

**CITY OF SONOMA
DESIGN REVIEW AND HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
August 16, 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, Tippell, Cory (Alternate)

Absent:

Others Present: Associate Planner Atkins, Administrative Assistant Morris

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

COMMENTS FROM THE PUBLIC: Patricia Cullinan, resident, questioned if the plan approved by the DRHPC is the same project under construction at 158-172 West Napa Street and whether a demolition permit was approved for the Hawker House. She distributed a letter to the commissioners.

Associate Planner Atkins will report back after review of the building permits.

Comm. Essert made a motion to approve the minutes of July 19, 2016, as submitted. Comm. Johnson seconded. The motion was unanimously approved 5-0.

Correspondence: Late mail was received on Item #1 from Stephen Moseley, Henry Fleischmann, Alicia Razzari, and Item #4 from Willy North,

Item 1- Continued consideration of design and landscaping review for two commercial buildings at 19366 and 19370 Sonoma Highway.

Applicant: Studio 101 Designs

Associate Planner Atkins presented the staff report.

Steven Moseley, project manager/Studio 101 Designs, said the developer was not able to attend the meeting but two productive meetings with the neighbors resulted in project modifications consisting of a new stucco building design and a clay tile roof. Landscape plan revisions include an increased landscape buffer on the east side of the property containing a vine trellis to mask the guard rail and wall, which will eventually provide a visual barrier. Mr. Moseley presented a proposed design which includes a series of cypress trees intermixed in the trellis in an attempt to mask some of the second story windows. The property owner is doing everything she can to see that the gate becomes automated.

Comm. Barnett confirmed with Mr. Moseley that the cypress trees were recommended by the landscape architect.

Chair Randolph opened the item to public comment.

Brian Rowlands, 880 Lyon Street, is concerned with parking, garbage service, and the broken gate. He discussed many non-compliance issues with the conditions of approval including landscaping, pavement markings, and park development. He would like to see detailed plans including landscaping, parking spaces, and building dimensions. In addition, he would like the gate to be automated and the trash enclosure fully enclosed.

Steve Jennings, 868 Palou Street, is not satisfied with the revised site plan. He concurred with his neighbors that the gate is a defective common feature and parking and trash enclosures must comply with City standards. He requested the developer provide for more plants in the townhome area to provide a privacy buffer and fix the gate. On a positive note Mr. Jennings stated that none of the residents of the Villas de Luna are opposed to the commercial building and were pleased with the revised design.

Jack Ding, 859 Palou Street, appreciated the commission's recommendation for more dialogue between the developer and residents that proved productive. He would like the developer to do more research on trees that use less water than redbuds. He is also concerned with Valley Oak residents parking in Villas de Luna resident parking areas.

Nick Dolata, 856 Palou Street and Villas de Luna/HOA board member, is pleased with the ongoing discussions between the developer and HOA members. He is concerned with the garbage area and would like to see an enclosed garbage area utilizing garbage cans rather than a dumpster. He wants to have a meeting with the City of Sonoma and the Valley Oaks manager to discuss issues such as widening Lyon Street. He would like to see flowering trees mixed in with the trellis on the east portion of the property.

Maria Pecavar, resident, (900 and 904 Lyon St.) is mainly concerned with parking.

Nick Dolata, neighbor, stressed the importance of a functional electric gate.

Chair Randolph closed the item to public comment.

Comm. Johnson inquired if the landscape plan described is the final rendering.

Chair Randolph reopened the item to public comment.

Comm. Essert confirmed details, with Mr. Moseley, of the buffer area and confirmed that the applicant would be open to considering adding shrubs to the area.

The developer met with Associate Planner Atkins and Planning Director Goodison to review the tree placement/landscape plan and parking plan.

Comm. Essert confirmed with staff that 21 parking spaces were proposed.

Steve Jennings, resident, disagreed with the applicant's statement that an agreement was made with the residents regarding the cypress trees.

Chair Randolph closed the item to public comment.

Comm. Johnson agreed with Comm. Barnett that an opaque wall is necessary and water usage is critical. He would like to see an enclosed trash area.

Comm. Tippell is satisfied with the architectural features, roof materials, and color scheme. She does not support the cypress trees and recommended a tree with a canopy for privacy screening. She recognized that parking and the gate are huge issues and should be addressed.

Comm. Barnett concurred with Comm. Tippell and Johnson's comments and said many concerns expressed are not under the DRHPC's purview. He liked the new design and that it was compatible with the surrounding area. He felt the landscape plan required more work. The gate and the parking issues are outside of the DRHPC's purview. He indicated that some speakers had eluded to an appeal and maybe these other issues can be addressed by the City Council. Work still needs to be done on the landscape plan. He wanted to be on the record of stating there is something wrong with the parking in this area.

Comm. Essert agreed with his fellow commissioner's comments and is impressed with the building details and trellis. He liked the details of the building design and the elegant roof. He thought the trellis element is a nice addition and would like to see the addition of trees.

Chair Randolph applauded the efforts made but was disappointed that neither the owner nor the landscape architect were present.

Associate Planner Atkins said the commission's discretion is limited to design review of the commercial buildings, trash enclosure, and the landscape plan.

Comm. Barnett confirmed that 2005 State water standards did not apply and a variance is not an option.

Chair Randolph reopened the item to public comment.

Brian Rowlands, resident, requested the developer install irrigation to the planter strips on the townhome properties and the gate be electrified.

Steven Moseley, project manager, confirmed that the DRHPC was in support of the design of the commercial buildings and the landscape plan in general with the exception of the landscape buffer area. He pointed out that the site plan approved by the Planning Commission did not include a buffer area. He felt that the developer was being penalized for working with the neighbors on a solution.

Nick Dolato, neighbor, requested more landscaping consideration for the residents to the south.

Chair Randolph closed the item to public comment.

Comm. Barnett is satisfied with additional trees.

Associate Planner Atkins offered the following options: 1) Approve the design review of the commercial buildings and continue the review of the landscape plan to a future meeting; 2) Deny the entire application; 3) Continue the entire application to a future meeting; or 4) Approve the design review of the commercial buildings and the landscape plan (with or without modifications) with conditions of approval including fully enclosing the trash enclosure area.

Comm. Tippell asked if the design review could be approved and the landscape plan denied?

Comm. Barnett made a motion to approve the architectural renderings and design as submitted with a condition of approval that the trash enclosure area be fully enclosed and deny the landscape proposal as submitted. Comm. Johnson seconded. The motion carried unanimously (5-0).

Item 2- Consideration of site design and architectural review of an addition to a residence at 277 Fourth Street East.

Applicant: Sutton Suzuki Architects

Associate Planner Atkins presented the staff report.

Comm. Essert questioned the setback requirements

Associate Planner Atkins responded there is a minimum front and rear setback of 30 feet. The neighbor's property is a further distance away.

Peter Sealey, property owner/Sealey Mission Vineyard, proposed a 1,500 square foot addition.

Comm. Barnett reviewed the historic report and questioned the historic integrity of the building.

Mr. Sealey discussed the relevance of questioning the Historic report from 2010 and construction history for the site. He clarified the address of 249 Fourth Street East is on the frontage road and 247 Fourth Street East is setback.

Comm. Barnett explained his reasoning for asking the questions is that if the home was Historic in 2010, even though it was remodeled, then renovations made today must meet the standards.

Chair Randolph opened the item to public comment.

Shawn Beatty, property caretaker of reconverted main house is referred to as the main house.

Alice Duffee, ADP Preservation, discussed the merits of the historic report. She stated that exterior modifications of a historic structure come under the review of the DRHPC.

Chair Randolph closed the item to public comment.

Comm. Johnson recommended more clarification before making a decision.

Comm. Tippell did not want to penalize the applicant by delaying a decision but respected the consensus of her fellow commissioners.

Comm. Barnett is convinced there might have been some information in 2010 that would assist in his evaluation.

Comm. Essert sympathized with the project team's concern about postponing the item but in his opinion the role of the commission is to preserve the historic integrity of sites.

Comm. Barnett made a motion to continue the item to a future meeting after staff confirmed the background in 2010, and that addresses locations. Comm. Essert seconded. The motion was unanimously approved (5-0).

Item 3- Demolition Review of a single-family residence and detached garage at 630 Austin Avenue.

Applicant: Jeanne Montague and Chad Overway

Associate Planner Atkins presented the staff report.

Chad Overway, owner, hired Alice Duffee to prepare the Historic report. He will hand demolish the building and recycle the materials.

Chair Randolph opened the item to public comment.

Patricia Cullinan, resident, supported the demolition and applauded the applicant.

Joe Aaron, neighbor, said the new home will add value.

Fred Gilbert, neighbor, felt the demolition will upgrade the community.

Kathy Obert, neighbor, is pleased with the hand demolition process since there will be less disturbance for the neighbors.

Chair Randolph closed the item to public comment.

Comm. Barnett made a motion to approve the demolition of the single-family residence and detached garage with the following condition of approval: Photo-documentation of the buildings shall be submitted to the Sonoma League for Historic Preservation and to the City of Sonoma prior to demolition. Comm. Johnson seconded. The motion was unanimously approved (5-0).

Item 4- Design Review- Consideration of design review for a new single-family residence and detached garage and detached guesthouse at 630 Austin Avenue.

Applicant: Jeanne Montague and Chad Overway

Associate Planner Atkins presented the staff report.

Jeanne Montague, homeowner, received positive feedback from neighborhood outreach.

Comm. Essert questioned if the high reflectivity of the glass windows was discussed.

The applicant responded that with the existing westerly exposure the resulting reflectivity would be less than 20 percent. Landscape screening on the south and north property lines will be blocked by new and existing landscaping.

Chair Randolph opened the item to public comment.

Joe Aaron, neighbor, supported the plan and viewed it as an improvement.

Comm. Johnson appreciated the low profile of the modern structure.

Comm. Tippell appreciated the contemporary single story home and congratulated the homeowner for successfully working with the neighbors.

Comm. Barnett appreciated the complete package and enthusiastically supported the project.

Comm. Essert concurred with his fellow commissioner's comments.

Chair Randolph was satisfied with the site design.

Patricia Cullinan, resident, supported the demolition and applauded the applicant.

Joe Aaron, neighbor, is impressed with the quality craftsmanship of the homes built by Chad Overway AIA, RIBA.

Fred Gilberd, neighbor, supported the proposal.

Pam Gilberd, neighbor, is pleased with the creativity of the fence.

Jeanne Montague, homeowner, said the majority of the landscaping will remain.

Chair Randolph closed the item to public comment.

Comm. Essert supported the project.

Comm. Barnett appreciated the hand demolishing process for building green.

Comms. Tippell, Johnson and Chair Randolph concurred with their fellow commissioners. Comm. Essert made a motion to approve the project as submitted. Comm. Tippell seconded. The motion was unanimously approved (5-0).

Issues Update:

A Draft Water Efficiency Landscape Ordinance will be heard at the next meeting.

The City Council will hear an appeal of the DRHPC decision to approve the project at 314-324 Second Street East 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 9:30 p.m. to the next regular meeting scheduled for 6:30 p.m. on Tuesday, September 20, 2016.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Design Review and Historic Preservation Commission on the 27th day of September 2016.

Approved:

Cristina Morris, Administrative Assistant