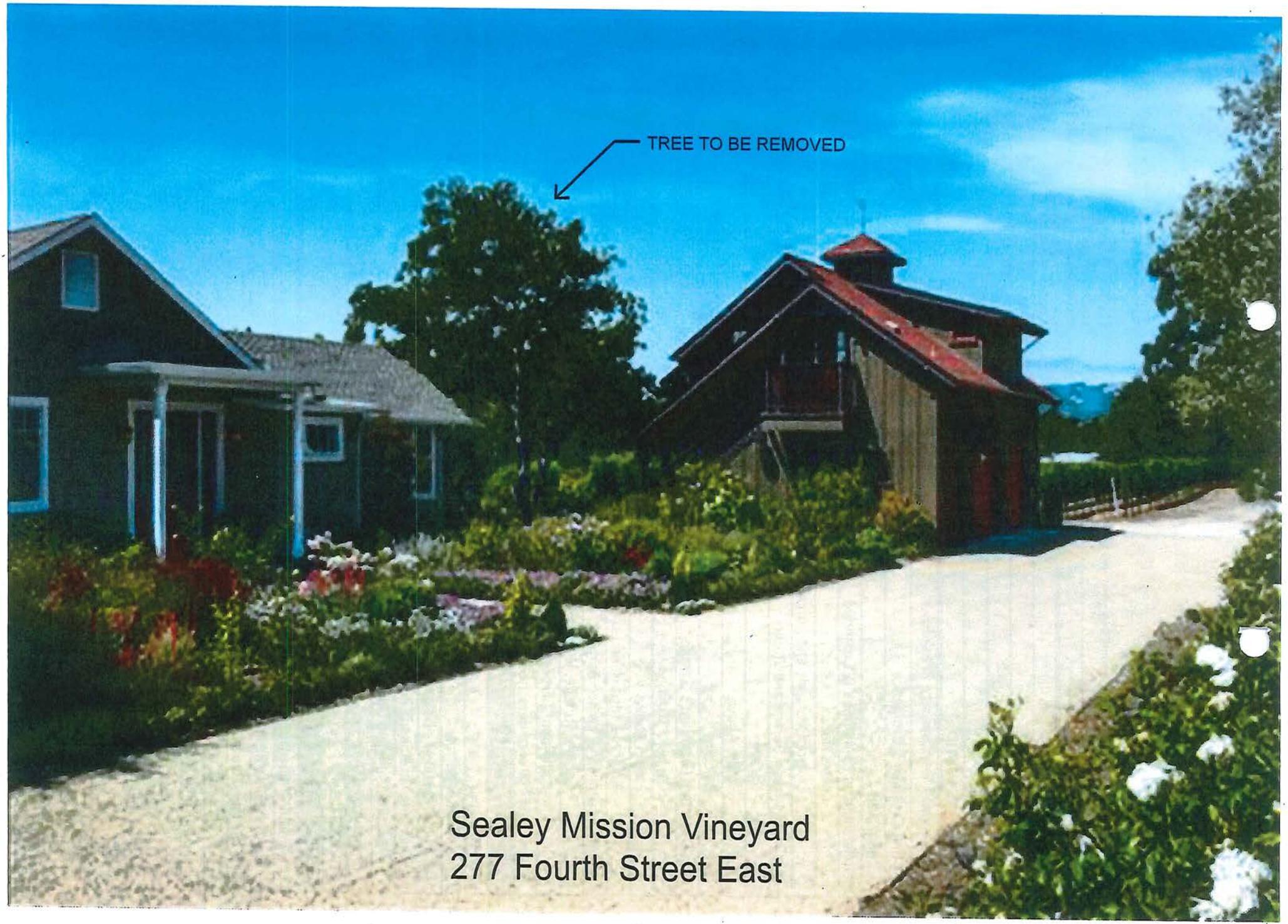
Integral Color Stucco: LaHabra

Stained wood siding and Trim: to match existing garage

Wood doors: Custom, stained to match existing garage

TREE TO BE REMOVED

Sealey Mission Vineyard
277 Fourth Street East





EXISTING GARAGE WITH STUDIO ABOVE

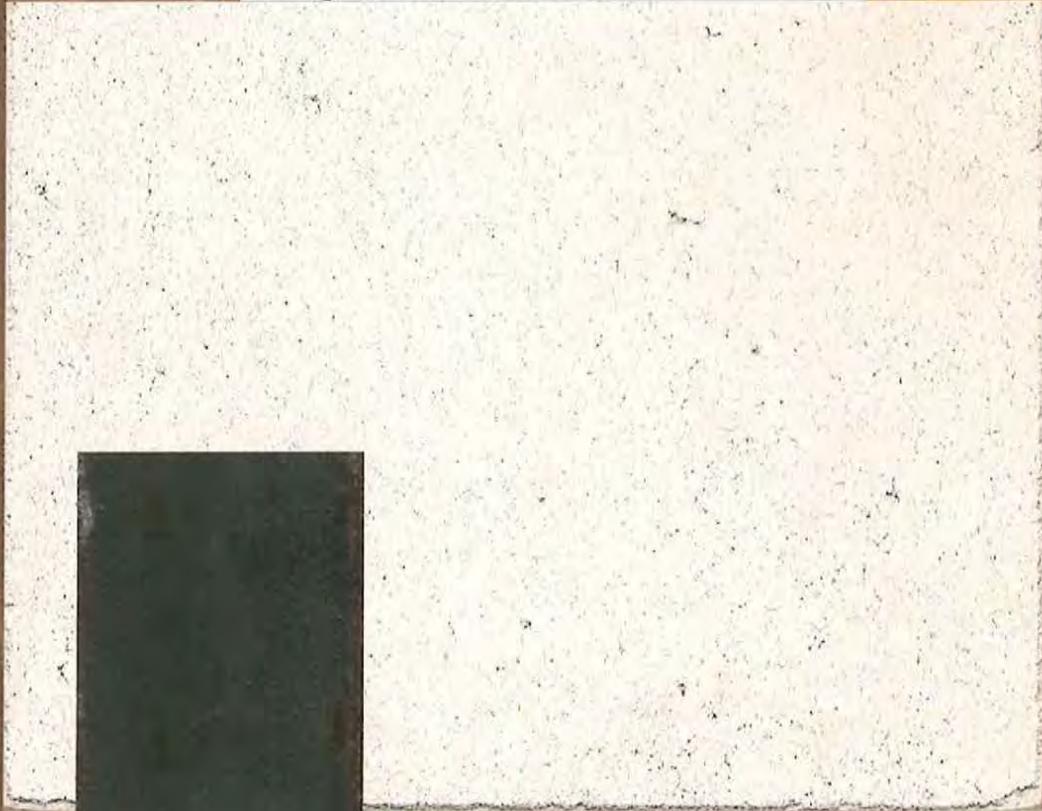
Wood Stain



Stone Veneer



Integral Colored Stucco



Natural Steel



Metal Roof



Composite Shingles

Sealey Residence

277 4th Street East - Sonoma CA.

A.P.N: 018-141-004

Proposed Materials

25 March 2016

**SUTTON
SUZUKI**
 Architects
 38 Forest Street
 Mill Valley
 CA 94941
 Fax 302 3130

RECEIVED
AUG 26 2016
CITY OF SONOMA



August 23, 2016

Elizabeth Suzuki
Sutton Suzuki Architects
39 Forrest Street, Suite 101
Mill Valley, California 94941

Subject: Historical Evaluation of the buildings at 249 – 277 Fourth Street East in Sonoma, Sonoma County, California.

Dear Elizabeth,

The letter report that follows, along with the DPR 523 form attached, comprise the evaluation of the property at 249 – 277 Fourth Street East in Sonoma, as required by the City of Sonoma Planning Department.

Methodology

Kara Brunzell conducted a site visit on 2 September 2015. The site visit included collecting photographs of all elevations of the two houses, the parcel, and the neighborhood setting. I conducted a record search of the subject property at the Northwest Information Center (NWIC), located at California State University, Sonoma, deed research at the Sonoma County Recorder's office, and online research at ancestry.com and other websites. In addition, I conducted research through the Sonoma League of Historic Preservation and the Depot Museum of Sonoma. In August of 2016, I updated the DPR 523 forms and this letter report in response to comments and questions from the City of Sonoma's Design Review and Historic Preservation Commission and at the request of the City of Sonoma's Planning Division. On 18 August 2016, I contacted two board members of the Sonoma League for Historic Preservation to discover whether the organization had the collection of photographs taken before 277 Fourth Street East was altered in 2010. By 23 August 2016, the League had not responded to my inquiry (though at least one board member acknowledged receipt of my email.) Because photographs of the original house did not become available during the limited time available to update this report, I have attached architect's drawings that include as-built elevations from 2009.

Summary of Findings

The record search at the NWIC did not reveal any previous surveys of the parcel, nor were previous studies found in the archives of the local historical organizations. Although it does not appear to have been previously evaluated, the property is located in the City of Sonoma's Historic Zone, where potential projects trigger a requirement for historical evaluation according to current regulations.

Because this work was completed pursuant to CEQA, all resources discovered during the field survey require evaluation for California Register of Historical Resources (CRHR). Since the property is located within the City of Sonoma, CRHR eligibility evaluation will be completed per Sonoma Municipal Code Chapter 19.42. The property was also evaluated for National Register of Historic Places (NRHP) eligibility.

National Register of Historic Places

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

- (a) is associated with events that have made a significant contribution to the broad patterns of our history;

- (b) is associated with the lives of persons significant in our past;
- (c) embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;
- (d) yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Evaluation

Criterion A/1: 249 – 277 Fourth Street East is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Although the parcel was part of Sonoma's first vineyard, which was established by the Sonoma Mission priests in 1825, none of the extant buildings on the property date from its period of use as a vineyard by the Mission. If the vineyard had been in continuous use as such since the Mission era it may have been significant as a historic landscape, however, there is no evidence of grape-growing on the parcel between 1900 and 1980. The two dwellings on the property appear to have been constructed by the Brown family around the turn of the twentieth century. Research has not revealed any historical events associated with the property's Brown Ranch era. Therefore, the property is not significantly associated with this important local context and the buildings and vineyards are not eligible to the NRHP, CRHR, or for local listing under Criterion 1/A.

Criterion B/2: 249 – 277 Fourth Street East is not associated with the lives of persons important to local, state, or national history. The Brown family, who appear to have built both houses, were not significant enough to Sonoma history to rise to the level required for historic eligibility. Samuele and August Sebastiani were both important to Sonoma history, but are not significantly associated with either house on the property despite their ownership of the parcel. Therefore the house is not eligible to the NRHP, CRHR, or City of Sonoma Register under Criterion B/2.

Criterion C/3: 249 – 277 Fourth Street East is not significant under Criterion 3 for its architecture. The two historic-period houses appear to have originally been common examples of late nineteenth- and early twentieth-century Folk Houses. However, both have been so heavily altered over the years that the details of their original construction have been obscured. Therefore the houses do not rise to the level of significance required for listing on the NHRP, CRHR, or the City of Sonoma historic register under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 249 – 277 Fourth Street East does not appear to be a principal source of important information in this regard.

The property is not significant under any of the NRHP or CRHR criteria for historic listing, and therefore the buildings on it do not qualify as historic resources.

Integrity

Both significance and integrity are required for historical listing. Normally, historical evaluations do not assess integrity when research into a property's history reveals no historical or architectural significance. However, because the City of Sonoma Design Review Commission has raised questions regarding the significance of one of the buildings on the property, I have provided the follow integrity assessment in order to provide clarity regarding the property's potential historic eligibility.

Although extensive research into the history of the property did not uncover any significant historical associations (and therefore integrity is irrelevant), it is possible that a future researcher could discover new facts that would associate the dwellings on the property with an important historic context. If such significant historical associations were documented, the houses would need to retain integrity to be eligible for historic listing. Integrity is defined as the ability of a property to convey its significance. The authenticity of a property's historic identity must be evidenced by physical characteristics that existed during the property's historic period. Loss of integrity, if sufficiently great, overwhelms significance and renders a property ineligible for historic listing. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association.

The extreme nature of the 2010 modifications to 277 Fourth Street East destroyed or compromised almost all of the seven aspects of the building's historic integrity. The house was moved, therefore does not retain integrity of location. Removal of the original front porch, addition of the large rear porch, relocation of the front entrance, and alteration of the fenestration pattern are among the most serious of the extensive modifications that in aggregate utterly destroyed the building's integrity of design. Due to the replacement of original wood sash windows, replacement of original doors, and replacement of portions of the siding, integrity of materials and workmanship have been lost. Loss of integrity of location, design, setting and materials have resulted in loss of the more intangible aspects of integrity, feeling and association. Although the setting has been altered slightly over the years by alterations in agricultural uses and plantings around the house, the property remains rural and therefore has retained integrity of setting. A property must retain a majority of the seven aspects of integrity to retain overall integrity: an unaltered setting is not sufficient to convey a property's historic identity. The house is no longer a recognizable example of a nineteenth century farmhouse, and therefore does not retain integrity.

The architectural history of 249 Fourth Street East is obscure. All that is known about this dwelling is that appears to have been constructed around the turn of the twentieth century and heavily altered several times after 1960. Modifications including the carport addition, stucco cladding, and Storybook Ranch-style details have obscured its original style and form and resulted in a loss of integrity of design, materials, workmanship, feeling and association. It retains integrity of location and setting, but these are not sufficient to convey its historic identity. Therefore the house does not retain historic integrity.

Planning Commission and Sonoma Design Review & Historic Preservation Commission

When Mark and Marylinda Eichstaedt acquired the property in 2009, they immediately began planning an extensive program of demolition and rebuilding. At that time, the City of Sonoma did not require historic evaluation for properties that had not been previously identified as historic, and no evaluation was undertaken to determine the historic or architectural significance of the property. Although it is impossible to fully evaluate the architectural significance that may have existed previously after a building has been altered, 277 Fourth Street East appears to have been a good example of a vernacular nineteenth-century farmhouse that retained its historic integrity.

A City of Sonoma Planning Commission Staff Report from January 2010 discusses the Eichstaedt's application to allow the residence to be used as a caretaker house. The brief document describes the project as including a "remodel" that would move the house eight feet to the east, demolition of the existing barn, and construction of a new Garage/barn. The Staff report goes on to discuss setbacks, parking, height, and other community planning issues. The Staff Report lists the property as being located in the Historic Overlay zone, but otherwise makes no mention of potential historic status. Staff frames the project as an enhancement of the existing farmhouse, and recommends approval.¹

On 14 January 2010, the project was reviewed by the City of Sonoma Planning Commission. The applicants stated their intention to remove oak and palm trees and to rebuild the Garage/barn on the footprint of the original barn. Minutes recorded indicate that parking and lot size were the issues discussed, and that Commissioner Roberson expressed approval for the chosen style. The application was unanimously approved.²

On 19 January 2010, the project was reviewed by the Design Review Commission (DRC). No mention was made at the meeting of a historic evaluation of the project, and it does not appear that such an evaluation was prepared. Although project architect Adrian Martinez "discussed historical significance" meeting minutes do not record the content of this discussion or its conclusions. The architect cited unspecified environmental benefits and a wish to retain a large oak tree as the applicants' reasons for undertaking the project. Much of the meeting appears to have been devoted to a discussion of the details of the new Garage/barn structure, with the commission supporting a historicist approach to design that emphasized recreation of the details of a typical rural agricultural building. Assertions that original materials would be preserved and that composition shingles would be "fashioned to look like wood" appear to have been dropped from the plans after approval, as a visual inspection in 2016 did not reveal such features on the new unit. (The unit was not constructed on the footprint of the original barn as discussed in the meeting) Martinez confirmed the characterization of the project as a "renovation" and Commissioner Anderson called it a "reasonable adaptation." The tone of the meeting was a general familiarity with and support for Martinez's work as being compatible with Sonoma's existing environment. Only Chairperson Cribb expressed reservations, stating that a project with this level of modification did not qualify as a renovation and that its extent was "disturbing." Commissioner McDonald stated "no issues" except a desire to review the final color scheme. A representative of the Sonoma League for Historic Preservation requested photo-documentation. The DRC approved the project 4-1, stipulating a requirement for an unspecified type of photo-documentation.³

The 2010 project cannot factually be termed a renovation. The project included numerous large and small changes, many of which were not discussed in the staff report or public meetings. The following modifications are those which most severely degraded the buildings historic integrity:

- Relocation of the house, which destroyed its integrity of location
- Replacement of original wood-sash windows with modern vinyl windows with interior muntins, which removed an important character-defining feature of the house and degraded integrity of design, workmanship, and materials
- Alteration of fenestration pattern including moving window openings, adding new window openings, and changing the size of several window openings, which damaged integrity of design
- Demolition of original full-width porch along the east elevation (originally the main façade), which destroyed one of the most important character-defining features of the house and degraded integrity of design, workmanship, and materials
- Relocation of main entryway to the north façade and removal of original panel hardwood door, which degraded integrity of design
- Removal and replacement of some or all of the original siding, which degraded integrity of design, materials, and workmanship

¹ City of Sonoma Planning Commission, Staff Report, 5 January 2010, prepared by Wendy Atkins, Associate Planner.

² City of Sonoma Planning Commission, Minutes, 14 January 2010.

³ City of Sonoma, Design Review Commission, Minutes, 19 January 2010.

- Replacement of original doors with modern glazed doors, which degraded integrity of design, materials, and workmanship

The above demolition destroyed so much of the original fabric of the house that it is unlikely it could have retained its ability to convey its historic character even without further alterations. However, the project also made a number of additional modifications that obscured the style and form of the original house and introduced modern materials and stylistic elements incompatible with a historic building.

- Addition of a wide new covered deck to three elevations at the rear of the house (partially on the footprint of the former utility room, which was demolished). Although the utility room was probably a mid-twentieth century addition and was not an important character-defining feature of the house, the design of the new deck is incompatible with a historic house. The deck is over half the square footage of the small house, and therefore out of proportion with the type of porches or verandas used on nineteenth century farmhouses. In addition, it has a very low-pitch roof and steps that run continuously around two elevations. These elements clearly mark the deck as a contemporary addition.
- Addition of small projecting volumes at east, west, and north elevations including addition of a projecting very low-pitch-roofed entry porch. These small additions disrupt the simple massing and form of the original vernacular farmhouse. Their roof forms stylistic details mark them as contemporary additions incompatible with a nineteenth-century farmhouse
- Installation of modern vinyl windows that lack the dimensionality and natural materials required for compatibility with a nineteenth-century farmhouse. Their sizes and proportions (which vary widely) do not match the proportions of the original house. Although do not closely resemble windows from any historic architectural era, they use interior muntins to reference 2- 3- or 4-over-1 multiple light windows that approximate those found on Craftsman houses rather than on nineteenth-century farmhouses.
- Details like the decorative bases on the porch supports and sidelights adjacent to the front door are also incompatible with the original farmhouse design

Recommendations

Although the property itself has a connection to Sonoma's history as a winegrowing area, there is no significant association between the vineyard or buildings on the parcel and this period in Sonoma history. 277 Fourth Street East, in its original form, may have been an architecturally significant example of a rural Folk or Vernacular house. As discussed above and demonstrated in the attached DPR 523 forms, however, the original farmhouse was for all practical purposes demolished in 2010, and the original barn was destroyed at the same time. Therefore, the buildings lack integrity, so would not qualify as historic resources even if further research uncovered new associations to the Mission era or another important local historic context. The property owners may want to document that history for their own interest, but no preservation or mitigation of buildings or vineyards for their historic associations is required under CEQA or City of Sonoma Municipal code.

Preparer's Qualifications

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and HAER recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Oregon, and New York. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have evaluated post offices, military bases, university campuses, hospitals, church properties, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or e-mail at kara.brunzell@yahoo.com with any questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "Kara Brunzell".

Kara Brunzell, M.A.
Brunzell Historical

Attachments: DPR 523 forms, 249 – 277 Fourth Street East
As-built and Renovation Drawings, Adrian Martinez, 24 December 2009

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East, Sonoma

mP1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Sonoma

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Sonoma Date T; R _____; $\frac{1}{4}$ of Sec _____; _____ B.M.

c. Address 249 – 277 Fourth Street East City Sonoma Zip 94576

d. UTM: (give more than one for large and/or linear resources) Zone 10S; 562471.78 mE/ 4238814.39 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 018-181-004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The nearly five-acre agricultural property is located across the street from Sebastiani Winery roughly two blocks east of the Sonoma Plaza. It is west of Fourth Street East and north of the Sonoma Bike Path. There are three buildings on the parcel: two residences and a barn/garage. 277 Fourth Street East is set well back from the road along a gravel drive that divides the southern two-thirds of the parcel from the northern third. The Garage/barn is northwest of the house, and the 249 Fourth Street East is located at the northeast corner of the parcel adjacent to the street. The southern part of the property is mostly planted to grapevines, while its northern edge has gardens connected by curving gravel paths. The property slopes upward at its northern edge, which becomes rocky near the parcel line. Mature trees are planted along the driveway and property lines and clustered around the buildings. There are several olive and large shade trees, as well as a large oak and a tall palm near 277 Fourth Street East. The house has an L-shaped plan and moderately-pitched cross-gabled roof. Its open eaves feature a moderate overhang. The front- and rear-facing gables on the main volume of the house have louvered vents. The side-gabled section to the west has a lower roof ridge. Fenestration consists of vinyl replacement windows in a variety of sizes with decorative interior muntins. Cladding is wood "drop" siding, and the building rests on a concrete foundation. The entrance on the main (north) elevation of the house and is sheltered by a projecting, flat-roofed entry porch supported by square posts. It is fitted with a partially glazed wood paneled door which is flanked by sidelights and is accessed via a low set of concrete steps (continued p. 3).

*P3b. Resource Attributes: (List attributes and codes) HP2: single-family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)
Photograph 1: North and east elevations of Caretaker house, camera facing east, photograph taken September 2, 2015.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1895/1900, County of Sonoma

*P7. Owner and Address:

Peter and Elizabeth Sealey

135 San Carlos

Sausalito CA 94965

*P8. Recorded by: (Name, affiliation, address)

Kara Brunzell, Brunzell Historical

1613 B Street

Napa, California 94559

*P9. Date Recorded: September 2, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (list) _____

*Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East, Sonoma

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Dwelling B4. Present Use: Dwelling

*B5. Architectural Style: Folk House, National Era, (gable-front-and-wing and hall-and-parlor types)

*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, 277 Fourth Street East, c1895;
Original construction, 249 Fourth Street East, c1900

Addition of decorative trim, stucco cladding, carport, and vinyl replacement windows to 249 Fourth Street East, after 1990

Reconstruction of 277 Fourth Street East including relocation, porch removal, entryway relocation, window and door replacement, addition of projecting volumes, addition of rear deck, 2010

Construction of Garage/barn, 2010

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area City of Sonoma

Period of Significance n/a Property Type Dwelling Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property with its two dwellings and Garage/barn, which is located within the City of Sonoma's historic overlay zone, does not meet the criteria for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or the City of Sonoma requirements for historic listing. The buildings are not significantly associated with Sonoma's history or with persons important to Sonoma's history, and are not architecturally significant. In addition, numerous alterations in recent decades have compromised the integrity of both historic-period buildings (see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

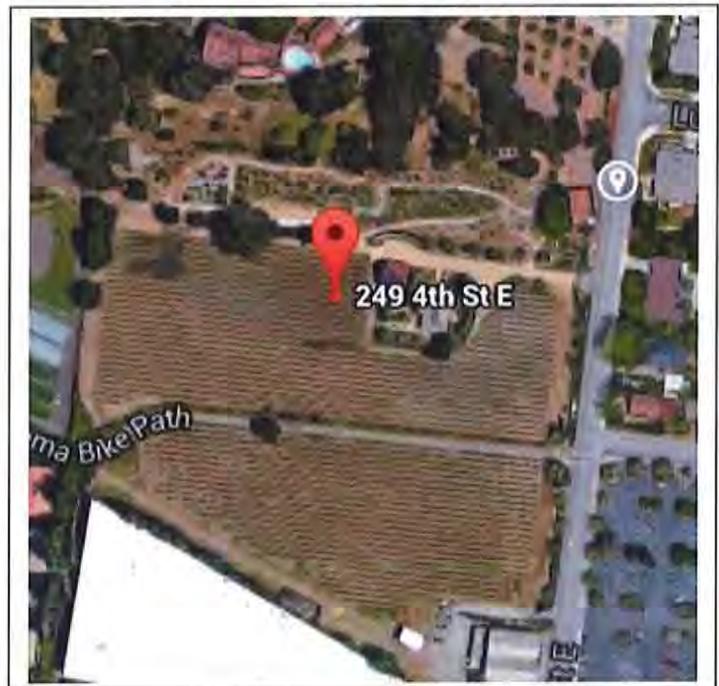
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: September 2, 2015

(This space reserved for official comments.)



Page 3 of 14 *Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East

*Recorded by Kara Brunzell

*Date: September 2, 2015 Continuation Update

***P3a. Description (continued):**

There is a small projecting volume adjacent to the entry porch under its own shed roof. There is a brick chimney on the east elevation which pierces the eastern slope of the roof. A small projecting volume toward the rear of the elevation houses a water heater.

The south and west elevations have a deck that wraps around the rear of the house. Like the small front porch, it has a nearly flat roof supported by square posts. It has entrances facing both south and west which are fitted with double doors glazed with large single panes. There is a set of wooden steps at the south end of the main volume of the house, and a second wide L-shaped set of wooden steps that wraps around the west and south. The west gable end has a small projecting volume with a flat roof.

The nearby Garage/barn is rectangular in plan and has a gabled main roof with a hipped vented monitor at its center and a large shed dormer on its north elevation. Clad in board-and-batten, it has vinyl windows with applied exterior muntins. Constructed in 2010, it is a contemporary building designed to fit in with its historic rural environment.

249 Fourth Street East has a rectangular plan and asymmetrical side-gabled roof with louvered vents at the gable ends. Narrowly overhanging eaves are unboxed with decorative scalloped bargeboards. Fenestration is a combination of vinyl replacement and wood sash windows. The building is clad in stucco and rests on a concrete foundation. The main entrance on the north elevation is sheltered by a shed-roofed entry porch supported by simple square posts and is at grade. The door is surrounded by decorative scalloped trim similar to the bargeboards. The elevation lacks windows. The east elevation, which faces the street, has a shed roof projecting from the wall beneath the main roof. A picture window near the north end of the elevation is grouped between two narrower single-hung windows. A wide window at the south corner is fitted with a vinyl sash with interior muntins. A similar window abuts it around the corner on the south elevation. A shed-roofed carport projects from the south elevation, and shelters a secondary entrance. There is a small enclosed volume at the rear of the carport. The west elevation has several fixed wood sash, double-hung wood sash, and fixed vinyl windows. Much of the west elevation is not visible due to a five-foot privacy fence as well as stored equipment and other fencing.

B10. Significance (continued):

Historic Context

In 1823, Father Jose Altimira led a Mexican expedition into Sonoma County in search of a mission site. After examining several areas, Altimira chose the present-day City of Sonoma as the site for the mission, based on climate and abundant natural resources. The Mexican government, in addition to converting Indians to Catholicism, needed an outpost in Sonoma County to deter Russian expansion in the area. By the end of 1824, the San Francisco Solano de Sonoma mission had baptized 693 neophytes. The Sonoma mission was the last to be founded in California, and the only mission established after Mexico's independence from Spain.¹

In 1834, the Mexican government secularized the entire mission system. The government orders stated that the Missions themselves should become regular parish churches, while the ranchos surrounding them were to be split up into subsistence plots for the Indian neophytes. In 1835, General Mariano Guadalupe Vallejo was sent to the area to protect the mission and carry out the secularization orders. Vallejo personally laid out the town of Sonoma the same year. He arranged the village according to the classic Mexican town plan, with streets leading to the central plaza that is still at the heart of Downtown Sonoma. The new town became the Mexican government's military headquarters for the region. The Mexican government distributed lots in the new town and granted large chunks of land adjoining the town, mostly to Vallejo's supporters and relatives. Vallejo himself received a vast land grant, Rancho Petaluma, which consisted of 75,000 acres that stretched from Sonoma Creek to Petaluma Creek.²

After a transitional period of military rule, the Gold Rush in 1849 brought tens of thousands of American citizens to California, expediting California statehood. Sonoma was incorporated as a city and as the county seat in 1850, shortly after California achieved statehood. The town's regional political importance was already on the wane, however, and in 1854 the rival town of Santa Rosa usurped the county seat from Sonoma.³

Sonoma remained a small village that served the surrounding agricultural area, (which was devoted to wine grapes, fruit trees, stock ranches and various other crops,) for nearly a century after Vallejo laid out its large street grid. By the first decades of the twentieth

¹ Robert M. Lynch, *The Sonoma Valley Story: Pages Through the Ages*, The Sonoma Index-Tribune, Sonoma, California: 1997, p. 7; Lewis Publishing Company, *An Illustrated History of Sonoma County*. The Lewis Publishing Company: 1889, p. 23 & 27; J.P. Munro-Fraser, *History of Sonoma County, California*. Allen, Bowen & Company Publishers, San Francisco: 1880, p. 42 – 43.

² Lynch, p. 10 & 64; Celeste G. Murphy, *The Story of Sonoma*. W.L. & C.G. Murphy, Sonoma, California: 1937, p. 26 & 30; Munro-Fraser, p. 46.

³ Munro-Fraser, p. 448; Lynch, p. 52 & 72.

Page 4 of 14 *Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East

*Recorded by Kara Brunzell

*Date: September 2, 2015 Continuation Update

century, Sonoma had also become a tourist destination, spurred by nationwide promotional campaigns mounted by railroads and California boosters. Local resorts, many of them hot springs in the European mode, thrived until World War I disrupted their trade.⁴

In 1919, Prohibition brought an era of hard times to wine country, when federal agents shuttered most wineries. Despite the difficulties Prohibition created for agriculture, however, Sonoma constructed a new high school on Broadway in 1923. The Depression brought new economic privation less than a decade later. The sale of wine was once again legal, but the economic climate made it difficult to develop markets for the product. The California wine business did not truly recover from its prohibition setbacks until well after World War II.⁵

Sonomans participated in World War II by serving in the armed forces as well as through typical support activities like blood drives, "home guard" patrols, and scrap metal collection. However, as a rural town the area did not experience the rapid population growth and other changes experienced by locales which absorbed an influx of defense workers. After the war ended, however, Sonoma was poised for change as the California wine business consolidated its markets. Prosperity and improved transportation infrastructure brought Sonoma much closer to the Bay Area, and encouraged both more visitors and transplants to the area. By 1960, Sonoma's days as a sleepy backwater were coming to an end. The 1960s and 1970s were an era of explosive growth in Sonoma's built environment, and by 1978, Sonoma had annexed 44 additions. The population had grown from 3,023 residents in 1960 to over 40,000 in 1980. As neighborhoods that had been partially rural were built out, wineries and other agriculture moved out into the nearby Valley of the Moon. Increased population allowed for business growth during this era, especially the wine business, which doubled in size.⁶

Property History

The roughly five-acre parcel that would eventually become the Sealey Vineyards (as well as portions of the Sebastiani vineyards to the east) were part of the first vineyard established in Sonoma. The Franciscan priests that founded the nearby mission planted a vineyard north of Spain Street and east of the Sonoma Plaza in 1825. After the missions were secularized, Mariano Vallejo took over a portion of the vineyards. In the 1880s, the Catholic Church still owned a large portion of the vineyards, which were the last remnant of the once-expansive mission holdings. In 1890, Patrick William Riordan, the Archbishop of San Francisco, deeded a right of way to the San Francisco and North Pacific Railway Company for a railway line. Four years later, Riordan sold a portion of the mission vineyards to Thomas Brown.⁷

⁴ Lynch, p. 136, 132 – 133.

⁵ Lynch, p. 173, 186; Valerie Sherer Mathes and Diane Moll Smith, *Images of America: Sonoma Valley*. Arcadia Publishing, San Francisco.

⁶ Lynch, p. 225, 228, & 233.

⁷ Robert S. Smile, *The Sonoma Mission, San Francisco Solano de Sonoma: The Founding, Ruin and Restoration of California's 21st Mission*, Valley Publishers, Fresno, California: 1975, p.119; Deeds on file at Sonoma County Recorder's Office.

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*Recorded by Kara Brunzell

*Date: September 2, 2015 Continuation Update

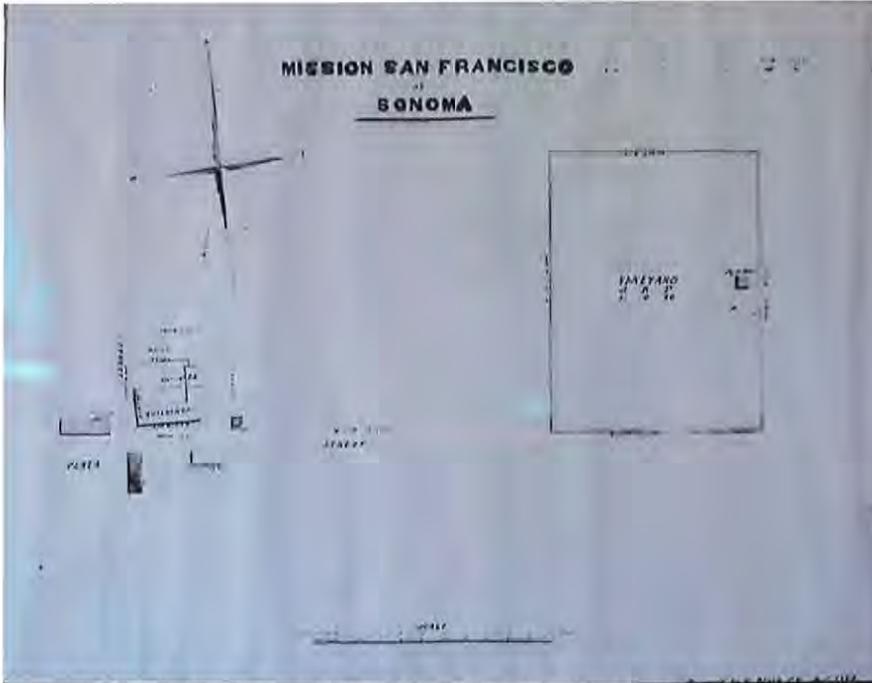


Figure 2: Map of Mission San Francisco at Sonoma showing Mission vineyard, 1854.

Thomas Brown was born in Scotland about 1846 and immigrated to the United States about 1875. He married a French-speaking Swiss woman named Valentine about 1892, and the couple had a son named Louis about 1902. The parcel was on the west side of Fourth Street East, which was then called Huichica Street after the nearby Rancho. It included acreage both north and south of the railroad tracks, and encompassed lots 249, 250, 251, 252, 257, and 258 as well as land set aside for Cooper and Turkey Streets, which were never developed. Brown was a poultry farmer and later also raised dairy cattle on the ranch. There is no evidence that Brown grew grapes or made wine. The family lived on the property from at least 1900 – 1930, although they may have moved in as soon as they acquired the parcel. The farm house near the center of the property (277 Fourth Street East) appears to have originally been a gable-front-and-wing type Folk House, and is likely to have been constructed by the Browns circa 1895. In 1922, the Browns sold the southern portion of the property to Samuele Sebastiani, who constructed a storage building adjacent to the railroad tracks. Brown retained Lots 249 and 250, which correspond to the five acres that are currently the Sealey Mission Vineyards.⁸

The house near the street (249 Fourth Street East) may have been constructed about the same time as 277 Fourth Street East, although research has revealed few definitive facts about the building and multiple alterations have obscured its original design. County Assessor's records give an estimated build date of 1949 for the dwelling. Aerial photographs, however, demonstrate that it was constructed prior to 1948. A building appears in its general location on USGS topographical by 1902. The house has been altered over the decades with the installation of "storybook" style decorative trim, stucco cladding, and vinyl windows, however the presence of wood-frame windows at the rear are consistent with pre-1948 construction. Careful inspection of its plan also reveals that its basic form is that of a hall-and-parlor type Folk House, a dwelling that was constructed in rural areas until about 1930. The small rectangular floor plan, shed roof projecting from the building's east elevation, and "saltbox" roof created by a side gable with shed roof rear addition are all consistent with this type of vernacular house. Therefore, it was probably constructed between 1900 and 1930 when the Browns owned the parcel.

In 1935, Samuele and Elvira Sebastiani purchased the ranch from Thomas Brown. Valentine Brown died between 1930 and 1935, so Thomas was a widower, and nearly 90 years old. Samuele Sebastiani was born in Farnetta, Italy about 1876, and immigrated to the United States at the age of twenty-one. He worked at a Sonoma winery and then as a teamster in 1902 – 1903, purchasing his own winery on Fourth Street East in 1904. Sebastiani bought the Milani winery on a handshake agreement, paying for the property after he began selling

⁸ U.S. Census Records, Sonoma California, 1910, 1920, 1930.

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wine. By 1909, he owned the winery outright. He bought a second winery in Lodi, and branched out into real estate development after his success in the wine business. During Prohibition, he managed to stay afloat by making sacramental wine. He built the Sebastiani Theatre on the Sonoma square as well as an apartment building and a number of houses near his winery. He also began canning fruit during Prohibition. Many of these pursuits were designed to employ people during the difficult economic times caused by Prohibition and the Great Depression that followed it.⁹

Sebastiani married Elvira Eraldi in 1904, the year he started his winery. Elvira's parents Enrico and Mary were Italian-American, and she was born in Connecticut in 1888. The family came to Sonoma soon thereafter, where Elvira's three younger siblings were born. Her father was the proprietor of the local Lone Star Saloon, a popular gathering spot for local Italian immigrants, and Samuele met Elvira there. She would have been only sixteen when they married. Children Sabrina, Lawrence, and August were born between 1906 and 1914. The Sebastiani family lived on their winery property on the east side of First Street East by 1920. When they purchased the Brown Ranch across the street, they do not appear to have moved. Samuele Sebastiani died in 1944, and Elvira ten years later.

After Samuele Sebastiani's death, eldest son August Sebastiani (who was at that time in his early 30s) took over winery operations. August and his wife Sylvia purchased the winery from the estate, and August began making wine under the Sebastiani name. Gifted in marketing as well as an expert winemaker, the younger Sebastiani presided over a vast expansion of the winery before his death in 1980. Sebastiani descendants continued to operate Sebastiani Winery through 2007.¹⁰

About 1947, August and Sylvia Sebastiani constructed Casa Sebastiani, a large stone house on a knoll just north of the western portion of the former Brown Ranch property. The Brown Ranch had been used for pasture before the Sebastiani purchase, and it does not appear to have been immediately incorporated into the Sebastiani vineyards. By the late 1960s, there were still no grapevines on the property. Its twentieth-century use as a vineyard appears to date from the 1980s.¹¹

In 2009, Sebastiani Vineyards sold the five-acre current parcel to Terry Noyer, Stephen M. Shaw, and Jodi Wong Shaw. At the end of that same year, Noyer and the Shaws sold the property to Mark and Marylinda Eichstaedt of Tiburon. Mark Eichstaedt graduated from Ohio State University in 1971, and then earned an MBA from Northwestern. He became a CPA in 1975 and started his own San Francisco accounting firm in 1981. Marylinda is also a CPA. After acquiring the property, the Eichstaedts immediately began planning an extensive program of redevelopment. The couple applied for permits to replace the existing barn with an ancillary dwelling they called a Garage/barn, and to use 249 First Street East as the Primary house on the property. They planned to tear down and replace 249 First Street East, but that part of the project was never completed. The Planning Commission approved the request. The Eichstaedts also undertook a major project on the house at the center of the parcel, 277 First Street East. Although presented to the Design Review Commission as a renovation, given the extensive nature of its modifications it can more accurately be termed a demolition and reconstruction. Architect Adrian Martinez designed the project. Building permits and limited available photos indicate that the project included:

- Relocation of the house eight feet east of its original location
- Addition of a wide new covered deck to three elevations at the rear of the house, partially on the footprint of the former utility room, which appears to have been a mid-twentieth century addition
- Replacement of original four-light wood-sash windows with modern vinyl windows with interior muntins
- Alteration of fenestration pattern including moving window openings, adding new window openings, and changing the size of several window openings
- Demolition of original full-width porch along the east elevation, which was originally the main façade
- Relocation of main entryway to the north façade and addition of a projecting flat-roofed entry porch
- Addition of small projecting volumes at east, west, and north elevations
- Addition of a fireplace with exterior chimney on the east elevation
- Installation of structural plywood under siding
- Removal and replacement of some or all of the original siding
- Replacement of original doors with modern glazed doors

⁹ Gaye Lebaron, "Chapter 1: Sebastiani Tale Begins with Samuele," Santa Rosa Press Democrat, May 4, 1986; U.S. Census Records, Sonoma California, 1920.

¹⁰ New York Times, "August Sebastiani is Dead at 66," February 19, 1980, p. B4, col. 4-5;

¹¹ Historic Aerials, Nationwide Environmental Title Research, <http://www.historicaerials.com/>, accessed September 21, 2015.

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The original barn was demolished as part of the same project. The current Garage/barn building (actually a guest house or ancillary dwelling with attached garage with some barn-like materials and details) northwest of the house was constructed at just to the south of the original barn. Current owners Peter and Elizabeth Sealey of Sausalito purchased the property from the Eichstaedts in 2013.¹²

Evaluation:

The NRHP and CRHR require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. Local historic register requirements are based on the state and national standards.

Criterion A/1: 249 – 277 Fourth Street East is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Although the parcel was part of Sonoma's first vineyard, which was established by the Sonoma Mission priests in 1825, none of the extant buildings on the property date from its period of use as a vineyard by the Mission. If the vineyard had been in continuous use as such since the Mission era it may have been significant as a historic landscape, however, there is no evidence of grape-growing on the parcel between 1900 and 1980. The two dwellings on the property appear to have been constructed by the Brown family around the turn of the twentieth century. Research has not revealed any historical events associated with the property's Brown Ranch era. Therefore, the property is not significantly associated with this important local context and the buildings and vineyards are not eligible to the NRHP, CRHR, or for local listing under Criterion 1/A.

Criterion B/2: 249 – 277 Fourth Street East is not associated with the lives of persons important to local, state, or national history. The Brown family, who appear to have built both houses, were not significant enough to Sonoma history to rise to the level required for historic eligibility. Samuele and August Sebastiani were both important to Sonoma history, but are not significantly associated with either house on the property despite their ownership of the parcel. Therefore the house is not eligible to the NRHP, CRHR, or City of Sonoma Register under Criterion B/2.

Criterion C/3: 249 – 277 Fourth Street East is not significant under Criterion 3 for its architecture. The two historic-period houses appear to have originally been common examples of late nineteenth- and early twentieth-century Folk Houses. However, both have been so heavily altered over the years that the details of their original construction have been obscured. Therefore the houses do not rise to the level of significance required for listing on the NHRP, CRHR, or the City of Sonoma historic register under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 249 – 277 Fourth Street East does not appear to be a principal source of important information in this regard.

Historic eligibility rests on integrity as well as significance. Although extensive research into the history of the property did not uncover any significant historical associations (and therefore integrity is irrelevant), it is possible that a future researcher could discover new facts that would associate the dwellings on the property with an important historic context. If such significant historical associations were documented, the houses would need to retain integrity to be eligible for historic listing. Integrity is defined as the ability of a property to convey its significance. The authenticity of a property' historic identity must be evidenced by physical characteristics that existed during the property's historic period. Loss of integrity, if sufficiently great, would overwhelm significance and render the property ineligible for historic listing. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association.

The extreme nature of the 2010 modifications to 277 Fourth Street East destroyed or compromised almost all of the seven aspects of the building's historic integrity. The house was moved, therefore does not retain integrity of location. Removal of the original front porch, addition of the large rear porch, relocation of the front entrance, and alteration of the fenestration pattern are among the most serious of the extensive modifications that in aggregate utterly destroyed the building's integrity of design. Due to the replacement of original wood sash windows, replacement of original doors, and replacement of portions of the siding, integrity of materials and workmanship have been lost. Loss of integrity of location, design, setting and materials have resulted in loss of the more intangible aspects of integrity, feeling and association. Although the setting has been altered slightly over the years by alterations in agricultural uses and plantings around the house, the property remains rural and therefore has retained integrity of setting. A property must retain a majority of the seven aspects of integrity to retain overall integrity: an unaltered setting is not sufficient to convey a property's historic identity. The Caretaker house is no longer a recognizable example of a nineteenth century farmhouse, and therefore does not retain integrity.

¹² Realize CPA, LLC, 2015, <http://realizecpa.com/team/>, accessed September 4, 2015; Minutes, City of Sonoma, Planning Commission, January 14, 2010.

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As discussed above, the architectural history of 249 Fourth Street East is obscure. All that is known about this dwelling is that appears to have been constructed around the turn of the twentieth century and heavily altered several times after 1960. Modifications including the carport addition, stucco cladding, and Storybook Ranch-style details have obscured its original style and form and resulted in a loss of integrity of design, materials, workmanship, feeling and association. It retains integrity of location and setting, but these are not sufficient to convey its historic identity. Therefore the Primary house does not retain historic integrity.

The property is not significant under any of the NRHP or CRHR criteria for historic listing, and therefore the buildings on it do not qualify as historic resources.

Photographs:



Photograph 1: Neighborhood setting looking north on Fourth Street East, subject property left of frame, September 2, 2015.

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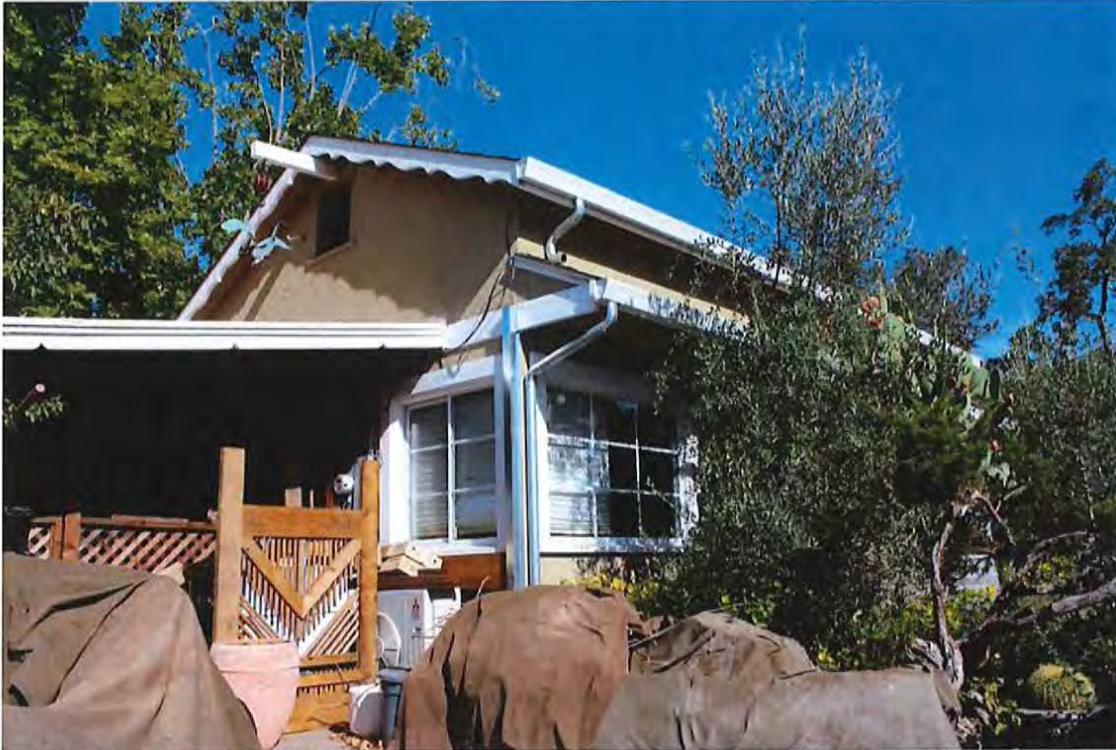


Photograph 2: Neighborhood setting looking south on Fourth Street East, subject property right of frame, September 2, 2015.



Photograph 3: North and east elevations of 249 First Street East, camera facing south, September 2, 2015.

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*Recorded by Kara Brunzell *Date: September 2, 2015 Continuation Update



Photograph 4: South and east elevations of 249 First Street East and covered patio, camera facing north, September 2, 2015.



Photograph 5: Property gardens, camera facing west, September 2, 2015.

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*Recorded by Kara Brunzell

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Photograph 6: North elevation of 277 First Street East showing main entrance, camera facing south, September 2, 2015.



Photograph 7: Back porch on south and west elevations of 277 First Street East camera facing east, September 2, 2015.

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Photograph 8: North and west elevations of 277 First Street East, camera facing south, September 2, 2015.



Photograph 9: Detail, open eaves on north elevation of 277 First Street East, camera facing south, September 2, 2015.

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*Recorded by Kara Brunzell *Date: September 2, 2015 Continuation Update



Photograph 10: Property vineyards, camera facing east, September 2, 2015.



Photograph 11: South and west elevations of garage/barn, camera facing north, September 2, 2015.

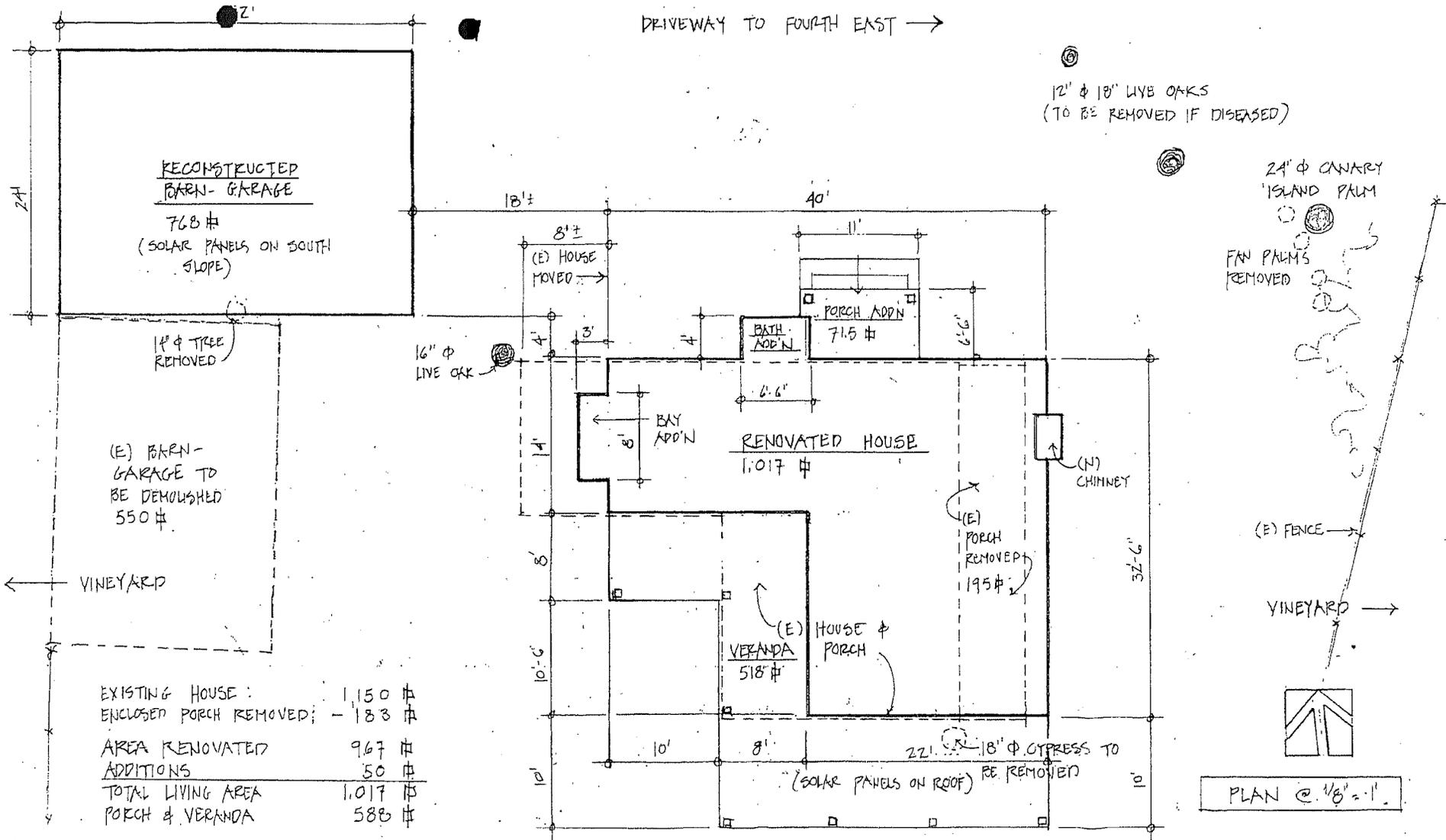
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*Recorded by Kara Brunzell

*Date: September 2, 2015 Continuation Update



Photograph 12: Property gardens and sculpture, camera facing northwest, September 2, 2015.

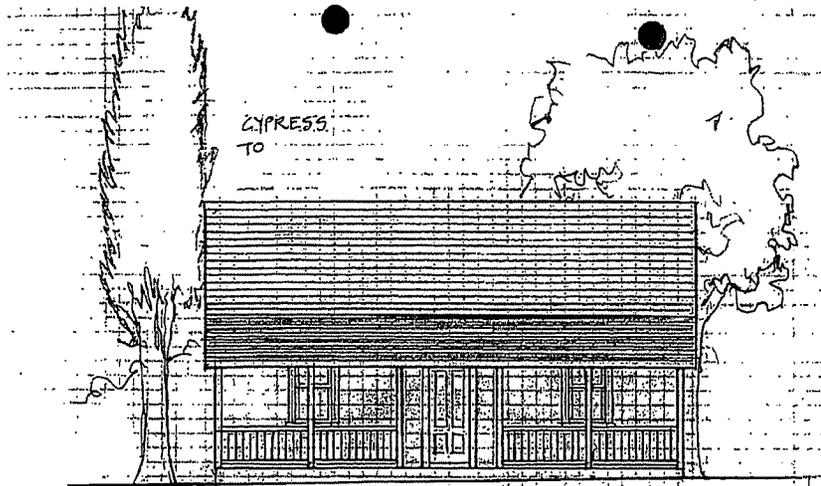


EXISTING HOUSE :	1,150 #
ENCLOSED PORCH REMOVED :	- 183 #
AREA RENOVATED	967 #
ADDITIONS	50 #
TOTAL LIVING AREA	1,017 #
PORCH & VERANDA	588 #

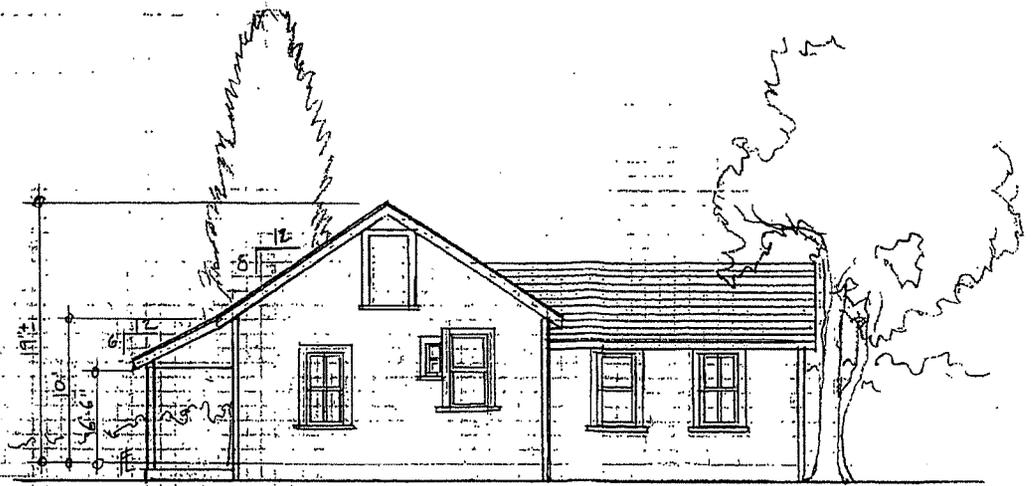
PLAN @ 1/8" = 1'

MARK & MARYLINDA EICHSTAEDT VINEYARD FARMHOUSE
 277 FOURTH STREET EAST, SONOMA CA. ADRIAN MARTINEZ / ARCHITECT AIA, APC

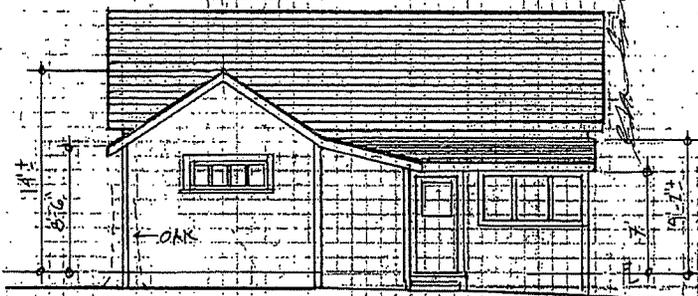
24 DECEMBER 2009



EAST ELEVATION @ 1/8" = 1'



NORTH ELEVATION @ 1/8" = 1'



WEST ELEVATION @ 1/8" = 1'



SOUTH ELEVATION @ 1/8" = 1'

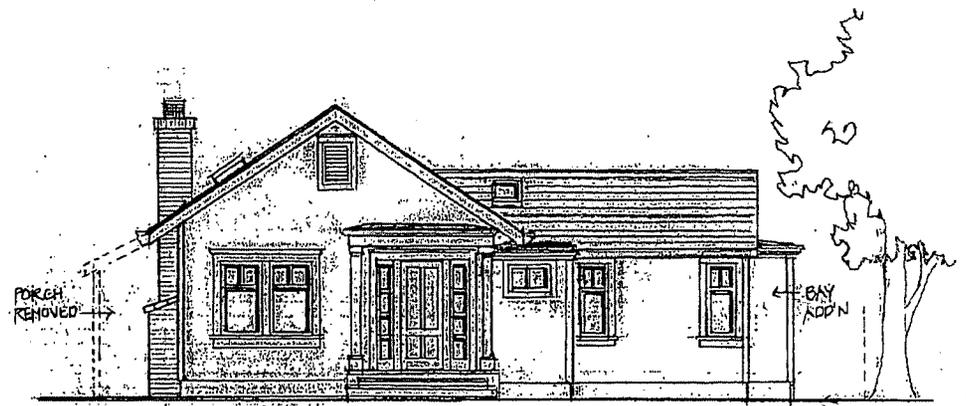
EXISTING FARMHOUSE AS-15

MARK & MARYLINDA EICHSTAEDT
277 FOURTH STREET EAST, SONOMA

24. DECEMBER 2009



VERANDA ADDITION
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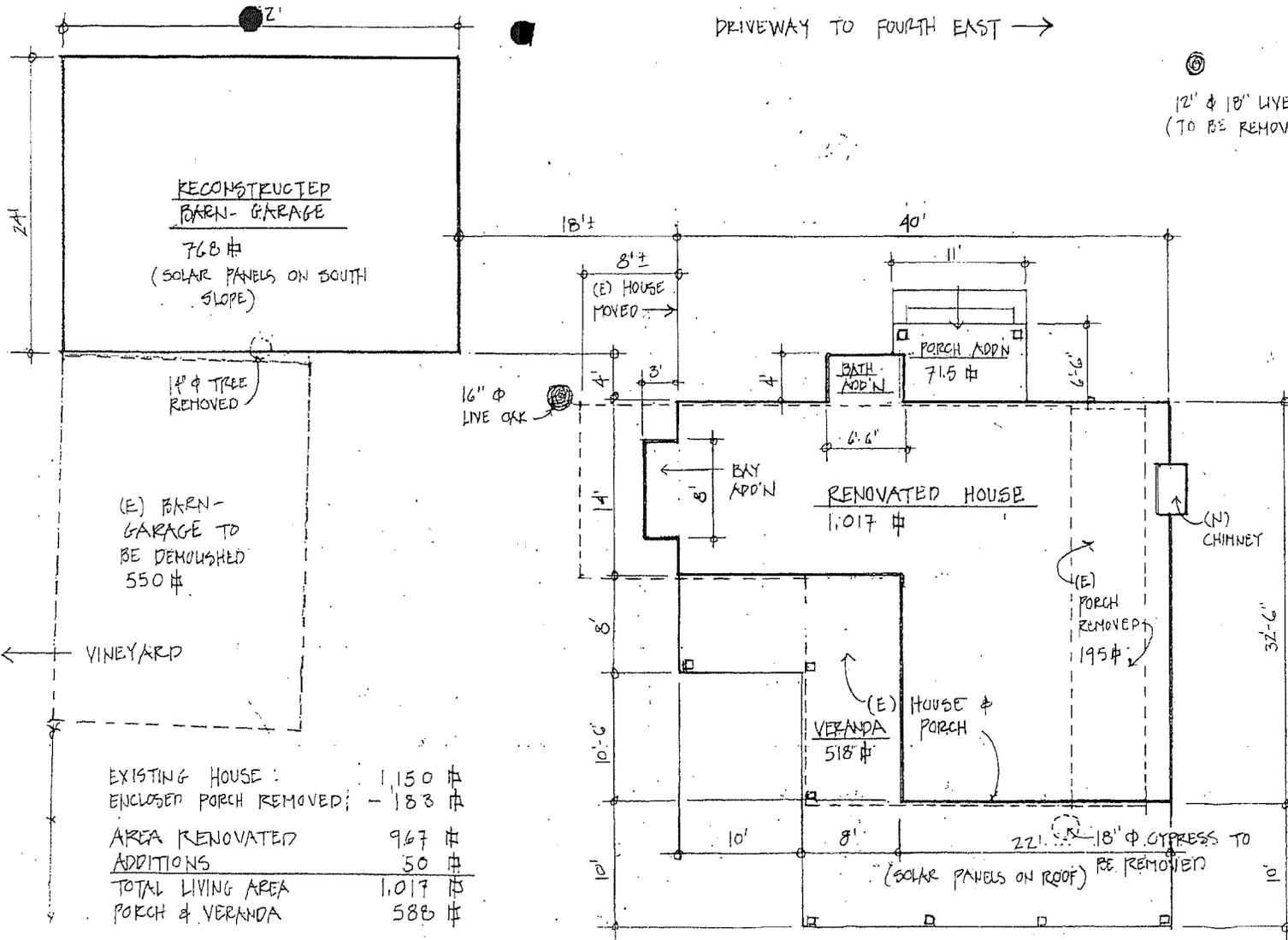
SOUTH ELEVATION @ 1/8" = 1'

PROPOSED FARMHOUSE RENOVATION

MARK & MARYLINDA EICHSTAEDT

277 FOURTH STREET EAST, SONOMA □ ADRIAN MARTINEZ / ARCHITECT AIA

REVISED 23 DECEMBER 2009

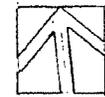


12' & 18' LIVE OAKS
(TO BE REMOVED IF DISEASED)

24' & CANARY
'ISLAND PALM
FAN PALMS
REMOVED

(E) FENCE

VINEYARD

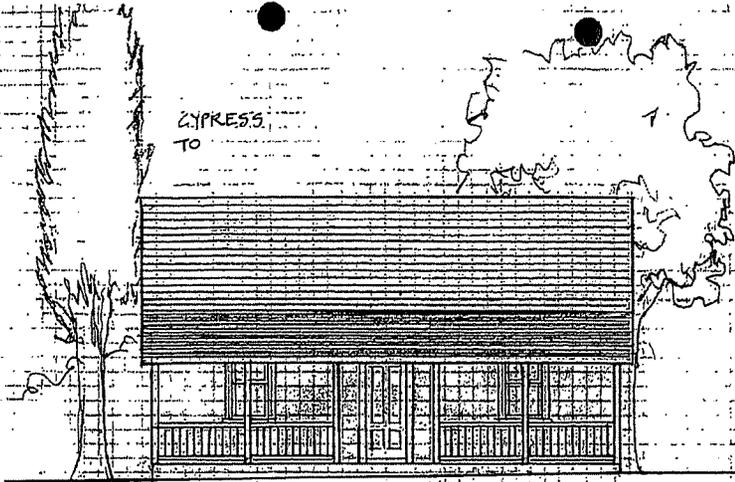


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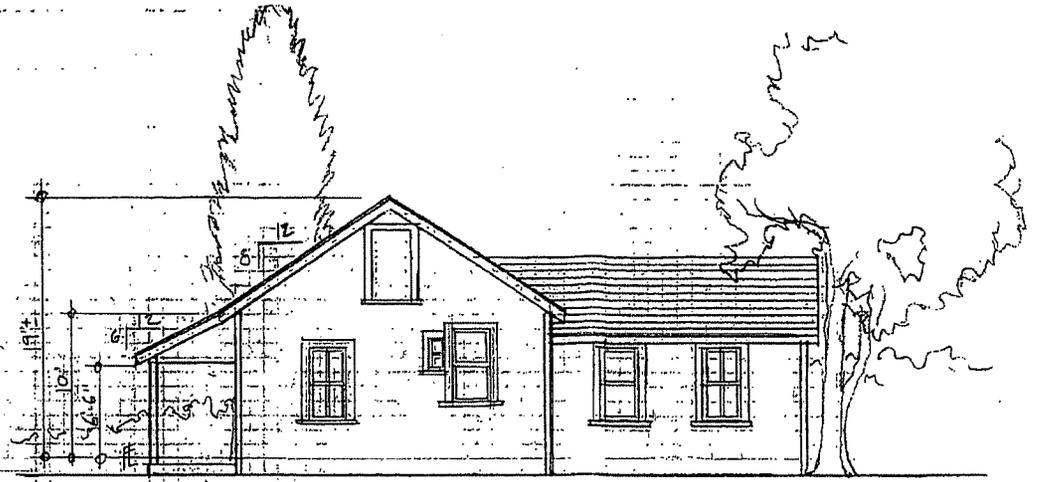
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AREA RENOVATED	967 #
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MARK & MARYLINDA EICHSTAEDT VINEYARD FARMHOUSE
277 FOURTH STREET EAST, SONOMA CA. ADRIAN MARTINEZ / ARCHITECT AIA, APC

24 DECEMBER 2009



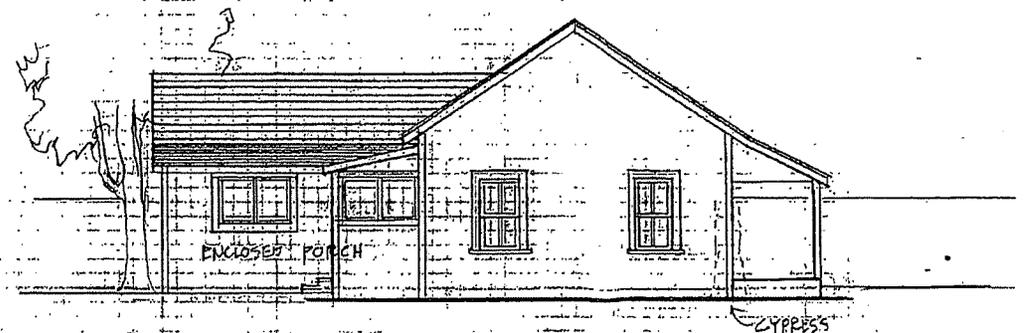
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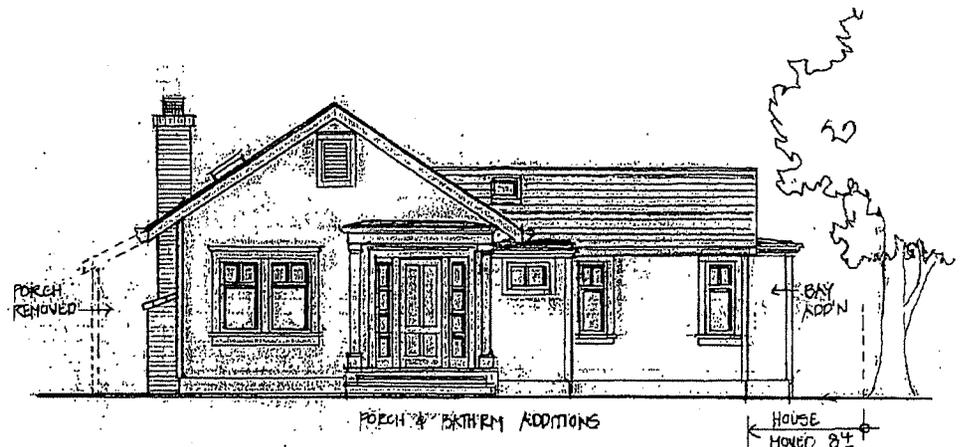
EXISTING FARMHOUSE AS-IS

MARK & MARYLINDA EICHSTAEDT
 277 FOURTH STREET EAST, SONOMA

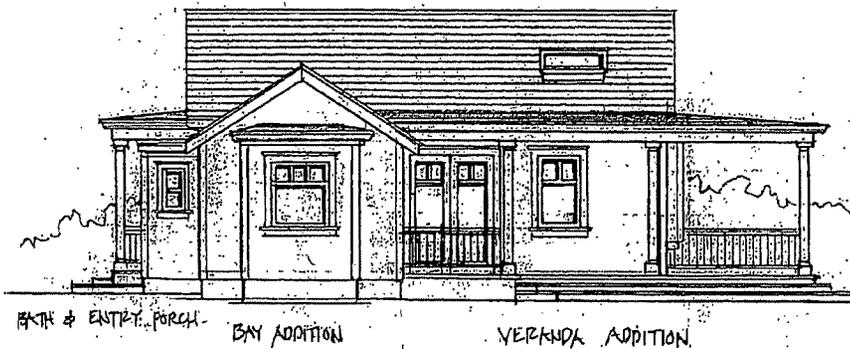
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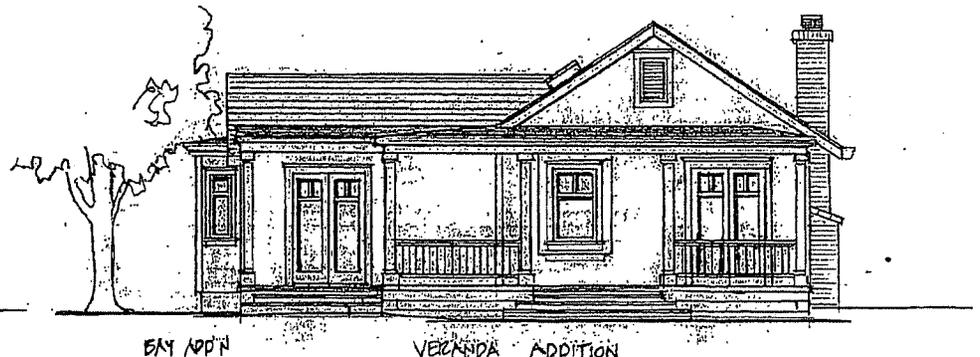
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NORTH ELEVATION @ 1/8" = 1'



WEST ELEVATION @ 1/8" = 1'



SOUTH ELEVATION @ 1/8" = 1'

PROPOSED FARMHOUSE RENOVATION

MARK & MARYLINDA EICHSTAEDT

277 FOURTH STREET EAST, SONOMA □ ADRIAN MARTINEZ / ARCHITECT AIA

REVISED 23 DECEMBER 2009

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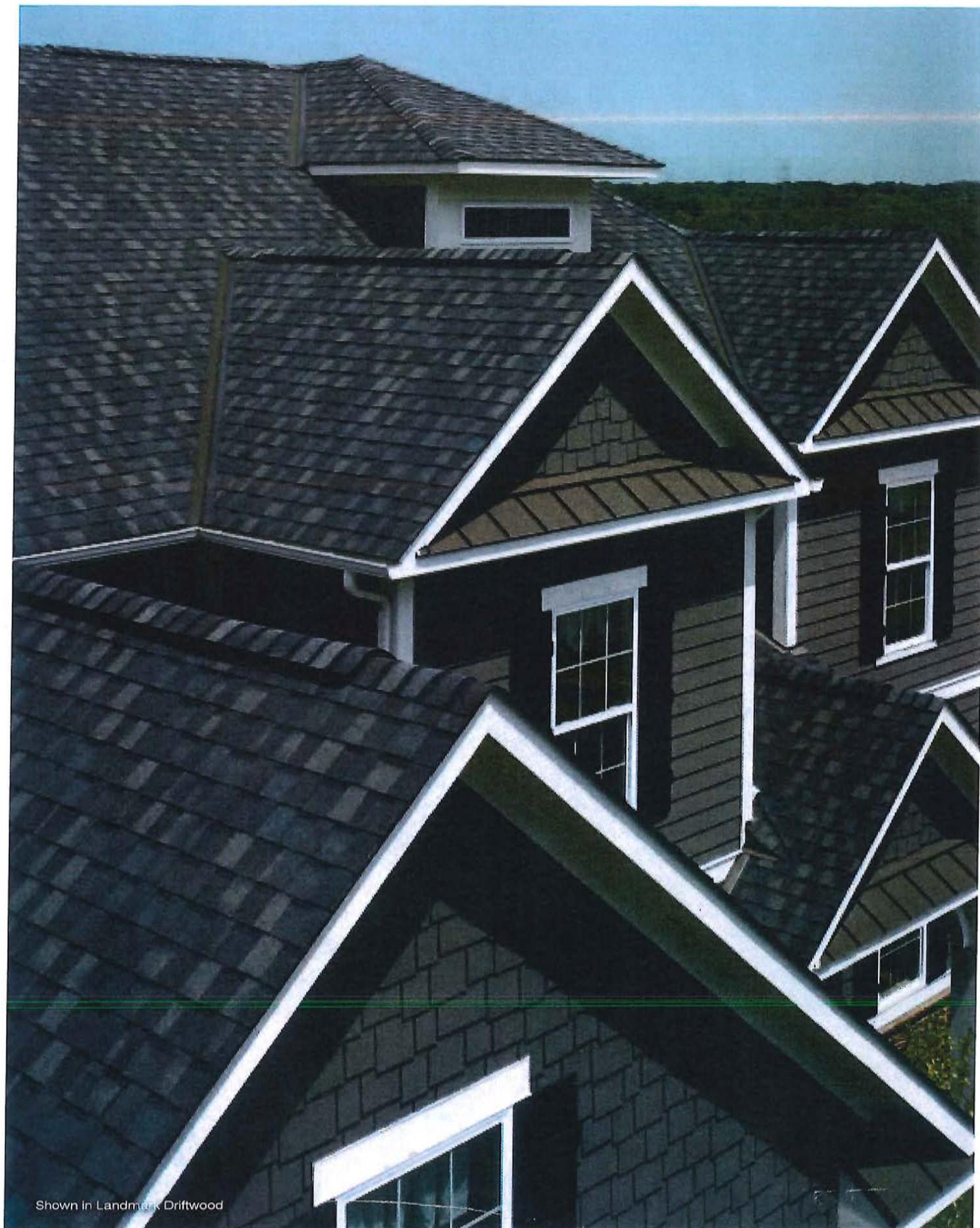
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Landmark Premium is engineered to outperform ordinary roofing in every category, keeping you comfortable, your home protected, and your peace-of-mind intact for years to come with a transferable warranty that's a leader in the industry.

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- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Quality Standards:

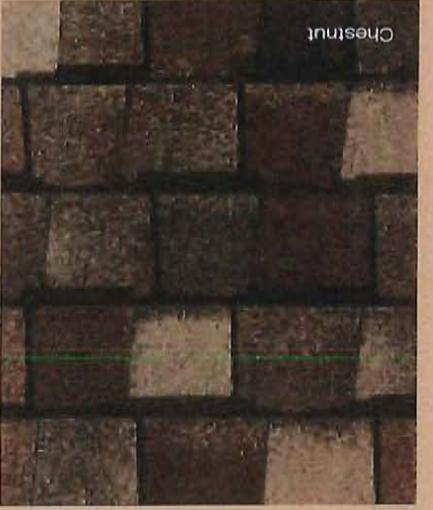
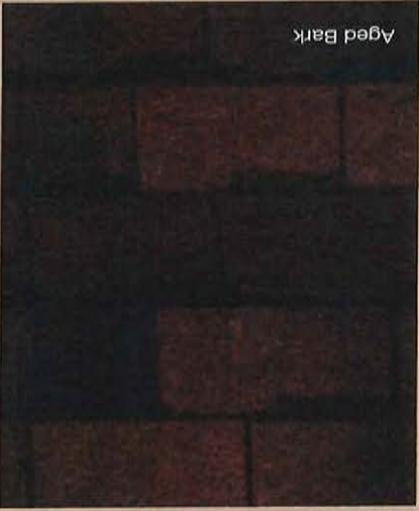
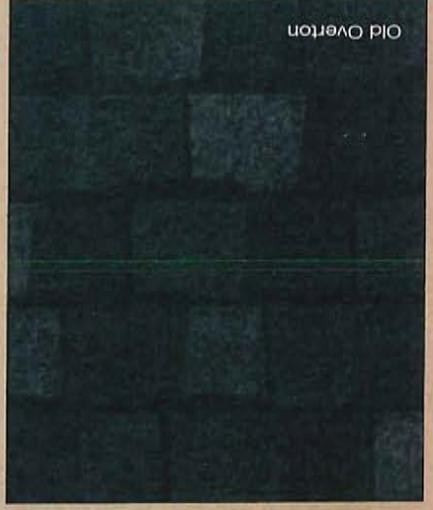
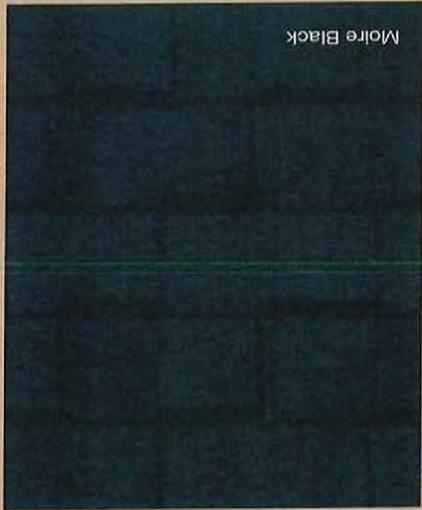
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warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 15-year StreakFighter[®] algae-resistance warranty STREAKFighter[®]
- 10-year SureStart[™] protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

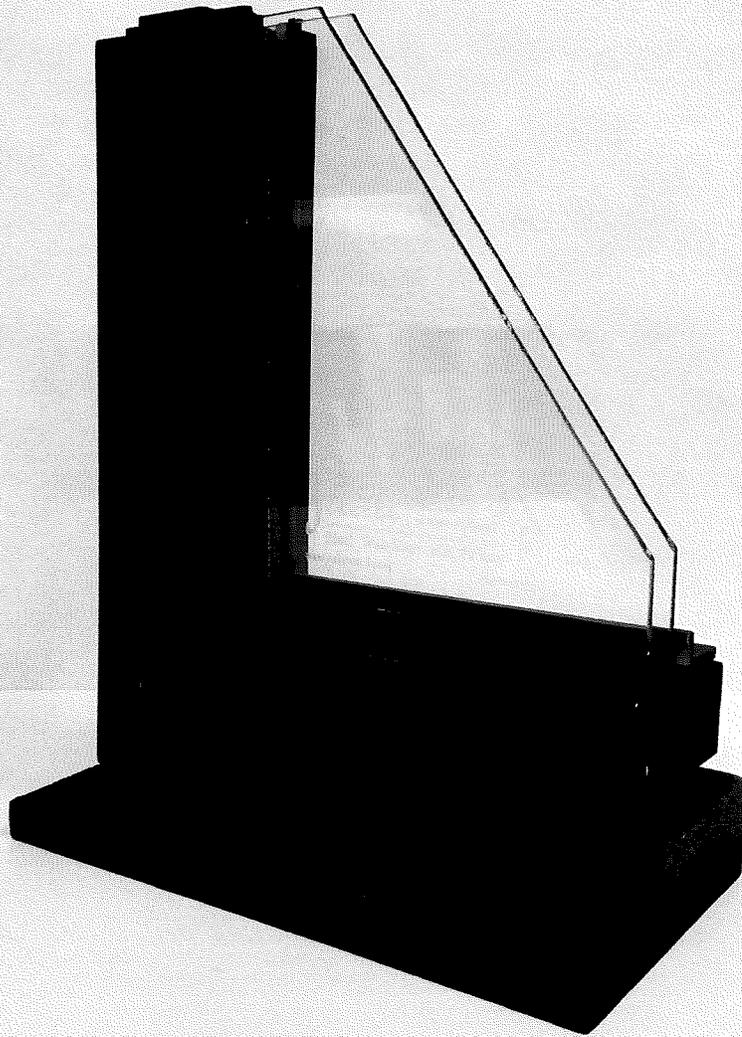
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SWING Slide Fold Pivot

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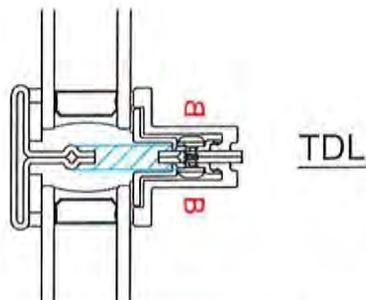
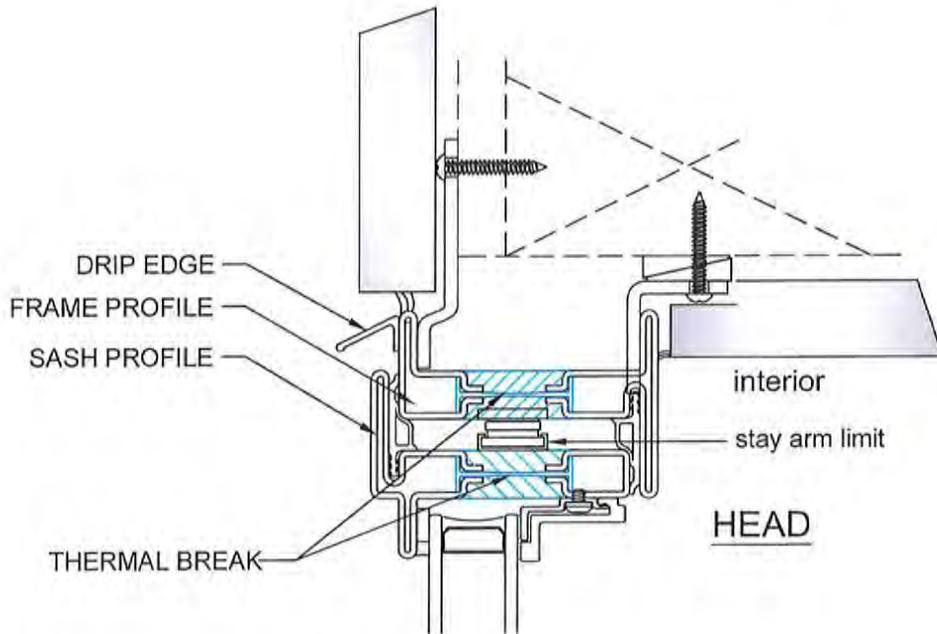
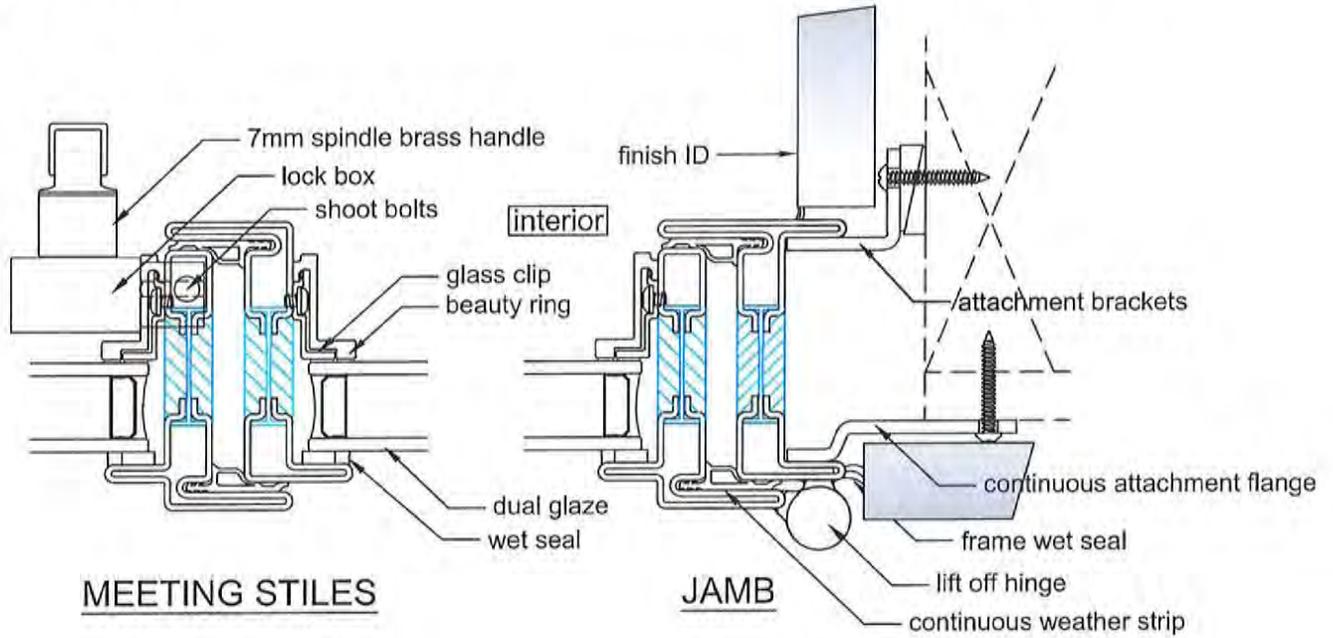
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- View Page Info
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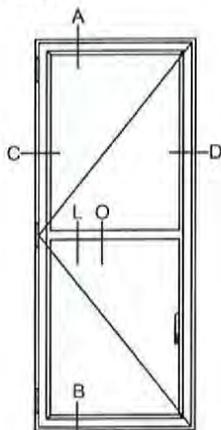
Outswing Door Inswing Door **OUTSWING WINDOW** Awning Window Inswing Window Hopper Window

Steel outswing windows are the most traditional type of swing window in our Western architecture. While all of Europe has been committed for centuries to an inward opening window, in the West we have chosen to do the opposite. Perhaps it is the space between our buildings that allowed us to act this way. We have modeled the image of walking up to our windows, pushing them open and letting the fresh air of the morning flow into the room...

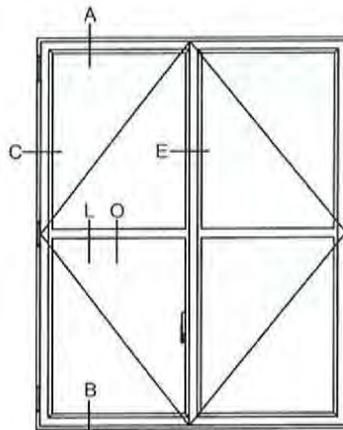
Our steel push out casement windows are fashioned with the user experience in mind. A simple lockbox with a bronze handle drives the modern concealed



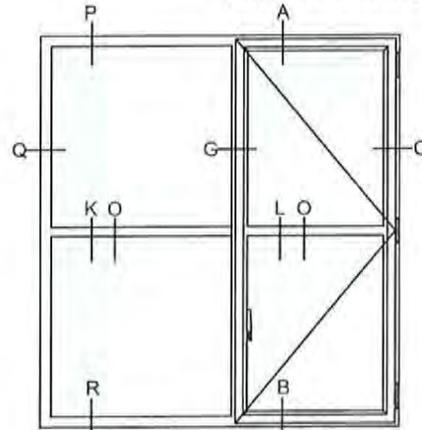
OUTSWING WINDOWS sample configurations



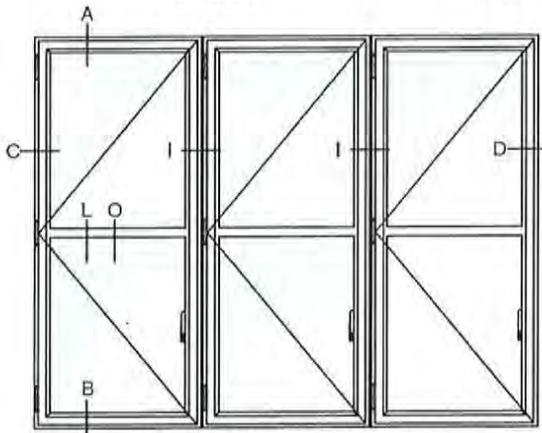
CASEMENT



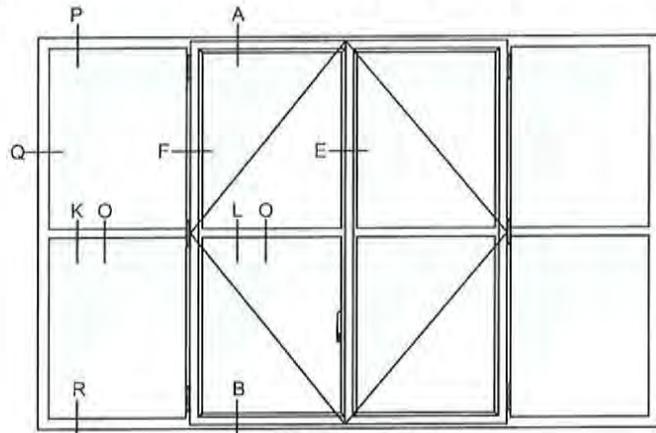
CASEMENT PAIR



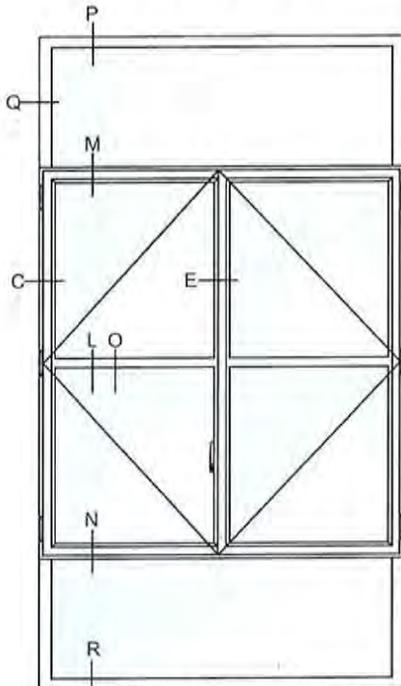
CASEMENT-FIXED COMBO



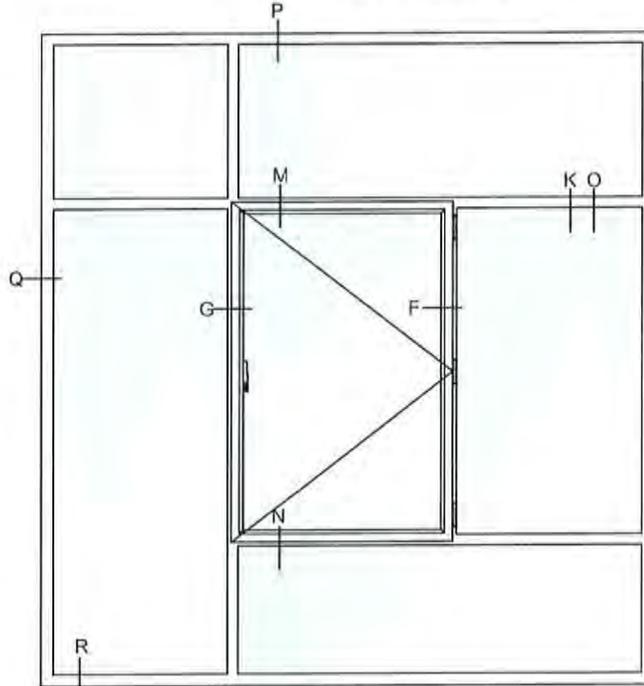
CASEMENT-CASEMENT-CASEMENT



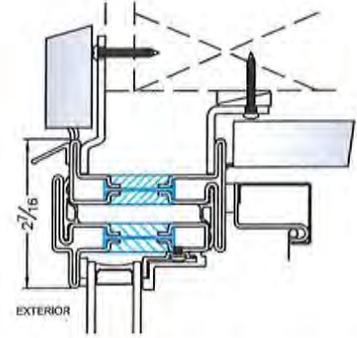
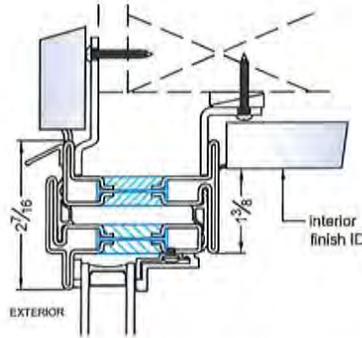
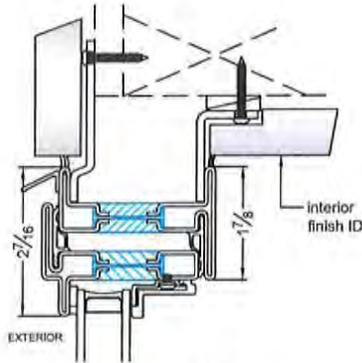
CASEMENT PAIR-FIXED COMBO



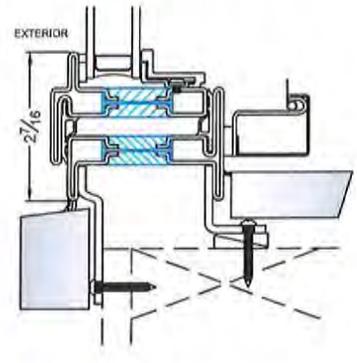
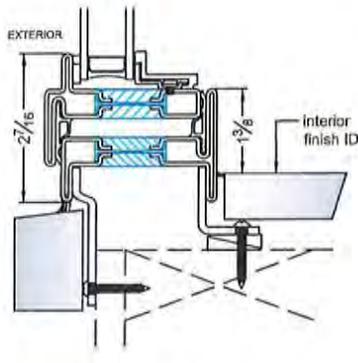
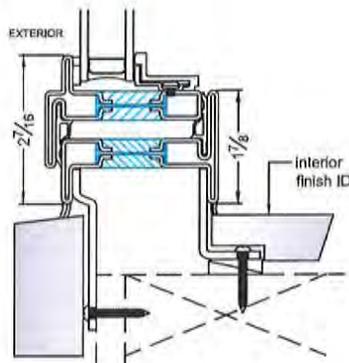
CASEMENT PAIR-FIXED COMBO



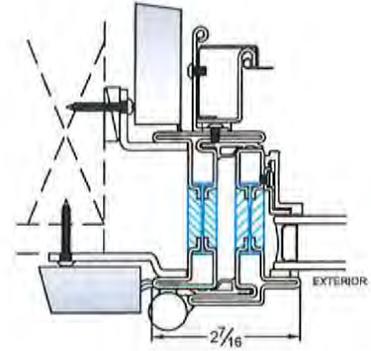
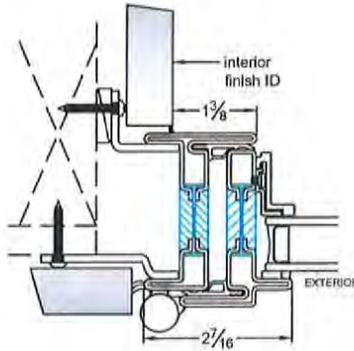
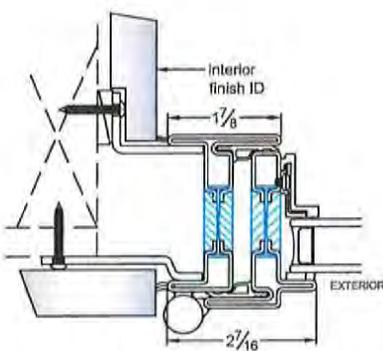
CASEMENT-FIXED COMBO



A HEAD DETAIL



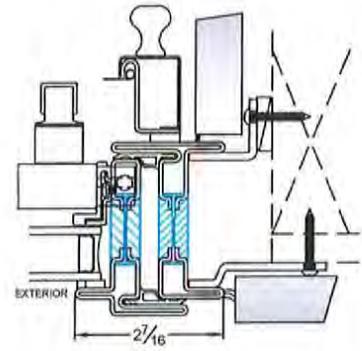
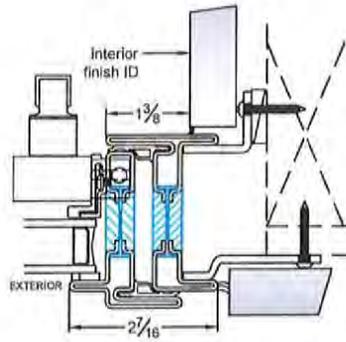
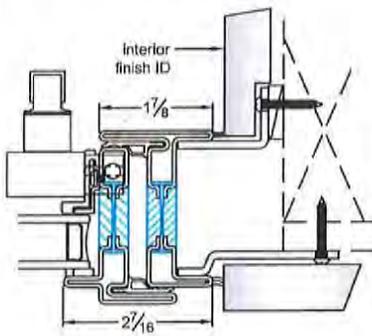
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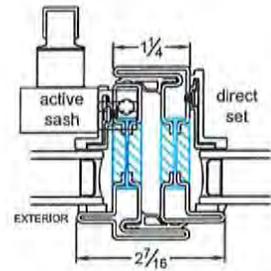
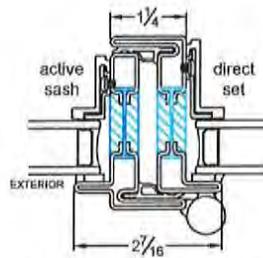
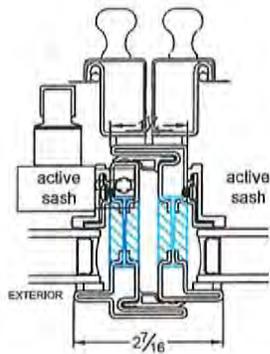
C HINGE JAMB DETAIL

Jada

OUTSWING WINDOWS sample details



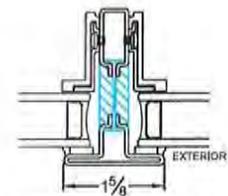
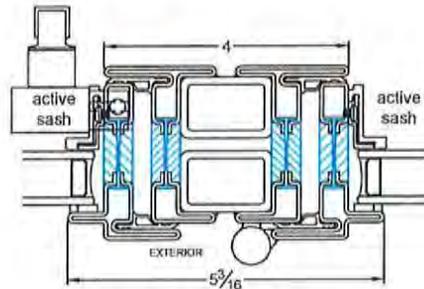
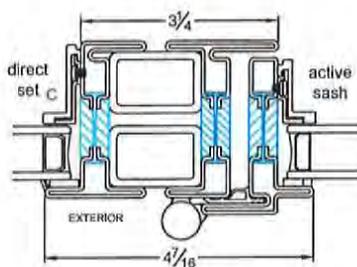
D LOCK JAMB DETAIL



E MEETING STILES

F COMBO STILES

G COMBO STILES



H TUBE MULLION

I TUBE MULLION

J FIXED MULLION

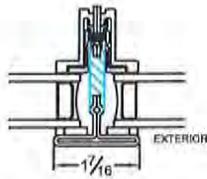
© jada inc.

Jada

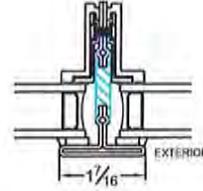
(530) 265-5354
info@jadawindows.com

OUTSWING WINDOWS

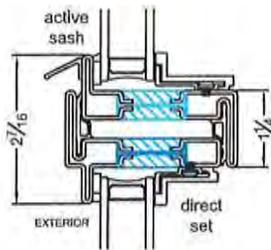
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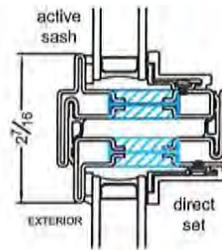
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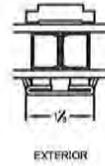
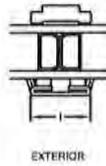
L TDL-MUNTIN-BAR



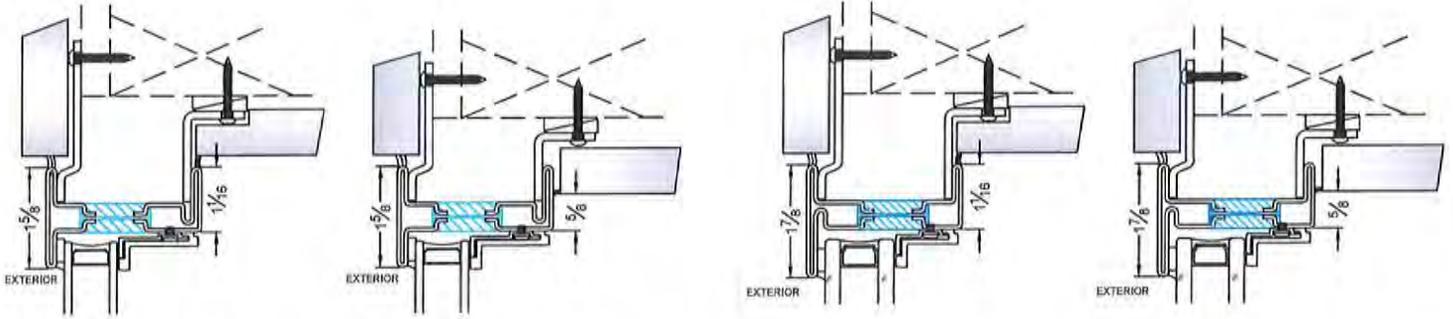
M HORZ COMBO



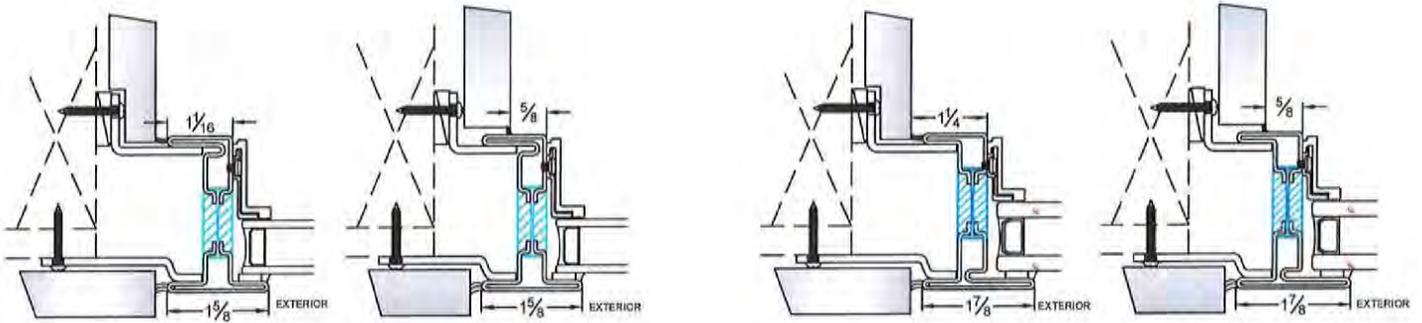
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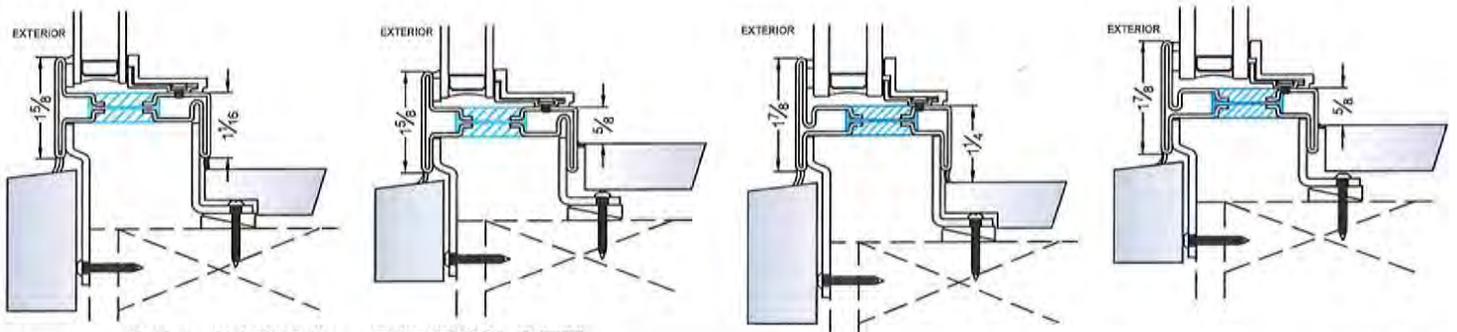
O SDL-MUNTIN-BAR OPTIONS



P HEAD DETAIL - DIRECT SET



Q DIRECT SET - JAMB DETAIL



R SILL DETAIL - DIRECT SET

La Habra® Color Collection



PAREXUSA

AUG. 02 2016



COMPARISON OF CEMENTITIOUS AND ACRYLIC FINISHES

Feature	Cementitious	Acrylic
Application Thickness	1/8 inch (3 mm) Helps to compensate for wall irregularities.	1/16 inch (1.5 mm) Does not easily hide wall irregularities.
Ease of Application	More labor intensive than acrylic stucco finish. Usually requires mortar mixer.	Less labor intensive than cement stucco finish. No jobsite plaster mixer required.
Application Temperature Range	40°F (4.4°C) to 120°F (49°C).	40°F (4.4°C) to 120°F (49°C).
Ease of Clean-Up	Less difficult than acrylic stucco finish.	More difficult than cementitious finish, since it can stain surrounding surfaces. Solvents may be required to remove dried finish from surrounding materials..
Vapor Permeability	Highly vapor permeable.	Vapor permeable, greater than 10. Perm rating will vary by the texture of the acrylic stucco finish.
Initial Color Consistency on Wall	Surface color may vary, due to substrate conditions, slightly creating a mottled look (can be made more consistent with Allegro II or Fog Coat).	Excellent initial color consistency on wall, more color uniformity than cementitious finish.
Assortment of Colors	Good range of colors, but limited in comparison to acrylic stucco finish. Custom and darker colors are more difficult to match with cementitious finishes.	Unlimited colors are possible. Colors are easily matched in acrylic finishes.
Finish Appearance	Good depth of color and texture. Mottling may appear, due to job and application conditions.	Very uniform.
Range of Textures	Numerous textures may be achieved depending on applicators skill. (Smooth hard trowel to heavy Spanish).	Range of textures are available depending on the skill of the applicator and aggregate gradation in acrylic finish. Heavy Spanish type of texture not easily achieved.
Color Permanency/Uniformity	More color permanency than acrylic finish. Colors typically darken with age. Good uniformity, but not as good as with an acrylic finish.	Colors are very uniform, but may fade over time. Some darker colors may fade faster than others.
Fire Resistance	Contributing to 1/8 inch (3 mm) to required 7/8 thickness of portland cement plaster for fire resistance.	Adds no resistance, rating achieved through increased 7/8" base coat.
Material Costs	Lower initial material costs than acrylic finish.	Higher initial material costs than cementitious finish
Hairline Cracking	Hairline cracking transferring from base coat is not uncommon.	Good crack resistance, transferred base coat cracks very low or much less than cementitious finish.
Color Matching	Good color matching.	Excellent color matching.
Regular Maintenance	Little maintenance required. Can be routinely washed.	Little maintenance required. Can be routinely washed.
Repair Maintenance	Less expensive to replace or upgrade. Lower refurbish/ repair/material costs than acrylic finish.	More expensive to replace or upgrade. Higher refurbishing/ repair costs in comparison to cementitious finish.
Crack Resistance Underlayment	Finish is rigid because of the cementitious chemistry. Cementitious stucco finish is applied over a cementitious base coat.	Finish is flexible due to the acrylic chemistry. Acrylic Finish is applied over a cementitious base coat or as the topcoat of EIFS.
Life Cycle	Jobs have performed for over 50 years without repair or recoating.	Jobs have performed for over 30 years without repair or recoating.

LaHabra®
www.lahabrastucco.com

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North Hollywood, CA
Riverside, CA
Colorado Springs, CO
Haines City, FL

Duluth, GA
Redan, GA
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Allentown, PA
San Antonio, TX



EIMA

SMA
Stucco Manufacturers Association



PAREXUSA
SUSTAINABILITY



AUG 2 2016

At LaHabra, quality is part of everything we do. Since 1926, we have made it a cornerstone of our company. Our products come from the best raw materials available. Our manufacturing standards lead the industry. Our commitment to color quality and precision is unparalleled. But even more important, we know our most valuable asset is our customer. We stand proudly behind the legendary LaHabra service: our hallmark for over 80 years. For more Acrylic and Elastomeric standard colors, please refer to the Parex USA color chart.

COLOR CHART APPLIES TO STUCCO COLOR COAT, ACRYLIC AND ELASTOMERIC FINISHES, ALLEGRO II AND FOG COAT.

Specify product when placing order.
A = Acrylic and Elastomeric Finishes
AL = Allegro II
DX = Fog Coat

STANDARD COLORS

X = Stucco Color Coat

504 BLUE GREY (47) BASE 200	86 SANDSTONE (63) BASE 200	55 FRENCH VANILLA (71) BASE 100	28 MIRAGE (56) BASE 200	12 CHABLIS (74) BASE 100
524 ALAMO (43) BASE 200	97 PACIFIC SAND (57) BASE 200	71 MIAMI PEACH (61) BASE 100	34 SAN SIMON (61) BASE 200	16 SILVER GREY (57) BASE 200
580 SIERRA TAN (44) BASE 200	215 MESA VERDE (48) BASE 200	72 ADOBE (50) BASE 200	40 DOVE GREY (66) BASE 200	17 MISTY (48) BASE 200
696 SOUTHERN MOSS (42) BASE 200	278 TRABUCCO (42) BASE 200	73 EGG SHELL (76) BASE 100	48 MEADOWBROOK (73) BASE 100	23 ASPEN (60) BASE 200
820 SILVERADO (48) BASE 200	434 FALLBROOK (42) BASE 200	81 OATMEAL (68) BASE 200	50 CRYSTAL WHITE (79) BASE 100	24 SANTA FE (50) BASE 200
830 CLAY (40) BASE 200	475 VIEJO (47) BASE 200	82 HACIENDA (59) BASE 200	53 PURE IVORY (74) BASE 100	25 SADDLEBACK (52) BASE 200

CEMENTITIOUS EXTERIOR STUCCO COLOR COAT

Why Stucco

Stucco is the best value and the most efficient wall finish available. It is a tried and true finish with a proven long-term and well-documented history. Providing a variety of textures, beauty, durability, and fire-resistance properties, portland cement stucco is the obvious choice for your home.

Beautiful Integral Colors

Cement stucco uses iron oxide pigments to achieve its color. These inorganic minerals give the colors a rich and natural look. Integral colored exterior stucco is a mechanically blended compound of portland cement, hydrated lime, sand aggregates, and iron oxide pigments. Since the stucco is internally colored, it never needs to be painted.

Like many natural materials, cement stucco will appear slightly different during each season. With proper curing, age, and exposure to the elements, portland cement stucco may slightly darken over time enhancing the color. This is a unique characteristic of stucco not easily duplicated by other claddings.

Durable

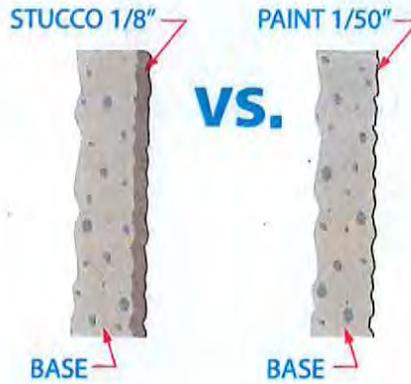
When applied correctly, cement stucco is a tough, fire-resistant material that will not fade or peel. Minimal care will keep portland cement stucco looking attractive for years and with simple maintenance it will last nearly a lifetime. The simple act of washing with water once every six months will keep the surface clean and the colors bright.

Moisture Protection

During construction, homes have a water-resistive barrier installed, in accordance with the building code. The water-resistive barrier and flashing provide the moisture protection on the exterior walls. Stucco is a cladding that covers the water-resistive barrier. Cement plaster assemblies are considered to be drainable claddings. Any incidental moisture that finds its way behind the stucco will stop at the water-resistive barrier and run down to a weep screed where it will drain from the wall. In addition, stucco is extremely breathable with a rating as high as 30 to 60 perms. Since stucco is vapor permeable, any moisture that gets in and does not drain, will in turn, escape from the system as vapor. Painting stucco will reduce the perm rating drastically.

Durable & Long-Lasting

The 1/8" finish coat of stucco covers a minimum 1/2" to 3/4" cement stucco base. These multiple layers provide a tough integrated shield for your home's exterior walls. The through-color finish does not need to be repainted after years of exposure to sun, wind or cold compared to ongoing maintenance required of other non-cement based exterior finishes. As a dense cement product, stucco assemblies (base & stucco) resist noise from nearby streets and can be a fire-resistant barrier component, providing up to a one-hour fire rating for your home's security.



La Habra® Color Collection



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COLOR CHART APPLIES TO STUCCO COLOR COAT, ACRYLIC AND ELASTOMERIC FINISHES, ALLEGRO II AND FOG COAT.

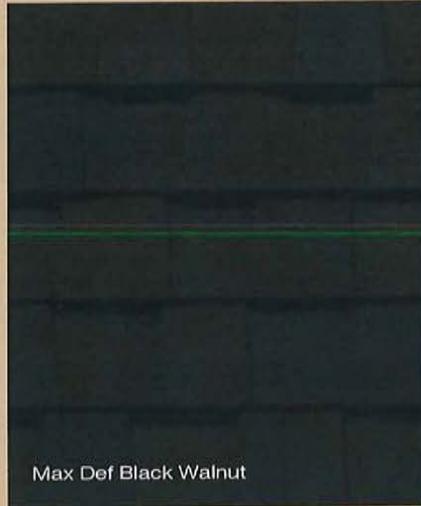
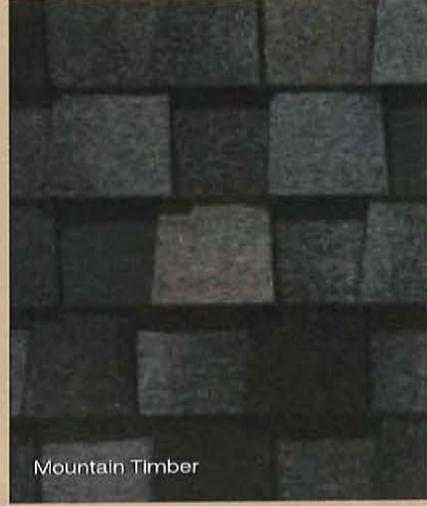
Specify product when placing order:
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LANDMARK TL color palette

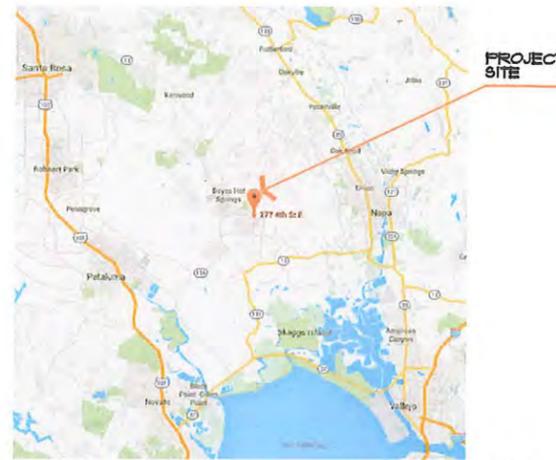




Shown in Landmark Driftwood



PROJECT MAP



VICINITY MAP



DRAWING INDEX

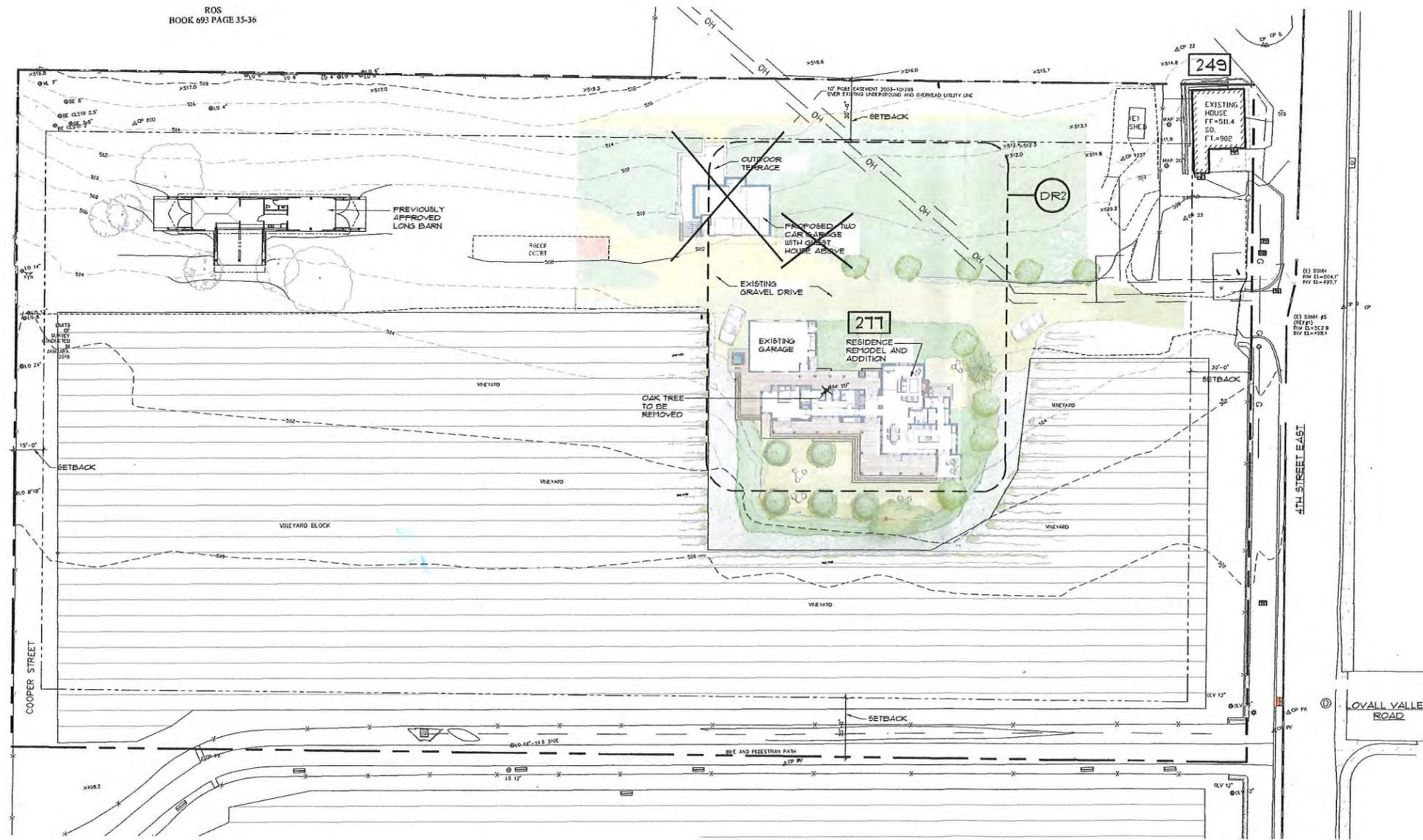
DRAWING NO.	DESCRIPTION
DR0	COVER SHEET, DRAWING INDEX, PLANNING INFORMATION, VICINITY MAP, PROJECT MAP, SITE PLAN
DR01	EXISTING SITE SURVEY
DR1	PARTIAL SITE PLAN W/ ROOF PLAN
DR2	PROPOSED RESIDENCE REMODEL & ADDITION FLOOR PLAN
DR3	PROPOSED RESIDENCE EXTERIOR ELEVATIONS
DR4	PROPOSED RESIDENCE EXTERIOR ELEVATIONS - COLORED
DR5	277 EXISTING RESIDENCE - FLOOR PLAN & EXTERIOR ELEVATIONS

PLANNING INFORMATION

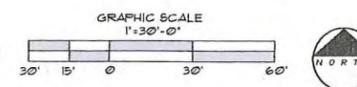
A.P.N.: 018-141-004

ZONING: A-H	DESCRIPTION	CODE	EXISTING	PROPOSED		
	LOT AREA		216,353.26 SF			
	FLOOR AREA	10,634 sf	4,649 sf	7,027		
	FAR	0.05	0.02	0.03		
	SITE COVERAGE	21,267 sf	4,768 sf	7,308		
	SITE COVERAGE RATIO	10%	2.15%	3.37%		
Floor Area and Site Coverage Breakdown						
	Existing Residence at 249	850/1,105 sf	902 sf	902 sf		
	Existing Shed		126 sf	126 sf		
	Residence at 277: Remodeled & Expanded					
	- Main Floor		1,018 sf	2,565		
	- Covered Veranda and porch		588 sf	1,300		
	Existing Detached Garage and Studio					
	- Garage	1000/1,300sf	852 sf	852 sf		
	- Studio Above		561 sf	561 sf		
	- Balcony		42 sf	42 sf		
	Recently Approved Detached Barn					
	- Garage, Storage, Workspace	1000/1,300sf	1,121 sf	1,121 sf		
	- Equipment Carport		400 sf	400 sf		
	Deduct first 400 sf of detached garage		-400	-400		
HEIGHT						
	Residence at 277		30'	21'		
	Existing Residence at 249		19'			
	Existing Detached Garage		21'			
	Approved Detached Barn		15'	15'		
SETBACKS						
			FRONT	NORTH	SOUTH	REAR
	Residence at 277	PROPOSED	30'	30'	30'	30'
	Existing Residence at 249	EXISTING	145'	142'	140'	363'
	Existing Detached Garage	EXISTING	5'	3'	296'	592'
	Approved Detached Barn	EXISTING	218'	121'	192'	368'
		EXISTING	446'	60'	248'	76'

ROS BOOK 693 PAGE 35-36



Site Plan



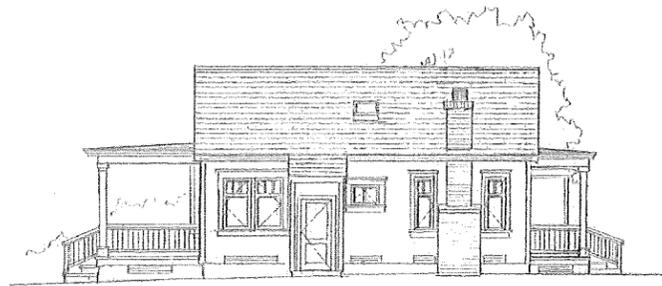
SEALEY MISSION VINEYARD

Elizabeth and Peter Sealey
249/277 4th Street East, Sonoma, Ca.
A.P.N.: 018.141.004

Cover Sheet

DR0
Residential Remodel & Addition
23 August 2016
SUZUKI
Architects
3000 14th Street
San Francisco, CA 94143
415.398.0050
DOI.ND.1512

AUG 25 2016



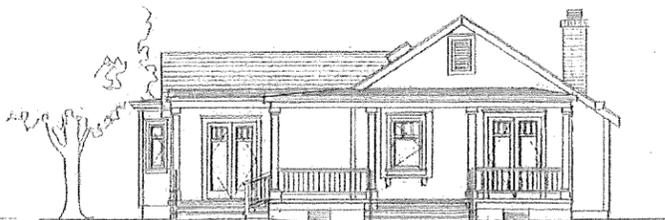
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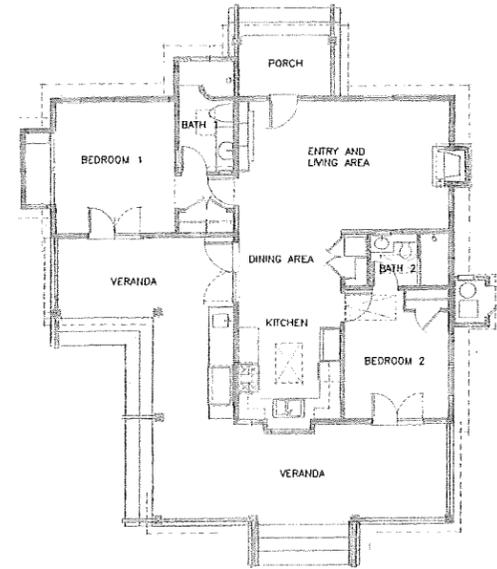
North Elevation
Scale $\frac{1}{8}''=1'-0''$



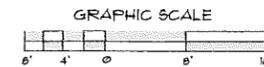
West Elevation
Scale $\frac{1}{8}''=1'-0''$



South Elevation
Scale $\frac{1}{8}''=1'-0''$



Floor Plan
Scale $\frac{1}{8}''=1'-0''$



DR5
Residential Remodel & Addition
23 August 2016

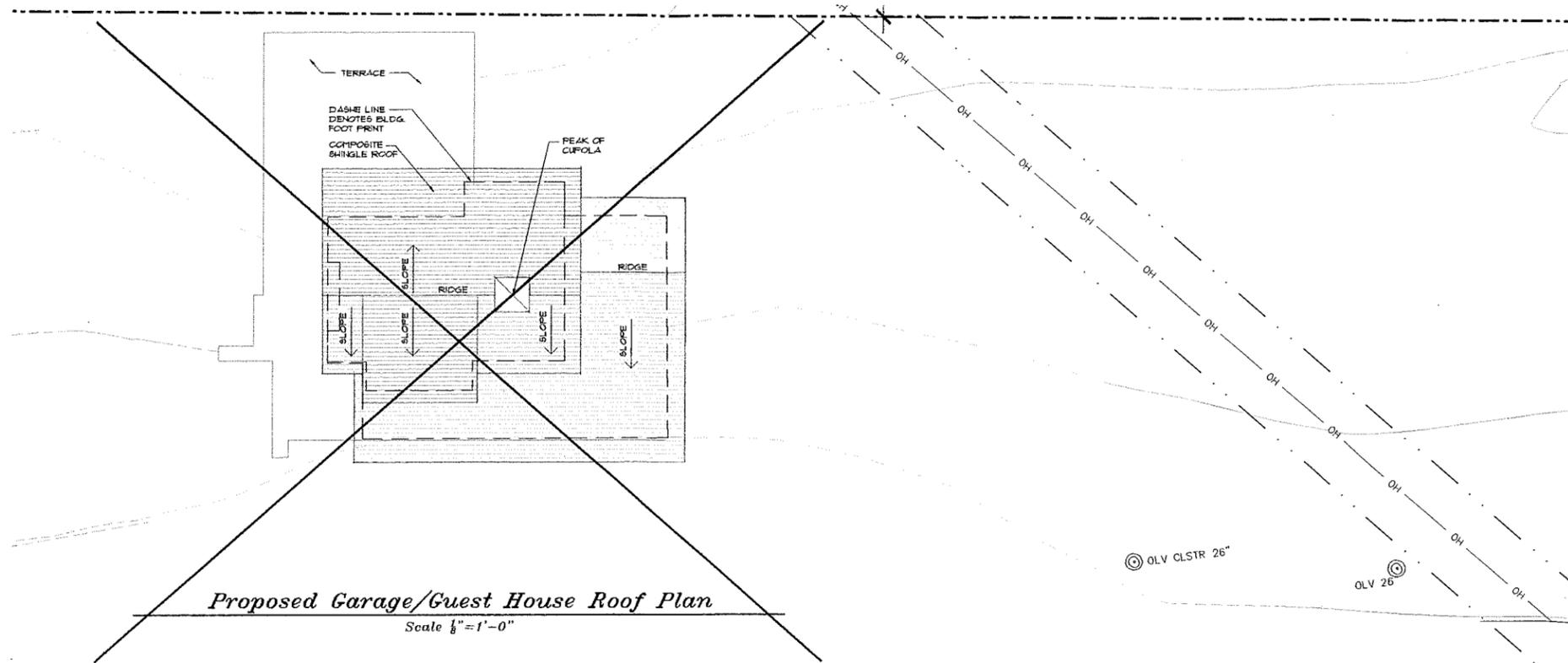


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Tel: 415.398.3129
Fax: 415.398.3129

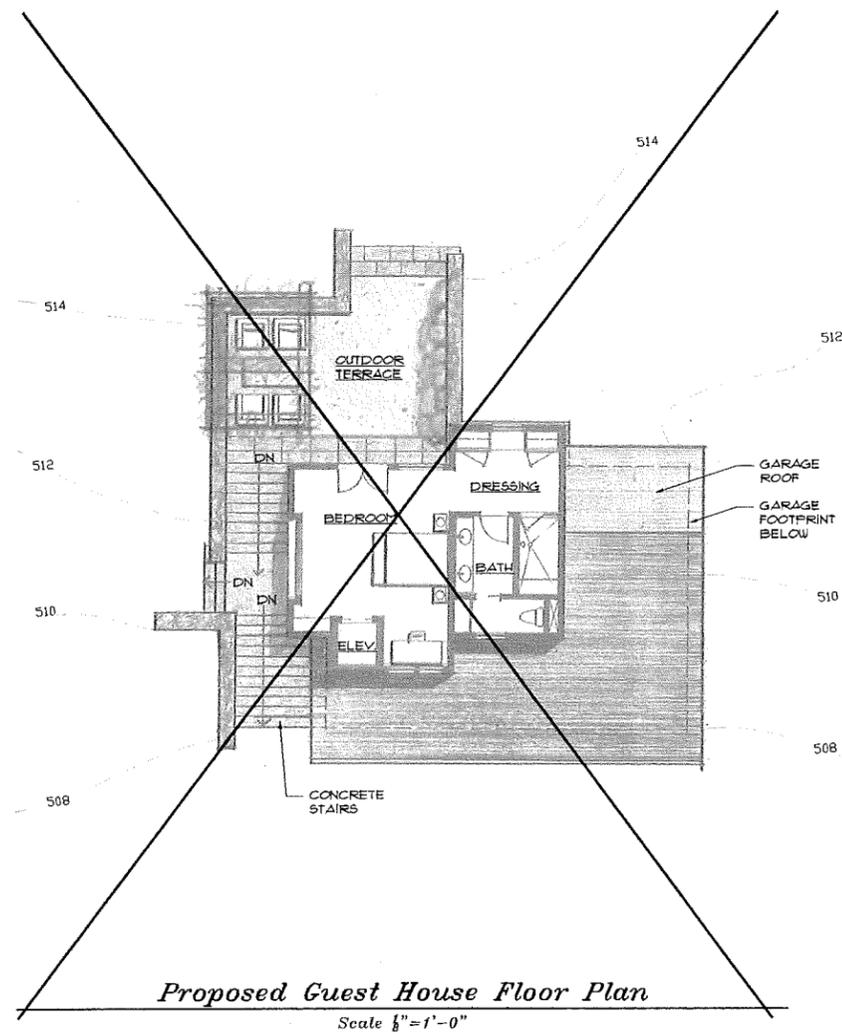
277 Existing Residence - Floor plan & Exterior Elevations
Scale $\frac{1}{8}''=1'-0''$

SEALEY MISSION VINEYARD

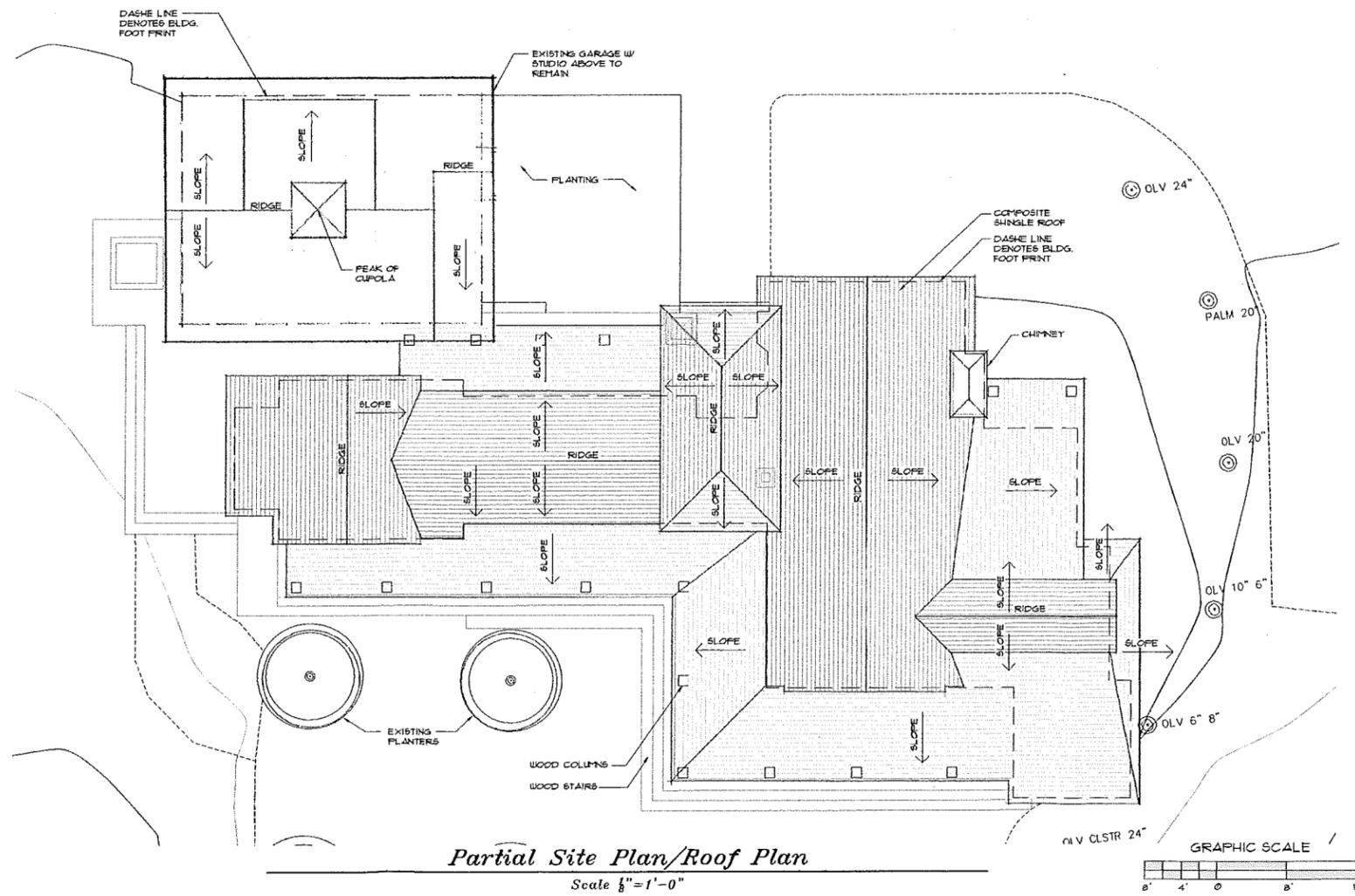
Elizabeth and Peter Sealey
249/277 4th Street East, Sonoma, Ca.
A.P.N: 018.141.004



Proposed Garage/Guest House Roof Plan
Scale $\frac{1}{8}'' = 1'-0''$



Proposed Guest House Floor Plan
Scale $\frac{1}{8}'' = 1'-0''$



Partial Site Plan/Roof Plan
Scale $\frac{1}{8}'' = 1'-0''$

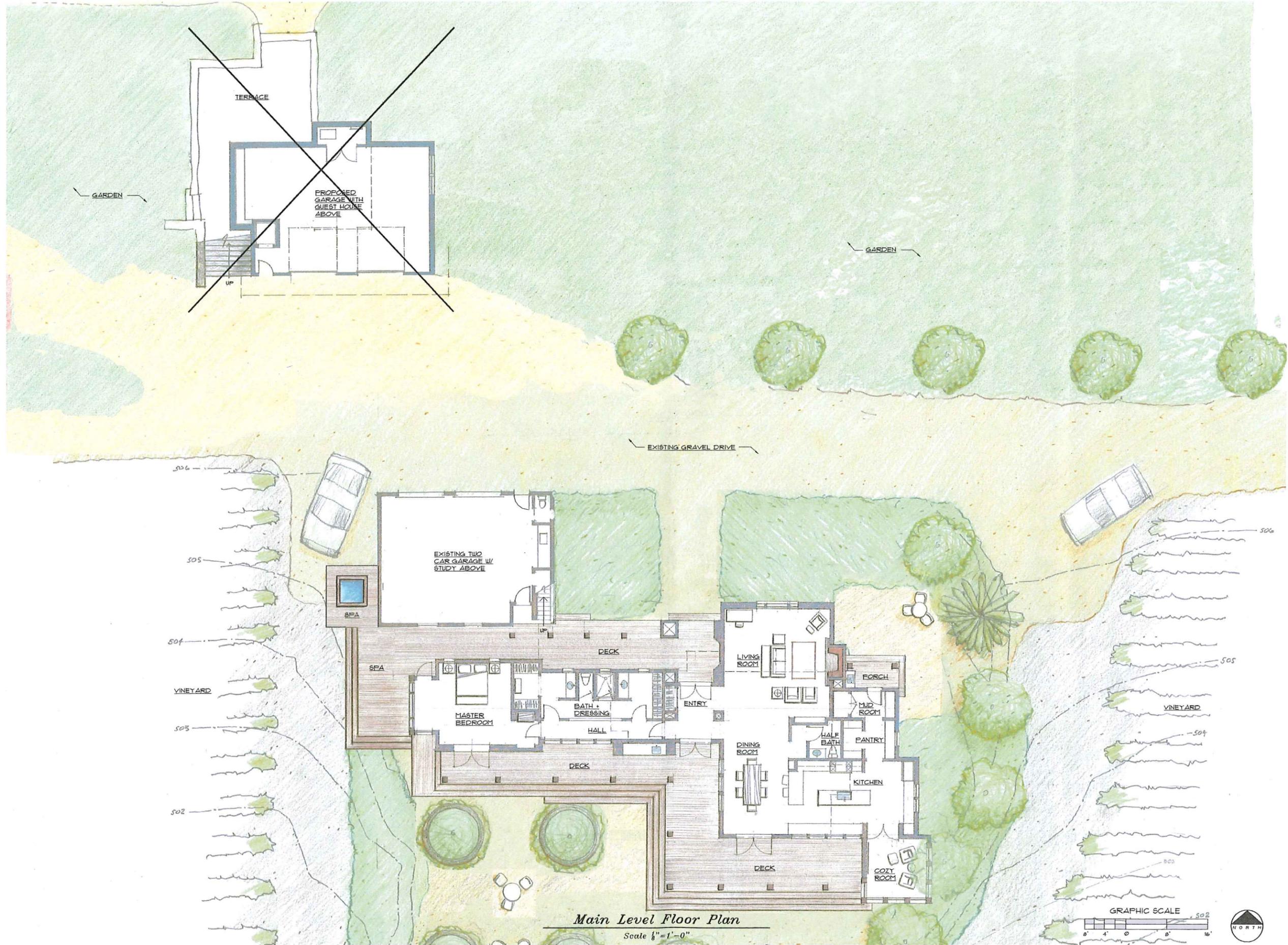
SEALEY MISSION VINEYARD
Elizabeth and Peter Sealey
249/277 4th Street East, Sonoma, Ca.
A.P.N: 018.141.004

Partial Site Plan/Proposed Roof Plan
Scale $\frac{1}{8}'' = 1'-0''$

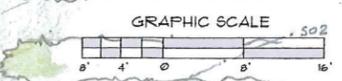
DR1
Residential Remodel & Addition
23 August 2016

SS SUZUKI
Architects
201 Bay Street
2nd Floor
San Francisco, CA 94108
Tel: 415.398.3700
Fax: 415.398.3700





Main Level Floor Plan
Scale 1/8" = 1'-0"



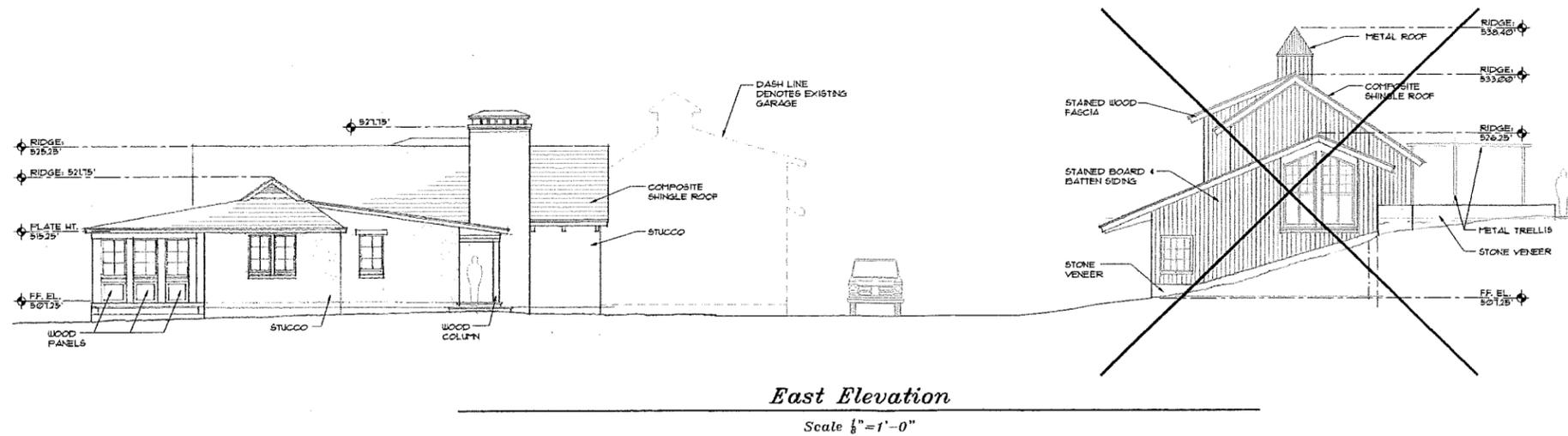
SEALEY MISSION VINEYARD
Elizabeth and Peter Sealey
249/277 4th Street East, Sonoma, Ca.
A.P.N: 018.141.004

Proposed Residence Main Level Floor Plan
Scale 1/8" = 1'-0"

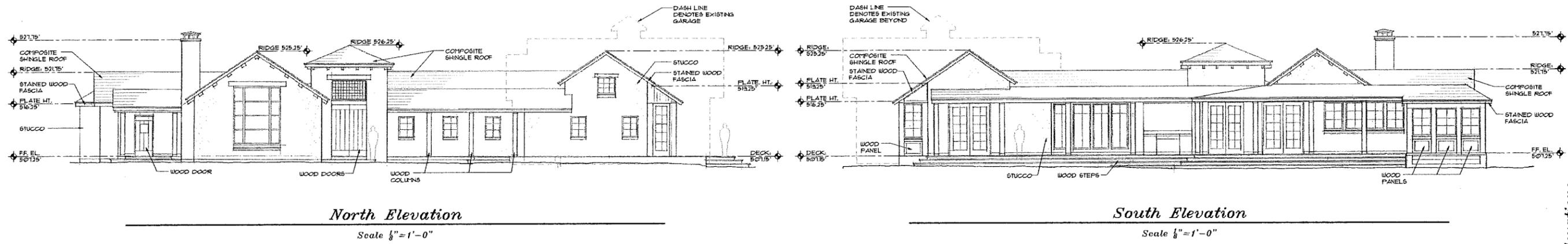
DR2
Residential Remodel & Addition
23 August 2016

SUZUKI
30 Fremont Street
Mill Valley
CA 94941
Tel: 415.375.3725
Fax: 415.375.3725
www.suzuki.com

10/15/12

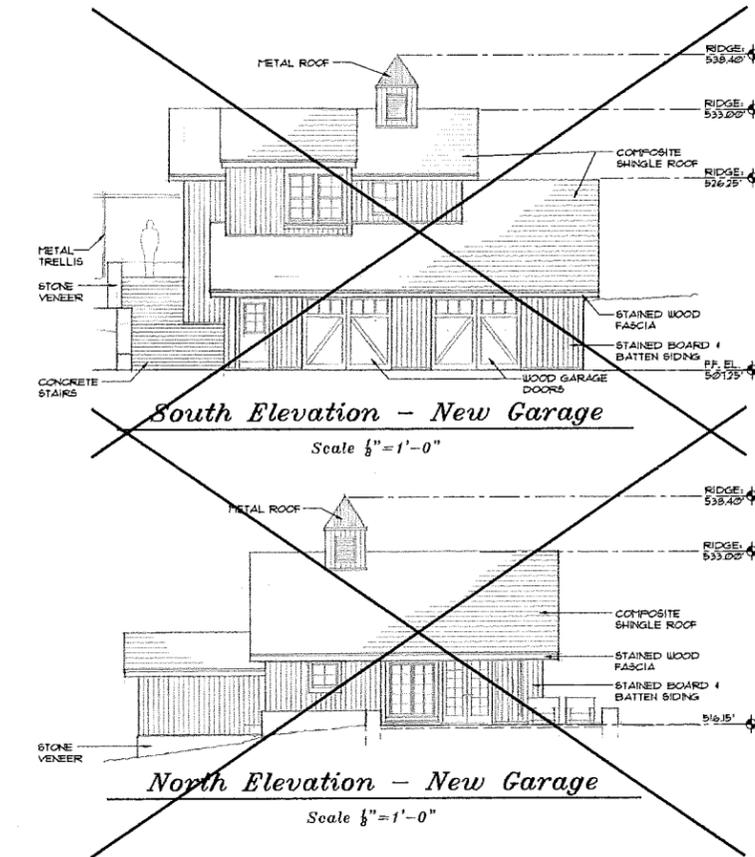


East Elevation
Scale $\frac{1}{8}'' = 1'-0''$



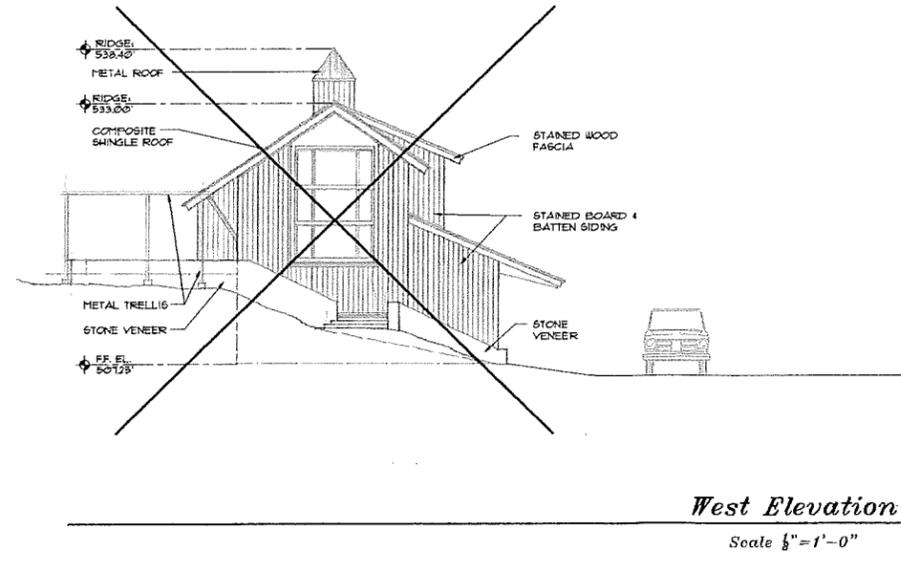
North Elevation
Scale $\frac{1}{8}'' = 1'-0''$

South Elevation
Scale $\frac{1}{8}'' = 1'-0''$

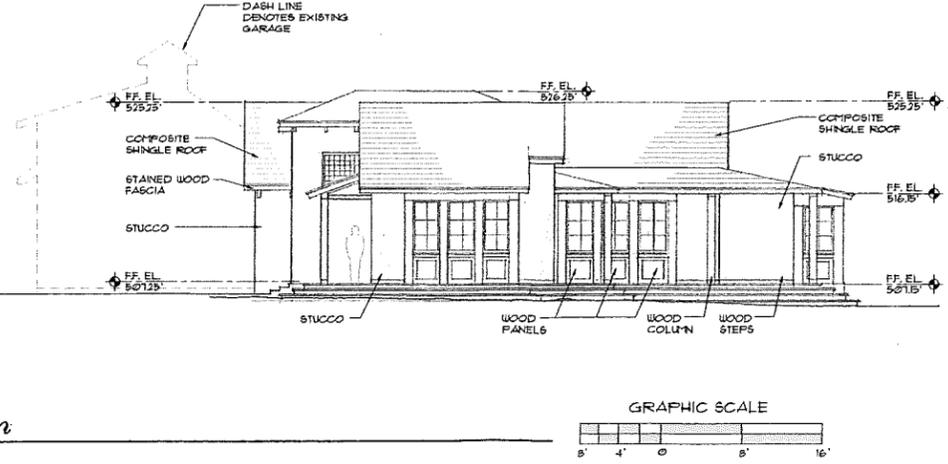


South Elevation - New Garage
Scale $\frac{1}{8}'' = 1'-0''$

North Elevation - New Garage
Scale $\frac{1}{8}'' = 1'-0''$



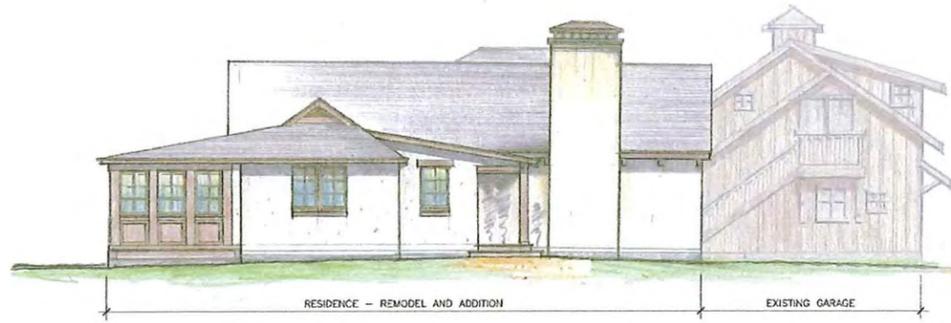
West Elevation
Scale $\frac{1}{8}'' = 1'-0''$



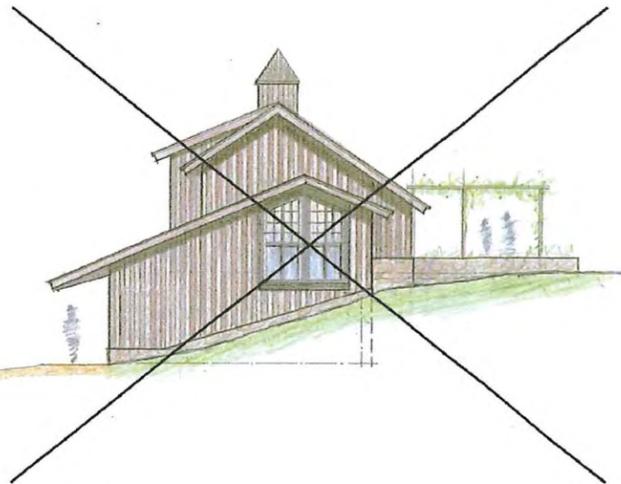
SEALEY MISSION VINEYARD
Elizabeth and Peter Sealey
249/277 4th Street East, Sonoma, Ca.
A.P.N.: 018.141.004

Proposed Residence Exterior Elevations
Scale $\frac{1}{8}'' = 1'-0''$

DR3
Residential Remodel & Addition
23 August 2016
SUZUKI
ARCHITECTS
1000 15th Street
San Francisco, CA 94103
Tel: 415.775.7100
Fax: 415.775.7105
www.suzukiarch.com



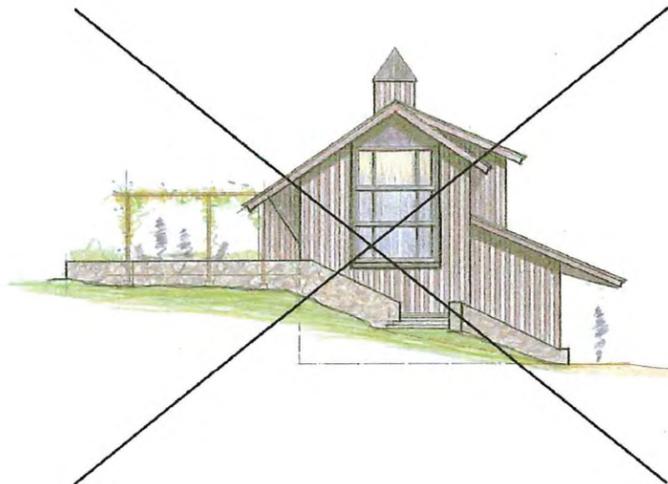
East Elevation
Scale $\frac{1}{8}'' = 1'-0''$



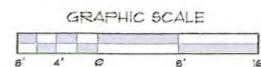
North Elevation
Scale $\frac{1}{8}'' = 1'-0''$



South Elevation
Scale $\frac{1}{8}'' = 1'-0''$



West Elevation
Scale $\frac{1}{8}'' = 1'-0''$



SEALEY MISSION VINEYARD
Elizabeth and Peter Sealey
249/277 4th Street East, Sonoma, Ca.
A.P.N: 018.141.004

Proposed Residence Exterior Elevations
Scale $\frac{1}{8}'' = 1'-0''$

DR4
Residential Remodel & Addition
23 August 2016

SUITON
SUZUKI
310 Powell Street
San Francisco, CA 94102
Tel: 415.778.1118
Fax: 415.778.1119
415.383.7128

JOB NO. 1512



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

DRHPC Agenda Item: 3
Meeting Date: 09/20/16

Applicant Studio 101 Designs	Project Location 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 a landscape plan for a commercial development 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 properties located at 19366 and 19370 Sonoma Highway (see attached Final Conditions of Project Approval). On September 20, 2005, the Design Review Commission (DRC) approved building elevations and exterior materials for a mixed-use project on the properties. On March 21, 2006, the DRC approved a landscape plan and on April 18, 2006 approved a revised landscape plan. On September 13, 2007, the Planning Commission approved a revision to the Planned Unit Development. On September 18, 2007 the DRC approved modifications to the landscape plan. The approved landscaping associated with the two commercial buildings was not completely installed.

On May 31, 2016, the Design Review and Historic Preservation Commission (DRHPC) considered design review for two commercial buildings and continued the item to a future meeting. In addition, the DRHPC encouraged the developer to attend the next meeting, make a good faith effort to work with the neighborhood to come up with a revised development solution, return with a full landscape plan that addresses buffering with the existing development, highway frontage, and Lyon Street frontage, and strongly encourage repairs be made to the gate.

On August 16, 2016, the DRHPC considered and approved the design review for two commercial buildings and a trash enclosure and denied the proposed landscape plan. An appeal was subsequently filed for the design review approval. The City Council is scheduled to consider the appeal on October 3, 2016.

Landscape Plan: Landscape plans have been provided (Sheets L-1.0, L-1.1, L-2.0, and L-3.0) including a comprehensive plant list identifying trees, grasses, ferns, vines/groundcovers, and succulents.

Tree Plantings: The landscape plan indicates that nineteen trees would be planted on the site [eleven eastern redbud (24-inch box size) and eight Callery pear (15-gallon box size box size)] supplemented with grasses, ferns, vines/groundcover, and succulents.

The Planning Commission Condition of Approval #27 (see attached) states that 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-in 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.

Street Trees: Three existing coast live oaks are located in the planter strip along Sonoma Highway. The Design Review Commission approved the reduction in number and the location of the street trees in March 2006 due to inadequate room in the planter area for the required number of trees and the necessary utilities.

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 27,965 gallons or 79% of the annual water allowance of 35,515 gallons. *Note:* the applicant has provided a written statement which describes the irrigation methods and design action that will be employed to meet the irrigation

specifications in the State of California Model Water Efficient Landscape Ordinance (section 472.7) (see drawing L3-0).

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.

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. *Project narrative*
2. *Conditions of Project Approval and Mitigation Monitoring Program for Sonoma Village West Mixed-Use project 19370 Sonoma Highway*
3. *Water Efficient Landscape Worksheet*
4. *Plant palette*
5. *Landscape Plan*
6. *Planting Plan*
7. *Hydrozone Layout*

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

RE: Neighbor Outreach Summary

Date: September 9, 2016
Project: Commercial Development
Project Address: 19366 & 19370 Sonoma Hwy.

RECEIVED
SEP 09 2016
CITY OF SONOMA

Dear Wendy and Members of the DRHPC,

Pursuant to the requests from the DRHPC that we make a good faith effort to work with the neighbors at Villa De Luna, the developer, Alicia Hansel, her Landscape Architect, Henry Fleischman, my colleague Scott Landry, and I, met on 2 separate occasions with the neighbors and provided multiple revisions via e-mail. At the initial meeting the Landscape Architect presented drawings including a buffer zone which the developer elected to provide. This was met with a positive response by the neighbors. The neighbors then requested that we add a trellis to the buffer zone. We did so and presented this in a second meeting. This was again met with a positive response by the neighbors. The neighbors then requested to see renderings of the trellis and parking as viewed from the parking lot. We produced and delivered the requested 3D renderings. As each positive response netted a new request, the developer elected and communicated such to the neighbors to submit plans to the City. The neighbors responded with a letter approving of the building but requesting trees within the trellis. In working with the city it was determined the trees would need to be of a column like shape to avoid covering and making the elevated walkway impassable. Again the developer honored the request. The neighbors objected to the proposed trees during the Design Review meeting. As is evident in the attached documented correspondence the developer engaged the help of Landscape Architect Henry Fleischman to work with the neighbors to select a tree. The neighbors responded with a tree selection and the developer has provided drawings to reflect the inclusion of the trees within the landscape barrier with the trellis.

Thank you,
Steven Moseley
Studio 101 Designs

Steven Moseley

From: henry@fdcdesignbuild.com
Sent: Wednesday, August 24, 2016 9:14 AM
To: Alicia Hansel; Joan Jennings; Nicholas Dolata
Cc: steven; Scott Landry
Subject: RE: Screening Trees for Sonoma Landscape Buffer
Attachments: HWY 12 Plant Palette - trees.pdf

Hello Joan and Nick,

Alicia and Steven filled me in on the concerns that the neighborhood association had about the screening between the parking lot and the town homes facing it. I came up with three tree options that I think would work for that area, that offer a little more foliage than the Italian Cypress and will still work with the conditions we have. To give you an idea of how we decided on these three tree varieties, we were looking for a tree that would provide screening, that could grow in the planting area we have available, are hardy enough to be surrounded by a parking lot and concrete wall, and are of the right shape and size. I included a very simple section with each tree variety to help illustrate the shape of the tree as it matures. I am still concerned about the canopy of the trees growing into the walkway, making it un-passable or causing a lot of maintenance that would deform and harm the growth of the tree. That is unfortunately why I don't think a smaller canopy tree like the Redbud would work well.

All that being said I do think we have three good options. I would strongly suggest using the Callery Pear. It is a deciduous ornamental pear that flowers in the spring and has a nice reddish autumn color (it does not fruit). The Shape works really well for our space, it is very upright in its early years, establishing a small canopy once it reaches its full height. It is a very hardy tree that is often used as a street tree. The birch trees also have the right shape (tall and upright) but are not known for being as hardy as the Callery Pear. Either of these options could be planted in small groupings in between the trellis areas to screen the residence windows.

The third option is the Honey Locust. This tree, like the Callery Pear, is often used as a street tree and would be great at handling the parking lot conditions. It is more of a canopy tree than the other two options and would need to be maintained as it grew to maturity in order to allow access along the path. The nice thing about the Honey Locust is that as it matures it develops a canopy high enough to walk under even at the level of the raised walkway.

Let me know what you think and if you have any questions.

Henry

--

Henry Fleischmann

Fleischmann Design Collaborative
fdcdesignbuild.com
415.871.6233

----- Original Message -----

Subject: Screening Trees for Sonoma Landscape Buffer
From: Alicia Hansel <alicia@kibbyroad.com>
Date: Wed, August 17, 2016 4:18 pm
To: "<henry@fdcdesignbuild.com>" <henry@fdcdesignbuild.com>, Joan Jennings <joanjennings99@gmail.com>, Nicholas Dolata <ndolata@hotmail.com>
Cc: steven <steven@studio101designs.com>, Scott Landry <scott@studio101designs.com>

Henry,

I know you are on vacation until the 22nd so we will wait to hear from you when you return.

I've copied Joan Jennings and Nick Dolata, home owners and neighbors of Sonoma Villas de Luna directly behind the Sonoma Hwy Commercial lots. You've met them both at the neighbor meetings.

We are making progress on the design but do need to put our heads together on trees to provide additional screening along with the trellis which is proposed to line the area between the townhouses and the parking lot.

Per our conversations I have shared our concern about the canopy of the trees making the townhouse walkway impassable. As we've discussed there's additional concern in terms of the maintenance and hazard of trees with the debris trees drop. The City proposed clustering Italian Cypress in groupings of 3 or 4. The idea would have been to break up the trellis in order to insert the clustering of cypress trees. This is not a favorable plan for the neighbors as they would like to consider other tree options. Given the need to provide screening but also being mindful of maintenance, safety and size restrictions preserving the walkable use of the sidewalk, we are looking to you for some recommendations.

Ideally we put our heads together and come up with a few options to consider. As the landscape architect we ask your leadership in proposing what will possibly work within the planting space. As there are four townhouses the ideal scenario would be four trees resulting in four breaks in the trellis to allow for the trees, one set in front of each townhouse front window. All other landscaping would remain as proposed, we all very much like the remainder of the landscaping plan.

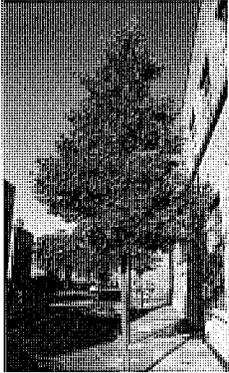
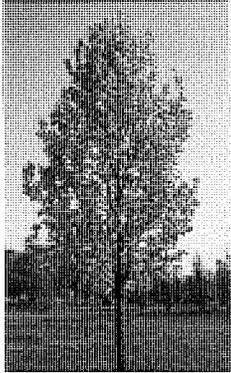
Thank you in advance for your expertise. I am looking forward to a collaboration of us all to find a solution that works today and will maintain its beauty and function as a screen into the future.

Alicia

alicia@kibbyroad.com

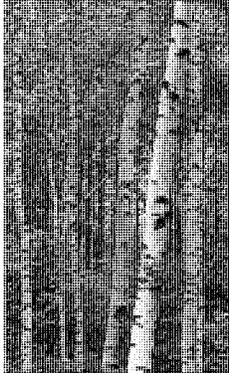
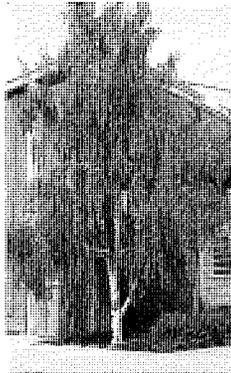
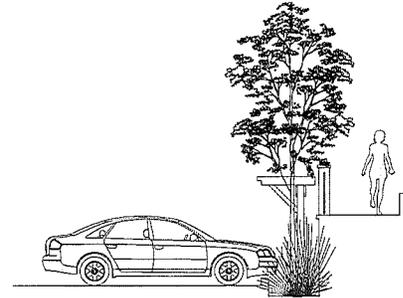
(p) 415-215-8356

(f) 415-813-1208



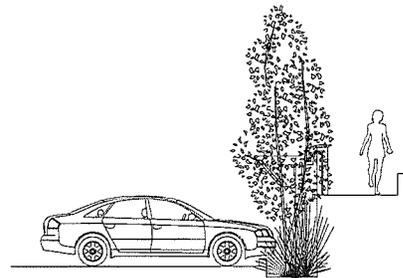
Pyrus calleryana 'chanticleer'
Callery Pear

- An ornamental pear, deciduous
- White flowers in spring, red leaf color in autumn
- Very narrow and upright growth habit
- Develops small canopy with age
- Can grow 35-40' tall, 15-20' wide (probably smaller where we are planting it)



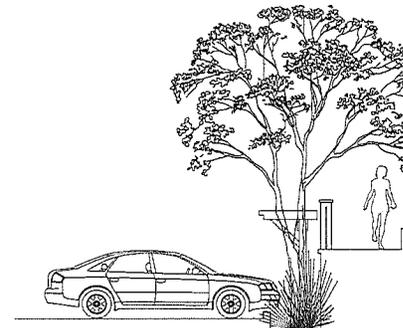
Betula pendula
European White Birch

- Upright narrow tree with weeping branches and beautiful white bark
- Needs supplemental water
- Will grow 20-25' tall, 8-12' wide
- Will provide an attractive transparent screen
- Individuals can be planted close together



Gleditsia triacanthos var. inermis
Honey Locust

- Fast growing deciduous tree with arching branch habit
- Will grow 30-60' tall, 30-35' wide
- Thornless variety
- Can be pruned and maintained to grow canopy above walkway (This will require continued maintenance)



Commercial Development
19366 & 19370 Sonoma HWY
Sonoma, Ca 95476

Owner: _____

△	_____
△	_____
△	_____
△	_____

Revisions Date

Landscape
Job #: _____ SON101
Issue Date: 06.09.2016
Drawn By: hf

Plant Palette
Scale: nls
Sheet: _____

Steven Moseley

From: Alicia Razzari <alicia@kibbyroad.com>
Sent: Sunday, August 28, 2016 9:07 PM
To: Joan Jennings
Cc: Henry Fleischmann; David Goodison; Wendy Atkins; Scott Landry; Steven Moseley
Subject: Re: **callery pear

Thank you Joan. We will include the Callery Pear in the plans per your email.

Alicia

> On Aug 27, 2016, at 6:29 PM, Joan Jennings <joanjennings99@gmail.com> wrote:
>
> I think we all agree with Henry that this would be the best choice.: Callery Pear
>



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 ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq, ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^e	
Regular Landscape Areas								
1 - Very Low Water	.1	Drip	.81	.12	220 sf	26.4	755	
2 - Low Water (Drip)	.2	Drip	.81	.24 .25	1,060 sf	254.265	7,274.7574	
3 - Low Water (Spray)	.3	Spray	.75	.225 .4	430 sf	96.75 172	2,765.4916	
4 - Medium Water	.4	Drip	.81	.49	1,050 sf	515	14,705.14720	
				Totals	2,760 sf	892.9784	25,496.27,965	
Special Landscape Areas								
				1				
				1				
				1				
				Totals	(C)	(D)		
ETWU Total								
Maximum Allowed Water Allowance (MAWA)^e							29,435	35,514.57

^aHydrozone #/Planting Description

E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

^bIrrigation Method

overhead spray
or drip

^cIrrigation Efficiency

0.75 for spray head
0.81 for drip

^dETWU (Annual Gallons Required) =

$Eto \times 0.62 \times ETAF \times Area$
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = $(Eto) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$

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".

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	892
Total Area	2,760
Average ETAF	.32

All Landscape Areas

Total ETAF x Area	892
Total Area	2,760
Sitewide ETAF	.32

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

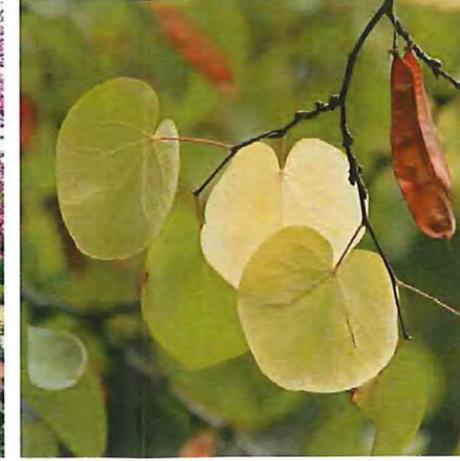
MAWA
 $(46.1)(0.62) [(0.45 \times 2760) + (1 - 0.45)]$
 $= 35,514.57$



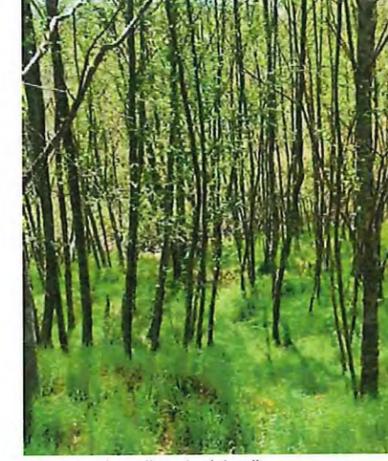
Clematis arandii "Evergreen Clematis"

Trachelospermum jasminoides "Star Jasmine"

Vines for Trellis



Cercis canadensis "Eastern Redbud"



Alnus rubra "Red Alder"

Small Ornamental Trees



Delta Blue Grass Bioswale Mix



Muhlenbergia rigins "Deer Grass"



Festuca rubra "Red Fescue"



Carex divulsa "Berkeley Sedge"



Polystichum minutem "Western Sword Fern"

Bioswale Grasses

Shade Plants



Aloe stricta



Agave attenuata



Yucca "Bright Star"



Aloe "Blue Glow"



Bulbine frutescens



Echeveria imbricata



Echeveria "Afterglow"

Succulents

Commercial Development
19366 & 19370 Sonoma HWY
Sonoma, Ca 95476

Owner:

△	_____
△	_____
△	_____
△	_____
Revisions	Date

Landscape
Job #: SON101
Issue Date: 06.09.2016
Drawn By: hf

Plant Palette

Scale: nts
Sheet:

Commercial Development
19366 & 19370 Sonoma HWY
Sonoma, Ca 95476

Owner: _____

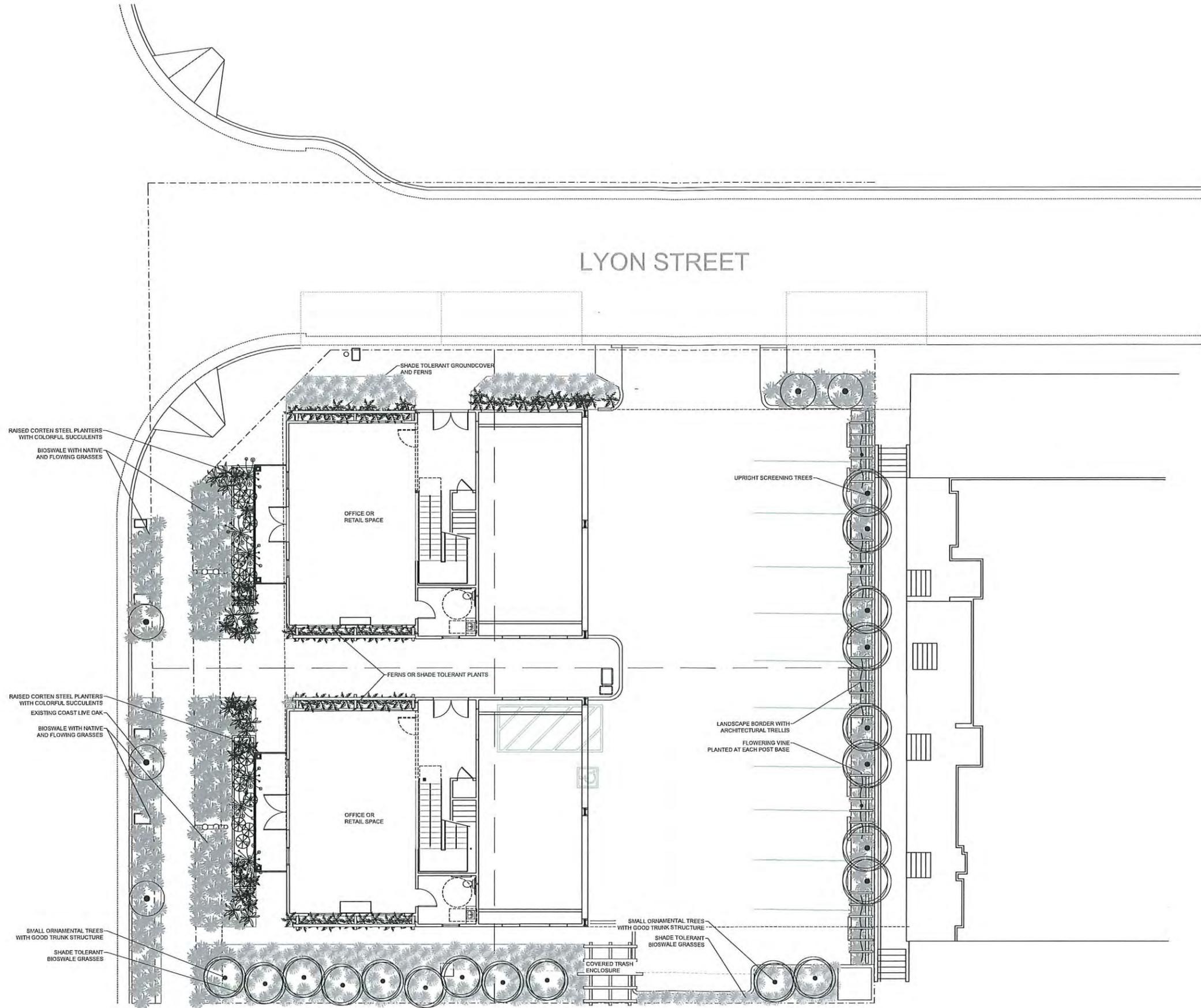
△	_____
△	_____
△	_____
△	_____
Revisions	Date

Landscape
Job #: SON101
Issue Date: 09.02.2016
Drawn By: hf

Landscape Plan

Scale: 1/8"=1'-0"
Sheet: _____

L-1.0



SONOMA HIGHWAY 12

LYON STREET

1 LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

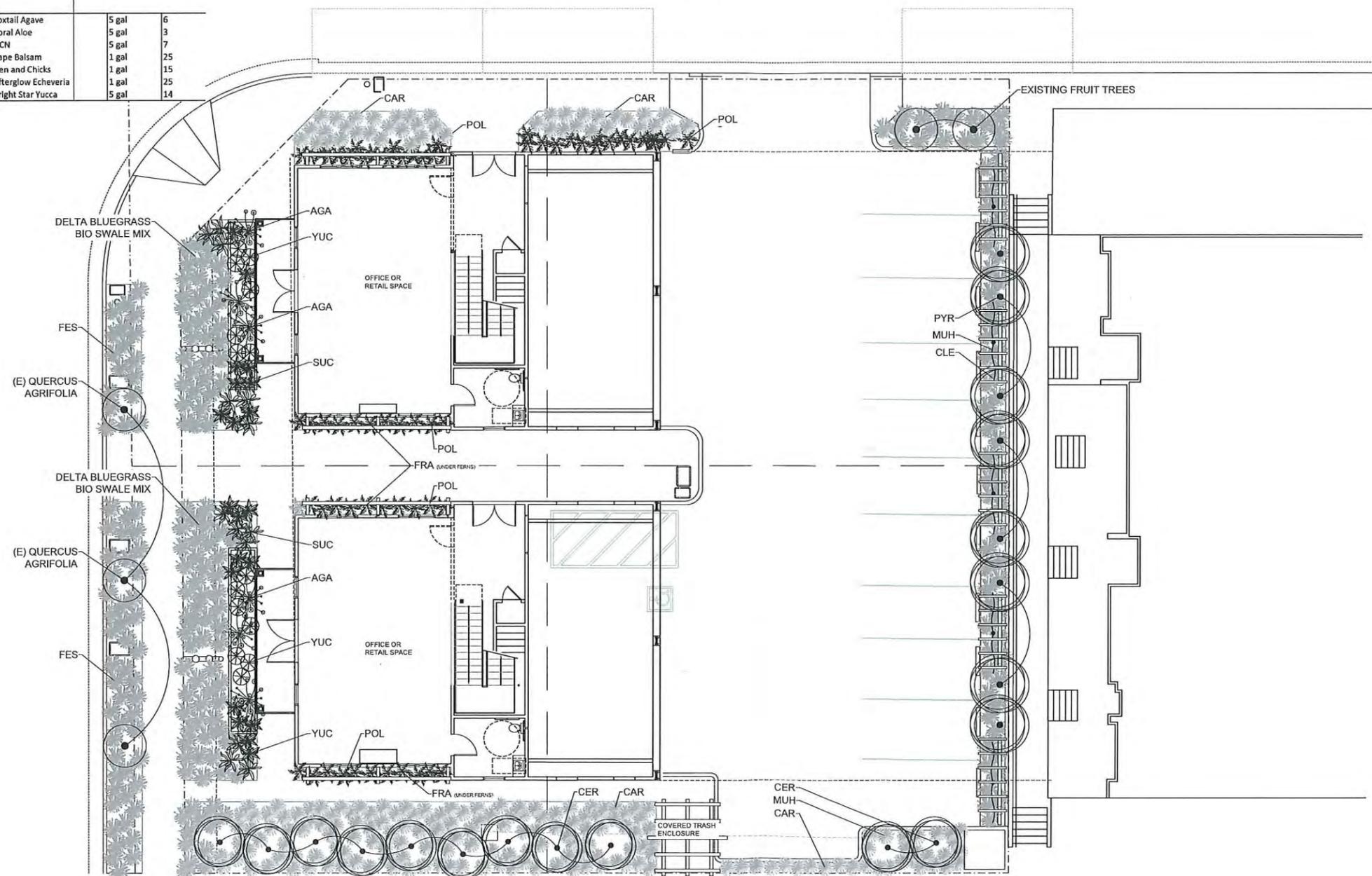
PLAN



Plant Legend				
Symbol	Latin Name	Common Name	Size	Quantity
Planting Zone 14				
Trees				
ALN	<i>Alnus rubra</i>	Red Alder	24" box	0
CER	<i>Cercis canadensis</i>	Eastern Redbud	24" box	11
PYR	<i>Pyrus calleryana</i> "chanticleer"	Callery Pear	15 gal	8
Grasses				
CAR	<i>Carex divulsa</i>	Berkeley Sedge	1 gal	185
FES	<i>Festuca rubra</i>	Red Fescue	1 gal	63
MUH	<i>Muhlenbergia ligens</i>	Deer Grass	1 gal	70
DELTA	Delta Blue Grass Bioswale Mix		sod	430 sf
Ferns				
POL	<i>Polystichum munitum</i>	Western Sword Fern	1 gal	62
Vines/Groundcover				
CLE	<i>Clematis armandii</i>	Evergreen Clematis	5 gal flats	5
FRA	<i>Fragaria chiloensis</i>	Beach Strawberry	5 gal	7
TRA	<i>Trachelospermum jasminoides</i>	Star Jasmine	5 gal	0
Succulents				
AGA	<i>Agave attenuata</i>	Foxtail Agave	5 gal	6
ALE	<i>Aloe striata</i>	Coral Aloe	5 gal	3
SUC	<i>Aloe "Blue Glow"</i>	NCN	5 gal	7
SUC	<i>Bulbine frutescens</i>	Cape Balsam	1 gal	25
SUC	<i>Echeveria "Imbricata"</i>	Hen and Chicks	1 gal	15
SUC	<i>Echeveria "Afterglow"</i>	Afterglow Echeveria	1 gal	25
YUC	<i>Yucca "bright star"</i>	Bright Star Yucca	5 gal	14

LYON STREET

SONOMA HIGHWAY 12



Commercial Development
19366 & 19370 Sonoma HWY
Sonoma, Ca 95476

Owner:

△	_____
△	_____
△	_____
△	_____
Revisions	Date

Landscape

Job #: SON101
Issue Date: 09.02.2016
Drawn By: hf

Planting Plan

Scale: 1/8" = 1'-0"
Sheet:





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 Outline Water Package.

Reference Evapotranspiration (Eto) 46.1

Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	
Regular Landscape Areas								
1 - Very Low Water	1	Drip	.81	.12	220 sf	26	755	
2 - Low Water (Drip)	2	Drip	.81	.24	1,660 sf	234	7,271	
3 - Low Water (Spray)	3	Spray	.75	.23	4,970 sf	567.5	2,768	
4 - Medium Water	4	Drip	.81	.49	1,050 sf	515	14,705	
					Totals	2,760 sf	892	25,499
Special Landscape Areas								
					1			
					1			
					1			
					Totals	(C)	(D)	
						ETWU Total		
						Maximum Allowed Water Allowance (MAWA)	29,435	

***Hydrozone # Planting Description**
1) front lawn
2) low water use plantings
3) medium water use plantings
***Irrigation Method**
overhead spray
or drip
***Irrigation Efficiency**
0.75 for spray head
0.81 for drip
***ETAF (Annual Gallons Required) = Eto x C.F. x ETAF x Area**
where C.F. 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.
***MAWA (Annual Gallons Allowed) = (Eto) (C.F.) (ETAF) x LA**
where C.F. 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.

ETAF Calculations

Regular Landscape Areas	Total ETAF x Area
	892
	2,760
	.32

All Landscape Areas	Total ETAF x Area
	892
	2,760
	.32

Note:
Irrigation methods and design actions that will be employed on the project will meet the irrigation specifications as set forth in section 472.7 of the State Model Water Efficient Landscape Ordinance

Commercial Development
19366 & 19370 Sonoma HWY
Sonoma, Ca 95476

Owner: _____

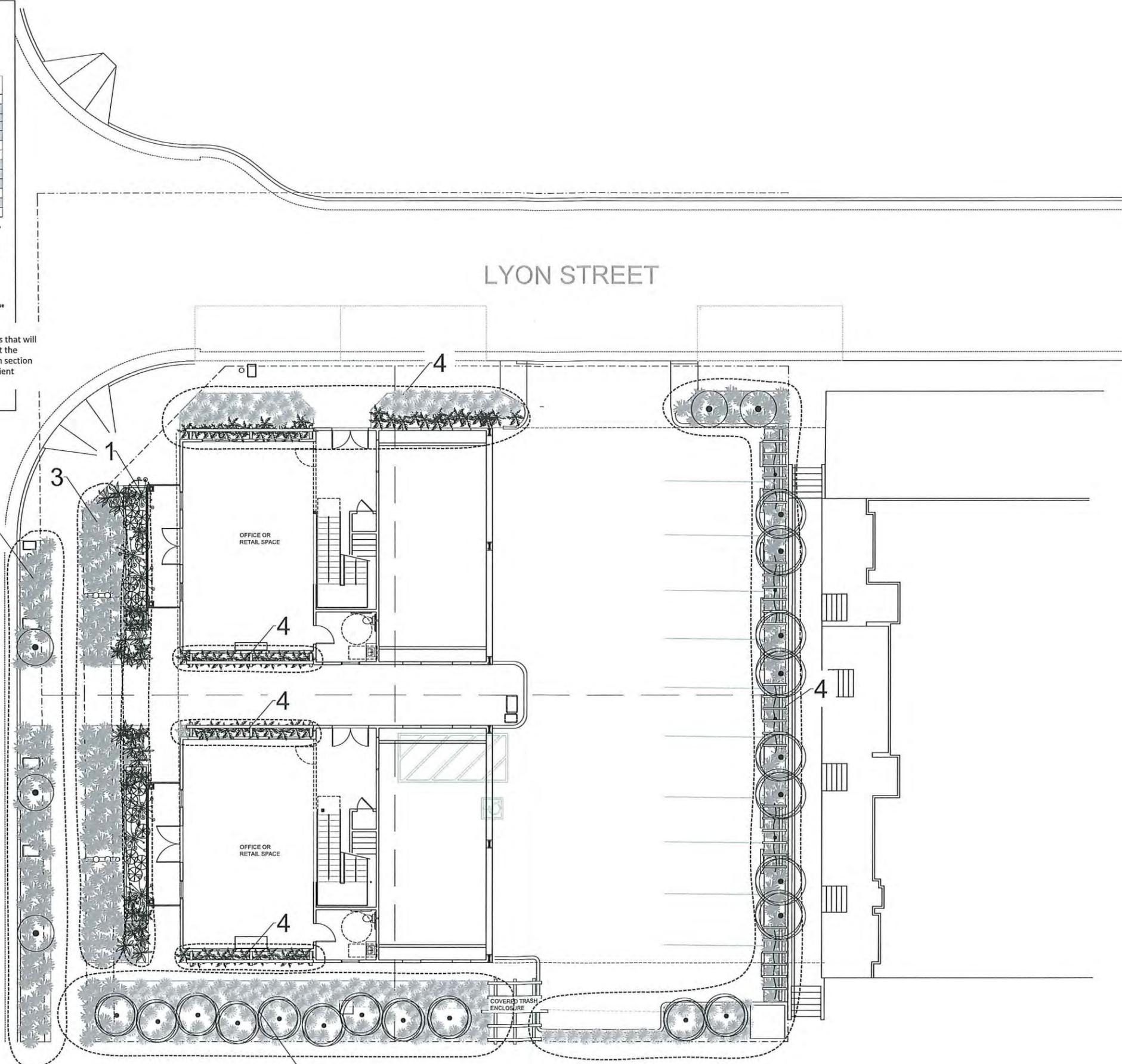
Revisions	Date
△	_____
△	_____
△	_____
△	_____

Landscape
Job #: _____ SON101
Issue Date: _____ 09.02.2016
Drawn By: _____ hf

Hydrozone Layout
Scale: _____ 1/8"=1'-0"
Sheet: _____

LYON STREET

SONOMA HIGHWAY 12



1 HYDROZONE LAYOUT
SCALE: 1/8"=1'-0"

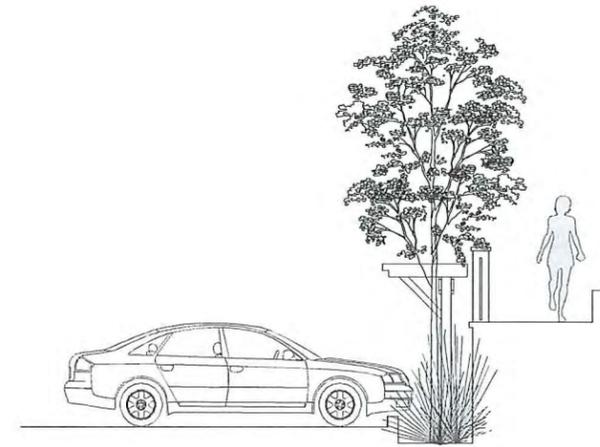
PLAN





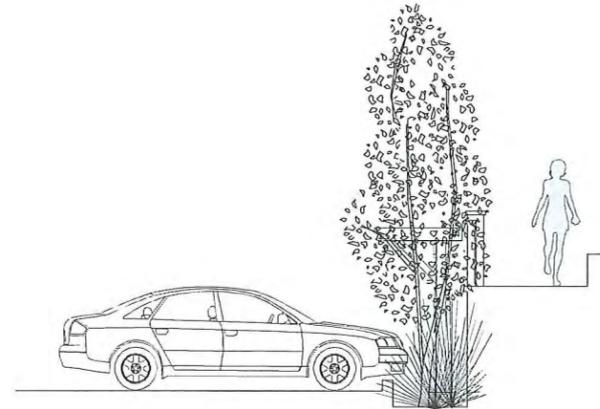
Pyrus calleryana 'chanticleer'
Callery Pear

- An ornamental pear, deciduous
- White flowers in spring, red leaf color in autumn
- Very narrow and upright growth habit
- Develops small canopy with age
- Can grow 35-40' tall, 15-20' wide (probably smaller where we are planting it)



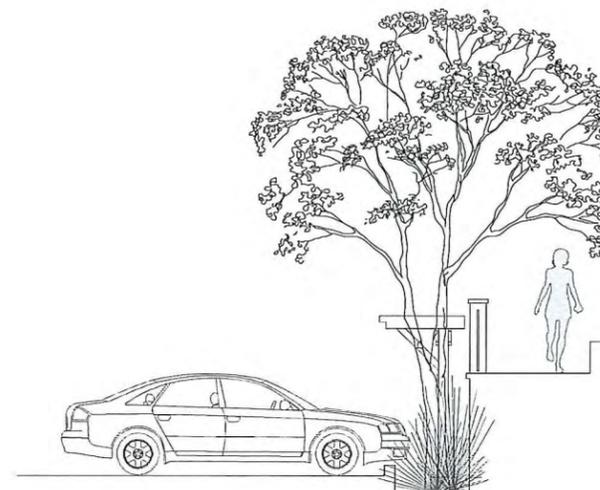
Betula pendula
European White Birch

- Upright narrow tree with weeping branches and beautiful white bark
- Needs supplemental water
- Will grow 20-25' tall, 8-12' wide
- Will provide an attractive transparent screen
- Individuals can be planted close together



Gleditsia triacanthos var. inermis
Honey Locust

- Fast growing deciduous tree with arching branch habit
- Will grow 30-60' tall, 30-35' wide
- Thornless variety
- Can be pruned and maintained to grow canopy above walkway (This will require continued maintenance)



Commercial Development
19366 & 19370 Sonoma HWY
Sonoma, Ca 95476

Owner:

△	_____
△	_____
△	_____
△	_____
Revisions	Date

Landscape
Job #: _____ SON101
Issue Date: _____ 06.09.2016
Drawn By: _____ hf

Plant Palette

Scale: _____ nts
Sheet : _____

MEMO

To: Design Review Commission
From: Associate Planner Atkins
Subject: Draft Water Efficiency Landscape Ordinance

Background

The City Council adopted a Water Efficient Landscape Ordinance in 2002 to assist the City in achieving water conservation through proper plant selection, installation, and maintenance practices. The ordinance incorporated xeriscape principles to serve as the primary means of achieving water conservation. In 2006, California State Assembly Bill 1881 (AB 1881) was enacted, requiring all local jurisdictions to adopt water efficient landscape regulations for new development projects. The new requirements under AB 1881 are commonly referred to as the “State Model Water Efficient Landscape Ordinance” or “MWELO” and became effective on January 1, 2010. In response to the State’s passage of AB 1881, the Russian River water contractors, including the City of Sonoma, met as a group to develop similar ordinances that were adopted by individual governing bodies. On October 20, 2010, the City of Sonoma adopted ordinance 05-2010 implementing AB 1881, which represents the City’s current requirements.

Revised WELO

The state has recently updated the MWELO and is now requiring all local agencies to adopt the changes or modify the locally adopted WELO to comply with the new regulations. The City of Sonoma has elected to update its WELO; thereby, rewriting the entire ordinance to ensure compliance with State law, while tailoring it to the City of Sonoma’s development process. The MWELO requires all California cities and counties to adopt the MWELO or to adopt a single agency local ordinance. Local ordinances must be as effective as the MWELO in conserving water. Provisions of revised MWELO include the following:

- Reduced the size of new construction projects subject to MWELO requirements from 2,500 square feet to 500 square feet.
- Dedicated landscape water meters or submeters are required for residential landscapes over 5,000 square feet and non-residential landscapes over 1,000 square feet.
- Reduced the ET adjustment factor from 0.60 for to 0.55 for residential areas and 0.45 for non-residential areas.
- Increased the Irrigation efficiency (IE) from 0.71 to 0.75 for overhead spray devices and 0.81 for drip systems.
- Changed the Plant Factor from 0.30 for low water-use plantings; 0.6 for medium water-use plantings; 1.0 for high water-use plantings to a plant factor range for very low water use plants 0 to 0.1, the plant factor range for low water use plants 0.1 to 0.3, the plant

factor range for moderate water use plants 0.4 to 0.6, and the plant factor range for high water use plants 0.7 to 1.0.

- Increased the documentation requirements for landscape projects. The new regulations requires the following to be submitted with a landscape project:
 - Water Efficient Landscape Worksheet
 - Hydrozone Table
 - Soil Management Report
 - Landscape Design Plan
 - Irrigation Design Plan*
- Increased the documentation required to be submitted prior to final approval. The new regulations require the following to be submitted prior to final project approval:
 - Certificate of Completion
 - Landscape and Irrigation Maintenance Schedule
- Staff from the California Department of Water Resources indicated that local agencies have discretion as to whether or not to include residential backyard areas in the MWELO review. That said, it is staff's recommendation that the City continue to focus its review of residential landscape plans to front yard areas. A statement that the MWELO does not apply to residential rear yards has been included in section 14.32.020.B.5.
- Section 14.32.040.B.2.iii indicates that turf shall not be planted in front yard landscapes of single family residential properties when backyard landscapes are not developer installed. Staff added this statement with the intent to limit the amount of high water use plants (turf) on residential properties.

Design review is not a requirement in the MWELO. The revised ordinance adopted in 2010 included a requirement for landscape design review by the Design Review Commission. The only change staff is proposing at this time with regard to landscape design review by the Design Review and Historic Preservation is to allow administrative approval of projects that are part of a previously entitled subdivision (i.e., Armstrong Estates) provided no turf is planted, only medium and low water use plant materials are planted, and no overhead sprinklers are installed.

*The landscape design community has requested that the submittal of the irrigation design plans be required in conjunction with the plan check review process and not during the landscape design review process and the State of California has stated that this approach is acceptable. Therefore, the approach taken in the draft MWELO is as follows: 1) During Landscape Review require a statement which describes the irrigation methods and design actions that will be employed to meet the irrigation specifications of the MWELO; and, 2) During building permit review provide irrigation design plans.

Recommendation

Receive draft WELO, provide feedback, identify any recommended revisions, and provide a recommendation to City Council for final approval.

Attachments:

1. Draft Water Efficient Landscape Ordinance.
2. Water Efficient Landscape Worksheet.

3. Hydrozone Table.

cc: WELO Interest List

CITY OF SONOMA

ORDINANCE NO. XX-2016

AN ORDINANCE REPEALING AND REENACTING CHAPTER 14.32, “WATER-EFFICIENT LANDSCAPE” OF THE SONOMA MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF SONOMA DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 14.32, Water-Efficient Landscape, of the Sonoma Municipal Code is hereby repealed in its entirety and reenacted to read as follows:

Sections:

14.32.010 Purpose and Authority.

- 14.32.020 Applicability.
- 14.32.030 Definitions.
- 14.32.035 Soil analysis report.
- 14.32.040 Landscape design plan.
- 14.32.050 Irrigation design plan.
- 14.30.055 Grading design plan.
- 14.32.060 Documentation for compliance..
- 14.32.070 Review requirements and procedures..
- 14.32.080 Other provisions.
- 14.32.090 Forms.
- 14.32.100 Provisions for Appeal.

14.32.010 Purpose and authority.

A. Purpose. Section 2 Article X of the California Constitution specifies that the right to use water is limited to the amount reasonably required for the beneficial use to be served and the right does not and shall not extend to waste or unreasonable method of use. This policy protects local water supplies through the implementation of a whole system approach to design, construction, installation and maintenance of the landscape resulting in water-conserving climate-appropriate landscapes, improved water quality and the minimization of natural resource inputs.

B. Authority. The planning director, or his/her designee, has authority for administering and carrying out the provisions in this chapter.

14.32.020 Applicability.

(A) This chapter shall apply to all of the following new and rehabilitated landscape projects that require a building or grading permit, plan check, or design review:

(1) New construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check, or design review.

(2) Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review.

(3) Commercial, institutional landscaping, park landscaping, multiple-family residential

and single-family residential landscaping;

(3) Projects that have a completed application for a building or grading permit, plan check, or design review certificate on file with the City prior to November 31, 2015 will be governed by the City of Sonoma Water Efficient Landscape Ordinance as adopted by Ordinance No. 05-2010;

(B) This chapter does not apply to:

- (1) Historical sites registered in the California or the National Register of Historic Places;
- (2) Ecological restoration or mined-land reclamation projects that do not require a permanent irrigation system;
- (3) Plant collections, as part of botanical gardens and arboretums open to the public.
- (4) Cemeteries.
- (5) Residential landscape backyard areas.

Landscape designers are encouraged to follow the provisions of this chapter, regardless of these exemptions.

14.32.030 Definitions.

(A) The following definitions apply to this chapter:

(1) Backflow Prevention Device: an approved device installed to City standards which will prevent backflow or back-siphonage into the City potable water system.

(2) Booster Pumps: used where the normal water system pressure is low and needs to be increased.

(3) Check Valve: a valve located under a sprinkler head or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

(4) Compost: the safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.

(5) Distribution uniformity: the measure of the uniformity of irrigation water over a defined area.

(6) Ecological Restoration Project: a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

(7) Effective Precipitation: the portion of total precipitation which becomes available for plant growth and that is used by the plants.

(8) Emitter: a drip irrigation fittings emission device that delivers water slowly from the system to the soil.

(9) Evapotranspiration Adjustment Factor (ETAF): a factor of 0.55 for residential areas and 0.45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for a new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

(10) Evapotranspiration Rate (ET): the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specific specified time.

(11) Flow Rate: the rate at which water flows through pipes, and valves and emission devices, measured in (gallons per minute, gallons per hour, or cubic feet per second).

(12) Friable: a soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.

(13) Graywater: untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and

does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers. Health and Safety Code Section 17922.12.

(14) Hardscapes: any durable material (pervious and non-pervious).

(15) Head to Head Coverage: full coverage from one sprinkler head to the next.

(16) High-Flow Sensor: An inline device installed at the point of connection that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic irrigation controller, or flow monitor capable of receiving flow signals and operating master valves.

(17) High-Water-Use Plants: turf, annuals, container plantings, and other plants recognized as high-water-use by the Water Use Classification of Landscape Species document as it currently exists or may be amended in the future. (See <http://ucanr.edu/sites/wucols/>). Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(18) Hydrozone: a portion of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule.

(19) Infiltration Rate: the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).

(20) Invasive Plant Species: species of plants not historically found in California and/or that spread outside cultivated areas and can damage environmental or economic resources as determined by the California Invasive Plant Council (www.cal-ipc.org).

(21) Irrigation audit: an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association's Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency "Watersense" labeled auditing program.

(22) Irrigation Efficiency (IE): the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The irrigation efficiency for purposes of this chapter are .75 for overhead spray devices and .81 for drip systems.

(23) Irrigation Meter: a separate meter that measures the amount of water used for items such as lawns, washing exterior surfaces, washing vehicles, filling pools, etc.

(24) Isolation Valves: used to isolate a portion of the piping system.

(25) Landscaped Area: the entire parcel less the building footprint, driveways, and non-irrigated portions of parking lots, hardscapes-such as decks and patios, and other non-porous areas. Water features are included in the calculation of the landscaped area. Areas dedicated to edible plants, such as orchards or vegetable gardens are not included. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other nonirrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

(26) Lateral Line: non-pressurized pipe that is located downstream of an irrigation valve (Class 200 or equivalent is not acceptable).

(27) Low-Water-Use Plants: "Mediterranean Region" and native trees, shrubs and groundcovers (such as rosemary), juniper, most native oaks, and other plants recognized as

low-water-use by the Water Use Classification of Landscape Species document as it currently exists or may be amended in the future. (See <http://ucanr.edu/sites/wucols/>). Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(28) Main Line: the pressurized pipeline that delivers water from the water source to the valve or outlet (Class 200 or equivalent is not acceptable).

(29) Master Valve: automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed water will not be supplied to the irrigation system.

(30) Maximum Applied Water Allowance (MAWA): for design purposes, the upper limit of annual applied water for the established landscape.

(31) Median: an area between opposing lanes of traffic that may be unplanted or planted with trees, shrubs, perennials, and ornamental grasses.

(32) Microclimate: the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density or proximity to reflective surfaces.

(33) Mined-Land Reclamation Projects: any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

(34) Moderate Water Use Plants: ornamental trees, shrubs ground covers, and perennials and other plants recognized as moderate-water-use by the Water Use Classification of Landscape Species document as it currently exists or may be amended in the future. See <http://ucanr.edu/sites/wucols/>. Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(35) Mulch: any organic material such as leaves, bark, straw, compost or other inorganic mineral materials such as rocks, gravel, or decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature and preventing soil erosion.

(36) Non-residential landscape: landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas of common interest developments with designated recreational areas.

(37) Low-Head Drainage: water that flows out of the system after the valve turns off due to elevation changes within the system.

(38) Operating Pressure: the pressure when water is flowing through the irrigation system.

(39) Overhead Irrigation: those systems that deliver water through the air (e.g., pop-ups, impulse sprinklers, spray heads, rotors, micro-sprays, etc.).

(40) Overspray: the irrigation water which is delivered beyond the landscaped target area; wetting pavements, walks structures, or other non-landscaped areas.

(41) Pervious: any surface or material that allows the passage of water through the material and into the underlying soil.

(42) Plant Factor: a factor that, when multiplied by reference evapotranspiration ETo, estimates the amount of water used by needed plants. Plant factors cited in this ordinance are derived from the publication "Water Use Classification of Landscape Species." Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(43) Precipitation Rate: the rate of application of water measured in inches per hour.

(44) Point of Connection: the point at which an irrigation system taps into the main water

supply line.

(45) Point Source Irrigation: any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

(46) Pressure Regulation: a valve that automatically reduces the pressure in a pipe.

(47) Project Applicant: the individual or entity submitting a Landscape Documentation Package, to request a permit, plan check or design review from the City. A project applicant may be the property owner or his or her designee.

(48) Rain Sensor: a system component which automatically shuts off and suspends the irrigation system when it rains.

(49) Recreational Area: areas, excluding private single family residential areas designated for active play, recreation or public assembly in parks, sports fields, school yards, picnic grounds, amphitheaters, or golf course tees, fairways, roughs, surrounds and greens.

(50) Recycled Water: means tertiary treated water which results from the treatment of wastewater, is suitable for direct beneficial use, and conforms to the definition of disinfected tertiary recycled water in accordance with State law.

(51) Reference Evapotranspiration or ETo: a standard measurement of environmental parameters which affect the water use of plants and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered as determined by the City.

(52) Rehabilitated Landscape: any re-landscaping project that requires a building or grading permit, plan check or design review.

(53) Residential landscape: landscapes surrounding single or multifamily homes.

(54) Runoff: water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area.

(55) Soil Analysis Report: the analysis of a soil sample to determine nutrient content, composition and other characteristics, including contaminants.

(56) Special Landscape Area (SLA): an area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water.

(57) Sprinkler Head or Spray Head: a device that delivers to the landscape water through a spray nozzle.

(58) Static Water Pressure: the pipeline or municipal water supply pressure when water is not flowing.

(59) Station: an area served by one valve or by a set of valves that operate simultaneously.

(60) Submeter: a separate meter that is located on the private side of the water system and is plumbed to measure all water that flows only through the irrigation system. This meter is to be used by the owner to monitor irrigation water use and will not be read by the City.

(61) Swing Joint: an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

(62) Valve: a device used to control the flow of water in the irrigation system.

(63) Valve Manifold: a one-piece manifold for use in a sprinkler valve assembly that includes an intake pipe having a water inlet and a plurality of ports adapted for fluid connection to inlets.

(64) Very Low-Water-Use Plants: "Mediterranean Region" and native trees, shrubs and groundcovers such as manzanita, ceanothus, some native oaks, California poppies and other plants recognized as very low-water-use by the Water Use Classification of Landscape Species document (<http://ucanr.edu/sites/wucols/>), as it currently exists or may be amended in the

future. Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(65) Water Feature: a design element where open water performs an aesthetic or recreational function, Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or storm water best management practices that are not irrigated and used solely for water treatment or storm water retention are not water features and, therefore, are not subject to the water budget calculation.

(66) Weather Based or Sensor Based Irrigation Control Technology: uses local weather and landscape conditions to tailor irrigation schedules to actual conditions on the site or historical weather data.

(67) Water Use Classification of Landscape Species (WUCOLS): published by the University of California Cooperative Extension, and the Department of Water Resources, 2014, as it currently exists and as it may be amended in the future.”

14.32.035 Soil analysis report.

(A) In order to reduce runoff and encourage healthy plant growth, a soil analysis report shall be completed by the project applicant, or his/her designee, as follows:

(1) Submit soil samples to a laboratory for analysis and recommendations.

(a) Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

(2) The soil analysis shall include:

(a) Soil texture;

(b) Infiltration rate determined by laboratory test or soil texture infiltration rate table;

(c) pH;

(d) Total soluble salts;

(e) Sodium;

(f) Percent organic matter; and

(g) Recommendations.

(3) In projects with multiple landscape installations (i.e. production home developments) a soil sampling rate of 1 in 7 lots or approximately 15% will satisfy this requirement. Large landscape projects shall sample at a rate equivalent to 1 in 7 lots.

(4) The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.

(5) If a grading permit is required, the soil analysis report shall be submitted to the City with the Certificate of Completion. If a grading permit is not required, the soil analysis report shall be submitted to the City with the Landscape Documentation Package.

(6) The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the City with Certificate of Completion.”

14.32.040 Landscape design plan.

(A) The landscape design plan, at a minimum, shall:

(1) Delineate and label each hydrozone by number, letter, or other method;

(2) Identify each hydrozone as very low, low, moderate, high water, or mixed water use;

- (3) Identify new and existing trees, shrubs, groundcovers, turf, and any other planting areas;
 - (4) Identify plants by botanical name and common name;
 - (5) Identify plant sizes and quantities;
 - (6) Identify recreational areas;
 - (7) Identify areas permanently and solely dedicated to edible plants;
 - (8) Identify areas irrigated with recycled water;
 - (9) Identify type of mulch and application depth;
 - (10) Identify soil amendments, type, and quantity;
 - (11) Identify type and surface area of pools, fountains and water features;
 - (12) Identify property lines, new and existing building footprints, streets, driveways, sidewalks and other hardscape features (pervious and non-pervious);
 - (13) Identify location, installation details, and size of any storm water best management practices, including rainwater harvesting or catchment technologies that will provide storm water retention, infiltration, and/or treatment. Project applicants shall refer to the City or North Coast Regional Water Quality Control Board for information and approval requirements;
 - (14) Identify any applicable graywater discharge piping, system components and area(s) of distribution;
 - (15) Contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"; and
 - (16) Bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agriculture Code.)
- (B) For each landscape project subject to this chapter applicants shall submit a landscape design plan in accordance with the following:
- (1) Amendments, Mulching and Soil Conditioning.
 - (a) Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
 - (b) Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.
 - (c) Incorporate compost into the soil to a minimum depth of eight inches at a minimum rate of six cubic yards per 1,000 square feet. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
 - (d) A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications. To provide habitat for beneficial insects and other wildlife, up to 5 % of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.
 - (2) Plants.
 - (a) Selected plants shall not cause the estimated water use to exceed the maximum applied water allowance (see calculation in Maximum Applied Water Allowance).
 - (b) Plants with similar water use needs shall be grouped together in distinct hydrozones and where irrigation is required the distinct hydrozones shall be irrigated with separate valves.
 - (c) Very low, low and moderate water use plants can be mixed, but the entire

hydrozone will be classified as moderate water use for MAWA calculations.

(d) High water use plants shall not be mixed with very low, low or moderate water use plants.

(e) All non-turf plants shall be selected, spaced and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site.

(f) Turf shall not be planted in the following conditions:

(i) Slopes exceeding 10 percent;

(ii) Planting areas eight feet wide or less;

(iii) Front yard landscape of single family residential subdivisions where backyard landscape is not developer installed.

(iv) Street medians, traffic islands, planter strips or bulbouts of any size.

(g) Invasive plants as listed by the California Invasive Plant Council are prohibited.

(3) Water Features.

(a) Recirculating water systems shall be used for water features.

(b) Recycled water shall be used when available onsite.

(c) Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.”

Section 14.32.050 Irrigation design plan.

(A) The irrigation design plan, at a minimum, shall contain:

(1) Location and size of separate water meters for landscape;

(2) Location and size of irrigation system point of connection;

(3) Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, master valves, valves, sprinkler heads and other application devices, moisture sensing devices, rain sensors, check valves, quick couplers, flow sensors, pressure regulators, and backflow prevention devices;

(4) Static water pressure at the point of connection to the public water supply;

(5) Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station;

(6) Recycled water irrigation systems;

(7) The Hydrozone Table;

(8) The following statement: “I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan”; and

(9) The signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system. (See Sections 185500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)

(B) For each landscape project subject to this chapter applicants shall submit an irrigation design plan that is designed and installed to meet irrigation efficiency criteria as described in the Maximum Applied Water Allowance (MAWA) and in accordance with the following:

(1) Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 square feet but not more than 5,000 square feet (the level at which Water code 535 applies) and residential irrigated landscapes of 5,000 square feet or greater. A landscape water meter may be either:

(a) A customer service meter dedicated to landscape use provided by the local

water purveyor; or

(b) A privately owned meter or submeter.

- (2) Landscapes of 5000 sq. ft. or larger require a high-flow sensor that can detect high flow conditions and have the capabilities to shut off the system.
- (3) Master shut-off valves are required on all projects of 5000 sq. ft. or larger except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.
- (4) Isolation valves shall be installed at the point of connection and before each valve or valve manifold.
- (5) Weather-based or other sensor based self-adjusting irrigation controllers utilizing non-volatile memory shall be required.
- (6) Rain sensors shall be installed for each irrigation controller.
- (7) Pressure regulation and/or booster pumps shall be installed so that all components of the irrigation system operate at the manufacturer's recommended optimal pressure.
- (8) Irrigation system shall be designed to prevent runoff or overspray onto nontargeted areas.
- (9) Relevant information from the soil analysis report, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.
- (10) The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
- (11) All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard", All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
- (12) Point source irrigation is required where plant height at maturity will affect the uniformity of an overhead system.
- (13) Minimum 24-inch setback of overhead irrigation is required where turf is directly adjacent to a continuous hardscape that flows into the curb and gutter.
- (14) Slopes greater than 15 percent shall be irrigated with point source or other low-volume irrigation technology.
- (15) A single valve shall not irrigate hydrozones that mix high water use plants with moderate, low, or very low water use plants.
- (16) Trees shall be placed on separate valves except when planted in turf areas.
- (17) Sprinkler heads, rotors and other emission devices on a valve shall have matched precipitation rates.
- (18) Head to head coverage is required unless otherwise directed by the manufacturer's specifications.
- (19) Swing joints or other riser protection components are required on all risers.
- (20) Check valves shall be installed to prevent low-head drainage."

14.32.055 Grading design plan.

(A) Where slopes exceed 10 percent, a grading plan drawn at the same scale as the planting plan that accurately and clearly identifies finished grades, drainage patterns, pad elevations, spot elevations and storm water retention improvements shall be submitted with the landscape design plan and irrigation design plan. The grading design plan shall contain the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the grading design plan" and shall bear the signature of a licensed

professional as authorized by law.”

14.32.060 Documentation for compliance.

(A) The following documentation is to be presented to the City at each of the three steps of review defined below. This documentation is required for compliance with this policy.

(1) Step 1: Final Landscape Design Review.

(a) For those landscape projects that require landscape design review applicants shall submit the following documentation to the City:

- (i) Soil analysis report and documentation verifying implementation of soil report recommendations;
- (ii) Completed Maximum Applied Water Allowance;
- (iii) The landscape design plan;
- (iv) A conceptual irrigation design plan or statement which describes irrigation methods and design actions that will be employed to meet the irrigation specifications of this chapter.

(2) Step 2: Building Permit/Plan Check.

(a) The following shall be reviewed and approved prior to a building permit being issued:

- (i) Maximum Applied Water Allowance and the planting design as submitted at Step 1 in connection with the design review or utilities certificate application;
- (ii) The irrigation design plan drawn at the same scale as the landscape design plan.

(3) Step 3: Completion of Installation.

(a) Upon installation and completion of the landscape, applicant shall submit the Certificate of Completion.

(i) The certificate must be accompanied by an irrigation audit that contains the following:

- A. Operating pressure of the irrigation system,
- B. Distribution uniformity of overhead irrigation,
- C. Precipitation rate of overhead irrigation,
- D. Report of any overspray or broken irrigation equipment,
- E. Irrigation schedule including:
 - 1. Plant establishment irrigation schedule;
 - 2. Regular irrigation schedule by month including: plant type, root depth, soil type, slope factor, shade factor, irrigation interval (days per week), irrigation runtimes, number of start times per irrigation day, gallons per minute for each valve, precipitation rate, distribution uniformity and monthly estimated water use calculations;
 - 3. Verification that a diagram of the irrigation plan showing hydrozones is kept with the irrigation controller for subsequent management purposes.

(ii) All landscape irrigation audits shall be conducted by a third party Certified Landscape Irrigation Auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape;

(iii) In large projects or projects with multiple landscape an auditing rate of 1 in 7 lots or approximately 15% will satisfy this requirement;

(iv) An irrigation maintenance schedule timeline must be attached to the

Certificate of Completion that includes routine inspections, adjustment and repairs to the irrigation system, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning and weeding;

(v) A final inspection shall be performed by City staff to verify policy compliance. Advanced notice is required for all inspections. Building permit final approval shall not be completed until the landscape inspection is approved.

14.032.070 Review requirements and procedures.

Projects shall be subject to the following review requirements and procedures:

(A) Landscape Design Review. Landscape design review shall be conducted prior to plan check.

(1) Administration. Landscape design review of projects shall be conducted by the Design Review and Historic Preservation Commission, except as follows, in which case landscape design review shall be conducted by the planning director or his/her designee:

(a) Rehabilitated landscape project for a single-family home.

(b) Rehabilitated landscape project for an existing multifamily development with a landscaped area less than or equal to 2,500 square feet.

(c) Rehabilitated or new landscape project for a single-family home (which includes entitled subdivisions) that are not part of a new subdivision, planned development, or within the historic overlay zone area, provided the following criteria are met:

(i) No turf is planted; and

(ii) Only medium and low water use plants are planted; and

(iii) No overhead irrigation sprinklers are installed.

14.32.080 Other provisions.

(A) The Planning Director or his/her designee will consider and may allow the substitution of design alternatives and innovation which may equally reduce water consumption for any of these requirements.

(B) The Planning Director or his/her designee will accept documentation methods, water allowance determination, and landscape and irrigation design requirements of the State of California Model Water Efficient Landscape Ordinance instead of Sections 14-30.040 and 14-30.050 of these requirements where it can be demonstrated that the State procedure will more effectively address the design requirements of the project.”

14.32.90 Forms.

Applicant shall submit all required documentation for compliance pursuant to Section 14-32.060 on forms approved by the City Engineer or his/her designee, including but not limited to Maximum Applied Water Allowance form, Hydrozone Table form, and Certificate of Completion form.”

14.32.100 Provisions for Appeal.

Appeal of a decision made by the Planning Director, Design Review Commission, or Planning Commission shall follow the procedures as established in Chapter 1.24.

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or word of this

ordinance is for any reason held to be invalid and/or unconstitutional by the court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. Effective Date. This Ordinance shall become effective thirty (30) days from and after the date of its passage.

The foregoing Resolution was duly adopted this Xth day of X 2016, by the following vote: