

**CONCURRENT REGULAR MEETINGS OF THE
SONOMA CITY COUNCIL
&
SONOMA CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE
DISSOLVED SONOMA COMMUNITY DEVELOPMENT AGENCY**

Community Meeting Room, 177 First Street West, Sonoma CA



**Monday December 15, 2014
6:00 p.m.

AGENDA**

City Council
David Cook, Mayor
Laurie Gallian, Mayor Pro Tem
Madolyn Agrimonti
Gary Edwards
Rachel Hundley

Be Courteous - **TURN OFF** your cell phones and pagers while the meeting is in session.

OPENING

CALL TO ORDER & PLEDGE OF ALLEGIANCE
ROLL CALL (Gallian, Hundley, Agrimonti, Edwards, Cook)

1. COMMENTS FROM THE PUBLIC

At this time, members of the public may comment on any item not appearing on the agenda. It is recommended that you keep your comments to three minutes or less. Under State Law, matters presented under this item cannot be discussed or acted upon by the City Council at this time. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for Council consideration. Upon being acknowledged by the Mayor, please step to the podium and speak into the microphone. Begin by stating and spelling your name.

2. MEETING DEDICATIONS

3. PRESENTATIONS - None

4. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL

All items listed on the Consent Calendar are considered to be routine and will be acted upon by a single motion. There will be no separate discussion of these items unless members of the Council, staff, or public request specific items to be removed for separate action. At this time Council may decide to change the order of the agenda.

Item 4A: Waive Further reading and Authorize Introduction and/or Adoption of Ordinances by Title Only. (Standard procedural action - no backup information provided)

Item 4B: Adopt a resolution to co-sponsor an Urban Streams Grant application with the Sonoma Ecology Center.
Staff Recommendation: Adopt resolution.

Item 4C: Rescind Resolution 39-2013 establishing an appropriations limit for the Fiscal Year 2013-2014. Approve Resolution establishing a corrected appropriations limit for Fiscal Year 2013-2014 pursuant to Article XIIB of the California Constitution as Amended by Proposition 111. Approve Resolution establishing an appropriations limit for Fiscal Year 2014-2015 pursuant to Article XIIB of the California Constitution as Amended by Proposition 111.
Staff Recommendation: Adopt resolutions.

4. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL, Continued

Item 4D: Adopt Resolution Updating Signatories for the City of Sonoma’s Financial Institution Accounts.

Staff Recommendation: Adopt resolution.

Item 4E: Adoption of an ordinance amending the Development Code to establish a process for addressing requests for reasonable accommodation.

Staff Recommendation: Adopt the ordinance.

Item 4F: Approval and Ratification of the Appointment of James Cribb to the Planning Commission.

Staff Recommendation: Approve and ratify the appointment.

5. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL AS SUCCESSOR AGENCY

There were no consent items at the time of packet preparation.

6. PUBLIC HEARINGS

Item 6A: Discussion, consideration, and possible action regarding the Chase Street Bridge Replacement Project, including consideration of a Negative Declaration.

(Public Works Director)

Staff Recommendation: Conduct a Public Hearing, approve the Resolution adopting a Mitigated Negative Declaration and direct staff to proceed with the next steps in implementing the project.

Item 6B: Discussion, consideration, and possible introduction of an ordinance amending Title 18 of the Sonoma Municipal Code (Sign Regulations). (Associate Planner)

Staff Recommendation: Introduce the ordinance amending Title 18 (Sign Regulations) of the Sonoma Municipal Code.

7. REGULAR CALENDAR – CITY COUNCIL

(Matters requiring discussion and/or action by the City Council)

Item 7A: Discussion, consideration and possible action selecting the 2015 City of Sonoma Alcalde. (City Manager)

Staff Recommendation: Receive and ratify the nomination of the 2015 Alcalde from Mayor Cook.

Item 7B: Discussion, consideration and possible action on a proposal for the upgrade and re-use of the Maysonnave Cottage through a long-term lease. (Planning Director)

Staff Recommendation: Council discretion.

Item 7C: Discussion, Consideration and possible action regarding the annual assignment of Councilmembers to various Boards and Committees. (City Manager)

Staff Recommendation: Assignment by Mayor with concurrence of the Council.

Item 7D: Discussion, consideration and possible action approving the Annual City Council Meeting Calendar for 2015 and adopting a resolution establishing the regular meeting dates. (City Manager)

Staff Recommendation: Approve calendar and adopt resolution.

7. REGULAR CALENDAR – CITY COUNCIL, Continued

Item 7E: Presentation by City Attorney Walters: Overview of the Ralph M. Brown Act and Summary Ethics Provisions. (City Manager)
Staff Recommendation: Receive presentation and discuss.

8. REGULAR CALENDAR – CITY COUNCIL AS THE SUCCESSOR AGENCY

(Matters requiring discussion and/or action by the Council as the Successor Agency)

There were no regular calendar items at the time of packet preparation.

9. COUNCILMEMBERS' REPORTS AND COMMENTS

10. CITY MANAGER COMMENTS AND ANNOUNCEMENTS INCLUDING ANNOUNCEMENTS FROM SUCCESSOR AGENCY STAFF

11. COMMENTS FROM THE PUBLIC

12. ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on December 11, 2014. Gay Johann, Assistant City Manager/City Clerk

Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are normally available for public inspection the Wednesday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the City Council regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the City Clerk's office, No. 1 The Plaza, Sonoma CA during regular business hours.

If you challenge the action of the City Council 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 City Clerk, at or prior to the public hearing.

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



CITY OF SONOMA
City Council
Agenda Item Summary

City Council Agenda Item: 4B

Meeting Date: 12/15/2014

Department

Public Works

Staff Contact

Dan Takasugi, Public Works Director / City Engineer

Agenda Item Title

Adopt a resolution to co-sponsor an Urban Streams Grant application with the Sonoma Ecology Center.

Summary

The State Department of Water Resources (DWR) is administering a Proposition 84 grant program for urban streams restoration. The Sonoma Ecology Center is interested in submitting an application for funding under this program to implement restoration activities along Nathanson Creek within the area addressed in the Nathanson Creek Restoration plan. This plan, which was adopted by the City in 1998, addresses the segment of Nathanson Creek between Napa Road and the north side of East MacArthur Street, on properties owned by the City and by the School District. A memorandum of understanding signed by the City of Sonoma, the Sonoma Valley Unified School District, and the Sonoma Ecology Center establishes a process for reviewing proposed improvements and activities suggested in the plan.

A \$1 million DWR grant for Phase 1 of this project was awarded in 2008. This grant application requests another \$1 million for Phase 2 activities. According to the attached project summary from the Ecology Center, funds from this grant would be used to continue flood analysis, implement restoration measures, including the removal of invasive plants and the planting of native trees, and to perform design and construction of flood management and habitat enhancements on the City-owned parcel at 125 East MacArthur. These measures are consistent with the Nathanson Creek Master Plan. The City is being asked to co-sponsor the grant because that is a requirement of the application process. The Ecology Center states that it would administer the grant, but requests that City permit fees be waived as the City's cost share. The application deadline is January 7, 2015.

Recommended Council Action

Adopt the Resolution to co-sponsor the grant application.

Alternative Actions

Council discretion.

Financial Impact

The resolution would waive permit fees, which may be on the order of a few thousand dollars for grading permits and encroachment permits. This would be the City's cost share in the project.

Environmental Review

Status

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

- Approved/Certified
 - No Action Required
 - Action Requested
-

Attachments:

Draft Resolution
Project Summary for Phase 2
Excerpt of 65% Design Plan for Restoration of City Parcel at 125 East MacArthur

Alignment with Council Goals:

Not directly aligned with Council Goals.

CITY OF SONOMA

RESOLUTION NO. __ -2014

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA
DESIGNATING THE CITY OF SONOMA AS CO-APPLICANT AND AUTHORIZING THE
SONOMA ECOLOGY CENTER TO APPLY FOR A DEPARTMENT OF WATER RESOURCES
PROPOSITION 84 CALIFORNIA RIVER PARKWAYS & URBAN STREAM RESTORATION
GRANT FOR RESTORATION OF THE NATHANSON CREEK PRESERVE**

WHEREAS, the California Department of Water Resources, FloodSAFE Environmental Stewardship and Statewide Resources Office, Urban Streams Restoration Program has announced the availability of funds for grants; and

WHEREAS, said grants are intended to help solve flooding and erosion problems in a way that provides environmental enhancement; and

WHEREAS, the Sonoma Ecology Center has proposed to sponsor a grant application with the City of Sonoma; and

WHEREAS, we have concluded the project proposed for funding with grants would be environmentally beneficial and we will comply with all requirements of CEQA and other environmental permits prior to implementation of the project; and

WHEREAS, we consider the prospects of receiving a grant to be reasonably likely.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds and declares as follows:

1. We the City approve the joint application with Sonoma Ecology Center for an Urban Streams Restoration Program grant.
2. If offered such a grant, the City Manager or their designee is authorized to accept and sign any contract for administration of the grant funds, and the Executive Director of the Sonoma Ecology Center or their designee to act as Project Manager for the project. The Project Manager is delegated authority to manage the contract including the submission of invoices, and to delegate authority to others to provide management and support services required for performance of the work and administration of the contract.
3. Grading and Encroachment Permit fees are waived for this project, as part of the City's cost share.

ADOPTED the 15th day of December, 2014, by the following vote:

AYES:
NOES:
ABSTAIN:

David Cook, Mayor

ATTEST:

Gay Johann
City Clerk

**Nathanson Creek Preserve and Parkway
Proposition 84 California River Parkways & Urban Stream Restoration Grant
Program Phase 2 Proposal Summary, December 2014**

Project Background

Nathanson Creek is the most prominent natural feature of the historic City of Sonoma. The riparian corridor along Nathanson Creek is an essential pathway for the movement of wildlife and contains one of the last remnant oak woodland corridors in the North Bay. It is home to threatened species including steelhead trout and Chinook salmon, with salmon spawning observed just upstream of the Nathanson Creek Preserve. The creek is listed as impaired by sediment under section 303(d) of the Clean Water Act in the Regional Water Quality Control Basin Plan.

In 2005 the Nathanson Creek Preserve was established. Sonoma Ecology Center (SEC), The City of Sonoma (the City) and the Sonoma Valley School District (School District) entered into a Memorandum of Understanding that designated responsibilities for the management and development of the Nathanson Creek Preserve and Parkway (NCP). The following year, the Preserve was designated as a River Parkway by the State Resources Agency. The Preserve is located on lands owned by the City and Sonoma Valley Unified School District and comprises significant portion of the City's open space.

The preserve is open year round on public land with multiple access points. A bike path and pedestrian trail administered by the City of Sonoma parallels the east bank of Nathanson Creek, providing recreation linkages to Nathanson Creek Preserve and Parkway and two public schools on the west bank. The existing bike path also links Nathanson Creek Preserve and Parkway to abundant parking, local parks, trails, and transit.

Early restoration and monitoring efforts revealed a need to address flooding problems along the Preserve in order to protect property and reduce creek management conflicts. The area surrounding the Preserve is a flood plain and is naturally prone to flooding. Flood frequency has increased over time due to cumulative impacts of urban development, other land use changes in the watershed, and possibly due to climatic changes. In late December of 2005 the creek flooded its banks and caused an estimated 5.5 million dollars in damage to the local high school.

In 2008, the Department of Water Resources Urban Streams Restoration Program (USR) awarded SEC and the City (co-applicant) a grant to conduct Phase 1 of a flood reduction and habitat enhancement project for the site. This included developing a reach scale flood analysis for the site, preparing a site design that will address flooding issues at the site, implementing a portion of the proposed design, and conducting ongoing vegetation management, native plant restoration, and maintenance. The project has produced a concept plan for addressing flood control and habitat enhancement on the larger reaches of the Preserve that encompass the School District property. This project will expand the width of the riparian zone and improve the ecological value of the site by removing invasive non-native weeds and revegetating the site with native plant species.

Proposed Project

In the next phase of the project, we propose to continue the flood analysis to encompass the lower watershed to ensure that any proposed projects on the Preserve do not

increase the risk of flooding downstream. Comprehensive watershed scale analysis will be done in cooperation with the City of Sonoma and the Sonoma County Water Agency, as a component of the City Watersheds (IRWMP) flood control and groundwater recharge planning process. We also plan to construct the design for the City of Sonoma owned Demonstration Park parcel. The project will also include habitat enhancements, such as invasive weed control, native plant revegetation and maintenance requirements.

Task 1: Project Management

Project management will entail all administrative duties, including project management, invoicing, reporting, and coordination of permitting and labor compliance.

Task 2: Planning and Design

In the Phase 1 feasibility study it was determined that 50-year flood protection could be achieved for the School District reach of Nathanson Creek Parkway through physical modifications to the channel (inset floodplain benches and/or side channels). In addition, a detention basin located on the High School property could reduce neighborhood flooding caused by stormwater. Additional flood impact analysis, site planning with project stakeholders, and design is necessary to develop an implementable flood reduction and habitat enhancement project in the School District reach of the Parkway.

The proposed planning and design tasks are as follows:

- Update and extend City-wide 2-D hydraulic model to evaluate potential downstream impacts of proposed projects for the School District reach.
- Conduct planning process with School District and stakeholders to determine preferred flood management project designs that meet flood reduction and land use needs.
- Design preferred flood management and habitat enhancement project for the School District reach of the Parkway.
- Model the preferred project to simulate flood benefits and impacts.
- Prepare construction plans for flood reduction and habitat enhancement project(s) on School District reach of Nathanson Creek Parkway.

Task 3: Construction

A flood reduction and habitat enhancement project was designed in Phase 1 for the Demonstration Park (owned by City and MacArthur Place). This project will improve high-flow hydraulics through MacArthur Street Bridge, demonstrate floodplain benches and side channels for flood reduction, and improve aquatic habitat conditions with in-channel wood structures and vegetated floodplains.

The proposed construction tasks are as follows:

- Perform construction management, including contractor bid process and construction observations.
- Construct the Demonstration Park project.
- Conduct construction phase engineering.

Task 4: Habitat Enhancement

Native plant restoration, weed control and site maintenance will be conducted at both City parcels and the Nathanson Creek Park. The project will include bank stabilization

using biotechnical methods employing biodegradable erosion control fabrics and willow structures approved by the California Department of Fish and Wildlife. Native plants will be grown from local genetic stock and invasive weed control will be conducted according to permitted and approved methodology.

Revegetation on City owned properties will be planned and implemented in coordination with the City of Sonoma Public Works Department. No additional water connections are required for the project.

The proposed habitat enhancement tasks are as follows:

- Construction site restoration weed control, native plant revegetation and maintenance.
- Nathanson Creek Park and neighboring parcels - weed control, erosion control, and native plant revegetation
- Nathanson Preserve – Ongoing vegetation management and site maintenance

Task 5: Regulatory Permits

All required permits and permissions to be secured for proposed planning and implementation work. We request that the City of Sonoma provide required building permits for construction as a costshare for the project. As the municipal landowner, the City will be the lead CEQA agency for the project.

Budget:

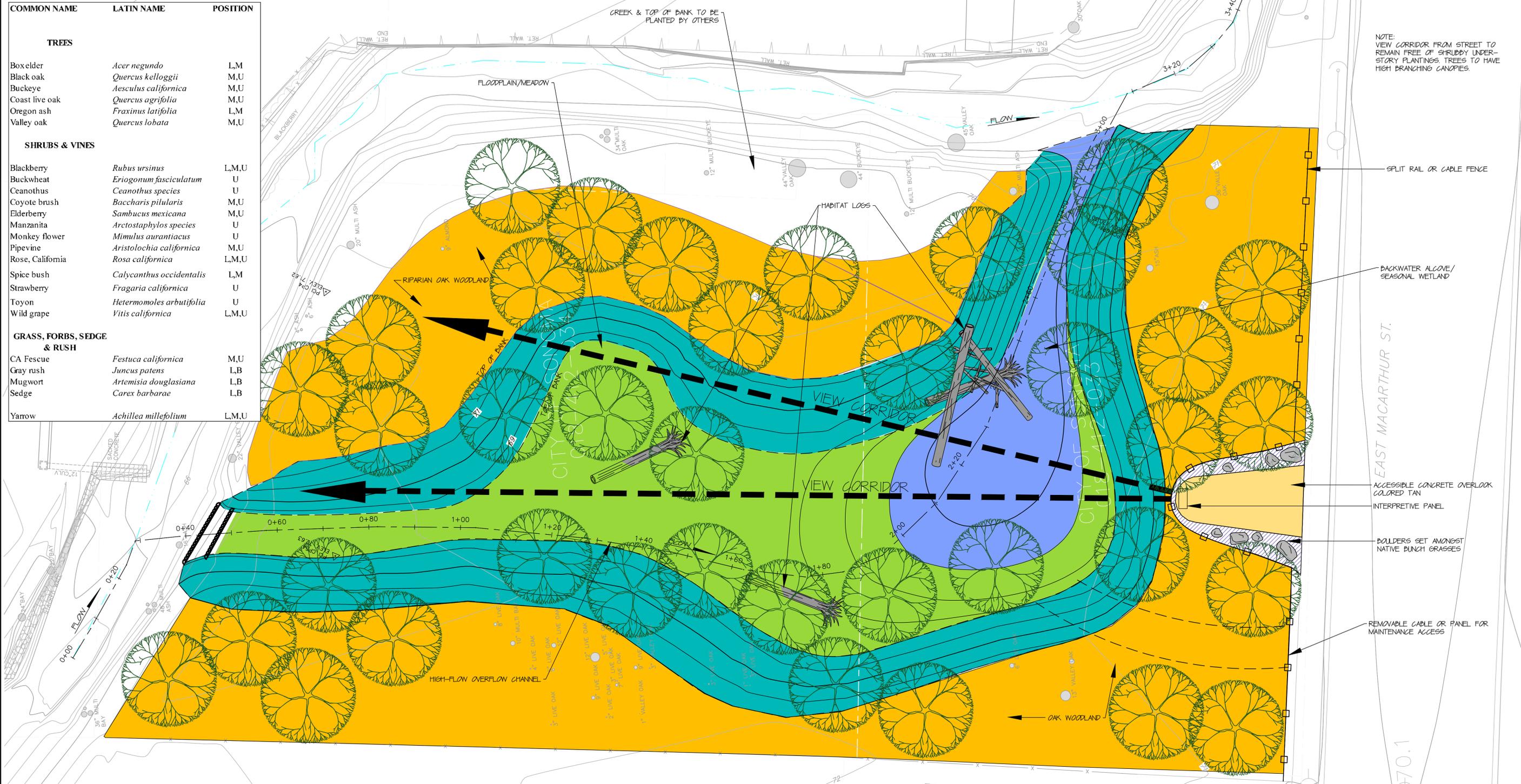
1. Project management	\$110,000
2. Planning and Design	\$300,000
3. Construction	\$400,000
4. Habitat Enhancement	\$170,000
5. Regulatory Permits	\$20,000
Total	\$1,000,000

City of Sonoma (Landowner and Co-Applicant) USRP grant requirements

- Provide a signed resolution approving the project
- Fulfill role as lead CEQA Agency (Review and approve prepared documents)
- Co-sign USRP grant application as co-applicant
- Co-sign regulatory permits as landowner (SEC will be responsible party)
- Provide water for native plant establishment (As per MOU)
- Waive fees for construction permits (requested costshare)

PLANT LIST

COMMON NAME	LATIN NAME	POSITION
TREES		
Box elder	<i>Acer negundo</i>	L,M
Black oak	<i>Quercus kelloggii</i>	M,U
Buckeye	<i>Aesculus californica</i>	M,U
Coast live oak	<i>Quercus agrifolia</i>	M,U
Oregon ash	<i>Fraxinus latifolia</i>	L,M
Valley oak	<i>Quercus lobata</i>	M,U
SHRUBS & VINES		
Blackberry	<i>Rubus ursinus</i>	L,M,U
Buckwheat	<i>Eriogonum fasciculatum</i>	U
Ceanothus	<i>Ceanothus species</i>	U
Coyote brush	<i>Baccharis pilularis</i>	M,U
Elderberry	<i>Sambucus mexicana</i>	M,U
Manzanita	<i>Arctostaphylos species</i>	U
Monkey flower	<i>Mimulus aurantiacus</i>	U
Pipevine	<i>Aristolochia californica</i>	M,U
Rose, California	<i>Rosa californica</i>	L,M,U
Spice bush	<i>Calycanthus occidentalis</i>	L,M
Strawberry	<i>Fragaria californica</i>	U
Toyon	<i>Heteromoles arbutifolia</i>	U
Wild grape	<i>Vitis californica</i>	L,M,U
GRASS, FORBS, SEDGE & RUSH		
CA Fescue	<i>Festuca californica</i>	M,U
Gray rush	<i>Juncus patens</i>	L,B
Mugwort	<i>Artemisia douglasiana</i>	L,B
Sedge	<i>Carex barbarae</i>	L,B
Yarrow	<i>Achillea millefolium</i>	L,M,U



NOTE: VIEW CORRIDOR FROM STREET TO REMAIN FREE OF SHRUBBY UNDER-STORY PLANTINGS. TREES TO HAVE HIGH BRANCHING CANOPIES.

PLANTING ZONE LEGEND

	(G) GRASSES
	(U) UPPER
	(M) MIDDLE
	(L) LOWER/CHANNEL
	(B) BACKWATER

LEGEND

	PROPOSED TREE (SEE PLANT LIST)
	EXISTING TREE TO REMAIN
	PROPOSED SPLIT RAIL OR CABLE FENCE

Planting locations shall be pin flagged by PCI Landscape Architect prior to installation. Plants shall be hooked up to temporary irrigation system for establishment period. Tree layout is representational and subject to change.



PREPARED FOR:
SONOMA ECOLOGY CENTER
20 E. SPAIN ST.
SONOMA, CA. 95476

NOV 2014 DATE BY
AS SHOWN
MAPPING BY: MJL/W
DESIGNED BY: LW/JP
DRAFTED BY: MJL/W
CHECKED BY: MJL/W

REVISIONS
65% PLAN
DATE: Nov 26, 2014
PRELIMINARY
NOT FOR CONSTRUCTION

NATHANSON CREEK PRESERVE
ENHANCEMENT PROJECT
CITY PARCEL
LANDSCAPE & PLANTING PLAN

SHEET
6
OF 6

VERIFY SCALES
ONE INCH



City of Sonoma
City Council
Agenda Item Summary

City Council Agenda Item: 4C

Meeting Date: 12/17/2014

Department

Finance

Staff Contact

DeAnna Hilbrants, Finance Director

Agenda Item Title

Rescind Resolution 39-2013 establishing an appropriations limit for the Fiscal Year 2013-2014. Approve Resolution establishing a corrected appropriations limit for Fiscal Year 2013-2014 pursuant to Article XIII B of the California Constitution as Amended by Proposition 111. Approve Resolution establishing an appropriations limit for Fiscal Year 2014-2015 pursuant to Article XIII B of the California Constitution as Amended by Proposition 111.

Summary

The Appropriations Limit which was imposed by Propositions 4 and 111 creates a restriction on the amount of revenue that can be appropriated by the City in any fiscal year. The limit is based on actual appropriations set as a base in FY 1978-79, and is increased each year using the population increase factored by an inflation percentage. Not all revenues are restricted by the limit, only those, which are referred to as "proceeds of taxes," contained in the General Fund. Redevelopment tax increment proceeds are not subject to the limit. Cities with tax proceeds greater than the limit must either return excess revenues or gain voter approval to increase spending limits. This limit is based on the adopted operating budget for each Fiscal Year less exclusions not subject to limit.

For Fiscal Year 2013 – 2014, the data supplied by the State Department of Finance reflects a growth/population percentage of 1.0048% for Sonoma and a per capita personal income change of 5.12%. These percentages are factored against the City's tax proceeds to determine the Appropriation Limit. Due to calculation error, the limit for Sonoma for FY 2013-14 was set incorrectly and should be corrected to \$6,748,634. Tax proceeds for the City of Sonoma are projected to be under the Appropriation Limit by approximately \$1,866,031 as calculated in accordance with the formulas prescribed by State Law.

For Fiscal Year 2014 – 2015, the data supplied by the State Department of Finance reflects a growth/population percentage of 1.03% for Sonoma and a per capita personal income change of -0.23%. These percentages are factored against the City's tax proceeds to determine the Appropriation Limit. The limit for Sonoma for FY 2014 - 2015 is set at \$6,820,643. Tax proceeds for the City of Sonoma are projected to be under the Appropriation Limit by approximately \$2,614,586 as calculated in accordance with the formulas prescribed by State Law.

Recommended Council Action

Rescind Resolution 39-2013 and Adopt resolution establishing an Appropriation Limit for FY 2013-14. Adopt Resolution Establishing an Appropriation Limit for Fiscal Year 2014 – 2015.

Alternative Actions

N/A

Financial Impact

None

Environmental Review

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

Status

- Approved/Certified
 - No Action Required
 - Action Requested
-

Attachments:

1. Resolution Rescinding Resolution 39-2013 and Establishing Appropriation Limit for FY 2013 – 2014
2. Resolution Establishing Appropriation Limit for FY 2014 – 2015
3. Appropriation Limit Worksheets

CITY OF SONOMA

RESOLUTION NO. ---- - 2014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA RESCINDING RESOLUTION NUMBER 39-2013 AND ESTABLISHING THE APPROPRIATIONS LIMIT FOR THE FISCAL YEAR 2013-2014 PURSUANT TO ARTICLE XIII B OF THE CALIFORNIA CONSTITUTION, AS AMENDED BY PROPOSITION 111

WHEREAS, Article XIII B of the California Constitution as amended by Proposition 111, provides that the total annual appropriations subject to limitation of each governmental entity, including this city, shall not exceed the appropriation limit of such entity of government for the prior fiscal year adjusted annually for changes in population combined with either the change in California per capita personal income or the local assessment roll due to local non-residential construction; and

WHEREAS, pursuant to said Article XIII B of said California Constitution, and Section 7900 et seq., of the California Government Code, the City is required to set its appropriation limit annually; and

WHEREAS, the Finance Director of the City of Sonoma has interpreted the technical provisions of said Proposition 4 and Proposition 111 computations and has caused the numbers upon which the City's revised appropriation limit is based to be calculated; and

WHEREAS, based on such calculations the Finance Director has determined the said appropriation limit and, pursuant to Section 7910 of said California Government Code, has made available to the public the documentation used in the determination of said appropriation limit;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sonoma that said appropriation limit for Fiscal Year 2013-2014 shall be and is hereby set in the amount of \$6,748,634 for said fiscal year.

The foregoing Resolution was duly adopted this 17th day of December 2014, by the following roll call vote:

AYES:
NOES:
ABSENT:

David Cook, Mayor

ATTEST:

Gay Johann, Assistant City Manager/City Clerk

CITY OF SONOMA

RESOLUTION NO. ---- - 2014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA ESTABLISHING THE APPROPRIATIONS LIMIT FOR THE FISCAL YEAR 2014-2015 PURSUANT TO ARTICLE XIII B OF THE CALIFORNIA CONSTITUTION, AS AMENDED BY PROPOSITION 111

WHEREAS, Article XIII B of the California Constitution as amended by Proposition 111, provides that the total annual appropriations subject to limitation of each governmental entity, including this city, shall not exceed the appropriation limit of such entity of government for the prior fiscal year adjusted annually for changes in population combined with either the change in California per capita personal income or the local assessment roll due to local non-residential construction; and

WHEREAS, pursuant to said Article XIII B of said California Constitution, and Section 7900 et seq., of the California Government Code, the City is required to set its appropriation limit annually; and

WHEREAS, the Finance Director of the City of Sonoma has interpreted the technical provisions of said Proposition 4 and Proposition 111 computations and has caused the numbers upon which the City's revised appropriation limit is based to be calculated; and

WHEREAS, based on such calculations the Finance Director has determined the said appropriation limit and, pursuant to Section 7910 of said California Government Code, has made available to the public the documentation used in the determination of said appropriation limit;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sonoma that said appropriation limit for Fiscal Year 2014-2015 shall be and is hereby set in the amount of \$6,820,643 for said fiscal year.

The foregoing Resolution was duly adopted this 17th day of December 2014, by the following roll call vote:

AYES:
NOES:
ABSENT:

David Cook, Mayor

ATTEST:

Gay Johann, Assistant City Manager/City Clerk

City of Sonoma							
2013-2014 Municipal Budget							
Appropriations Limit							
General Fund							
Worksheet # 1							
User Fees Versus Costs							
Account Number	Description	Revenue	Cost	Net Revenue			
	FEES						
100 30102	Zoning Fees	30,000	# 45,000	(15,000)			
100 30104	Sales of Publications	1,000	1,000	-			
100 30105	Micrographics Fees	9,000	13,500	(4,500)			
100 30108	5% Strong Motion	390	585	(195)			
100 30111	Fire Plan Check Fee	15,000	22,500	(7,500)			
100 30112	Building Plan Check Fee	130,000	195,000	(65,000)			
100 30114	Engineering Plan Check Fee	30,000	45,000	(15,000)			
100 30115	Building Inspection & Processing Fee	130,000	195,000	(65,000)			
100 30117	Engineering Inspection & Process Fee	2,000	3,000	(1,000)			
100 30113	Planning Plan Check Fee	1,000	1,500	(500)			
100 30118	Planning Fees	1,600	2,400	(800)			
100 30119	Training Fees	10,000	15,000	(5,000)			
100 30125	Newsrack Fees	130	195	(65)			
Total User Fees		360,120	539,680	(179,560)			
	CHARGES FOR SERVICE						
100 31405	Police Officer Services	38,000	57,000	(19,000)			
100-31405	Financial Services	26,000	39,000	(13,000)			
100 31503	Animal Service	1,000	2,000	(1,000)			
100 31504	Special Public Works Services	15,000	22,500	(7,500)			
100 31505	Weed Abatement	-	# -	-			
100 31507	Street Sweeping	9,052	18,104	(9,052)			
100 31510	Public Works Inspections	10,000	15,000	(5,000)			
100 31509	STID Admin Services	5,000	12,000	(7,000)			
		-	-	-			
Total Charges For Service		104,052	165,604	(61,552)			
Grand Total		464,172	705,284	(241,112)			

City of Sonoma							
2013-2014 Municipal Budget							
Appropriations Limit							
General Fund							
Worksheet # 2							
Calculation Of Proceeds Of Taxes							
Account Number	Description	Proceeds Of Taxes	Non-Proceeds Of Taxes	Total			
TAXES							
100 30010	Property Taxes - Secured	1,420,840		1,420,840			
100 30011	Property Taxes -Unsecured	90,000		90,000			
100 30014	Property Taxes- RPTTF	563,550		563,550			
100 30014	Property Taxes- Supplemental	80,000		80,000			
100 30015	Property Taxes- HOPTR	25,100		25,100			
100 30020	Sales Tax - Public Safety	114,000		114,000			
100 30021	Sales & Use Tax	2,606,800		2,606,800			
100 30022	Sales & Use Tax Measure J	1,355,000		1,355,000			
100 30023	VLF Swap	-	752,000	752,000			
100 30028	SA Admin cost allowance	-	250,000	250,000			
100 30030	Transient Occupancy Tax	-	3,162,900	3,162,900			
100 30031	Franchise Fee	-	404,000	404,000			
100 30040	Business License Tax	-	325,000	325,000			
100 30060	Real Property Transfer Tax	77,500	#	77,500			
FROM STATE							
100 31001	Subvention Motor Vehicle In Lieu	0	70,000	70,000			
100-31301	State Grants	-	-	-			
100 31004	Subvention - Off Hywy Motor Vehicles	-	-	-			
100 31101	P.O.S.T. - Police Officers Standard Training	-	-	-			
100-31105	Traffic Congestion Relief	-	-	-			
LOCALLY RAISED							
100 30201	Animal License	-	11,000	11,000			
100 30203	Street & Curb License	-	45,000	45,000			
100 30303	Fines, Forfeitures and Penalties		85,300	85,300			
100 30701	Rental Income		65,000	65,000			
100 30702	Park Rent & Reservations		20,000	20,000			
100 30703	Mobile Home Park Fees		9,500	9,500			
100 30800	Other - rent		1,500	1,500			
100 30903	Law Enforcement Block Grant		-	-			
100 31104	AB 3229 - Public Safety		-	-			
OTHER MISCELLANEOUS							
100 35001	Sale of Property		1,000	1,000			
100 35016	REMIF Rebates		-	-	#		
100 35021	PG&E Solar Rebates		26,500	26,500			
100 35007	Other Miscellaneous-YFS Support		32,500	32,500			
100 37200	Operating Transfers - In		540,154	540,154			
Sub-Total Proceeds/Non-proceeds		6,332,790	5,801,354	12,134,144			
Percent of Total Revenue		52%	48%	100%			
INTEREST EARNINGS		26,095	23,905	50,000			
Total Proceeds/Non-proceeds		6,358,885	5,825,259	12,184,144			12,184,144

Worksheet # 4				
Appropriations Subject to Limitations				
A	Proceeds of Taxes		6,358,885	Worksheet # 2
B	Exclusions	Transfers to reserves	(1,476,282)	Worksheet # 7
C	Appropriations Subject To Limitations		4,882,603	A-B
D	Current Year Limit		6,748,634	Worksheet # 6
E	Over/ (Under) Limit		(1,866,031)	C-D
Worksheet # 6				
Appropriations Limit				
A	Last Year Limit Fiscal Year 2012-2013		6,389,265	
B	Adjustment Factors			
	1 Population %		1.0048	
	2 Inflation %		1.0512	
	Total Adjustment Ratio		1.0562	B1*B2
C	Annual Adjustment \$		359,369	B*A
D	Other Adjustments			
			-	
E	Total Adjustment		359,369	C+D
F	This Year's Limit		6,748,634	A+E
Worksheet #7				
Appropriations Limit				
	Court Orders			
	Federal Mandates			
	Capital Outlay		(869,130)	
	Debt Service/Miscellaneous			
	Transfer to Gas Tax		(111,823)	
	Transfer to Capital Replacement Funds		(495,329)	
	Transfer to POB			
	TOTAL TO EXCLUDE		(1,476,282)	

City of Sonoma				
2014-2015 Municipal Budget				
Appropriations Limit				
General Fund				
Worksheet # 1				
User Fees Versus Costs				
Account				Net
Number	Description	Revenue	Cost	Revenue
	FEES			
100 30102	Zoning Fees	32,000	# 48,000	(16,000)
100 30104	Sales of Publicications	500	500	-
100 30105	Micrographics Fees	10,000	15,000	(5,000)
100 30108	5% Strong Motion	390	585	(195)
798 30116	Fire Plan Check Fee	-	-	-
100 30112	Building Plan Check Fee	140,000	210,000	(70,000)
100 30114	Engineering Plan Check Fee	30,000	45,000	(15,000)
100 30115	Building Inspection & Processing Fee	180,000	270,000	(90,000)
100 30117	Engineering Inspection & Process Fee	2,000	3,000	(1,000)
100 30113	Planning Plan Check Fee	1,600	2,400	(800)
100 30118	Planning Fees	5,500	8,250	(2,750)
100 30119	Training Fees	8,000	12,000	(4,000)
100 30125	Newsrack Fees	140	210	(70)
Total User Fees		410,130	614,945	(204,815)
	CHARGES FOR SERVICE			
100 31502	Special Police Services	36,000	54,000	(18,000)
100 31405	Financial Services	21,000	31,500	(10,500)
100 31503	Animal Service	3,000	2,000	1,000
100 31504	Special Public Works Services	15,000	22,500	(7,500)
100 31505	Owner Surrender of Animal	-	# -	-
100 31507	Street Sweeping	9,052	18,104	(9,052)
100 31509	STID Admin Services	15,000	12,000	3,000
100 31510	Public Works Inspections	40,000	60,000	(20,000)
		-	-	-
Total Charges For Service		139,052	200,104	(61,052)
Grand Total		549,182	815,049	(265,867)
General Fund				
Worksheet # 2				
Calculation Of Proceeds Of Taxes				
Account	Description	Proceeds	Non-Proceeds	Total
Number		Of Taxes	Of Taxes	
	TAXES			
100 30010	Property Taxes - Secured	1,701,420		1,701,420
100 30011	Property Taxes -Unsecured	90,000		90,000
100 30014	Property Taxes- RPTTF	-		-
100 30014	Property Taxes- Supplemental	80,000		80,000
100 30015	Property Taxes- HOPTR	26,000		26,000
100 30020	Sales Tax - Public Safety	116,000		116,000
100 30021	Sales & Use Tax	2,790,460		2,790,460
100 30022	Sales & Use Tax Measure J	2,158,600		2,158,600
100 30023	VLF Swap	-	789,600	789,600
100 30028	SA Admin cost allowance		250,000	250,000
100 30030	Transient Occupancy Tax	-	3,350,000	3,350,000
100 30031	Franchise Fee		434,000	434,000

City of Sonoma					
2014-2015 Municipal Budget					
Appropriations Limit					
100 30040	Business License Tax			340,000	340,000
100 30060	Real Property Transfer Tax	125,000	#		125,000
	FROM STATE				-
100 31001	Subvention Motor Vehicle In Lieu			55,000	55,000
100 31301	State Grants			933,754	933,754
100 31004	Subvention - Off Hywy Motor Vehicles	-			-
100 31101	P.O.S.T. - Police Officers Standard Training	-			-
100 31105	Traffic Congestion Relief				-
	LOCALLY RAISED				
100 30201	Animal License	-		11,000	11,000
100 30203	Street & Curb License / Encroachment Permit	-		45,000	45,000
					-
100 30301 - 100 30310	Fines, Forfeitures and Penalties			80,900	80,900
100 30701	Rental Income			65,000	65,000
100 30702	Park Rent & Reservations			40,000	40,000
100 30703	Mobile Home Park Fees			9,500	9,500
100 30800	Other - rent / Filming Permit Fee			1,000	1,000
100 30903	Law Enforcement Block Grant			-	-
100 31104	AB 3229 - Public Safety			-	-
	OTHER MISCELLANEOUS				
100 35001	Sale of Property			-	-
100 35016	REMIF Rebates			-	# -
100 35021	PG&E Solar Rebates			26,500	26,500
100 35007	Other Miscellaneous-YFS Support			32,500	32,500
100 37200	Operating Transfers - In			554,298	554,298
	Sub-Total Proceeds/Non-proceeds	7,087,480		7,018,052	14,105,532
	Percent of Total Revenue	50%		50%	100%
	INTEREST EARNINGS	15,074		14,926	30,000
	Total Proceeds/Non-proceeds	7,102,554		7,032,978	14,135,532
					14,135,532

City of Sonoma				
2014-2015 Municipal Budget				
Appropriations Limit				
Worksheet # 4				
Appropriations Subject to Limitations				
A	Proceeds of Taxes		7,102,554	Worksheet # 2
B	Exclusions		(2,896,497)	Worksheet # 7
C	Appropriations Subject To Limitations		4,206,057	A-B
D	Current Year Limit		6,820,643	Worksheet # 6
E	Over/ (Under) Limit		(2,614,586)	C-D
Worksheet # 6				
Appropriations Limit				
A	Last Year Limit Fiscal Year 2013-2014		6,748,634	
B	Adjustment Factors			
1	Population %		1.0130	
2	Inflation %		0.9977	
	Total Adjustment Ratio		1.0107	B1*B2
C	Annual Adjustment \$		72,009	B*A
D	Other Adjustments			
			-	
E	Total Adjustment		72,009	C+D
F	This Year's Limit		6,820,643	A+E
Worksheet #7				
Appropriations Limit				
	Court Orders			
	Federal Mandates			
	Capital Outlay		(2,100,964)	
	Debt Service/Miscellaneous			
	Transfer to Gas Tax		(111,823)	
	Transfer to Capital Replacement Funds		(458,005)	
	Transfer to POB		(225,705)	
	TOTAL TO EXCLUDE		(2,896,497)	



City of Sonoma
City Council
Agenda Item Summary

City Council Agenda Item: 4D

Meeting Date: 12/15/2014

Department

Administration

Staff Contact

Carol E. Giovanatto, City Manager

Agenda Item Title

Adopt Resolution Updating Signatories for the City of Sonoma's Financial Institution Accounts

Summary

The City of Sonoma maintains Banking and Investment Accounts at several Banking and Financial Institutions in accordance with the City's Investment Policy. Past practice has designated four officers in the City's structure as authorized signatories to the City's account. The current officers are: Mayor, Mayor Pro Tem, City Manager, Assistant City Manager. Due to recent changes in employment titles, position vacancies and designations of elected officials, staff is recommending that an updated authorization list be approved with only Executive and Management staff as designated signers. This eliminates the need to reauthorize and revise banking documents annually as the positions of Mayor and Mayor Pro Tem are changed. The following revisions are recommended:

Current Designated Authority	Proposed Designated Authority
Mayor	City Manager
Mayor Pro Tem	Assistant City Manager/City Clerk
City Manager	Administrative Services Manager
Assistant City Manager	Finance Director

As is the current practice, the Mayor will remain as the reviewing authority for the warrant registers. The City's audit firm, JJA, CPA's endorses this change to designated signatories.

Recommended Council Action

Adopt Resolution authorizing the proposed changes to designated authority.

Alternative Actions

Do not authorize changes; authorize additional staff positions

Financial Impact

N/A

Environmental Review

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

Status

- Approved/Certified
 - No Action Required
 - Action Requested
-

Attachments:

Resolution

cc:

CITY OF SONOMA

RESOLUTION NO. __ - 2014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA DESIGNATING SIGNATORIES ON CITY OF SONOMA FINANCIAL INSTITUTION ACCOUNTS

BE IT RESOLVED that the following classifications are hereby authorized as signatories on the City of Sonoma Financial Institution Accounts:

City Manager
Assistant City Manager/City Clerk
Administrative Services Manager
Finance Director

BE IT FURTHER RESOLVED that two (2) of the four signatories shall be required on City checks and/or instruments of transfers or withdrawals.

ADOPTED this 15th day of December, 2014 by the following vote:

AYES:
NOES:
ABSENT:

David Cook, Mayor

ATTEST:

Gay Johann, Assistant City Manager/City Clerk



City of Sonoma
City Council
Agenda Item Summary

City Council Agenda Item: 4E

Meeting Date: 12/15/14

Department

Planning and Community Services

Staff Contact

David Goodison, Planning Director

Agenda Item Title

Adoption of an ordinance amending the Development Code to establish a process for addressing requests for reasonable accommodation.

Summary

Implementation Program #25 of the Housing Element calls upon the City to establish procedures for acting on requests for “reasonable accommodation” in compliance with State and Federal Housing laws pertaining to persons with disabilities. By way of background, the federal Fair Housing Amendments Act of 1988 makes it illegal to discriminate in housing against individuals based on their race, color, religion, gender, national origin, familial status, or disability. The Act prohibits local governments from making housing opportunities unavailable to people with disabilities through discriminatory land use and zoning rules, policies, practices and procedures. Similarly, California’s fair housing statute, the Fair Employment and Housing Act (FEHA), prohibits discrimination on the same bases as federal law and also four additional bases: marital status, ancestry, sexual orientation and source of income. The FEHA explicitly prohibits discriminatory “*public or private land use practices, decisions and authorizations*” including, but not limited to, “*zoning laws, denials of permits, and other [land use] actions . . . that make housing opportunities unavailable*” to people with disabilities.” In addition to not discriminating against people with disabilities, under both federal and state fair housing laws, cities and counties have an affirmative duty to provide reasonable accommodation in land use and zoning rules where it may be necessary to provide individuals with disabilities equal opportunity in housing.

The attached amendment to the Development Code will meet this requirement. When it was reviewed by the Planning Commission at its meeting of September 11, 2014, the Commission voted 7-0 to forward it to the City Council for adoption. The City Council introduced the ordinance on a vote of 5-0, at its meeting of December 1, 2014.

Recommended Council Action

Adopt the attached ordinance, amending the Development Code by establishing a process for addressing requests for reasonable accommodation.

Alternative Actions

N.A.

Financial Impact

N.A.

Environmental Review

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

Status

- Approved/Certified
 - No Action Required
 - Action Requested
-

Alignment with Council Goals:

The implementation of the City’s housing element programs relates to the “Policy and Leadership” goal, as it responds to the requirements of State legislation while emphasizing local control through the planning process.

Attachments:

1. Ordinance

cc:

CITY OF SONOMA

ORDINANCE NO. X - 2014

An Ordinance of the City Council of the City of Sonoma Amending Title 19 of the Sonoma Municipal Code by Establishing Procedures for Reviewing and Acting Upon Requests for Reasonable Accommodation

WHEREAS, the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act prohibit discrimination in housing against individuals with disabilities and require that cities take affirmative action to eliminate regulations and practices that deny housing opportunities to individuals with disabilities; and

WHEREAS, fair housing laws require that cities provide individuals with disabilities (or their representatives, or developers of housing for people with disabilities) flexibility in the application of land use and zoning regulations; and

WHEREAS, cities are required to identify constraints to providing housing for individuals with disabilities and develop strategies for removing those constraints, and to have a program that removes constraints to, or provides reasonable accommodations for such housing; and

WHEREAS, Implementation Program #25 of Sonoma's *2009-2014 Housing Element* calls upon the City to establish procedures for acting on requests for "reasonable accommodation" in compliance with State and Federal Housing laws pertaining to persons with disabilities.

NOW, THEREFORE, The City Council of the City of Sonoma does hereby ordain as follows:

Section 1. Amendments to "Definitions" (Title 19, Division VIII) of the Sonoma Municipal Code.

Section 19.92.020 (Definitions of Specialized Terms and Phrases) is hereby amended as follows:

Disabled Person. For purposes of the reasonable accommodation process set forth in Section 19.54.100, et seq., "disabled person" shall mean any person who has a medical condition, physical disability, or mental impairment that substantially limits one or more major life activities; anyone who is regarded as having such impairment; or, anyone who has a record of such impairment. People who are currently using illegal substances are not included in this definition unless they have a separate disability.

Section 2. Amendment to "Planning Permit Approval or Disapproval" (Chapter 19.54, Title 19, Division IV) of the Sonoma Municipal Code, establishing procedures for Reasonable Accommodation Requests.

Chapter 19.54 (Planning Permit Approval or Disapproval) is hereby amended to add Section 19.54.100, to read as follows:

19.54.100—Request for Reasonable Accommodation

- A. Purpose:** It is the city's policy to provide individuals with disabilities reasonable accommodation in regulations and procedures to ensure equal access to housing, and to facilitate the development of housing. The purpose of this section is to provide a procedure under which a disabled person may request a reasonable accommodation in the application of zoning requirements. This chapter is based on requirements of the federal and state fair housing laws, and implements the Housing Element of the City's General Plan. It is distinct from the requirements for Exceptions and Variances as set forth in Sections 19.54.060 and 19.54.060, respectively. To make specific housing available to a disabled person as defined in Section 19.92.020, any person may request reasonable accommodation under this Section to modify a land use or zoning standard, regulation, policy, or procedure of the City as may be necessary to afford the disabled person equal opportunity for the use and enjoyment of their dwelling. A request for reasonable accommodation shall be made by filing an application under this section.
- B. Applicability:** A request for a Reasonable Accommodation consists of modifications or exceptions to the standards, regulations, policies, and procedures contained in this title for the siting, development, and use of housing or housing-related facilities, that would eliminate regulatory barriers and provide a disabled person equal opportunity for the use and enjoyment of housing of their choice, and that does not impose undue financial or administrative burdens on the City or require a fundamental or substantial alteration of the City's planning and zoning programs.
- C. Application:** A request for reasonable accommodation shall be filed and processed in compliance with Chapter [19.52](#) SMC, Applications: Filing and Processing.
1. Notice to the public of availability of accommodation process. The City shall prominently display in City Hall a notice advising disabled persons or their representatives that they may request a reasonable accommodation in accordance with the procedures established in this Section.
 3. Application Form. An application for reasonable accommodation shall be submitted on a form prescribed by the Planning Director.
 4. Privacy. Any information related to a disability status and identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.
 5. Assistance. If an individual needs assistance in making the request for reasonable accommodation, the city will provide assistance to ensure that the process is accessible.
 6. Timing. A request for reasonable accommodation may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect an individual's obligations to comply with other applicable regulations not at issue in the requested accommodation.
 7. Filing Fees. There shall be no fee imposed in connection with a request for reasonable accommodation under the provisions of this Section.

D. Review, Decision, and Referral:

1. Review by Planning Director. An application for reasonable accommodation shall be reviewed by the Planning Director, or his or her designee, as appropriate.
2. Decision. Within thirty (30) days of acceptance of the application as complete, the Planning Director shall issue a written decision to grant, grant with modifications, or deny an application for reasonable accommodation in accordance with this Section and shall notify the applicant of the decision. The written decision shall explain in detail the basis of the decision, including the Planning Director's findings on the factors stated in Section 19.54.100.F. If necessary to reach a determination on the request for reasonable accommodation, the Planning Director may request additional information from the applicant consistent with The Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, specifying in detail the information that is required. If a request for additional information is made, the thirty (30) day period to issue a decision is stayed until the applicant responds to the request.
3. Referral to Other Review Authority. The Planning Director shall have the authority, upon his or her sole discretion, to refer any reasonable accommodation application to any other reviewing authority, including, but not limited to, the Planning Commission and the Design Review and Historic Preservation Commission, to review the reasonable accommodation application and make a determination on the same in accordance with the applicable Sections of the Development Code.

E. Factors to be Considered: The decision to grant, grant with modifications, or deny an application for reasonable accommodation shall take into consideration all of the following factors:

1. Whether the housing or housing related facilities, which are the subject of the request, will be used by a disabled person.
2. Whether the request for reasonable accommodation is necessary to make specific housing available to a disabled person.
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city.
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning.
5. Whether the requested reasonable accommodation would be contrary to the public health, safety, or welfare, or be injurious to the property or improvements of adjacent properties.
6. Whether the requested reasonable accommodation adequately considers the physical attributes of the property and structures.
7. Whether alternative reasonable accommodations could provide an equivalent level of benefit.

8. Whether the property is in compliance with the then existing laws and regulations otherwise applicable to the property that is the subject of the request. If any non-compliance is through no fault of the applicant or unrelated to the request for reasonable accommodation, the Planning Director may waive this requirement. However, such a waiver shall not preclude the City from requiring that the existing violations be corrected in accordance with the City of Sonoma Municipal Code.

F. Findings, Decision: A request for reasonable accommodation may be approved, modified, conditioned, or disapproved by the review authority (planning director or the commission to which the request was referred, as applicable). The review authority may approve or conditionally approve a request for reasonable accommodation only if all the following findings are made:

1. The housing will be used by a disabled person or persons;
2. The requested accommodation is necessary to make specific housing available to a disabled person;
3. The requested accommodation would not impose an undue financial or administrative burden on the city;
4. The requested accommodation would not require a fundamental alteration in the nature of a city program or law, including land use and zoning.

G. Conditions of Approval: In granting a request for reasonable accommodation, the review authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation will comply with the findings required by this section. Conditions may be imposed to ensure that any removable structures or physical design features that are constructed or installed in association with the reasonable accommodation be removed once those structures or physical design features are unnecessary to afford a disabled person for whom the reasonable accommodation was granted the use and enjoyment of the dwelling.

H. Restrictive Covenant: When applicable, the City shall enter into a restrictive covenant with the owner of the property which provides that prior to any sale, transfer, lease or other conveyance of the property, or at the time the need for the reasonable accommodation is no longer necessary, that the owner of the property shall bring the property into conformance with the City's zoning code to the extent that relief was provided under the zoning code as part of the request for reasonable accommodation. The restrictive covenant shall be recorded against the property being granted the reasonable accommodation. The restrictive covenant shall provide that the reasonable accommodation does not run with the land and shall terminate upon any sale, transfer, lease or other conveyance of the property. Upon submittal of a new application for a successor in interest to the property, the Planning Director may consider a continuation of the reasonable accommodation if it is consistent with and does not extend the original approval.

I. Expiration: A request for reasonable accommodation shall be exercised within one year from the date of approval or the permit shall become void, unless an extension is approved in compliance with Chapter [19.56](#) SMC, Permit Implementation, Time Limits, Extensions

Section 3. Exemption from Environmental Review.

The amendments to the Municipal Code effected by this ordinance are exempt from environmental review pursuant to Section (b)(3) of title 14 of the California Code of Regulations, based on the following factors:

1. The program calling for the establishment of a provisions for reasonable accommodation is set forth in the City of Sonoma's 2009-2014 Housing Element, which was the subject of an environmental evaluation that included the preparation of an initial study and the adoption of a negative declaration.
2. Each application for a reasonable accommodation approval shall be individually evaluated in accordance with the requirements of the California Environmental Act.

For these reasons, it can be determined with certainty that there is no possibility that the proposed revisions to the Development Code, which are intended to implement directions set forth in the Housing Element and comply with State and Federal law, will have any significant impact on the environment.

Section 4. Effective Date.

This ordinance shall become effective thirty (30) days from and after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Sonoma this ___ day of _____ 2015.

David Cook, Mayor

ATTEST:

Gay Johann
Assistant City Manager / City Clerk

State of California)
County of Sonoma)
City of Sonoma)

I, Gay Johann, City Clerk of the City of Sonoma, do hereby certify that the foregoing ordinance was adopted on the ___ day of _____ 2015 by the following vote:

AYES:
NOES:
ABSENT:

Gay Johann
Assistant City Manager / City Clerk



City of Sonoma
City Council
Agenda Item Summary

City Council Agenda Item: 4F

Meeting Date: 12/15/2014

Department

Administration

Staff Contact

Gay Johann, Assistant City Manager / City Clerk

Agenda Item Title

Approval and Ratification of the Appointment of James Cribb to the Planning Commission.

Summary

The Planning Commission consists of 7 members and one alternate who serve at the pleasure of the City Council. Commissioners may serve for a total of eight years (Two-year term, Four-year term, Two-year term). Seven members and the alternate must reside within the City limits.

Section 2.40.110D of the Sonoma Municipal Code provides that *“In the event that a vacancy occurs on the board or commission, upon nomination by the mayor and ratification by the city council, the alternate may be appointed to the vacancy without further recruitment for a replacement for the regular member. For the purpose of determining the term of office pursuant to SMC 2.40.070, the time served as an alternate member shall not be counted toward the term to be served as a regular member.”*

A vacancy occurred on the Planning Commission in November 2014 when Commissioner Gary Edwards was elected to the City Council and Mayor Cook has nominated the current commission Alternate, James Cribb, for appointment to fill that vacancy. Mr. Cribb served eight years on the Design Review & Historic Preservation Commission [2004-2012] and has served as the Alternate on the Planning Commission since August 19, 2013.

Recommended Council Action

Approve and ratify the appointment of James Cribb.

Alternative Actions

Council discretion.

Financial Impact

N/A.

Environmental Review

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

Status

- Approved/Certified
 - No Action Required
 - Action Requested
-

Attachments:

None

cc:

James Cribb via email



CITY OF SONOMA
City Council
Agenda Item Summary

City Council Agenda Item: 6A

Meeting Date: 12/15/2014

Department Public Works	Staff Contact Dan Takasugi, Public Works Director / City Engineer
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Agenda Item Title

Discussion, consideration, and possible action regarding the Chase Street Bridge Replacement Project, including consideration of a Negative Declaration

Summary

The Chase Street Bridge Replacement Project (Project) proposes replacing the existing Chase Street bridge over Nathanson Creek, between Broadway and Austin Avenue in the City of Sonoma, Sonoma County, California. The existing Chase Street bridge has been determined by Caltrans to be structurally deficient and functionally obsolete.

The Project location has a recent history of the creek overflowing the banks and flooding the residential area. The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) indicates that the bridge is within the 100-year floodplain. The type of structure selected for this Project must facilitate the flow of water within the creek as much as practically possible.

The existing bridge does not meet the California Department of Transportation (Caltrans) criteria of passing the 2% probability flood (50-year) with adequate freeboard to accommodate the effect of bedload and debris. Two feet of freeboard is often assumed for preliminary bridge designs. Alternatively, the waterway area at the bridge crossing needs to be sufficient to pass the 1% probability flood (100-year) with no freeboard.

The Project proposes replacing existing bridge with a single-span concrete slab bridge, approximately 30 feet long. The proposed bridge is necessary to replace the existing structurally deficient bridge with a modern structure that would meet current design criteria.

A CEQA Draft Initial Study has been completed to assess the potential environmental impacts of the Chase Street Bridge Replacement project. The Initial Study was sent for public review on a 30-day comment period, starting on October 21, 2014 and ending on November 19, 2014, with no comments received. The Initial Study / Mitigated Negative Declaration is now being presented to the Council for review and approval.

There is a small chance that partial construction could commence in 2015, but the more realistic timeline for construction is to commence in July 2016. Work within Nathanson Creek is only permitted during a very short time window of July 1 to October 15 of any given year. Currently, staff is pursuing acquisition of right-of-way.

Recommended Council Action

Conduct a Public Hearing, approve the Resolution adopting a Mitigated Negative Declaration and direct staff to proceed with the next steps in implementing the project.

Alternative Actions

1. Adopt the negative declaration and direct staff to proceed with the project as defined.
2. Adopt the negative declaration and direct staff to proceed with the project, with modifications.
3. Decline to adopt the negative declaration and direct staff to conduct further studies, as specified by the Council.

Financial Impact

The Chase Street Bridge Replacement project was approved for funding by the Council in the FY14/15 Capital Improvements Project budget at \$2,466,814. Federal Highway Bridge Program (HBP) grant funding has been secured for approximately 87% of this project budget. Current fiscal year funding is planned at \$809,864, but could likely be far less if construction does not start until calendar year 2016.

Environmental Review

Status

- | | |
|--|--|
| <input type="checkbox"/> Environmental Impact Report | <input type="checkbox"/> Approved/Certified |
| <input checked="" type="checkbox"/> Negative Declaration | <input type="checkbox"/> No Action Required |
| <input type="checkbox"/> Exempt | <input checked="" type="checkbox"/> Action Requested |
| <input type="checkbox"/> Not Applicable | |

Attachments:

1. Supplemental Report
2. Draft Resolution with Mitigation Monitoring Program

Enclosures:

1. Final Initial Study / Proposed Mitigated Negative Declaration for the Chase Street Bridge Replacement Project (under separate cover)
(available for download at <http://www.sonomacity.org/default.aspx?Pageid=455>)

Alignment with Council Goals:

Supports the Council Infrastructure Goal by providing reliable, safe, and effective transportation infrastructure.

cc:

SUPPLEMENTAL REPORT

Discussion, consideration, and possible action regarding the Chase Street Bridge Replacement Project, including consideration of a Negative Declaration

For the City Council Meeting of December 15, 2014

Background

The Chase Street Bridge, which is located on Chase Street just east of Broadway, is structurally deficient and is proposed to be replaced. This action constitutes a “project”, as defined in the California Environment Quality Act, which means that its potential environmental impacts must be evaluated and that mitigation measures must be found for any significant impacts that are identified. To this end, an Initial Study was prepared. As described in the initial study, several areas of potential impact were identified. However, for each of these areas, mitigation measures have been proposed that would reduce potential effects to a less than significant level. The major areas of potential effect and the recommended mitigation measures called for in the initial study may be summarized as follows:

1. *Air Quality:* Potentially significant impacts with respect to air quality are limited to dust emissions during construction activities. Mitigation measure AIR-1 would require the implementation of the Bay Area Air Quality Management District’s *Basic Construction Mitigation Measures*, which include regular watering of the site, the covering of transported soil, and regular site cleaning and maintenance.
2. *Biological Resources:* Although the project site does not provide spawning grounds for these protected species, Chinook and steelhead salmon may pass through that portion of Nathanson Creek. Therefore, construction would be limited to the period of July 1st through October 15th as fish are not expected to present during that time. In addition, measures would be required to minimize sedimentation, prohibit toxic discharges, and mandate the presence of a monitoring biologist if dewatering is required. (See mitigation measure BIO-1.) A limited number of trees would be removed in conjunction with project construction. These trees have the potential to host special-status bird species during the nesting season. To avoid impacts on nesting birds, buffer zones shall be established around any trees in which a monitoring wildlife biologist identifies nesting birds that might be disrupted by construction activity. (See mitigation measure BIO-2.) Because the work would occur in a riparian zone, construction would be limited to the period of least creek flow and, to the extent feasible, construction equipment shall operate outside of the streambed. Upon completion of the project, any soil that has entered the streambed as a result of construction shall be removed and the natural contour shall be restored. (See mitigation Measure BIO-3). The thirteen trees that are proposed to be removed shall be replaced at a 2:1 ratio and trees to be preserved shall be appropriately protected from construction equipment (mitigation Measure BIO-4).

3. *Cultural and Archaeological Resources:* The Chase Street bridge has been determined as not having historic significance. Although a field survey and archival research did not identify any historic or prehistoric resources in proximity to the area where construction is proposed to occur, it is possible that cultural resources could be discovered in the course of grading and excavation. In order to address the possibility of encountering resources during project construction, work will cease and a qualified archaeologist will be constricted to evaluate the significance of the find, consult with relevant organizations, record and report on the find, and determined an appropriate curation repository. In addition, mitigation measures are proposed that address the contingency of encountering paleontological resources or human remains during construction. (See mitigation measures CULT-1, 2, and 3.)
4. *Geology and Soils:* A major purpose of the project is to provide a bridge that complies with modern seismic safety requirements, but even apart from that, because the construction is occurring within a riparian area, special measures need to be taken in the design of the facility to address liquefaction and erosion. These issues are addressed in design criteria and best management practices set forth in mitigation measures GEO-1 and GEO-2.
5. *Hazards and Hazardous Materials:* Testing has shown that lead is present in the paint on the existing bridge, which means that special measures must be taken in its removal and disposal. These measures would be required through mitigation measure HAZ-1, which requires compliance with applicable Caltrans standards and procedures for the removal and disposal of lead paint. (Note: Soils at the site were tested as well and were classified as non-hazardous.)
6. *Hydrology and Water Quality:* Again, because construction would occur within a riparian zone, care must be taken to avoid short-term impacts on water quality that might otherwise occur due to grading activities, potential dewatering, tree removal, and accidental spills. These are addressed through the construction management measures previously identified in mitigation measure GEO-2. Similarly, the construction activities have the potential to create short-term impacts through the alteration of drainage patterns. In part, this is addressed in the design of the project, which would retain the natural course of the creek and includes the placement of Rock Slope Protection as a means of preventing future bank scouring. Mitigation measure GEO-2 is also applicable in this area and in the prevention of impacts on water quality during the course of construction.
7. *Land Use and Planning:* Because the project is located within a riparian area, it has the potential to conflict with General Plan policies that call for the protection of riparian resources and sensitive plant and animal species, the protection of trees, and the protection of water quality. However, because the implementation of mitigation measures BIO-1, 2, and 3 would successfully prevent impacts in these area, the project does comply with the applicable General Plan policies.

8. *Noise*: Construction activities have the potential to create temporary noise impacts. Compliance with the limitations on construction hours set forth in the City's Noise Ordinance will be required. (See mitigation measures NOISE-1.)

As noted above, the initial study concludes that any potentially-significant impacts associated with the project would be reduced to a less than significant level through incorporation of mitigation measures, which have been included in the mitigation monitoring program. This determination supports what is known as a "Mitigated Negative Declaration", which is finding that the environmental impacts of a project will be reduced to a less-than-significant level subject to the implementation of identified mitigation measures. After the completion of the draft initial study, it was circulated for review. The thirty-day comment period began on October 21, 2014 and concluded on November 19, 2014. The only comment received during the review period was an acknowledgement from the State Clearinghouse confirming that no state agencies had submitted comments.

Recommendation

In conjunction with the recommendation to proceed with the Chase Street Bridge Replacement Project, staff is recommending that the City Council adopt a resolution making findings in support of the negative declaration and adopting the mitigation monitoring program.

CITY OF SONOMA

RESOLUTION NO. __ -2014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR THE CHASE STREET BRIDGE REPLACEMENT PROJECT AT NATHANSON CREEK

WHEREAS, the Chase Street Bridge Replacement project would replace an existing, structurally deficient bridge with a modern bridge that meets current seismic safety requirements; and

WHEREAS, an Initial Study/Proposed Mitigated Negative Declaration evaluating the potential environmental effects of the project was prepared and circulated for 30 days starting on October 21, 2014; and

WHEREAS, the thirty-day comment period began on October 21, 2014 and concluded on November 19, 2014; and

WHEREAS, no comments were received on the proposed Mitigated Negative Declaration from any State agency or other organization; and

WHEREAS, a Notice of Intent to Adopt a Mitigated Negative Declaration was published in the Sonoma Index-Tribune and posted in accordance with the California Environmental Quality Act on October 21, 2014; and

WHEREAS, the City Council held a duly-noticed public hearing on the proposed project and the proposed mitigated declaration on December 15, 2014.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds and declares as follows:

1. That the negative declaration, along with all comments received during the public review period, was considered and acted upon prior to any action or recommendation regarding the approval or implementation of the project.
2. That the Mitigated Negative Declaration reflects the City's independent judgment and analysis, and that, based upon the record as a whole, the proposed project will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration are implemented.
3. That the Mitigated Negative Declaration for the Chase Street Bridge Replacement project, dated December 2014 is hereby adopted.
4. That the Mitigation Monitoring Program for the Chase Street Bridge Replacement project dated December 2014 and included herein as "Exhibit A" is hereby adopted.
5. That the City of Sonoma Planning Department, located at #1 The Plaza, Sonoma, CA, is hereby designated as the custodian of the documents and other materials which constitute the record of the City Council proceedings regarding the Project.

ADOPTED the 15th day of December, 2014, by the following vote:

David Cook, Mayor

ATTEST:

Gay Johann
City Clerk

CITY OF SONOMA

RESOLUTION NO. __ -2014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR THE CHASE STREET BRIDGE REPLACEMENT PROJECT AT NATHANSON CREEK

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ADOPTED the 15th day of December, 2014, by the following vote:

David Cook, Mayor

ATTEST:

Gay Johann
City Clerk

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation and Monitoring Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Chase Street Bridge (No. 20C0497) Replacement Project at Nathanson Creek (proposed project). The MMRP lists mitigation measures recommended in the IS/MND for the proposed project and identifies mitigation monitoring requirements. This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance during implementation of the project. Responsibility for ensuring successful implementation of the MMRP lies with the City of Sonoma Public Works Department, representing the Lead Agency for the project under CEQA.

Environmental monitoring will be required throughout all phases of the proposed project. Prior to, and during construction, mitigation monitoring shall minimize potential impacts to environmental resources. Monitoring is also necessary to ensure and verify implementation of the mitigation measures prescribed in the IS/MND. Compliance with mitigation measures can be documented in the project file through written reports, accompanied by project photos where necessary. Post construction monitoring of revegetation and other project components can be documented by yearly reports, on a schedule typically determined by one or more of the project permits. Depending on the complexity of the post construction mitigation effort, tasks will be carried out by City staff or technical experts under contract to the City. Post construction monitoring is typically conducted for 3 to 5 years, depending on permit requirements and success criteria.

The MMRP is organized in a matrix. The first column identifies the mitigation measure. Included with each mitigation measure is a short summary of the specific action needed to fulfill the mitigation measure as well as the milestone timeframe and the agency/agencies responsible for mitigation monitoring.

Mitigation Measures	Specific Action	Mitigation Milestone	Responsible Monitoring Party
III. AIR QUALITY			
<p>Mitigation Measure AIR-1: The following measures from BAAQMD are applicable to all construction activities for the proposed Project:</p> <ul style="list-style-type: none"> • All exposed surfaces shall be watered two times per day. • All haul trucks transporting soil, sand or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. • Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • A publicly visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. The person shall respond and take corrective action within 48 hours. The phone number for the Air District's contact shall also be visible to ensure compliance with applicable regulations. 	Compliance with BAAQMD measures	During construction activities	City of Sonoma
IV. BIOLOGICAL RESOURCES			
<p>Mitigation Measure BIO-1: The following avoidance and minimization measures shall be implemented to minimize water quality</p>	Conformance with water quality	Prior to and during construction	City of Sonoma and Qualified Biologist

Mitigation Measures	Specific Action	Mitigation Milestone	Responsible Monitoring Party
<p>impacts in conformance with Section 7-1.01G of Caltrans Standard Specifications – Water Pollution Control and Caltrans Construction Manual, Section 6-20 - Erosion Control and Highway Planting.</p> <p>The BMPs shall include the following measures to avoid impacts to salmonids:</p> <ol style="list-style-type: none"> 1. The Project shall minimize the mobilization of sediments during in-water work by using silt trapping devices (e.g., curtains) during removal of the old bridge and shall implement Caltrans Best Management Practices (BMPs) for the control of noxious weeds, including using weed-free seed and mulching materials. 2. Construction equipment required for the Project shall operate primarily from areas outside the streambed. Work below the tops of the creek bank, including bank repair, shall be allowed only during the period July 1 to October 15 during low flow conditions (dry season). 3. No fill material, including asphalt or concrete, shall be allowed to enter the stream. Any concrete structures (such as headwall construction) below the tops of banks shall be poured in tightly sealed forms and shall not be allowed contact with surface waters until the cement has fully cured. Poured concrete shall be excluded from the wetted channel for a period of 30 days after it is poured. During that time, the poured concrete shall be kept moist, and runoff from the concrete shall not be allowed to enter the creek. Commercial sealants may be applied to the poured concrete surface in locations where the exclusion of water flow for a long period is difficult. If a sealant is used, water shall be excluded from the site until the sealant is dry and fully cured according to the manufacturer’s specifications. 4. Water that contacts wet concrete and has a pH greater than 9.0 shall be pumped out and disposed of outside the creek channel. 	standards	activities	

Mitigation Measures	Specific Action	Mitigation Milestone	Responsible Monitoring Party
<p>5. No substances toxic to aquatic life shall be discharged into Nathanson Creek (e.g., diesel fuel, oil, hydraulic fluid, run-off from curing concrete, etc.).</p> <p>6. If dewatering of Nathanson Creek within the BSA is required, cofferdams shall be constructed in the creek bed at the upstream and downstream limits of the work area and a temporary culvert shall be installed to allow for stream flows to pass through the work area. A qualified biologist approved by the NMFS shall be on hand during dewatering to remove any salmon, steelhead, or other native fish species that may be present.</p> <p>7. If hydroseed mixes are used to stabilize disturbed areas, such mixes shall not contain fertilizers.</p> <p>8. If feasible, equipment maintenance and fueling areas shall be located at least 50 feet away from the creek bank. Fueling must be behind a containment barrier that shall prevent any spilled or leaked fuel from running into the creek. All equipment servicing shall occur within designated areas. All motorized equipment used during construction or demolition activities shall be checked for oil, fuel, and coolant leaks prior to initiating work. Any equipment found to be leaking fluids shall not be used in or around aquatic habitat features in order to minimize the chances of contaminating the habitat and potentially impacting sensitive species, particularly salmon and steelhead.</p> <p>9. The Project's contractor shall prepare an emergency response and cleanup plan prior to beginning work at the site. The plan shall detail the methods to be used to contain and cleanup spills of petroleum products or other hazardous materials in the work area.</p> <p>10. All maintenance crew personnel shall receive environmental training about the sensitive nature of the special-status species in the Project vicinity. This training shall include descriptions</p>			

Mitigation Measures	Specific Action	Mitigation Milestone	Responsible Monitoring Party
<p>of the special-status species and Project measures in place to protect the species during construction. Crews shall also be informed to stop all work and notify their supervisor or the Project biologist if special-status species are observed within the Project site.</p> <p>11. If dewatering of the creek within the BSA is required, a qualified biologist approved by the NMFS shall be on hand during dewatering to remove any salmon, steelhead, or other native fish species that may be present. A cofferdam constructed of sandbags or other appropriate materials shall be placed at the upstream and downstream limits of the work area. If water is present in the creek, a culvert shall be placed in the streambed, between the cofferdams, to allow stream flow to pass through the work area. Salmon, steelhead, or other native fish species shall be removed from the work area with a dip-net and relocated to a pre-designated location, approved by NMFS, within Nathanson Creek. If non-native aquatic species such as American bullfrogs are found, they shall be removed and humanely dispatched. After completion of the Project, the NMFS-approved biologist shall prepare a report providing the results of the removal/relocation effort for submittal to NMFS and CDFW. The report shall also include information on any non-native species that were removed from the work area.</p> <p>12. After Project completion, any soil or other material that has entered the streambed during construction shall be removed and the streambed shall be returned to its natural contour.</p>			
<p>Mitigation Measure BIO-2: Pre-construction surveys for nesting birds and other special-status birds and appropriate nesting habitat shall be conducted no more than 3 days prior to ground disturbing activities. If an active nest is found, a qualified biologist in conjunction with USFWS/CDFW shall determine the appropriate buffer size and delineate the buffer using ESA fencing, pin flags, yellow caution tape, etc. During construction, the qualified biologist shall conduct regular</p>	<p>Pre-construction bird surveys</p>	<p>Prior to construction activities</p>	<p>City of Sonoma and Qualified Biologist</p>

Mitigation Measures	Specific Action	Mitigation Milestone	Responsible Monitoring Party
<p>monitoring (at CDFW-approved intervals) to evaluate the nest for potential disturbances associated with construction activities. Construction within the buffer shall be prohibited until the qualified biologist determines the nest is no longer active. If an active nest is found after the completion of the pre-construction surveys and after construction begins, all construction activities shall stop until a qualified biologist has evaluated the nest and erected the appropriate buffer around the nest. If establishment of the buffer is not feasible, USFWS/CDFW shall be contacted for further avoidance and minimization guidelines.</p>			
<p>Mitigation Measure BIO-3: Construction equipment required for the proposed Project shall operate primarily from areas outside the streambed. All work within the streambed shall be conducted in the low flow season (between July 1 and October 15) to minimize the effects of erosion and sedimentation in downstream areas. Disturbance to the streambed during Project construction shall be minimal and temporary and access to the streambed occur from the existing roadway after the removal of the existing bridge and existing bridge abutments; however, after Project completion, any soil or other material that has entered the streambed during construction shall be removed and the streambed shall be returned to its natural contour.</p>	<p>Construction equipment operation outside of streambed between July 1 and October 15</p>	<p>During construction activities</p>	<p>City of Sonoma</p>
<p>Mitigation Measure BIO-4: Orange environmental fencing shall be placed around the areas where trees to be avoided are located. If feasible, the environmental fencing shall enclose the area from the tree drip-line to the trunk.</p> <p>The City's Tree Committee would approve the removal of trees and mitigation of trees removed during project construction. Replacement trees shall be planted within the Project area (if possible) or within the general vicinity of the Project to replace the removed trees.</p> <p>1. Unless otherwise approved by the review authority, tree</p>	<p>Installation of orange environmental fencing to avoid disturbance to trees</p> <p>Replacement of removed trees</p>	<p>Prior to construction activities</p> <p>During and after construction activities</p>	<p>City of Sonoma</p> <p>City of Sonoma</p>

Mitigation Measures	Specific Action	Mitigation Milestone	Responsible Monitoring Party
<p>replacement shall occur on-site and shall, at a minimum, occur at a 1:1 ratio and a 15-gallon box size for each six inches of tree diameter removed.</p> <p>2. If the development site is inadequate in size to accommodate the replacement trees, the trees may be planted on public property with the approval of the public works director.</p> <p>3. Upon the request of the developer and the approval of the city council, the city may accept an in-lieu payment of \$100.00 per 15-gallon replacement tree on condition that all such payments shall be used for tree-related educational projects and/or planting programs of the City.</p>			
V. CULTURAL RESOURCES			
<p>Mitigation Measure CULT-1: If deposits of prehistoric or historical archaeological materials are discovered during non-monitored Project construction activities, all work within 25 feet of the discovery shall be redirected and a qualified archaeologist contacted, if one is not present, to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. The City of Sonoma shall be notified, and Project personnel shall not collect or move any archaeological materials.</p> <p>Any adverse impacts to the finds shall be avoided by Project activities. If avoidance is not feasible, the archaeological deposits shall be evaluated to determine if they qualify as a historical resource or unique archaeological resource, or as historic property. If the deposits do not so qualify, avoidance is not necessary. If the deposits do so qualify, adverse impacts on the deposits shall be avoided, or such impacts shall be mitigated. Mitigation may consist of, but is not limited to, recovery and analysis of the archaeological deposit; recording the resource; preparing a report of findings; and accessioning recovered archaeological materials at an appropriate curation facility. Educational public outreach shall also be considered by the archaeologist in consultation with the City. Upon completion of the assessment, the</p>	<p>Cessation of construction in areas where prehistoric or historical archaeological resources are unearthed and implementation of appropriate measures to mitigate potential effects to such resources</p>	<p>During construction activities</p>	<p>City of Sonoma and Archaeological Monitor</p>

Mitigation Measures	Specific Action	Mitigation Milestone	Responsible Monitoring Party
<p>archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the archaeological deposits discovered. The report shall be submitted to the City of Sonoma.</p>			
<p>Mitigation Measure CULT-2: If paleontological resources are encountered during Project subsurface construction and no monitor is present, all ground-disturbing activities within 50 feet of the find shall be redirected to other areas until a qualified paleontologist can be contacted to evaluate the find and make recommendations. If found to be significant and Project activities cannot avoid the paleontological resources, a paleontological evaluation and monitoring plan, as described above, shall be implemented. Adverse impacts to paleontological resources shall be mitigated, which may include monitoring, data recovery and analysis, a final report, and the accession of all fossil material to a paleontological repository. Upon completion of Project ground-disturbing activities, a report documenting methods, findings, and recommendations shall be prepared and submitted to the paleontological repository.</p>	<p>Cessation of construction in areas where paleontological resources are unearthed and implementation of appropriate measures to mitigate potential effects to paleontological resources</p>	<p>During construction activities</p>	<p>City of Sonoma and Paleontological Monitor</p>
<p>Mitigation Measure CULT-3: In the event that human remains are encountered, work within 50 feet of the discovery shall be redirected and the Sonoma County Coroner notified immediately. At the same time, a qualified archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the coroner shall notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission shall identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations of the treatment of the human remains and any associated cultural materials, as appropriate and in</p>	<p>Adherence to the City's/County's and Native American Heritage Commission's guidelines for handling the discovery of human remains</p>	<p>During construction activities</p>	<p>City of Sonoma</p>

Mitigation Measures	Specific Action	Mitigation Milestone	Responsible Monitoring Party
<p>coordination with the recommendations of the MLD. The report shall be submitted to the City of Sonoma. The City shall be responsible for implementation of recommendations.</p>			
VI. GEOLOGY AND SOILS			
<p>Mitigation Measure GEO-1: A Design Level Geotechnical Investigation shall be prepared for the site under the direction of a California Registered Geotechnical Engineer, or Civil Engineer experienced in geotechnical engineering, and shall include analysis for liquefaction potential of the underlying sediments and recommendations for construction on expansive soils. Proper foundation engineering and construction shall be performed in accordance with the recommendations of the Geotechnical Investigation. The Geotechnical Investigation shall be reviewed and approved by the City's Geotechnical Consultant and by the City Engineer. A Registered Structural Engineer, or civil engineer experienced in structural engineering shall prepare Project structural design plans. Structures shall be designed to minimize the effects of anticipated seismic settlements. The Geotechnical Engineer shall review the Structural Design Plans and provide approval for the geotechnical elements of the plans. The design plans shall identify specific mitigation measures to reduce the liquefaction potential of surface soils. Mitigation measures may include excavation and replacement as engineered fill, reduced foundation loading, and ground improvement by methods such as stone columns or pressure grouting.</p>	<p>Preparation, approval, and implementation of a Design Level Geotechnical Investigation</p>	<p>Prior to construction activities</p>	<p>City of Sonoma and Civil Engineer</p>
<p>Mitigation Measure GEO-2: The City shall require that the Contractor prepare and submit an Erosion and Sediment Control Plan for the proposed Project prior to construction. Below are some of the measures that shall be implemented to reduce soil erosion and protect water quality during construction. The use of BMPs shall be designed to reduce erosion and prevent sediment or other potential pollutants from leaving the work site or impacting water quality in Nathanson Creek. The City shall require the Contractor to implement BMPs for erosion and sedimentation outlined in the most recent version of the</p>	<p>Preparation, approval, and implementation of an Erosion and Sediment Control Plan</p>	<p>Prior to construction activities</p>	<p>City of Sonoma and Contractor</p>

Mitigation Measures	Specific Action	Mitigation Milestone	Responsible Monitoring Party
<p>Erosion and Sediment Control Field Manual (California Regional Water Quality Control Board, 2002), or an equivalent publication.</p> <ul style="list-style-type: none"> • Best management practices outlined in the most recent version of the Erosion and Sediment Control Field Manual, published by the Regional Water Quality Control Board, or equivalent publication, shall be implemented for erosion, sediment and turbidity control during and after any ground clearing activities or any other Project activities that could result in erosion or sediment discharges to surface water. • Exposed slopes shall be protected using temporary erosion control blankets, fiber rolls, silt fences, or other approved erosion and sediment controls. • Erosion prevention and sediment control measures shall be inspected and maintained until disturbed areas are stabilized. • Disturbed ground surfaces near the creek bank shall be revegetated and monitored for future erosion. • To ensure that stockpiled granular material does not enter the creek or storm drains, the material shall be covered with a tarp and surrounded with sand bags when rain is forecast. • At the end of each working day roadways shall be cleaned and swept, and scrap, debris, and waste material shall be collected and disposed of properly. • Vehicle or equipment cleaning shall be performed with water only and in a designated, bermed area that shall not allow rinse water to run off-site or into the creek. • Maintenance and fueling of construction vehicles and equipment shall be performed in a designated, bermed area or over a drip pan that shall not allow run-on of stormwater or runoff of spills. 			

Mitigation Measures			
Specific Action	Mitigation Milestone	Responsible Monitoring Party	
VIII. HAZARDS AND HAZARDOUS MATERIALS			
<p>Mitigation Measure HAZ-1: Painted bridge materials shall be treated, removed and disposed of as hazardous waste in accordance with the Caltrans Standard Special Provisions for removal of lead paint Provision 14-11.08, Disturbance Of Existing Paint Systems On Bridges. A Lead Compliance Plan shall be prepared, approved, and implemented by the City as part of the construction phase of the proposed Project.</p>			
XII. NOISE			
<p>Mitigation Measure NOISE-1: During construction activities on the Project site the construction supervisor shall implement the following measures to reduce noise level exposure that would occur at the residential units to the northeast:</p> <ul style="list-style-type: none"> • The Contractor shall comply with all local sound control and noise level rules, regulations, and ordinances that apply to any work performed pursuant to the contract; • Each internal combustion engine, used for any purpose on the job or related to the job, shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated without a muffler; • Construction activity may occur Monday through Friday between 8:00 AM and 6:00 PM; with permission from the City on Saturday between 9:00 AM and 6:00 PM; and with permission from the City on Sundays and holidays between 10:00 AM and 6:00 PM. Night work is not permitted under the City of Sonoma Noise Ordinance. These requirements shall not relieve the Contractor from responsibility for complying with local ordinances regulating construction noise levels. The noise level requirement shall apply to the equipment on the job or related to the job, including but not limited to trucks, transit mixers, or transient equipment that may or may not be owned by the Contractor. The use of loud sound signals 			
Removal and handling of painted bridge materials	During construction activities	City of Sonoma	
Compliance with noise reduction measures	During construction activities	City of Sonoma	

Mitigation Measures	Specific Action	Mitigation Milestone	Responsible Monitoring Party
<p>shall be avoided in favor of light warnings except those required by safety laws for the protection of personnel; and,</p> <ul style="list-style-type: none"> If the City receives complaints regarding noise of construction activities, the construction contractor, as directed by Caltrans and the City, shall implement appropriate additional noise mitigation measures, including changing the location of stationary construction equipment, turning off idling equipment, rescheduling construction activity, notifying adjacent residents in advance of construction work, and installing acoustic barriers around stationary construction noise sources if needed. 			



City of Sonoma
City Council
Agenda Item Summary

City Council Agenda Item: 6B

Meeting Date: 12/15/2014

Department

Planning

Staff Contact

Wendy Atkins, Associate Planner

Agenda Item Title

Discussion, consideration, and possible introduction of an ordinance amending Title 18 of the Sonoma Municipal Code (Sign Regulations).

Summary

On June 3, 2009, at a joint meeting of the City Council and Design Review and Historic Preservation Commission (DRHPC), the DRHPC was tasked with revising the sign guidelines. Since that time, the DRHPC has had numerous public meetings to discuss the proposed changes to the sign guidelines. Sign makers, the real estate community, and the Economic Development Advisory Committee (EDAC) actively participated by making suggestions and providing comments. The proposed changes to the sign regulations are meant to be business friendly by increasing the types of applications that can be reviewed and acted upon administratively, rather than requiring Commission review. On March 7, 2011, the City Council approved the first phase of modifications to the Sign Ordinance. The DRHPC has continued its review of the remaining sections of the Sign Ordinance and is now forwarding to the Council additional suggested revisions addressing other issues including the following: prohibiting moving and animated signs; addressing ideological and religious signs; and making a best effort to ensure that the Sign Regulations comply with case law concerning First Amendment rights. The proposed modifications to the Sign Ordinance would be implemented through a draft ordinance that has been prepared for Council review and adoption.

Recommended Council Action

Introduce the attached ordinance amending Title 18 (Sign Regulations) of the Sonoma Municipal Code.

Alternative Actions

1. Amend the ordinance prior to introduction.
 2. Refer back to the Design Review and Historic Preservation Commission with direction.
-

Financial Impact

The review of the Sign Ordinance is being accomplished through the normal operation of the Planning Department.

Environmental Review

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

Status

- Approved/Certified
 - No Action Required
 - Action Requested
-

Attachments:

1. Supplemental Report
 2. Draft Ordinance
-

Alignment with Council Goals:

The update of the Sign Ordinance relates to the "Public Service" goal, as it makes it more business-friendly by streamlining sign review regulations.

cc: DRHPC Sign Regulations Mailing List

SUPPLEMENTAL REPORT

Discussion, consideration and possible introduction of an Ordinance amending Title 18 of the Sonoma Municipal Code (Sign Regulations)

For the City Council Meeting of December 15, 2014

Background

On June 3, 2009, at a joint meeting of the City Council and Design Review Commission (DRC), the DRC was tasked with revising the sign guidelines. Since that time, the Design Review and Historic Preservation Commission (DRHPC) has had numerous public meetings to discuss the proposed changes to the sign guidelines. Sign makers, the real estate community, and the Economic Development Advisory Committee (EDAC) actively participated by making suggestions and providing comments. The proposed changes to the sign regulations are meant to be “business friendly” by streamlining the sign review process and allowing for more administrative review of sign applications with less sign review by the DRHPC. On March 7, 2011, the City Council approved the first phase of modifications to the Sign Ordinance. The DRHPC and the City Attorney’s Office has continued its review of the remaining sections of the Sign Ordinance is now forwarding to the Council additional suggested revisions addressing other issues including the following: prohibiting moving and animated signs; allowing provisions for ideological and religions signs; and making a best effort to ensure that the Sign Regulations would be upheld as constitutional if challenged in the courts. The proposed modifications to the Sign Ordinance would be implemented through a draft ordinance that has been prepared for Council review and adoption.

EDAC Participation

To help streamline the sign review process and promote a more positive business climate, the EDAC has collaborated with the DRHPC on the following:

- Developing an over-the-counter review option for A-board signs (approved by the Council in the 2011 modifications).
- Created a handout with Frequently Asked Questions (FAQ) about signage, available on the City’s website and under the “Site Location” section of SonomaValley4BIZ.com.
- Worked with the City of Sonoma Planning staff to revise the enforcement process so that when a sign violation has been reported and verified staff begins with a “first contact letter” and then a follow-up phone call rather than simply sending a violation letter. In addition, the portable freestanding sign enforcement letter was revised to use a more collaborative tone and to provide information on options and resources.
- Expanded the Plaza Periphery Wayfinding project, previously funded by redevelopment to a total of seven locations.

In addition, as noted above, the EDAC has played an important role in suggesting and reviewing the draft revisions to the Sign Ordinance that are now before the City Council.

Summary of Changes

The modifications to the Sign Ordinance that would be implemented by the attached ordinance are summarized in the table below.

Summary of Proposed Changes	
Section	Summary of Proposed Changes
Sign review findings (18.12.040)	Adds findings for the following sign review applications: <ul style="list-style-type: none"> • Basic findings • Historic Overlay District
Exemptions for ideological and religious signs (18.12.090)	Added provision for ideological and religious signs when displayed within 90 days prior to a valid election. This provision has been included to regulate these types of signs.
Freestanding (or monument) signs (18.20.120)	Modifies language regulating the location of freestanding signs at the request of the City Engineer and added language requiring an additional finding in conjunction with Freestanding sign applications to ensure the sign will not limit, restrict, impede, or impair sight distance or visibility.
Portable freestanding signs (18.20.140)	Removes the word “not” from the last sentence of the first paragraph. Generic design, signs having an A-frame design, prefabricated signs, and plastic material shall be discouraged and shall be subject to DRHPC review.
Service station signs (18.20.170)	Adds language to section “B.” Automated Teller Machine signs, car wash signs, and food services signs may be allowed subject to DRHPC discretion.
Prohibited signs—Moving signs (18.28.026)	Adds language prohibiting feather signs.
Prohibited signs—Animated signs (18.28.027)	Adds language prohibiting animated signs as follows: No person or animal shall use, carry, or wear any sign displaying a commercial message on private or public property, except as may be required by ordinance or law.
Sign (18.50.380)	Adds language to definition to include Window Signs.
Sign Program (18.50.395)	Adds Sign Program definition: “Sign program” means a sign plan which identifies the placement, construction, size, materials, colors, texture, method of lighting, and other related requirement (including widow signs) for those signs that are subject to the plan. The plan should address sign consistency, sign patterns, and manor in which signs attach to the building.
Window sign (18.50.430)	Clarifies the definition of a “Window Sign” to include signs that can be seen through a window when the window is less than four feet from the sign.
Appendix C (18.60.505)	Removes Appendix C from the regulations as these regulations were deemed unnecessary by the City Attorney’s Office.

City Attorney Review

The proposed revisions to the Sign Ordinance have been reviewed by the City Attorney’s Office and the version before the City Council includes a number of changes intended to ensure that it respects First Amendment rights and protect it from legal challenges in that area.

Portable Free-standing Signs

Over the course of previous reviews of the Sign Ordinance, the City Council has established a policy in which “generic” A-board signs (meaning of an A-frame design and fabricated from plastic or wood) are subject to review by the DRHPC, while portable signs of a unique design may be approved administratively. This approach is obviously intended to discourage A-board signs having a generic design and to streamline the review process for those signs that take a more creative approach. In a recent meeting of the City Council, a local business-owner questioned this approach and asked that consideration be given to a process in which pre-approved A-board designs would be established by the City that a business-owner could employ through an administrative review process. This is essentially the opposite of the current policy. If there is interest on the part of a majority of the Council in revisiting the regulations pertaining to portable free-standing signs, that discussion can be scheduled whenever the Council chooses. But for now, staff recommends that the City Council proceed with the adoption of the proposed revisions to the Sign Ordinance as they address a variety of other issues.

Financial Impact

The review of the Sign Ordinance is being accomplished through the normal operation of the Planning Department.

Recommendation

Staff recommends that City Council introduce the attached Ordinance amending the City’s sign regulations.

CITY OF SONOMA

ORDINANCE NO. XX-2014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONOMA
AMENDING TITLE 18 OF THE SONOMA MUNICIPAL CODE BY AMENDING
THE SIGN REGULATIONS AS THEY PERTAIN TO ADMINISTRATIVE
REVIEW, SIGN REVIEW, FREESTANDING SIGNS, ANIMATED SIGNS, AND
SIGN PROGRAMS

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

Section 1. Title 18 of the Sonoma Municipal Code is hereby amended to read as follows (revisions indicated through the use of strikeouts and underlining).

Chapter 18.04

GENERAL PROVISIONS

18.04.010 Purpose and intent.

The purpose of controlling and regulating signs within the city of Sonoma is to protect and benefit the public health, safety and general welfare of the city, its merchants, and property owners by ensuring compatibility with the city's unique historic character and with its adopted plans; to safeguard and enhance property values and protect public and private investment in buildings and open space; to protect and enhance the appearance of the city as a place in which to reside and work and as an attraction to nonresidents who come to visit and trade; to assure proper and efficient expression through visual communications involving signs compatible with the character and environment of the city; to protect night views of the city with regard to lighting displays; to encourage sound signing practices as an aid to business and for information to the public; to prevent visual clutter, excessive and confusing sign displays and to reduce hazards to motorists and pedestrians; and to protect the neat, clean, orderly, and attractive appearance of the city. The intent of this title is to provide uniform standards for the regulation of signs, including but not limited to the number, type, size, materials, placement, and design of signs, and including the prohibition of signs which are found to be garish, excessively brilliant, and/or inappropriate to the character of the city, while not intending to discourage creative design.

18.04.020 Applicability.

The regulations of this title shall be applicable to all persons, businesses, and other enterprises seeking to erect or otherwise display a sign in the city of Sonoma, and to all signs within the city of Sonoma. An existing sign refinished for a use other than the original use shall be considered to be a new sign and is subject to the provisions of this title.

Chapter 18.12

PERMITS/ADMINISTRATION

18.12.001 Compliance required.

No person or business shall erect, install or maintain any sign in any zone except in a manner consistent with and subject to the limitations and regulations of this title and in accordance with the following procedures and regulations.

18.12.010 Application for permit.

Any person, business or other enterprise wishing to erect, display, move, alter, or replace any sign within the limits of the city of Sonoma, shall first apply for and obtain a permit from the planning division, except for those signs specifically listed under SMC [18.12.080](#), Exemptions, or made otherwise exempt under this title. All applications must be determined to be complete prior to consideration or review. No permit shall be issued unless a finding is made that the sign or signs subject to the permit shall be installed and maintained in a manner consistent with the provisions of this title including the provisions of SMC [18.60.010](#), Appendix A – Design guidelines for signs, and SMC [18.60.030](#), Appendix B – City of Sonoma lighting application standards.

18.12.020 Administrative review.

A. Allowance for Administrative Review. The following sign applications shall be considered and acted upon by administrative review by the planning director or his or her designee, subject to the regulations in this title, the design guidelines for signs (SMC [18.60.010](#), Appendix A – Design guidelines for signs) and the limitations listed below:

1. Replacement of existing conforming signs;
2. Relocation of previously approved signs;
3. New wall signs of 10 square feet in area or less;
4. New projecting or hanging signs of six square feet or less per side;
5. Temporary signs or banners for community events that are larger than six square feet or posted in a public place, and beacons or flashing lights for community or special events;
6. Temporary business signs pending review by the ~~design review commission~~ DRHPC for permanent business signage;
7. Window signs that cover less than 10 percent of the aggregate area of each window facing a public right-of-way;
8. Portable freestanding signs that are consistent with SMC [18.20.140](#).

B. Limitations on Administrative Review. Notwithstanding the allowances set forth in subsection (A) of this section, administrative review shall not be applicable when the application would result in:

1. More than two signs for the business;

2. Lettering of informational text that exceeds four inches in height;
3. Illumination;
4. A sign in a residential zone;
5. A new multi-tenant sign;
6. A roof sign; or
7. A permanent freestanding sign.
8. Such other signs as specifically made subject to DRHPC review throughout the provisions of this Title.

In such cases, the application shall be referred to the ~~design review commission~~ DRHPC.

C. Plaza and Highway 12 Corridor. The planning director or his or her designee may, upon finding that a sign has high visibility within the Plaza and historic area or the Highway 12 corridor, determine that administrative review is not appropriate, and may require design review as under SMC [18.12.030](#).

18.12.030 Design Sign review.

The ~~design review and historic preservation commission (DRHPC)~~ shall have the authority to approve, disapprove, or approve with modifications or conditions, all applications for a sign permit in accordance with all chapters and sections of this title, all applicable titles and chapters of this code, and the appendices accompanying this title (SMC [18.60.010](#), Appendix A – Design guidelines for signs, and SMC [18.60.030](#), Appendix B – City of Sonoma lighting application standards), except for sign applications determined by the planning director or his or her designee to be within the purview of administrative review as described above under SMC [18.12.020](#), Administrative review, or exempt as under SMC [18.12.080](#), Exemptions, or upon appeal from the planning director pursuant to SMC [18.12.040](#), Appeal.

18.12.0340 Findings

1. Basic findings. In order to approve any application for sign review, the review authority must make all of the following findings:
 - 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 Section 18.04.010 and the applicable guidelines for signs set forth by SMC 18.16.010, Appendix A; 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.
- 2. Proposed signage within the Historic Overlay District. In addition to the basic findings set forth in subsection (1) of this section, the review authority must make the following additional findings for any project located within the Historic Overlay district:
 - a. The proposed signage will not impair the historic character of its surroundings;
 - b. The proposed signage substantially preserves the qualities of any significant historic structures or other significant historic features on the site.

18.12.0450 Appeal.

Any action taken by the planning director or his or her designee may be appealed to the DRHPC. Any action taken by the DRHPC may be appealed to the city council as set forth under SMC Title 19.

18.12.0560 Other permits required.

In addition to the requirements of this title, all signs shall be in conformance with applicable requirements of the ~~Uniform~~ California Building Code as adopted with amendments by SMC Chapter 14.10 (UBC Construction Codes). ~~Whenever and where~~ required by the UBC Chapter 14.10, the owner shall obtain a building permit prior to installation. Illuminated signs shall require an electrical permit in accordance with the current version of the electrical code adopted within Chapter 14.10 as provided in the Uniform Electrical Code.

18.12.0670 Submittal requirements.

An application for a sign permit shall contain all of the following, which shall be provided to the planning division in order to be considered a complete application:

- A. A completed application for sign review on the City's form;
- B. Payment of the appropriate fee;
- C. Supplemental information, as follows:
 - 1. A scale drawing(s) of each proposed sign, no larger than 11 inches by 17 inches, accurately depicting all size dimensions, including lettering (height(s), width/length(s), thickness), and appearance, including all text, copy, logos or symbols, borders, colors, other design features, materials, structural support and bracing components, lighting, and all other relevant elements. Colors may be indicated by writing the names of the colors to be used, with color samples provided at the DRHPC meeting, or by submission of color chips or a colored rendering. Scale drawings shall include a section view, as well as face view, if relevant to a full description of the sign.
 - 2. Building elevations, drawn to scale in an 11-inch-by-17-inch or smaller format, showing the placement of each sign on the building face, and profiles of the building and sign for projecting

signs. For existing buildings, photographs may be used, with an overlay or other form of simulation for the proposed sign. (This requirement may be waived by the planning director.)

3. A site plan, drawn to scale in an 11-inch-by-17-inch or smaller format, showing the location of buildings, parking, streets, and drives relevant to any proposed sign, and indicating the location of all signs. The site plan should clearly depict the primary and secondary street frontage. (This requirement may be waived by the planning director.)

18.12.0780 Life of permits – Expiration.

Unless specified as temporary or given an expiration date as a condition of approval by the planning director or the DRHPC, a sign permit shall expire upon the ~~prior~~ occurrence of:

- A. The permanent closing or ending of a business or enterprise;
- B. A business or enterprise moving from the location where the sign was permitted;
- C. A new permit ~~is~~ being granted for a replacement sign;
- D. Three months after removal of the sign from the premises;
- E. One year from the date of ~~after~~ issuance if the permit is ~~un~~ not used (the sign is not erected) within that time period;
- F. Immediately upon a determination that the sign has not been erected in conformance with any permit, has not been maintained in conformance with any permit, is in violation of any provision of this title, the SMC, or any other applicable ordinance, city rule or regulation, or has become a nuisance or other sanitary or health hazard.

Except as specifically stated within this Title, ~~P~~permits for nonexempt temporary signs shall expire three months from the date of issuance of the permit, or 48 hours after the end of an event or purpose for which the sign is erected, whichever is less, unless otherwise specified with an expiration date by the planning director or his or her designee or the DRHPC.

18.12.0890 Exemptions.

The following signs may be erected without a permit provided they are not illuminated and contain no reflective painted material. These signs shall not be included in the measurement of total allowable sign area on a site:

- A. Identification, directional, or information signs not exceeding one square foot in area, and four in number.
- B. Bulletin boards containing public or institutional information not exceeding eight square feet in area when on the premises of public, religious, or charitable institutions or locations available to the public, such as shopping centers, and set back at least 10 feet from the street right-of-way.

C. Official traffic signs or other municipal governmental signs, legal notices, advertisements prescribed by law, signs indicating the location of buried utility lines or a notice posted by a governmental official in the scope of his or her duties.

D. Construction signs not to exceed one in number for each construction site and not to exceed 16 square feet in commercial zones nor six square feet in other zones. Such signs shall not be erected prior to the commencement of construction, and shall be removed before final inspection is approved by the building official.

E. Subdivision Signs. One information sign is permitted for each subdivision. Such signs shall not be erected prior to construction and shall be removed ~~when~~ within 10 days of all units are being initially sold. The sign shall be located on the subdivision premises, and shall not exceed 24 square feet. This subsection shall not prohibit a permanent subdivision identification sign from being erected with a permit.

F. Special community event signs and/or banners advertising a community-wide event of general interest and sponsored by a noncommercial community group, provided the sign not exceed six square feet, nor is be displayed for longer than 105 consecutive days.

G. Street address signs with lettering no larger than six inches high. Notwithstanding anything in this section, these signs may be illuminated and may contain reflective paint or material.

H. Minor repairs to a sign to keep it in a well-maintained condition as required by this title, or any repair to a sign conforming with this title so long as the repair does not result in an increase in the size of the sign, or alter the sign in a way which results in a violation of any condition of approval or of this title.

I. Grand opening signs, and temporary event signs and/or banners, limited to one in number, and for a period not to exceed 105 consecutive days, ~~twice~~ three times per year.

J. Identification signs on vehicles indicating the name and/or nature of the business for which the vehicle is used, if attached in a permanent manner.

K. Real estate signs conforming to SMC 18.20.155. However, certain real estate signs shall require discretionary review by the planning director or his or her designee or the DRHPC as provided for in SMC 18.20.155(C), (D)(4), and (G). Such signs shall be displayed for no longer than the sale or lease of the property being advertised is completed or 18 months if the property is not sold or leased with that time.

L. Political signs, ideological, religious, or signs having any other message which are displayed within 90 days prior to ~~pertaining to~~ a valid election held within the city may be displayed without a permit, subject to the following regulations:

1. Size. Each sign shall not exceed eight square feet in area or a total aggregate sign area of 32 square feet on a single parcel.
2. Time. Each sign shall be removed within 10 days following the election.

3. Unimproved Property. If the signs pertain to a valid election and are to be displayed on unimproved property, the candidate shall file written approval of the property owner and a deposit of \$25.00 with the city clerk for the signs, to be refunded upon removal of the signs.

4. ~~Political~~ Signs shall not be displayed on public property.

M. Gold lettering on a window ~~may be~~ is exempted only from inclusion in the aggregate sign area of a building ~~at the discretion of the DRC~~, and is otherwise subject to the city's permit requirements.

18.12.09100 Permit records.

A copy and record of each sign permit issued shall be kept on file with the city.

18.12.1010 Variance provision.

Creative design is not intended to be discouraged by the provisions of this title; therefore a variance from these regulations may be approved consistent with Chapter 18.40 SMC, Variances.

Chapter 18.16

GENERAL REGULATIONS

18.16.001 Compliance required.

All signs within the city of Sonoma shall comply with all applicable regulations of this title and chapter.

18.16.010 Number of signs.

There shall be no more than two separate signs for any one business or enterprise, except as specified under Chapter 18.20 SMC, Specific Regulations, or unless one or more of the conditions listed below apply:

A. Where a property or structure is designed for more than one business occupancy, each occupancy is authorized to have two signs.

B. If a business provides access to a parking area with a rear entrance available to the general public, an additional sign no greater than three square feet shall be permitted at the rear access point.

C. If a parcel has a primary frontage greater than 200 feet, an additional sign shall be permitted.

D. Where a business is located in a courtyard, alleyway, or is not visible from street frontage or parking area, an additional sign may be permitted.

18.16.020 Size of signs.

No sign permit shall allow for the aggregate sign area of any structure or property to be exceeded. No building, property or parcel shall have installed or erected upon it any sign or signs which in the aggregate exceed the aggregate sign area permitted in SMC 18.16.021 and 18.16.022.

18.16.021 Aggregate sign area.

A. Primary Street Frontage. For the first 30 feet of primary frontage of the parcel, the allowable aggregate sign area shall be three square feet of sign area for each five lineal feet of primary frontage. For primary frontage of more than 30 feet, two additional square feet of sign area shall be permitted for each five lineal feet of primary frontage in excess of 30 feet.

B. Secondary Frontage. In addition to the above, one square foot of sign for each five lineal feet of parcel frontage on a secondary street shall be allowed.

C. Forty-Foot Sight Distance. In addition to subsections (A) and (B) of this section, the allowable aggregate sign area may be increased by 50 percent if the structure involved and the sign are located more than 40 feet from the centerline of the street on which they face. The increased aggregate sign area shall not increase the maximum sign sizes as provided below or in the specific regulations.

D. One-Hundred-Fifty-Foot Site Distance. If the sign and the structure involved are more than 150 feet from the centerline of the street on which they face, the aggregate ~~permitted~~ sign area permitted may be increased by an additional 25 percent to that allowed by the 40-foot sight distance in subsection (C) of this section. If this section applies, the individual sign sizes as permitted by subsections (E) and (F) of this section may also be increased by 25 percent.

E. Minimum Allowed Sign Area. Any business not having the necessary frontage (or floor area as in subsection (F) of this section) to permit at least six square feet of aggregate sign area shall, in any event, be permitted six square feet of aggregate sign area.

F. Multiple Businesses. Where two or more businesses or occupancies exist in any one building, the aggregate sign area shall be prorated among tenants in direct proportion to the floor area for each use.

G. Multisided Signs. In computing ~~aggregate sign~~ sign area of a strictly two-sided sign (back to back), each face shall be multiplied by 0.75. Multisided signs other than double-faced signs, constructed with faces at any angle, shall be counted as one sign per face. Other signs constructed in the form of a cylinder, sphere or similar figure shall be considered as one sign and the total surface area shall be computed as sign area.

18.16.022 Maximum size.

No sign shall exceed 48 square feet in total area. Each face of a double-faced sign shall not exceed 32 square feet.

18.16.031 Sign location.

Signs shall be located only on the property of the use or business being identified, unless the property or business has no street frontage, in which case signage may be located on a property that contains street frontage that is in front of or adjacent to the subject property, with written permission of the property owner. No other off-site signs shall be permitted.

18.16.032 Signs in residential zones.

No ~~commercial~~ signs shall be allowed in residential zones except as otherwise permitted by SMC 18.12.090 and as with the exception of the followings:

A. Except for bed and breakfasts and home occupations, one non-illuminated identification sign no larger than five square feet may be allowed for a permitted business within the historic overlay district, or for a legal, nonconforming business in a residential zone.

B. One subdivision or apartment identification sign is allowed for each project in any residential zone. Such signage shall be permitted only on the site of the use being identified. The sign shall not exceed 10 square feet in area, with a maximum horizontal length of five feet. In the case of freestanding signs, a maximum of seven square feet per sign with a maximum horizontal length of five feet is allowed.

C. Bed and breakfast signs shall be limited to two square feet in area, and one in number.

D. No window display of products, nor signs advertising the location of a home occupation shall be permitted in a residential zone.

18.16.040 Maintenance.

The owner of any sign shall properly maintain all parts and supports of the sign. Signs and sign structures shall be maintained at all times in a state of good repair and finish, with all braces, bolts, and structural parts and supporting frames and fastenings free from deterioration, rot, rust and loosening. No person shall maintain, or permit to be maintained on any premises owned or controlled by him/her, any sign which is sagging, leaning, fallen, decayed, deteriorated or otherwise dilapidated or unsafe. The planning director or his or her designee shall give written notice to the owner of any sign determined to be improperly maintained. After 30 days, any sign not properly maintained or removed shall be deemed to be noncompliant with this section, in violation of this code, and subject to the abatement provisions of this title.

18.16.050 Compliance with regulations of the California Public Utilities Commission.

Notwithstanding any other provisions of this title, no sign shall be constructed, erected, installed or maintained in any manner that conflicts with any rule, regulation or order of the California Public Utilities Commission pertaining to the construction, operation, and maintenance of public utilities.

Nothing in this section shall extend the time for a sign that is exempt under SMC 18.12.090 to be displayed in accordance with that section.

*Code reviser's note: Sections 18.20.011 through 18.20.020 of this chapter were editorially renumbered as 18.20.110 through 18.20.200 to prevent duplication of numbering after the amendments of Ordinance 03-2011.

Chapter 18.20

SPECIFIC REGULATIONS

18.20.001 Conditions – Conflicts.

The following regulations provide additional specificity for signs under the categories of types of signs, types of businesses, or particular locations. Where regulations of this chapter conflict with regulations under Chapter [18.16](#) SMC, General Regulations, the regulations of this chapter shall apply. Any permit issued pursuant to this title shall be subject to the following conditions in addition to those conditions set forth in the permit.

18.20.110 Banners.

Decorative banners and flags may be used for grand opening or special events for a maximum period of 15 consecutive days, or for holidays for a period of no more than 45 total days per year and may be permanently displayed if first approved by the DRHPC. In no event shall advertising copy be displayed on any banner.

18.20.120 Freestanding (or monument) signs.

A. Number. Freestanding signs shall be limited to one per parcel or property.

B. Height. The top of a freestanding sign, including the sign structure, shall not exceed 12 feet.

C. Placement. Every freestanding sign shall be wholly on the property occupied by the use or uses identified or advertised, and no less than ~~not within~~ six feet from the nearest roadway of any vehicular right-of-way, and not over any part of the or public pedestrian sidewalk or walkway, whichever is closer. Any variance to the provisions of this section shall, in addition to other findings required by Section 18.40.030, require a finding that the sign will not limit, restrict, impede, or impair sight distance or visibility.

18.20.130 Illuminated signs and/or exterior business lighting.

A. Intent. Illumination of signs and of business frontage, facilities, and products is a very sensitive issue in the city of Sonoma. Although it is recognized that illuminated signs and exterior advertising lighting may allow identification of businesses and their products at night, illuminated signs are considered generally inappropriate except for businesses which normally operate in the evening hours. Exterior night lighting of commercial areas should produce no glare, spillage, or excessively bright lighting. Where illumination is determined essential or permissible by the DRHPC or the planning commission, it shall be as subdued as possible, allowing for legibility. The DRHPC recognizes that new technologies have been developed related to illuminated signs and would like to promote creativity in the design of illuminated signs. Special consideration should be given to the historical significance of the surrounding area while considering the historical appropriateness of the sign. In addition, an illuminated sign shall not flash, blink, move, or scintillate.

B. Restrictions.

1. Size. Interiorly illuminated signs, where permitted, shall not exceed 27 square feet in area. Each face of a two-sided interiorly-illuminated sign shall not exceed 18 square feet. Exteriorly illuminated

signs shall not exceed 32 square feet in area. Each face of a two-sided exteriorly illuminated sign shall not exceed 21 square feet in area.

2. Brilliance. No sign or exterior business lighting shall be permitted that produces glare or light spillage, or that is more intense than is necessary to legibly illuminate a sign or exterior area. Signs and exterior lighting that are excessively brilliant are prohibited. Where lighting is provided, it shall be subdued. In determining whether a sign or exterior lighting is excessively brilliant, consideration shall be given to the following:

- a. The size of the sign or area to be lit;
- b. The percentage of the white or light-colored portions of the sign or exterior area, or potential for light reflection of areas to be lit;
- c. The brightness or level of lighting for the sign or area;
- d. The distance from the public right-of-way;
- e. The proximity of surrounding signs and other exteriorly lit businesses; and
- f. The nature of the surrounding area.

Whenever a sign or business lighting is to abut a residential area, the DRHPC shall consider the illumination times, the location of the sign and/or lighting, the height and direction of the light sources, and the level of light and its intensity.

3. Illumination. Exterior illumination of signs or exterior business areas shall be accomplished through lights concealed from all public areas so that the light source is not visible. Flood lights shall be shielded on all sides but that facing the sign or exterior area. Flood lights for exterior lighting must be concealed in some manner (including landscaping or a building feature) and be directed only toward areas where specifically needed. No light spillage or glare shall be allowed into areas not intended to be lit or onto neighboring properties. It is recommended that the surface brightness shall not be greater than 100 foot-lamberts.

All illuminated signs or exterior business areas shall be lit with the minimum necessary level of lighting to provide legibility or subtle security lighting at normal sight distances. Interiorly illuminated signs are prohibited in residential zoning districts.

4. Illuminated Window Signs. One illuminated window sign no more than two square feet in area may be permitted. Such a sign shall be counted as one sign, and shall be included in the aggregate sign area. A neon sign shall be considered an illuminated window sign.

5. Illuminated signs and exterior lighting shall conform to the lighting standards in SMC [18.60.030](#), Appendix B – City of Sonoma lighting application standards and applicable sections of the California Building Energy Efficiency Standards.

6. Within 60 days after the installation and lighting of an illuminated sign and/or exterior lighting, the DRHPC shall require alteration of the intensity if the sign or lighting violates any of the provisions herein or the guidelines and standards of SMC [18.60.010](#), Appendix A – Design guidelines for signs, or SMC [18.60.030](#), Appendix B – City of Sonoma lighting application standards.

7. Any existing sign which is determined by the DRHPC, planning commission, or city council to violate any of the above provisions shall be subject to reduction of intensity or to the provisions of this title regarding abatement and enforcement (Chapter [18.44](#) SMC).

18.20.140 Portable freestanding signs.

A. Intent. It is the intent of this section to minimize the use of portable freestanding signs in order to minimize visual clutter and conflicts on sidewalks and to ensure that when portable freestanding signs are allowed that they are harmonious with their surroundings and distinctive in their design and creativity. Portable freestanding signs shall be allowed only when approved by the planning director or his or her designee upon a finding that special circumstances exist regarding the applicant's business location that require a freestanding portable sign. Examples of such special circumstances include, but are not limited to: (1) the business is not visible from the street on which it lies; (2) options for permanent signs have been exhausted; or (3) some other valid physical justification. Portable freestanding signs shall be designed so as to be compatible with the architecture of the building in which the applicant's business is located and compatible with other buildings on the same block and in the same vicinity as the applicant's business. Generic design, signs having an A-frame design, prefabricated signs, and plastic material shall be discouraged and shall not be subject to DRHPC review.

B. Portable freestanding signs may be approved by the planning director or his or her designee anywhere in the city in conformance with this section except in commercial shopping centers with approved sign programs and on sidewalks surrounding the Plaza with the exception of the Place des Pyrenees.

C. An applicant that moves his or her business to a new location must apply for a new approval if the applicant desires to place a portable freestanding sign at the new business location. Approval for a portable freestanding sign at one location is not transferable to another location.

D. The following limitations shall apply to portable freestanding signs:

1. If the lineal feet of street frontage at the location at which an applicant desires to place a portable freestanding sign is less than 40 feet, the maximum allowable size of a freestanding sign shall be five square feet. The freestanding sign shall not exceed a maximum width of 24 inches and a maximum height of 48 inches.

2. If the lineal feet of street frontage at the location at which an applicant desires to place a portable freestanding sign is 40 feet or greater, the maximum allowable size of a freestanding sign shall be six square feet. The freestanding sign shall not exceed a maximum width of 30 inches and a maximum height of 48 inches.
3. Portable freestanding signs shall be of stable construction and braced as necessary to prevent collapse or toppling. If a sign has wheels, the wheels must be capable of locking.
4. Portable freestanding signs shall be located on the property of the business which it advertises or on the sidewalk fronting that property. Portable freestanding signs shall not be placed on the street. Portable freestanding signs located on sidewalks shall be located within two feet of the building frontage or the interior of a sidewalk. Portable freestanding signs shall be located so as not to obstruct pedestrian traffic or disabled person access and shall not be placed in a location that presents a hazard. A minimum sidewalk clearance of five feet shall be required. Portable freestanding signs shall not have any moving parts, projections, or lighting.
5. Only one portable freestanding sign shall be allowed per business. Portable freestanding signs authorized by the planning director or his or her designee shall not be counted against the number and aggregate sign area to which a property is otherwise entitled under this title.
6. No more than two portable freestanding signs shall be displayed at any time at one building or business property, except that the Place des Pyrenees alley businesses may be permitted to display a maximum of three portable freestanding signs at any one time at a building or business property.
7. Portable freestanding signs shall be displayed only during business hours.
8. There shall be at least 10 feet between portable freestanding signs, except that the Place des Pyrenees alley businesses shall be permitted a four-foot spacing between portable freestanding signs.
9. As a condition to the authorization of portable freestanding signs by the planning director or his or her designee, the applicant shall be required to furnish to the city proof of insurance and to execute an agreement obligating the permittee to indemnify and hold the city harmless from any action, claim or expense that may occur as a result of the placement of the portable freestanding sign on any sidewalk or public right-of-way. Any person who fails to furnish the required proof of insurance and indemnification in connection with the placement of a portable freestanding sign shall be in violation of this chapter and the sign shall be subject to immediate removal by the city.
10. At such time as vehicular traffic is no longer permitted at the Place des Pyrenees, portable freestanding signs shall no longer be permitted. All authorizations for portable freestanding signs issued by the planning director or his or her designee shall immediately terminate and be of no

further force or effect. All temporary freestanding signs placed at the Place des Pyrenees after the date traffic is no longer permitted shall constitute a violation of this chapter.

E. Applications for portable freestanding signs that do not meet the limitations set forth above shall be subject to the review and approval of the DRHPC, which may, but is not required to, permit exceptions to the dimensional standards set forth above if it finds that:

1. The circumstances of the sign location or design necessitate the granting of such exceptions in order to provide adequate visibility, address unique site conditions, or provide for enhanced design quality or creativity; and
2. The proposed exception to dimensional standards is consistent with the intent of this section; and
3. The proposed exception to dimensional standards, if granted, would not result in the approval of a portable freestanding sign that is in excess of 72 inches in height.

18.20.150 Projecting signs.

A. Size. Projecting signs shall not exceed nine square feet in area on each side.

B. Placement. Projecting signs shall not project over four feet from any wall surface nor be closer than four feet to any curb line of a public street. No projecting sign shall extend above the top level of the wall upon or in front of which it is situated, or in the case of buildings having sloping roofs, above the eaves of the roof.

C. Clearance. Any sign which is suspended or projects over any public or private walkway or walk area shall have an overhead clearance of at least seven feet.

18.20.155 Real estate signs.

A. Intent. Real estate signs for the purpose of advertising a property is for sale or lease shall be permitted provided such signs conform to the requirements of this section and are limited in duration to the time period established under SMC 18.12.090 or as may e extended under this section.

B. Real estate signs (commercial, corporate) shall conform to the following requirements:

1. Number, Display. One sign advertising that a property is for sale, lease or exchange is permitted on each building frontage to be displayed on the subject property by the owner or his/her agent, and may include the owner's or agent's name, address, and telephone number.
2. Size. Real estate signs may be two-sided and shall be no larger than eight square feet per side. Real estate signs for large properties (over 25,000 square feet of building area) may be two-sided and shall be no larger than 32 square feet per side.

C. Real estate signs (commercial, noncorporate) shall require review by the DRHPC. Real estate signs shall be compatible with the architecture of the building they advertise. Generic design, prefabricated signs, and the use of plastic materials are discouraged.

D. Real estate signs (residential, one to four units) shall conform to the following requirements:

1. Number, Display. One real estate sign advertising that a property is for sale, lease or exchange may be displayed on the subject property by the owner or his/her agent, and may include the owner's or agent's name, address, and telephone number.

2. Size. Real estate signs may be two-sided and shall be no larger than eight square feet per side (not including riders and toppers).

3. Freestanding Real Estate Signs. The sign shall be attached to a post (or posts), no larger than four inches square, driven into the ground so that the top of the sign shall not be over six feet above the ground surface. There are two types of additional signs that may be placed on a real estate sign: a rider and a topper. A maximum number of two riders may be placed on the freestanding sign. One topper sign shall be allowed. There are two sizes of allowable rider signs: standard (24 inches by 18 inches); and premium (24 inches by 30 inches). One type of topper is allowed: 24 inches by six inches.

4. Additional freestanding real estate riders or toppers may be allowed subject to the discretion of the planning director or his or her designee.

E. Temporary/Portable Open House Signs. A maximum of two temporary "Open House" signs shall be allowed for any property, with their display limited to the hours that the property is available for viewing. The size of each "Open House" sign shall be limited to 24 inches wide by 18 inches in height.

F. Real estate sign (~~multifamily residential~~, five or more units) shall conform to the following requirements:

1. Number, Display. A maximum of one real estate sign advertising that properties are for sale, lease or exchange may be displayed on the subject property by the owner or his/her agent, and may include the owner's or agent's name, address, and telephone number.

2. The real estate sign may be two-sided and shall be no larger than 32 square feet per side.

G. Renewal. Real estate signs (~~multifamily residential~~ five or more units) may be displayed for up to 18 months as provided under SMC 18.12.090. After 18 months, DRHPC review is required and a sign permit application shall be submitted consistent with Chapter 18.12.010. ~~The factor that~~ If the DRHPC should consider in order to determines that whether to allow the continued display of the sign is confirming that the sign has been maintained in a state of good repair and finish, then the DRHPC may allow the display of the sign to continue for a reasonable period of time as determined by the DRHPC.

H. Vacant Lots. Freestanding signs shall be set back at least 10 feet from the property line. Signs may be two-sided and shall be no larger than eight square feet per side. On parcels in excess of one acre, a 16-square-foot real estate sign shall be permitted. The sign shall be attached to a post driven into the ground so that the top of the sign shall not be over six feet above the surface of the ground.

18.20.160 Roof signs.

Roof signs shall only be permitted when the silhouette of the sign is not in conflict with the silhouette of the rooflines of the building. Roof signs on flat roofs are prohibited. No roof sign shall be more than two feet in height. The top of a roof sign shall not exceed or rise above the lowest 25 percent of the height of the roof.

18.20.170 Service station signs.

Service stations signs shall be subject to all other applicable~~the~~ regulations of this title including the allowable aggregate sign area, with the exception of the number of signs allowable, and Notwithstanding any other provisions of this title, service station signs shall be subject to as superseded by the following limitations, below. ~~Service station signs are subject to the following:~~

A. Freestanding company identification signs, limited to one, shall not exceed 18 square feet on one side, and may be double-faced and illuminated. Identification signs on canopies, limited to a total of three, shall not exceed 10 square feet each. The design review and historic preservation commission (DRHPC) may, at ~~their~~ its discretion (subject to section 18.12.030), exclude logos from the limitations on numbers of signs; however, ~~they~~ it shall review all such sign copy and their proposed locations.

B. In addition to identification signs, additional signs may be permitted as follows:

1. Price signs, limited to one, shall not exceed 12 square feet and shall be permanently affixed (nonportable). Price signs may be double-faced and illuminated.
2. One owner identification sign not to exceed three square feet in area. The sign shall not be illuminated or double-faced.
3. Miscellaneous signs, such as small accessory signs, credit card signs, automated teller machine signs, car wash signs, and food service signs, etc., and other similar signs, shall not count toward the aggregate sign area; provided, that the DRHPC approves their size and locations.

18.20.180 Shopping center signage.

In addition to and notwithstanding the number and sizes of signs listed under SMC 18.16.010 and 18.16.020, one additional identification sign may be permitted for a shopping center. The total area of the additional sign shall not exceed 60 square feet, with no single face of a double or multisided sign larger than 40 square feet. Illuminated shopping center signage shall conform to the sizes under the illuminated signs section (SMC 18.20.130), unless granted a variance by the DRHPC.

A shopping center may develop a sign program for all tenants within the center which, after approval by the DRHPC, may be administered by the shopping center administration. Signs not in conformance with the approved program must be reviewed by the planning director or his her designee or the DRHPC in accordance with Chapter 18.40.

18.20.190 Wall signs.

Wall signs projecting over the property line, including a light box or other part thereof, shall not exceed a thickness of 12 inches.

18.20.200 Window signs.

Permanent or temporary window signs shall not cover more than 20 percent of the aggregate area of each window facing a public right-of-way. Permanent window signs (except as specified in SMC 18.12.020(A)(7)) shall require review by the DRHPC, and shall be included in the total aggregate sign area allowable for the site. Display of temporary window signage shall not exceed 90 days per year. Illuminated window signs shall be permitted only in accordance with the provisions of SMC 18.20.130, Illuminated signs.

Chapter 18.28

PROHIBITIONS

18.28.001 Generally.

The following regulations specify prohibitions regarding signage displays in the city.

18.28.010 Permit required.

It is unlawful for any person, firm, or corporation, directly or indirectly, to install, erect, move, alter, replace, suspend or attach any sign, or do any structural work in connection with a sign within the city limits without first securing a permit from the planning director or his her designee as provided in this title, except for as expressly listed in SMC 18.12.0890, Exemptions.

18.28.021 Prohibited signs – Abandoned signs.

No person shall maintain or permit to be maintained on any premises owned or controlled by him/her, any sign which has been abandoned. A firm which has gone out of business shall have 30 days from the date of closing of the business to remove the sign.

18.28.022 Prohibited signs – Advertising signs.

Except as provided by SMC 18.20.155, Real estate signs, No sign shall be erected or used for advertising purposes of any kind except such signs as shall be located on a place of business, enterprise or calling, and used solely for naming, designating or identifying such business, enterprise or calling. No sign shall advertise or display the make, brand name, or manufacturer's name of any product, article or service except when essential to and entirely integral with naming, designating or identifying the business, enterprise, or calling, or when advertising a product which is carried by that business under a

legally recognized franchise or a written exclusive sales agreement. Illuminated beer or other illuminated product advertising signs are specifically prohibited.

18.28.024 Prohibited signs – Excessive brilliance.

No sign or exterior lighting associated with a business shall be permitted that produces glare or light spillage onto other properties or into areas not intended to be lit, or that is more intense than is necessary to adequately illuminate the sign or exterior area. Light boxes and signs that are determined to be excessively brilliant by the DRHPC, and/or conflict with any criteria within SMC [18.60.030](#), Appendix B – City of Sonoma lighting application standards, are prohibited.

18.28.026 Prohibited signs – Moving signs.

Moving sign structures, pennants, whirligigs, reflectors, reflective signs, moving lights, flashing lights, feather signs, and visible gaseous discharges are specifically prohibited except as permitted under SMC [18.12.020](#), Administrative review.

18.28.0267 Prohibited signs – Animated signs.

No person or animal shall use, carry, or wear any sign displaying a commercial message on private or public property, except as may be required by ordinance or law.

18.28.028 Prohibited signs – Vehicle signs.

No signs shall be located, displayed or attached on any motor vehicle except “For Sale” signs, and/or identification signs indicating the name and/or nature of the business for which the vehicle is used. Such an identification sign shall be attached to the vehicle in a permanent manner, including attachment by magnetic means and shall be only incidental to the purpose of the vehicle. This section shall not apply to signs for non-commercial purposes.

18.28.034 Prohibited locations – Obstructions.

No sign shall be erected in such a manner that any portion of the sign or its support is attached to or will interfere with the free use of any fire escape, exit, or standpipe, or obstruct any required door, venting system, window, disabled access, or public right-of-way.

18.28.035 Prohibited locations – Residential zones.

Interior illuminated signs are prohibited in any residential zone. Home occupation signs are prohibited in residential zones.

18.28.036 Prohibited locations – Sign posting in a public place.

No person, firm, or corporation, except a public officer or employee in performance of a public duty, shall paste, paint, print, nail, tack or otherwise fasten any card, banner, handbill, sign, poster or advertisement or notice of any kind, except construction warning signs, or cause the same to be done, on any curbstone, lamp post, utility pole, hydrant, bridge, wall, fence or tree, upon any public sidewalk, street, alley, or other public property, except as may be required by ordinance or law.

18.28.037 Prohibited locations – Signs within rights-of-way.

No permanent sign shall be placed within the public right-of-way except for the posting of official government notices by a representative of that agency, a franchised public utility company, or a contractor doing authorized or permitted work within the public right-of-way. No temporary or portable sidewalk sign shall be so placed without an encroachment permit compliant with SMC 12.20 ~~for same~~.

18.28.038 Prohibited locations – Traffic safety.

No sign shall be erected in such a manner that it will, or may reasonably be expected to, interfere with, obstruct, confuse or mislead traffic, or obstruct a traffic line of sight.

Chapter 19.32

NONCONFORMING SIGNS

18.32.010 Signs rendered nonconforming.

Any sign which was in compliance with existing laws ~~legal~~ as of the date of the adoption of the ordinance codified in this title, but that becomes legally nonconforming on subsequent to the effective date of the ordinance by the amendment of this title, or subsequent to the effective date becomes legally nonconforming, ~~either~~ by reason of annexation to the city of territory upon which the sign is located, ~~or by the amendment of this title~~, shall be permitted to remain until such time as one or more signs of the business are replaced, moved, or altered in any manner, at which time all signage for the business shall conform to this title. While they remain in place, such signs are considered to be legal nonconforming signs.

18.32.020 Modification of nonconforming signs.

No nonconforming sign shall be in any manner altered, reconstructed or moved without being made to comply in all respects with the provisions of this title; provided, however, that nothing herein shall prohibit the normal maintenance or repair of any nonconforming sign nor the repainting of the face thereof until it is removed or made conforming as provided herein.

Chapter 18.40

VariancesARIANCES

18.40.001 Authority.

The DRHPC may grant a variance in accordance with the procedure specified below and authorize a specific exception to any regulation of this title.

18.40.010 Application.

An application for a variance from the provisions of this title shall be filed on a regular sign application form, accompanied by plans, sketches, and a narrative that clearly depict and describe the proposal and the exception required, along with the appropriate filing fee. A narrative shall explain and justify why a variance is necessary.

18.40.020 Procedure.

A. Public Hearing. The DRHPC shall hear the variance item at a regular or special meeting of the commission.

B. Granting of the Variance. The DRHPC has final authority to grant the variance if it makes all of the findings in accordance with this chapter and any other variance findings specifically required to be made for the applicable sign by this Title. The DRHPC may require such terms or conditions to the granting of the variance as are deemed necessary and reasonable to secure the objectives of this title.

C. Noncompliance and Revisions to the Variance. Noncompliance with or violation of terms or conditions of a variance shall constitute cause for revocation of the variance. Revisions to the terms or conditions of a granted variance shall require a new application and public hearing.

D. Effective Date. The variance shall become effective and be issued 15 days after the date the DRHPC grants the variance, unless an appeal has been filed, in which case the variance shall not be issued unless and until the granting of the variance is affirmed on appeal.

E. Appeals. Appeals shall be taken according to SMC 18.12.040, Appeal.

18.40.030 Findings.

The DRHPC may grant a variance if it makes all of the following necessary findings:

A. Exceptional or extraordinary circumstances or conditions, not resulting from any act of the owner or applicant, apply to the location under consideration and not generally to other businesses or properties in the vicinity;

B. Strict adherence to a regulation may cause unnecessary hardship or prohibit the exercise of creative design, and the application submitted is extraordinary and outstanding in design;

C. The exception is the minimum necessary to serve its intended use;

D. The exception is in conformance with the purpose and intent of this title;

E. The granting of the variance will not be detrimental to the public interest or welfare, or injurious to properties or improvements in the vicinity.

Chapter 18.44

ABATEMENT AND ENFORCEMENT

18.44.001 Generally.

~~Violations of this title shall be considered a violation of the zoning ordinance of the city.~~ Abatement and enforcement of this title shall be accomplished according to Chapter 1.12 SMC, General Penalty, and according to the regulations listed below.

18.44.010 Abatement.

Signs, except legal nonconforming signs as described above, which do not comply with the regulations of this title or a sign’s associated permit, shall be immediately and completely removed (including any structure and/or supports), or abated as determined by the planning director and/or the police department in accordance with the following paragraph.

A warning letter or citation shall be issued by the planning, public works, or police department to request compliance with this title, and shall give a specific time period for rectification. If compliance is not reached within the time period specified, or if the noncompliance or offense is repeated or continued, a citation from the police department shall be issued or other legal action may be taken by the city as described under SMC 18.44.020(B), public nuisance.

18.44.020 Enforcement.

A. Inspections. The planning director may, at any time, make such inspections as may be necessary or appropriate to ascertain whether a sign will comply or is complying with the purpose and intent of this title. An appeal of an adverse determination by the planning director may be made to the architectural review commission.

B. Public Nuisance. A violation of the provisions of this title is declared to be a public nuisance, and the city prosecutor or city attorney, on direction of the city council, may institute necessary legal proceedings for the abatement or enjoinder thereof in the manner provided by law and shall take such steps as may be necessary to accomplish those ends.

C. Unsafe, Unlawful Signs. Should any sign or other advertising structure regulated herein become unsafe, insecure, a menace to the public, or should it be constructed, erected or maintained in violation of this title, or should the same no longer advertise a bona fide business conducted or a product or service sold on the premises, or which no longer serves its purpose, the planning director shall abate the sign as under SMC 18.44.010, Abatement, or legal action may be pursued by the city as under subsection B of this section.

18.44.030 Penalties.

Citations issued for violation of any portion of this title shall be according to Chapter 1.12 SMC, General Penalty. In addition, any person violating any of the provisions of this title may be deemed guilty of a misdemeanor at the discretion of the city attorney and upon conviction thereof shall be punished as provided in Chapter 1.12 SMC. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of this title is committed, continued or permitted by any such person, and he/she shall be punished accordingly.

Chapter 18.50

DEFINITIONS

18.50.001 Generally.

For the purposes of this title, the following words and phrases shall have the meaning set forth in this chapter. For other words and phrases not found herein, this title shall utilize the definitions previously found in SMC Title 19.

18.50.010 A-board sign or sidewalk sign.

“A-board sign or sidewalk sign” means a portable (typically double-sided) sign designed to stand independently upon a surface on which it is placed: a two-legged support sign in the form of the letter “A.”

18.50.020 Abandoned sign.

“Abandoned sign” means any sign which pertains to a time, event or purpose which no longer exists. Thirty days after a business has ceased operation, or has gone out of business, signs for that business shall be presumed to have been abandoned.

18.50.030 Advertising – Advertising copy.

“Advertising” or “advertising copy” means any form of nonpersonal promotion of ideas, goods, and/or services usually paid for by an identified sponsor including but not limited to, product logo, brand name, or other product identifying information.

18.50.040 Advertising sign.

“Advertising sign” means a sign which calls attention to particular goods or services, other than those which identify the basic name or function of the enterprise located on the premises, whether or not such goods or services may be offered on the premises.

18.50.045 Aggregate sign area.

“Aggregate sign area” means the total sign area of all signs located on a property or that portion of the property described by the provision of this title in which this term is being employed.

18.50.047 Animated sign.

“Animated sign” means a sign carried or worn by a person or animal, including an A-board sign, costume, placard, or similar device.

18.50.050 Awning or canopy sign.

“Awning or canopy sign” means a sign applied, attached, or painted on the surface of an awning or canopy.

18.50.060 Banner sign.

“Banner sign” means a sign which is made of quality material attached on ~~four~~ two sides.

18.50.070 Building face.

“Building face” means the general outer surface of a main exterior wall of a building. Rectangular buildings generally have four faces.

18.50.080 Construction sign.

“Construction sign” means a sign located on a site where construction is underway, giving information concerning what is being constructed and/or by whom the work is being done.

18.50.090 Design review and historic preservation commission.

“Design review and historic preservation commission (DRHPC)” means the commission, duly appointed by the city council, which is charged with conducting sign and architectural review for the city.

18.50.100 Directional sign.

“Directional sign” means a sign which gives direction to, or the location of, a point of general interest; a sign, the purpose of which is to facilitate or control the efficient or safe movement of pedestrians or vehicles.

18.50.110 Erect.

“Erect” means to build, erect, install, construct, hang, place, relocate, enlarge, substantially alter, attach, suspend, paint, post, maintain, or display.

18.50.115 Feather sign.

“Feather sign” means a tall, thin flag mounted on long plastic or bamboo poles that bend with the wind.

18.50.120 Flag sign.

“Flag” means a sign which is made of a durable (not rigid) quality material that is attached on one side.

18.50.130 Freestanding sign.

“Freestanding sign” means a permanent sign which is self-supporting, standing on and attached to the ground and not attached to or projecting over any building or building projection. Such signs may be supported from the ground by one or more uprights, poles, or posts, with or without braces.

18.50.140 Frontage.

“Frontage” means the portion of a property parallel and adjacent to a public street. If there is more than one structure housing a separate business on a parcel, the frontage of each will be the measurement of the building portion fronting on the street plus a proportionate amount of the open area between those buildings, determined according to the frontage of each building.

18.50.150 Hanging sign.

“Hanging sign” means a sign suspended from a building structure, canopy, or other feature. See SMC [18.50.290](#), Projecting sign, and SMC [18.50.420](#), Wall sign.

18.50.160 Identification sign.

“Identification sign” means a sign identifying the premises on which it is displayed by stating the name and/or general nature or description of the enterprise located there

18.50.170 Illuminated sign.

“Illuminated sign” means a sign with lighting applied to it, either in the form of exterior illumination, lighting applied to the sign from an outside source, or in the form of interior illumination, a sign lit from within the sign structure, including neon signs and light boxes

18.50.180 Information sign.

“Information sign” means a sign used to convey information concerning the property upon which the sign is placed.

18.50.190 Informational text.

“Informational text” means writing on a sign that provides information about content, direction, description, address, or phone number, supplemental or accessory to the title or name on the sign

18.50.200 Legal, nonconforming use (or business).

“Legal nonconforming use (or business)” means a use which is not a permitted use in the location where it is found according to the current zoning ordinance, but is allowed by conditional use permit, variance, or by virtue of operating continuously in the same location prior to the adoption of the current zoning regulations.

18.50.210 Mobile sign.

“Mobile sign” means any permanent or temporary sign mounted on a vehicle, trailer or on portable supports.

18.50.220 Moving signs.

“Moving signs” means signs and/or sign structures and light displays that are exhibited expressly to get attention through the use of motion, including pennants, whirligigs, flags, reflectors, reflective signs, moving lights, flashing lights, and visible gaseous discharges

18.50.230 Occupational nameplate.

“Occupational nameplate” means a sign limited to name, occupation, and hours of business.

18.50.240 Permanent sign.

“Permanent sign” means a sign for which a sign permit is approved and issued with no time limit in accordance with the provisions of this title.

18.50.250 Planning director.

“Planning director” means the planning director of the city of Sonoma, or his/her equivalent or authorized deputy.

18.50.260 Political sign.

“Political sign” means any sign advocating preference for political parties, platforms, ideologies, and/or candidates for public office.

18.50.270 Portable freestanding sign.

“Portable freestanding sign” means a portable (typically double-sided) sign, of creative design, designed to stand independently upon a surface on which it is placed.

18.50.280 Primary street frontage – Primary frontage.

“Primary street frontage” or “primary frontage” means the street frontage on which the address of the building or lot is based.

18.50.290 Projecting sign.

“Projecting sign” means any sign that extends or projects outward from a building or structure. Any sign erected or suspended under a marquee, porch, portal, or walkway-covering type structure and placed generally perpendicular to the wall of the adjoining building shall be deemed a projecting sign

18.50.300 Real estate sign (commercial, corporate).

“Real estate sign (commercial, corporate)” means any sign that advertises that a commercial or new development property is for sale or lease by a real estate company.

18.50.310 Real estate sign (commercial, noncorporate).

“Real estate sign (commercial, noncorporate)” means any sign that advertises that a commercial or new development property is for sale or lease by an individual, not a real estate company.

18.50.320 Real estate sign (residential, one to four units).

“Real estate sign (residential, one to four units)” means any sign that advertises that a residential property (four or fewer units) is for sale or lease.

18.50.330 Real estate sign (~~multifamily~~, five or more units).

“Real estate sign (~~multifamily~~, five or more units)” means any sign that advertises that a ~~multi-family residential development property~~ (five or more units) is for sale or lease.

18.50.340 Rider sign.

“Rider sign” means a sign that attaches to the bottom of a real estate sign. There are two sizes of allowable rider signs: standard (24 inches by 18 inches); and premium (24 inches by 30 inches).

18.50.350 Roof sign.

“Roof sign” means any sign erected upon or over the roof or parapet of any building, including the roof of any porch, walkway covering, or similar structure.

18.50.360 Shopping center.

“Shopping center” means any combination of four or more commercial businesses on a single or commonly owned or leased parcel of land where common vehicular access from the street and common parking facilities are provided.

18.50.370 Sidewalk sign.

See SMC [18.50.270](#), Portable freestanding sign.

18.50.380 Sign.

“Sign” means any writing, pictorial representation, symbol, logo, insignia, banner, placement of lighting, or any other feature of similar character of any material, which is used to identify, announce, direct attention to, or advertise, or which is used to decorate or illuminate for commercial purposes, or provide direction or information, which is erected on the ground or on any bush, tree, rock, wall, post, fence, building, structure, vehicle, or in or on anyplace whatsoever, which is normally visible from the exterior of a building and includes window signs.

18.50.390 Sign area.

“Sign area” means the area or size in square feet of the smallest geometrical form enclosing the total exterior surface of a sign with one exposed exterior surface; or the aggregate area of all sign surfaces of a sign with more than one exposed exterior surface, as measured above. For strictly two-sided signs (back-to-back), each face, as measured above, shall be multiplied by 0.75 to obtain the aggregate area.

If any structural element which supports a sign is designed, painted, or otherwise arranged so as to substantially contribute to the advertising qualities of the sign, such structural elements shall be included in the smallest geometrical form used to compute the area of the sign. Signs consisting solely of self-supporting block letters shall be the aggregate of the geometric form enclosing each letter when all of the following conditions apply:

- A. One foot or more separates each letter;
- B. The background for each face shall be the face of the building or roof upon which the letters are supported; and
- C. There is no frame or other design device connecting the letters.

18.50.395 Sign program.

“Sign program” means a sign plan which identifies the placement, construction, size, materials, colors, texture, method of lighting, and other related requirement (including window signs) for those signs that are subject to the plan. The plan should address sign consistency, sign patterns, and manner in which signs attach to the building.

18.50.400 Temporary sign.

“Temporary sign” means any sign for which a sign permit is approved and issued in accordance with the provisions of this title, with a time limit. As used in this section, “temporary” means for a period of no more than 90 days, or sooner if a date certain for removal is stated in the permit; any sign installed as a temporary sign pursuant to a permit granted pursuant to this section shall be removed before the sooner of the date required for removal in the permit or on or before 90 days after installation.

18.50.410 Topper sign.

“Topper sign” means a sign that attaches to the top of a real estate sign. Topper signs may not exceed 24 inches by six inches.

18.50.420 Wall sign.

“Wall sign” means a sign posted on, painted on, suspended from, or otherwise affixed to the wall of any building or structure in an essentially flat position, or with the exposed face of the sign placed approximately parallel to the plane of the wall. Any sign erected or suspended from a canopy, porch, portal, or similar covering structure, and placed approximately parallel to the adjoining building wall, shall be deemed a wall sign.

18.50.430 Window sign.

“Window sign” means any sign secured, applied, or painted to the inside or outside of any window, or otherwise located such that the sign can be seen through a window, which is less than four feet from the sign and be visible from the exterior of the building.

Chapter 18.60

APPENDICES

18.60.010 Appendix A – Design guidelines for signs.

General Purpose.

The purpose of architectural review of signs is to ensure that their design and placement will be compatible with the buildings on, or near to which, they are located, and will further the unique and pleasant atmosphere of Sonoma through a variety of attractive signs. The applicant should be aware of Sonoma’s character before designing a sign and should design it with the style of the building and the ambience of the town in mind. A sign should be architecturally a part of the design of the building that it is identifying rather than a feature independent of and in conflict with the design of the building.

The following guidelines should assist the designer in determining what would be appropriate and what would not be appropriate. These guidelines have been categorized ~~broken signs down~~ into their various elements of signage, including size, material, color, letter style, lighting, placement, and logos, symbols or pictures. These elements, however, must fit together to create the sign, which in turn must be considered on the basis of its total appearance.

Note: These design guidelines are general, and should be used only as a guide in designing a sign. It is based on the existing buildings in town, but may not cover every situation.

Size.

Although the maximum size of the sign is controlled by this title, the size of the sign shall be considered in relation to the building mass involved and the other elements mentioned herein, especially the sign’s placement. A flat wall sign can be considerably larger than other types of signs as flat signs are not

generally obtrusive. Projecting signs normally encroach into the right-of-way and need less size to be noticeable. Detached, freestanding signs are the most obvious type of sign, and therefore also need considerably less size than a wall sign, nor are they dependent on a building structure for placement, but can be placed to the best advantage on the site.

Larger signs are justified in areas where business is primarily dependent upon vehicular traffic while smaller signs can be sufficient for pedestrian traffic areas. A sign out of proportion in size with others in the area is not to be encouraged, even though possibly within the maximum of this title. Any sign permitted to exceed the maximum sign size as established by this title by reason of any additional size permitted must be determined to be unobtrusive, necessary and not out of proportion to other signs in the area.

Materials.

Materials should be considered in relation to the building involved as well as to the town in general. Sign materials chosen should be geared to the architecture and materials of the building for which the sign is being designed.

Adobe-Spanish Style Buildings: For “adobe” and “Spanish style” buildings, where stucco, cement block, slumpstone and so forth are the main components, natural wood with painted or carved lettering is the most appropriate sign material, as it was the signing material used with this type of construction in historical times.

Brick and Stone Buildings: A brick or stucco building of the early 20th century style is most adaptable to a painted wooden sign or even exposed neon tubing on plastic. A permit for a neon sign will be granted only in exceptional cases (when the design of the sign is especially pleasing and appropriate with the building).

Wooden or “Old West” Buildings: Wooden Victorian style buildings echoing the late 19th, early 20th century and Old West period are generally most compatible with painted or natural wood signs. At times, some alternate material might be made to resemble wood or can have a similar effect, ~~although such materials must be worked with most carefully and probably will be the more difficult materials to work with.~~ For example, plastic may be made to resemble natural or painted wood in color, but the total effect is rarely that of the copied material. Great care should be taken in designing plastic signs with interior illumination because such signs may be incongruous with historic architecture. When plastic is to be used, careful attention should be given to all of the other elements of design.

A number of the 19th and 20th century buildings have made excellent use of painted signs on the windows. Again, great care should be taken when using this signing method as, when used improperly, it can present a cluttered appearance to the window. When used properly, this signing method can be very appropriate and emphasize the period of the building.

Color.

The color(s) of a sign should be harmonious and complementary to the colors of the building on or near which it is to be located. Fewer colors will generally produce the most attractive sign. The colors should also be reasonably compatible with the general character of Sonoma (psychedelic or phosphorescent colors really do not belong in Sonoma). In some cases, the color of the sign can make a rather incompatible material more compatible with the building.

Letter Style.

The letter style to be used on a sign should also be based on the architectural style of the building. Simple block letters are generally most compatible with the Mexican style buildings.

More intricate lettering is generally appropriate for the wooden Victorian style. There are numerous styles of lettering that could be used including Old English, Stencil, Cloister, and Quill Script. Block lettering would also be appropriate for the Victorian and early to middle 20th century buildings. For those buildings more recently constructed and having no particular architectural style, simpler letter styles are probably the most desirable.

Lighting.

It must be recognized that illuminated signing is a development of the 20th century. However, it is recognized that illuminated signs have some advantage over some nonilluminated signs in identifying businesses at night. Generally, illuminated signs are inappropriate except for businesses which normally operate in the evening hours.

For those cases where illumination is determined essential by the design review and historic preservation commission, it shall be as subtle as possible. Whenever a sign is to abut a residential area, the illumination times and location of the sign will be carefully considered.

Exterior Illumination: Illumination from concealed lights is the most appropriate means of illumination for most signs. It is also the most preferable method of illumination for maintaining the historical integrity of the sign and the building. Such flood lights should not be excessive in brilliance and must be shielded ~~on all sides but that facing the sign.~~ Flood lights must be concealed in some manner (landscaping or a building feature are often used).

Interior Illumination: Interior illumination is generally most appropriate for smaller signs or signs a distance away from the Plaza area. Within the Plaza area large interior illuminated signs are not complementary to the character of most of the shops, though smaller signs might be designed with careful attention to the other elements so that they would be harmonious ~~to~~ with the area. The less white or light-colored surface there is on a sign, the less glaring an illuminated sign will be. Darker colors will tone down the lighting of a sign considerably. Illumination levels shall be kept to the minimum necessary to provide legibility at normal sight distances. No interiorly illuminated sign is allowed in any residential zoning district.

Placement.

Proper placement of the sign basically depends on the movement of the possible customer traffic within the area and the type of business involved. If the business is on an arterial street, the sign will have to be obvious to fast moving vehicular traffic. Projecting or detached signs or more obvious wall signs are therefore appropriate. If the business is in, or on the fringes of, a heavily traveled pedestrian area, small projecting signs or flat wall signs are adequate to identify the business to the slower traffic, which is probably giving their entire attention to the stores they are passing. Detached permanent signs are, in most cases, unnecessary and unattractive in pedestrian-oriented areas.

It has been found that small sidewalk signs placed during business hours may add interest and direct foot traffic to shops; however, specific guidelines have been established to prevent an excessive number of signs. Second story or multiple suites will be encouraged to share sidewalk sign space to eliminate congestion. Where a sidewalk sign already exists, there will be, as a general rule, 18 feet between it and any adjacent sidewalk sign; however, each case will be studied individually. A judiciously placed projecting sign may offer better identification than a sidewalk sign in some locations. Placement of a sidewalk sign shall be as approved by the design review and historic preservation commission.

The placement of signs should also take into consideration the architectural style of the building. For Spanish style buildings, flat wall signs, very small projecting signs, and low profile detached signs are in keeping with the historic feeling and aesthetic appearance of the building. Flat wall signs and smaller projecting signs, as well as painted window signs, are most appropriate for wooden Victorian style buildings. Larger freestanding signs generally tend to fail to carry the historical continuity of Sonoma, and should be considered carefully before being proposed.

Architectural treatment of the supporting mechanism of the signs can make them more compatible with the building involved and with the rest of the town. This can be accomplished by mounting the sign in a planter, covering the post with various building materials, or using materials for the entire sign which have been suggested earlier as being complementary to the building involved.

Roof signs are regulated stringently by this title. Placement of a sign on a roof interrupts the architectural lines of a building, oftentimes making the building appear cluttered. Roof signs should be used only when the silhouette of the sign is not in conflict with the silhouette of the rooflines of the building.

The placement of any new sign or replacement of an existing sign shall not obstruct the visibility of an existing sign whenever it can be avoided.

Logos, Symbols, and Pictures.

For certain types of businesses, a logo or symbol is an integral part of identification, such as the various oil company logos, the mortar and pestle symbol for drug stores, and the cocktail glass for an on-sale liquor establishment. For such businesses, it will normally be appropriate for such symbols to be included in identification signs. Such symbols should be in proper scale considering the overall size of the sign, and should be only supplementary to the total identification information of the sign. Other businesses may wish to use a symbol or picture as a means of identifying the nature of the business. This might be done

in a subtle manner according to the guidelines suggested for colors and materials. It is suggested that only one logo or symbol be used for a single business, and that, in general, the size of the logo, symbol or picture be kept small.

18.60.030 Appendix B – City of Sonoma lighting application standards.

Application	Watts per square foot generally required for measure in bold				
	Maximum Footcandles (3' above ground level)	Tungsten-Halogen	Mercury Units	Metal-Halide	High-Pressure Sodium
Automobile Sales					
Front row	50	10.0	4.5	2.9	2.0
Remainder	10	1.5-1.8	0.68-.81	0.44-.52	0.3-.36
Billboards/Signs					
Good contrast	20-50	4.3-10.0	1.94-4.5	1.25-2.9	0.86-2.0
Poor contrast	50-100	10.0-20	4.5-9	2.9-5.8	2.0-4
Buildings					
Light surfaces	15	1.2/3.3	.54/1.5	.35/.96	.24/.66
Medium surfaces	10-20	2.2-4.3	1-1.94	.64-1.25	.44-.86
Dark surfaces	50	10	4.5	2.9	2
Parking Lots					
Attendant parking	2	0.38	0.17	0.11	0.075
Industrial lots	1	0.13-.15	0.06-.07	0.037-.044	0.026-.03
Self-parking lots	1	same	"	"	"
Protective/Security					
Gates and entries	5	1.2	0.54	0.35	0.24
Building surrounds	1	0.15-.19	0.07-.09	.044-.055	0.03-.04
Roadways					
Along buildings	1	0.24	0.11	0.07	0.05
Open areas	.5	0.08-.1	0.036-.045	0.023-.029	0.02
Service Stations					
Front and canopy areas	20-50	4.3	1.94	1.25	0.86
Rear areas	5-10	1.2	0.54	0.35	0.24

Shopping Centers					
Neighborhood	5	0.65	0.29	0.19	0.13
General commercial	5	same	"	"	"
Heavy traffic	10	1.5-1.8	0.68-.81	0.44-.52	0.3-.36
Parking areas	5	0.65	0.29	0.19	0.13
Buildings-front	5	0.24	0.11	0.07	0.05
Storage Yards					
Active	20	3.6-4.3	1.6-1.94	1.04-1.25	0.72-.86
Inactive	1	0.15-.19	0.07-.09	0.044-.055	0.03-.04

~~18.60.050 Appendix C – Applicable Business and Professions Code sections.~~

~~§ 5499. Removal on basis of height or size; Conditions. Regardless of any other provision of this chapter or other law, no city or county shall require the removal of any on-premises advertising display on the basis of its height or size by requiring conformance with any ordinance or regulation introduced or adopted on or after March 12, 1983, if special topographic circumstances would result in a material impairment of visibility of the display or the owner's or user's ability to adequately and effectively continue to communicate with the public through the use of the display. Under these circumstances, the owner or user may maintain the advertising display at the business premises and at a location necessary for continued public visibility at the height or size at which the display was previously erected and, in doing so, the owner or user is in conformance.~~

~~§ 13531. Display requirements; Exemption of specified geographic areas; Violations; Enforcement.~~

~~(a) Every person offering for sale or selling any motor vehicle fuel to the public from any place of business shall display on the premises an advertising medium which complies with the requirements of this article and which advertises the prices of the three major grades of motor vehicle fuel offered for sale. The advertising medium shall be clearly visible from the street or highway adjacent to the premises. When the place of business is situated at an intersection, the advertising medium shall be clearly visible from each street of the intersection. For the purposes of this subdivision, motor vehicle fuel does not include propane.~~

~~(b) The governing body of any city, county, or city and county may, by ordinance, exempt specified geographic areas from the provisions of this section if, pursuant to Article 5 (commencing with Section 65300) of Chapter 3 of Title 7 of the Government~~

~~Code, the areas are designated on the local general plan as scenic corridors or historic preservation areas.~~

~~(c) (1) Except as provided in paragraph (2), any person who violates the provisions of subdivision (a) is guilty of an infraction and, upon conviction, is punishable by a fine not to exceed five hundred dollars (\$500).~~

~~(2) Any person who violates the provisions of subdivision (a) and who has been previously convicted two or more times of a violation of subdivision (a) is guilty of a misdemeanor and, upon conviction, is punishable by imprisonment in the county jail not exceeding six months, by a fine not exceeding one thousand dollars (\$1,000), or by both.~~

~~(d) Notwithstanding Section 13590, the district attorney of each county, or pursuant to Section 41803.5 of the Government Code, the city attorney of any general law city or chartered city within each county, or the county sealer, shall, upon complaint or upon his or her own motion, enforce the provisions of this section and, in addition, may bring an action for injunctive relief in accordance with Section 13611.~~

~~(Ord. 2000-9 § 1, 2000).~~

Section 2. Effective Date.

This ordinance shall become effective thirty (30) days from and after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Sonoma this ____ day of _____ 2015.

David Cook, Mayor

ATTEST:

Gay Johann
Assistant City Manager / City Clerk

State of California)
County of Sonoma)
City of Sonoma)

I, Gay Johann, City Clerk of the City of Sonoma, do hereby certify that the foregoing ordinance was adopted on the ____ day of _____ 2015 by the following vote:

AYES:

NOES:
ABSENT:

Gay Johann
Assistant City Manager / City Clerk



City of Sonoma
City Council
Agenda Item Summary

City Council Agenda Item: 7A

Meeting Date: 12/15/2014

Department

Administration

Staff Contact

Carol E. Giovanatto, City Manager

Agenda Item Title

Discussion, consideration and possible action selecting the 2015 City of Sonoma Alcalde.

Summary

Pursuant to the Alcalde Selection Policy (attached), the nominating committee met on November 28 to review nominations received in response to the required newspaper ad. The committee also was provided a list of nominees from prior years. The nominating committee was comprised of outgoing Mayor Rouse, current and immediate Past Alcaldes Whitney Evans and Les & Judy Vadasz, current Alcaldessa Suzanne Brangham and City Manager Carol Giovanatto.

The committee members reviewed new nominations submitted this year, along with the list of previous nominees. As stated in the policy, Alcalde nominees should embody several of the following criteria:

- A broad spectrum of voluntary community service to Sonoma Valley
- Service in a leadership role in at least one non-profit organization
- Has spearheaded at least one community-serving project without compensation
- Is well-known for consistent behind-the-scenes good deeds
- Does not seek public accolades or recognition for work done
- Adheres to a high standard of moral and ethical values

In accordance with the Alcalde Selection Policy, the committee is forwarded three candidates for the Mayor's consideration. Mayor Cook will announce the name of his nominee for the 2015 Alcalde.

Recommended Council Action

Receive and ratify the nomination of the 2015 Alcalde from Mayor Cook

Alternative Actions

Defer action to the first regular Council meeting in January.

Financial Impact

The City Council appropriated \$300 in the General Fund for recognition of the 2015 Alcalde.

Environmental Review

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

Status

- Approved/Certified
 - No Action Required
 - Action Requested
-

Alignment with Council Goals:

Public Service: Fosters communication and informs and educates the public.

Attachments:

Alcalde Selection Policy

cc:

Memo

DATE: July 16, 2001

TO: Mayor and City Council

FROM: Pamela Gibson, City Manager

SUBJECT: Alcalde Selection Process, Role, Responsibilities

Background

Each December the City Council of the City of Sonoma selects a citizen of the year who is called the honorary Alcalde. This policy outlines the selection, criteria, and role of the honored person.

Origin of Alcaldes

Alcaldes in California came about through the rise of the pueblo system and the establishment of town councils (called ayuntamientos). The councils were headed by mayors (called alcaldes), and together they provided a semblance of government, hearing a wide range of issues from land disputes to criminal matters.

The annually elected alcalde was not only the chief local law practitioner, but judge, justice of the peace (if no one else filled that function), notary public, recorder, escrow agent in land transactions, boss of the town Council, jack of all trades, and was probably the town's most useful citizen.

He often had to rule on disputes over cattle, horses, branding irons, hides, horse race wagers, bankruptcy, adoption, promissory notes, barrels of wine, and vacant lands. Alcaldes were the recorders of mortgages, wills, and conveyances, and also had to deal with criminal activity including murder.

The alcalde's position and importance did not end with Mexican Rule. In his speech following the raising of the American Flag over Monterey on July 7, 1846 Commodore John Sloat restated the importance of alcaldes and invited them to continue to execute their duties. The function of alcaldes did not legally change until after the state Constitution was adopted, and duties previously performed by one person were separated into several positions. Today the Spanish word "alcalde" literally means Mayor.

In 1975 the City of Sonoma decided to once again find "the town's most useful citizen" and bestow upon them the title Honorary Alcalde. August Pinelli, the first to be honored, began his year January 1, 1976. The Council has voted for an "honorary alcalde" every year since. The honoree is given a gold-headed cane as a symbol of the honor and appears in parades and at grand openings.

Selection Process

1. Around the first week of November, an ad will be placed in the newspaper announcing the nomination period for Honorary Alcalde of the City of Sonoma. A summary of the criteria shall also

be published with a deadline of Thanksgiving. Persons submitting a nomination will do so in a letter format, addressing as many of the criteria as possible, and sending the letter to the City Manager.

2. Early in December the City Manager will convene the nominating committee who shall be the three most immediate past alcaldes available, the current Mayor, and the City Manager. This committee will review the nominations and will select three candidates to be forwarded to the new Mayor prior to the second meeting in December. The Mayor will then make the nomination and the Council will vote to ratify at this meeting or the first meeting in January.

Criteria for Selection

Nominee shall embody several of the following:

- Broad spectrum of voluntary community service to Sonoma Valley
- Has served in a leadership role in at least one non-profit organization
- Has spearheaded at least one community-serving project without compensation
- Is well-known for consistent behind-the-scenes good deeds
- Does not seek public accolades or recognition for work done
- Adheres to a high standard of moral and ethical values

Role and Responsibilities

- Participates in Alcalde Luncheon
- Participates in other public events, as requested
- Agrees to use Council's Code of Ethics as a guideline



City of Sonoma
City Council
Agenda Item Summary

City Council Agenda Item: 7B

Meeting Date: 12/15/2014

Department

Planning

Staff Contact

David Goodison, Planning Director

Agenda Item Title

Discussion, consideration and possible action on a proposal for the upgrade and re-use of the Maysonnave Cottage through a long-term lease.

Summary

Since February of 2012, when the City Council declined to proceed with its demolition, the Council has been exploring alternative uses of the cottage on the Maysonnave property as a means of facilitating its renovation and continued preservation. Because the renovations required to upgrade the building to a public use standard are cost-prohibitive (estimated at as much as \$700,000), the focus has been on approaches that would enable the cottage to be used in a manner that would justify the cost of upgrading it, while maintaining compatibility with neighboring uses. To provide an opportunity for those interested in making use of the cottage to make specific proposals, the City Council directed staff to circulate a request for proposals (RFP) for the re-use of the Maysonnave Cottage. Ultimately, only one proposal was submitted, from Benchmark/Hoover, which calls for a twenty-year lease of the property with an allowance for the cottage to be used as a vacation rental in exchange for lease payments and the renovation of the cottage to a residential occupancy standard. After the conclusion of the lease, the City could then use the accumulated lease payments to improve the cottage to a public standard. In November 2013, the Council voted 5-0 to approve the proposal in concept and to direct staff to negotiate a lease.

The lease negotiations have been lengthy and complicated due to the unusual nature of the proposal, but at this point, agreement in principle has been reached on all points, with one significant exception that requires Council direction. In leases involving construction work on public property, the City (along with most California jurisdictions) places the burden of determining whether the project is subject to prevailing wage requirements on the lessee. Paying prevailing wage, if that is required, can increase construction costs by 10-15%. The prospective lessees of the Maysonnave Cottage view that as an unacceptable risk, in that they will need to pay for the building renovations up front—estimated at \$150,000—before collecting any revenue from the vacation rental use. They are requesting that if it is determined that the payment of prevailing wages is required, the City reimburse them for the cost difference, which they estimate at \$15,000 to \$22,500. Because in the original concept, the City's costs were to have been limited to the demolition of the barn, the correction of an electrical issue, and the construction of an accessible sidewalk connection to the site, this change requires Council authorization.

Recommended Council Action

Council discretion.

Alternative Actions

1. Authorize the lease to include a not-to-exceed reimbursement of \$22,500 in the event that the construction is subject to prevailing wage.
 2. Decline to authorize a prevailing wage contingency and investigate other proposal for the property.
-

Financial Impact

Under the lease concept, Benchmark/Hoover would be responsible for upgrading the cottage to a residential standard; however, even apart from the possible prevailing wage contingency, this proposal has short-term and long-term cost implications for the City. In summary, short-term expenses to date amount to approximately \$13,000 (demolition of barn, upgrade of electrical service). Construction of the ADA sidewalk connection could cost another \$10,000. The only source to

fund these expenses is the City's Special Projects Fund. In comparison, it is likely that demolishing the cottage and barn would cost as much as \$30-\$50,000, so the City faces short-term costs no matter what. In the long-term, at the termination of the 30-year lease, the City will have collected \$97,000 plus 1% of vacation rental income that would be reserved for the upgrade the cottage to public use. While this task would be further assisted in that Benchmark/Hoover would have upgraded the cottage to a residential standard, substantial additional funding would be needed to implement the required improvements associated with bringing the building to a public use standard.

Environmental Review

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

Status

- Approved/Certified
- No Action Required
- Action Requested

Alignment with Council Goals:

The identification and implementation of a method of preserving and upgrading the Maysonnave Cottage is not directly related to any of the Council's adopted goals.

Attachments:

1. Location Map
2. Benchmark/Hoover Proposal
3. City Council minutes of November 4, 2013.

cc: Benchmark/Hoover
League for Historic Preservation
Joe Costello
James Fannuchi

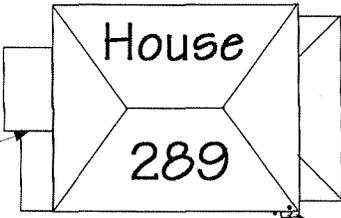
Barn: 340 s.f.
Habitable Residence: 1,059 s.f.
Front Porch: 130 s.f.

Approximate Location of Fence

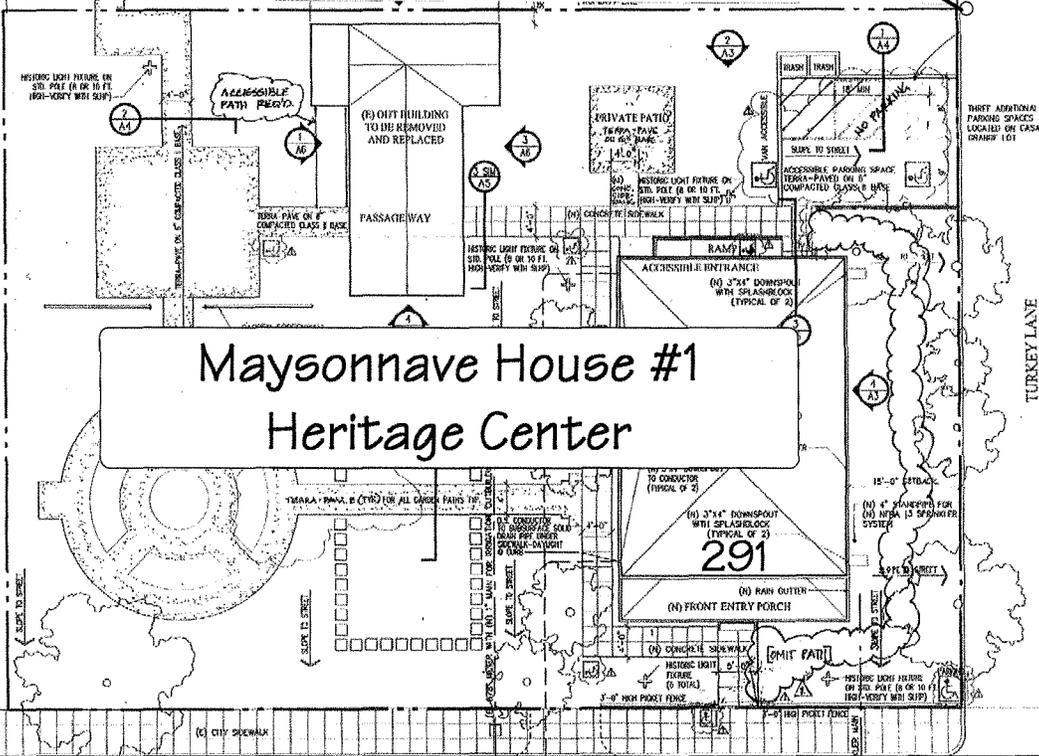
Maysonnave House #2

Barn

Additions



Driveway



Maysonnave House #1 Heritage Center

First Street East

Scale: 1in = 20ft. 0in.



MAYSONNAVE COTTAGE DEVELOPMENT PROPOSAL

Objectives:

To rehabilitate the historic Maysonnave Cottage into a charming two-bedroom, one-bath handicapped accessible residence situated in a developed garden site with an adjacent parking structure. In addition, to provide the City of Sonoma with ongoing lease income and a source of funds to rehabilitate the cottage at the end of the lease.

Benchmark-Hoover LLC, (B-H) is a joint-venture partnership between Benchmark Construction, Inc. and Sidney Hoover Architects. Each developer entity has current State of California professional licenses and has significant architectural and construction experience in the City of Sonoma and adjacent areas.

City of Sonoma Requirements:

The City Attorney will work within the restrictions of the Maysonnave Will to facilitate this proposal. The City will prepare a twenty-year lease agreement naming B-H as sole lease holders of the land and the house. Cost of the lease to B-H will be one dollar (\$1.00) for the first year of the agreement. (See below for further payments)

The City will grant an easement for PG&E to run overhead electrical service from First Street East and install a new pole at the northeast corner of the subject property for new 220v electrical service. This easement and pole location has already been designed by PG&E and PG&E will activate service at the panel prior to the City entering into a lease agreement with B-H. The City will also demolish the existing "barn" as it is structurally unsound and not repairable and will remove debris from the site prior to entering into a lease agreement with B-H.

The City will cooperate with B-H in realizing that this building is of historic interest and has been at the same location for about 100 years and that certain code requirements cannot be reasonably or economically met. The City will recognize the 2010 California Historical Building Code's residential occupancy status. All new electrical, plumbing and mechanical work will be to current 2010 California Building Code requirements and any local code or ordinance as well as accessibility requirements and details.

The City will require B-H to complete the remodeling project and list the project for vacation rental within one year following signature of the lease agreement.

Benchmark-Hoover Requirements:

B-H will pay the City the initial sum of one dollar (\$1.00) for the property and enter into the lease and scope of work agreement as outlined herein.

B-H will restore the house, under the 2010 SHBC, as close as possible to the original exterior architectural design with clad wood double-hung windows, widened original front door for ADA accessibility, rebuilt ADA compliant front porch, a new gate and entry fence, a new one-car parking area and a new wood terrace off the kitchen and master bedroom. Miscellaneous exterior wall damage will be patched with matching siding and trims where needed. All the above will be painted with colors approved by the City.

B-H will insulate all the exterior walls, roof and floor, modify existing interior walls and finishes to include two bedrooms (one accessible) each with closet, one accessible bathroom, a great room for living and dining, and an accessible kitchen, laundry and storage area. All rooms will have new wood finish floors, except the bathroom, which will have a period design ceramic tile floor. Accessible path of travel will be provided from the exterior entry and carport.

B-H will maintain liability and homeowner's insurance, naming the City as additionally insured. B-H will also maintain workman's comp insurance during construction.

B-H will list the house for vacation rental within one year following agreement between the parties. B-H, or future assignees reasonably acceptable to the City, will maintain the house in good working order, both interior and exterior as well as the garden areas.

Schedule of payments and obligations by B-H to the City:

Payment to the City for the twenty year lease period will be \$3,000.00 annually for the first three years, \$4,000.00 annually for the second four years, \$5,000.00 annually for the third four years, \$6,000.00 annually for the fourth four years and \$7,000.00 annually for the last four years. All annual lease payments will be due on January 1 of each lease year, payable within thirty days of that annual date. Should B-H default on any lease payment to the City, the City may void the lease agreement after thirty (30) days delinquency and take over the property with no compensation to B-H. Total lease income to the City will be \$97,001.00. All income and expenses from the property will be available to the City for review on a monthly basis.

B-H will set up an account with a local bank or title company in favor of the City to receive 1% of all net vacation rental monies during the period of the lease. These funds will be used solely upon termination of the lease by the City to convert the property back into a form suitable for other uses, such as a museum or public space, according to the Maysonnave Will.

B-H hopes that this proposal is acceptable to the City of Sonoma. It is expected that the City will keep our proposal and it's terms confidential in discussing this rehabilitation project with any other parties.

Item 8A: Discussion, consideration and possible action on a proposal for the upgrade and re-use of the Maysonnave Cottage through a long-term lease.

Planning Director Goodison reported that the City Council, at its meeting of May 20, 2013, directed staff to circulate a request for proposals for the re-use of the Maysonnave Cottage. As originally circulated, the RFP had a response deadline of June 21, 2013, but staff extended the deadline twice in order to accommodate potential respondents. Ultimately, only one proposal was submitted, from Benchmark/Hoover. He provided additional information relating to the proposal and stated that the Facilities Committee had reviewed it and it was staff's recommendation that Council authorize staff to prepare a lease agreement that would implement the proposal.

Clm. Gallian inquired if the property would, at some point, be turned over for public use. Goodison stated that although it is publicly owned property the vacation rental would not be a public use and that was a significant detail.

Mayor Brown invited comments from the public. John Diederich stated that the North of the Mission Neighborhood Association supported the proposal and thanked the City Council and staff for efforts to preserve this historic part of the town.

Item 8A: Maysonnave Cottage, Continued

Patricia Cullinan suggested that the lease include a requirement that any exterior modifications were subject to the Secretary of the Interior standards and were reviewed by an architect historian and that the property be inspected annually to ensure compliance with the lease.

Joe Costello stated that the proposal was consistent with the General Plan, honored the historic significance of the cottage, and provided a source of funding to renovate and bring the cottage up to code.

John Fannuchi, Bocce Sonoma, asked that two seventy-foot Bocce Ball courts be added on the property.

Barbara Wimmer, Sonoma League for Historic Preservation (SLHP), said they supported the proposal.

Robert Demler, SLHP, said it was a win-win for the League and the City to have the building preserved.

Louis Kiotti and Jan Mandrell spoke in favor of adding two Bocce Ball courts.

Clm. Rouse stated that Jim Gade and Sidney Hoover (Benchmark/Hoover) deserved credit for bringing forth this proposal because they believed it was important to preserve this piece of property. He said he would support discussion of adding the bocce ball courts if they would fit but his first priority was the proposed development into a vacation rental. Mr. Hoover stated that they would be happy to discuss the idea with the bocce ball association.

It was moved by Clm. Rouse, seconded by Clm. Gallian, to authorize staff to prepare a lease agreement that would implement the proposal submitted by Benchmark/Hoover for subsequent consideration by the City Council. The motion carried unanimously.



CITY OF SONOMA
City Council
Agenda Item Summary

City Council Agenda Item: 7C

Meeting Date: 12/15/14

Department

Administration

Staff Contact

Carol E. Giovanatto, City Manager

Agenda Item Title

Discussion, Consideration and possible action regarding the annual assignment of Councilmembers to various Boards and Committees.

Summary

Council members are assigned to represent the City on various boards and committees on an annual basis. The attached worksheet reflects the list of boards, committees and commissions to which current and former Council members were assigned for 2014. With the significant change in Councilmembers as a result of the election, there will be numerous changes to the existing worksheet. A final list will be distributed upon completion of the assignments.

Recommended Council Action

Assignment by Mayor with concurrence of the Council.

Alternative Actions

n/a

Financial Impact

n/a

Environmental Review

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

Status

- Approved/Certified
- No Action Required
- Action Requested

Attachments:

- 1) Council assignment work sheet
-

CITY OF SONOMA
**2015 CITY COUNCIL ASSIGNMENTS
 TO BOARDS AND COMMISSIONS**

Board/Committee/Commission	2014 Representative	2015 Representative
AB 939 Local Task Force (Sonoma County Waste Management Agency) 2 nd Thurs, bimonthly, afternoons in Santa Rosa	David Cook City Manager, Alternate	
Association of Bay Area Governments (ABAG), General Assembly Annual April meeting in S F	Laurie Gallian, Delegate Tom Rouse, Alternate	
Cittaslow Sonoma Valley Advisory Council	Laurie Gallian Steve Barbose, Alt.	
City Audit Committee Meets as needed	Laurie Gallian Tom Rouse	
City Facilities Committee Meets on an as needed basis	Tom Rouse David Cook	
League of California Cities N.B. Division Liaison Quarterly evening meetings, various locations	David Cook Laurie Gallian, Alternate	
North Bay Watershed Assn. Board of Directors Monthly morning meetings, first Friday of Month, in Novato	Steve Barbose Public Works Director, Alt.	
Oversight Board to the Dissolved Sonoma Community Development Agency (CDA)	Ken Brown David Cook, Alternate	
Sonoma Clean Power Authority (effective 7/15/13)	Steve Barbose David Cook, Alternate	
Sonoma County Health Action & SV Health Roundtable Monthly meetings, First Friday in Santa Rosa	Ken Brown	
Sonoma County Mayor and Councilmembers Association Board of Directors (Mayor and Mayor Pro Tem)	Tom Rouse David Cook	David Cook Laurie Gallian
Sonoma County Mayor and Councilmembers Association Legislative Committee – First Friday in Santa Rosa, 9:30 a.m.	David Cook Tom Rouse, Alternate	
Sonoma County Transportation Authority & Regional Climate Protection Authority – Monthly Monday p.m. meetings in Santa Rosa	Laurie Gallian Steve Barbose, Alt.	
Sonoma County Waste Management Agency Monthly morning meetings, third Wednesday, Santa Rosa	Steve Barbose City Manager, Alternate Public Works Dir., 2 nd Alt.	
Sonoma Disaster Council (Mayor and Mayor Pro Tem per Muni Code) Quarterly, 2 nd Thursday	Tom Rouse David Cook, Alternate	David Cook Laurie Gallian
Sonoma Housing Corporation (Mayor and Mayor Pro Tem) Meets as needed	Tom Rouse David Cook	David Cook Laurie Gallian
Sonoma Tourism Improvement District Board	City Manager Giovanatto Asst. CM Johann	
Sonoma Valley Citizens Advisory Commission Monthly evening meetings, fourth Wed., in Sonoma	Ken Brown Tom Rouse, Alternate	
Sonoma Valley County Sanitation District Board of Directors (Mayor & Mayor Pro Tem) Meets as needed, Tuesday mornings	Tom Rouse David Cook, Alternate	David Cook Laurie Gallian
S.V. Economic Development Steering Committee Monthly morning meetings, first or second Monday	Ken Brown David Cook, Alternate	

Board/Committee/Commission	2014 Representative	2015 Representative
Sonoma Valley Fire & Rescue Authority Oversight Committee (Mayor and Mayor Pro Tem)	Tom Rouse David Cook	David Cook Laurie Gallian
Sonoma Valley Library Advisory Committee , Meets second Thursday, 4 p.m.	David Cook Ken Brown, Alternate	
Substance Abuse Prevention Coalition , Meets as needed	Ken Brown	
Valley of the Moon Water District / City of Sonoma Ad Hoc Committee Meets as needed	Laurie Gallian Steve Barbose	
Water Advisory Committee Quarterly morning meetings, first Monday, in Santa Rosa	Laurie Gallian Steve Barbose, Alt.	



CITY OF SONOMA
City Council
Agenda Item Summary

City Council Agenda Item: 7D

Meeting Date: 12/15/14

Department

Administration

Staff Contact

Carol E. Giovanatto, City Manager

Agenda Item Title

Discussion, consideration and possible action approving the Annual City Council Meeting Calendar for 2015 and adopting a resolution establishing the regular meeting dates.

Summary

As an aid in planning the annual schedule of City meetings and to avoid conflicts with various City events and with major holidays, staff has prepared the attached annual calendar of City meetings from January 2015 through January 2016. The calendar lists all regularly scheduled meetings of the City Council and of all City Boards and Commissions; all official City Holidays; dates of major Jewish holidays; and meetings of the Mayors and Councilmembers Association of Sonoma County. Please note that in reviewing the meeting calendar in December 2014, Council decided that the first meeting in January 2015 would be put off until Wednesday January 7, 2015 due to the New Year Holiday. Staff is again proposing to schedule the first meeting in January 2015 on Wednesday January 6, 2015.

Council previously established the authority for the Mayor and City Manager to cancel Council meetings when there were no immediate City Business to be conducted to aid in the efficiency and cost savings. Mayor Cook and City Manager Giovanatto has determined that the second meeting of January 2015 will be cancelled based on two factors, (1) no urgent agenda business, and (2) all Councilmembers and the City Manager will be away from the City the week prior attending the League of California Conference which will inhibit the ability for agenda preparation.

Scheduling Study Sessions:

If the City Council would like to hold special study sessions or joint study sessions with outside agencies, beyond the customary budget and water study sessions, it is suggested that special meetings/study session dates be penciled in on the calendar early in order to allow for meeting planning time.

Summer Break:

As was the case for the last several years, City Councilmembers may wish to cancel the first meeting in August 2015 to facilitate scheduling summer vacations.

Recommended Council Action

- 1) Consider dates for special meetings/study sessions, and approve the annual meeting calendar.
 - 2) Adopt the resolution establishing the regular Council meeting dates for 2015.
-

Alternative Actions

Council discretion.

Financial Impact

N/A

Environmental Review

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

Status

- Approved/Certified
 - No Action Required
 - Action Requested
-

Attachments:

Monthly calendars: January 2015 – January 2016 and Resolution

CITY OF SONOMA

RESOLUTION NO. - 2014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA AND THE CITY COUNCIL AS SUCCESSOR AGENCY ESTABLISHING THE REGULAR MEETING DATES OF THE CITY COUNCIL FOR THE 2015 CALENDAR YEAR

WHEREAS, Section 2.01.010 of the Sonoma Municipal Code requires the City Council to establish, by resolution, the date and time of regular Council meetings; and

WHEREAS, pursuant to AB1x26, the City Council elected to have the City act as the Successor Agency to the former Community Development Agency, as "successor agency" is defined in AB1x26; and

WHEREAS, the City Council and City Council as Successor Agency desire to establish the date and time of their regular meetings; and

WHEREAS, City Council Resolution No. 03-2011 sets forth the days and times of regular meetings of the City Council pursuant to Section 2.01.010 of the Sonoma Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sonoma and the City Council as Successor Agency that:

1. Regular meetings of the City Council and the City Council as Successor Agency will be held on the first and third Mondays beginning at 6:00 p.m. and will be held at 177 First Street West, Sonoma California; and
2. For the calendar year 2015, the regular meetings of the City Council and the City Council as Successor Agency shall be held on the dates set forth on Exhibit A to this resolution.
3. This resolution shall supersede and render null and void the provisions of any prior resolution establishing dates and times of regular City Council meetings.

ADOPTED this 15th day of December 2014 by the following vote:

AYES:
NOES:
ABSENT:

David Cook, Mayor

ATTEST:

Gay Johann, Assistant City Manager/
City Clerk

REGULAR CITY COUNCIL AND CITY COUNCIL AS SUCCESSOR AGENCY MEETING SCHEDULE - 2015		
Wednesday	January 8, 2015	Per Council direction
Wednesday	January 21, 2015	Cancelled
Monday	February 2, 2015	
Wednesday	February 18, 2015	Monday, February 16, 2015 is an official City Holiday
Monday	March 2, 2015	
Monday	March 16, 2015	
Monday	April 6, 2015	
Monday	April 20, 2015	
Monday	May 4, 2015	
Monday	May 18, 2015	
Monday	June 1, 2015	
Monday	June 15, 2015	
Monday	July 6, 2015	
Monday	July 20, 2015	
Monday	August 3, 2015	
Monday	August 17, 2015	
Wednesday	September 9, 2015	Monday, September 7, 2015 is an official City Holiday
Monday	September 21, 2015	
Monday	October 5, 2015	
Monday	October 19, 2015	
Monday	November 2, 2015	
Monday	November 16, 2015	
Monday	December 7, 2015	
Monday	December 21, 2015	
Wednesday	January 6, 2016	Council Direction
Wednesday	January 20, 2016	Monday January 18, 2016 is an official City Holiday

City of Sonoma Meeting Calendar

January 2015

December '14

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February '15

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March '15

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1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	31	1 New Year's Day CITY HOLIDAY	2	3
4	5	6	7 City Council	8 Planning Commission	9	10
11	12	13	14 CSEC Oversight Board	15	16	17
18	19 ML King Day CITY HOLIDAY	20 DR&HPC	21 City Council	22	23	24
25	26	27	28 SVCAC	29	30	31
1	2 Groundhog Day	Notes			Calendar Templates by Vertex42.com http://www.vertex42.com/calendars/ © 2013 Vertex42 LLC. Free to print.	
				2015 Calendars	2016 Calendars	

City of Sonoma Meeting Calendar

February 2015

January '15

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

March '15

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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April '15

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5	6	7	8	9	10	11	
12	13	14	15	16	17	18	
19	20	21	22	23	24	25	
26	27	28	29	30			

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Groundhog Day City Council	3	4	5	6	7
8	9	10	11 CSEC Oversight Board	12 Lincoln's B-Day Planning Commission	13	14 Valentines Day
15	16 Presidents' Day CITY HOLIDAY	17 DR&HPC	18 City Council	19 Chinese New Year	20	21
22	23	24	25 SVCAC	26	27	28
1	2	3	4	5	6	7
8 Daylight Saving	9	Notes			Calendar Templates by Vertex42.com http://www.vertex42.com/calendars/ © 2013 Vertex42 LLC. Free to print.	
					2015 Calendars	2016 Calendars

City of Sonoma Meeting Calendar

March 2015

February '15

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

April '15

S	M	T	W	T	F	S
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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May '15

S	M	T	W	T	F	S
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 City Council	3	4	5	6	7
8 Daylight Saving	9	10	11 CSEC Oversight Board	12 Planning Commission	13	14
15	16 City Council	17 St. Patrick's Day DR&HPC	18	19	20 Vernal equinox	21
22	23	24	25 SVCAC	26	27	28
29	30	31	1 April Fool's Day	2	3 Good Friday	4 Passover
5 Easter	6	Notes			Calendar Templates by Vertex42.com http://www.vertex42.com/calendars/ © 2013 Vertex42 LLC. Free to print.	
					2015 Calendars	2016 Calendars

City of Sonoma Meeting Calendar

April 2015

March '15

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

May '15

S	M	T	W	T	F	S
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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June '15

S	M	T	W	T	F	S
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1 April Fool's Day	2	3 Good Friday	4 Passover
5 Easter	6 City Council	7	8 CSEC Oversight Board	9 Planning Commission	10	11
12	13	14	15 Taxes Due	16	17	18
19	20 City Council	21 DR&HPC	22 Earth Day Admin Assist Day SVCAC	23	24	25
26	27	28	29	30	1	2
3	4	Notes			Calendar Templates by Vertex42.com http://www.vertex42.com/calendars/ © 2013 Vertex42 LLC. Free to print.	
					2015 Calendars	2016 Calendars

City of Sonoma Meeting Calendar

May 2015

April '15

S	M	T	W	T	F	S
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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

June '15

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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July '15

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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	1	2
3	4 City Council	5	6	7	8	9
10 Mother's Day	11	12	13 CSEC Oversight Board	14 Planning Commission	15	16
17	18 City Council	19 DR&HPC	20	21	22	23
24	25 Memorial Day CITY HOLIDAY	26	27 SVCAC	28	29	30
31	1	Notes			Calendar Templates by Vertex42.com http://www.vertex42.com/calendars/ © 2013 Vertex42 LLC. Free to print.	
					2015 Calendars	2016 Calendars

City of Sonoma Meeting Calendar

June 2015

May '15

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

July '15

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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August '15

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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1 City Council	2	3	4	5	6
7	8	9	10 CSEC Oversight Board	11 Planning Commission	12	13
14 Flag Day	15 City Council	16 DR&HPC	17	18 Ramadan begins	19	20
21 Father's Day June Solstice	22	23	24 SVCAC	25	26	27
28	29	30	1	2	3	4 Independence Day
5	6	Notes			Calendar Templates by Vertex42.com http://www.vertex42.com/calendars/ © 2013 Vertex42 LLC. Free to print.	
					2015 Calendars	2016 Calendars

City of Sonoma Meeting Calendar

July 2015

June '15

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

August '15

S	M	T	W	T	F	S
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September '15

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1	2	3 CITY HOLIDAY	4 Independence Day
5	6 City Council	7	8 CSEC Oversight Board	9 Planning Commission	10	11
12	13	14	15	16	17	18
19	20 City Council	21 DR&HPC	22	23	24	25
26 Parents' Day	27	28	29 SVCAC	30	31	1
2	3	Notes			Calendar Templates by Vertex42.com http://www.vertex42.com/calendars/ © 2013 Vertex42 LLC. Free to print.	
					2015 Calendars	2016 Calendars

City of Sonoma Meeting Calendar

August 2015

July '15

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September '15

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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October '15

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26 Parents' Day	27	28	29	30	31	1
2	3 City Council	4	5	6	7	8
9	10	11	12 CSEC Oversight Board	13 Planning Commission	14	15
16	17 City Council	18 DR&HPC	19 Aviation Day	20	21	22
23	24	25	26 SVCAC	27	28	29
30	31	Notes			Calendar Templates by Vertex42.com http://www.vertex42.com/calendars/ © 2013 Vertex42 LLC. Free to print.	
					2015 Calendars	2016 Calendars

City of Sonoma Meeting Calendar

September 2015

August '15

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

October '15

S	M	T	W	T	F	S
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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November '15

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1	2	3	4	5
6	7 Labor Day CITY HOLIDAY	8	9 City Council CSEC Oversight Board	10 Planning Commission	11 Patriot Day	12
13 Grandparents Day	14 Rosh Hashanah	15 DR&HPC	16	17	18	19
20	21 City Council	22	23 Autumnal equinox Yom Kippur SVCAC	24	25	26
27	28	29	30	1	2	3
4	5	Notes			Calendar Templates by Vertex42.com http://www.vertex42.com/calendars/ © 2013 Vertex42 LLC. Free to print.	
					2015 Calendars	2016 Calendars

City of Sonoma Meeting Calendar

October 2015

September '15

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

November '15

S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December '15

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	1	2	3
4	5 City Council	6	7	8 Planning Commission	9	10
11	12 Columbus Day CITY HOLIDAY	13	14 CSEC Oversight Board	15	16	17
18	19 City Council	20 DR&HPC	21	22	23	24 United Nations Day
25	26	27	28 SVCAC	29	30	31 Halloween
1 Daylight Saving	2	Notes			Calendar Templates by Vertex42.com http://www.vertex42.com/calendars/ © 2013 Vertex42 LLC. Free to print.	
					2015 Calendars	2016 Calendars

City of Sonoma Meeting Calendar

November 2015

October '15

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

December '15

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

January '16

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Daylight Saving	2 City Council	3	4	5	6	7
8	9	10	11 Veterans Day CITY HOLIDAY ESEG Oversight Board	12 Planning Commission	13	14
15	16 City Council	17 DR&HPC	18	19	20	21
22	23	24	25 SVCAC	26 Thanksgiving CITY HOLIDAY	27 CITY HOLIDAY	28
29	30	1	2	3	4	5
6	7 Chanukkah	Notes			Calendar Templates by Vertex42.com http://www.vertex42.com/calendars/ © 2013 Vertex42 LLC. Free to print.	
				2015 Calendars	2016 Calendars	

City of Sonoma Meeting Calendar

December 2015

November '15

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

January '16

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February '16

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29					

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	1	2	3	4	5
6	7 Chanukkah City Council	8	9 CSEC Oversight Board	10 Planning Commission	11	12
13	14	15 DR&HPC	16	17	18	19
20	21 City Council	22 Dec. Solstice	23 SVCAC	24 Christmas Eve 1/2 DAY CITY HOLIDAY	25 Christmas Day CITY HOLIDAY	26 Kwanzaa begins
27	28	29	30	31 New Year's Eve	1	2
3	4	Notes			Calendar Templates by Vertex42.com http://www.vertex42.com/calendars/ © 2013 Vertex42 LLC. Free to print.	
					2015 Calendars	2016 Calendars

City of Sonoma Meeting Calendar

January 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1 New Years CITY HOLIDAY	2
3	4	5	6 City Council	7	8	9
10	11	12	13 CSEC Oversight Board	14 Planning Commission	15	16
17	18 MLK CITY HOLIDAY	19 DR&HPC	20 City Council	21	22	23
24	25	26	27 SVCAC	28	29	30
31	1	Notes			Calendar Templates by Vertex42.com http://www.vertex42.com/calendars/ © 2013 Vertex42 LLC. Free to print. 2015 Calendars 2016 Calendars	



CITY OF SONOMA
City Council
Agenda Item Summary

City Council Agenda Item: 7E

Meeting Date: 12/15/14

Department

Administration

Staff Contact

Carol E. Giovanatto, City Manager

Agenda Item Title

Presentation by City Attorney Walters: Overview of the Ralph M. Brown Act and Summary Ethics Provisions

Summary

City Attorney Walter will provide Council with a summary overview of the Brown Act and Ethics provisions as they pertain to general duties and responsibilities of City Councilmembers. This presentation is not meant to be viewed as a full training on the Brown Act or to comply with the Ethics Training as required by AB 1234. This should be considered as an introduction to the information which will be received at the League of California Cities New Mayor and Councilmembers Conference which all elected officials are scheduled to attend in January 2015.

Recommended Council Action

No specific action is required. Council may ask questions of the City Attorney.

Alternative Actions

n/a

Financial Impact

n/a

Environmental Review

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

Status

- Approved/Certified
- No Action Required
- Action Requested

Attachments:



CITY OF SONOMA
 City Council
 Agenda Item Summary

Agenda Item:	9
Meeting Date:	12/15/2014

Department Administration	Staff Contact Gay Johann, Assistant City Manager/City Clerk
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Agenda Item Title

Councilmembers' Reports on Committee Activities.

Summary

Council members will report on activities, if any, of the various committees to which they are assigned.

MAYOR ROUSE	MAYOR COOK	CLM. BARBOSE	CLM. BROWN	MPT. GALLIAN
ABAG Alternate	AB939 Local Task Force	Cittaslow Sonoma Valley Advisory Council, Alt.	Oversight Board to the Dissolved CDA	ABAG Delegate
City Audit Committee	City Facilities Committee	North Bay Watershed Association	Sonoma County Health Action	Cittaslow Sonoma Valley Advisory Council
City Facilities Committee	LOCC North Bay Division Liaison	Sonoma Clean Power	S. V. Citizens Advisory Commission	City Audit Committee
Sonoma County Mayors & Clm. Assoc. BOD	Oversight Board to the Dissolved CDA, Alt.	Sonoma County Transportation Authority & Regional Climate Protection Authority, Alternate	S.V. Economic Development Steering Committee	LOCC North Bay Division Liaison, Alternate
Sonoma County M & C Assoc. Legislative Committee, Alt.	Sonoma Clean Power Alt.	Sonoma County Waste Management Agency	S. V. Library Advisory Committee, Alternate	Sonoma County Transportation Authority & Regional Climate Protection Authority
Sonoma Disaster Council	Sonoma County Mayors & Clm. Assoc. BOD	VOM Water District Ad Hoc Committee, Alternate	Substance Abuse Prevention Coalition	LOCC North Bay Division, LOCC E-Board (M & C Appointment)
Sonoma Housing Corporation	Sonoma County M & C Assoc. Legislative Committee	Water Advisory Committee, Alternate	Mobilehome Park Rent Control Ad Hoc Committee (1/8/14)	Sonoma County Ag Preservation and Open Space Advisory Committee (M & C Appointment)
Sonoma Valley Citizens Advisory Comm. Alt.	Sonoma Disaster Council, Alternate			VOM Water District Ad Hoc Committee
S.V.C. Sanitation District BOD	Sonoma Housing Corporation	-		Water Advisory Committee
S.V. Fire & Rescue Authority Oversight Committee	S.V.C. Sanitation District BOD, Alt.			Mobilehome Park Rent Control Ad Hoc Committee (1/8/14)
	S.V. Economic Development Steering Committee, Alt.			
	S. V. Library Advisory Committee			
	S.V. Fire & Rescue Authority Oversight Committee			

Recommended Council Action – Receive Reports

Attachments: None