

**CITY OF SONOMA
DESIGN REVIEW AND HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
July 19, 2016
Community Meeting Room, 177 First Street West, Sonoma, CA
MINUTES**

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

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

Absent: Comm. Tippell

Others Present: Associate Planner Atkins, Administrative Assistant Morris

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

COMMENTS FROM THE PUBLIC: Fred Alleabch, Community Advisory committee member for SAHA affordable housing project, stated the committee is currently reviewing design review elements of the proposal.

Comm. Johnson made a motion to approve the minutes of September 15, 2015, May 31, 2015, and June 21, 2016 as submitted. Comm. Essert seconded. The motion was unanimously approved 5-0.

Item 1- Sign Review consideration of two new wall signs and a new moment sign for a storage facility (Extra Space Storage) at 19240 Sonoma Highway

Applicant: Johnson Sign Company

Associate Planner Atkins presented the staff report.

Comm. Barnett asked if the business was a formula business. His only concern is that the chain storage facility signage (corporate driven), is compatible with the coloring of the building.

Associate Planner Atkins will report back.

Chair Randolph opened the item to public comment.

Comm. Essert questioned why the lighting is requested after business hours.

Todd Johnson, Johnson Sign Company, said the corporate office established the lighting hours but said the illuminated/fluorescent sign can be turned off at 10 p.m.

Chair Randolph closed the item to public comment.

Comm. Johnson said the new sign format is clearer and he recommended that the sign only be on during business hours.

Comm. Barnett is only concerned with the sign matching the building since it is corporate branding. He requested that the feather signs be removed.

Comm. Essert is pleased with the color selection and agreed with Comm. Johnson about changing the lighting until 10 p.m.

Chair Randolph agreed with her fellow commissioners comments.

Comm. Essert made a motion to approve the proposal as submitted with the condition that the sign illumination shall be limited to dusk to 10 p.m. Staff will notify the DRHPC if the business is considered a formula business. Comm. Barnett seconded. The motion carried unanimously (5-0).

Item 2-Consideration of a new monument sign for an office building (Marcy House) at 205 First Street West.

Applicant: Sonoma Valley Historical Society

Associate Planner Atkins presented the staff report.

Comm. Essert inquired about the font type.

Fred Allebach, Sonoma Valley Historic Society member, representing Patricia Cullinan, Sonoma Valley Historic Society Board President, said the new signage is consistent and compatible with the Depot Park signage. He recommended the Sister Cities landmark metal plaque #6 not be removed and he will report back on the historical significance.

Comm. Johnson questioned the time frame for the sign installation.

Associate Planner Atkins said that Planning Director Goodison is satisfied with the City landmark designation.

Comm. Essert questioned if the Sister Cities sign will be removed and whether the informational verbiage on the sign is customary to help identify important historical landmarks. He appreciated the valuable context on this multipurpose sign.

Chair Randolph is pleased that the archive research center is a public resource for citizens to obtain valuable historical records.

Chair Randolph opened the item to public comment.

No public comment.

Chair Randolph closed the item to public comment.

Comm. Essert questioned if this type of multi-purpose sign is described in the sign ordinance.

Associate Planner Atkins responded that Planning Director Goodison took no issue with the landmark signage proposed since the sign ordinance has no provisions to disallow a multipurpose sign.

Comm. Barnett made the majority of his comments during the questions of staff portion of the meeting. He is disappointed with the overall quality of the submittal since his questions about the existing sign and flagpole were not addressed.

Comm. Johnson agreed with Comms. Barnett and Essert's comments.

Comm. Cory stated he had no additional comments.

Chair Randolph agreed with Mr. Allebach that city landmark #6 is a "sentimental keepsake" to be preserved.

Associate Planner Atkins confirmed with Patricia Cullinan, that the sign will be setback 6 feet from the sidewalk.

Chair Randolph is satisfied the sign blended in well with the building.

All the commissioners agreed that more clarification is needed in regards to the text, color, and placement of the sign in relation to the flagpole.

Chair Randolph reopened the item for public comment.

Fred Allebach said the project is a "work in progress" and the new sign is not intended to be obstructed by the flagpole. He said Patricia Cullinan, Sonoma Valley Historical Society Board President, will address any concerns at a future meeting.

Comm. Cory suggested that the sign be placed further back from the sidewalk.

All the commissioners and staff agreed to continue the item to the next meeting on August 16th with tonight's review considered a study session.

Item 3-Demolition Review of a single-family residence well and pump house and two sheds at 1181 Broadway.

Applicant: Scott and Claudia Murray

Associate Planner Atkins presented the staff report.

Comm. Essert confirmed that the ADP report determined that the building was not a contributing historic resource for the Broadway Corridor.

Scott Murray, co-owner, agreed with staff that a demolition should not be approved until a new structure is approved.

Chair Randolph opened the item to public comment.

No public comment.

Chair Randolph closed the item to public comment.

Comm. Johnson appreciated having the report since Sonoma is a Certified Local Government.

Comm. Cory supported the proposal.

Comm. Barnett concurred with Comms. Johnson and Essert that the Historical report may have appeared as an impediment to the process but was necessary to confirm the site did not qualify as a significant historic resource.

Comm. Barnett made a motion to demolish a single-family residence, well and pump house, and two sheds at 1181 Broadway. Comm. Johnson seconded. The motion was unanimously approved. (5-0).

Item 4- Design Review of building elevations, exterior colors, materials, lighting, and landscaping for a 6-unit condominium project at 1181 Broadway.

Applicant: Scott and Claudia Murray

Associate Planner Atkins presented the staff report.

Robert Sanders, Robert Sanders and Company, asked staff if a hedge could be added as an additional buffer.

Staff noted a correction, a CMU trash enclosure is proposed not wood as indicated in the staff report.

Comm. Barnett requested more discussions with respect to design guidelines aligning more with the Development Code.

Chair Randolph opened the item to public comment.

Scott Murray, co-owner, said he resurrected the project after 10 years. He presented large visuals of the exterior/interior color palettes. There is one affordable moderate income unit and the business owner will maintain a front office. He said adding a hedge, as requested by the adjoining neighbor, is problematic because of a large drainage ditch/swale.

Robert Burkhart, neighbor/adjoining property owner, (1211 Broadway) confirmed the applicant was correct in regards to the existing drainage swale and felt the hedge request should not be granted. He supported the application.

Chair Randolph closed the item to public comment.

Comm. Johnson is satisfied with the project.

Comm. Cory concurred with Comm. Johnson's comments.

Comm. Barnett did not support the neighbor's hedge request since he said it is not within the commission's purview to condition for additional privacy screening when one already exists.

Chair Randolph appreciated the detailed landscape plan.

Comm. Johnson made a motion to approve the project as submitted, building elevations, exterior colors, materials, lighting, and landscaping for a 6-unit condominium project at 1181 Broadway. Comm. Cory seconded. The motion was unanimously approved (5-0).

Issues Update:

The DRHPC decision to approve the project at 314-324 Second Street East was appealed and will be heard at the City Council meeting on August 15th.

The Planning Commission will continue the review of the Downtown Sonoma Preservation Design Guidelines on September 8th.

The City Council will review the Downtown Sonoma Preservation Design Guidelines in October.

Comments from the Commission:

Adjournment: Chair Randolph made a motion to adjourn at 8:00 p.m. to the next regular meeting scheduled for 6:30 p.m. on Tuesday, September 16, 2016. The motion carried unanimously.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Design Review and Historic Preservation Commission on the 16th day of August 2016.

Approved:

Cristina Morris, Administrative Assistant