

**CITY OF SONOMA
DESIGN REVIEW AND HISTORIC PRESERVATION COMMISSION
Regular MEETING
November 15, 2016
Community Meeting Room, 177 First Street West, Sonoma, CA
MINUTES**

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

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

Absent:

Others Present: Associate Planner Atkins, Administrative Assistant Morris

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

COMMENTS FROM THE PUBLIC:

Correspondence: Late mail was received on Item #4 from Ron and Marita Albert, Glenn Ikemoto, #5 from Robert Demler and #6 from Michael B. Ross, AIA, NCARB Ross Drulis Cusenberry Architecture, Inc. and distributed at the dais.

Item 1- Consent Calendar These items will be acted upon in one motion unless removed from the Consent Calendar for discussion by Commissioners or any interested party.

Comm. Barnett made a motion to approve the consent calendar. Comm. Johnson seconded. The motion carried unanimously (5-0).

Item 2- Design Review Consideration of new external lighting for a commercial building (Sweet Scoops Homemade Ice Cream) at 408 First Street East.

Applicant: Sweet Scoops Homemade Ice Cream

Associate Planner Atkins presented staff's report.

Chair Randolph opened the item to public comment.

Remie Hencmann, business owner, explained the changes made included one LED light, which is more energy efficient (LED light) and for safety reasons. She was requesting approval for the existing conditions.

Joe Hencmann, co-business owner, installed the LED light (turned on during normal business hours) six months after obtaining approvals and did not realize a permit was needed for the work.

Comm. Johnson confirmed with the applicant that a camera was installed to monitor the big window and front door.

Chair Randolph closed the item to public comment.

Comm. Johnson was disappointed with the rationale for adding the lighting and is concerned with illuminated signs on the Plaza.

Comms. Tippell, Barnett and Essert fully supported the design and lighting.

Chair Randolph agreed with her fellow commissioner's comments.

Comm. Essert made a motion to approve the new external lighting for the commercial building at 408 First Street East. Comm. Tippell seconded. The motion carried unanimously (5-0).

Item 3- Landscape Review Consideration of a landscape plan for a new single family residence at 557 Fourth Street East.

Applicant: Rozanski Design

Associate Planner Atkins presented staff's report.

Chair Randolph opened the item to public comment.

Robin Brown Ward, Partner/Rozanski Design, described the low water plant palette and specimen sized trees indicated on the landscape plan.

Comm. Barnett questioned who selected the plant types.

The applicant responded the homeowners decided the front yard plantings.

Chair Randolph closed the item to public comment.

Comm. Essert is satisfied with the landscape plan since it is within the water budget allotment.

Comms. Barnett, Tippell, Johnson agreed with Comm. Essert that the landscape plan is attractive and serviceable design.

Comm. Essert made a motion to approve the landscape plan for a new single family residence at 557 Fourth Street East as submitted. Comm. Barnett seconded. The motion carried unanimously (5-0).

Item 4- Design Review Consideration of site design, architectural review, and a landscape plan for a new single family residence, secondary residence, and accessory structures at 314-324 Second Street East.

Applicant: Glenn Ikemoto

Comms. Johnson recused himself from the item and left the room. Comm. Cory went to the dais.

Associate Planner Atkins presented staff's report.

Comm. Essert questioned the protocol and survey done during building permit review.

Chair Randolph opened the item to public comment.

Glenn Ikemoto, applicant, explained the new plan submitted reflected two major changes; 1. Guest House/Garage structure is single story 2. Relocated further away from the spruce tree to the east. He accepted all responsibility for the preservation of three major trees that his certified arborist evaluated and harbored no animosity towards the neighbors for voicing their concerns. He applauded Associate Planner Atkins for the concise and accurate presentation.

Comm. Essert questioned if the asphalt goes up to the fence line.

The applicant responded that the granite creek gravel driveway will abut the fence line.

Chair Randolph asked the landscape architect to note the changes.

Penney Magrane, Landscape Architect/Magrane Associates said structures are moved further away from the drip lines for the trees. The guest house is a rural farm based style.

Michael Myatt, neighboring property owner, (332 Second Street East) is concerned with preserving and protecting his Elm Tree during construction. He requested a certified arborist conduct a visual inspection and provide a detailed plan to protect the roots for the Contractor to follow.

Chair Randolph closed the item to public comment.

Comm. Tippell is pleased with the concessions and changes made by the applicant and she asked if he would limit the construction times/hours to help mitigate neighbor's concerns. She is satisfied with the tree protection safety plan.

Comm. Barnett viewed the proposal as an attractive addition to the neighborhood.

Associate Planner Atkins said modifying construction hours (Sonoma Municipal Code 9.56.050) is not within the DRHPC's discretion.

Comm. Tippell made a motion to approve the proposal as submitted with the condition that a tree preservation plan, written by a certified arborist (including the Elm tree on the property to the south), be submitted with the building permit application. Comm. Essert seconded. The motion carried unanimously (5-0).

#5 Discussion Item Discussion of Sonoma Historic Train District

Comm. Barnett and Johnson recused and left the room.

Patricia Cullinan, resident, proposed establishing a Sonoma Historic Train District that will adhere to CEQA, Mills Act, and State Historic building codes. She urged the City to proceed with documentation to move forward.

Chair Randolph opened the item for public comment.

Shelia O'Neil, North of Mission District Homeowners group representative, supported the plan.

Robert Demler, League of Historic Preservation representative, fully endorsed a new district and recommended linking pathways from Depot Park to the Historic Plaza.

Karin Skougland, Sonoma North of the Mission Neighborhood Association, representative, supported the plan as better recognition for the unique architecture of the historic structures.

Jack Ding, resident, is pleased with the tribute to Chinese laborers honored at Depot Park and viewed a newly formed district as an extension to complete the oftentimes forgotten history. He supported the proposal and appreciated the City of Sonoma collecting historical information.

Gia Ghilarducci, Depot Hotel restaurant owner, (241 First Street West), urged preservation of the Historic neighborhood and supported the new district.

Chair Randolph closed the item to public comment.

Comm. Tippell viewed a current "renaissance for preservation" and agreed with Robert Demler that incorporating the new Train District to the Plaza would benefit the community.

Comm. Essert confirmed with Patricia Cullinan the general proposed boundaries are from Marcy House to Cooperage building including bike path along First Street West and Baseball field to Maysonanve cottage along First Street East.

Chair Randolph reopened the item for public comment.

Ron Chapman, neighbor, (227 First Street East) recommended consideration for the significance/impact of the buildings and the businesses served.

Robert Demler, resident, recommended a collaborative effort with city staff, League members, and residents.

Vic Conforti, supported Ron Chapman's comment about the relationship of buildings to the railroad for example, the Sebastiani Winery.

Chair Randolph closed the item to public comment.

Comm. Essert appreciated the effort and endorsed the idea.

Chair Randolph is inspired by the neighborhood excitement for having a Sonoma Train District since Sonoma became a certified local government.

Associate Planner Atkins will return to discuss the topic at a future meeting.

Comms. Johnson and Barnett returned to the dais.

#6 Discussion Item Discussion of Story Pole Requirements and guidelines.

Chair Randolph opened the item for public comment.

Patricia Cullinan, resident, said 3-D modeling/story poles give the public a broad view of the site.

Vic Conforti, resident/local Architect, felt defining a building can be accomplished with story poles (interactive) and yellow caution tape, to identify historic portions of the buildings. The biggest issue is the public understanding the scope of the development. He believed historic significance is from every perspective. He proposed more scrutiny in the demolition of historic buildings.

Claudia Ramniker, neighbor, inquired about the definition of blocking the public view.

Associate Planner Atkins read the definition.

Chair Randolph confirmed with Associate Planner Atkins that the Planning Commission will provide feedback and tonight's minutes will be shared.

Comm. Essert researched "story pole representations" be confirmed by licensed engineers or surveyors and agreed with Victor Conforti's comments that story poles should play a key role, for example, with an upper level expansion, when neighbor's light or view is compromised.

Chair Randolph recommended integrating the story poles into the demolition permitting process.

Comm. Barnett concurred with his fellow commissioner's comments that tracing the outline of the building's massing is needed to gain a clearer indication of the magnitude of the project. He conveyed his disappointment that important topics were, in his opinion, taking too long to discuss.

Associate Planner Atkins asked for input from the Commissioners on what projects should require story poles.

Comm. Essert recommended all applications in Historic Districts. He said story poles are a valuable tool to define the scope of the buildings and relationship to the neighboring uses.

Comm. Tippell questioned if story poles are always helpful and suggested an alternative if necessary.

Patricia Cullinan, resident, believed story poles engage the public into the planning/building process and aids various commissions with decision making.

Tamra Honeyborne, resident, questioned the relevance of the story poles. She raised a question about “discretion” by the commissioners and felt there could be more detailed language in the guidelines for them to apply.

Chair Randolph explained the reason for “discretion” is that not every scenario is clearly defined and sound judgement from Commissioners is very important.

Comm. Barnett believed that story poles help the commission make decisions and help evaluate building height and massing.

Victor Conforti suggested that when drawings are submitted for the demolition plan it would be helpful to have a physical representation.

Issues Update: Associate Planner Atkins reported

- The Public Works Director will remove the sign on the City parcel strip on Highway 12 and the water conservation landscaping will be reevaluated for future improvements.
- Robert Demler was introduced as the new City Historian.
- Chair Randolph and Comm. Tippell were pleased with the progress of the new construction project at 630 Austin Avenue

Comments from the Commission:

Adjournment: Chair Randolph made a motion to adjourn at 9:09 p.m. to the next regular meeting scheduled for 6:30 p.m. on Tuesday, December 20, 2016.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Design Review and Historic Preservation Commission on the 20th day of December 2016.

Approved:

Cristina Morris, Administrative Assistant