



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

**Meeting of May 19, 2015 - 6:30 P.M.  
Community Meeting Room, 177 First Street West  
Sonoma, CA 95476**

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

**CALL TO ORDER** – Kelso Barnett, Chair

Commissioners: Tom Anderson  
Christopher Johnson  
Micaelia Randolph  
Leslie Tippell

**COMMENTS FROM THE PUBLIC**

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

**CORRESPONDENCE**

<b>ITEM #1 – Sign Review</b>	<b>Project Location:</b> 432 East Napa Street	<b>RECOMMENDED ACTION:</b>  Commission discretion.
<b>REQUEST:</b> Consideration of a residential off-site real estate sign.	<b>General Plan Designation:</b> Medium Density Residential (MR)	<b>CEQA Status:</b> Categorically Exempt
<b>Applicant:</b> Richard and Kimberly Clark  Staff: Wendy Atkins	<b>Zoning:</b> <b>Planning Area:</b> Northeast Area <b>Base:</b> Medium Density Residential (R-M) <b>Overlay:</b> Historic (/H)	
<b>ITEM #2 – Sign Review</b>	<b>Project Location:</b> 19485 Sonoma Highway, Suite F	<b>RECOMMENDED ACTION:</b>  Commission discretion.
<b>REQUEST:</b> Consideration of two wall signs for a commercial building (The Theater School).	<b>General Plan Designation:</b> Commercial (C)	<b>CEQA Status:</b> Categorically Exempt
<b>Applicant:</b> Elizabeth Oberlin  Staff: Wendy Atkins	<b>Zoning:</b> <b>Planning Area:</b> West Napa-Sonoma Hwy Corridor  <b>Base:</b> Commercial (C) <b>Overlay:</b> None	

<p><b>ITEM #3 – Sign Review</b></p> <p><b>ISSUE:</b> Consideration of two wall signs and a projecting sign for a commercial building (Sonoma Grille).</p> <p><b>Staff:</b> Wendy Atkins</p>	<p><b>Project Location:</b> 165 West Napa Street</p> <p><b>General Plan Designation:</b> Commercial (C)</p> <p><b>Zoning:</b> <b>Planning Area:</b> Downtown District</p> <p><b>Base:</b> Commercial (C) <b>Overlay:</b> Historic (/H)</p>	<p><b>RECOMMENDED ACTION:</b> Commission discretion.</p> <p><b>CEQA Status:</b> Categorically Exempt</p>
<p><b>ITEM #4 – Design Review</b></p> <p><b>ISSUE:</b> Design review of proposed alterations and an addition to a residence.</p> <p><b>Staff:</b> Wendy Atkins</p>	<p><b>Project Location:</b> 481 San Lorenzo Court</p> <p><b>General Plan Designation:</b> Medium Density Residential (MR)</p> <p><b>Zoning:</b> <b>Planning Area:</b> Northeast Area</p> <p><b>Base:</b> Medium Density Residential (R-M) <b>Overlay:</b> Historic (/H)</p>	<p><b>RECOMMENDED ACTION:</b> Commission discretion.</p> <p><b>CEQA Status:</b> Categorically Exempt</p>
<p><b>ITEM #5 – Design Review</b></p> <p><b>ISSUE:</b> Consideration of modifications to an approved sign and design review for a retail business (Corner 103).</p> <p><b>Staff:</b> Wendy Atkins</p>	<p><b>Project Location:</b> 103 West Napa Street</p> <p><b>General Plan Designation:</b> Commercial (C)</p> <p><b>Zoning:</b> <b>Planning Area:</b> Downtown District</p> <p><b>Base:</b> Commercial (C) <b>Overlay:</b> Historic (/H)</p>	<p><b>RECOMMENDED ACTION:</b> Commission discretion.</p> <p><b>CEQA Status:</b> Categorically Exempt</p>
<p><b>ITEM #6 – Landscape Review</b></p> <p><b>ISSUE:</b> Consideration of a landscape plan for three residential units.</p> <p><b>Staff:</b> Wendy Atkins</p>	<p><b>Project Location:</b> 830 Broadway</p> <p><b>General Plan Designation:</b> Mixed Use (MU)</p> <p><b>Zoning:</b> <b>Planning Area:</b> Broadway Corridor</p> <p><b>Base:</b> Mixed Use (MX) <b>Overlay:</b> Historic (/H)</p>	<p><b>RECOMMENDED ACTION:</b> Commission discretion.</p> <p><b>CEQA Status:</b> Categorically Exempt</p>

**ISSUES UPDATE**

**COMMENTS FROM THE COMMISSION**

**COMMENTS FROM THE AUDIENCE**

**ADJOURNMENT**

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on May 15, 2015, 2015.

CRISTINA MORRIS, ADMINISTRATIVE ASSISTANT

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

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

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

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



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

DRHPC Agenda 1  
Item:

Meeting Date: 05/19/15

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**Applicant**

Richard and Kimberly Clark

**Project Location**

432 East Napa Street

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**Historical Significance**

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

**Request**

Consideration of a residential off-site real estate sign.

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**Summary**

The property owners at 416 San Lorenzo Court are requesting approval to locate an off-site real estate sign (arrow) in the public right-of-way in front of the property located at 432 East Napa Street. The purpose of the arrow sign is to direct the public and real estate agents to the property at the end of the cul-de-sac.

The DRHPC may grant a variance to the sign regulations 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.
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**Commission Discussion**

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**Design Review and Historic Preservation Commission Action**

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

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

**DRHPC Conditions or Modifications***Attachments*

1. *Project narrative*
2. *Pictures of arrow sign and existing conditions*

cc: Richard and Kimberlee Clark, via email

Occupant  
432 East Napa Street  
Sonoma, CA 95476

Ian and Linda McTaggart  
P.O. Box 227  
Sonoma, CA 95476-0227

Mary Martinez, will call at City Hall

Patricia Cullinan, via email

Yvonne Bowers, via email

Richard and Kimberlee Clark  
416 San Lorenzo Ct.  
Sonoma, CA. 95476

May 1, 2015

To: Design and Review Board

We are requesting an exception for our "Red Arrow" sign being used to guide realtors and clients to our property, it is difficult to find. Our reason for this review are listed below:

- 1) The straight part of San Lorenzo Court makes it impossible to see the Cul-de-Sac and our home due to the sharp right turn. Looking from East Napa Street it appears to be a "Dead End" road.
- 2) The posted street sign at the entrance of San Lorenzo Court implies it is not a through street and is a winery track route.
- 3) Included is a letter from our realtor stating other agents have told him that they and their clients cannot find our property.

Sincerely,



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From: **Verkozen Tom** tomv@apr.com  
Subject: FW: Sonoma Index-Tribune Order 10163 Confirmation  
Date: May 1, 2015 at 9:57 AM  
To: Clark Richard rickclark43@comcast.net, Clark Kim kimclark47@comcast.net

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Here's my copy. Let me know you received it.

**From:** Tom Verkozen  
**Sent:** Thursday, April 30, 2015 4:43 PM  
**To:** Kim Clark; Richard Clark  
**Subject:** FW: Sonoma Index-Tribune Order 10163 Confirmation

Hi, Kim,

Yes, the public and agents have trouble locating 416 ... this continuing issue impacted Cindee, who lived in Sonoma for years and recently moved. Fortunately the second time she was able to direct her clients to your home ... the first time they (as has happened for several other people) couldn't find the property because the sign says, 'not a through street' and you can't see the court until you get to the end of the road. So much for privacy!

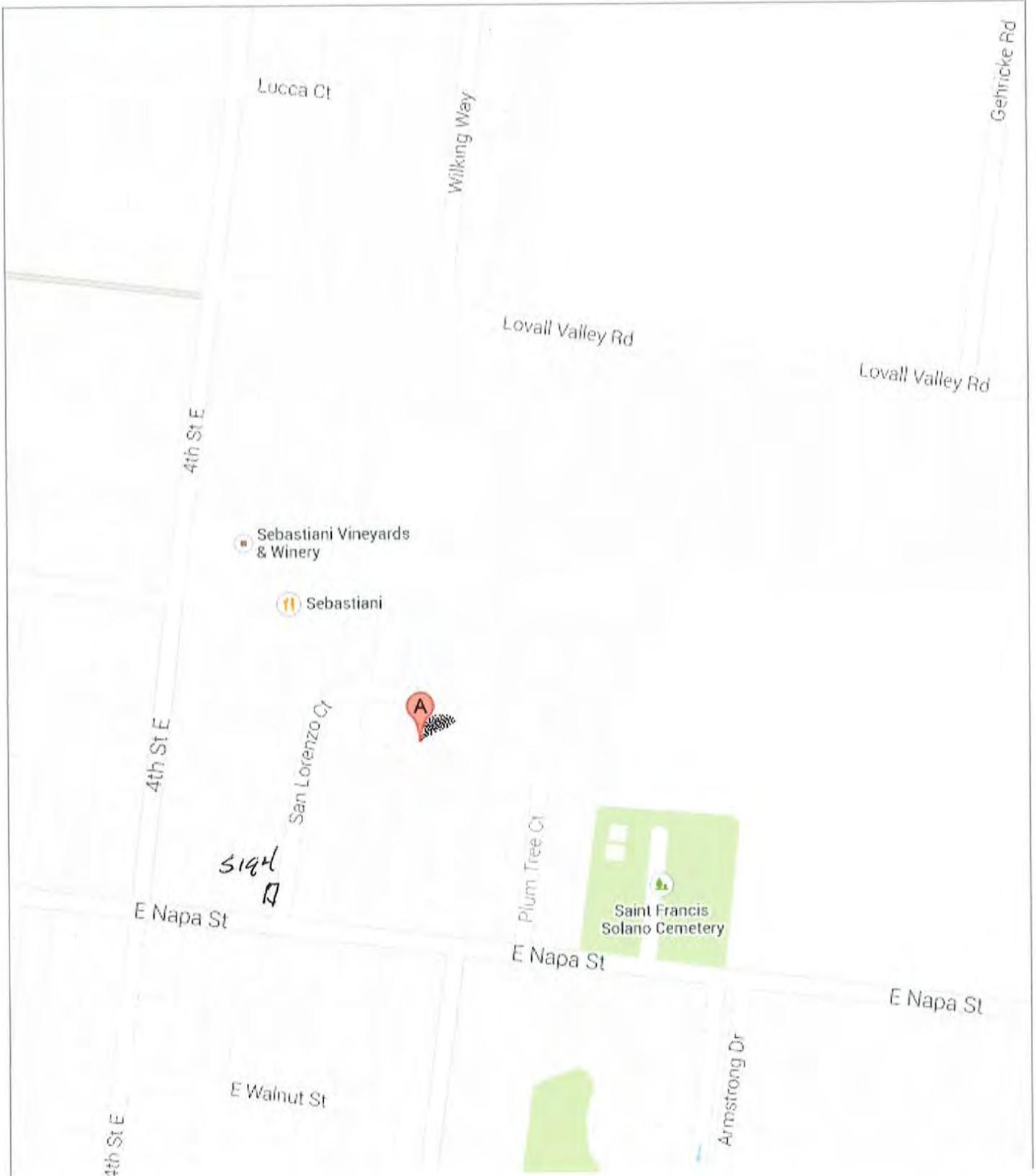
Tom Verkozen  
Your real estate broker

Cal BRE #00702611  
Alain Pinel Realtors  
101 Nellen Ave, Corte Madera 94925  
Cell (415) 637-7974

[Downsizing Options](#)

[www.TomVerkozen.com](http://www.TomVerkozen.com)

To see all the details that are visible on the screen, use the "Print" link next to the map.



432 East Napa Street





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

**DRHPC Agenda** 2  
**Item:**

**Meeting Date:** 05/19/15

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**Applicant**

Elizabeth Oberlin

**Project Location**

19485 Sonoma Highway

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**Historical Significance**

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
  - Listed on California Register of Historic Resources (Significant)
  - Listed within Local Historic Resources Survey (Potentially Significant)
  - Over 50 years old (Potentially Significant)  
Year built: 1985
- 

**Request**

Consideration of two wall signs for a commercial building (The Theater School) located at 19485 Sonoma Highway.

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**Summary**

*Wall sign:* Two new wall signs are proposed on the building: one on the south facing side of the building (facing Riverside Drive; and one on the east facing side of the building (facing Sonoma Highway). The signs are 24.3 square feet in area each (2.91 feet tall by 8.33 feet wide). The signs would be constructed of a wood material. Copy on the sign would consist of painted black and white lettering on a grey background. Illumination is not proposed.

*Wall Sign Regulations (§18.20.180):* Wall signs projecting over the property line, including a light box or other part thereof, shall not exceed a thickness of 12 inches. The proposal is consistent with this requirement.

*Aggregate Sign Area:* Based on the property's frontage on Sonoma Highway (166 feet) and secondary frontage on Riverside Avenue (135), the maximum aggregate sign area allowed for the parcel is 99.4 square feet. The total aggregate sign area for the property would be ±48.6 square feet, including the two proposed wall signs (48.6 square feet in area). The proposal is consistent with this requirement.

*Number of Signs:* Only one monument sign is allowed per property, and a maximum of two signs are normally permitted for any one business (§18.16.010). The proposal complies with these requirements in that no new monument signs are proposed and two wall signs are proposed for the business.

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

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

*Signs Observed During Site Visit:* During a site visit staff observed the following signs on the property:

- Two monument signs.
- Three banner signs.
- Two illuminated window signs.
- Six wall signs.

It does not appear that the existing signs have been approved administratively or by the DRHPC.

**Other permits required:** In addition to the requirements of this title, all signs and building improvements shall be in conformance with applicable requirements of the 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to installation. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact Lisa Sevilla at (707) 933-2205 for information regarding City Encroachment Permits.

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## Commission Discussion

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### Design Review and Historic Preservation Commission Action

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

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

### DRHPC Conditions or Modifications

#### Attachments

1. *Picture of wall sign.*
2. *Drawing of window signs.*

cc: Elizabeth Oberlin  
18280 Lucas Avenue  
Sonoma, CA 95476

Norma and Laura Bosshard  
19485 Sonoma Highway  
Sonoma, CA 95476-6424

## Project Narrative

### The Theater School-Proposed Signage

I am thrilled to submit my project narrative to propose two beautiful hanging signs to adorn the awnings of our new location. The Theater school is an educational theater company, which provides theater classes for young people. The Theater School is located on the second floor of the Off Broadway Cleaners building, at the intersection where Staples is located.

Besides the cleaners, and my business, there are 3 other businesses within the building. Edward Jones Investments, Sonoma Valley Tech, and Leslie A. Weiner Financial Services all have large hanging signs in the same locations where I am proposing signage for my business. The company creating my beautiful wooden signs came to the site and measured the existing signs. I am proposing that my signs are the exact same size as the already existing signs, so that there is a professional, and uniform look.

I look forward to providing meaningful opportunities for the young people of Sonoma, and am very appreciative of the attention, and advertising that the 2 proposed signs will bring to the Theater School, and our community.

- The Theater School Location-19485 Highway 12, Suite E Sonoma, CA 95476
- Number of signs proposed-2
- Type of signs-Wooden hanging signs
- Size of sign- Width- 8 feet and 4 inches      Height- 35 inches

Thank you for your consideration!

My very best,

**Libby Oberlin**

The Theater School

Owner and Education Director

917-821-6414

[www.thetheaterschool.com](http://www.thetheaterschool.com)

## Site Plan

### The Theater School-Proposed Signage

MAY 08 2015

- I am proposing 2 signs to be hung from 2 separate awnings of 19485 Highway 12.

- One sign is to be hung on the South side of the building. This side faces the Staples and is where Riverside Drive turns into West Napa. You can see the temporary canvas sign hung next to Edward Jones Investments.  
(See picture #1)
- The Second Sign is to be hung on the East Side of the Building on Highway 12. This is right at the intersection of Highway 12 and West Napa. You can see the temporary canvas sign right above Edward Jones Investments.  
(See picture #2)
- There are currently signs of the same dimensions on both of the above locations. The signs I'm proposing would match the other signs in size.

MAY 08 2015



**GRAND OPENING**  
The Theater School

**Edward Jones**  
INVESTMENTS

**obb Broadway Cleaners**  
QUALITY DRYCLEANING  
SAME DAY SERVICE  
ALTERATIONS & REWEAVING  
THE LATEST TECHNIQUES  
LEATHER CLEANING

MAY 08 2015



MAY 08 2013

**(707)254-SIGN**  
**Signarama**  
 The way to grow your business

NOTES:

**PLEASE NOTE OUR NEW ADDRESS**

3149 California Blvd, Suite F  
 Napa, Ca 94558

Phone: 707-254-7446  
 707-643-4742

Email: nat@signarama-napa.com  
 Website: www.signarama-napa.com

**We can not proceed with order until you sign & fax this proof. or Email natdevries@gmail.com**

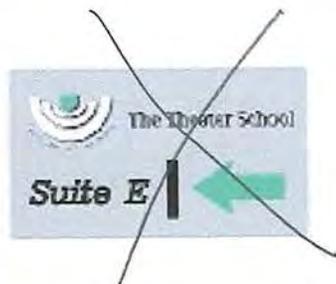
**SIGN and SEND TO**  
 email nat@signarama-napa.com  
 or natdevries@gmail.com  
 Spelling is your responsibility.  
 Size are noted, Drawing not to scale.  
 Colors on finished products may vary slightly from electronic proof.  
 By signing this proof, you agree to the layout and information above.  
 FAX **(707)266-1834**

PLEASE MARK ONE:  
 approved as is

Change noted, please send new proof:

Current Date: / /2014  
 Current Time: : :  
 WIP#:

Sales Rep: Nat deVries



(2) hanging ↗



- ADA
- Safety
- Large Format High Definition Pictures
- Wood
- Aluminum
- Coroplast
- PVC
- plastic
- Glass
- Alumacast
- Acrylic
- Canvas
- Vinyl
  - Cut Vinyl
  - Premium
  - Calendered
  - Digital Print
  - Etched Vinyl
  - Perforated Vinyl
  - Reflective
  - Arts Graffiti
  - Laminate
  - Light Boxes
  - Channel Letters
  - Dimensional Letters
- Door Magnets
- Banners
- Sandblasted
- Real Estate
- Vehicle Lettering
- Engraved
- Decals/Stickers
- Car Wraps
- Promotional
- Business Cards

Signature:

Date:

File Name:  
 Directory Name: C:\Users\1 SAR Napa\Napa-Customer-ART\

APR 08 2015



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

**DRHPC Agenda Item: 3**

**Meeting Date: 05/19/15**

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**Applicant**

Sonoma Grille/Sonoma signs

**Project Location**

165 West Napa Street

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**Historical Significance**

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
  - Listed on California Register of Historic Resources (Significant)
  - Listed within Local Historic Resources Survey (Potentially Significant)
  - Over 50 years old (Potentially Significant)  
Year built: 1934
- 

**Request**

Consideration of two wall signs and a projecting sign for a commercial building (Sonoma Grille) located at 165 West Napa Street.

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**Summary**

*Wall signs:* Two new wall sign are proposed on the building: a Steak Spirits Seafood sign; and, a Sonoma Grille sign. The Steak Spirits Seafood sign is proposed on the north facing portion of the building (facing West Napa Street). The sign is 10.83 square feet in area (1 foot tall by 10.83 feet wide). The sign would be hand painted directly to the stucco exterior of the building. Copy on the sign would consist of brown and caramel lettering. Illumination is not proposed. The Sonoma Grille sign is proposed on the north facing portion of the building (facing West Napa Street). The sign is 3.33 square feet in area (0.33 foot tall by 10 feet wide). The sign would be constructed of custom face lit channel letters bottom mounted on a thin profile cabinet. Copy on the sign would consist of copper and ivory lettering. Illumination is proposed in the form of lit channel letters. The applicant is proposing to illuminate the sign from a half hour before sundown until 12 a.m. Normal business hours are from 11 a.m. to 12 a.m. daily.

*Wall Sign Regulations (§18.20.180):* Wall signs projecting over the property line, including a light box or other part thereof, shall not exceed a thickness of 12 inches. The proposal is consistent with this requirement.

*Projecting Sign:* A two-sided projecting sign 12.25 square feet in area (3.5 feet tall by 3.5 feet wide) is proposed on the north portion of the building (facing West Napa Street). The sign would be located perpendicular to West Napa Street above the entrance to the restaurant. The face of the sign would consist of a cedar slate wood center surrounded by a metal fabricated frame. Copy on the sign would consist of painted caramel text on a dark grey background, with a metal flame emblem. Illumination is proposed in the form of two exterior 7.5 wattage flood light that will be integrated into the sign frame (see attached specification sheet).

*Projecting Sign Regulations (§18.20.150):* Projecting signs shall not exceed nine square feet in area on each side. 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 building having sloping roofs, above the eaves of the roof. 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. The proposal is not consistent with these requirements in that each side of the projecting sign would have an area of 12.25 square feet.

*Aggregate Sign Area:* Based on the property's frontage on West Napa Street (120 feet), the maximum aggregate sign area allowed for the parcel is 54 square feet. The total aggregate sign area for the property would be ±32.535 square feet, including the two proposed wall signs (14.16 square feet in area) and the project sign (18.375). The proposal is consistent with this requirement. It should be noted that when calculating the aggregate area of a two-sided sign, each face is multiplied by 0.75 (§18.16.021).

*Number of Signs:* Only one monument sign is allowed per property, and a maximum of two signs are normally permitted for

any one business (§18.16.010). The proposal does not comply with these requirements. While there would be no new monument signs two wall signs and one projecting sign is proposed for the business.

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

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

*Variances:* As noted above, the proposed project sign would exceed the allowable area for a projecting sign, and exceed the number of signs normally allowed. The DRHPC may grant variances from the provisions of the sign ordinance provided that certain findings can be made (see below).

1. 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;
2. 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;
3. The exception is the minimum necessary to serve its intended use;
4. The exception is in conformance with the purpose and intent of this title;
5. The granting of the variance will not be detrimental to the public interest or welfare, or injurious to properties or improvements in the vicinity.

*Other permits required:* In addition to the requirements of this title, all signs and building improvements shall be in conformance with applicable requirements of the 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to installation. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact Lisa Sevilla at (707) 933-2205 for information regarding City Encroachment Permits.

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## Commission Discussion

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### Design Review and Historic Preservation Commission Action

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

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

**DRHPC Conditions or Modifications**

Attachments

1. *Sherpa Hospitality Sonoma Grille City of Sonoma Design Review*

cc: Sonoma Grille/Sonoma Signs  
254 First Street East  
Sonoma, CA 95476

Anne Thorton  
2101 Divisadero Street  
San Francisco, CA 94115-2126

FIXTURE: NUVO 77700



BULB: UTILITECH 7.5WATT



**General Information**

**Nuvo Lighting Adjustable Swivel 1 Light Outdoor Flood Light in Black 77700**

This 1 Light Outdoor Flood Light from the Adjustable Swivel collection by Nuvo will enhance your home with a perfect mix of form and function. The features include a Black finish applied by experts. This item qualifies for free shipping! Check the right-hand bar or call our dedicated Sales Team for similar items and additional options not pictured.

**Brand Information**

- Brand: Nuvo
- Collection: Adjustable Swivel
- SKU: 77700
- UPC: 045923777004

**Dimensions and Weight**

- Width: 4.50 in.
- Extension/Depth: 8.00 in.

**Other Specifications**

- Ships Via: UPS
- Warranty: 1 Year Limited Warranty

**Design Information**

- Category: Pathway Lighting
- Finish: Black

**Bulb Information**

- Bulbs Included: No
- Bulb Category: Halogen
- Primary Bulb(s): 1 x 150 watts Medium PAR38

**Product Rating**

- Safety Rating: Wet, Wall

Wattage Equivalent	40	Lumens	320
Flood or Spotlight	Flood light	Light Color	Warm White
Package Quantity	1	ENERGY STAR Qualified	Yes
Indoor/Outdoor	For indoor/outdoor use	Energy Efficient	Yes
Bulb Wattage	7.5	Beam Spread (Degrees)	38
Bulb Voltage	120	Bulb Length (Inches)	4
Rated Life (Hours)	30000	Bulb Diameter (Inches)	2.25
Bulb Shape	PAR20	Bulk Buy	No
Dimmable	Yes		

**SONOMA SIGNS**

DESIGN+FABRICATION

254 First St. East  
Sonoma, CA 95476

707.933.0307

info@sonoma-signs.com

CLIENT:



**SONOMA GRILLE**

PROJECT:

**SIGNAGE DESIGN +  
PERMITTING**

DESIGN CONTACT:

Rose Jager  
Project Manager  
rose@sonoma-signs.com  
707.933.0307

DRC SUBMITTAL DRAWINGS

**GENERAL NOTE:**

These drawings are for the intended recipient(s) only and it may be privileged and confidential. If you are not the intended recipient(s), or agent responsible, any review, retransmission, conversion to hard copy, copying, circulation or other use of these documents & drawings is strictly prohibited and may be illegal. Concepts shown are proprietary until released by Sonoma Signs, and at the point of client approval and payment of services in full.

**CITY OF SONOMA  
DESIGN REVIEW**

MAY 15, 2015

**HANGING SIGN  
LIGHTING SPECS**

# SHERPA HOSPITALITY

SONOMA GRILLE

CITY OF SONOMA - DESIGN REVIEW

APRIL 21, 2015

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SONOMA SIGNS



DESIGN+FABRICATION

APR 21 2015



# SONOMA GRILLE

STEAK || SPIRITS || SEAFOOD

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Sonoma Grille, a new restaurant located at 165 West Napa Street is requesting approval of a signage identity program which includes hand-painted wall lettering, an illuminated wall sign, and an illuminated hanging sign. The proposed signage identity program is designed to compliment building features while communicating the style and hospitality of Sonoma Grille.

The signage identity program consists of:

#### Hand-Painted Wall Lettering:

Two color hand-painted lettering, applied directly to the stucco exterior will communicate "Steak, Spirits, Seafood" the core offering of Sonoma Grille. The hand-painted treatment works to highlight the building texture and speaks of a simpler time.

#### Illuminated Wall Sign:

Fabricated stainless steel wall letters feature an Old Copper finish (similar to an oxidized bronze), rich in tone and color, with an inset Ivory stroke, bottom mounted to a thin profile cabinet. During evening operating hours, the Ivory stroke will glow warm white via low-voltage led lighting.

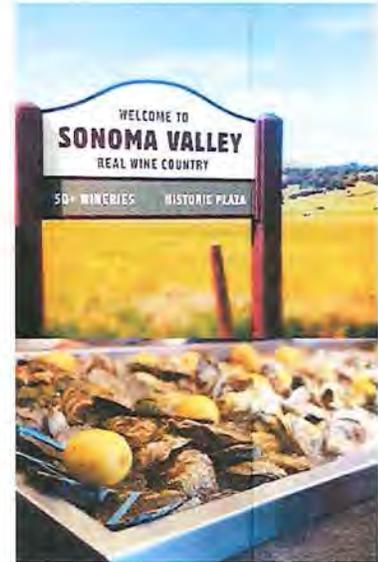
#### Illuminated Hanging Sign:

This fabricated aluminum and wood-plank hanging sign is suspended from the building overhang centered above the restaurant entrance. The sign features a cedar wood-plank background stained semi-transparent dark gray, with custom cut out center flame logo. The flame logo and letters consist of 1/4" thick aluminum. Integrated into the hanging sign bracket, are (2) 7.5 watt warm white LED light bulbs, directed at the sign face, providing a warm exterior glow. All metal components are to be painted "Caramel Cupcake".

Proposed illumination is from half-hour before sundown until midnight. All lighting will be controlled by a time-clock.

The proposed sign program features a rich color palette, professional material and fabrication techniques, tasteful lighting, and uses only 61.4% of the allowable sign area.

Thank you for your time and consideration of this signage identity program for Sonoma Grille.





165 WEST NAPA ST - SONOMA, CA 95476



ALL PROPOSED WORK TO BE PERFORMED ON NORTH ELEVATION

## SONOMA SIGNS

■ ■ ■  
DESIGN+FABRICATION

254 First St. East  
Sonoma, CA 95476

707.933.0307

info@sonoma-signs.com

CLIENT:



SONOMA GRILLE

PROJECT:

SIGNAGE DESIGN +  
PERMITTING

DESIGN CONTACT:

Rose Jager  
Project Manager  
rose@sonoma-signs.com  
707.933.0307

DRC SUBMITTAL DRAWINGS

### GENERAL NOTE:

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CITY OF SONOMA  
DESIGN REVIEW

APRIL 21, 2015

FACADE SIGNAGE  
PROGRAM

**SONOMA SIGNS**

DESIGN+FABRICATION

254 First St. East  
Sonoma, CA 95476

707.933.0307

info@sonoma-signs.com

CLIENT:



**SONOMA GRILLE**

PROJECT:

**SIGNAGE DESIGN +  
PERMITTING**

DESIGN CONTACT:

Rose Jager  
Project Manager  
rose@sonoma-signs.com  
707.933.0307

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**CITY OF SONOMA  
DESIGN REVIEW**

APRIL 21, 2015

**WALL LETTERING  
DETAIL**

4" **STEAK**  **SPIRITS**  **SEAFOOD**

10'

**DETAILS:**

2-LAYER HAND PAINTED ENAMEL LETTERING  
PAINTED DIRECTLY TO BUILDING EXTERIOR



HAND PAINTED LETTERING



KMA77-5 BROWN BEAR

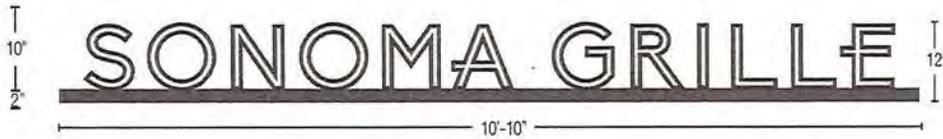


KM4615-3 CARAMEL CUPCAKE

ALL COLORS: KELLY-MOORE™



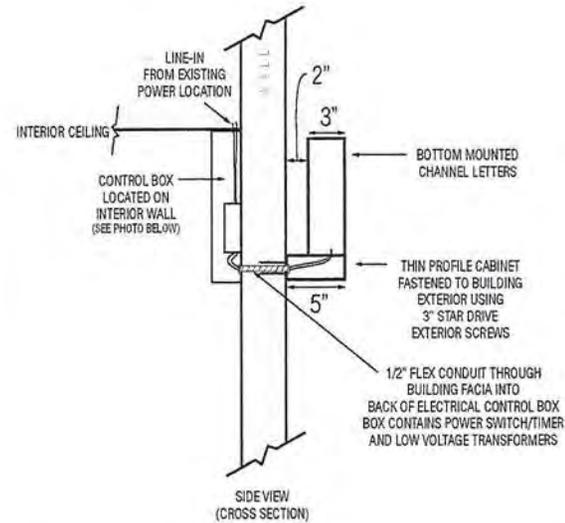
PROPOSED SIGN LOCATION



**DETAILS:**

"SONOMA GRILLE" FEATURES CUSTOM FACE LIT CHANNEL LETTERS  
BOTTOM MOUNTED TO A THIN PROFILE CABINET

THIN PROFILE CABINET SUSPENDS SIGNAGE AWAY FROM  
MULTI-LAYERED BUILDING SURFACE AND CONCEALS ELECTRICAL WORK  
LOW VOLTAGE LED LIGHTING (>100 FT LAMBERTS)



**COLOR COMPOSITION:**



CHANNEL LETTER RETURN  
+ THIN PROFILE CABINET



CHANNEL LETTER FACE  
(ILLUMINATED AREA)



FACE LIT LETTER - DAY TIME



FACE LIT LETTER - EVENING



PROPOSED SIGN LOCATION

**SONOMA SIGNS**

DESIGN+FABRICATION

254 First St. East  
Sonoma, CA 95476

707.933.0307

info@sonoma-signs.com

CLIENT:



**SONOMA GRILLE**

PROJECT:

SIGNAGE DESIGN +  
PERMITTING

DESIGN CONTACT:

Rose Jager  
Project Manager  
rose@sonoma-signs.com  
707.933.0307

DRC SUBMITTAL DRAWINGS

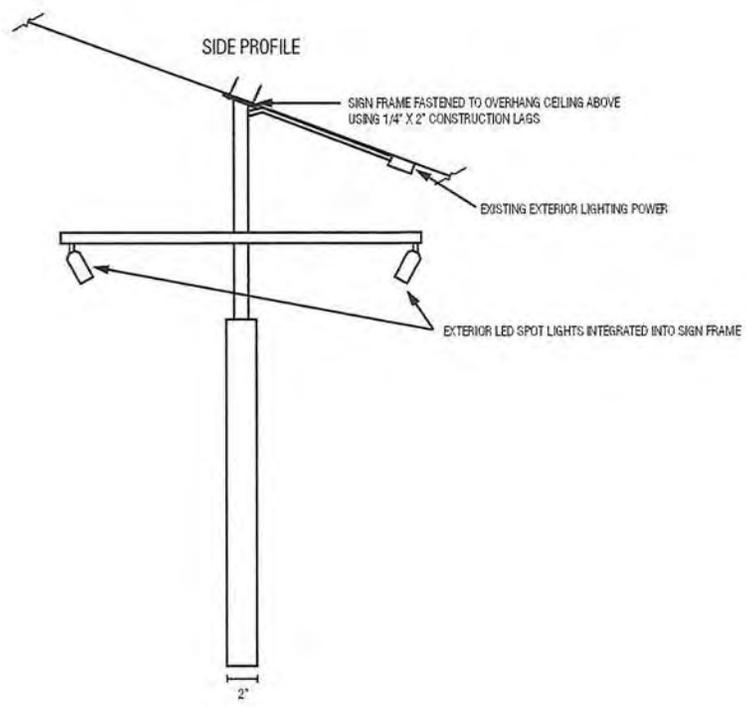
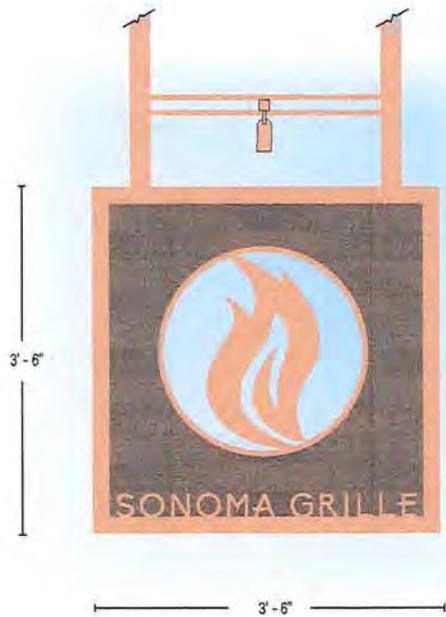
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SIGNAGE DESIGN  
PROOF PACKAGE

APRIL 21, 2015

WALL SIGN  
DETAIL



**DETAILS:**

- METAL FABRICATED SIGN FRAME + "SONOMA GRILLE" LETTERS
- PAINTED CARAMEL CUPCAKE
- CEDAR SLAT WOOD CENTER
- STAINED SEMI-TRANSPARENT "DARK GREY"
- CUSTOM METAL FLAME WITH "LOOK THROUGH" CUT-OUT CENTER
- FIXED HANGING HARDWARE WITH INTEGRATED LIGHTING
- (2) 7.5 WATT WARM WHITE LED BULBS (>100 FT LAMBERTS)



PROPOSED HANGING SIGN LOCATION

**SONOMA SIGNS**

DESIGN+FABRICATION

254 First St. East  
Sonoma, CA 95476

707.933.0307

info@sonoma-signs.com

CLIENT:



**SONOMA GRILLE**

PROJECT:

SIGNAGE DESIGN +  
PERMITTING

DESIGN CONTACT:

Rose Jager  
Project Manager  
roj@sonoma-signs.com  
707.933.0307

DRC SUBMITTAL DRAWINGS

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CITY OF SONOMA  
DESIGN REVIEW

APRIL 21, 2015

HANGING SIGN  
DETAIL

**SONOMA SIGNS**

DESIGN+FABRICATION

254 First St. East  
Sonoma, CA 95476

707.933.0307

info@sonoma-signs.com

CLIENT:



**SONOMA GRILLE**

PROJECT:

**SIGNAGE DESIGN + PERMITTING**

DESIGN CONTACT:

Rose Jager  
Project Manager  
rose@sonoma-signs.com  
707.933.0307

DRC SUBMITTAL DRAWINGS

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**CITY OF SONOMA  
DESIGN REVIEW**

APRIL 21, 2015

**SIGNAGE  
OVERVIEW**

# SONOMA GRILLE

WIDTH	10'-10"
HEIGHT	1'
AREA	10.83 SF
% OF TOTAL ALLOWABLE	20%

## STEAK || SPIRITS | SEAFOOD

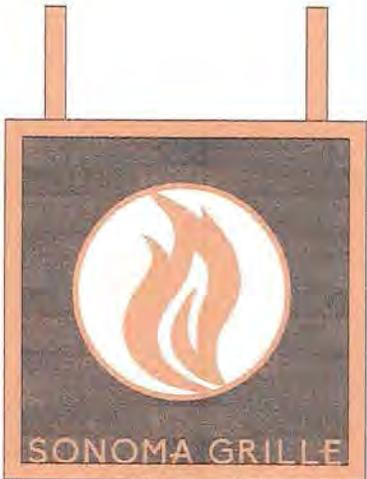
WIDTH	10'
HEIGHT	4'
AREA	3.33 SF
% OF TOTAL ALLOWABLE	6.4%



REQUESTED SIGN PROGRAM USES 61.4% OF ALLOWABLE SIGNAGE AREA

STREET FRONTAGE	115'
NUMBER OF SIGNS ALLOWED	2
ALLOWABLE SIGN AREA	52 SF
TOTAL PROPOSED AREA	32.535 SF

BASED ON CITY OF SONOMA SIGNAGE MATRIX



WIDTH	3'-6"
HEIGHT	3'-6"
AREA (USING CITY CALCS.)	18.375 SF
% OF TOTAL ALLOWABLE	35%



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

DRHPC Agenda 4  
Item:

Meeting Date: 05/19/14

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**Applicant**

Valerie Ho

**Project Location**

481 San Lorenzo Court

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**Historical Significance**

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
  - Listed on California Register of Historic Resources (Significant)
  - Listed within Local Historic Resources Survey (Potentially Significant)
  - Over 50 years old (Potentially Significant)  
Year built: 1920s
- 

**Request**

Design review of proposed alterations and an addition to the residence located at 481 San Lorenzo Court.

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**Summary**

The applicant is proposing to add 489 square feet of building area to an existing residence at the rear portion of the house.

**Site Description:** The subject property is an 8,712-square foot parcel located on the west side of San Lorenzo Court near the corner of San Lorenzo Court and East Napa Street. The property is currently developed with a  $\pm$ 1,126 square foot residence and  $\pm$ 441 square foot detached garage. The residence was built in the 1920s and is not eligible for listing on the California Register of Historic Resources as separate resource only as a potential historic district (refer to enclosed Architectural/Historical Evaluation for the Campobello Estates Subdivisions, Sonoma Sonoma County, California, dated September 25, 2002). The property is zoned Medium Density Residential (R-M) and lies within the City's Historic Overlay Zone. Directly adjoining land uses include single-family homes to the west, south, and north. Because the property appears eligible for inclusion in the California Register as part of a district, staff directed the most recent historic review to evaluate the proposed modifications to ensure that they are consistent with the Secretary of Interior's Standards.

**Proposed Project:** The project involves remodeling the existing home and adding a 489 square foot addition to the rear of the structure. The exterior of the existing portion of the residence will remain essentially as it is currently constructed, with the exception of the west elevation where the new addition will be attached. The addition will have a single-story hip roof addition at a 3/12 pitch, matching the existing roof pitch. The new roof ridge is below the existing roof line. Composite roof shingles will be used to match the existing roofing. The addition will receive a stucco finish. In addition, on the south elevation an existing window will be replaced with new craftsman-style doors. On the north elevation an existing window will be replaced with a smaller window. On the east elevation a new custom wood craftsman-style door is proposed, which will match the new door on the south elevation. Further details can be found in the attached project narrative and accompanying materials.

**Zoning Requirements:** The standards of the Low Density Residential zone applicable to the proposal are as follows:

- **Setbacks:** The new addition meets or exceeds the normal setback requirements.
- **Coverage:** At 13%, site coverage is less than the 60% maximum allowed in the Medium Density Residential zone.
- **Floor Area Ratio:** The project would result in a F.A.R. of 0.13, which is less than the 0.05 maximum allowed.
- **Parking:** One covered parking space is provided in a detached garage. This meets the requirement.
- **Height:** The one-story addition would have a maximum ridge height of 13.5 feet, which is less than the 30-foot height limit allowed in the zone.

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

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

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

1. The historical significance, if any, of the site or buildings or other features on the site;  
*An architectural/historical evaluation was completed for the property in September 2002 and a review of the project for conformance with the Secretary of Interior's Standards was completed for the property in March, 2015. These evaluations found that the structure is not eligible for listing on the California Register of Historic Resources as separate resource only as a potential historic district. In addition, the proposed project conforms to the Secretary of Interior's Standards for Rehabilitation of Historic Properties.*
2. Environmental features on or adjacent to the site;  
*Staff is not aware of any environmental features on or adjacent to the site.*
3. The context of uses and architecture established by adjacent development;  
*The adjacent properties to the east, south, and north, are developed with single family residences.*
4. The location, design, site plan configuration, and effect of the proposed development.  
*The addition and remodel is located in the Medium Density Residential zoning district. The addition would not be visible from East Napa Street and only a small portion of the addition would be visible from San Lorenzo Court.*

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

**Site Design & Architectural Review:** While the proposal complies with the quantitative zoning standards noted above, the project is subject to site plan and architectural review by the DRHPC because the residence was constructed prior to 1945 and lies within the Historic Overlay Zone. In this case, because review by the Planning Commission was not necessary, the DRHPC is responsible for reviewing and acting upon the project site plan, building massing and elevations, elevation details, and exterior materials.

**CEQA Compliance:** *As a discretionary project, the proposal is subject to the requirements of the California Environmental Quality Act (CEQA).* Per the historic evaluation prepared by Tom Origer & Associates dated September 2002 (attached) the property does not meet any of the criteria for listing on the California Register of Historical Resources as a separate resource only as a potential historic district. Accordingly, the residence is not considered an historical resource as defined under CEQA and, pursuant to Section 15301 of the CEQA Guidelines, the remodel/addition project is categorically exempt (Class 1 – Existing Facilities). In addition, the review of the project for conformance with Secretary of Interior's Standards prepared by Baseline Consulting dated March 20, 2015, determined that the proposed project confirms to the Secretary of Interior's Standards for Rehabilitation of Historic Properties.

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

1. The project complies with applicable policies and regulations, as set forth in this Development Code (except for approved Variances and Exceptions), other City ordinances, and the General Plan;
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in this Development Code; and
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features;
4. The project will not impair the historic character of its surroundings;

5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site;
6. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 SMC (Historic Preservation and Infill in the Historic Zone); and
7. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through SMC 19.42.020.

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

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## Commission Discussion

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### Design and Historic Preservation Review Commission Action

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

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

### DRHPC Conditions or Modifications

Attachments:

1. Review of Project for Conformance with Secretary of Interior's Standards, 481 San Lorenzo Court, Sonoma, Sonoma County California
2. Architectural/Historic Evaluation for the Campobello Estates Subdivision, Sonoma Sonoma County, California
3. Window and door manufacturer specification sheets
4. Site plan and elevations

cc: Valerie Ho  
2931 Frontera Way  
Burlingame, CA 94010

Charles and Patricia Willard  
235 MacArthur Lane  
Sonoma, CA 95476-7672

Coldwell Bankers  
Attn: Pat and Norm Brown  
460 Mission Blvd.  
Santa Rosa, CA 95409

Mary Martinez, via will call at City Hall

Patricia Cullinan, via email

Yvonne Bowers, via email

SLHP Historic Survey, via email

# BASELINE CONSULTING

P.O. Box 207; 13750 Arnold Drive, Suite 3  
Glen Ellen, CA 95442  
(707) 996-9967 • [baseline@vom.com](mailto:baseline@vom.com)

April 20, 2015

Subject: Review of project for conformance with Secretary of Interior's Standards, 481 San Lorenzo Court, Sonoma, Sonoma County, California.

To Whom It May Concern,

According to a previous study by Origer & Associates in 2002, the house at 481 San Lorenzo Court in Sonoma appears to be eligible for listing in the California Register as part of a historic district which may be established by the City of Sonoma. Thus the Planning Department has requested that the property be treated as a historic resource and that any changes conform to the Secretary of Interior's Standards for Rehabilitation of Historic properties.

The house, a Sebastiani Bungalow originally constructed in the 1920s, is a typical example of craftsman-style working-class housing from the period. In the 1990s, the house was moved from its original location half a block to the south on East Napa Street as part of a flood control project. At that time, the interior was stripped and services upgraded. Various other alterations were also performed, including replacement of original wood-sash windows with modern vinyl windows and installation of gutters and composition shingle roof.

Valerie Ho, currently in the process of purchasing the house, has proposed a rehabilitation that will adapt the dwelling to current needs while preserving its historic character. The existing 1200-square-foot house will be expanded with a 489-square-foot master bath at the rear (west) of the building. The existing  $\frac{3}{12}$  pitch will be matched on the single-story hip roof addition. The new roof ridge is below the existing roof line. The existing plate height of 9' will be repeated in the new addition. The exterior of the addition will receive a stucco finish, vinyl windows with trim in a craftsman style, and a composition roof with ogee gutters.

In the living room at the center of the house, an existing 4 x 5 foot window that faces south will be removed and replaced with a custom wood craftsman-style door. The dimensions of the door, which will be partially glazed, will be similar to the dimensions of the existing window opening. This alteration will create access to the largest outdoor area, where a concrete and flagstone patio will be built along with a simple concrete stoop and steps.

A custom wood craftsman-style door, with details that match the new door on the south elevation, will replace the existing fully glazed front door. The existing modern door dates from the time when the house was moved and is incompatible with the style of the house.

The lower half of an existing window will be enclosed. Located on the side (north) elevation toward the rear of the house, the tall existing window provides an unobstructed view into the bathroom from the neighboring house, and is thus incompatible with the use of the house as a dwelling.

The existing fence in the front of the house will be moved approximately 3 feet toward the street to bring the existing 20-inch diameter buckeye tree into the backyard space.

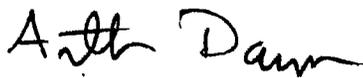
The project conforms to the Secretary of Interior's Standards for Rehabilitation of Historic properties. Adapting the dwelling to modern residential needs, (and to its altered setting), the project allows the house to continue to be used for its historic purpose. Its historic character will be retained, and distinctive features such as the craftsman-style roof detail and shaped rafter tails on the front (east) and side (south) elevations will be preserved. The new addition, and the other minor exterior alterations proposed, will not destroy historic materials that characterize the property. The new will be differentiated from the old and compatible with the massing, size, scale, and architectural features of the property.

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

Sincerely,



Kara Brunzell, M.A.  
Architectural Historian



Arthur Dawson  
Principal, Historical Consultant  
Baseline Consulting

---

**Architectural/Historical Evaluations for the  
Campobello Estates Subdivision, Sonoma  
Sonoma County, California**

Vicki R. Beard, M.A.

September 25, 2002



## ABSTRACT

Tom Origer & Associates completed architectural/historical evaluations for three residences within the proposed Campobello Estates Subdivision, Sonoma, Sonoma County. The project is situated in the northeastern part of the city of Sonoma, east of Fourth Street East and north of East Napa Street. Property owners, Kenneth and Patricia McTaggart, are proposing to divide 4.95 acres of land into 17 residential lots. The City of Sonoma Planning Department requested this study as part of its environmental review process for the proposed project.

This study included archival research at the Northwest Information Center, Rohnert Park (NWIC 01-1189), examination of the library and files of Tom Origer & Associates, historical research at various facilities, consultation with local historical groups, interviews with knowledgeable individuals, and examination and photodocumentation of buildings and structures on the parcels.

This study finds that the two Craftsman-style bungalows at 432 and 442 East Napa Street retain high degrees of architectural integrity and, while individually they do not appear to be important historical resources, they could contribute to a district of 1920s bungalows associated with prominent vintner, Samuele Sebastiani. As such, they would meet the criteria for inclusion on the California Register of Historic Resources.

The third property (428 Fourth Street East) appears to be an older building (circa 1900). It lacks architectural integrity and does not meet the criteria for inclusion on the California Register as a separate property. If the concept of a district were pursued, this house would be a noncontributing property within the boundaries of the district.

Project impacts to a potential California Register district would be negligible. Direct impacts would be caused by relocating the house at 442 East Napa Street to a different location on the parcel; however, this would not be a significant impact. The possibility of indirect impacts is low because the proposed subdivision would not be readily visible except at the backs of lots and from the alley. These indirect impacts could be mitigated by judicious landscaping on lots immediately adjacent to the district.

Documentation pertaining to this study is on file at the offices of Tom Origer & Associates (File No. 02-82BE).

### Synopsis

Project: Campobello Estates Subdivision  
Location: 428 Fourth Street East, 432 & 442 East Napa Street, Sonoma, Sonoma County  
Quadrangle: Sonoma, California 7.5' series  
Study Type: Intensive  
Scope: Property specific  
Findings: The houses at 432 and 442 East Napa Street could be contributors to a local historical district.  
Impacts: Proposed project will not have significant impacts on historic resources.

## INTRODUCTION

This report describes architectural/historical evaluations completed for the proposed Campobello Estates Subdivision, Sonoma, Sonoma County. Property owners, Kenneth and Patricia McTaggart, are proposing to divide 4.95 acres of land situated in the northeastern part of the city of Sonoma, east of Fourth Street East and north of East Napa Street. The property is currently configured as five parcels and the planned subdivision will create 17 residential lots. There are three, early-20th century houses within the proposed subdivision. As part of its environmental review process, the City of Sonoma Planning Department requested that the potential for impacts to historical resources be assessed. Documentation pertaining to the study is on file at Tom Origer & Associates (File No. 02-82BE).

## REGULATORY CONTEXT

The California Environmental Quality Act (CEQA) requires that cultural resources be considered during the environmental review process. This is accomplished by an inventory of resources within a study area and by assessing the potential that cultural resources could be affected by development.

This cultural resources survey was designed to satisfy environmental issues specified in the CEQA and its guidelines (Title 14 CCR §15064.5) by: (1) identifying all cultural resources within the project area; (2) offering a preliminary significance evaluation of the identified cultural resources; (3) assessing resource vulnerability to effects that could arise from project activities; and (4) offering suggestions designed to protect resource integrity, as warranted.



Figure 1. Project vicinity (adapted from the 1970 *Santa Rosa* 1:250,000-scale USGS map).

C. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

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

The California Office of Historic Preservation (OHP) suggests that all resources over 45 years old be recorded for inclusion in the OHP filing system (OHP 1995:2), although professional judgment is urged in determining whether a resource warrants documentation.

## PROJECT SETTING

### Location and Description

The study area is situated in southern Sonoma County, in the northeastern part of the city of Sonoma, as shown on the Sonoma 7.5' USGS quadrangle (Figure 2). It consists of 4.95 acres of land. The study area is surrounded on three sides by residential properties and on the north side by a winery. There are three residential complexes within the study area, all of which date to the first half of the 20th century.

## STUDY PROCEDURES

### Archival Research

Archival research included examination of the library and files of Tom Origer & Associates and a review of reports and records on file at the Northwest Information Center, Sonoma State University.

Review found that the houses were included in the City of Sonoma historic resources inventory and update completed during the late 1970s (Sonoma League for Historic Preservation [SLHP] 1979, 2001). The survey describes these properties as follows:

<u>Address</u>	<u>Style</u>	<u>Year</u>	<u>Use</u>	<u>NR-Code</u>
428 Fourth Street East	Bungalow/hipped roof	1890	Residence	4S
432 East Napa Street	1-story Bungalow	1930	Residence	none
442 East Napa Street	1-story Bungalow	1930	Residence	none

None of these houses are currently listed on the California Register or the National Register of Historic Places. The OHP Historic Property Directory lists 428 Fourth Street East with a National Register rating of 4S indicating that it may become eligible for the National Register as a separate property (OHP2002).

Research was also conducted at the Sonoma County Assessor's Office, Sonoma County Recorder's Office (SCRO), the Sonoma Depot Museum, and the Sonoma League for Historic Preservation. Research results are presented in the Historical Context section of the report.

#### Interviews

Kenneth McTaggart, grandson of Samuele Sebastiani, and his wife Patricia were interviewed during the course of this study. In addition to information about the homes within and adjacent to the project area, the McTaggarts had photographs of the neighborhood taken shortly after the first phase of construction, and an aerial photograph of the Sebastiani Winery and adjacent residential area taken circa-1940. Pertinent information from these interviews is included in the following sections of this report.

#### Field Survey

All buildings on the parcel were examined and photodocumented during the field phase of the study. A cursory survey was also made of buildings in the general area. Descriptions of buildings on the subject parcels are provided in the Property Descriptions section of the report. Additional documentation is provided in the Appendix.

### HISTORICAL CONTEXT

The study parcels are situated in northeastern Sonoma, on lands once claimed by the Mission San Francisco Solano de Sonoma (hereafter, the Sonoma Mission). This mission was the last of 21 missions established in California by Franciscan missionaries between 1769 and 1823. The immediate goals of the Spanish mission system were to Christianize native populations and to bring to them the advantages of the Hispanic culture. Ultimately, the success of the mission system served to extend Spain's frontier.

When Franciscan missionaries arrived in Sonoma Valley, there were several Coast Miwok groups living in the area. The Coast Miwok economy reflected this early focus on marsh resources though it was combined with hunting and gathering in the foothills of the North Coast Ranges. Drawing from mission registers, ethnohistorian Randall Milliken (1995: Appendix 1) compiled an encyclopedia of San Francisco Bay tribal groups and their geographic distribution. Milliken attributes "the valley of Sonoma Creek around the present town of Sonoma" to the *Chocome* tribe of Coast Miwok (Milliken 1995:240). This tribe was also known as the *Sonomas* and the *Chucuiens*.

Missions in the San Francisco Bay area (Mission San José, Mission San Francisco, Mission San Rafael Arcángel) sought converts from tribes far to the north including the Sonoma Valley. Mission records show that 43 *Chocome* were registered at Mission San Francisco between 1814 and 1815, and that 92 others went to Mission San José in 1815 and 1816 (Milliken 1995:240). When the mission at Sonoma was founded in 1823, many of the

In addition to his commercial enterprises, Sebastiani purchased many residential lots in Sonoma. Apartments were built on property near the plaza, and several single-family dwellings were constructed or remodeled elsewhere in the city, including on parcels along Fourth Street East, East Spain Street and East Napa Street. Here, Sebastiani constructed a home for his family and several one-story Craftsman bungalows. The bungalow was the emblem of progress and efficiency during the early part of the 20th century, an image that Samuele Sebastiani cultivated in both industry and real estate.

Sebastiani's initial housing development on Fourth Street East and East Napa Street was constructed on Lot 264 as shown on O'Farrell's plat map (O'Farrell 1850). Sebastiani purchased all of Lot 264 from Henry Castagnasso in 1920 and soon several homes were under construction. Eventually, eight bungalows were built on Fourth Street and East Napa Street, each with a detached garage accessed by a rear alley. Four similar homes were built nearby on East Spain Street. Figure 3 shows this portion of the 1923 fire insurance map for Sonoma with Sebastiani's 1920 development on East Spain, Fourth, and East Napa streets.

Sebastiani used these homes as rental property, and they were occupied by a variety of middle-class families over the years including two bankers, the newspaper editor, and the Sebastiani Theater manager (McTaggart, personal communication 2002b). The following classified ad appeared in the *Sonoma Index-Tribune* (25 December 1920) for a short time before notice was given that Mr. and Mrs. George Leiser had rented one of Sam Sebastiani's new bungalows (*Sonoma Index-Tribune* 1 January 1921)

FOR RENT—Modern bungalow of 5 rooms,  
completely furnished. Will rent all or part to  
responsible parties. In good residence section  
of Sonoma.

A photograph taken of the of the Sebastiani homes on East Fourth Street shortly after they were constructed shows the low-profile, Craftsman-style homes with a border of concrete pillars along the sidewalk. Sebastiani had sidewalks and electric streetlights installed along the street prompting a news article that described the lights as “[giving] that portion of Sonoma City the appearance of a metropolitan boulevard” (*Sonoma Index-Tribune* 24 April 1920).

Consistent with the progressive theme, Sebastiani's plan provided an alley at the rear of his homes with small garages opening on to the alley for the family automobile. Sebastiani waged a small skirmish with the City of Sonoma over paving Fourth Street East, and local lore has it that Sebastiani paved the east side of the road himself and left the west side for the City to deal with. The aforementioned photograph does indeed show that only half of the road is paved.

Samuele Sebastiani retained most of these rental homes over the years. After his death in 1944, his widow began dividing the family's assets between their three children. Her daughter, Sabrina Sebastiani McTaggart, received many of the homes in the subdivision including the three that are now under study.

## PROPERTY DESCRIPTIONS

There are three houses within the study area, each with a garage. One of the houses appears to be a turn-of-the-century home that predates surrounding buildings. The other two houses were constructed as part of Sebastiani's 1920 development along Fourth Street East and East Napa Street. Descriptions of the three properties follow.

### 428 Fourth Street East

The parcel at 428 Fourth Street East is a long narrow lot containing a house, garage, and part of an abandoned formal garden. The house does not appear to have been one of Samuele Sebastiani's buildings but is rather a modified Victorian cottage. The moderately pitched, hipped roof has an added gable offset at the front of the house, lending it a Queen Anne appearance. It appears that the house might once have had a full width porch and that part of the porch was enclosed to create another room. The existing porch is offset and has low walls supported by posts. This house is wood framed with stucco exterior walls. Windows are one-over-one, double hung sashes. A shed addition is at the rear of the house.

The garage is gabled, and its exterior walls are vertical board-and-batten. This garage is reached from an L-shaped alleyway that runs along the south side of the property. The wooden by-pass doors face the alley.

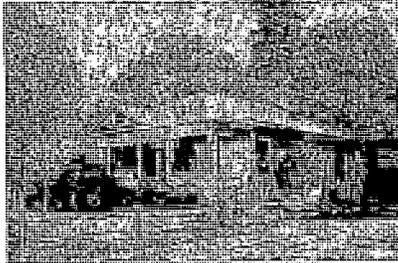


Figure 4. House at 428 Fourth Street East



Figure 5. Garage at 428 Fourth Street East

The Sebastiani family purchased this lot from Henry Castagnasso in 1919 (Sonoma County Recorder's Office [SCRO] 1919), and it is likely that the house was on the parcel when it was purchased. The Sonoma League for Historic Preservation provides a construction date of 1890 for this house; however, county records show that it was built in 1910.

After Sebastiani acquired the property, and at about the same time that he built his private residence on an adjoining parcel, the eastern end of this lot became part of an extensive garden that extended from the Sebastiani home on the north side of the creek, south to the

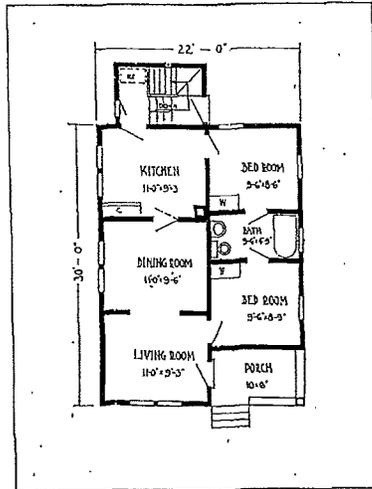


Figure 8. Plan of the Bennett Homes 5-room "Shamrock" model, 1920.

### CONCLUSIONS

The three properties described above were evaluated for inclusion on the California Register by assessing their importance under each of the California Register criteria presented earlier in this report. To recap, a resource may be important, and therefore eligible for the California Register, if it is associated with significant events or important people; if it exemplifies a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or if it can yield important information. It must also possess enough integrity to reflect the qualities that make the property important. That is to say, for the case in point, if Samuele Sebastiani walked through this neighborhood, would it be familiar to him?

#### 428 Fourth Street East

The home at 428 Fourth Street East appears to be a turn-of-the-century Victorian cottage that has been altered through the years. It was recently rebuilt after a fire and no longer retains architectural integrity. This building does not appear eligible for the California Register. The garage is a of a common construction type and, alone, does not meet the criteria for inclusion on the California Register.

## SUMMARY

Tom Origer & Associates conducted an architectural/historical evaluation of three residences within the proposed Campobello Estates Subdivision. The study was requested by Rob Gjestland of the City of Sonoma Planning Department and was designed to identify and assess project impacts on important historical resources within the project area. The study included historical research, examination of the buildings in question, and a survey of nearby buildings and neighborhoods.

This study finds that the house 428 Fourth Street East lacks the necessary architectural integrity for inclusion on the California Register. The houses at 432 and 442 East Napa Street appear eligible for inclusion in the California Register as part of a district. An assessment of direct and indirect project impacts on these historical resources was made and it is our professional opinion that there will be no significant impacts. We did, however, offer a few suggestions to further lessen impacts to the potential district. Documentation pertaining to the study is on file at Tom Origer & Associates (File No. 02-082BE).

## MATERIALS CONSULTED

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1995 *Aladdin Homes "Built in a Day" House Catalog, 1917*. Catalog No. 29. Dover Publications, New York. Originally published 1917, The Aladdin Company, Bay City, Michigan.
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- Department of Parks and Recreation  
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1850 Map of the Town of Sonoma. Robert D. Parmelee Collection, Sonoma, California.
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1995 *Instructions for Recording Historic Resources*. Office of Historic Preservation, Sacramento.
- 2002 *Historic Property Directory*. Office of Historic Preservation, Sacramento.
- Ray H. Bennett Lumber Co., Inc.  
1993 *Bennett's Small House Catalog, 1920*. Catalog No. 18. Dover Publications, New York.  
Originally published 1920, Ray H. Bennett Lumber Company, Inc., North Tonawanda, New York.
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1898 *Illustrated Atlas of Sonoma County, California*. Reynolds and Proctor, Santa Rosa, California.
- Sanborn Map Company  
1905 Sonoma, California. Sanborn Map Company, New York.
- 1911 Sonoma, California. Sanborn Map Company, New York.
- 1923 Sonoma, California. Sanborn Map Company, New York.
- 1941 Sonoma, California. Sanborn Map Company, New York.
- Sonoma County Planning Department  
1984 *Sonoma County Landmarks*. Sonoma County Planning Department, Santa Rosa, California.
- Sonoma Index-Tribune*  
1917 Leading Producers of Sonoma Valley to Markets of World. 27 January. Sonoma.
- 1920 Sebastiani Installs Handsome and Modern Street Lighting System. 24 April. Sonoma.
- 1920 Sebastiani Makes More Improvements. 31 July. Sonoma.
- 1920 Sebastiani Makes Magnificent Offer to City of Sonoma for Fire Protection. 21 August. Sonoma.
- 1920 Sebastiani New Houses Nearing Completion. 23 October. Sonoma.
- 1920 Sam Sebastiani Makes Fine Donation to Fire Engine. 30 October. Sonoma.
- 1920 Home Building Opportunity for Investors. 20 November. Sonoma.

**APPENDIX**

**DPR Forms**

**BUILDING, STRUCTURE,  
AND OBJECT RECORD**

Primary # P-  
HRI #  
NRHP Status Code: 3  
Resource Name or #: 428 Fourth St. E.

Page 2 of 2

- B1. Historic Name: None  
B2. Common Name: None  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Victorian

B6. Construction History: This house appears to have been modified by the addition of a room at the front, possibly enclosing part of the porch, and by the added gable offset at the front of the house. This house burned recently and was rebuilt using materials that are not original to the building, such as the stucco exterior.

B7. Moved? No                      Date:                      Original Location:

B8. Related Features: Detached garage

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance:                      Theme:  
Period of Significance:  
Property Type:  
Applicable Criteria: None

Area:

This house lacks architectural integrity. Constructed in the early 1900s, the house was partially destroyed by a recent fire and rebuilt with materials that are not original to the house. What was once probably a wood clad building now has a stucco exterior. Windows at the front of the building have been reconfigured. This property does not appear eligible for the California Register.

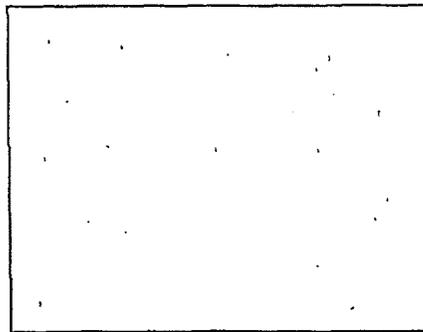
B11. Additional Resource Attributes:

B12. References:

B13. Remarks:

B14. Evaluator: V. Beard  
Date of Evaluation: September 2002

North ↑



**BUILDING, STRUCTURE,  
AND OBJECT RECORD**

Primary #P-  
HRI #  
NRHP Status Code: 3  
Resource Name or #: 432 E. Napa St.

Page 2 of 5

- B1. Historic Name: None  
B2. Common Name: None  
B3. Original Use: Residential  
B4. Present Use: Residential  
B5. Architectural Style: Craftsman  
B6. Construction History: There have been no obvious modifications to this building.  
B7. Moved? No                      Date:                      Original Location:  
B8. Related Features: Detached garage  
B9a. Architect: Unknown                      B9b. Builder: Unknown  
B10. Significance:                      Theme: Residential Development    Area: Sonoma  
    Period of Significance: 1920 to 1960  
    Property Type: House  
    Applicable Criteria: A, B, C

Samuele Sebastiani immigrated to the United States from Italy in 1883 (United States Bureau of Census [USBC] 1910). He arrived in Sonoma with few financial assets and worked in the nearby stone quarries. Ten years later, Sebastiani founded a winery and canning dynasty in Sonoma and eventually became one of the City's chief benefactors. When the City was struggling to enhance its fire protection in the early 1900s Sebastiani contributed significant funds toward the purchase of a new fire engine (*Sonoma Index-Tribune*, October 1920) and, even more importantly, allowed the City to connect to the Sebastiani water system that he had developed for use by the winery and cannery (*Sonoma Index-Tribune* 21 August 1920). Sebastiani's other commercial endeavors included a theater, bowling alley, skating rink, bus depot, and Sonoma's first autocourt.

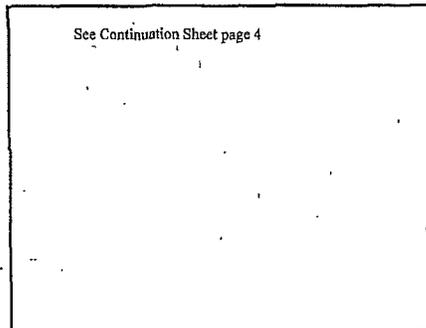
In addition to his commercial enterprises, Sebastiani purchased many residential lots in Sonoma. Apartments were built on property near the plaza and several single-family dwellings were constructed or remodeled elsewhere in the city, including on parcels along Fourth Street East, East Spain Street and East Napa Street. Here, Sebastiani constructed a home for his family and several one-story Craftsman bungalows. The bungalow was the emblem of progress and efficiency during the early part of the 20th century, an image that Samuele Sebastiani cultivated in both industry and real estate.

B11. Additional Resource Attributes:

B12. References:  
(See Continuation Sheet page 5)

B13. Remarks:

B14. Evaluator: V. Beard  
Date of Evaluation: September 2002

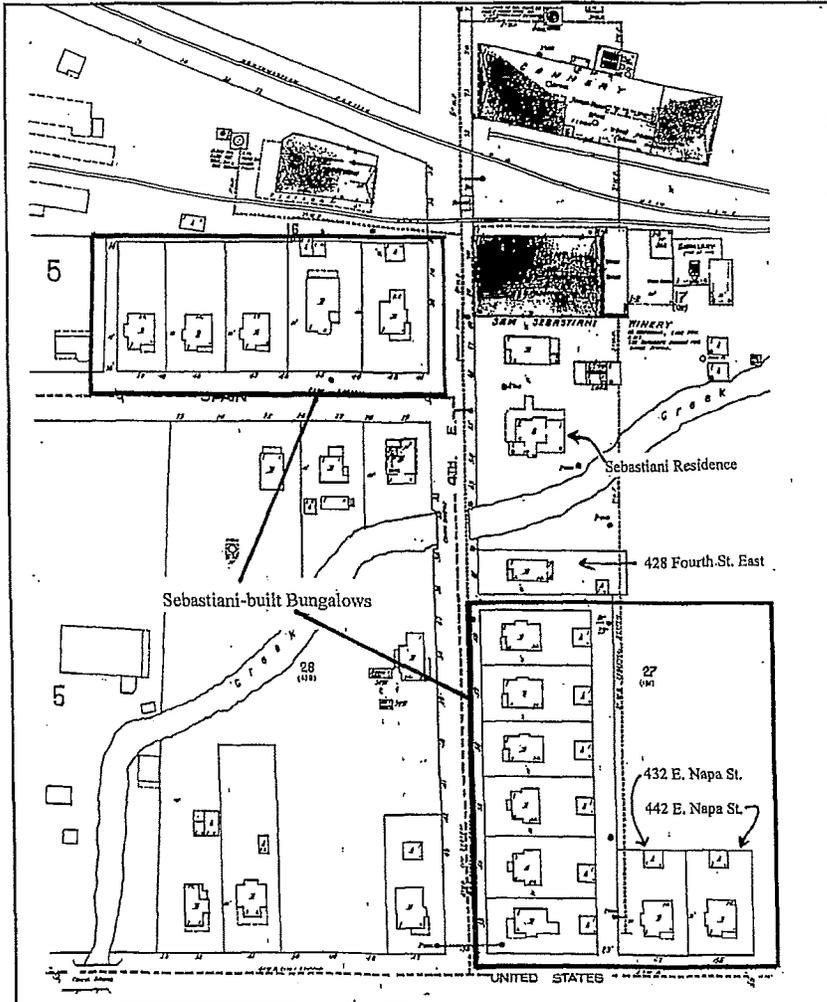


North ↑

CONTINUATION SHEET

Primary #: P-  
HRI #:  
Trinomial:  
Resource Name or #: 432 E. Napa St.  
Date: September 2002

Page 4 of 5  
Recorded by: V. Beard



1923 map showing the Sebastiani winery, cannery, personal residence, and the bungalow neighborhood constructed in 1920 (adapted from Sanborn Map Company 1923).



CONTINUATION SHEET

Primary #: P-  
HRI #:  
Trinomial:  
Resource Name or #: 442 E. Napa St.  
Date: September 2002

Page 3 of 5  
Recorded by: V. Beard.

B10. Significance: (continued from page 2)

Sebastiani's initial housing development on Fourth Street East and East Napa Street was constructed on Lot 264 as shown on O'Farrell's plat map (O'Farrell 1850). Sebastiani purchased all of Lot 264 from Henry Castagnasso in 1920 and soon several homes were under construction. Eventually, eight bungalows were built on Fourth Street and East Napa Street, each with a detached garage accessed by a rear alley. Four similar homes were built nearby on East Spain Street. Figure 3 shows this portion of the 1923 fire insurance map for Sonoma with Sebastiani's 1920 development on East Spain, Fourth, and East Napa streets.

Sebastiani used these homes as rental property and they were occupied by a variety of middle-class families over the years. The following classified ad appeared in the *Sonoma Index-Tribune* (25 December 1920) for a short time before notice was given that Mr. and Mrs. George Leiser had rented one of Sam Sebastiani's new bungalows (*Sonoma Index-Tribune* 1 January 1921)

FOR RENT—Modern bungalow of 5 rooms, completely furnished. Will rent all or part to responsible parties. In good residence section of Sonoma.

A photograph taken of the of the Sebastiani homes on East Fourth Street shortly after they were constructed shows the low-profile, Craftsman-style homes with a border of concrete pillars along the sidewalk. Sebastiani had sidewalks and electric streetlights installed along the street prompting a news article that described the lights as "[giving] that portion of Sonoma City the appearance of a metropolitan boulevard" (*Sonoma Index-Tribune* 24 April 1920).

Consistent with the progressive theme, Sebastiani's plan provided an alley at the rear of his homes with small garages opening on to the alley for the family automobile. Sebastiani waged a small skirmish with the City of Sonoma over paving Fourth Street East, and local lore has it that Sebastiani paved the east side of the road himself and left the west side for the City to deal with. The aforementioned photograph does indeed show that only half of the road is paved.

Samuele Sebastiani retained most of these rental homes over the years. After his death in 1944, his widow began dividing the family's assets between their three children. Their daughter, Sabrina Sebastiani McTaggart, received many of the homes in the subdivision.

This house was evaluated for inclusion on the California Register of Historical Resources (California Register) pursuant to the California Environmental Quality Act. As a separate property, this house is not an outstanding example of the Craftsman style and does not satisfy criteria for inclusion on the California Register; however, it could contribute to a district of 1920s craftsman-style bungalows associated with the Sonoma wine maker and businessman, Samuele Sebastiani. This building is one in a series of bungalows Sebastiani built along East Spain, Fourth Street East, and East Napa Street during the 1920s. At that time, the bungalow was considered a progressive form of architecture focusing on efficiency over ostentation. While some changes are evident, Sebastiani's bungalow development remains a cohesive neighborhood of primarily simple, single-story Craftsman-style homes and landscaping elements that together convey a sense the era.

CONTINUATION SHEET

Primary #: P-  
HRI #:  
Trinomial:  
Resource Name or #: 442 E. Napa St.  
Date: September 2002

Page 5 of 5  
Recorded by: V. Beard

B12. References: (continued from page 2)

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2002 Interview with V. Beard, 11 September.

McTaggart, K.

2002 Interview with V. Beard, 17 September.

Lynch, R.

1997 *The Sonoma Valley Story*. The Sonoma Index-Tribune, Sonoma, California.

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1850 Map of the Town of Sonoma. Robert D. Parmelee Collection, Sonoma, California.

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Sanborn Map Company

1923 Sonoma, California. Sanborn Map Company, New York.

1941 Sonoma, California. Sanborn Map Company, New York.

*Sonoma Index-Tribune*

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1920 Sebastiani Installs Handsome and Modern Street Lighting System. 24 April. Sonoma.

1920 Sebastiani Makes More Improvements. 31 July. Sonoma.

1920 Sebastiani Makes Magnificent Offer to City of Sonoma for Fire Protection. 21 August. Sonoma.

1920 Sebastiani New Houses Nearing Completion. 23 October. Sonoma.

1920 Sam Sebastiani Makes Fine Donation to Fire Engine. 30 October. Sonoma.

1920 Home Building Opportunity for Investors. 20 November. Sonoma.

1920 Classified advertisement for rental. 25 December. Sonoma.

1921 Occupying New Bungalow. 1 January. Sonoma.

United States Bureau of Census

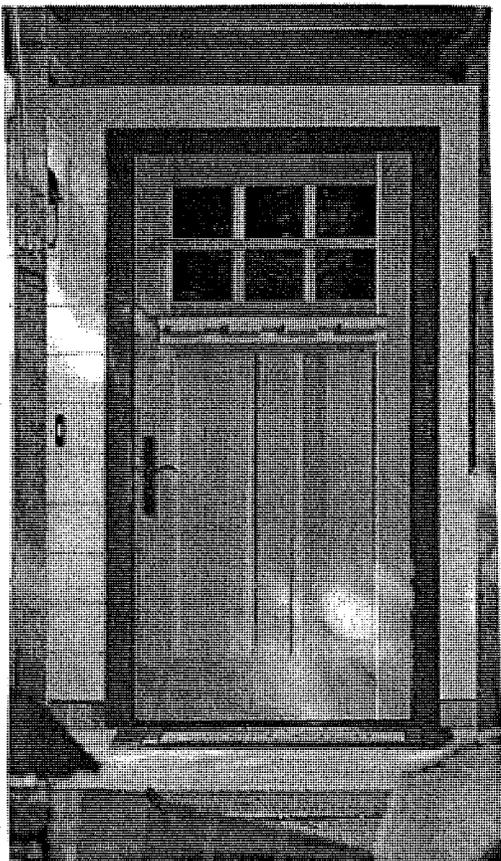
1910 Thirteenth Census of the United States. Manuscript census, population schedule, Sonoma, California.

From: sonomadoor <sonomadoor@aol.com>  
To: kara.brunzell <kara.brunzell@yahoo.com>  
Cc: robin.weller <robin.weller@oakmontsl.com>  
Bcc: Valerie.ho <Valerie.ho@camoves.com>  
Date: Mon, Apr 20, 2015 10:51 am

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This will be the front and back door. Vertical Grain Doug Fir, Flat Panel, Square Sticking, Clear Glass, and Dentil Shelf.

For the patio door, 1 pair 2/0 x 6/8 1 3/4, 4 Light top, 1 Panel bottom, each panel similar to style in photo below.



Karen Gutierrez  
Sonoma Door and Sash  
19554 8th Street East  
Sonoma, California 95476  
phone 707-938-3719 fax 707-938-8710  
[sonomadoor@aol.com](mailto:sonomadoor@aol.com)

Montecito® Series Horizontal SliderHorizontal Sliders

Montecito® Series Casement WindowCasement Windows

Montecito® Series Awning WindowAwning Windows

Montecito® Series Picture WindowPicture Windows

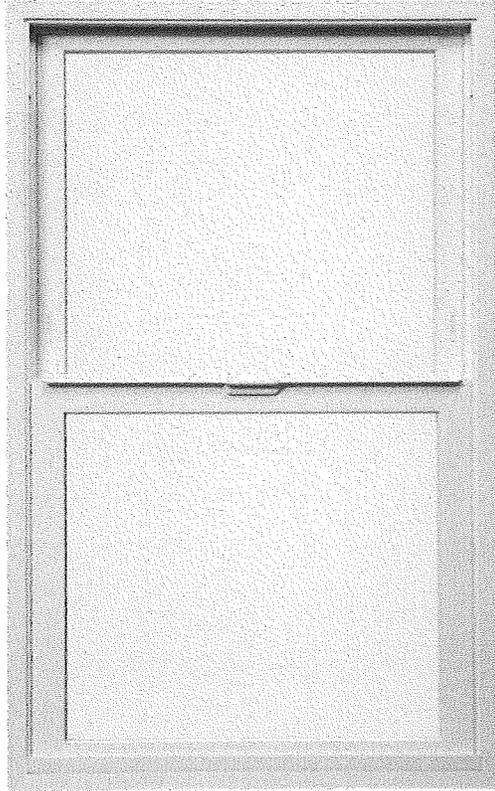
Montecito® Series Radius WindowRadius Windows

Montecito® Series Bay WindowBay Windows

Montecito® Series Bow WindowBow Windows

Montecito® Series Garden WindowGarden Window

**Montecito® Series Single Hung Window**



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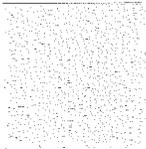
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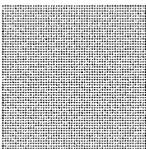
**Customization options**

**Colors**

**Interior frame**



White



Tan

**Exterior Frame**

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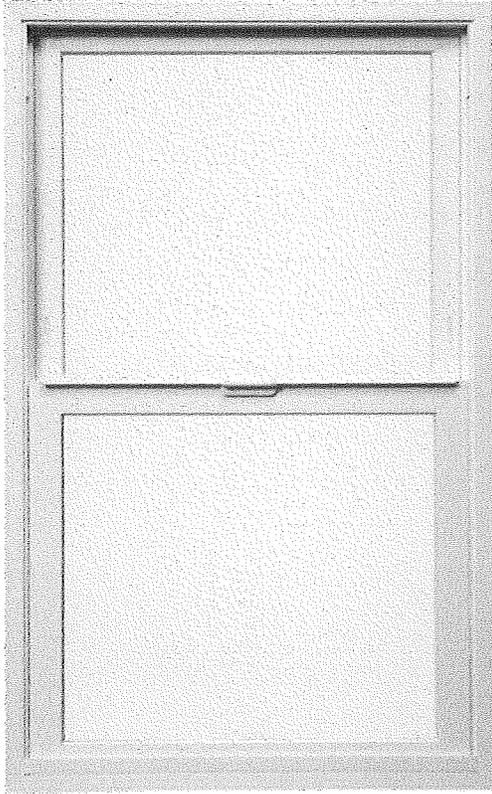
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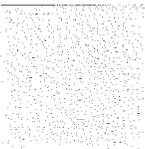
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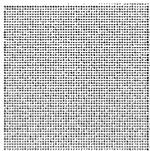
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**Interior frame**



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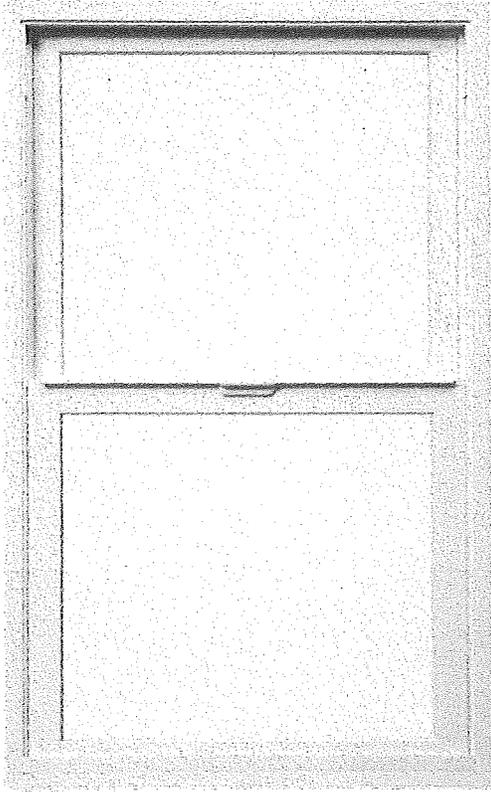


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**Exterior Frame**

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- [Tuscany® Series Awning Window](#)**Awning Windows**
- [Tuscany® Series Picture Window](#)**Picture Windows**
- [Tuscany® Series Radius Window](#)**Radius Windows**
- [Tuscany® Series Bay Window](#)**Bay Windows**
- [Tuscany® Series Bow Window](#)**Bow Windows**
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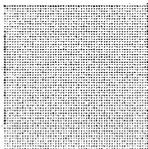
**Colors**

Note: Premium vinyl exterior finishes are available with white interior color only.

**Interior frame**



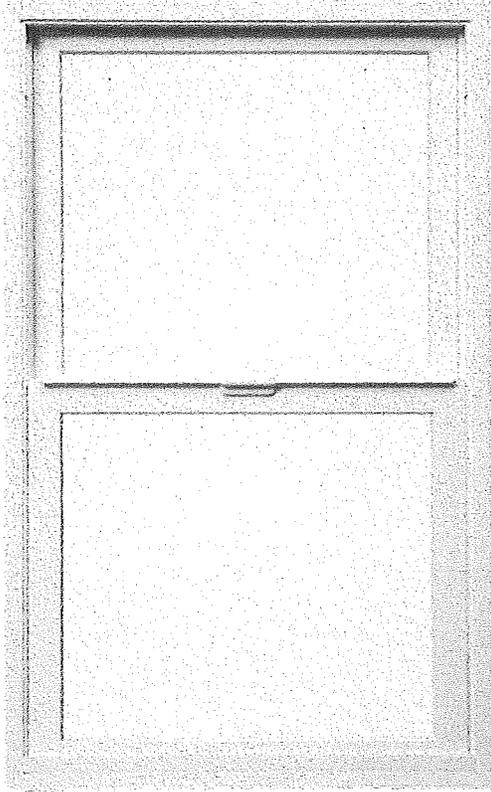
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Tan  
**Exterior Frame**

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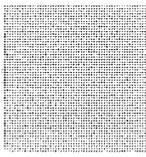
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Note: Premium vinyl exterior finishes are available with white interior color only.

**Interior frame**



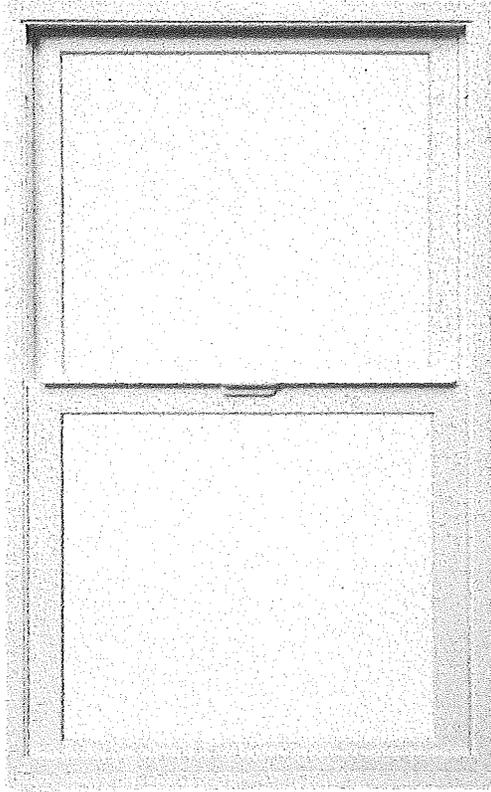
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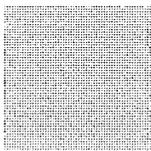
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Note: Premium vinyl exterior finishes are available with white interior color only.

**Interior frame**



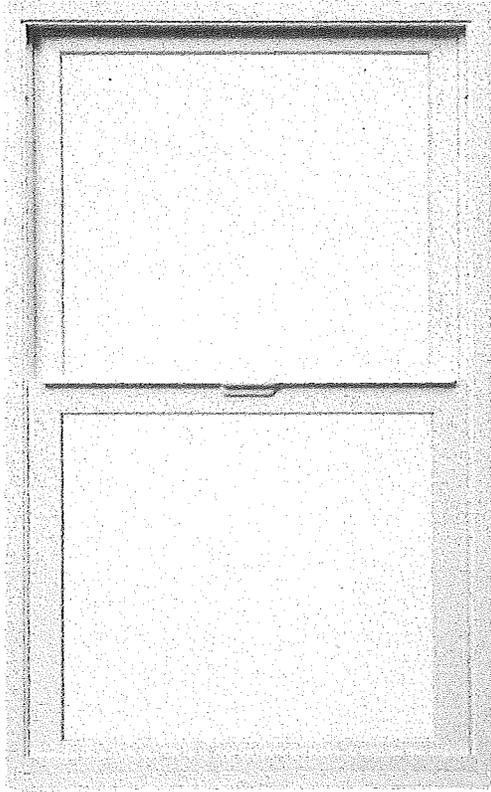
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**Exterior Frame**

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- [Tuscany® Series Bay Window](#)[Bay Windows](#)
- [Tuscany® Series Bow Window](#)[Bow Windows](#)
- [Jalousie](#) [Tuscany® Series Vinyl Windows](#)[Jalousie Windows](#)
- Tuscany® Series Single Hung Window**



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**Customization options**

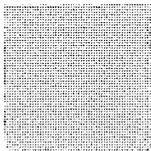
**Colors**

Note: Premium vinyl exterior finishes are available with white interior color only.

**Interior frame**



White



Tan  
**Exterior Frame**

APR 23 2015

[Tuscany® Series Casement Window](#)[Casement Windows](#)

[Tuscany® Series Awning Window](#)[Awning Windows](#)

[Tuscany® Series Picture Window](#)[Picture Windows](#)

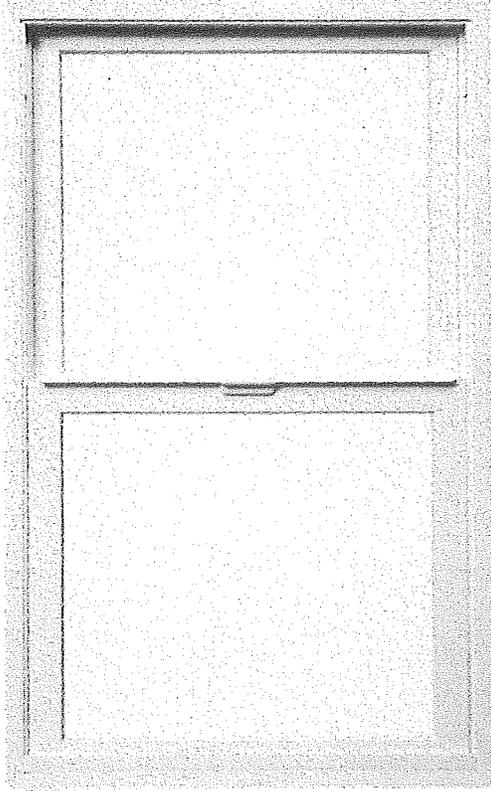
[Tuscany® Series Radius Window](#)[Radius Windows](#)

[Tuscany® Series Bay Window](#)[Bay Windows](#)

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[Jalousie](#) [Tuscany® Series Vinyl Windows](#)[Jalousie Windows](#)

**Tuscany® Series Single Hung Window**



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**Customization options**

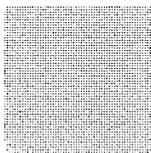
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**Interior frame**



White



Tan  
**Exterior Frame**

APR 23 2015

[Tuscany® Series Casement WindowCasement Windows](#)

[Tuscany® Series Awning WindowAwning Windows](#)

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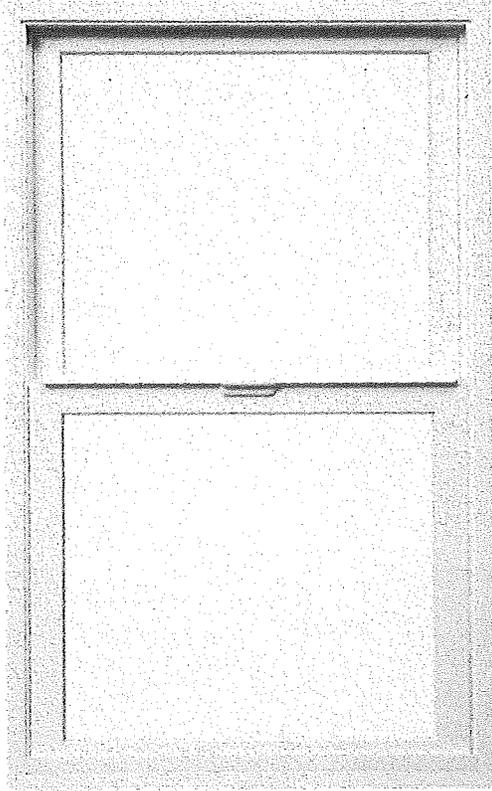
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[Jalousie Tuscany® Series Vinyl WindowsJalousie Windows](#)

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**Customization options**

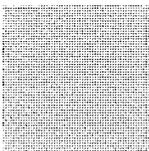
**Colors**

Note: Premium vinyl exterior finishes are available with white interior color only.

**Interior frame**



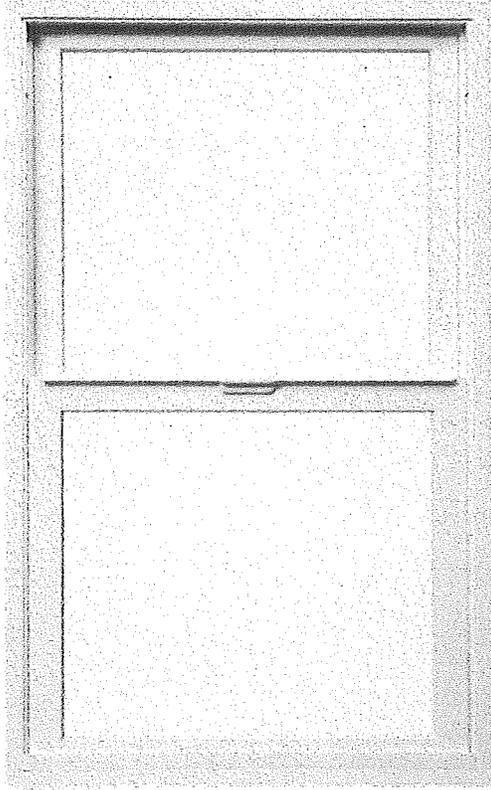
White



Tan  
**Exterior Frame**

APR 23 2015

- [Tuscany® Series Casement Window](#)[Casement Windows](#)
- [Tuscany® Series Awning Window](#)[Awning Windows](#)
- [Tuscany® Series Picture Window](#)[Picture Windows](#)
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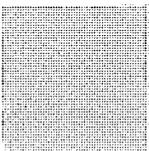
**Customization options**  
**Colors**

Note: Premium vinyl exterior finishes are available with white interior color only.

**Interior frame**



White



Tan  
**Exterior Frame**

APR 23 2015

[Tuscany® Series Casement Window](#)[Casement Windows](#)

[Tuscany® Series Awning Window](#)[Awning Windows](#)

[Tuscany® Series Picture Window](#)[Picture Windows](#)

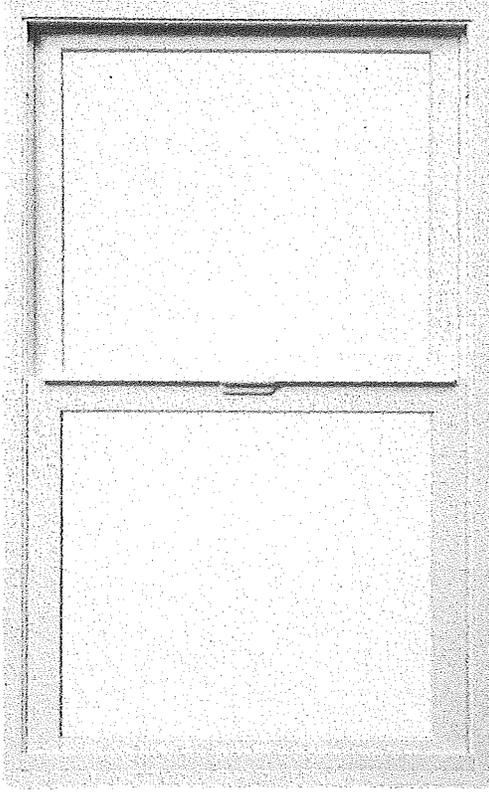
[Tuscany® Series Radius Window](#)[Radius Windows](#)

[Tuscany® Series Bay Window](#)[Bay Windows](#)

[Tuscany® Series Bow Window](#)[Bow Windows](#)

[Jalousie](#) [Tuscany® Series Vinyl Windows](#)[Jalousie Windows](#)

**Tuscany® Series Single Hung Window**



**Request a quote**

Discover just how affordable Milgard Windows & Doors can be.

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**Customization options**

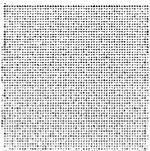
**Colors**

Note: Premium vinyl exterior finishes are available with white interior color only.

**Interior frame**



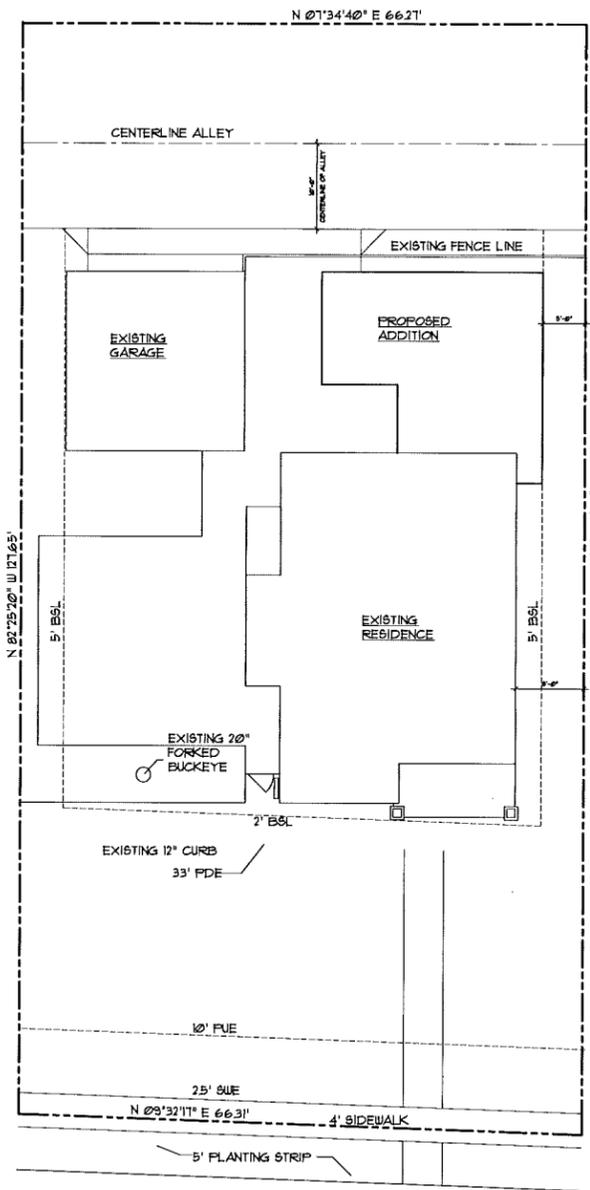
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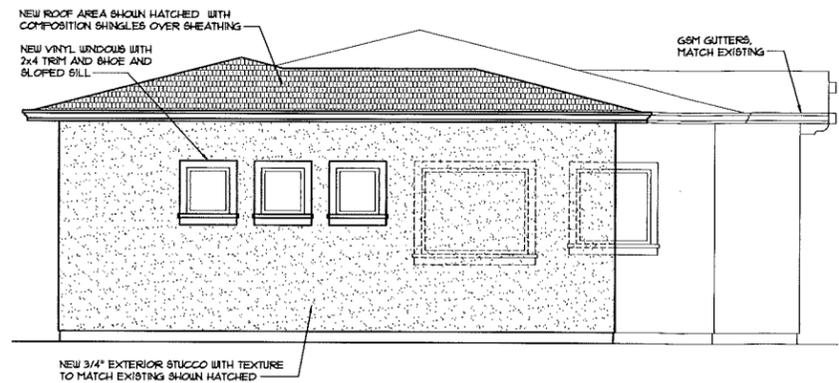
Tan

**Exterior Frame**

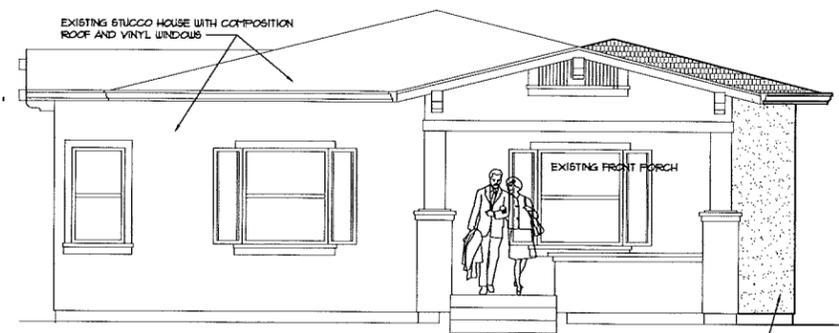
APR 23 2015



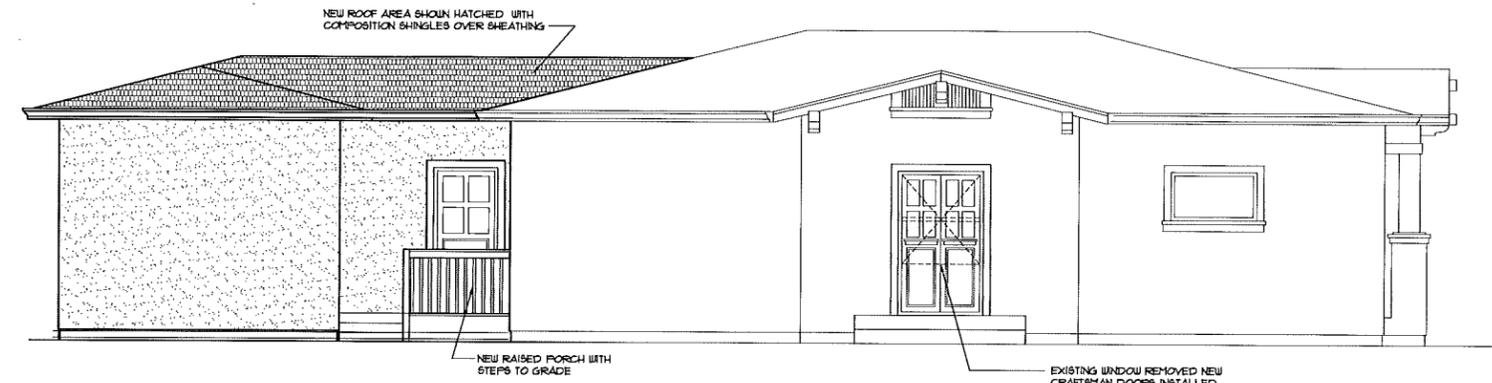
**SITE PLAN**  
SCALE: 1" = 10'-0"



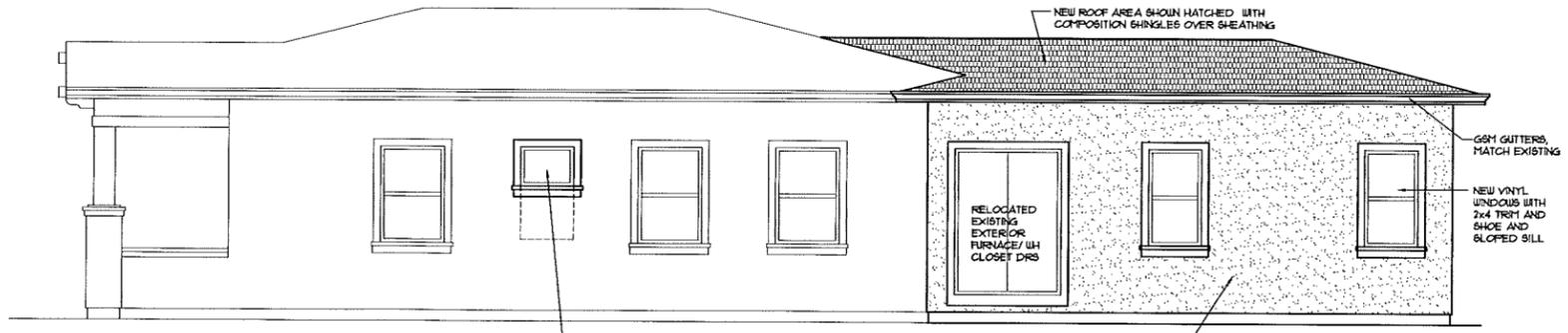
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



REMOVE EXISTING WINDOW AND REPLACE WITH SMALLER WINDOW

**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE		
LOCATION	MATERIAL	COLOR
EXTERIOR	STUCCO	KELLY MOORE -MATCH EXISTING
ROOFING	COMPOSITION	MATCH EXISTING
WINDOWS	VINYL	WHITE
TRIM	WOOD	WHITE -MATCH EXISTING

Rev	Date	Description	Designed	Drawn	Checked

**Residence for Valerie Ho**  
481 San Lorenzo Ct, Sonoma, Ca

Prepared by:  
**R. Weller**  
203 Mail Ct  
Windsor, Ca  
(707)548-8085

ELEVATIONS &  
SITE PLAN

Sheet

**A1**

Scale NOTED

APR 23 2015





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

DRHPC Agenda Item: 5

Meeting Date: 05/19/14

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**Applicant**

Lloyd Davis

**Project Location**

103 West Napa Street

---

**Historical Significance**

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
  - Listed on California Register of Historic Resources (Significant)
  - Listed within Local Historic Resources Survey (Potentially Significant)
  - Over 50 years old (Potentially Significant)  
Year built: 1921
- 

**Request**

Consideration of modifications to an approved sign and design review for a retail business (Corner 103) located at 103 West Napa Street.

---

**Summary**

**Background:** On November 18, 2014, the DRHPC considered and approved sign review, new paint colors, new awnings, and new windows for the retail business (Corner 103) (see attached approval letter). The DRHPC approval included the following Conditions of Approval (see attached approval letter):

- The new windows shall feature a wood frame;
- The new windows shall be engineered to slide versus fold;
- The final section of the windows shall require review and approval by staff, and shall be determined to be compatible with the existing windows and building;
- The valance of the awnings shall contain a copper color to match the logo color for the business;
- The text of the awning sign on the valance shall incorporate a charcoal color to match the window trim and front door color.

In addition, if possible, a mullion shall be incorporated into the design of the new windows to integrate them with the existing windows.

The DRHPC also approved a new window trim color and a new front door color consisting of Benjamin Moore Kendall charcoal (HC-166). In addition, the two planter boxes on the second floor corner of Napa Street and First Street West were approved to be changed to match that of the existing building, which is Benjamin Moore nimbus (1465).

Staff administratively approved new exterior windows in the form of fixed wood frame windows with a mahogany finish, as described in the Conditions of Approval. Staff has not approved new doors. If new doors are proposed they shall be subject to review by the DRHPC.

On December 16, 2014, the DRHPC approved new signs and new awnings for the retail business (see attached approval letter).

**Design Review:** At this time, the applicant has returned to the DRHPC with modifications to the approved sign and design review for the retail business. The following is a summary of the modification:

- The applicant is proposing not to install the second story awnings as approved by the DRHPC.
- The applicant is proposing to paint the building trim, window trim, ledges, and planter boxes a white color.
- The applicant is proposing to relocate the logo sign on the awning facing West Napa Street from the awning over the front entrance to the awning located adjacent to First Street West.

**Required Findings:** As set forth in §19.54.080.H of the Development Code, in order to approve an application for design review, the Design Review Commission must make the following findings:

- The project complies with applicable policies and regulations, as set forth in this Development Code (except for approved Variances and Exceptions), other City ordinances, and the General Plan.
- On balance, the project is consistent with the intent of applicable design guidelines set forth in this Development Code.
- The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
- The project will not impair the historic character of its surroundings.
- The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
- The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and infill in the Historic Zone).

The project is consistent with the Development Code and General Plan including the guidelines for Historic preservation and infill in the Historic Zone. In review of Section 19.54.080.G of the Development Code, there are a number of factors to be considered in design review. In review of the factors staff would like to note that the building is over 50 years old but it is listed as a noncontributing building located in the Plaza Historic District. There are no environmental features on or adjacent to the site. There is no clear architecture established by adjacent development.

**Other permits required:** In addition to the requirements of this title, the awning shall be in conformance with applicable requirements of the 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to installation. In addition, Section 807.2 of the Fire Code requires testing by an approved agency meeting the NFPA 701 flame propagation standards or the materials shall be noncombustible. Reports of test results shall be submitted to the Fire Code Official prior to issuance of a building permit. If approved, the applicant should follow up with the Building Department to obtain an Encroachment Permit in order to allow work to be conducted on a public sidewalk.

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### Commission Discussion

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### Design Review and Historic Preservation Commission Action

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

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

### DRHPC Conditions or Modifications

Attachments

1. Project narrative
2. Drawings

cc: Ingrid Martinez  
10 Deer Island Lane  
Novato, CA 94945-3465

Lloyd Davis  
103 West Napa Street  
Sonoma, CA 95476

Strata  
Brad Johnson  
23562 Arnold Dr.  
Sonoma, CA 95476

Robert Saunders, via email

Patricia Cullinan, via email

Yvonne Bowers, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall

# Robert Sanders & CO.

signage/design

P.O. Box 1356 • Sonoma, CA 95476  
707 576-1411/996-3532 • fax 996-2937  
C45 License 903370

---

To City of Sonoma DRC  
Subject: Corner 103  
Information Statement

Design was modified to simplify front elevation-no second story awnings, move canopy sign to front awning to match east elevation awning graphics.

As the project developed, it became apparent to THE FEED STORE building owners the removal of the 2nd story awnings simplified and improved the look of the elevation. The white building trim, window trim and ledges along with the simple white sign lettering was a better approach for the older building and allowed the street level tenant entrances and facade to be the focus.

The owner of Corner 103 moved the logo to the north elevation awning face, matching the east elevation awning design for consistency (not using the entrance canopy face for a sign location at this time).

We have provided this information to update you on the project and request your concurrence on these modifications.

# Corner 103, 103 Napa St. Sonoma Update April 28, 2015 Awnings/Signage



North Elevation



Corner View



East Elevation

Design modified to simplify front elevation-  
no second story awnings, move canopy  
sign to front awning to match east  
elevation awning graphics.

robert sanders & co.  
environmental graphic design

signage  
exhibits  
identity

P.O. Box 1356 • Sonoma, CA 95476  
707 576-1411 / 996-3532 • fax 996-2937  
email: robsand@vom.com  
robertsanders.com



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

**DRHPC Agenda Item: 6**

**Meeting Date: 05/19/15**

---

**Applicant**

Diane Merlo

**Project Location**

830 Broadway

---

**Historical Significance**

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- Listed on California Register of Historic Resources (Significant)
- Listed within Local Historic Resources Survey (Potentially Significant)
- Over 50 years old (Potentially Significant)  
Year Built: 1939

---

**Request**

Consideration of a landscape plan for three residential units located at 830 Broadway.

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**Summary**

**Background:** On January 9, 2014, the Planning Commission approved a Use Permit to construct three residential units on the property (see attached conditions of approval). On March 20, 2014, the Design Review and Historic Preservation Commission (DRHPC) approved design review for three residential units and on May 23, 2014, approved design review of a proposed addition to the residence (see attached approval letters). The applicant is now returning for consideration of the required landscape plan.

**Landscaping Plan:** A total of 6 replacement trees are proposed for the site consisting of zelkova serrata, carpinus betulus, and cornus. Trees sizes range from 15-gallon to 24-inch box size. The Planning Commission Condition of Approval #18 (see attached) states that trees removed on the subject property shall be replaced with a 1:1 ratio if 15 gallon replacement trees are used. Alternately, a 50% reduction in the number of required replacement trees shall be allowed if 24"-box size trees are used. Any trees planted along the Broadway/Highway 12 frontage shall be consistent with the City's Street Tree Planting Program, including the District tree List. The applicant is proposing to plant one each 36-inch box size tree, two each 15-gallon size trees, and three each 24-inch box size trees, supplemented with perennial plants, grasses, and shrubs. The DRHPC should determine if it is willing to accept three one 36-inch 24-inch box size trees in lieu of the remaining three required 15-gallon trees. The zelkova serrata tree proposed along Broadway is consistent with the District Tree List.

**Water Efficient Landscape Ordinance:** A planting plan listing proposed species and planting sizes is provided for reference. In addition, water budget calculations prepared by the landscape architect (attached) demonstrate compliance with Sonoma Municipal Code §14.32, Water Efficient Landscaping. The calculations indicate that the proposed landscaping would utilize 44,385 gallons or 87% of the associated annual water budget allotment of 50,827 gallons.

**Fencing:** The attached fence drawings indicate that four types of fencing is proposed: 1) a 6-foot tall solid opaque fence located between the house and the residence and carport structure and gate behind the townhouse structure; 2) a 4-foot tall transparent fence at the riparian corridor; 3) a 4.5-foot tall opaque fence to screen the garbage containers; and 4) a picket fence at the front garden.

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**Commission Discussion**

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**Design Review and Historic Preservation Commission Action**

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

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

**DRHPC Conditions or Modifications***Attachments*

1. *Project narrative*
2. *Email from landscape architect*
3. *Planning Commission Conditions of Approval*
4. *DRHPC approval letters*
5. *Address sign post manufacturer specification sheet*
6. *Fence drawings*
7. *City of Sonoma Maximum Applied Water Allowance Form, Estimated Total Water Use Calculations, and Hydrozone Table Form*
8. *Landscape Concept plans*

cc: Diane Merlo  
19125 Seventh Street East  
Sonoma, CA 95476

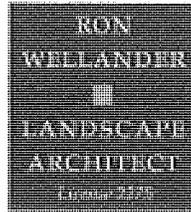
Ron Wellander  
294 West Napa Street #103  
Sonoma, CA 95476

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall



DESIGN

CONSTRUCTION  
MANAGEMENT

21 April 2015

### LANDSCAPE CONCEPT NARRATIVE - 830 Broadway

The landscape concept for the apartment project at 830 Broadway is divided up into three primary zones:

- Broadway Frontage
- Core area around the Living Units
- Nathanson Creek Riparian Corridor

**BROADWAY FRONTAGE:** Picking up the visual cues of many landscape fronts along Broadway, the concept for this residence is to create a cottage-like garden filled with plants of various types, textures and bloom colors. Although fronting a busy boulevard, the garden space, defined by a low picket fence, provides a seating court of decomposed granite that is surrounded on all four sides by a lush planting. Complying with the City's street tree list, a *Zelkova serrata* street tree anchors the northwest corner giving a sense of separation from the street and casting a desirable footprint of shade upon the court. Driveways flank either side of the front garden. Their potentially harsh visual presence of hardscape is lessened by an apron of granite cobble pavers just in from the City sidewalk, followed by an extended surface of crushed granite paving. These permeable surfaces are an option to the typical harder types of paving, which create a subterranean profile suitable for the retention and dissipation of site drainage.

**CORE AREA:** Although limited in square footage, the landscape concept in and around the living units is to soften the built forms and auto court with planting. As you approach the back units from the entrance drive, the scale

APR 21 2015

of the buildings are diminished by the careful placement of three European Hornbeam trees. Additional foundation planting adds to the arrival experience. Centrally located trash enclosure fully screened satisfies the functional need of such, while being less apparent. An adjacent bike rack is a site amenity offering up safe parking of alternative modes of transportation. Drainage of the site's surface run off is controlled in part by two long drainage swales running parallel with the property lines. Their presence is lessened by the placement of plant material or wooden fences and gates.

**NATHANSON CREEK RIPARIAN CORRIDOR:** A well-established creek landscape exists at the eastern end of the parcel. The intent simply is to clean up the area, including the removal of the existing invasive weed, *Arundo donax*, and the removal of ivy climbing up into the existing fir tree. Additional *Vinca major* will be planted to infill the existing ground cover. Small private gardens with limited planting are at the backside of the two rear units. These spaces are delineated by a low wire fabric fence, separating the gardens from the adjacent riparian corridor, and yet allowing for a visual connection to the lush planting beyond.

## Wendy Atkins

---

**From:** Ron Wellander <rww1149@sbcglobal.net>  
**Sent:** Wednesday, May 06, 2015 4:30 PM  
**To:** Wendy Atkins  
**Subject:** 830 Broadway - Merlo Apartment Project

**Categories:** Planning

Wendy -

As requested, I offer up the following additional information:

1. In response to Chris Pegg's email to me dated 4.21.15 re: driveway surfaces, it is the project's intent to comply with the request to provide a driveway buffer of non-trackable material between the public right-of-way and the tractable material.
2. The irrigation system that will support the proposed landscape planting will comply with City of Sonoma's Water-Efficient Landscape Ordinance. The submitted irrigation calculations documented that the amount of water required for this hydrozone-based, discriminating all drip irrigation system is less than the maximum applied water allowance.

Should you have any questions or if additional information is required, please give me a call.  
Thank you.

-RW

**RON WELLANDER**  
**Landscape Architect**

**Cell - 707-480-2748**  
**[rww1149@sbcglobal.net](mailto:rww1149@sbcglobal.net)**

# City of Sonoma, CA

No. 1 The Plaza  
Sonoma, California 95476-6618  
Phone (707) 938-3681 Fax (707) 938-8775  
E-Mail: [cityhall@sonomacity.org](mailto:cityhall@sonomacity.org)



Sonoma Sister Cities:

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Chambolle-Musigny France  
Greve Italy  
Kaniv Ukraine  
Patzcuaro Mexico  
Penglai China  
Tokaj Hungary

March 20, 2014

Victor Conforti, Architect  
755 Broadway  
Sonoma, CA 95476

Subject: Continued consideration of an application for design review for three residential units on a mixed-use property located at 830 Broadway (APN: 018-412-031).

Dear Mr. Conforti:

On Tuesday, March 18, 2014, the Design Review and Historic Preservation Commission (DRHPC) considered an application for design review for three residential units on a mixed-use property located at 830 Broadway. After discussion and public testimony, the DRHPC voted 5-0 to approve the application as submitted.

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

If you have any questions regarding this matter, do not hesitate to contact me at 933-2204.

Sincerely,

Wendy Atkins  
Associate Planner

cc: Richard Merlo  
19125 Seventh Street East  
Sonoma, CA 95476

Mary Martinez  
P.O. Box 534  
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne Bowers, via email

# City of Sonoma

Sonoma Sister Cities:

No. 1 The Plaza  
Sonoma, California 95476-6618  
Phone (707) 938-3681 Fax (707) 938-8775  
E-Mail: [cityhall@sonomacity.org](mailto:cityhall@sonomacity.org)



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Tokaj Hungary

May 23, 2014

Victor Conforti, Architect  
755 Broadway  
Sonoma, CA 95476

Subject: Consideration of design review of a proposed addition to the residence located at 830 Broadway (APN 184-12-031).

Dear Mr. Conforti:

On Tuesday, May 20, 2014, the Design Review and Historic Preservation Commission (DRHPC) considered design review of a proposed addition to the residence located at 830 Broadway. After discussion and public testimony, the DRHPC voted 3-0 (with two commissioners recused) to approve the project as submitted.

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

If you have any questions regarding this matter, do not hesitate to contact me at 933-2204.

Sincerely,

Wendy Atkins  
Associate Planner

cc: Rich Merlo  
19125 Seventh Street East  
Sonoma, CA 95476

FINAL

City of Sonoma Planning Commission  
**CONDITIONS OF PROJECT APPROVAL**  
Merlo Apartments  
830 Broadway

January 9, 2014

1. The development shall be constructed in conformance with the project narrative, approved site plan, floor plans and building elevations, except as modified by these conditions.

*Enforcement Responsibility:* Planning Department; Building Division; Public Works Division, City Engineer  
*Timing:* Ongoing

2. A grading and drainage plan and an erosion and sediment control plan shall be prepared by a registered civil engineer and submitted to the City Engineer and the Sonoma County Water Agency for review and approval. A Stormwater Mitigation Plan (SMP) for the project shall also be prepared and submitted in conjunction with the grading plans for approval, and the measures identified in the SMP shall be incorporated into the grading and drainage plans consistent with the 2005 Storm Water and Standard Urban Water Mitigation Plan (SUSMP) guidelines as applicable. The required plan shall be approved prior to the issuance of a grading permit and commencement of grading/construction activities. The erosion control measures specified in the approved plan shall be implemented throughout the construction phase of the project. Applicable erosion control measures shall be identified on the erosion control plan and shall be implemented throughout the construction phase of the project: soil stabilization techniques such as hydroseeding and short-term biodegradable erosion control blankets or wattles, silt fences and/or some kind of inlet protection at downstream storm drain inlets, post-construction inspection of all facilities for accumulated sediment, and post-construction clearing of all drainage structures of debris and sediment. The plans shall conform to the City of Sonoma Grading Ordinance (Chapter 14.20 of the Municipal Code). The improvement plans (see Condition #3 below) will not be accepted by the City Engineer for review without first reviewing and approving the SMP

*Enforcement Responsibility:* City Engineer; SCWA; Public Works Department  
*Timing:* Prior to issuance of the grading permit

3. The following improvements shall be required and shown on the improvement plans and are subject to the review of the City Engineer, Planning Administrator and Fire Chief. Public improvements shall meet City standards. The improvement plans shall be prepared by a registered civil engineer and approved by the City Engineer prior to issuance of a grading permit or building permit. All drainage improvements shall be designed in accordance with the Sonoma County Water Agency "Flood Control Design Criteria." Plans and engineering calculations for drainage improvements, and plans for sanitary sewer facilities, shall be submitted to the Sonoma County Water Agency (and a copy of submittal packet to the City Engineer) for review and approval.
  - a. The driveways on Broadway shall be constructed as required by the City Engineer and Caltrans. Existing paving, curb, gutter, and sidewalk along the Broadway frontage that is damaged or deemed to be in disrepair shall be replaced to City/Caltrans standards. The new project driveways shall be constructed in conformance with ADA requirements.
  - b. Storm drains and related facilities, including off-site storm drain facilities as necessary to connect to existing storm drain facilities and on-site drainage systems.
  - c. Stormwater BMPs as approved in the applicant's Stormwater Mitigation Plan (SMP) shall be shown on the drainage and improvement plans.
  - d. Grading plans shall be included in the improvement plans and are subject to the review and approval of the City Engineer, Planning Administrator and the Building Official.
  - e. Sewer mains, laterals and appurtenances, including off-site sewer mains and facilities as required by Sonoma County PRMD/Sonoma County Water Agency; water conservation measures installed and/or applicable mitigation fees paid as determined by the Sonoma County Water Agency.

- f. Separate water service lines, connections, and meters shall be required for the residential component, landscape irrigation, and fire suppression. In addition, sub-metering is recommended for individual residential units. If use of the existing water service is proposed it shall be upgraded to current standards and appropriate size as necessary. The location of water meters and backflow assemblies shall be identified on the plans and the locations approved by the City Engineer and Fire Chief. The Applicant shall pay any required increased water fees applicable to the new use in accordance with the latest adopted rate schedule
- g. Fire hydrants in the number and at the locations specified by the Fire Chief. Fire hydrants shall be operational prior to beginning combustible construction.
- h. The emergency vehicle access and turnaround shall be designed to support a 40,000 lb. load. Documentation demonstrating compliance with this requirement shall be required
- i. Private underground utility services, including gas, electricity, cable TV and telephone, to all residential units in the development.
- j. Signing and striping plans shall be submitted to the City Engineer for review and approval. Said plans shall include "No Parking Fire Lane" signs, red-curbings or other markings/measures as prescribed by the SVFRA/Fire Chief for the south driveway, emergency vehicle turnaround, and back-up area south of the carport.
- k. Street trees as required by the Planning Administrator and the Public Works Director. All street trees shall be planted concurrently with completion of street construction and shall be consistent with the City's Tree Planting Program, including the District Tree List. The developer shall provide for irrigation of the trees until occupancy of houses on a lot-by-lot basis within the project.
- l. All driveways, parking areas and drive aisles shall be surfaced with an all-weather surface material as approved by the Building Department.
- m. The address numbers shall be posted at the public street and on the individual structures in a manner visible from the public/private street. Type and location of posting are subject to the review and approval of the City Engineer, Fire Chief and Planning Administrator.
- n. All public sidewalk, street, storm drainage, water, sewer, access and public utility easements shall be dedicated to the City of Sonoma or to other affected agencies of jurisdiction, as required
- o. The applicant shall show proof of payment of all outstanding engineering plan check fees within thirty (30) days of notice for payment and prior to the approval of the improvement plans, whichever occurs first.
- p. All grading, including all swales, etc., shall be performed between April 1<sup>st</sup> and October 15<sup>th</sup> of any year, unless otherwise approved by the City Engineer.

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

*Timing:* Prior to the approval of the Final Map and issuance of the grading and encroachment permits

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

*Enforcement Responsibility:* Caltrans; City Engineer; Public Works Department; Building Department  
*Timing:* Prior to City approval of public improvement plans

5. The applicant shall be required to pay for all inspections prior to the acceptance of public improvements, or within 30 days of receipt of invoice; all plan checking fees at the time of the plan checks; and any other fees charged by the City of Sonoma, the Sonoma County Water Agency or other affected agencies with reviewing authority over this project.

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

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

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

7. The project shall comply with the standards set forth in the 2005 SUSMP Guidelines (i.e., the City-adopted document entitled "Guidelines for the Standard Urban Storm Water Mitigation Plan" for the Santa Rosa Area and Unincorporated Areas around Petaluma and Sonoma, dated June 3, 2005) herein referred to as SUSMP guidelines. Applicant shall submit a preliminary and final Stormwater Mitigation Plan (SWP) in accordance with the SUSMP guidelines to the City's Stormwater Coordinator and City Engineer for review and approval. Said SMP shall identify specific BMPs and include the BMPs in the project drainage and improvement plans.

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

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

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

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

*Enforcement Responsibility:* City Engineer; Building Department  
*Timing:* Prior to issuance of a grading/building permit or recording of the Final Map

10. Any septic systems on the site shall be removed or closed in place, consistent with the permit requirements of the Sonoma County Department of Environmental Health. Said septic system(s) shall be shown on the grading plans with details for removal.

*Enforcement Responsibility:* Sonoma County Department of Environmental Health; City Engineer  
*Timing:* Prior to issuance of the Grading and Improvement Plans

11. Any wells on the site shall be abandoned in accordance with permit requirements of the Sonoma County Department of Environmental Health; or equipped with a back-flow prevention device as approved by the City Engineer. Wells that will remain shall be plumbed to irrigation system only and not for domestic use.

*Enforcement Responsibility:* City Engineer; Public Works Department  
*Timing:* Prior to approval of the Grading Plans and Improvement Plans

12. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:
- Sonoma County Water Agency [For sewer connections and modifications and interceptor requirements, and for grading, drainage, and erosion control plans];
  - Sonoma County Department of Public Health [For closure and removal of septic tanks]
  - Sonoma County Department of Environmental Health [For abandonment of wells]
  - Sonoma Valley Unified School District [For school impact fees]
  - Caltrans [For encroachment permits and frontage improvements on State Highway 12/Broadway]

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

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

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

14. The applicant/developer shall comply with all public sanitary sewer requirements of the County of Sonoma Permit and Resource Management Department (PRMD) as outlined in their letter dated December 16, 2013 (attached).

*Enforcement Responsibility:* PRMD; City Engineer; Public Works Department; Planning Department  
*Timing:* As set forth in the letter dated 12/16/2013; Prior to final occupancy

15. All Building Department requirements shall be met, including Building Code requirements related to firewall separation, compliance with CALGreen standards and applicable ADA requirements. A building permit shall be required.

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

16. All Fire Department requirements shall be met, including any code modifications effective prior to the date of issuance of any building permit. Automatic fire sprinkler systems shall be provided in the new buildings. "No Parking Fire Lane" signs, red-curbings or other markings/measures as prescribed by the SVFRA shall be provided for the south driveway, emergency vehicle turnaround, and back-up area south of the carport. An approved all-weather emergency vehicle access road to within 150 feet of all portions of all structures shall be provided prior to beginning combustible construction.

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

17. The following dust control measures shall be implemented as necessary during the construction phase of the project: 1) all exposed soil areas (i.e. building sites, unpaved access roads, parking or staging areas) shall be watered at least twice daily or as required by the City's construction inspector; 2) exposed soil stockpiles shall be enclosed, covered, or watered twice daily; and 3) the portion of Broadway providing construction vehicle access to the project site shall be swept daily, if visible soil material is deposited onto the road.

*Enforcement Responsibility:* Building Inspector; Public Works Inspector  
*Timing:* Ongoing during construction

18. The project shall be constructed in accordance with the following requirements related to tree preservation, mitigation and replacement:

- a. The recommendations and standards set forth in the Tree Preservation and Mitigation Report prepared by Horticultural Associates (dated December 12, 2013) shall be adhered to, except removal of the coast redwood, (Tree #1) is allowed.
- b. During project construction, measures to protect the bay tree located on the adjoining property to the north shall be implemented as necessary.
- c. For the replanting program a 1:1 replacement ratio shall be required if 15 gallon replacement trees are used. Alternately, a 50% reduction in the number of required replacement trees shall be allowed if 24"-box size trees are used. Any trees planted along the Broadway/Highway 12 frontage shall be consistent with the City's Street Tree Planting Program, including the District Tree List.

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

19. The project shall be subject to architectural review by the Design Review Commission (DRC), encompassing elevation details, exterior colors and materials, any rehabilitation activities proposed for the existing residence, and site details, including bicycle parking.

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

20. Solid wood fencing with a minimum height of 6 feet shall be installed along the north and south property lines, except within the required front yard setback and creek setback areas in compliance with Development Code §19.40.100 (Screening and Buffering) and §19.46 (Fences, Hedges, and Walls). The fencing shall be subject to the review and approval of the Design Review Commission (DRC) as part of the landscape plan, and shall be required along the specified project boundaries noted above except at locations where the Design Review Commission determines existing fencing is adequate or may be repaired.

*Enforcement Responsibility:* Planning Department; DRC  
*Timing:* Prior to any occupancy permit

21. A landscape plan shall be prepared by a licensed landscape architect. The plan shall be subject to the review and approval of the Design Review Commission (DRC). The plan shall address site landscaping (including replacement tree plantings), hardscape improvements, and fencing. Street trees proposed along the Broadway frontage shall be consistent with the City's Tree Planting Program, including the District Tree List. Landscaping within the creek setback zone shall focus on native riparian plantings, and the removal of exotic/non-native species within the creek setback zone shall be considered subject to the appropriate permitting. The landscape plan shall comply with City of Sonoma's Water Efficient Landscaping Ordinance (Municipal Code §14.32) and Development Code Sections 19.40.100 (Screening and Buffering), 19.46 (Fences, Hedges, and Walls), 19.40.070 (Open Space for Multi-Family Residential Projects), 19.48.090 (Landscaping of Parking Facilities), and 19.40.060 (Landscape Standards).

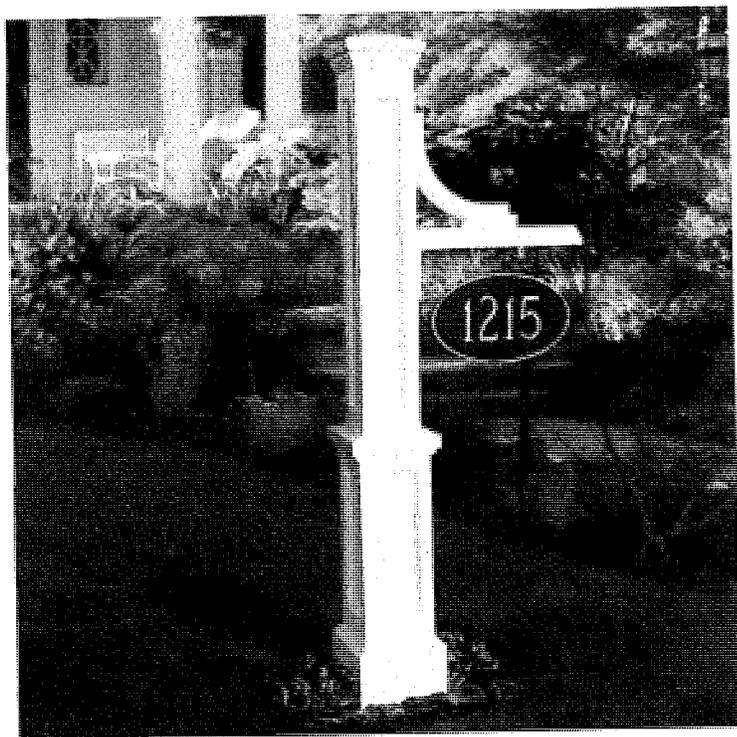
*Enforcement Responsibility:* Planning Department; DRC  
*Timing:* Prior to any occupancy permit

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

*Enforcement Responsibility:* Planning Department; DRC  
*Timing:* Prior to any occupancy permit

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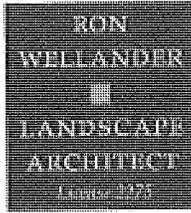
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DESIGN

CONSTRUCTION  
MANAGEMENT

22 April 2015

Mr. Rob Gjestland, Senior Planner  
City of Sonoma  
No. 1 The Plaza  
Sonoma, California 95476

RE: 830 Broadway – Water Efficiency Landscape Calcs

Dear Rob:

Attached you will find the water efficiency landscape calculations for the project at 830 Broadway. Should you have any questions, please do not hesitate to contact me.  
Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Wellander", written over a faint, curved line that serves as a guide.

Ron Wellander  
Landscape Architect

Enclosures

**CITY OF SONOMA  
HYDROZONE TABLE FORM**

Revised: 11/11/10

This documentation form shall be used in compliance with the City's Water Efficiency Landscape Ordinance as codified in Chapter 14.32 of the Sonoma Municipal Code. This Form is a simple form version of what is provided by the State of California. The Applicant may choose to use the more complex State form as codified in Chapter 2.7, *Model Water Efficient Landscape Ordinance*, California Code of Regulations, Title 23.

Hydrozone*	Zone or Valve	Irrigation Method	Area	% of Landscape Area
MED. water use	RCV# 1	DRIP	540 SF	18%
MED. water use	RCV# 2	DRIP	437 SF	15%
Medium water use	RCV# 3	DRIP	145 SF	5%
Medium water use	RCV# 4	DRIP	269 SF	9%
Low water use	RCV# 5	DRIP	980 SF	33%
MED. water use	RCV# 6	DRIP	87 SF	3%
LOW WATER USE	RCV# 7	DRIP	105 SF	4%
MED. WATER USE	RCV# 8	DRIP	395 SF	13%
Total			2,964 SF	100%

Summary Hydrozone Table		
Hydrozone*	Area (Square Feet)	% of Landscape Area
High water use		
High water use		
Medium water use		
Medium water use	4310 SF	15%
Low water use	1520 SF	52%
Low water use		
Total		3,964 SF 100%

Submitted by: HELLANDER (Print)

 (Signature)

2/14/15 (Date)

**CITY OF SONOMA**  
**MAXIMUM APPLIED WATER ALLOWANCE FORM**  
 Revised: 12/15/10

This documentation form shall be used in compliance with the City's Water Efficiency Landscape Ordinance as codified in Chapter 14.32 of the Sonoma Municipal Code. This Form is a simple form version of what is provided by the State of California. The Applicant may choose to use the more complex State form as codified in Chapter 2.7, *Model Water Efficient Landscape Ordinance*, California Code of Regulations, Title 23.

**Maximum Applied Water Allowance (MAWA) Calculations**

The project's MAWA is calculated as follows:

$$\text{MAWA} = (\text{ET}_0)(0.62) \times [(\text{ETAF} \times \text{LA}) + (0.3 \times \text{SLA})]$$

where:

- MAWA = Maximum Applied Water Allowance, or Water Budget (gallons/year)
- ET<sub>0</sub> = Reference Evapotranspiration for Sonoma, or 46.1 (inches/year)
- 0.62 = Conversion Factor (to gallons per square foot)
- ETAF = ET adjustment factor for Sonoma, or 0.60
- LA = Landscaped Area, including SLA (square feet)
- SLA = Portion of the LA identified as Special Landscape Area (square feet)

Show calculations:

$$\text{MAWA} = 28.58 \times \left[ (0.60 \times \frac{2904}{\text{LA}}) + (0.3 \times \frac{0}{\text{SLA}}) \right] = \underline{50,827} \text{ gallons/year}$$

$$28.58 \times 1778.4 = 50,827$$

### Estimated Total Water Use Calculations

The project's Estimated Total Water Use is calculated as follows:

$$ETWU = (ET_o)(0.62)[(PF \times HA)/IE] + SLA$$

where:

- ETWU = Estimated total water use per year (gallons/year)
- ET<sub>o</sub> = Reference Evapotranspiration for Sonoma, or 46.1 (Inches/year)
- 0.62 = Conversion Factor (to gallons per square foot)
- PF = Plant Factor from WUCOLS as follows: 0.30 for Low water-use plantings; 0.6 for Medium; 1.0 for High
- HA = Hydrozone Area (high, medium, and low water use areas) (square feet) – see Hydrozone Table Form
- SLA = Special Landscape Area (square feet)
- IE

Irrigation Efficiency (IE) Table	
Percent of total landscape Irrigated with Drip	
0 – 25%	0.71
26 – 50%	0.75
51 – 75%	0.80
76 – 100%	0.85
Manual watering	1.00

ETWU Calculations (show calculations)					
PF	HA Sq. Ft.	IE (See IE Table)	$\frac{PF \times HA}{IE}$ IE (a)	SLA Sq. Ft. (b)	$ETWU = 28.58 \times \frac{PF \times HA}{IE} + 28.58 \times SLA$
.6	14776	.25	$\frac{.6 \times 14776}{.25}$ .25	0	$(28.58 \times \frac{.6 \times 14776}{.25}) + (28.58 \times 0) = 28,980$ gallons/year (a) (b)
.7	1528	.85	$\frac{.7 \times 1528}{.85}$ .85	0	$(28.58 \times \frac{.7 \times 1528}{.85}) + (28.58 \times 0) = 15,405$ gallons/year (a) (b)
					$(28.58 \times \underline{\hspace{2cm}}) + (28.58 \times \underline{\hspace{2cm}}) = \underline{\hspace{2cm}}$ gallons/year (a) (b)
					$(28.58 \times \underline{\hspace{2cm}}) + (28.58 \times \underline{\hspace{2cm}}) = \underline{\hspace{2cm}}$ gallons/year (a) (b)
ETWU					Sum of above = <u>44,385</u> gallons/year

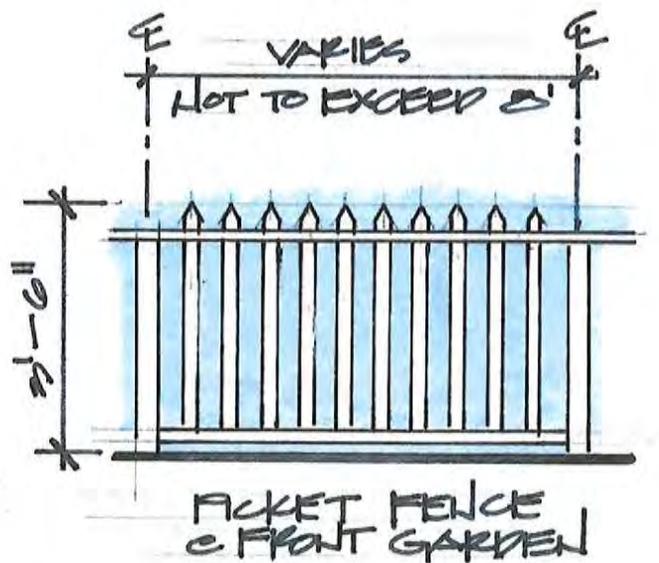
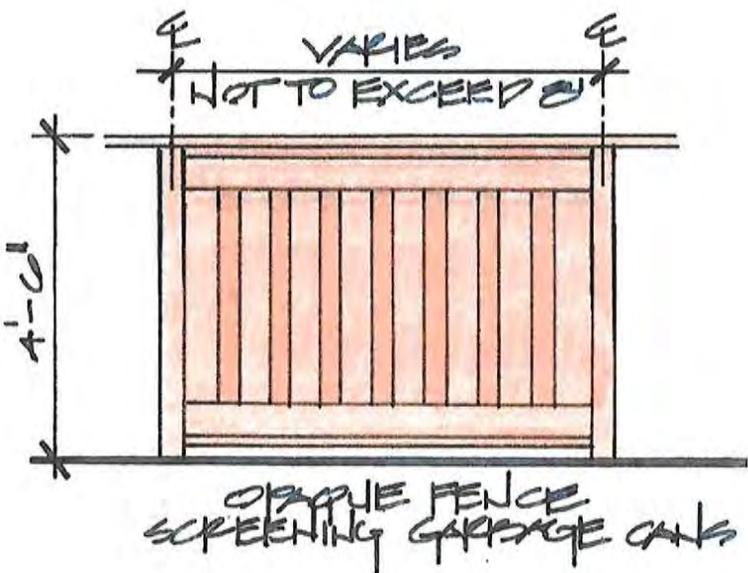
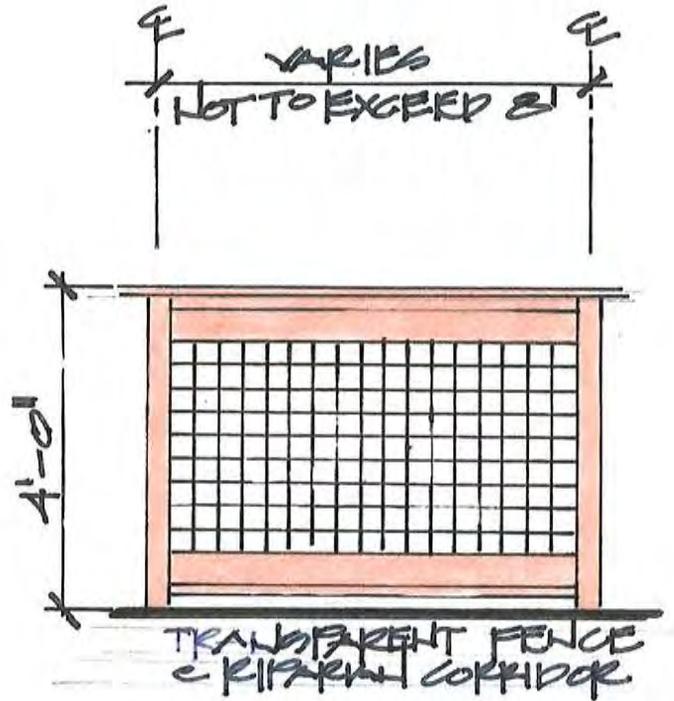
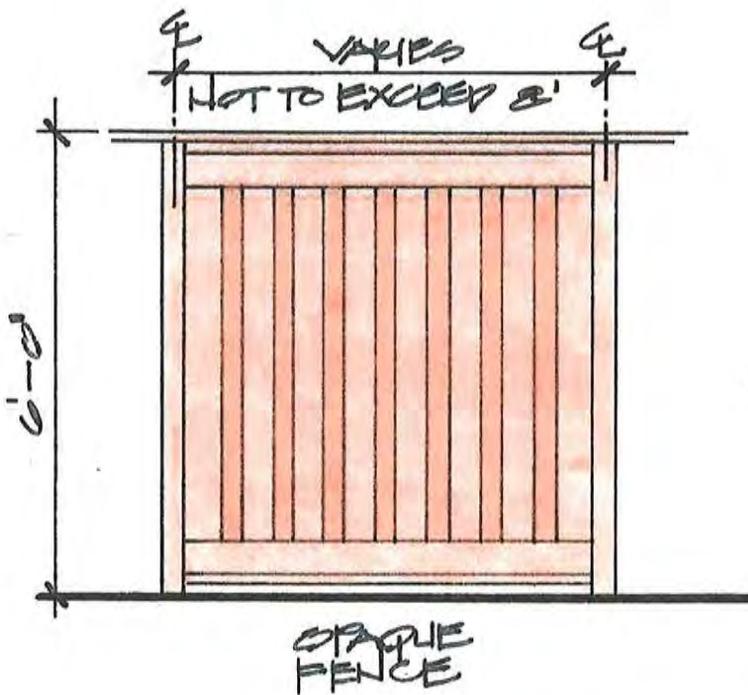
### Statement of Compliance:

This MAWA Form has been prepared by me or under my general direction. As required under the City's Water Efficient Landscape Ordinance, the landscaping and irrigation system has been designed such that the Estimated Total Water Use for the landscaped area is less than the Maximum Applied Water Allowance (i.e., "water budget").

WELLANDER (Print)

[Signature] (Signature)

21 APR '15 (Date)



ELEVATION  
3/8" = 1'-0"

21 APR 16

REDWOOD/WIRE FENCE TYPES  
830 BROADWAY SONOMA

APR 21 2019

