



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

**Regular Meeting of August 16, 2016 - 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 – Micaelia Randolph Chair

Commissioners: Kelso Barnett
Christopher Johnson
Leslie Tippell
Bill Essert
Robert Cory (Alternate)

COMMENTS FROM THE PUBLIC

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

APPROVAL OF MINUTES

Minutes from the meeting of July 19, 2016.

CORRESPONDENCE

ITEM #1 –Continued Design Review	Project Location: 19366 and 19370 Sonoma Highway	RECOMMENDED ACTION: Commission discretion.
REQUEST: Continued consideration of design and landscaping review for two commercial buildings.	General Plan Designation: Mixed Use (MU)	CEQA Status: Categorically Exempt
Applicant: Studio 101 Designs	Zoning: Planning Area: West Napa/Sonoma Corridor	
Staff: Wendy Atkins	Base: Mixed Use (MX) Overlay: None	
ITEM #2 – Design Review	Project Location: 277 Fourth Street East	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of site design and architectural review of an addition to a residence.	General Plan Designation: Agriculture (A)	CEQA Status: Categorically Exempt
Applicant: Sutton Suzuki Architects	Zoning: Planning Area: Northeast Area	
Staff: Wendy Atkins	Base: Agriculture (A) Overlay: Historic (/H)	

<p>ITEM #3 – Demolition Review</p> <p>REQUEST: Demolition of a single-family residence and detached garage.</p> <p>Applicant: Jeanne Montague and Chad Overway</p> <p>Staff: Wendy Atkins</p>	<p>Project Location: 630 Austin Avenue</p> <p>General Plan Designation: Low Density Residential (LR)</p> <p>Zoning: Planning Area: Central-East Area</p> <p>Base: Low Density Residential (R-L)</p> <p>Overlay: Historic (/H)</p>	<p>RECOMMENDED ACTION: Commission discretion.</p> <p>CEQA Status: Categorically Exempt</p>
<p>ITEM #4 – Design Review</p> <p>REQUEST: Consideration of design review for a new single family residence, detached garage, and detached guesthouse.</p> <p>Applicant: Jeanne Montague and Chad Overway</p> <p>Staff: Wendy Atkins</p>	<p>Project Location: 630 Austin Avenue</p> <p>General Plan Designation: Low Density Residential (LR)</p> <p>Zoning: Planning Area: Central-East Area</p> <p>Base: Low Density Residential (R-L)</p> <p>Overlay: Historic (/H)</p>	<p>RECOMMENDED ACTION: Commission discretion.</p> <p>CEQA Status: 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 August 12, 2016.

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
REGULAR MEETING
July 19, 2016
Community Meeting Room, 177 First Street West, Sonoma, CA
Draft 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 day of 2016.

Approved:

Cristina Morris, Administrative Assistant



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

DRHPC Agenda Item: 1
Meeting Date: 08/16/16

Applicant Studio 101 Designs	Project Location 19366 and 19370 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)

Request

Consideration of design review for two commercial buildings, a trash enclosure, and a landscape plan located at 19366 and 19370 Sonoma Highway.

Summary

Background: On July 14, 2005, the Planning Commission approved a Use Permit and a Planned Development Permit for the property located at 19370 Sonoma Highway (see attached Final Conditions of Project Approval). On September 20, 2005, the Design Review Commission (DRC) approved building elevations and exterior materials for a mixed-use project on the properties. On March 21, 2006, the DRC approved a landscape plan and on April 18, 2006 approved a revised landscape plan. On September 13, 2007, the Planning Commission approved a revision to the Planned Unit Development. On September 18, 2007 the DRC approved modifications to the landscape plan. The approved landscaping associated with the two commercial buildings was not completely installed.

On May 31, 2016, the Design Review and Historic Preservation Commission (DRHPC) considered design review for two commercial buildings and continued the item to a future meeting. In addition, the DRHPC encouraged the developer to attend the next meeting, make a good faith effort to work with the neighborhood to come up with a revised development solution, return with a full landscape plan that addresses buffering with the existing development, highway frontage, and Lyon Street frontage, and strongly encourage repairs be made to the gate.

In an attempt to address issues raised by the DRHPC at the May meeting, staff has provided the following feedback:

1. The City Attorney's Office verified that the Use Permit for the project had not expired based on the fact that building permits had been issued and that the residential elements of the project were substantially complete, as were the public improvements associated with the entirety of the project--including the commercial component--the use permit and Planned Development permit were deemed to have been exercised. In addition, because the approved site plan associated with the use permit and Planned Development permit encompassed the entirety of the project, the commercial component could be built out in accordance with those approvals (see attached legal opinion).
2. For projects subject to discretionary review by the Planning Commission, the Planning Commission shall be responsible for reviewing and acting upon the project site plan, building massing and elevation concepts to the extent it deems necessary. Subsequent review by the DRHPC shall be limited to elevation details, colors and materials, landscaping (including fences and walls), lighting, site details (such as the placement of bike racks and trash enclosures), and any issues specifically referred to the DRHPC by the planning commission. That said, the DRHPC does not have the discretion to require changes in the form of additional parking spaces or an increased landscape buffer strip.
3. Condition of Approval number 4.c. (attached) required a wall/fence at the discretion of the City Engineer. This COA did not require an electric gate; therefore, the DRHPC may not require the gate to be electric.

Proposed Project: At this time the applicant is proposing a revised proposal for the two, two story commercial buildings on the properties. According to the applicant, the proposal consists of Mission-style architecture. The applicant is proposing stucco siding, double-hung windows (see attached manufacture specification sheet), and a 2-piece clay tile roof material (see attached manufacturer specification sheet). Detailing includes wood timber balconies, wrought-iron guardrails with inset, and wood brackets. Proposed exterior colors consist of off-white light sand stucco siding, chocolate brown painted wood members and windows and doors, and dark bronze wrought-iron guardrails and light fixtures (see attached color board).

Trash Enclosure: A wooden trellis structure is proposed be constructed around the refuse enclosure on the south side of the

southern building.

Outdoor lighting is proposed in the form of eight each Craftmade wall mounted (Z3724-92) light fixtures (see attached manufacture specification sheet) 4 each on the west facing elevation and 2 each on the north and south facing elevations.

Findings for Project Approval: The DRHPC may approve an application for architectural review, provided that the following findings can be made (§19.54.080.G):

1. The project complies with applicable policies and regulations, as set forth in this Development Code, other City ordinances, and the General Plan.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.

Landscape Plan: Landscape plans have been provided (Sheets L-1.0, L-1.1, L-2.0, and L-3.0) including a comprehensive plant list identifying trees, grasses, ferns, vines/groundcovers, and succulents.

Tree Plantings: The landscape plan indicates that eleven trees would be planted on the site (a combination of red alder and eastern redbud both 24-inch box size). *Note:* the applicant shall indicate the number of each tree proposed to be planted at the DRHPC meeting.

The Planning Commission Condition of Approval #27 (see attached) states that the project shall be constructed in accordance with the following requirements related to tree preservation, mitigation and replacement:

- a. Trees removed from the project site shall be replaced on-site at a ratio of 2:1, with a minimum box size of 24 inches.
- b. The fruiting olive trees shall be relocated from the site and replaced in quantity on-site with non-fruiting olives.
- c. The developer shall adhere to the tree protection measures and pruning guidelines presented in the arborist report.
- d. Four street trees, with a minimum box size of 48 inches, shall be planted along the Sonoma Highway frontage.
- e. The 15-in DBH coast live oak located in the center of the site (identified as tree No. 36 in the arborist report) shall be preserved if feasible.

Street Trees: Three existing coast live oaks are located in the planter strip along Sonoma Highway. The Design Review Commission approved the reduction in number and the location of the street trees in March 2006 due to inadequate room in the planter area for the required number of trees and the necessary utilities.

Water Budget Calculations: In compliance with the Water Efficient Landscape Ordinance, Hydrozone and Maximum Applied Water Allowance (MAWA) forms have been provided. Calculations on the MAWA form indicate that the project would use 31,586 gallons or 99% of the annual water allowance of 31,602 gallons. *Note:* the applicant shall provide a written statement at the DRHPC meeting, which describes the irrigation methods and design action that will be employed to meet the irrigation specifications in the State of California Model Water Efficient Landscape Ordinance (section 472.7).

Discussion of Project Issues: The members of the HOA of Sonoma Villas de Luna have expressed concern about the opaque barrier. Specifically, they would like to see trees mixed in with the trellis on the east portion of the property. To address this issue the developer has stated that she would be willing to install trees in the trellis area to minimize visual impacts from the townhouses on the proposed buildings. The DRHPC may discuss this issue and provide feedback to the applicant. The members of the HOA of Sonoma Villas de Luna have also requested that the developer re-seal the asphalt on Palou Street. This issue may not be considered by the DRHPC as it is a civil matter between the property owners.

Other permits required: In addition to the requirements of this title, the project 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.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRHPC Conditions or ModificationsAttachments

1. *Project narrative*
2. *Correspondence*
3. *Minutes from the September 20, 2005 Design Review Commission Meeting*
4. *Conditions of Project Approval and Mitigation Monitoring Program for Sonoma Village West Mixed-Use project 19370 Sonoma Highway*
5. *Window manufacture specification sheet*
6. *Roof manufacturer specification sheet*
7. *Lighting manufacturer specification sheet*
8. *Rendering*
9. *Trash enclosure drawing*
10. *Water Efficient Landscape Worksheet*
11. *Legal opinion*
12. *Site plan*
13. *Floor plans*
14. *Building elevations*
15. *Building cross section*
16. *Color board*

cc: Studio 101 Designs
 101 H Street Ste., C
 Petaluma, CA 94952

Kirby Road LLC
541 Wes Main Street
Merced, CA 95340

Kirby Road LLC
2269 Chestnut Street # 242
San Francisco, CA 94123-2600

Joan Jennings, via email

Jack Ding, via email

Nick Dolata, via email

Maria Pecavar, via email

Brian Rowlands, via email

Steve Jennings, via email

Project Narrative

7/18/2016

19366 + 19370 SONOMA HIGHWAY - COMERCIAL DEVELOPMENT PROPOSAL

Assessor's Parcel Number: 127-760-001 & 002
Project Sponsor: Alicia Hansel, Kibby Road LLC
Architect: Studio 101 Designs

The proposal includes the construction of two identical 2,987 SF, two story commercial buildings at 19366 and 19370 Sonoma Highway. The Design Review Board approved a previous rendition of this project on 09/20/05. Our proposal complies with all of the current Development Code and General Plan regulations and design guidelines. Our proposal also maintains nearly all aspects of the previously approved version (i.e. massing, building height, setbacks, green space and parking placement). After the initially proposed agrarian-inspired structures (submitted and discussed at the DRHPC May 31, 2016 meeting) were met with some resistance, we have revised the submittal after subsequent meetings with neighbor representatives. Our new proposal draws upon other local examples of Mission-style architecture. The massing and roof plan remain virtually unchanged, but detailing and materials now read as Mission Revival. Our detailing (i.e. wood timber balconies, wrought-iron guardrails with inset, and wood brackets) reinforces the compatibility with the neighboring structures while staying true to the architectural style. The color palette, which includes primarily off-white light sand stucco siding with 2-piece clay tile roofing and chocolate brown painted wood members and windows/doors and dark bronze wrought-iron guardrails and light fixtures, reinforces the concept as well. Keeping a roof overhang at the first floor transition allows us to reduce the perceived mass of the 2-story structure and mask the additional width required to accommodate parking at the rear of the first floor. Landscaping will include engineered bioretention facilities along the front and side yards to meet the city's storm water management requirements. In addition, the proportions of the structures were revised somewhat to allow for a 4' landscape buffer zone (with a proposed wood arbor) between the rear residential neighbors and the parking lot.

JUL 18 2016

RECEIVED

JUL 28 2016

CITY OF SONOMA

July 28, 2016

Alicia Razzari
Kibby Road
Merced, California

Members of the DRHPC
City of Sonoma

David Goodison
Planning Director
City of Sonoma

Dear Ms. Razzari, Members of the Commission, and Mr. Goodison:

We approve the new, mission-style building design, and the developer has agreed to put in a four-foot landscaped barrier. Now, we want to move the ball forward.

The only thing left to decide is the type of opaque barrier. Because the existing cement wall and wrought iron fence are about seven feet tall, we agree that we do not need another wall or fence. But there should be several trees planted in the buffer yard that will reach up through the trellis and help create the first level of the opaque barrier between the homes and the commercial buildings. The other part of the barrier should be suitable trees, something like Japanese maples perhaps, in the planters. This two-tiered, leafy barrier would ensure privacy and protection for the town homes.

Nothing much more needs to be said about this design because it sells itself.

We understand the enhanced paving, signage, and picnic table arbor are no longer required by the city, and we are not pursuing these items. However, we are requesting that the developer re-seal the asphalt which is a constant problem for the neighborhood.

We hope you will agree with our minimized requests.

Respectfully,

Members of the HOA of Sonoma Villas de Luna

July 18, 2016

Alicia Razzari
Kibby Road, LLC
2334 M Street, Suite 2101
Merced, California 95344

Dear Alicia,

The City has taken a neutral position in this matter, and they have commissioned the residents and the developer to meet and resolve their differences.

We have met twice, and we have made some progress. This has brought us closer together, but there are still matters that are very, very important to us that have not been settled. These matters are listed below.

Enhanced Paving.

This was promised by the original developer and approved by the City. But it was not installed, and the asphalt that was not properly sealed has made our lives very hard. We have been struggling with this for three years. Every time it rains or the weather is very hot, the tar on the asphalt melts or liquefies and it comes off on our driveways and on our shoes and on the feet of our pets. This problem has become a torment to us.

Sonoma Villas de Luna Sign. This was promised and approved.

Trees in the planters on the west side of the town homes. These were similarly approved, and they form part of the landscaped buffer.

Landscaped buffer yard between the town homes and the commercial buildings.

A well-established legal principle of privacy rights says: "A man's house is his castle; his home his safest refuge." The word "refuge" implies security and protection. The Sonoma Municipal Code takes this basic tenet into account and provides for it by requiring an opaque barrier (a wall or fence) as well as trees between commercial and residential areas. The residents of the town homes are entitled to such privacy. They do not want someone looking into their living rooms or bedrooms or kitchens. To fail to provide an adequate opaque barrier amounts to the same thing as moving the town homes themselves to a different location. Just as that would never be permitted, failing to provide the buffer is not permitted.

The trellises are a nice start, but to provide adequate screening and buffering, a wall and additional trees are required as well. And to accomplish this buffer yard contemplated by the code, the landscaped area should be four and one-half to five feet wide.

The necessity of providing a buffer between commercial and residential uses runs through the code. Because you are very familiar with the code, the references that follow are intended only as reminders. The code contains provisions specific to each planning area. In our area, the West Napa/Sonoma Highway Corridor, the code recognizes that there will often be a union of commercial and residential uses. Code section 19.36.010(B) provides, in part, that “[b]ecause much of the corridor backs onto residential development, site plan relationships must be carefully evaluated. Ideally, new commercial uses should be designed to relate to the extent feasible with adjacent residential development; at a minimum, adequate screening and buffering are required” (Emphasis added). And specifically with regard to commercial parking, section 19.36.020(A)(5) states that “[c]ommercial development shall require screening and buffering of parking areas.”

Unfortunately, one mandate of the code has not been followed in the planning process. Section 19.40.060(D)(1)(b) provides that “[l]andscaping shall be planned as an integral part of the overall project design and not simply located in left over space after parking areas and structures have been planned.” The piecemeal submission of building plans, parking, design, and, finally, a landscape plan, has not fulfilled this mandate.

Section 19.48.090(F) requires that between non-residential and residential uses there shall be a buffer yard with a minimum six-foot wall of wood or masonry. There are to be trees every 30 feet at a minimum. The wall must provide an opaque screen and shall be architecturally treated on both sides (Section 19.40.100(a)(1)(2).) This code section does not specify a width. However, a closely related provision offers guidance. Section 19.48.090(E) mandates a five-foot wide buffer between a parking lot and an adjoining public street. Given that the code requires “at a minimum, adequate screening and buffering,” the five-foot width provides a useful standard for the buffer yard.

Our suggestion is that the wall be placed on the commercial building side, five feet west into the existing parking lot. This is because the raised porches of the town homes already feature a substantial retaining wall, and placing the buffer yard wall near it will create a narrow alley of a foot or two between the walls. Furthermore, in order for the town homes to enjoy the maximum buffering effect, both visually and with regard to sound, the wall should stand five feet west into the parking lot. That way, the town homes, rather than the commercial property, can enjoy the beautiful landscaping.

We envision the buffer yard to include the six- to seven-foot wall required by the code with trees set, at a minimum, every 30 feet on the town home side of the wall, and shrubs and flowers in the spaces between the trees. As to the initial planting, the code requires

that trees be 15 gallons and shrubs five gallons so that there is substantial landscaping from the very beginning. (Section 19.40.060(D)(2)(a).) Some of the shrub species may be selected with an eye to having them grow to the height of the wall.

The question may arise as to how to harvest the necessary five feet for the buffer yard. We believe one answer is to move the commercial buildings four and one-half feet forward toward Sonoma Highway; that is, move them from the currently designed 22.5-foot setback to a setback line of 18 feet. At the DRC meeting, two of the commissioners suggested this themselves. Commissioner Johnson expressed a concern for an adequate buffer zone and suggested pushing the buildings forward. Commissioner Essert advocated moving the buildings toward Highway 12 to provide more room for the buffer. Mr. Essert also discussed the option of underground parking to make room for the buffer. He explored this concept with your architect who ultimately conceded that underground parking was feasible. Furthermore, an 18-foot setback is within the contemplation of the City. In Mr. Goodison's staff report to the Planning Commission regarding your 2015 application, he stated that an 18-foot setback could apply to the buildings then envisioned as part commercial, part residential. An 18-foot setback is a win-win for you as well as the neighborhood. You can maintain the current square footage of your commercial spaces as well as supplying the parking necessary to serve them. The residents will enjoy a five-foot wide, well-landscaped, opaque buffer with beautiful trees and shrubs, creating privacy. Commercial and residential uses can co-exist harmoniously.

We are enclosing two photographs of an example of a landscaped buffer design which seems to adequately comply with the code requirements. It is part of a business called The Edge, located at 139 East Napa Street. There are architectural features on both sides of the fence. The fence is consistent with the exterior of the building itself. We looked all around town at buffer yards: all of them have a width of about four and one-half to five feet; all have trees in the strip, and there is room for the trees; all have an opaque barrier. We saw such yards at Derringer's own building on First Street West (which also has beautiful and clean enhanced paving); Williams-Sonoma; Readers' Books, Plaza del Sol, etc.

Following our suggestions, you can make Sonoma Villas de Luna an outstanding development--something that Sonoma will always be proud to claim.

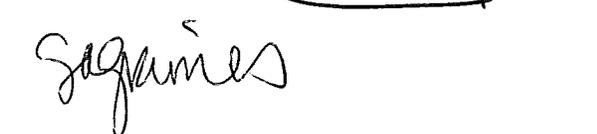
Sincerely,

The Residents and Owners of Sonoma Villas de Luna


Maria Pecora
Brian Rowlands
Claire Buell-Rowlands


Stephen A. Johnson

Joan Jensen

M. S. R.

Sagames

hsiao d lieu <hdlieu@yahoo.com>

Thu, Jul 14, 2016 at 5:37 PM

Reply-To: hsiao d lieu <hdlieu@yahoo.com>

To: Joan Jennings <joanjennings99@gmail.com>, "hmlieu@yahoo.com" <hmlieu@yahoo.com>

Dear Joan,

I approve and aligned with the HOA position.

Thank you.

Best,
Hsiao Dee Lieu, MD
853 Palou St, Sonoma

From: Joan Jennings <joanjennings99@gmail.com>
To: hsiao d lieu <hdlieu@yahoo.com>; hmlieu@yahoo.com
Sent: Thursday, July 14, 2016 3:42 PM
Subject: Your approval of the letter to Alicia

[Quoted text hidden]

hmlieu@yahoo.com <hmlieu@yahoo.com>
To: Joan Jennings <joanjennings99@gmail.com>
Cc: hsiao d lieu <hdlieu@yahoo.com>

Fri, Jul 15, 2016 at 3:02 AM

Hi Joan, I approve the letter and the position of the HOA.

Hsiao-Mei Lieu
862 Palou st.

Sent from my iPhone

<https://mail.google.com/mail/u/0/?ui=2&ik=d805b12633&view=pt&q=h&search=query&t...> 7/24/2016

Laurie Oharatorres <laurieoharatorres@hotmail.com>

Sun, Jul 10, 2016 at 3:38 PM

To: Steve Jennings <stevejennings98@gmail.com>

Cc: Joan Jennings <joanjennings99@gmail.com>, Nicholas <ndolata@hotmail.com>, Brian Rowlands <browlands@fsrivet.com>, "tom.elster" <tom.elster@aol.com>, Maria Pecavar <maria.pecavar@gmail.com>, Jack Ding <jack@unicomtax.com>, hsiao d lieu <hdlieu@yahoo.com>, hmlieu@yahoo.com, frosty here <snowmanic13@yahoo.com>

I agree. A barrier to code is the minimum.

Thank you,

Laurie O'Hara

415-779-5626

Sent from my iPhone

[Quoted text hidden]

<https://mail.google.com/mail/u/0/?ui=2&ik=d805b12633&view=pt&q=lauri&search=quer...> 7/14/2016









Comm. Fiske asked about the truck routes through Bel Terreno to the production building. Paul Bergna, Sebastiani Vineyards, said trucks would enter Bel Terreno through the easement on Lovell Valley Road but exit through San Lorenzo Court, emphasizing that the disclosure to potential buyers was required as a condition of approval. **Seeing there were no additional comments, Chair Carlson closed the public hearing.**

Comm. Cribb said the site plan lacked the normal listing of plant quantities and container size. Assistant Planner Thériault said the number of plantings could be determined from the site plan graphics and suggested that the tree size be specified as 15 gallon rather than 24-inch containers since there are significant mature trees on the property.

It was moved by Bernard, to approve the application as presented. Comm. Cribb amended the motion adding: 1) accept the colors as submitted, and 2) specified that all plant material shown on the site plan shall be 15 gallon sizes, with the same quantities as shown graphically on the site plan. The amended motion was seconded by Comm. Carlson. **The motion carried unanimously.**

ITEM #6 –Design Review: Consideration of building elevations and exterior materials for a mixed-use project (Sonoma Village West); 19370 Sonoma Highway.

Applicant: Richard Deringer

Associate Planner Gjestland presented staff's report.

Chair Carlson opened the public hearing. Rick Deringer presented an overview of the mixed-use project including site plan, building elevations, and exterior materials.

Comm. Fiske asked whether Palou Street would provide egress for the development. Mr. Deringer referred to lengthy discussions between neighbors and the Planning Commission that decided ultimately to restrict traffic and impacts to the neighborhood by only allowing residents of the SFD's access through Palou Street via a locked gate; commercial tenants and residents of the town homes would not have access to Palou Street. **Seeing there were no additional comments, Chair Carlson closed the public hearing.**

Chair Carlson asked what kind of tenant would occupy the commercial building, whether window coverings would be provided, and what kind of signage was proposed. Mr. Deringer said the commercial space would be mostly office space with some retail use. Signage would be presented later but he anticipating that only a monument sign would be needed. He said window coverings would be provided.

It was moved by Cribb, seconded by Comm. Bernard, to accept the application for building elevations and exterior materials as presented **The motion carried unanimously.**

ITEM #7 –Discussion Item: Information item of new state law applicable to design review of solar panel installations.

Associate Planner Gjestland said that the DRC would no longer be reviewing applications for solar panel installations, following a clarification that the City of Sonoma's Development Code (Section 19.40.100) conflicts with State law and therefore unenforceable. Staff is looking into whether jurisdiction of solar panels could still apply in the historical districts.

ITEM #8 –Discussion Item: Consideration of new City regulations pertinent to projects that include partial demolition of historic structures.

Associate Planner Gjestland presented the background for design review of demolitions and recent concerns involving renovations that raised the question of whether the current policy is effective in protecting the historic character of Sonoma.

Staff's report included in a chart, "Potential Thresholds for the Design Review of Single-family Residences" listing types of repairs or remodeling that would not require design review and a list of changes, demolition, and remodeling that might trigger design review by the DRC.

City of Sonoma Planning Commission
**CONDITIONS OF PROJECT APPROVAL AND
MITIGATION MONITORING PROGRAM**
Sonoma Village West Mixed-Use Project (Use Permit & Planned Development Permit)
19370 Sonoma Highway

July 14, 2005

1. A Tentative Map shall be submitted in conformance with the approved site plan. The project shall be designed as a common interest subdivision.

Enforcement Responsibility: Planning Administrator; Public Works; Building Division;
Timing: Prior to acceptance of the Final Map

2. The following are required by the City and other affected agencies prior to the issuance of the Final Map.
 - a. A Final Map shall be prepared and submitted to the City Engineer for approval. Upon approval and acceptance by the City of all required dedications, the map shall be filed at the office of the Sonoma County Recorder.
 - b. All required 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.
 - c. Three-quarter inch iron pipe monuments shall be set at all tract corners and one-half inch iron pipe monuments shall be set at all lot corners, unless otherwise approved by the City Engineer. Street centerline monuments shall be set as directed by the City Engineer. All monuments must be approved by the City Engineer.

Enforcement Responsibility: Planning Administrator
Timing: Prior to acceptance of the Final Map

3. 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. The required plan shall be approved prior to the issuance of a grading permit. The erosion control measures specified in the approved plan shall be implemented during construction. Water draining offsite shall drain directly into the street with a minimum 1% grade unless otherwise approved by the City Engineer. Retaining walls (concrete or masonry) or 2:1 cut and fill slopes shall be constructed if required to compensate for grade differences onsite. Grade differences between lots will not be permitted unless separated by properly designed concrete or masonry retaining walls. This requirement may be modified or waived at the discretion of the City Engineer. The required plans shall be approved prior to the issuance of a grading permit and/or recordation of the final map. An NPDES permit shall be required. Applicable erosion control measures shall be identified on the erosion control plan and shall be implemented during the construction phase of the project:
 - a. Soil stabilization techniques such as hydroseeding and short-term biodegradable erosion control blankets or wattles.
 - b. Silt fences and/or some kind of inlet protection at downstream storm drain inlets.
 - c. Post-construction inspection of all facilities for accumulated sediment.
 - d. Post-construction clearing of all drainage structures of debris and sediment.

Enforcement Responsibility: City Engineer; Public Works
Timing: Prior to acceptance of the Final Map

4. The following improvements shall be required as deemed necessary by the Public Works Division, City Engineer and/or other applicable department or agency. All public improvement plans shall be prepared by a registered civil engineer and must be approved by the City Engineer prior to recording of the Final Map. 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 for review and approval.

- a. New public and private streets as shown on the approved site plan, including related improvements such as curbs, gutters, and sidewalks.
- b. Construction of curb, gutter, planting strip and sidewalk along the Sonoma Highway frontage of the project site. The repair or reconstruction, as deemed necessary by Caltrans or the City Engineer, of the Sonoma Highway street section along the frontage of the project site.
- c. Modifications may be required at the interface of the private street and Palou Street in terms of the configuration of the roadways, sidewalks, and adjacent planting areas, subject to the discretion of the City Engineer. In addition, a sound wall or other specific fencing may be required on the eastern project boundary adjacent to APN 127-504-001, specifically in the area directly east of the private road. The ultimate design, location and height of this wall/fence shall be subject to the discretion of the City Engineer.
- d. Storm drains and related facilities, including off-site storm drain facilities as necessary to connect to existing storm drain facilities.
- e. Sewer mains, laterals and appurtenances, including off-site sewer mains and facilities as required by the Sonoma County Water Agency; water conservation measures installed and/or applicable mitigation fees paid as determined by the Sonoma County Water Agency. The sanitation design for the project shall be in compliance with the Sonoma County Water Agency's "Design and Construction Standards for Sanitation Facilities" and "Sanitation Code."
- f. Water mains and appurtenances in all streets within the subdivision including service laterals to all lots.
- g. All major grading, including all swales, etc., shall be performed between April 1st and October 15th of any year, unless otherwise approved by the City Engineer.
- h. Fire hydrants in the number and at the locations specified by the Fire Chief and the City Engineer. Fire hydrants shall be operational prior to beginning combustible construction.
- i. Private underground utility services, including gas, electricity, cable TV and telephone, to all residential lots/units in the subdivision.
- j. Street lighting as required by the City Engineer.
- k. Traffic control signs and pavement markings as required by the City Engineer.
- l. Street trees as required by the Planning Division and the City Engineer. 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.
- m. Address numbers shall be posted at the public street, and on the individual structures in a manner visible from the public street.

Enforcement Responsibility: City Engineer; Public Works; Building Division; Planning Department; Fire Department; County Public Works

Timing: Prior to the issuance of any grading, building, or occupancy permits, as determined by the applicable division or agency.

5. The development shall be constructed in substantial conformance with the approved site plan, square foot schedule and elevation concepts, except as modified by these conditions and the following:
 - a. The 4.5-foot wide planting strip located at the eastern end of the private road shall be increased to seven feet in width by shifting the entire southern tier of detached homes two feet to the west with a two-foot reduction in the common open space area.
 - b. A red curb "No Parking" zone shall be painted from the access road driveway to 21 feet west of the driveway, the equivalent of one parking space.
 - c. A planting strip with a minimum width of 5 feet shall be provided on the north side of the guest parking area, in front of any private yard fencing.

Enforcement Responsibility: Public Works; Planning Division; Public Works
Timing: Prior to the recordation of the final map, issuance of building permits or final occupancy as applicable

6. The project shall contribute its fair share toward widening Sonoma Highway from West Napa Street to West Spain Street, as determined by the City Engineer and consistent with recommendations in the Environmental Impact Report for the Proposed City of Sonoma General Plan (Sonoma, 1995).

Enforcement Responsibility: Planning Division; Public Works; Building Division
Timing: Prior to final occupancy

7. An encroachment from the Department of Transportation (Caltrans) shall be required for all work within the Sonoma Highway right-of-way, including the proposed roadway connection to SR 12.

Enforcement Responsibility: Planning Division; Public Works; Building Division
Timing: Prior to the issuance of any building permit

8. 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, Caltrans, the Sonoma County Water Agency or other affected agencies with reviewing authority over this project, except those fees from which any designated affordable units are specifically exempted.

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

9. 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: Planning Division; Public Works
Timing: Prior to the issuance of any building permit; Ongoing

10. A soils and geotechnical investigation and report, prepared by a licensed civil engineer, shall be required 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 report shall be incorporated into the construction plans for the project and into the building permits.

Enforcement Responsibility: Public Works; Building Division; City Engineer
Timing: Prior to issuance of a grading permit or recording of the Final Map

11. Best Management Practices to control the quality of surface water runoff from the site shall be used throughout the site to capture and filter surface runoff prior to its leaving the site or entering the storm drainage system. Methods of capturing and filtering water pollution, including the use of filters, grease traps, interceptors and biotechnical solutions (grass-lined swales and filtering basins in landscaped areas surrounding parking areas) shall be implemented as feasible. The civil engineer for the project shall incorporate these measures into the engineering plans for the project site and shall be subject to the approval of the City Engineer. In addition, the applicant shall prepare and implement a Stormwater Pollution Prevention Plan as normally required.

Enforcement Responsibility: Planning Division; City Engineer
Timing: In contracts of construction contractors prior to issuance of a grading permit and throughout construction and operation of the project.

12. Access for construction traffic associated with development of the project shall be limited to Sonoma Highway. Provisions shall be made to provide for temporary parking of construction related vehicles and equipment on or adjacent to the project site, and not in the adjacent neighborhoods, to be approved by the City of Sonoma Building, Planning, and Public Works Department. The contractors shall be required to maintain traffic flow on all affected roadways adjacent to the project site during non-working hours, and to minimize traffic restrictions during construction. The contractors shall notify all appropriate City of Sonoma and Sonoma County emergency service providers or other affected agencies of planned construction schedules and roadways affected by construction in

writing at least 48 hours in advance of any construction activity that could involve road closure or any significant constraint to emergency vehicle movement through the project area.

Enforcement Responsibility: Building, Planning & Public Works Divisions; Police & Fire Department
Timing: Ongoing during construction

13. Parking and drive surfaces shall be surfaced with an approved surface material as approved by the City Engineer and the Building Official. In all cases, driveways shall be paved a minimum of 20 feet from the edge of the sidewalk.

Enforcement Responsibility: Public Works; Building Division; Fire Department
Timing: Prior to the issuance of any occupancy permit

14. 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.

Enforcement Responsibility: Sonoma County Department of Environmental Health; Engineering Division
Timing: Prior to issuance of any grading permit

15. Any wells on the site shall be closed in place or equipped with a back-flow prevention device as approved by the City Engineer.

Enforcement Responsibility: Engineering Division
Timing: Prior to acceptance of the Final Map

16. 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
Timing: Prior to issuance of any building permit

17. During the earth disturbing activities of construction, if any archaeological deposits are encountered, an archaeologist shall be summoned on-site to document and monitor all subsurface prehistoric or historic deposits. All activities in the area should cease and the archaeologist should inspect the discovery and prepare a recommendation for a further course of action. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in the California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. Excavation or disturbance may continue in other areas of the project site outside the area affected by such discovery. All costs associated with resource discovery and mitigation shall be the responsibility of the applicant.

Enforcement Responsibility: Building Division; Public Works
Timing: In contracts of construction contractors prior to issuance of grading permits, and throughout construction.

18. 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:

- a. Sonoma County Water Agency [For sewer connections and modifications and interceptor requirements, and for grading, drainage, and erosion control plans.]
- b. Sonoma County Department of Public Health [For closure and removal of septic tanks]
- c. Sonoma Valley Unified School District [For school impact fees]
- d. Caltrans [For encroachment permits and frontage improvements on State Highway 12/Sonoma Highway]

Enforcement Responsibility: Building Division; Public Works; City Engineer
Timing: Prior to the issuance of any building permit

19. 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 Division
Timing: Prior to the issuance of any building permit

20. All Fire Department and Building Code requirements shall be satisfied, including any code modifications effective prior to the date of issuance of any building permit. In addition, the following shall be required:
- All structures shall be protected by approved automatic fire sprinkler systems.
 - Parking shall be allowed only in designated parking places as approved on the site plan. All other areas shall be posted clearly with "No Parking" signs and/or markings (red curbs).
 - Additional requirements and/or recommendations from the Fire Department may result from a review of detailed project plans and specifications.

Enforcement Responsibility: Fire; Public Works; Building Division
Timing: Prior to the issuance of any building permit

21. Dust control measures shall be implemented as necessary during the construction phase of the project. All exposed soil areas shall be watered twice daily or as required by the City's construction inspector. 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. Exposed soil stockpiles shall be enclosed, covered, or watered twice daily. The portion of Sonoma Highway and Palou Street in proximity to the project site shall be swept daily, if visible soil material is deposited onto the road.

Enforcement Responsibility: Public Works; Building Division
Timing: In contracts of construction contractors prior to issuance of grading permits, and throughout construction

22. Construction activities and material deliveries shall be restricted to the hours between 8a.m. and 6p.m. Monday through Friday, and 9:00a.m. to 5:00p.m. on Saturdays. Construction activities shall be prohibited on Sundays and all holidays recognized by the City of Sonoma. All construction vehicles or equipment powered by internal combustion engines shall be properly muffled and maintained. Stationary construction equipment, such as compressors, shall be situated as far as possible from inhabited areas, and vehicles or equipment not actively in use shall be shut down to reduce unnecessary noise.

Enforcement Responsibility: Public Works; Planning Division; Police
Timing: In contracts of construction contractors prior to issuance of grading or building permits, and throughout construction

23. A minimum of four (4) units within the development shall be designated as affordable units for moderate-income households. As identified by the applicant, the affordable units include the two southernmost townhome units (identified as unit type E1 on the site plan) and the two units within the duplex (identified as unit type B on the site plan). The affordable units shall be recorded against the deeds of the lots on which they lie, with a standard City agreement subject to review and approval of the Planning Administrator, and the Housing Administrator. The developer shall enter into a contract with the City assuring the continued affordability of the designated units for a minimum period of 30 years and establishing maximum rents, maximum sale prices, and resale restrictions. The affordable units shall be constructed in conjunction with construction of the market rate units.

Enforcement Responsibility: Planning Administrator; Housing Administrator; Building Division
Timing: Prior to recording of Final Map

24. The development shall be subject to the review and approval of the Design Review Commission (DRC). This review shall encompass site plan adjustments as required by these conditions or as deemed necessary by the DRC (except no modifications substantially altering the approved site plan or at variance with the conditions of approval shall be made), and building elevations, colors, and materials.

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

25. 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 fencing/walls, hardscape improvements, and required tree plantings, including street trees. The required seven-foot landscape strip at

the east end of the private street shall include shrub and tree plantings that will provide effective screening upon installation. Solid board fencing with a minimum height of 6 feet shall be required on the northern boundary of the project, and similar replacement fencing may be required at the DRC's discretion along the south and east boundaries of the project site. A sound wall and additional landscaping may be required to buffer the adjoining residence at the southeast corner of the site (APN 127-580-011). The landscape plan shall comply with City of Sonoma's Water Efficient Landscaping Ordinance (Municipal Code §14.32).

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

26. 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 site shall be indicated on the lighting plan and specifications for light fixtures shall be included. The lighting shall conform with the standards and guidelines set forth in 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 Division; DRC
Timing: Prior to issuance of an occupancy permit

27. The project shall be constructed in accordance with the following requirements related to tree preservation, mitigation and replacement:
- a. Trees removed from the project site shall be replaced on-site at a ratio of 2:1, with a minimum box size of 24 inches.
 - b. The fruiting olive trees shall be relocated from the site and replaced in quantity on-site with non-fruiting olives.
 - c. The developer shall adhere to the tree protection measures and pruning guidelines presented in the arborist report.
 - d. Four street trees, with a minimum box size of 48 inches, shall be planted along the Sonoma Highway frontage.
 - e. The 15-inch DBH coast live oak located in the center of the site (identified as tree No. 36 in the arborist report) shall be preserved if feasible

Enforcement Responsibility: Planning Division; Public Works; City Engineer
Timing: Prior to the issuance of an occupancy permit; throughout construction

28. A Homeowner's Association shall be created for this project, along with appropriate Covenants, Conditions, and Restrictions (CC&Rs). The CC&Rs shall provide for maintenance of the private roadway and parking areas; private storm drains, and any other common areas and facilities. The CC&Rs shall be subject to review and approval of the Director of Planning, Building, and Public Works and, if necessary, the City Attorney. The agreement shall contain a provision acknowledging that the City shall have the ability to enforce any violations of applicable City regulations or conditions of approval, and charge any necessary work and enforcement penalties to the Homeowner's Association.

Enforcement Responsibility: Planning Division; City Engineer; Public Works
Timing: Prior to the issuance of any occupancy permit.

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HARDWARE FINISH OPTIONS



EXTERIOR COLOR OPTIONS



TRIM STYLE OPTIONS



INTERIOR OPTIONS

Wood Species



Interior Finish Options

Shown on Pine. Available on Pine, Maple and Oak only.



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- Antique Brass
- Black
- Bright Brass
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- Distressed Nickel
- Gold Dust
- Oil Rubbed Bronze
- Polished Chrome
- Satin Nickel**
- Stone
- White

* African wood species, a semi-arid region species of mahogany, grown in Africa, will take and finish like that of American mahogany.

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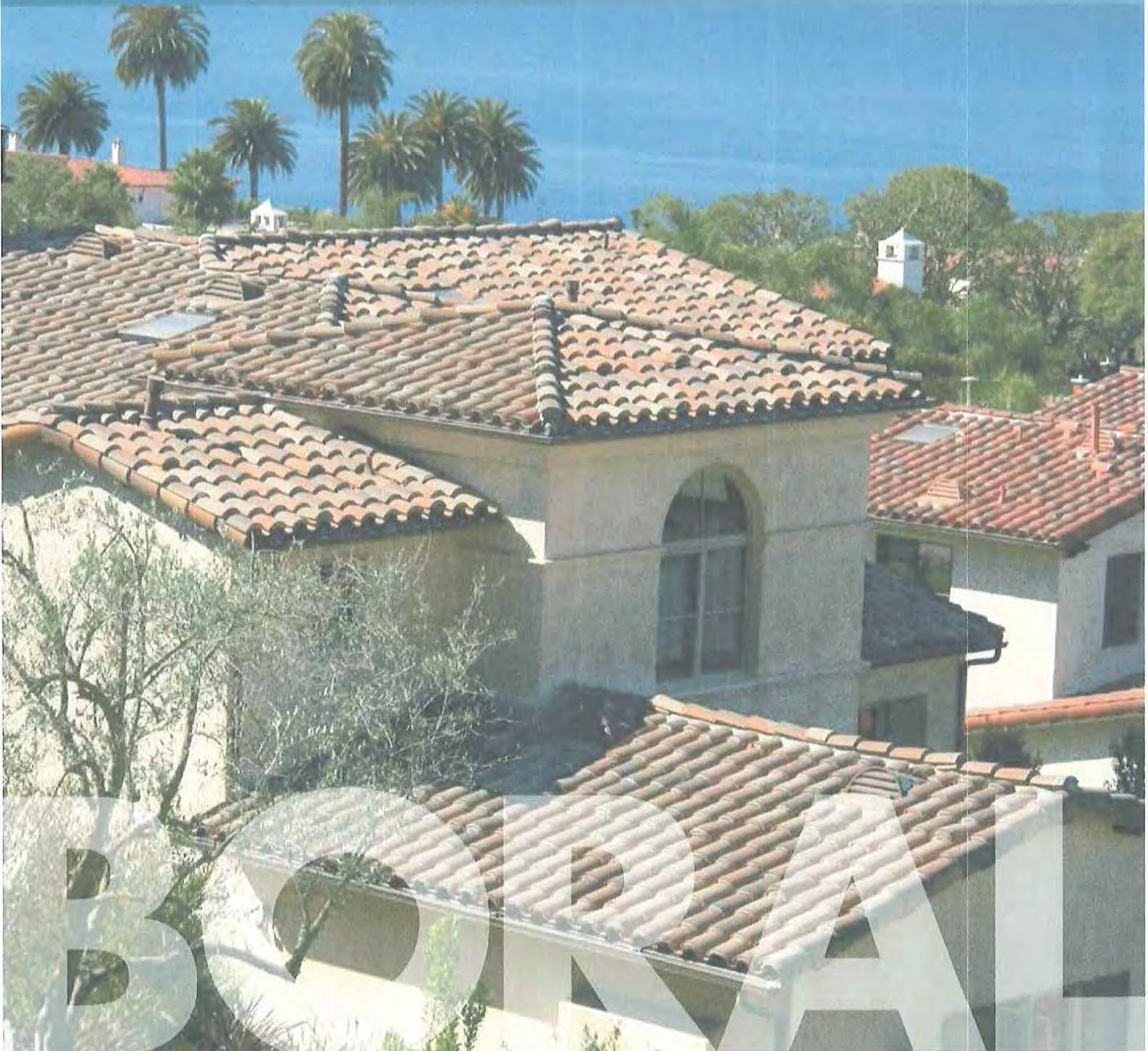
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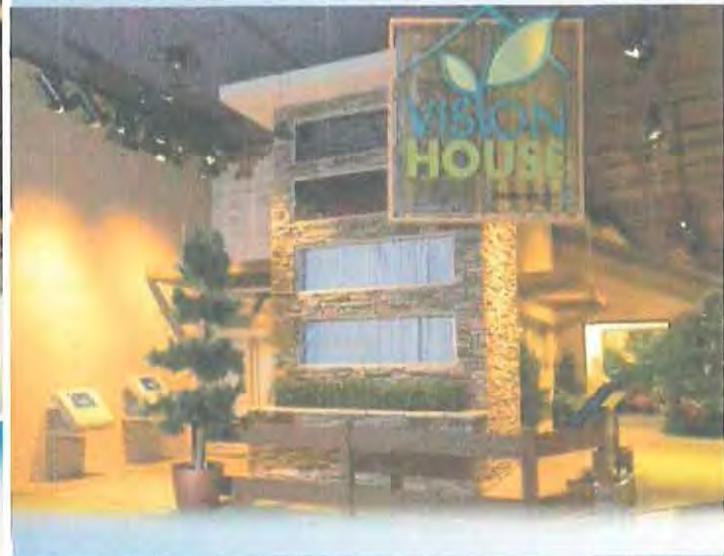
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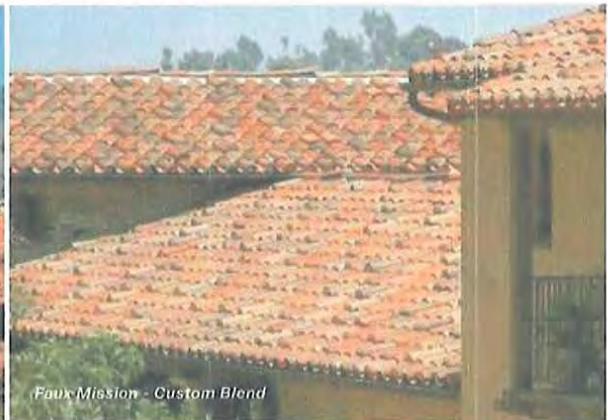
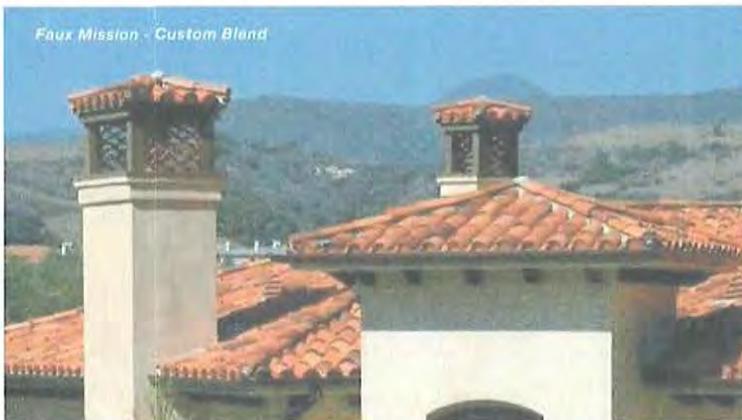
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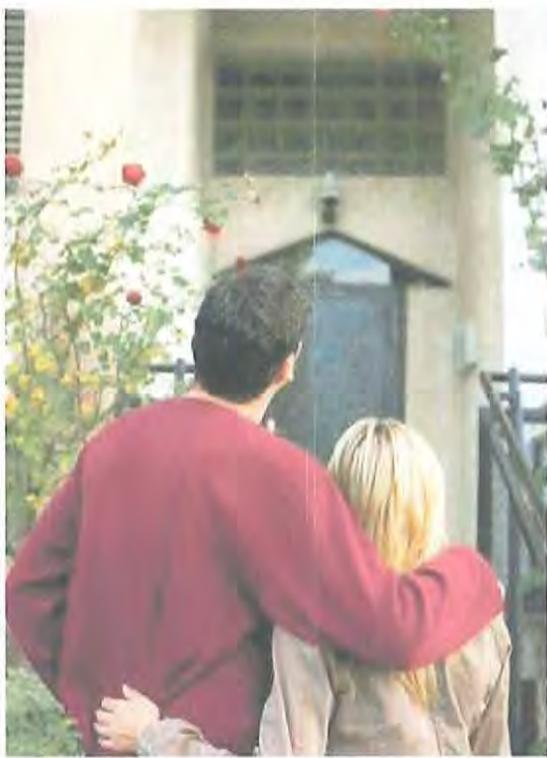
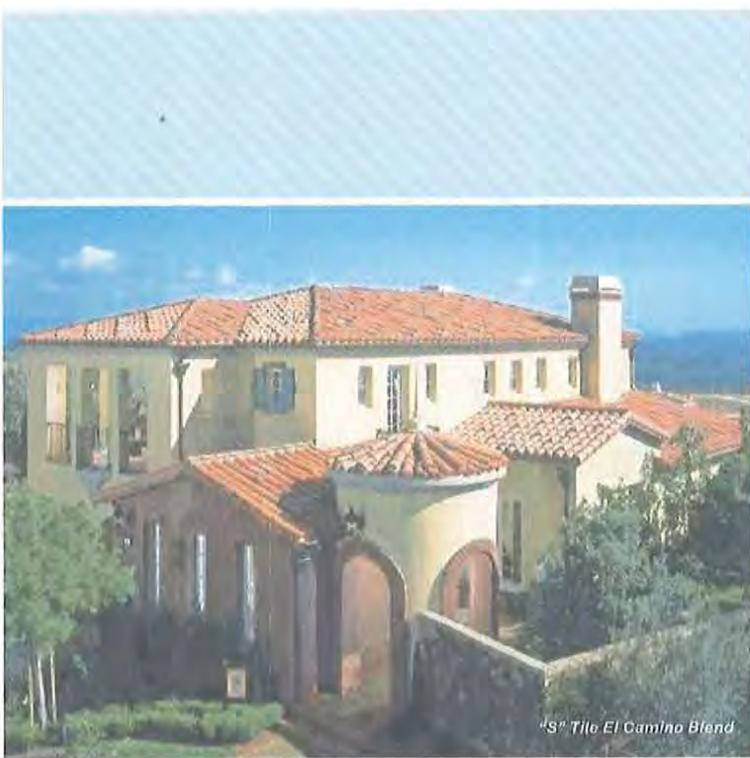


Faux Mission Installation Technique

The "Faux Mission" installation technique gives architects, builders and homeowners the superior aesthetics of a traditional two-piece clay tile roof at an affordable price.

We carefully designed our "S" Tile, ClayLite and our traditional 2-Piece Mission tile profiles to fit together, allowing a custom installation that provides the aesthetics of a traditional two-piece tile while capturing the cost saving benefits of an "S" Tile or ClayLite. The 2-Piece Mission tile is installed at the eave where the details of the roof are most visible. The "S" Tiles or ClayLite tiles are then installed on the rest of the roof for a much quicker and easier installation than a traditional two-piece tile roof.





Why Clay?

Design Style

Boral Roofing has the most extensive choice of profiles and styles of clay roofing tiles in the nation, ranging from traditional mission style barrel tiles to flat tiles that deliver the aesthetics of natural slate and wood shake. The unique design of our lightweight tile products allow for a wide variety of installation options including staggering, boosting, serpentine patterns and much more.

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Sustainability

Boral is the only roof tile manufacturer to receive the prestigious Cradle to Cradle Gold sustainability certification. Our clay tiles

are truly sustainable and do not cause harm to the environment for the life of the product. Our clay roofing products are made with up to 59% recycled raw materials and are 100% recyclable.

Value

Clay tile has proven its durability, longevity and aesthetic appeal over thousands of years. Boral offers a wide range of clay roofing products to fit any budget. From traditional mission tile designs to slate and shake flat profiles, Boral has a clay tile roofing product to meet any project's style and budget.

The Right Roof for the Right Climate

If you live in a climate that experiences full winter weather, consider our products that meet Grade 1 standards per ASTM C1167. If you live in a warmer climate, choose any of our standard weight or lightweight products.

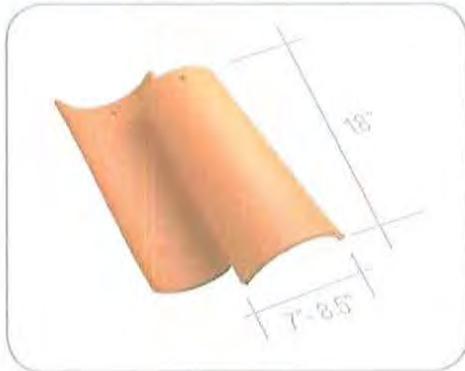
NOTE

Please call Customer Service at (800) 669-8453 or login to My Boral to confirm product quantities and availability before arriving at the plant for pick up. Select products are made-to-order and are available for pick up within approximately 2-3 weeks from the order date. These made-to-order products may require a minimum quantity, so please check with customer service before placing your order.



Choose from one of our many cool roof rated tiles that will improve the energy efficiency by reflecting sunlight and heat away from your roof. When these are combined with our Elevated Batten System, they will provide reduced cooling costs and they may even qualify for local rebates. The Cool Roof Rating Council (CRRC) measures the "coolness" of a roof by determining a roof's solar reflectance (SR) and thermal emittance (TE). Both properties are rated on a scale from 0 to 1, where 1 is the most reflective or emissive. The CRRC measures these two properties for roofing products, both for the product's initial values and after three years of weather exposure. Boral Roofing manufactures products that meet CRRC guidelines, allowing homeowners in some regions to receive utility rebates. Boral Roofing's products that are CRRC rated help reduce the heat island effect found in urban areas and in general, increases the overall energy efficiency of the building. For current product ratings please visit our website at www.boralroof.com and click on CRRC logo on the home page.

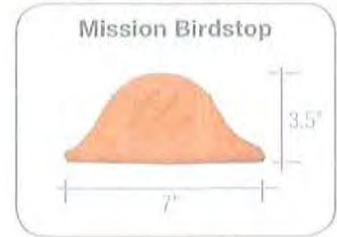
2-Piece Mission



First appearing in the bronze-age on the temple roofs of kings, and refined through fire-baking by the ancient Greeks, two-piece clay tiles have been the ultimate roofing product for millenniums.

Our highly refined modern manufacturing techniques have enabled Boral to improve on the ageless tradition and style of traditional two-piece clay tile design, and deliver color fast, durable products.

2-Piece Mission Tile meets Grade 1 standards per ASTM C1167.



Coverage	Installed Weight/Square	Pieces/Pallet	Squares/Pallet	Weight/Pallet
At 3" minimum headlap, 172 field tiles will cover approx. 100 square feet of roof area.	Approx: 1,000 lbs.	360	2.09	Approx: 2,150 lbs.



Garmel Blend

Madera Blend  59%
 tops: 1UADU3107 / pans: 1UBDU6078



Red  59%
 tops: 1UADU7025 / pans: 1UBDU7025



CRRC ID# – 0942-0129
 Reflectance: 0.42 / Emittance: 0.85 / SRI: 46

El Camino Blend  59%
 tops: 1UADU6073 / pans: 1UBDU7025



CRRC ID# – 0942-0138a
 Reflectance: 0.28 / Emittance: 0.84 / SRI: 27

Carmel Blend  49%
 tops: 1UADU0075 / pans: 1UBDU0073



Tuscany Blend  59%
 tops: 1UADU6075 / pans: 1UBDU6075



CRRC ID# – 0942-0156a
 Reflectance: 0.22 / Emittance: 0.86 / SRI: 20

Palermo Blend  59%
 tops: 1UADU6081 / pans: 1UBDU7025



Mallorca  49%
 tops: 1UADU6080 / pans: 1UBDU6080



CRRC ID# – 0942-0130
 Reflectance: 0.53 / Emittance: 0.86 / SRI: 61

Fire Flash  59%
 tops: 1UADU6074 / pans: 1UBDU7025



CRRC ID# – 0942-0157a
 Reflectance: 0.25 / Emittance: 0.85 / SRI: 23

Newport Blend  59%
 tops: 1UADU7040 / pans: 1UBDU6075



CRRC ID# – 0942-0160a
 Reflectance: 0.19 / Emittance: 0.86 / SRI: 16

Craftmade

INTERIORS **OUTDOOR LIGHTING** INTERIORS EXTERIORS



EXTERIORS

OUTDOOR LIGHTING by Craftmade

Brand: Exteriors

SKU: Z3724-92

Name: 1 Light Large Wall Mount

Finish: Oiled Bronze

Collection: Riviera

UPC: 647881086299

PRODUCT DETAILS

Product ID:	218679	Max Watts:	100
Light Source:	A-Type	Material:	Die Cast Aluminum
Glass:	Clear Seeded/Frosted Amber	Warranty:	1 Year
Backplate Dimension	11.25 H x 7.5 W	Location:	Wet
String:		Mounting:	Wall Mount
Height:	17.25"	Shipping:	L:11.22"
Width:	8"		
Extends:	10.1"		
Bulbs:	1		
Bulb Base:	Medium		

ADDITIONAL PRODUCT INFORMATION

- 52" Union Galvanized Finish
- Light Kit Integrated
- 6 Speed Reversible Motor
- 125x30 Motor Size
- Ulus Wet Rated
- 14 Degree Blade Pitch
- DC Remote and Wall Controls Included
- 2-13 Watt CFL Bulbs Included
- 8" Downrod Included

Z3724-92 - Exteriors

Craftmade Brands is proud to present this oiled bronze finished outdoor wall light, by Exteriors. The Z3724-92 is made from premium materials, this Outdoor Wall Light offers great function and value for your home. This fixture is part of Exteriors's decorative Riviera Collection, so make sure to check out other styles of fixtures to accessorize your room.

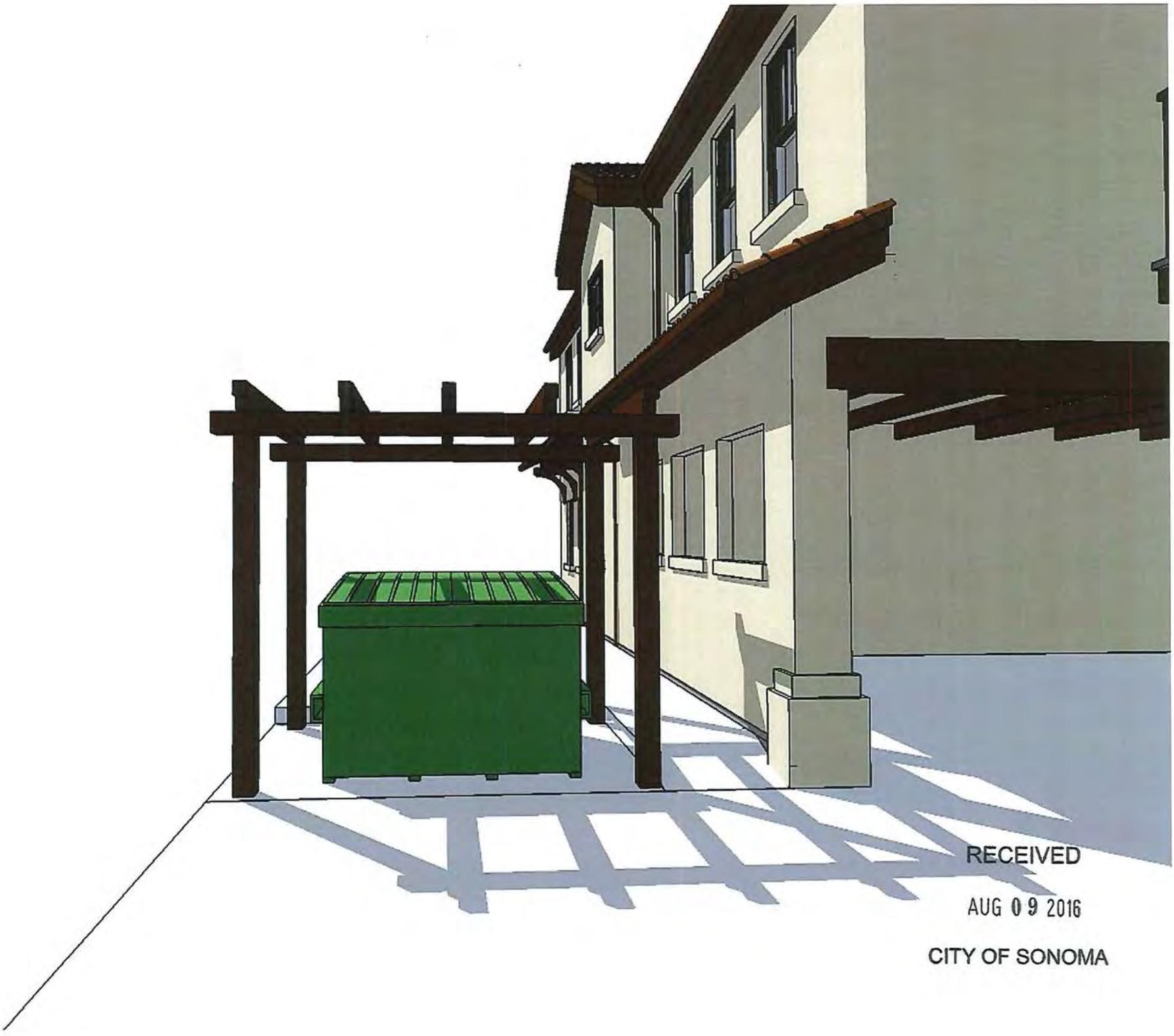
Exteriors Outdoor Lighting is a new brand encompassing Craftmade's extensive array of lighting fixtures meant for outdoor use. Lanterns, pendants, pocket lanterns, post heads, poles and other accessories provide lighting professionals with fresh new designs, including several series that are ENERGY STAR®-certified and Title 24-compliant. Selected designs coordinate with outdoor fans from Ellington Fans and Craftmade Fans, and pushbuttons from Teiber Products. Most every series in the Exteriors line has three sizes of lanterns, a hanging pendant and a post head. Built for beauty and years of maintenance-free use, Exteriors Outdoor Lighting is made of die-cast and sand-cast aluminum components that offer superior durability against the elements. The finishes are treated with a UV guard that impedes fading. Back plate designs make for easy installation, a feature contractors especially appreciate. Re-lamping is designed to be a snap, too. As demand for fashion-driven exterior lighting has grown, the market is awash in product, but few lines compare to Exteriors Outdoor Lighting and all it has to offer lighting professionals. Retail display programs, employee training and national brand advertising are among the benefits of selling Exteriors Outdoor Lighting from Craftmade.

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City of Sonoma
 No. 1 The Plaza, Sonoma, CA
 95476

WATER EFFICIENT LANDSCAPE WORKSHEET

Prepared 12/1/15

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 46.1

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^e
Regular Landscape Areas							
1 - Very Low Water	.1	Drip	.81	.12	220 sf	26.4	755
2 - Low Water (Drip)	.3	Drip	.81	.37	1,060 sf	392.2	11,210
3 - Low Water (Spray)	.3	Spray	.75	.225	430 sf	96.75	2,765
4 - Medium Water	.4	Drip	.81	.49	1,050 sf	514.5	14,705
				Totals	2,760 sf	1,029	29,435
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	
						Maximum Allowed Water Allowance (MAWA)^e	29,435

^aHydrozone #/Planting Description
 E.g
 1.) front lawn
 2.) low water use plantings
 3.) medium water use planting

^bIrrigation Method
 overhead spray
 or drip

^cIrrigation Efficiency
 0.75 for spray head
 0.81 for drip

^dETWU (Annual Gallons Required) =
 $Eto \times 0.62 \times ETAF \times Area$
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = $(Eto) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

Plant Factor (PF)
 0 to 0.1 Very Low Water Use Plants
 0.1 to 0.3 Low Water Use Plants
 0.4 to 0.6 Moderate Water Use Plants
 0.7 to 1.0 High Water Use Plants
 Plant factors cited are derived from the publication "Water Use classification of Landscape Species".

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	1,029
Total Area	2,760
Average ETAF	.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

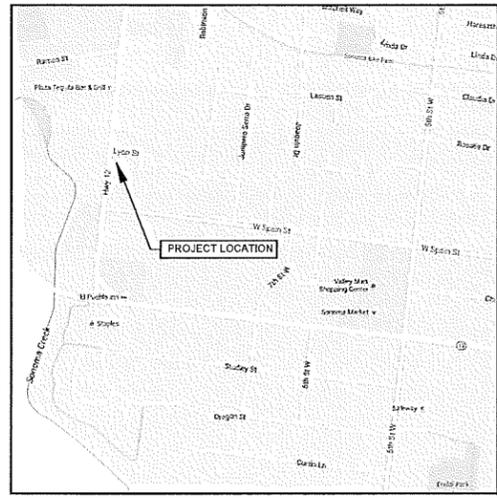
Total ETAF x Area	1,029
Total Area	2,760
Sitewide ETAF	.37

JUL 27 2016

Status of Use Permit. Per the Development Code, a use permit expires after one year, unless it is either extended by the Planning Commission or exercised. Under the law, a use permit is usually considered to be exercised once building permit permits have been issued and public improvements have been completed. The Sonoma Village West development was approved by the Planning Commission on July 14, 2005 as a Planned Development. The approved site plan included both the residential component and the commercial component. Construction on the residential portion of the project began in 2006. The public improvements, residential buildings and associated landscaping were substantially completed, but the property fell into foreclosure and construction was halted prior to final building permit sign off. In 2012, Kibby Road LLC, approached the City to discuss the status of the project and what it would take to bring it to completion. Staff reviewed the circumstances of the project with the City Attorney's office, who advised as follows:

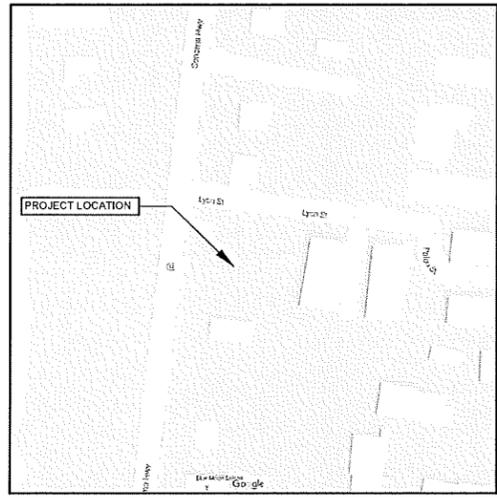
1. Based on the fact that building permits had been issued and that the residential elements of the project were substantially complete, as were the public improvements associated with the entirety of the project--including the commercial component--the use permit and Planned Development permit were deemed to have been exercised.
2. Because the approved site plan associated with the use permit and Planned Development permit encompassed the entirety of the project, the commercial component could be built out in accordance with those approvals.

These findings were subsequently reported out to the Planning Commission at its meetings of June 14 and July 2012 when it reviewed a request by Kibby Road to modify the conditions of conditions of approval. Staff would also note that the Planning Commission approved revisions of the conditions approval, including accepting the open space areas as installed, rather than requiring a play structure as called for in the original approval.



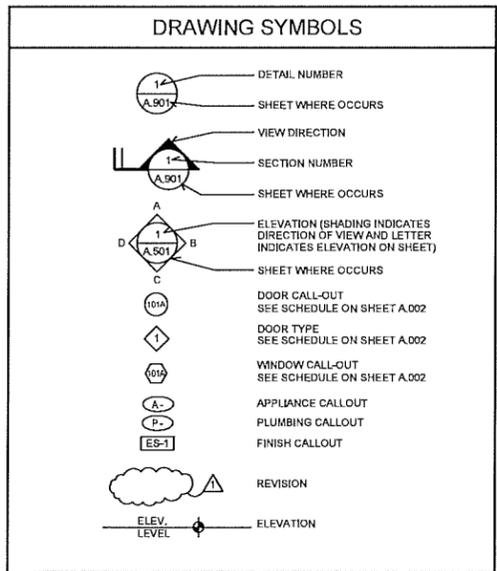
VICINITY MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



ABBREVIATIONS

ADJ.	Adjacent	ADJ.	Adjacent
A.F.F.	Above Finish Floor	ALUM.	Aluminum
ALUM.	Aluminum	ANOD.	Anodized
ANOD.	Anodized	ATT.	Attenuation
ATT.	Attenuation	B.	Board
B.	Board	BD.	Between
BD.	Between	BLKG.	Blocking
BLKG.	Blocking	BM.	Beam
BM.	Beam	B.O.	Blockout
B.O.	Blockout	BSMT.	Basement
BSMT.	Basement	B.U.R.	Built-Up Roof
B.U.R.	Built-Up Roof	C.B.B.	Cement Backer Bd.
C.B.B.	Cement Backer Bd.	CEM.	Cement
CEM.	Cement	C.I.P.	Cast In Place
C.I.P.	Cast In Place	CIV.	Civil
CIV.	Civil	C.J.	Control Joint
C.J.	Control Joint	CL.	Center Line
CL.	Center Line	CLNG.	Ceiling
CLNG.	Ceiling	CLR.	Clear
CLR.	Clear	C.M.U.	Concrete Masonry Unit
C.M.U.	Concrete Masonry Unit	COL.	Column
COL.	Column	CONC.	Concrete
CONC.	Concrete	CONSTR.	Construction
CONSTR.	Construction	CONT.	Continuous
CONT.	Continuous	DBL.	Double
DBL.	Double	D.G.	Double Glazed
D.G.	Double Glazed	DIM.	Dimension
DIM.	Dimension	DN.	Down
DN.	Down	DR.	Door
DR.	Door	DTL.	Detail
DTL.	Detail	DWG.	Drawing
DWG.	Drawing	EA.	Each
EA.	Each	EL.	Elevation
EL.	Elevation	E.J.	Expansion Joint
E.J.	Expansion Joint	ELEC.	Electrical
ELEC.	Electrical	ELEV.	Elevator
ELEV.	Elevator	EQ.	Equal
EQ.	Equal	EQUIP.	Equipment
EQUIP.	Equipment	EXP.	Expansion
EXP.	Expansion	EXT.	Exterior
EXT.	Exterior	(E)	Existing
(E)	Existing	F.C.	Fiber Cement
F.C.	Fiber Cement	F.E.C.	Fire Extinguisher Cabinet
F.E.C.	Fire Extinguisher Cabinet	F.F.L.	Finish Floor Level
F.F.L.	Finish Floor Level	FLR.	Floor
FLR.	Floor	FLUOR.	Fluorescent
FLUOR.	Fluorescent	FIN.	Finish
FIN.	Finish	FNDN.	Foundation
FNDN.	Foundation	F.O.	Face of
F.O.	Face of	F.O.S.	Face of Stud
F.O.S.	Face of Stud	F.O.W.	Face of Wall
F.O.W.	Face of Wall	FURR.	Furring
FURR.	Furring	F.V.	Foundation Vent
F.V.	Foundation Vent	GA.	Gauge
GA.	Gauge	G.S.M.	Galvanized Sheet Metal
G.S.M.	Galvanized Sheet Metal	GALV.	Galvanized
GALV.	Galvanized	GLAZ.	Glazing
GLAZ.	Glazing	GR.	Grade
GR.	Grade	G.W.B.	Gypsum Wall Board
G.W.B.	Gypsum Wall Board	GYP. BD.	Gypsum Board
GYP. BD.	Gypsum Board	H.C.	Hollow Core
H.C.	Hollow Core	H.D.	Hot Dipped
H.D.	Hot Dipped	H.M.	Hollow Metal
H.M.	Hollow Metal	HR.	Hour
HR.	Hour	HT.	Height
HT.	Height	INS.	Insulation
INS.	Insulation	INT.	Interior
INT.	Interior	JT.	Joint
JT.	Joint	LEV.	Level
LEV.	Level	LT.	Location
LT.	Location	LOC.	Location
LOC.	Location	M.U.	Masonry Unit
M.U.	Masonry Unit	MAX.	Maximum
MAX.	Maximum	MECH.	Mechanical
MECH.	Mechanical	MEMB.	Member
MEMB.	Member	MFR.	Manufacturer
MFR.	Manufacturer	MIN.	Minimum
MIN.	Minimum	MTD.	Mortared
MTD.	Mortared	MTL.	Metal
MTL.	Metal	MOD.	Module
MOD.	Module	N.I.C.	Not In Contract
N.I.C.	Not In Contract	NO.	Number
NO.	Number	(N)	New
(N)	New	O.A.	Overall
O.A.	Overall	O.D.	On Dimple
O.D.	On Dimple	OPNG.	Opening
OPNG.	Opening	OPP.	Opposite
OPP.	Opposite	PRE-FIN.	Pre-Finished
PRE-FIN.	Pre-Finished	PL.	Property Line
PL.	Property Line	PLAS.	Plaster
PLAS.	Plaster	PLAS. LAM.	Plastic Laminate
PLAS. LAM.	Plastic Laminate	PLY.	Plywood
PLY.	Plywood	PT.	Point
PT.	Point	RAD.	Radius/Radii
RAD.	Radius/Radii	R.W.L.	Rain Water Leader
R.W.L.	Rain Water Leader	R.D.	Roof Drain
R.D.	Roof Drain	R.D.W.	Redwood
R.D.W.	Redwood	RE.	Refer to
RE.	Refer to	REFR.	Refrigerator
REFR.	Refrigerator	RES.	Resistant
RES.	Resistant	RESIL.	Resilient
RESIL.	Resilient	REQD.	Required
REQD.	Required	RGD.	Rigid
RGD.	Rigid	RM.	Room
RM.	Room	R.O.	Rough Opening
R.O.	Rough Opening	R.O.D.	Rolling Overhead Door
R.O.D.	Rolling Overhead Door	S.C.	Solid Core
S.C.	Solid Core	SCHED.	Schedule
SCHED.	Schedule	SECT.	Section
SECT.	Section	SHT.	Sheet
SHT.	Sheet	SIM.	Similar
SIM.	Similar	SKD. GD.	Skid Guard
SKD. GD.	Skid Guard	ST. STL.	Stainless Steel
ST. STL.	Stainless Steel	STD.	Standard
STD.	Standard	STRUC.	Structural
STRUC.	Structural	SUSP.	Suspended
SUSP.	Suspended	THK.	Thick
THK.	Thick	THRU.	Through
THRU.	Through	T.O.	Top of
T.O.	Top of	T.O.C.	Top of Concrete
T.O.C.	Top of Concrete	T.O.STL.	Top of Steel
T.O.STL.	Top of Steel	T.O.W.	Top of Wall
T.O.W.	Top of Wall	TRANSF.	Transformer
TRANSF.	Transformer	T.S.	Typical
T.S.	Typical	U.O.N.	Unless Otherwise Noted
U.O.N.	Unless Otherwise Noted	UND.	Underlayment
UND.	Underlayment	VEN.	Veneer
VEN.	Veneer	VEST.	Vestibule
VEST.	Vestibule	VER.	Verify
VER.	Verify	w/	With
w/	With	WD.	Wood
WD.	Wood	W.P.	Water Proofing
W.P.	Water Proofing	W.R.	Water Resistant
W.R.	Water Resistant	WT.	Weight
WT.	Weight		

COMMERCIAL DEVELOPMENT

19366 & 19370 SONOMA HIGHWAY
SONOMA, CA 95476
APN: 127-760-001 & 002

GENERAL NOTES

- ALL INFORMATION SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING, PLUMBING, MECHANICAL AND ELECTRICAL CODES, AND ALL OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RULES AND REGULATIONS HAVING JURISDICTION.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
- INSULATION SHALL MEET CALIFORNIA ENERGY COMMISSION QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
- ALL WINDOWS AND DOORS SHALL BE DOUBLE GLAZED U.O.N.
- ALL GLAZING IN DOORS, WITHIN 24" OF DOORS AND ADJACENT TO BATHTUBS AND SHOWERS, SHALL BE TEMPERED PER CBC.
- GENERAL LIGHTING IN KITCHENS AND BATHS SHALL HAVE AN EFFICIENCY OF 40 LUMENS PER WATT.
- ALL TOILETS ARE TO BE ULTRA LOW FLOW 1.8 GALLONS MAXIMUM FLUSH CAPACITY.
- SHOWERS: WALLS TO BE NONABSORBENT TO MIN. 72" ABOVE DRAIN. FINISH FLOOR SLOPE TO BE 1/4" TO 1/2" PER FT. PAN LINER TO ROLL OVER TOP OF ROUGH THRESHOLD CURB AND FASTEN TO OUTSIDE EDGE. WHERE NO CURB, PAN LINER TO LAP UNDER ADJACENT FLOOR BACKER BOARD MIN. 1" OF WEEP HOLES REQUIRED AT DRAIN; WEEP HOLES TO REMAIN CLEAR AND UNOBSTRUCTED BY MORTAR.
- SMOKE DETECTORS SHALL BE INTERCONNECTED AND "HARD" WIRED IN CEILINGS NEAR ALL SLEEPING AREAS AS PER CBC 314.
- ALL WATER PIPING TO BE COPPER PIPE.
- ALL DRAINAGE PIPING TO BE ABS SCHEDULE 40.

SCOPE OF WORK

THE PROPOSAL INCLUDES THE CONSTRUCTION OF TWO IDENTICAL 2,987 SF, TWO-STORY BUILDINGS. PROPOSED OCCUPANCY IS 'GROUP B' COMMERCIAL.

OPEN SPACE IS ACHIEVED THROUGH HARDSCAPE AND PLANTED LANDSCAPE SET WITHIN THE FRONT YARD SETBACK.

LANDSCAPING WILL INCLUDE ENGINEERED BIORETENTION FACILITIES IN THE FRONT AND SIDE YARDS TO MEET THE CITY'S STORMWATER MANAGEMENT REQUIREMENTS.

EXTERIOR FINISHES:
1. PAINTED BOARD AND BATTEN SIDING
2. DARK BRONZE ANODIZED DOORS AND WINDOWS
3. METAL RAILINGS
4. STANDING SEAM METAL ROOFING

CODE REFERENCE

BUILDING DESIGNED TO MEET THE FOLLOWING CODES:	
CALIFORNIA RESIDENTIAL CODE:	2013 CRC
CALIFORNIA BUILDING CODE:	2013 CBC
CALIFORNIA MECHANICAL CODE:	2013 CMC
CALIFORNIA ELECTRICAL CODE:	2013 CEC
CALIFORNIA PLUMBING CODE:	2013 CPC
CALIFORNIA FIRE CODE:	2013 CFC
CALIFORNIA ENERGY CODE:	2013 CEC
TITLE 24 CALIFORNIA ENERGY EFFICIENCY STANDARDS	2013

PROJECT INFO.

PARCEL NUMBER:	A.P.N. 127-760-001 & 002
COMBINED LOT AREA:	12,654 S.F.
BASE ZONING:	C
COMBINING DISTRICT:	NONE
CONSTRUCTION TYPE:	V-1
OCCUPANCY GROUP:	B
BUILDING USE:	COMMERCIAL
FIRE SPRINKLERS:	Y
FLOOR AREA (EA):	
OPEN GARAGE:	798 S.F.
FIRST FLOOR:	1,130 S.F.
SECOND FLOOR:	1,854.5 S.F.
GROSS FLOOR AREA (EA):	2,984.5 S.F.
TOTAL GROSS FLOOR AREA:	5,969 S.F.
ZONING 'C' COMMERCIAL: ALLOWABLE FAR: 80% (OR 10,124 S.F.)...PROPOSED: 47% MAX. SITE COVERAGE: 70% (OR 8,857 S.F.)...PROPOSED: 69% MIN. OPEN SPACE REQUIREMENT: 7% (OR 886 S.F.)...PROPOSED 32%	
PARKING: 1 SPACE PER 300 S.F. OR 5,744 S.F. = 20 SPACES REQUIRED...PROPOSED: 21 SPACES MAX. 30% (OR 8 SPACES) CAN BE COMPACT 1 H.C. STALL REQUIRED WITH 1 VAN SIZED ADJACENT UNLOADING SPACE	

CODE ANALYSIS

BUILDING DESIGNED TO MEET THE FOLLOWING CODES:	
CALIFORNIA RESIDENTIAL CODE:	2013 CRC
CALIFORNIA BUILDING CODE:	2013 CBC
CALIFORNIA MECHANICAL CODE:	2013 CMC
CALIFORNIA ELECTRICAL CODE:	2013 CEC
CALIFORNIA PLUMBING CODE:	2013 CPC
CALIFORNIA FIRE CODE:	2013 CFC
CALIFORNIA ENERGY CODE:	2013 CEC
TITLE 24 CALIFORNIA ENERGY EFFICIENCY STANDARDS	2013

CONTACTS

OWNER:	ALICIA HANSEL KIBBY ROAD LLC 415-215-8356 ALICIA@KIBBYROAD.COM
ARCHITECT / OWNER AGENT:	SCOTT LANDRY STEVEN MOSELEY STUDIO 101 DESIGNS 101 H STREET, SUITE C PETALUMA, CA 94952 707-778-0101 SCOTT@STUDIO101DESIGNS.COM STEVEN@STUDIO101DESIGNS.COM

SHEET INDEX

T.001	COVER SHEET - VICINITY MAP, GENERAL INFORMATION, SHEET INDEX
ARCHITECTURAL	
A.101	PROPOSED SITE PLAN
A.211	FIRST & SECOND FLOOR PLANS
A.221	ROOF PLAN
A.301	EXTERIOR ELEVATIONS
A.401	BUILDING SECTIONS
LANDSCAPE	
L1.0	LANDSCAPE PLAN
L1.1	PLANTING IMAGERY

studio 101 designs
101 H St., SUITE C, Petaluma, CA 94952
ph: 707.778.0101
www.studio101designs.com

NOT FOR CONSTRUCTION

COMMERCIAL DEVELOPMENT
19366 & 19370 SONOMA HWY, SONOMA CA (APN: 127-760-001 & 002)
COVER SHEET

Rev	By	Description	Date
	SM	DRHPC SUBMITTAL	03/10/16
	SM	DRHPC RESUBMITTAL	07/16/16

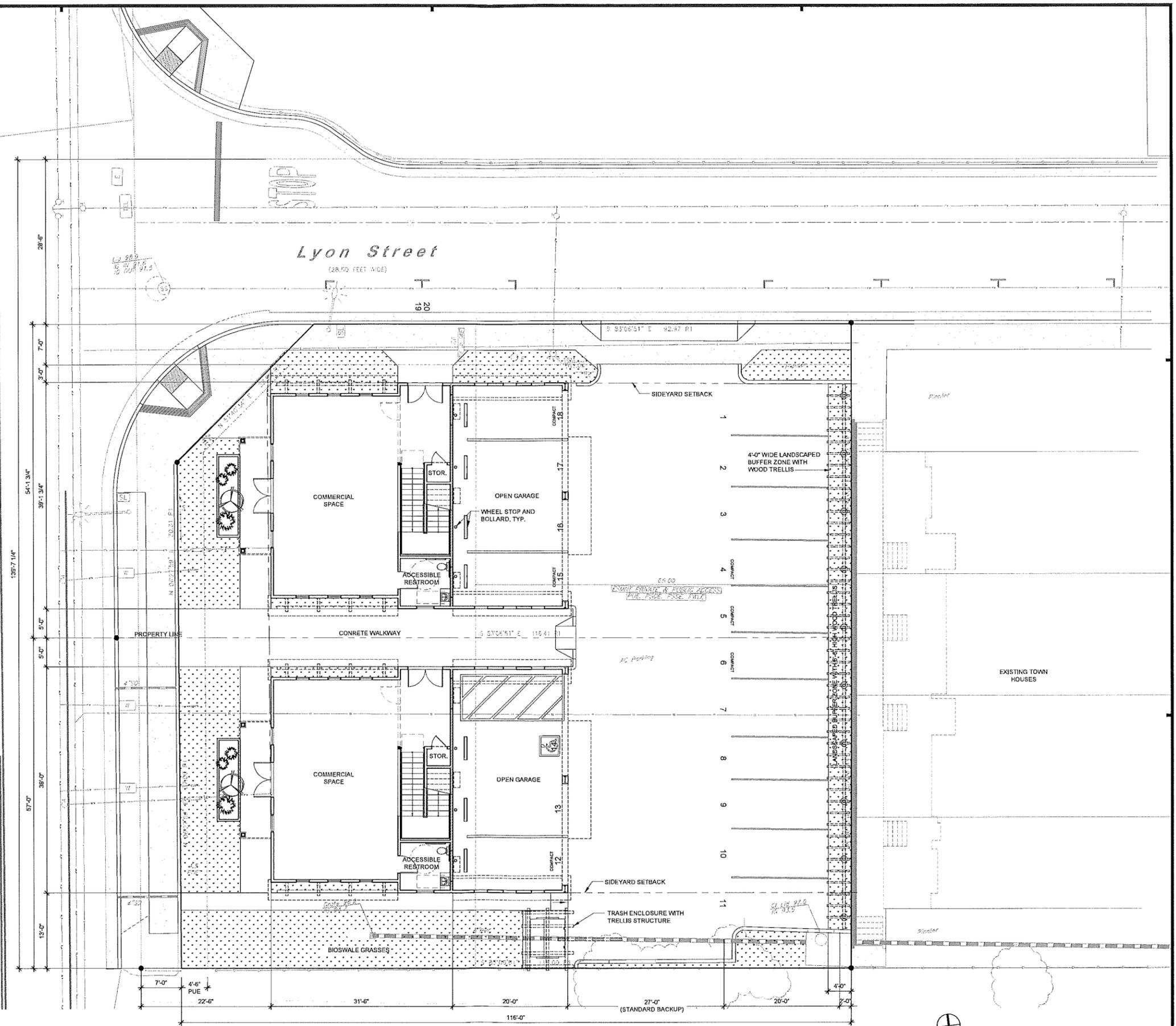
Designer:	SM
Drawn By:	03/10/16
Date:	10/5/09
Project No.:	AS SHOWN
Scale:	

T.001

As Shown (As of 1/1/20)

Sonoma Highway

(67 FEET WIDE, APPROX)



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

studio 101 designs
 101 H St., SUITE C, Petaluma, CA 94952
 ph. 707 778 0101
 www.studio101designs.com

NOT FOR CONSTRUCTION

Project: COMMERCIAL DEVELOPMENT
 19366 & 19370 SONOMA HWY, SONOMA CA (APN: 127-760-001 & 002)
 Title: PROPOSED SITE PLAN

Rev	By	Description	Date
	SM	DRHPC SUBMITTAL	03/10/16

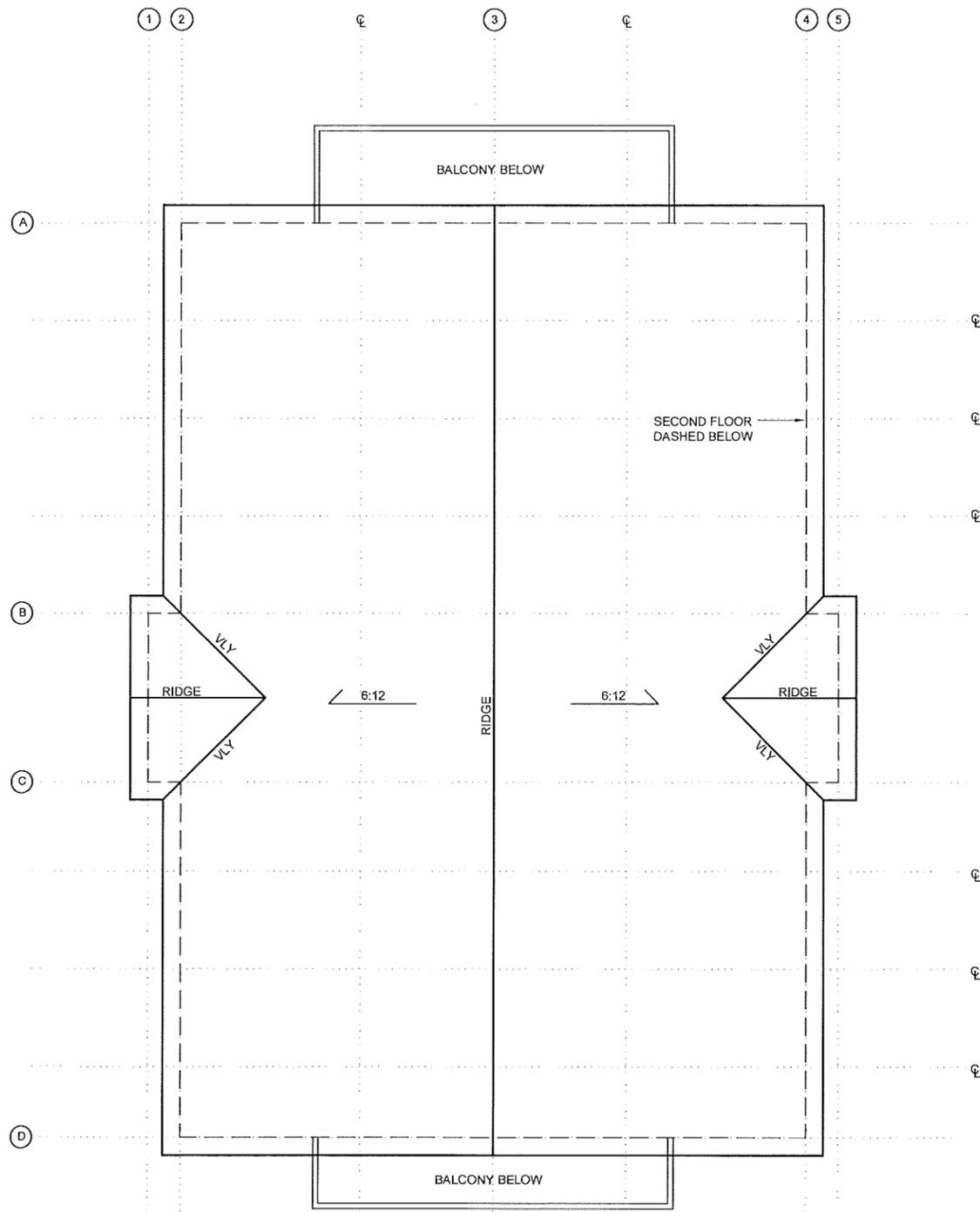
Designer:	SL	SM
Drawn By:		
Date:	03/10/16	
Project No.:	101509	
Scale:	AS SHOWN	

Sheet: A.101

ROOF PLAN



SCALE: 1/4" = 1'-0"



Sheet:
A.221

Designer: SL
Drawn By: SM
Date: 03/10/16
Project No.: 101509
Scale: AS SHOWN

Rev	By	Description	Date
	SM	DRHPC SUBMITTAL	03/10/16
	SM	DRHPC RESUBMITTAL	07/18/16

Project:
COMMERCIAL DEVELOPMENT
19366 & 19370 SONOMA HIWY, SONOMA CA (APN: 127-760-001 & 002)

Title:
PROPOSED ROOF PLAN

NOT FOR CONSTRUCTION

studio **101** designs
101 H St., SUITE C, Petaluma, CA 94952
ph: 707 778 0101
www.studio101designs.com

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NORTH (STREET SIDE) ELEVATION

SCALE: 1/4"=1'-0"

A



WEST (STREET SIDE) ELEVATION

SCALE: 1/4"=1'-0"

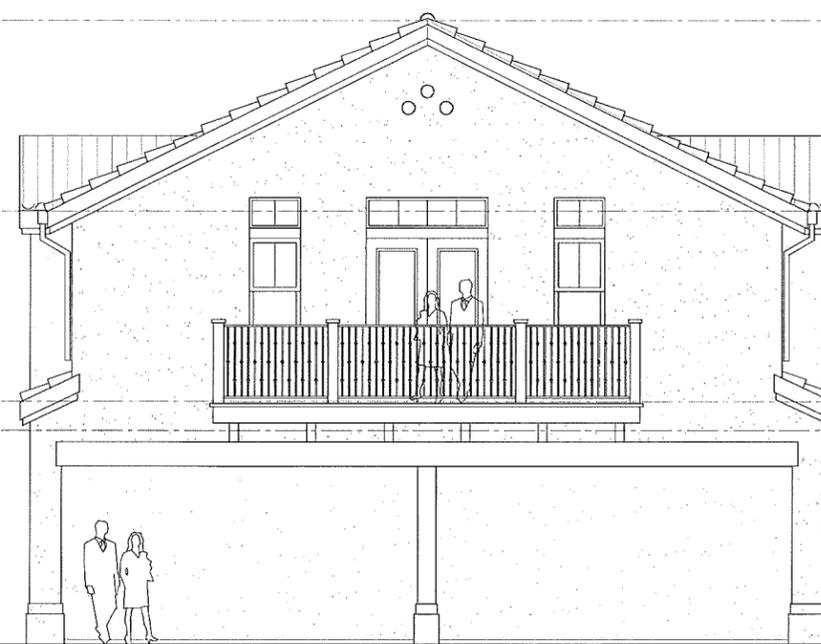
B



SOUTH (INTERIOR SIDE) ELEVATION

SCALE: 1/4"=1'-0"

C



EAST (PARKING SIDE) ELEVATION

SCALE: 1/4"=1'-0"

D

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 101 H St., SUITE C, Petaluma, CA 94952
 ph. 707 778 0101
 www.studio101designs.com

NOT FOR CONSTRUCTION

Project: COMMERCIAL DEVELOPMENT
 19366 & 19370 SONOMA HIWAY, SONOMA CA (APN: 127-760-001 & 002)

Title: PROPOSED EXTERIOR ELEVATIONS

Rev	By	Description	Date
	SM	DRHPC SUBMITTAL	03/10/16
	SM	DRHPC RESUBMITTAL	07/18/16

Designer:	SL	SM
Drawn By:	03/10/16	101559
Date:		AS SHOWN
Project No.:		
Scale:		

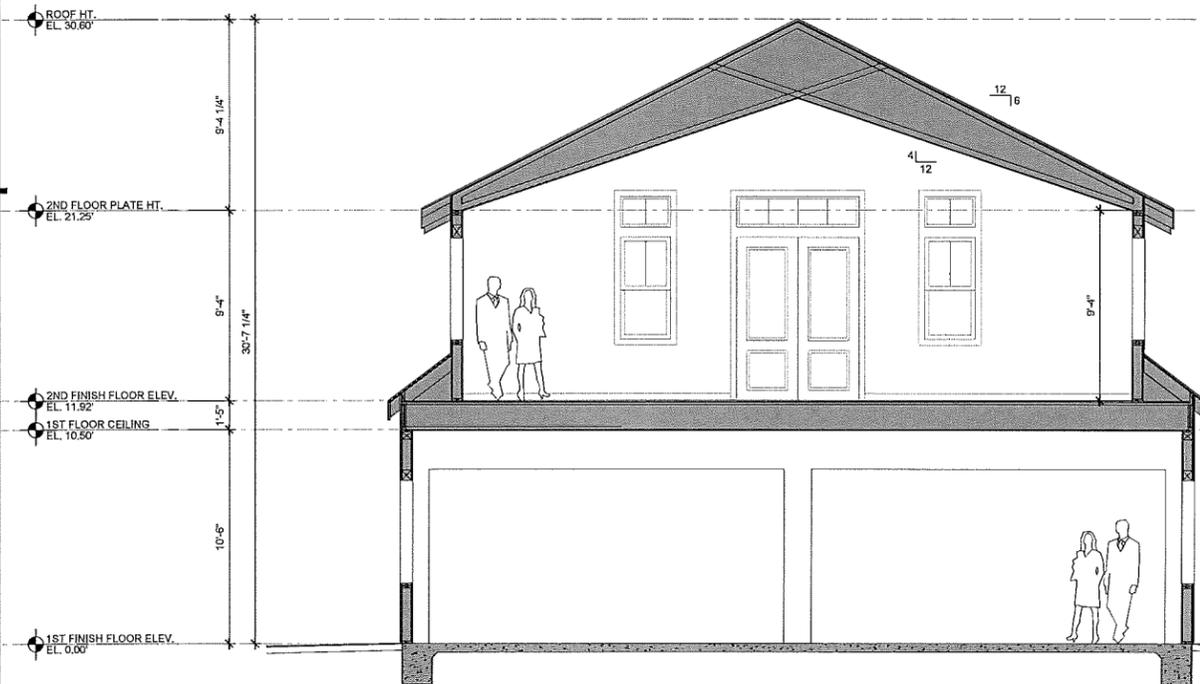
Sheet: A.301



LONGITUDINAL BUILDING SECTION

SCALE: 1/4"=1'-0"

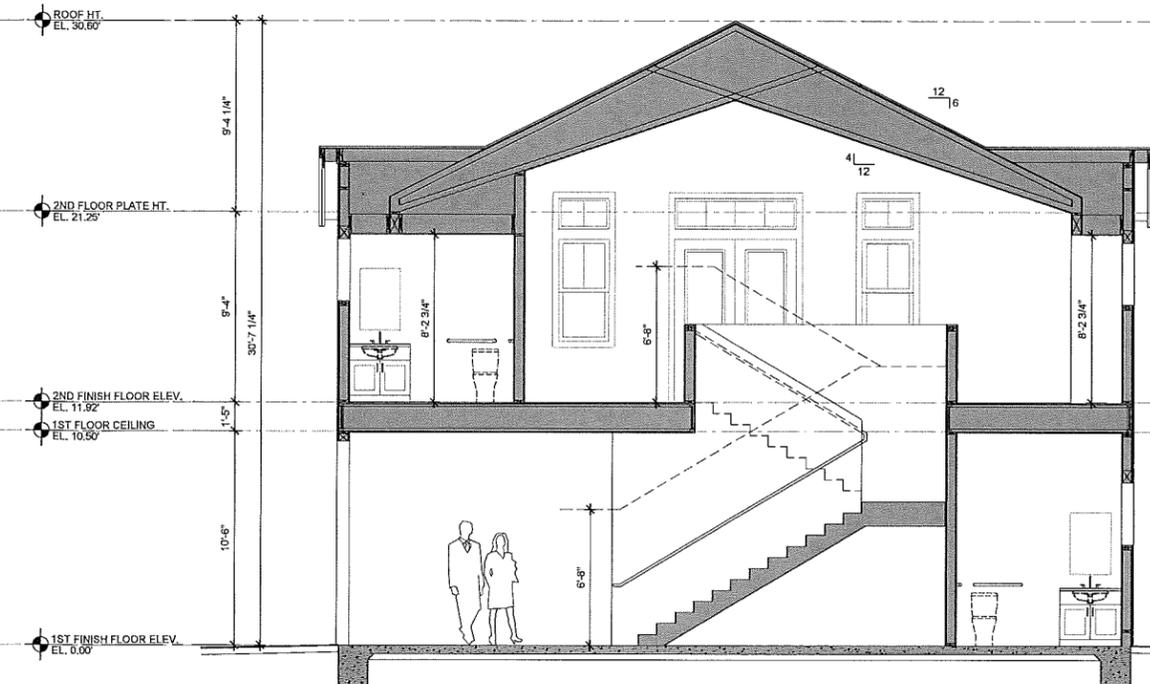
C



BUILDING CROSS SECTION

SCALE: 1/4"=1'-0"

A



BUILDING CROSS SECTION

SCALE: 1/4"=1'-0"

B

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 101 H St., SUITE C, Petaluma, CA 94952
 ph. 707 778 0101
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NOT FOR CONSTRUCTION

Project: COMMERCIAL DEVELOPMENT
 19366 & 19370 SONOMA HIWY, SONOMA CA (APN: 127-760-001 & 002)

Title: PROPOSED BUILDING SECTIONS

Rev	By	Description	Date
	SM	DRHPC SUBMITTAL	03/10/16
	SM	DRHPC RESUBMITTAL	07/18/16

Designer:	SL	SM
Drawn By:	03/10/16	
Date:	101569	
Project No.:	AS SHOWN	

Sheet: A.401

Commercial Development
19366 & 19370 Sonoma HWY
Sonoma, Ca 95476

Owner: _____

△	_____
△	_____
△	_____
△	_____
Revisions	Date

Landscape

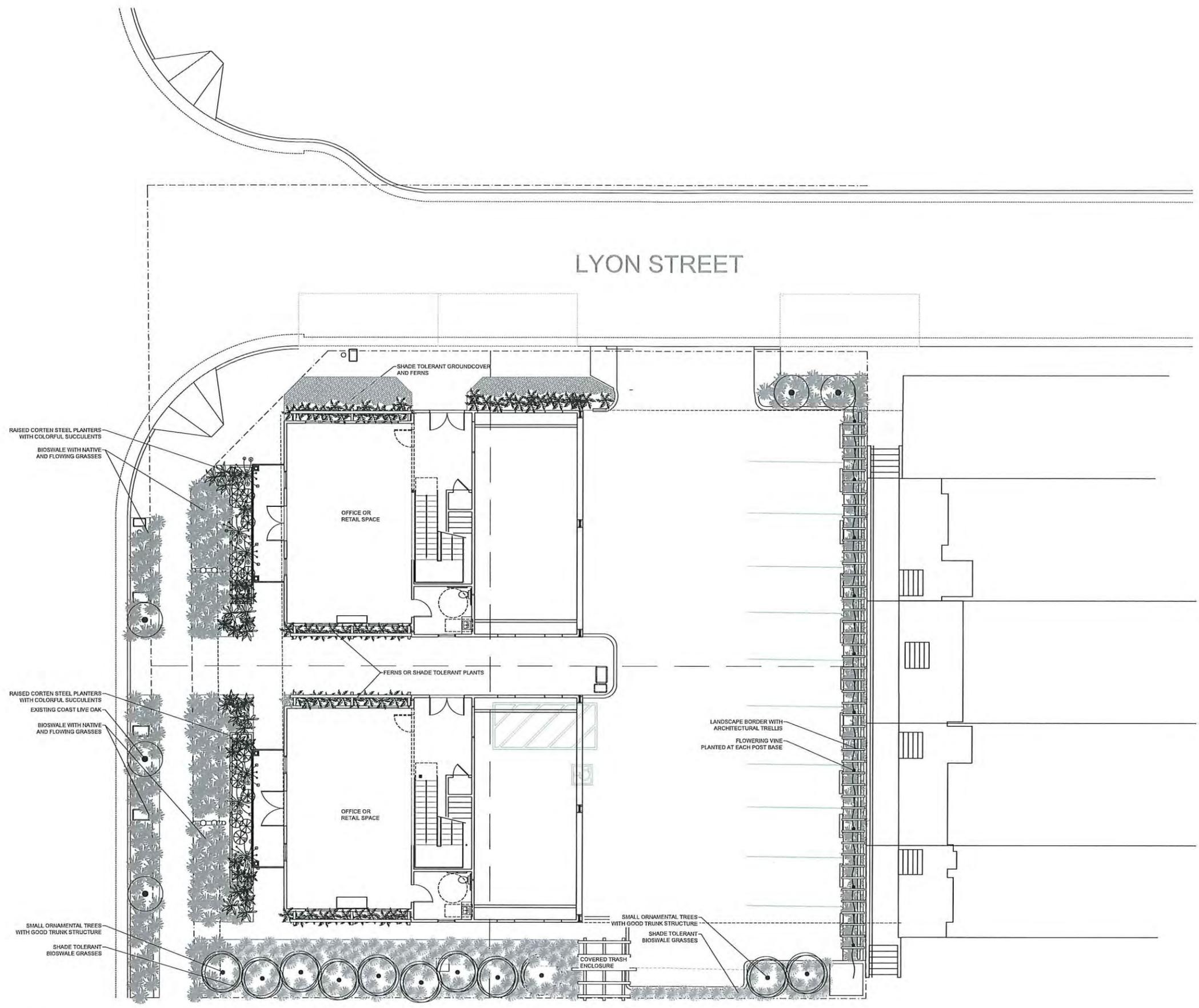
Job #: _____ SON101
Issue Date: _____ 06.29.2016
Drawn By: _____ hf

Landscape Plan

Scale: _____ 1/8"=1'-0"
Sheet: _____

SONOMA HIGHWAY 12

LYON STREET



1 LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

PLAN





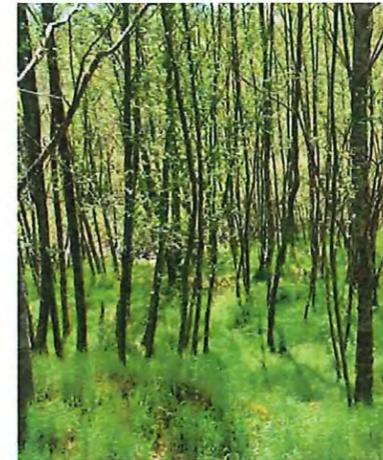
Clematis armandii "Evergreen Clematis"



Trachelospermum jasminoides "Star Jasmine"



Cercis canadensis "Eastern Redbud"



Alnus rubra "Red Alder"



Vines for Trellis

Small Ornamental Trees



Delta Blue Grass Bioswale Mix



Muhlenbergia rigins "Deer Grass"



Festuca rubra "Red Fescue"



Carex divulsa "Berkeley Sedge"



Polystichum minutem "Western Sword Fern"

Bioswale Grasses

Shade Plants



Aloe stricta



Agave attenuata



Yucca "Bright Star"



Aloe "Blue Glow"



Bulbine frutescens



Echeveria imbricata



Echeveria "Afterglow"

Succulents

Commercial Development
19366 & 19370 Sonoma HWY
Sonoma, Ca 95476

Owner:

△	_____
△	_____
△	_____
△	_____
Revisions	Date

Landscape

Job #: _____ SON101

Issue Date: _____ 06.09.2016

Drawn By: _____ hf

Plant Palette

Scale: _____ nts

Sheet: _____

Commercial Development
19366 & 19370 Sonoma HWY
Sonoma, Ca 95476

Owner: _____

△	_____
△	_____
△	_____
△	_____
Revisions	Date

Landscape
Job #: _____ SON101
Issue Date: _____ 06.29.2016
Drawn By: _____ hf

Hydrozone Layout

Scale: _____ 1/8"=1'-0"
Sheet: _____

WATER EFFICIENT LANDSCAPE WORKSHEET
Prepared 12/1/15
This worksheet is filled out by the project applicant and is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET₀) 46.1

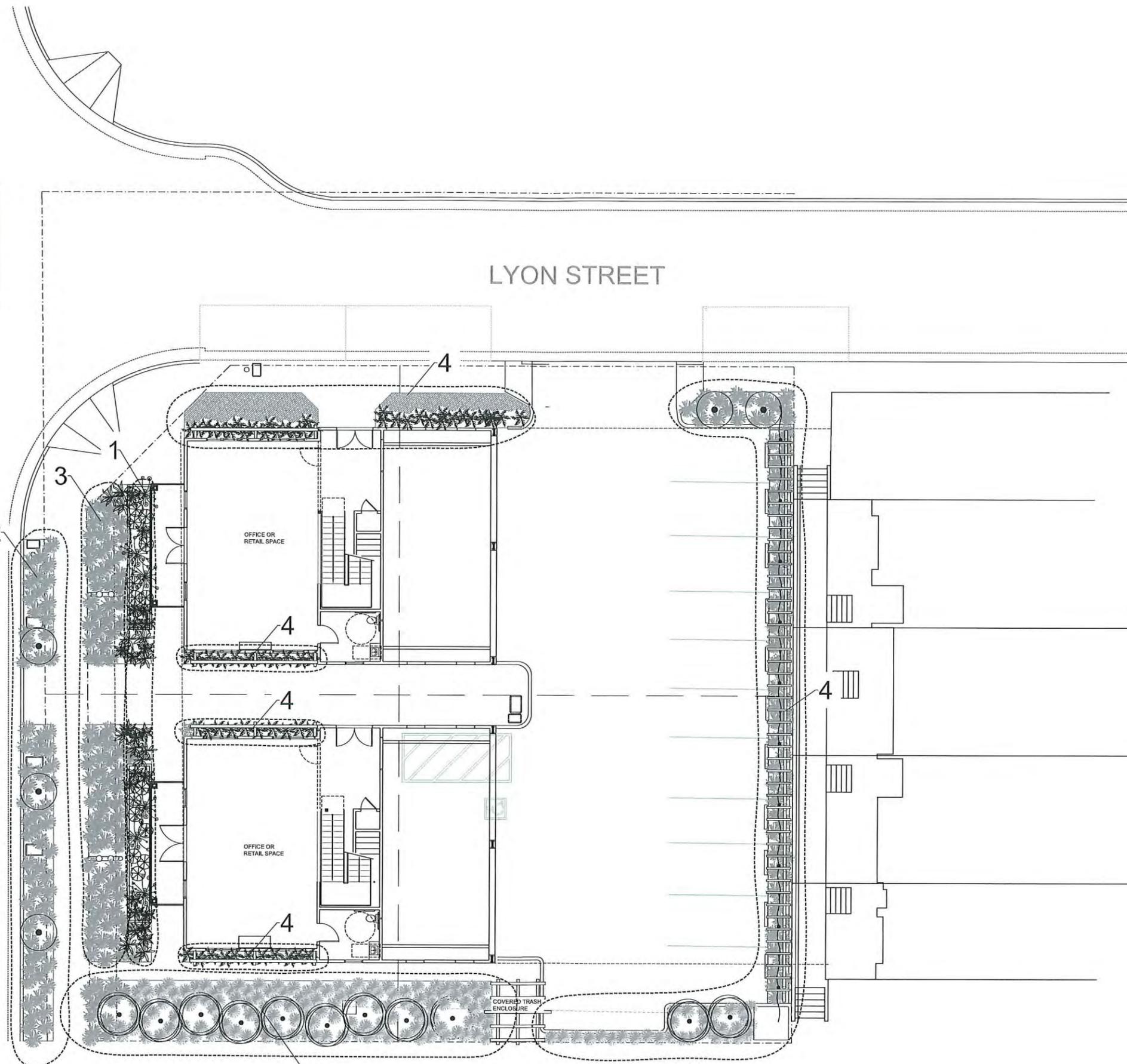
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	ET ₀ (ET ₀ x PF)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas						
1 - Very Low Water	.1	Drip	.32	220 sf	26	755
2 - Low Water (Drip)	.3	Drip	.37	1,060 sf	392	11,210
3 - Low Water (Spray)	.3	Spray	.75	430 sf	96.75	2,765
4 - Medium Water	.4	Drip	.49	1,050 sf	515	14,705
Totals				2,760 sf	1,029	29,435
Special Landscape Areas						
			1			
			1			
			1			
Totals				(C)	(D)	
					ETWU Total	
					Maximum Allowed Water Allowance (MAWA)	29,435

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	1,029
Total Area	2,760
Average ETAF	.37

All Landscape Areas

Total ETAF x Area	1,029
Total Area	2,760
Sidewalk ETAF	.37



1 HYDROZONE LAYOUT
SCALE: 1/8"=1'-0"

PLAN



RENDERING

19366+19370 SONOMA HIGHWAY



MISSION STYLE TILES
(COLOR A)

STUCCO
(COLOR B)

EXTERIOR LIGHTING
(COLOR C)

ORNAMENTAL METAL
RAILING
(COLOR C)

WINDOWS & DOORS
(COLOR D)

GUARDRAIL POSTS
PAINTED TO MATCH
(COLOR D)

DOWNSPOUTS
PAINTED TO MATCH
(COLOR D)

COLUMNS
PAINTED TO MATCH
SIDING
(COLOR D)



COLOR BOARD

19366+19370 SONOMA HIGHWAY

COLOR

A



EL CAMINO BLEND
BORAL ROOFING

COLOR

B



BM "SWISS COFFEE" OC-45
LT. SAND STUCCO TEXTURE

COLOR

C



OIL RUBBED BRONZE

COLOR

D



COCOA BEAN
ANDERSEN WINDOWS



JUL 18 2016



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

DRHPC Agenda Item: 2

Meeting Date: 08/16/16

Applicant

Sutton Suzuki Architects

Project Location

277 Fourth Street East

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: Circa 1895 (main house); circa 1900 (caretaker house)
-

Request

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

Summary

Background: On May 17, 2016, the Design Review and Historic Preservation Commission (DRHPC) reviewed and approved site design and architectural review of a new accessory structure (barn) located at 277 Fourth Street East.

Site Characteristics: The project site is located on the west side of Fourth Street East directly across from the intersection of Fourth Street East and Lovall Valley Road. The parcel has an area of ±216,353.26 square feet (4.97 acre) and consists of two residences (main residence and caretaker house), a shed, and a barn/garage. Numerous trees are located on the site, including several olive trees, large oaks trees, and a tall palm tree.

Discretionary Projects: For projects *not* subject to discretionary review by the Planning Commission, the Design Review and Historic Preservation Commission shall be responsible for reviewing and acting upon the project site plan, building massing and elevation concepts, elevation details, materials, landscaping (including fences and walls), and lighting.

At this time the applicant is proposing to remodel the existing residence and add an additional 1,547 square feet of floor area.

Zoning Requirements: The standards of the Agriculture zone applicable to the proposal are as follows:

- Setbacks: The remodeled residence will meet or exceed the normal setback requirements.
- Coverage: At 3.37%, site coverage is less than the 10% maximum allowed in the Agriculture zone.
- Floor Area Ratio: The project would result in a F.A.R. of 0.03, which is less than the 0.05 maximum allowed.
- Parking: Two covered parking spaces are provided in the existing detached garage. This meets the requirement.
- Height: The one-story residence would have a maximum ridge height of 21 feet, which is less than the 35-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 the 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;
The structure was built circa 1890; however, the property is not listed on the local Historic Resources Survey, the State Register, or the National Register. A historical evaluation of the property was completed for the property in September, 2015. The historic evaluation found that the property and structures do not meet the criteria for listing on the California Register of Historical Resources and therefore are not historical resources as defined under CEQA (see attached Historical Evaluation of the buildings at 249-277 Fourth Street East in Sonoma, Sonoma County, California).
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 north and east are developed with single family residences. The properties to the west and south are used for agriculture uses.
4. The location, design, site plan configuration, and effect of the proposed development.
The location, design, site plan configuration, and effect of the new residence are compatible with surrounding uses.

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

Building Elevations & Exterior Materials:

Main Residence: The applicant is proposing to remodel the existing residence with an additional 1,547 square feet of floor area. Proposed exterior materials consist of an integral-color exterior plaster with wood timbers and a Certain Teed Landmark Premium composite shingle roof, country grey in color (see attached manufacturer specification sheet). In addition, JADA steel doors and windows are proposed throughout (see attached manufacturer specification sheet).

Historical Significance: According to the State Office of Historic Preservation, structures over 50 years old *may* be historically significant, even if not listed on a local or State/National register. Pursuant to §15064.5 of the California Environmental Quality Act (CEQA), a resource is considered "historically significant" if the resource meets any one of the following criteria for listing on the California Register of Historical Resources (as set forth under Public Resource Code §5024.1):

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Is associated with the lives of persons important in our past.
- 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.
- Has yielded, or may be likely to yield, information important in prehistory or history.

Given the age of the buildings, in September 2015, the property owner commissioned Brunzell Historical to prepare a historical evaluation of the property to determine if the structures were historically significant. The historic resource evaluation found that the property and structures do not meet the criteria for listing on the California Register of Historical Resources and therefore are not historical resources as defined under CEQA (see attached Historical Evaluation of the buildings at 249-277 Fourth Street East in Sonoma, Sonoma County, California). Because the structures are not historical resources, remodeling them would not have a significant effect on the environment and the project qualifies for a Class 1 Categorical Exemption under CEQA (§15301. Existing Facilities).

Required Findings: As set forth in §19.54.080.G of the Development Code, in order to approve an application for site design and architectural 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.

The project complies with the applicable policies and regulations set forth in the Development Code. It meets all relevant requirements associated with residential development in the Agricultural zone, including limits on height, setbacks, Floor Area Ratio, and lot coverage.

2. *On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.*

In staff's view, the proposal is compatible in scale and treatment with the existing, older development and maintains the overall historic character and integrity of the community.

3. *The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.*

The project proposes a remodeled residential structure, which is compatible with adjacent development and consistent with height and setback requirements.

4. *The project will not impair the historic character of its surroundings;*

It is staff's view that 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;*

A historical evaluation of the property was completed for the property in September, 2015. The historic evaluation found that the property and structures do not meet the criteria for listing on the California Register of Historical Resources and therefore are not historical resources as defined under CEQA (see attached Historical Evaluation of the buildings at 249-277 Fourth Street East in Sonoma, Sonoma County, California).

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*

In staff's view, the project complies with SMC 19.42 in that the project is consistent with the Guidelines for infill development in that the project meets the setback requirements and architectural considerations.

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.*

The project is not located within a local historic district.

Other permits required: In addition to the requirements of this title, the project 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.

Commission Discussion

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. Zoning Information
3. Pictures of existing structures
4. Proposed materials
5. Historical Evaluation of the buildings at 249-277 Fourth Street East in Sonoma, Sonoma County, California.
6. Roofing manufacture specification sheet
7. Door and window manufacture specification sheet
8. Stucco finish manufacturer specification sheet
9. Site Plan
10. Existing Site Survey
11. Building Elevations and Floor Plan

cc: Sutton Suzuki Architects
39 Forrest Street, Suite 101
Mill Valley, CA 94941

Sealey Mission Vineyard
135 San Carlos Avenue
Sausalito, CA 94965-2038

Patricia Cullinan, via email

Alice Duffee, via email

SLPH Historic Survey, via email

Mary Martinez, via will call at City Hall

RECEIVED

AUG 03 2016

CITY OF SONOMA

SEALEY MISSION VINEYARD HOUSE REMODEL AND EXPANSION

277 Fourth Street East

Project Narrative

The subject property is a 216,353.26 sq/ft (4.97 acre) parcel located on the west side of Fourth Street East (near the intersection of Lovall Valley Road and Fourth Street East). The property is currently developed with two single family homes, a small shed, and a detached garage, with a large portion of the property a historical vineyard. In May a proposed "Long Barn" was approved by the Design Review and Historic Preservation Commission.

Although located in the Historical Overlay zone, per the attached Historical Evaluation and DPR, the buildings on this property are not significantly associated with Sonoma's history or with persons important to Sonoma's history, and are not architecturally significant. In addition, numerous alterations in recent decades have compromised the integrity of both historic-period residences. (The attached report includes photos of the existing structures.) However, the approach on this project has been to be quietly respectful of the historical nature of the area.

Remodel and Addition: The existing main residence is proposed to be remodeled, with an addition of 1,547 square feet. A single-story structure of integral-color exterior plaster with wood timbers, it is suggestive of the area's mission-era structures. The veranda – both covered and uncovered – is being expanded as well, to offer generous outdoor living area.

The structures are connected by gravel paths and driveways, and patios. Although the vineyard takes up a good portion of the property, there are numerous trees: about 2 dozen or more live oaks are primarily on the north edge and western end of the property. This project does involve the removal of one Live Oak which is located between the existing detached garage and the proposed house expansion. See the attached photo of the tree. There are also assorted other trees and numerous olive trees (1 that will be relocated on site) that all serve to screen the structures and provide privacy for the residents.

The total project will remain well below both the allowable Site Coverage and Floor Area Ratio per the attached Zoning Chart.

RECEIVED

AUG 03 2016

Sealey Mission Vineyard Main House Remodel and Expansion
277 Fourth Street East

CITY OF SONOMA

Revised 8.1.16

ZONING: A-H					
DESCRIPTION	CODE	EXISTING	PROPOSED		
LOT AREA		216,353.26 SF			
FLOOR AREA	10,634 sf	4,649 sf	7,027		
FAR	0.05	0.02	0.03		
SITE COVERAGE	21,267 sf	4,768 sf		7,308	
SITE COVERAGE RATIO	10%	2.15%		3.37%	
Floor Area and Site Coverage Breakdown			FLOOR AREA	SITE COVERAGE	
Existing Caretaker's Residence	850/1,105 sf	902 sf	902 sf	902 sf	
Existing Shed		126 sf	126 sf	126 sf	
Main Residence: Remodeled & Expanded					
· Main Floor		1,018 sf	2,565	2,565	
· Covered Veranda and porch		588 sf	1,300	1,300	
Existing Detached Garage and Studio					
· Garage	1000/1,300sf	852 sf	852 sf	852 sf	
· Studio Above		561 sf	561 sf		
· Balcony		42 sf		42 sf	
Recently Approved Detached Barn					
· Garage, Storage, Workspace	1000/1,300sf	1,121 sf	1,121 sf	1,121 sf	
· Equipment Carport		400 sf		400 sf	
Deduct first 400 sf of detached garage		-400	-400		
HEIGHT					
· Main Residence		30'		21'	
· Existing Caretaker's Residence			19'		
· Existing Detached Garage			21'		
· Approved Detached Barn		15'		15'	
SETBACKS					
		FRONT	NORTH	SOUTH	REAR
	CODE	30'	30'	30'	30'
· Main Residence	PROPOSED	145'	142'	140'	363'
· Existing Caretaker's Residence	EXISTING	5'	3'	296'	592'
· Existing Detached Garage	EXISTING	218'	121'	192'	368'
· Approved Detached Barn	EXISTING	446'	60'	248'	76'

TREE TO BE REMOVED

Sealey Mission Vineyard
277 Fourth Street East





EXISTING GARAGE WITH STUDIO ABOVE

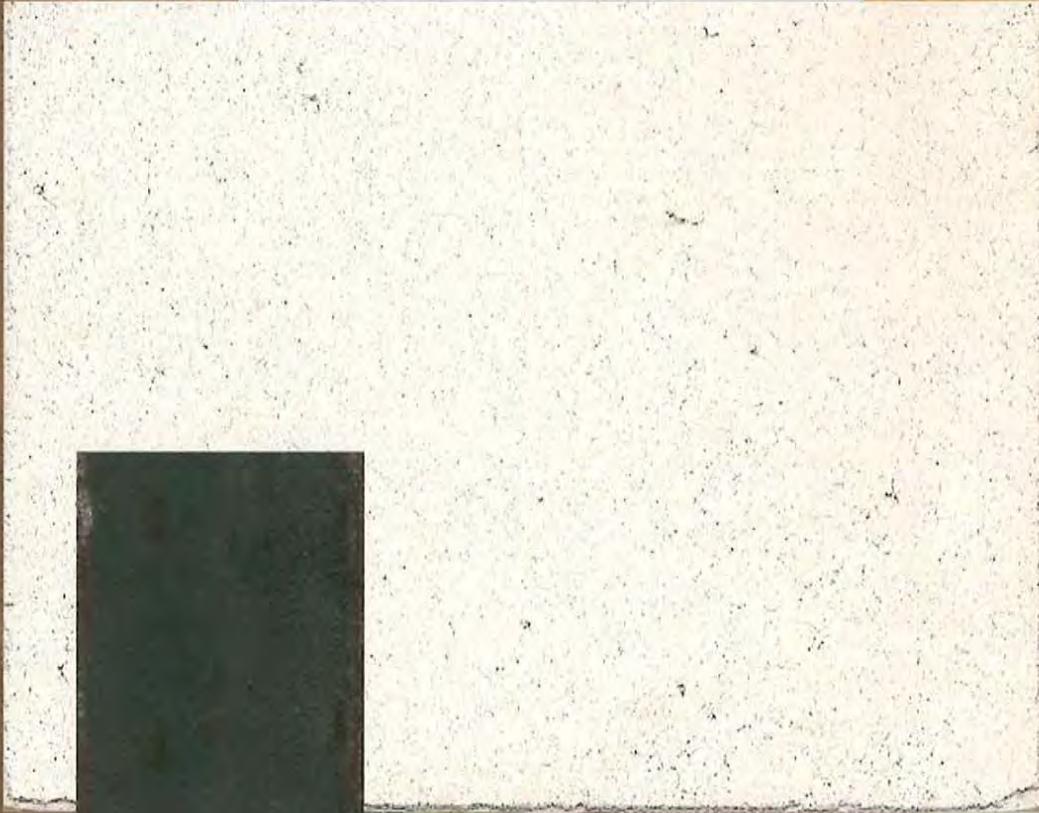
Wood Stain



Stone Veneer



Integral Colored Stucco



Metal Roof



Composite Shingles

Natural Steel

Proposed Materials

25 March 2016

Sealey Residence

277 4th Street East - Sonoma CA.

A.P.N.: 018-141-004

**SUTTON
SUZUKI**
Architects
38 Forrest Street
Mill Valley
CA 94941
Fax 415 3130



BRUNZELL
HISTORICAL

September 22, 2015

Elizabeth Suzuki
Sutton Suzuki Architects
39 Forrest Street, Suite 101
Mill Valley, California 94941

Subject: Historical Evaluation of the buildings at 249 – 277 Fourth Street East in Sonoma, Sonoma County, California.

Dear Elizabeth,

The letter report that follows, along with the DPR 523 form included with it, comprise the evaluation of the property at 249 – 277 Fourth Street East in Sonoma, as required by the City of Sonoma Planning Department.

Methodology

Kara Brunzell conducted a site visit on September 2, 2015. The site visit included collecting photographs of all elevations of the two houses, the parcel, and the neighborhood setting. Kara Brunzell conducted a record search of the subject property at the Northwest Information Center (NWIC), located at California State University, Sonoma, deed research at the Sonoma County Recorder's office, and online research at ancestry.com and other websites. In addition, she conducted research through the Sonoma League of Historic Preservation and the Depot Museum of Sonoma.

Summary of Findings

The record search at the NWIC did not reveal any previous surveys of the parcel, nor were previous studies found in the archives of the local historical organizations. Although it does not appear to have been previously evaluated, the property is located in the City of Sonoma's Historic Zone, where potential projects trigger a requirement for historical evaluation.

Because this work was completed pursuant to CEQA, all resources discovered during the field survey require evaluation for California Register of Historical Resources (CRHR). Since the property is located within the City of Sonoma, CRHR eligibility evaluation will be completed per Sonoma Municipal Code Chapter 19.42. The property was also evaluated for National Register of Historic Places (NRHP) eligibility.

National Register of Historic Places

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

- (a) is associated with events that have made a significant contribution to the broad patterns of our history;
- (b) is associated with the lives of persons significant in our past;
- (c) embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;

(d) yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Evaluation

Criterion A/1: 249 – 277 Fourth Street East is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Although the parcel was part of Sonoma's first vineyard, which was established by the Sonoma Mission priests in 1825, none of the extant buildings on the property date from its period of use as a vineyard by the Mission. If the vineyard had been in continuous use as such since the Mission era it may have been significant as a historic landscape, however, there is no evidence of grape-growing on the parcel between 1900 and 1980. Therefore, the property is not significantly associated with this important local context and the buildings and vineyards are not eligible to the NRHP, CRHR, or for local listing under Criterion 1/A.

Criterion B/2: 249 – 277 Fourth Street East is not associated with the lives of persons important to local, state, or national history. The Brown family, who appear to have built both houses, were not significant enough to Sonoma history to rise to the level required for historic eligibility. Samuele and August Sebastiani were both important to Sonoma history, but are not significantly associated with either house on the property despite their ownership of the parcel. Therefore the house is not eligible to the NRHP, CRHR, or City of Sonoma Register under Criterion B/2.

Criterion C/3: 249 – 277 Fourth Street East is not significant under Criterion 3 for its architecture. The two historic-period houses appear to have originally been common examples of late nineteenth- and early twentieth-century Folk Houses. However, both have been so heavily altered over the years that the details of their original construction have been obscured. Therefore the houses do not rise to the level of significance required for listing on the NHRP, CRHR, or the City of Sonoma historic register under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 249 – 277 Fourth Street East does not appear to be a principal source of important information in this regard.

The property is not significant under any of the NRHP or CRHR criteria for historic listing, and therefore the buildings on it do not qualify as historic resources.

Recommendations

Although the property itself has a connection to Sonoma's history as a winegrowing area, there is no significant association between the vineyard or buildings on the parcel and this period in Sonoma history. In addition, the buildings lack integrity, so would not qualify as historic resources even if further research uncovered new associations to the Mission era. The property owners may want to document that history for their own interest, but no preservation of buildings or vineyards for their historic associations is required.

Preparer's Qualifications

Kara Brunzell holds a Master's degree in Public History and has worked multiple facets of historic preservation and cultural resource evaluation since 2007. She is listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants.

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

Sincerely,



Kara Brunzell, M.A.
Architectural Historian

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 13

*Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East, Sonoma

mP1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Sonoma

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Sonoma Date T; R; 1/4 of Sec 1; 1 B.M.

c. Address 249 – 277 Fourth Street East City Sonoma Zip 94576

d. UTM: (give more than one for large and/or linear resources) Zone 10S; 562471.78 mE/ 4238814.39 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 018-181-004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The nearly five-acre agricultural property is located across the street from Sebastiani Winery roughly two blocks east of the Sonoma Plaza. It is west of Fourth Street East and north of the Sonoma Bike Path. There are three buildings on the parcel: two residences and a barn/garage. The main house is set well back from the road along a gravel drive that divides the southern two-thirds of the parcel from the northern third. The garage/barn is northwest of the house, and the caretaker house is located at the northeast corner of the parcel adjacent to the street. The southern part of the property is mostly planted to grapevines, while its northern edge has gardens connected by curving gravel paths. The property slopes upward at its northern edge, which becomes rocky near the parcel line. Mature trees are planted along the driveway and property lines and clustered around the buildings. There are several olive trees and large shade trees, as well as a large oak and a tall palm near the main house. The main house has an L-shaped plan and moderately-pitched cross-gabled roof. Its open eaves feature a moderate overhang. The front- and rear-facing gables on the main volume of the house feature louvered vents. The side-gabled section to the west has a lower roof ridge. Fenestration consists of vinyl replacement windows in a variety of sizes with decorative interior muntins. Cladding is wood "drop" siding, and the building rests on a concrete foundation. The entrance on the main (north) elevation of the house and is sheltered by a projecting, flat-roofed entry porch supported by square posts. It is fitted with a partially glazed wood paneled door which is flanked by sidelights and is accessed via a low set of concrete steps (continued p. 3).

*P3b. Resource Attributes: (List attributes and codes) HP2: single-family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

Photograph 1: North and east elevations of building, camera facing east, photograph taken September 2, 2015.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1951, City of Sonoma Building Permits

*P7. Owner and Address:

Peter and Elizabeth Sealey

135 San Carlos

Sausalito CA 94965

*P8. Recorded by: (Name, affiliation, address)

Kara Brunzell, Brunzell Historical

1613 B Street

Napa, California 94559

*P9. Date Recorded: September 2, 2015

*P10. Survey Type: (Describe) Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (list) _____

*Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East, Sonoma

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Dwelling B4. Present Use: Dwelling

*B5. Architectural Style: Folk House, National Era, (gable-front-and-wing and hall-and-parlor types)

*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, main house, c1895;

Original construction, caretaker house, c1900

Addition of decorative trim, stucco cladding, carport, and vinyl replacement windows to caretaker house, after 1990

Renovation of main house, window replacement, addition of rear porch, 2010

Construction of garage/barn, 2010

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area City of Sonoma

Period of Significance n/a Property Type Dwelling Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property with its two dwellings and garage/carport, which is located within the City of Sonoma's historic overlay zone, does not meet the criteria for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or as a City of Sonoma historic resource. The buildings are not significantly associated with Sonoma's history or with persons important to Sonoma's history, and are not architecturally significant. In addition, numerous alterations in recent decades have compromised the integrity of both historic-period buildings (see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

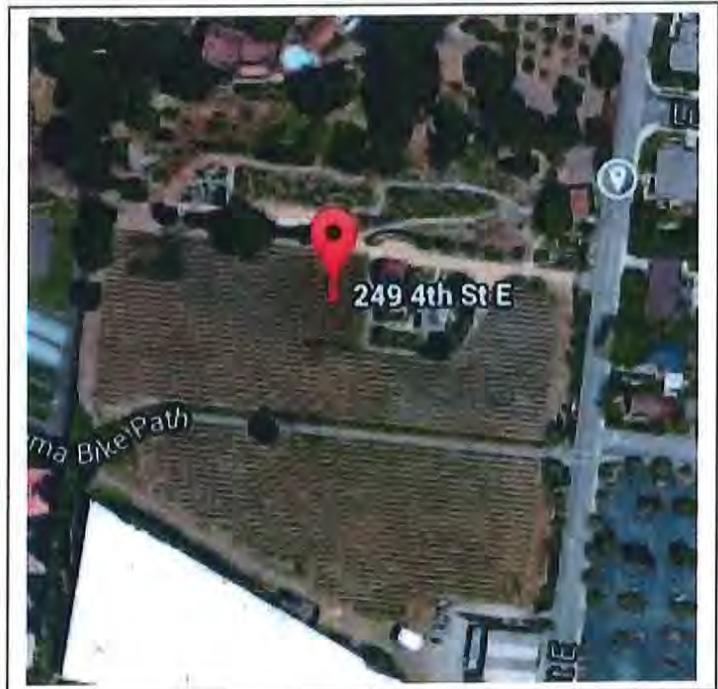
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: September 2, 2015

(This space reserved for official comments.)



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*Recorded by Kara Brunzell

*Date: September 2, 2015 Continuation Update

***P3a. Description (continued):**

There is a small projecting volume adjacent to the entry porch under its own shed roof. There is a brick chimney on the east elevation which pierces the eastern slope of the roof. A small projecting volume toward the rear of the elevation houses a water heater.

The south and west elevations have a porch that wraps around the rear of the house. Like the small front porch, it has a flat roof supported by square posts. It has entrances facing both south and west which are fitted with double doors glazed with large single panes. There is a set of wooden steps at the south end of the main volume of the house, and a second wide L-shaped set of wooden steps that wraps around the west and south. The west gable end has a small projecting volume with a flat roof.

The nearby garage/barn is rectangular in plan and has a gabled main roof with a hipped vented monitor at its center and a large shed dormer on its north elevation. Clad in board-and-batten, it has vinyl windows with applied exterior muntins. Constructed c2010, it is a contemporary building designed to fit in with its historic rural environment.

The caretaker house has a rectangular plan and asymmetrical side-gabled roof with louvered vents at the gable ends. Narrowly overhanging eaves are unboxed with decorative scalloped bargeboards. Fenestration is a combination of vinyl replacement and wood sash windows. The building is clad in stucco and rests on a concrete foundation. The main entrance on the north elevation is sheltered by a shed-roofed entry porch supported by simple square posts and is at grade. The door is surrounded by decorative scalloped trim similar to the bargeboards. The elevation lacks windows. The east elevation, which faces the street, has a shed roof projecting from the wall beneath the main roof. A picture window near the north end of the elevation is grouped between two narrower single-hung windows. A wide window at the south corner is fitted with a vinyl sash with interior muntins. A similar window abuts it around the corner on the south elevation. A shed-roofed carport projects from the south elevation, and shelters a secondary entrance. There is a small enclosed volume at the rear of the carport. The west elevation has several fixed wood sash, double-hung wood sash, and fixed vinyl windows. Much of the west elevation is not visible due to a five-foot privacy fence as well as stored equipment and other fencing.

B10. Significance (continued):

Historic Context

In 1823, Father Jose Altimira led a Mexican expedition into Sonoma County in search of a mission site. After examining several areas, Altimira chose the present-day City of Sonoma as the site for the mission, based on climate and abundant natural resources. The Mexican government, in addition to converting Indians to Catholicism, needed an outpost in Sonoma County to deter Russian expansion in the area. By the end of 1824, the San Francisco Solano de Sonoma mission had baptized 693 neophytes. The Sonoma mission was the last to be founded in California, and the only mission established after Mexico's independence from Spain.¹

In 1834, the Mexican government secularized the entire mission system. The government orders stated that the Missions themselves should become regular parish churches, while the Ranchos surrounding them were to be split up into subsistence plots for the Indian neophytes. In 1835, General Mariano Guadalupe Vallejo was sent to the area to protect the mission and carry out the secularization orders. Vallejo personally laid out the town of Sonoma the same year. He arranged the village according to the classic Mexican town plan, with streets leading to the central plaza that is still at the heart of Downtown Sonoma. The new town became the Mexican government's military headquarters for the region. The Mexican government distributed lots in the new town and granted large chunks of land adjoining the town, mostly to Vallejo's supporters and relatives. Vallejo himself received a vast land grant, Rancho Petaluma, which consisted of 75,000 acres that stretched from Sonoma Creek to Petaluma Creek.²

After a transitional period of military rule, the Gold Rush in 1849 brought tens of thousands of American citizens to California, expediting California statehood. Sonoma was incorporated as a city and as the county seat in 1850, shortly after California achieved statehood. The town's regional political importance was already on the wane, however, and in 1854 the rival town of Santa Rosa usurped the county seat from Sonoma.³

¹ Robert M. Lynch, *The Sonoma Valley Story: Pages Through the Ages*, The Sonoma Index-Tribune, Sonoma, California: 1997, p. 7; Lewis Publishing Company, *An Illustrated History of Sonoma County*. The Lewis Publishing Company: 1889, p. 23 & 27; J.P. Munro-Fraser, *History of Sonoma County, California*. Allen, Bowen & Company Publishers, San Francisco: 1880, p. 42 – 43.

² Lynch, p. 10 & 64; Celeste G. Murphy, *The Story of Sonoma*. W.L. & C.G. Murphy, Sonoma, California: 1937, p. 26 & 30; Munro-Fraser, p. 46.

³ Munro-Fraser, p. 448; Lynch, p. 52 & 72.

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*Recorded by Kara Brunzell

*Date: September 2, 2015 Continuation Update

Sonoma remained a small village that served the surrounding agricultural area, (which was devoted to wine grapes, fruit trees, stock ranches and various other crops,) for nearly a century after Vallejo laid out its large street grid. By the first decades of the twentieth century, Sonoma had also become a tourist destination, spurred by nationwide promotional campaigns mounted by railroads and California boosters. Local resorts, many of them hot springs in the European mode, thrived until World War I disrupted their trade.⁴

In 1919, Prohibition brought an era of hard times to wine country, when federal agents shuttered most wineries. Despite the difficulties prohibition created for agriculture, however, Sonoma constructed a new high school on Broadway in 1923. The Depression brought new economic privation less than a decade later. The sale of wine was once again legal, but the Depression made it difficult to develop new markets for the product. The California wine business did not truly recover from its prohibition setbacks until well after World War II.⁵

Sonomans participated in World War II by serving in the armed forces as well as through typical support activities like blood drives, "home guard" patrols, and scrap metal collection. However, as a rural town the area did not experience the rapid population growth and other changes experienced by locales which absorbed an influx of defense workers. After the war ended, however, Sonoma was poised for change as the California wine business consolidated its markets. Prosperity and improved transportation infrastructure brought Sonoma much closer to the Bay Area, and encouraged both more visitors and transplants to the area. By 1960, Sonoma's days as a sleepy backwater were coming to an end. The 1960s and 1970s were an era of explosive growth in Sonoma's built environment, and by 1978, Sonoma had annexed 44 additions. The population had grown from 3,023 residents in 1960 to over 40,000 in 1980. As neighborhoods that had been partially rural were built out, wineries and other agriculture moved out into the nearby Valley of the Moon. Increased population allowed for business growth during this era, especially the wine business, which doubled in size.⁶

Property History

The roughly five-acre parcel that would eventually become the Sealey Vineyards (as well as portions of the Sebastiani vineyards to the east) were part of the first vineyard established in Sonoma. The Franciscan priests that founded the mission planted a vineyard north of Spain Street and east of the Sonoma Plaza in 1825. After the missions were secularized, Mariano Vallejo took over a portion of the vineyards. In the 1880s, the Catholic Church still owned a large portion of the vineyards, which were the last remnant of the once-expansive mission holdings. In 1890, Patrick William Riordan, the Archbishop of San Francisco, deeded a right of way to the San Francisco and North Pacific Railway Company for a railway line. Four years later, Riordan sold a portion of the mission vineyards to Thomas Brown.⁷

⁴ Lynch, p. 136, 132 – 133.

⁵ Lynch, p. 173, 186; Valerie Sherer Mathes and Diane Moll Smith, *Images of America: Sonoma Valley*. Arcadia Publishing, San Francisco.

⁶ Lynch, p. 225, 228, & 233.

⁷ Robert S. Smile, *The Sonoma Mission, San Francisco Solano de Sonoma: The Founding, Ruin and Restoration of California's 21st Mission*, Valley Publishers, Fresno, California: 1975, p.119; Deeds on file at Sonoma County Recorder's Office.

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*Date: September 2, 2015 Continuation Update



Figure 2: Map of Mission San Francisco at Sonoma showing Mission vineyard, 1854.

Thomas Brown purchased part of the mission vineyards from Riordan in 1894. Brown was born in Scotland about 1846 and immigrated to the United States about 1875. He married a French-speaking Swiss woman named Valentine about 1892, and the couple had a son named Louis about 1902. The parcel was on the west side of Fourth Street East, which was then called Huichica Street after the nearby Rancho. It included acreage both north and south of the railroad tracks, and encompassed lots 249, 250, 251, 252, 257, and 258 as well as land set aside for Cooper and Turkey Streets, which were never developed. Brown was a poultry farmer and later also raised dairy cattle on the property. There is no evidence that Brown grew grapes on the property or made wine. The family lived on the property from at least 1900 – 1930, although they may have moved in as soon as they acquired the parcel. The farm house near the center of the property appears to have originally been a gable-front-and-wing type Folk House, and is likely to have been constructed by the Browns circa 1895. In 1922, the Browns sold the southern portion of the property to Samuele Sebastiani, who constructed a storage building adjacent to the railroad tracks. Brown retained Lots 249 and 250, which correspond to the five acres that are currently the Sealey Mission Vineyards.⁸

The current caretaker house (249 Fourth Street East) may have been constructed about the same time, although research has revealed few definitive facts about the building and multiple alterations have obscured its original design. County Assessor's records give an estimated build date of 1949 for the dwelling. Aerial photographs, however, demonstrate that it was constructed prior to 1948. The building has been altered over the decades with the installation of "storybook" style decorative trim, stucco cladding, and vinyl windows, however the presence of wood-frame windows at the rear are consistent with pre-1948 construction. Careful inspection of its plan also reveals that its basic form is that of a hall-and-parlor type Folk House, a dwelling that was constructed in rural areas until about 1930. The small rectangular floor plan, shed roof projecting from the building's east elevation, and "saltbox" roof created by a side gable with shed roof rear addition are all consistent with this type of vernacular house. Therefore, it was probably constructed between 1900 and 1930 when the Browns owned the parcel.

In 1935, Samuele and Elvira Sebastiani purchased the property from Thomas Brown. Valentine Brown died between 1930 and 1935, so Thomas was a widower, and nearly 90 years old. Samuele Sebastiani was born in Farnetta Italy about 1876, and immigrated to the United States at the age of twenty-one. He worked at a Sonoma winery and then as a teamster in 1902 – 1903, purchasing his own winery on Fourth Street East in 1904. Sebastiani bought the Milani winery on a handshake agreement, paying for the property after he began selling

⁸ U.S. Census Records, Sonoma California, 1910, 1920, 1930.

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wine. By 1909, he owned the winery outright. He bought a second winery in Lodi, and branched out into real estate development after his success in the wine business. During Prohibition, he managed to stay afloat by making sacramental wine. He built the Sebastiani Theatre on the Sonoma square as well as an apartment building and a number of houses near his winery. He also began canning fruit during Prohibition. Many of these pursuits were designed to employ people during the difficult economic times caused by Prohibition and the Great Depression that followed it.⁹

Sebastiani married Elvira Eraldi in 1904, the year he started his winery. Elvira's parents Enrico and Mary were Italian-American, and she was born in Connecticut in 1888. The family came to Sonoma soon thereafter, where Elvira's three younger siblings were born. Her father was the proprietor of the local Lone Star Saloon, a popular gathering spot for local Italian immigrants, and Samuele met Elvira there. She would have been only sixteen when they married. Children Sabrina, Lawrence, and August were born between 1906 and 1914. The Sebastiani family lived on their winery property on the east side of First Street East by 1920. When they purchased the Brown Ranch across the street, they do not appear to have moved. Samuele Sebastiani died in 1944, and Elvira ten years later.

After Samuele Sebastiani's death, eldest son August Sebastiani (who was at that time in his early 30s) took over winery operations. August and his wife Sylvia purchased the winery from the estate, and August began making wine under the Sebastiani name. Gifted in marketing as well as an expert winemaker, the younger Sebastiani presided over a vast expansion of the winery before his death in 1980. Sebastiani descendants continued to operate Sebastiani Winery through 2007.¹⁰

About 1947, August and Sylvia Sebastiani constructed Casa Sebastiani, a large stone house on a knoll just north of the western portion of the former Brown Ranch property. The Brown Ranch had been used for pasture before the Sebastiani purchase, and it does not appear to have been immediately incorporated into the Sebastiani vineyards. By the late 1960s, there were still no grapevines on the property. Its twentieth-century use as a vineyard appears to date from the 1980s.¹¹

In 2009, Sebastiani Vineyards sold the five-acre current parcel to Terry Noyer, Stephen M. Shaw, and Jodi Wong Shaw. At the end of that same year, Noyer and the Shaws sold the property to Mark and Marylinda Eichstaedt of Tiburon. Mark Eichstaedt graduated from Ohio State University in 1971, and then earned an MBA from Northwestern. He became a CPA in 1975 and started his own San Francisco accounting firm in 1981. Marylinda is also a CPA. The couple applied for permits to replace the existing garage with a garage/barn and to use 249 First Street East as caretaker housing. The Planning Commission approved the request. The Eichstaedts appear to have remodeled the main house near the center of the parcel at that time, adding a wrap-around porch to the rear, replacing windows, and making many other alterations. The barn/garage building northwest of the main house was constructed at the same time, and replaced an existing somewhat smaller barn just to the south. Current owners Peter and Elizabeth Sealey of Sausalito purchased the property from the Eichstaedts in 2013.¹²

Evaluation:

The NRHP and CRHR require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. Local historic register requirements are based on the state and national standards.

Criterion A/1: 249 – 277 Fourth Street East is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Although the parcel was part of Sonoma's first vineyard, which was established by the Sonoma Mission priests in 1825, none of the extant buildings on the property date from its period of use as a vineyard by the Mission. If the vineyard had been in continuous use as such since the Mission era it may have been significant as a historic landscape, however, there is no evidence of grape-growing on the parcel between 1900 and 1980. Therefore, the property is not significantly associated with this important local context and the buildings and vineyards are not eligible to the NRHP, CRHR, or for local listing under Criterion 1/A.

Criterion B/2: 249 – 277 Fourth Street East is not associated with the lives of persons important to local, state, or national history. The Brown family, who appear to have built both houses, were not significant enough to Sonoma history to rise to the level required for

⁹ Gaye Lebaron, "Chapter 1: Sebastiani Tale Begins with Samuele," Santa Rosa Press Democrat, May 4, 1986; U.S. Census Records, Sonoma California, 1920.

¹⁰ New York Times, "August Sebastiani is Dead at 66," February 19, 1980, p. B4, col. 4-5;

¹¹ Historic Aerials, Nationwide Environmental Title Research, <http://www.historicaerials.com/>, accessed September 21, 2015.

¹² Realize CPA, LLC, 2015, <http://realizecpa.com/team/>, accessed September 4, 2015; Minutes, City of Sonoma, Planning Commission, January 14, 2010.

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historic eligibility. Samuele and August Sebastiani were both important to Sonoma history, but are not significantly associated with either house on the property despite their ownership of the parcel. Therefore the house is not eligible to the NRHP, CRHR, or City of Sonoma Register under Criterion B/2.

Criterion C/3: 249 – 277 Fourth Street East is not significant under Criterion 3 for its architecture. The two historic-period houses appear to have originally been common examples of late nineteenth- and early twentieth-century Folk Houses. However, both have been so heavily altered over the years that the details of their original construction have been obscured. Therefore the houses do not rise to the level of significance required for listing on the NHRP, CRHR, or the City of Sonoma historic register under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 249 – 277 Fourth Street East does not appear to be a principal source of important information in this regard.

The property is not significant under any of the NRHP or CRHR criteria for historic listing, and therefore the buildings on it do not qualify as historic resources.

Photographs:



Photograph 1: Neighborhood setting looking north on Fourth Street East, subject property left of frame, September 2, 2015.

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*Recorded by Kara Brunzell

*Date: September 2, 2015 Continuation Update



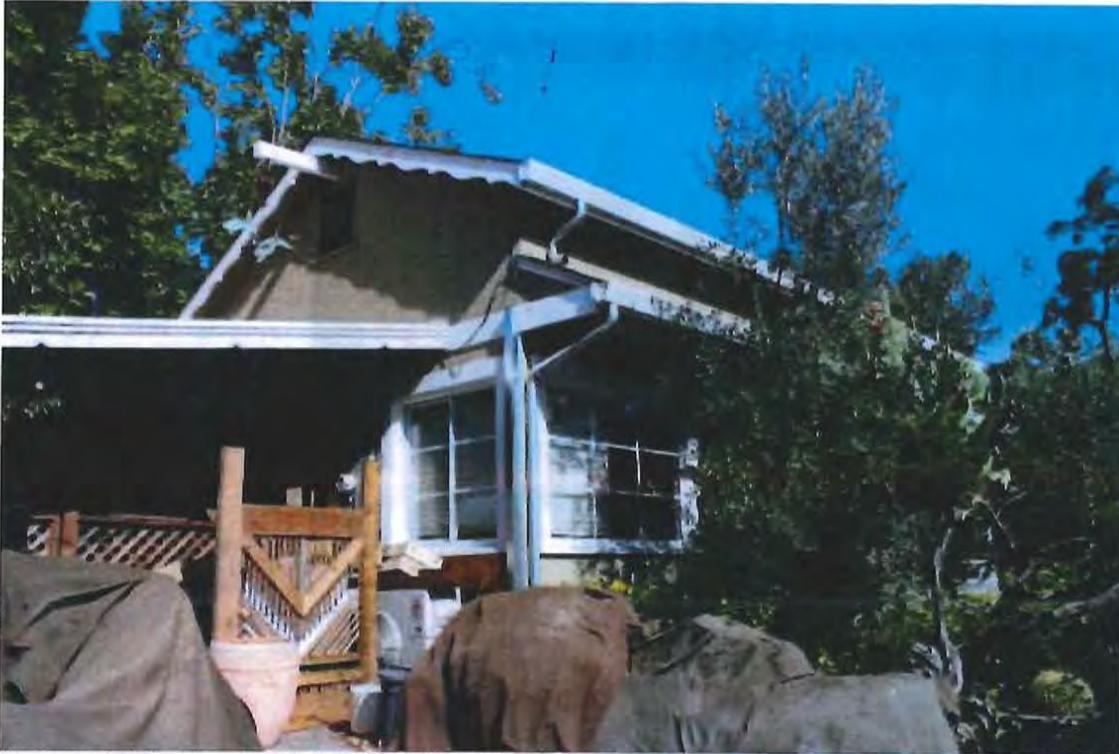
Photograph 2: Neighborhood setting looking south on Fourth Street East, subject property right of frame, September 2, 2015.



Photograph 3: North and east elevations of caretaker house, camera facing south, September 2, 2015.

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*Recorded by Kara Brunzell *Date: September 2, 2015 Continuation Update



Photograph 4: South and east elevations of caretaker house and covered patio, camera facing north, September 2, 2015.



Photograph 5: Property gardens, camera facing west, September 2, 2015.

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*Recorded by Kara Brunzell

*Date: September 2, 2015 Continuation Update



Photograph 6: North elevation of main house showing main entrance, camera facing south, September 2, 2015.



Photograph 7: Back porch on south and west elevations of main house, camera facing east, September 2, 2015.

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*Date: September 2, 2015 Continuation Update



Photograph 8: North and west elevations of main house, camera facing south, September 2, 2015.



Photograph 9: Detail, open eaves on north elevation of main house, camera facing south, September 2, 2015.

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*Recorded by Kara Brunzell

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Photograph 10: Property vineyards, camera facing east, September 2, 2015.



Photograph 11: South and west elevations of garage/barn, camera facing north, September 2, 2015.

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*Recorded by Kara Brunzell

*Date: September 2, 2015 Continuation Update



Photograph 12: Property gardens and sculpture, camera facing northwest, September 2, 2015.

SEALEY MISSION VINEYARD
277 4th Street East

Composition shingle roof: CertainTeed Landmark Series

Steel Exterior Doors and Windows: JADA

Integral Color Stucco: LaHabra

Stained wood siding and Trim: to match existing garage

Wood doors: Custom, stained to match existing garage

CertainTeed

LANDMARK® SERIES

Designer and Luxury Shingles

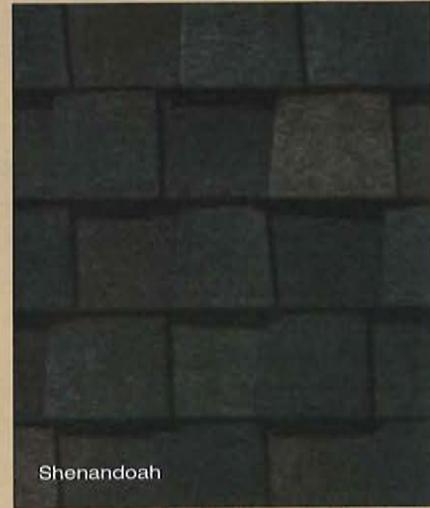
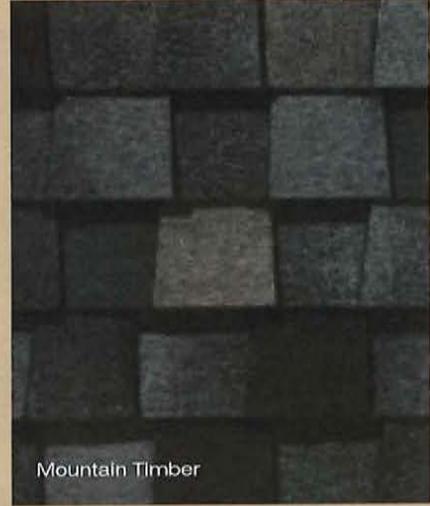


Shown in Landmark Weathered Wood

CertainTeed
SAINT-GOBAIN

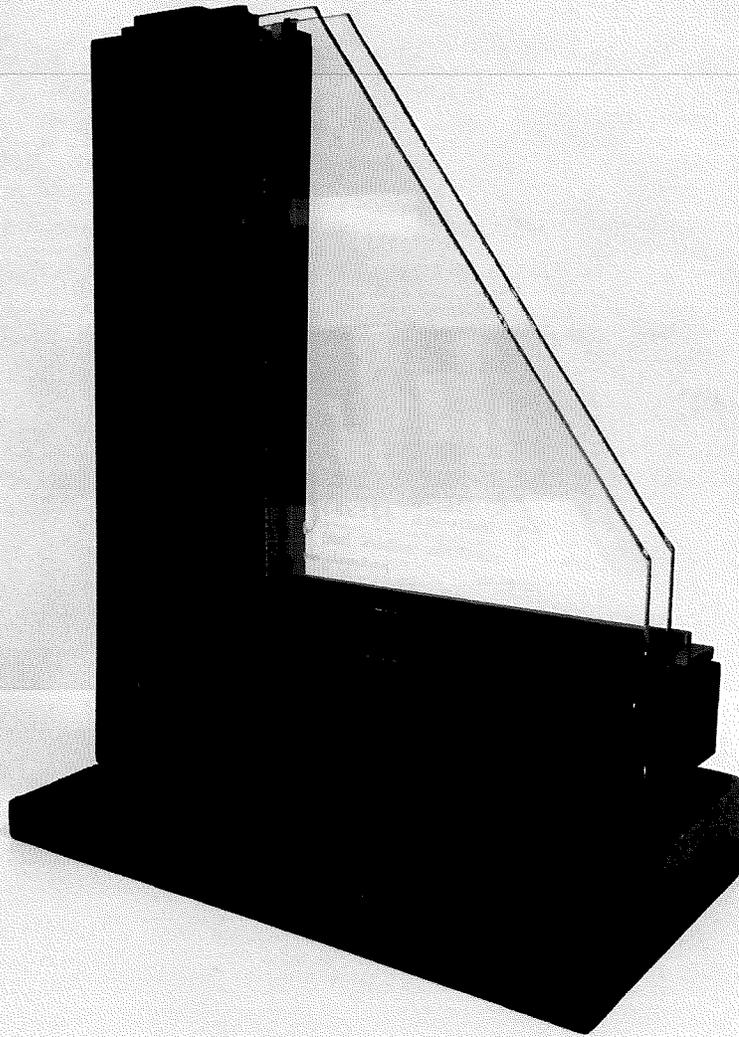
AUG 02 2016

LANDMARK TL color palette





JADA Steel Doors and Windows



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[Products](#)
[Swing](#)
[Outswing Door](#)

OUTSWING DOORS

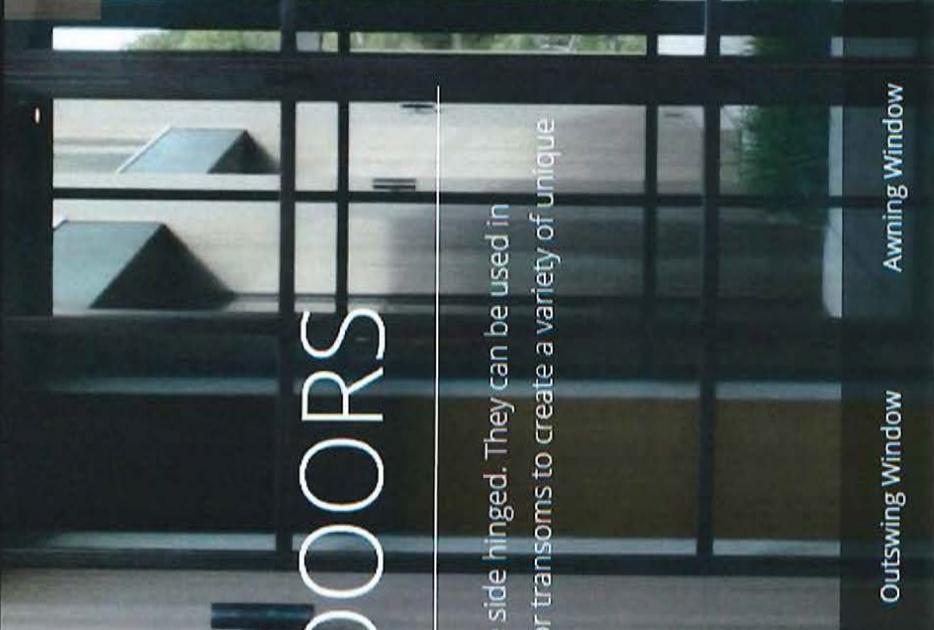
These doors swing out towards the exterior and are side hinged. They can be used in combination with fixed sidelites, operable sidelites or transoms to create a variety of unique configurations.

[SEE DETAILS](#)

OUTSWING DOOR



Inswing Door



Outswing Window



Awning Window



Hopper Window

Our steel outswing doors are classically narrow in sight line and elegant in function. When open, they draw your eyes to the outdoors and offer an inviting transition to the exterior of the home. Because of the exterior projection, this functionality best suit areas where there is limited interior space, window treatments or furniture requirements which would conflict with an inswinging door.

For doors in areas of high exposure to weather, a steel outswing door is one of your best options. Outswing doors are better for waterproofing primarily due to the

APR 02 2016

La Habra® Color Collection



PAREXUSA

AUG 02 2016

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At LaHabra, quality is part of everything we do. Since 1926, we have made it a cornerstone of our company. Our products come from the best raw materials available. Our manufacturing standards lead the industry. Our commitment to color quality and precision is unparalleled. But even more important, we know our most valuable asset is our customer. We stand proudly behind the legendary LaHabra service: our hallmark for over 80 years. For more Acrylic and Elastomeric standard colors, please refer to the Parex USA color chart.

COLOR CHART APPLIES TO STUCCO COLOR COAT, ACRYLIC AND ELASTOMERIC FINISHES, ALLEGRO II AND FOG COAT.

Specify product when placing order.

X = Stucco Color Coat

A = Acrylic and Elastomeric Finishes

AL = Allegro II

DX = Fog Coat

STANDARD COLORS

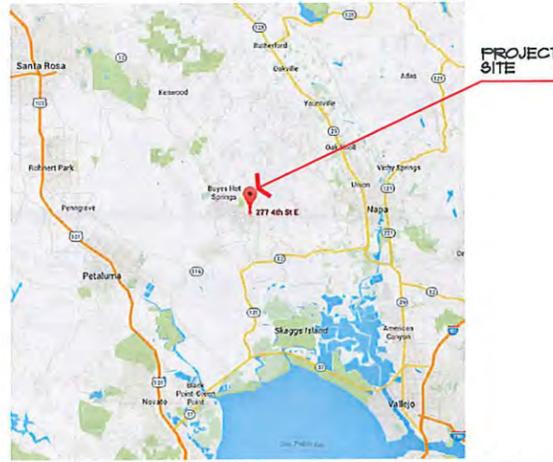
					
12 CHABLIS (74) BASE 100	16 SILVER GREY (57) BASE 200	17 MISTY (48) BASE 200	23 ASPEN (60) BASE 200	24 SANTA FE (50) BASE 200	25 SADDLEBACK (52) BASE 200
					
28 MIRAGE (56) BASE 200	34 SAN SIMEON (61) BASE 200	40 DOVE GREY (66) BASE 200	48 MEADOWBROOK (73) BASE 200	50 CRYSTAL WHITE (79) BASE 100	53 PURE IVORY (74) BASE 100
					
55 FRENCH VANILLA (71) BASE 100	71 MIAMI PEACH (61) BASE 100	72 ADOBE (50) BASE 200	73 EGG SHELL (76) BASE 100	81 OATMEAL (68) BASE 200	82 HACIENDA (59) BASE 200
					
86 SANDSTONE (63) BASE 200	97 PACIFIC SAND (57) BASE 200	215 MESA VERDE (48) BASE 200	278 TRABUCO (42) BASE 200	434 FALLBROOK (42) BASE 200	475 VIEJO (47) BASE 200
					
504 BLUE GREY (47) BASE 200	524 ALAMO (43) BASE 200	580 SIERRA TAN (44) BASE 200	696 SOUTHERN MOSS (42) BASE 200	820 SILVERADO (48) BASE 200	830 CLAY (40) BASE 200



PROJECT MAP



N.T.S.



VICINITY MAP



N.T.S.

DRAWING INDEX

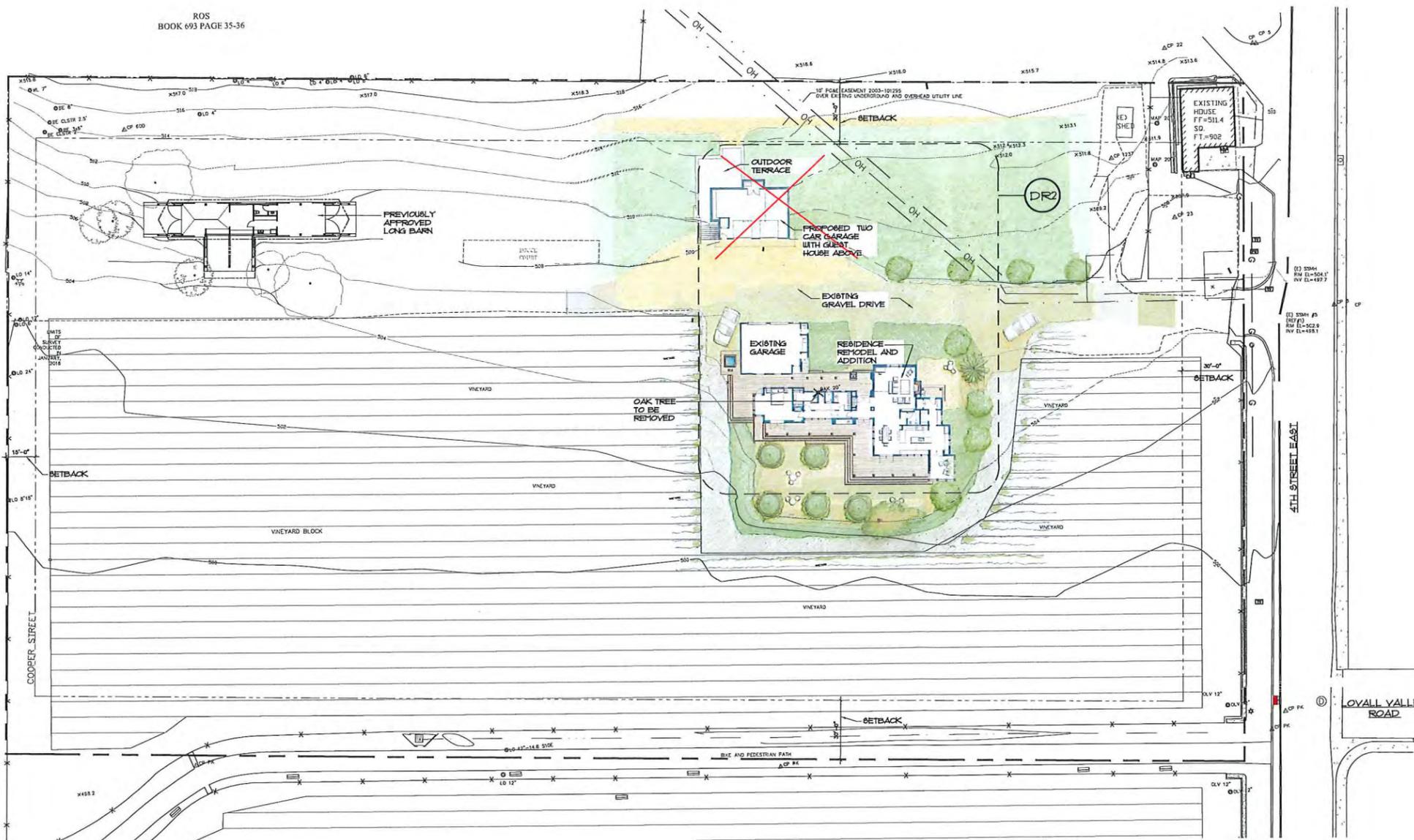
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DR01	EXISTING SITE SURVEY
DR1	PARTIAL SITE PLAN W/ ROOF PLANS
DR2	PROPOSED MAIN RESIDENCE REMODEL & ADDITION FLOOR PLAN
DR3	PROPOSED MAIN RESIDENCE & GARAGE/GUEST HOUSE EXTERIOR ELEVATIONS
DR4	PROPOSED MAIN RESIDENCE & GARAGE/GUEST HOUSE EXTERIOR ELEVATIONS-COLORED

PLANNING INFORMATION

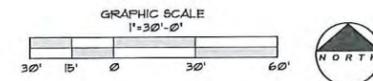
APN: 018-141-004

DESCRIPTION	CODE	EXISTING	PROPOSED		
ZONING: A-H					
LOT AREA		216,353.26 SF			
FLOOR AREA		10,634 sf	7,027		
FAR		0.05	0.03		
SITE COVERAGE		21,267 sf	3,128 sf		
SITE COVERAGE RATIO		10%	1.44%		
Floor Area and Site Coverage Breakdown					
		FLOOR AREA	SITE COVERAGE		
Existing Caretaker's Residence	850/1,105 sf	902 sf	902 sf		
Existing Shed		126 sf	126 sf		
Main Residence: Remodeled & Expanded					
- Main Floor		1,018 sf	2,565		
- Covered Veranda and porch		588 sf	1,300		
Existing Detached Garage and Studio					
- Garage	1000/1,300sf	852 sf	852 sf		
- Studio Above		561 sf	561 sf		
- Balcony			42 sf		
NEW Detached Caretaker's Garage-					
- Garage / Storage	1000/1,300sf		1037		
- Studio Above			544		
- On-grade Terrace and stairs			706		
Recently Approved Detached Barn					
- Garage, Storage, Workspace	1000/1,300sf		1,121 sf		
- Equipment Carport			400 sf		
Deduct first 400 sf of detached garage		-400	-400		
HEIGHT					
- Main Residence		30'	21'		
- New Caretaker's Detached Garage		15'	23'		
- Existing Caretaker's Residence			19'		
- Existing Detached Garage			21'		
- Approved Detached Barn		15'	15'		
SETBACKS					
	CODE	FRONT	NORTH	SOUTH	REAR
- Main Residence	PROPOSED	30'	30'	30'	30'
- Caretaker's Residence	EXISTING	145'	142'	140'	363'
- Existing Detached Garage	EXISTING	5'	3'	296'	592'
- Proposed Detached Garage	PROPOSED	218'	121'	192'	368'
- Proposed Caretaker's Detached Garage	PROPOSED	220'	49'	261'	376'
- Approved Detached Barn	EXISTING	446'	60'	248'	76'

ROS BOOK 693 PAGE 35-36

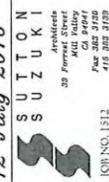


Site Plan



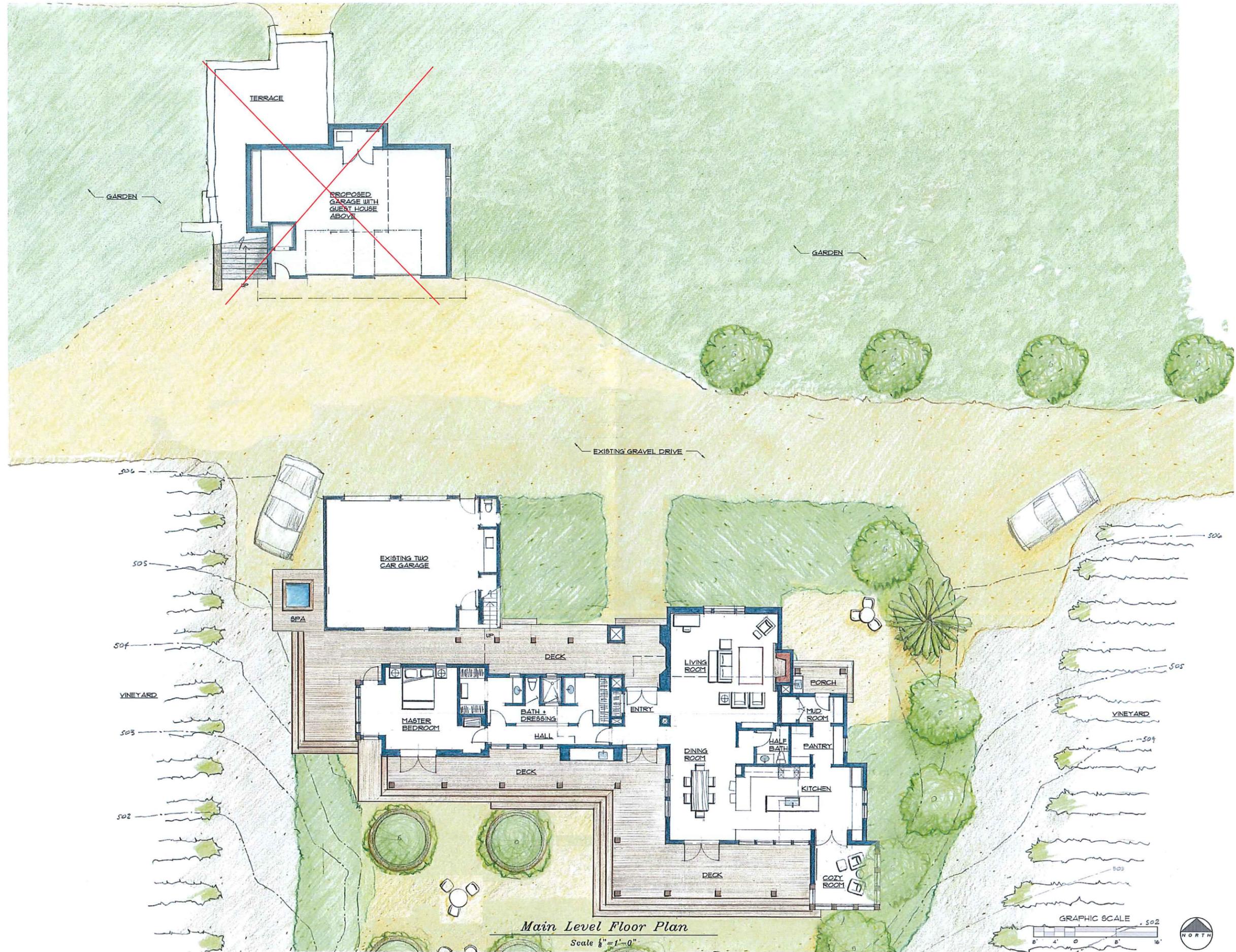
Cover Sheet

DR0
New Residence
12 July 2016



SEALEY MISSION VINEYARD
Elizabeth and Peter Sealey
277 4th Street East, Sonoma, Ca.
A.P.N.: 018.141.004

AUG 0 1 2016



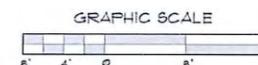
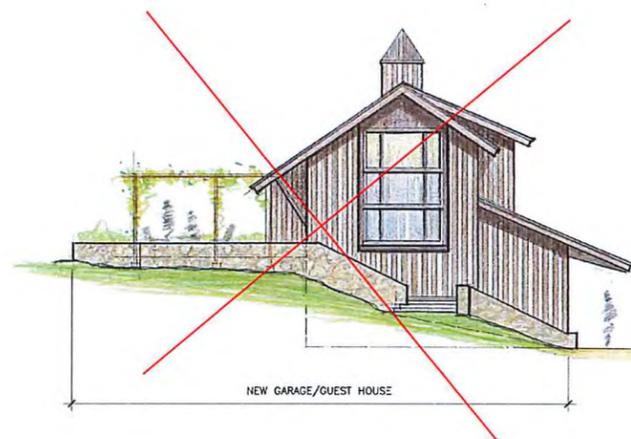
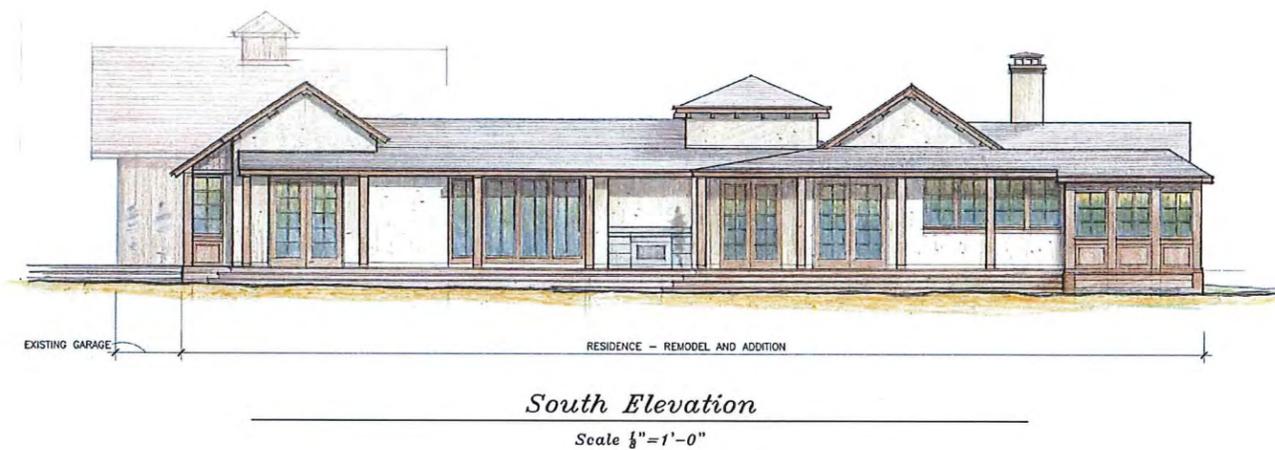
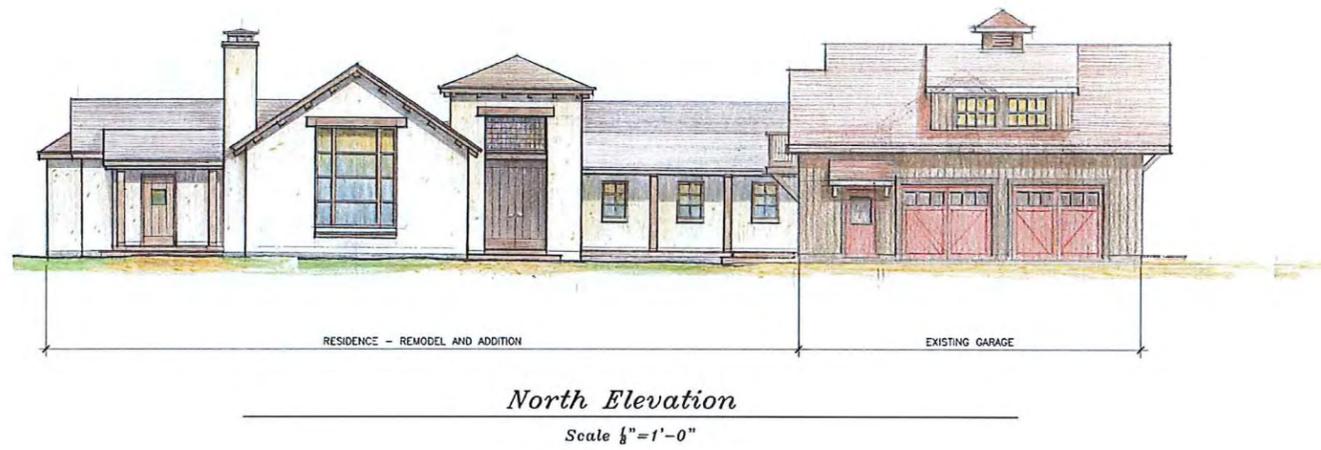
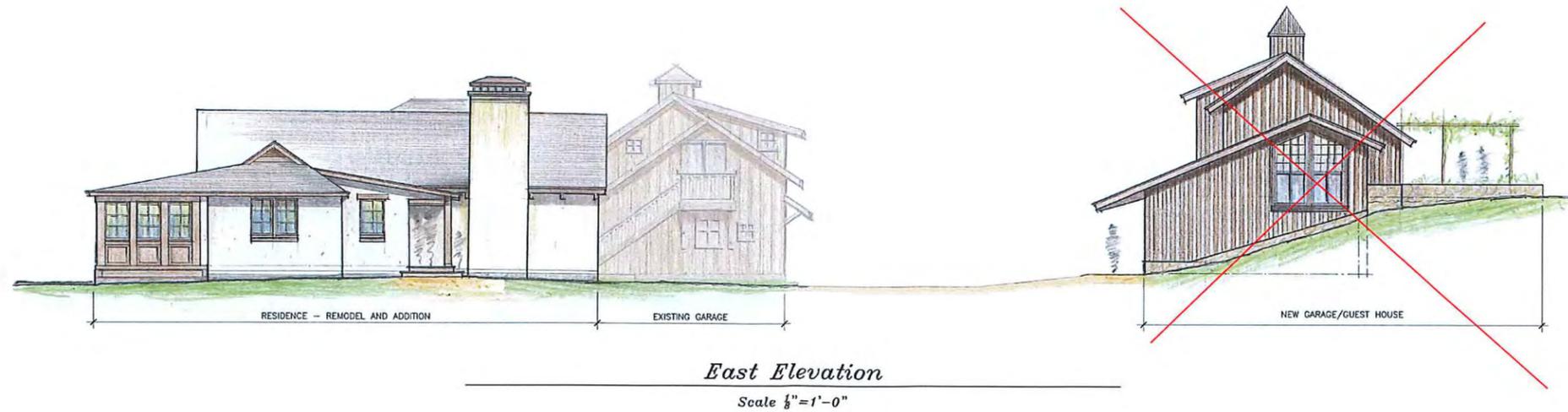
DR2
New Residence
12 July 2016

SUITON
SUSUKI
Architects
300 Park Hill Building
Berkeley, CA 94704
Phone: 510.841.1144
Fax: 510.841.3139
JOB NO. 1512

SEALEY MISSION VINEYARD

Elizabeth and Peter Sealey
277 4th Street East, Sonoma, Ca.
A.P.N.: 018.141.004

AUG 01 2016



SEALEY MISSION VINEYARD
Elizabeth and Peter Sealey
277 4th Street East, Sonoma, Ca.
A.P.N: 018.141.004

Proposed Residence Exterior Elevations
Scale $\frac{1}{8}'' = 1'-0''$

DR4
New Residence
12 July 2016
SUTTON
SUZUKI
ARCHITECTS
1200 Broadway
PO Box 31308
San Francisco, CA 94111
JOB NO. 1512

AUG 0 1 2016



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

DRHPC Agenda Item: 3

Meeting Date: 08/16/16

Applicant

Jeanne Montague and Chad Overway

Project Location

630 Austin Avenue

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: 1955
-

Request

Demolition of a single-family residence and detached garage located on the property at 630 Austin Avenue.

Summary

The subject property is a 12,450-square foot parcel located on the east side of Austin Avenue, midblock between Patten Street and France Street. The site is currently developed with a single-family residence and a detached garage.

The property is located within the City's Historic Overlay Zone; however, it is not listed on the local Historic Resources Survey, the State Register, or the National Register. However, under the Development Code, demolition of any structure over 50 years old is subject to review and approval by the DRHPC. A copy of the existing site plan is attached.

Historical Significance: According to the State Office of Historic Preservation, structures over 50 years old *may* be historically significant, even if not listed on a local or State/National register. Pursuant to §15064.5 of the California Environmental Quality Act (CEQA), a resource is considered "historically significant" if the resource meets any one of the following criteria for listing on the California Register of Historical Resources (as set forth under Public Resource Code §5024.1):

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. 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.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Given the age of the building, in July 2016, the applicant commissioned ADP Preservation LLC to prepare a historical resource evaluation of the property to determine if the residence is historically significant. The historical resource evaluation found that the property does not meet the criteria for listing on the California Register of Historical Resources and therefore is not a historical resource as defined under CEQA (see attached Historic Resource Evaluation 630 Austin Avenue, Sonoma, Sonoma County, California). Because the structure is not an historical resource, demolishing it would not have a significant effect on the environment and the project qualifies for a Class 1 Categorical Exemption under CEQA (§15301. Existing Facilities).

City Regulations for Demolition Permits: The City's regulations for demolition permits rely heavily on the criteria for listing on the California Register of Historical Resources in determining whether a property is historically significant and can be demolished. This is reflected in both §19.54.090.F.2 (Determination of Significance) and §19.54.090.G.1 (Findings, Decision) of the Development Code. If the DRHPC determines that the residence does not qualify as a historic resource

under CEQA and can make the findings listed below, then the demolition may be approved. If the DRHPC chooses to approve the demolition of the residence, the DRHPC may require that the single-family residence not be demolished until building permits for the replacement structure have been issued and that the inside and outside of the residence be photo documented and submitted to the Sonoma League for Historic Preservation and the City of Sonoma.

Required Findings: As set forth in §19.54.090 of the Development Code, the DRHPC must make the following findings to approve a Demolition Permit:

1. The structure is not historically significant, based upon the criteria established by the State Office of Historic Preservation (listed above); or
2. The structure does not represent a unique and irreplaceable historic or architectural resource;
3. The community benefit of preserving the structure is outweighed by the cost of preservation and rehabilitation;
4. The adaptive re-use of the structure is infeasible or inappropriate, due to economic considerations, structural conditions or land use incompatibility; and
5. The relocation of the structure is infeasible due to cost, structural conditions or lack of an interested taker.

All demolition projects require a demolition permit from the City of Sonoma Building Department prior to performing any demolition work. Additional clearances from the Bay Area Air Quality Management District (hazardous materials 'J' number), Sonoma County PRMD (sewer disconnect permit), Sonoma County Health Department (well abandonment permit), Sonoma Planning Department (tree protection and storm water management best practices), and other agencies or departments may be required prior to issuance of a demolition permit. For further information, please contact the Building Department at (707) 938-3681.

If commissioners wish to arrange a site visit to inspect the home independently, please contact the applicant, Chad Overway at (415) 987-8059.

Commission Discussion

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. Historic Resource Evaluation 630 Austin Avenue, Sonoma, Sonoma County, California
3. Site plan.

cc: Jeanne Montague and Chad Overway
116 Chase Street
Sonoma, CA 95476

Francis Foster
291 Patten Street
Sonoma, CA 95476

Mary Martinez, via will call at City hall

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

19 July 2016

City of Sonoma
Planning and Community Development
No. 1 The Plaza
Sonoma, CA 95476

Request for Demolition Permit

RE: 630 Austin Street

Project Narrative:

The existing residence was built in 1955 as a single family house on a typical lot on the eastside of the City of Sonoma. The house is a cross-hipped, single story, ranch style house with a 2 room addition built at the rear in 1963. We are applying for demolition permit to remove the existing structure and replace it with a new single family house that will comply with existing building regulations regarding size, setbacks, materials used, mechanical systems and energy considerations (Title 24 and California Green Building Standards Code).

In terms of the requirements to obtain a demolition permit as outlined in City of Sonoma Uniform Application, we believe we are in compliance as follows:

1. The structure is not historically significant based upon the criteria established by the State Office of Historic Preservation. In addition, it does not represent a unique and irreplaceable historic or architectural resource. Please refer to the historical report dated July 2016 written by Alice Dufee, Historic Preservation Planner, which concludes that the house does not meet any of the four criteria for historical significance so is not eligible for listing in either the California Register or the National Register of Historic Places.
2. The current structure is unsafe with several rooms contaminated with toxic black mold (*Stachybotrys chartarum*), a substandard mechanical system with heating ducts that are a clear fire hazard, wiring that is not up to present day code and no sprinklers or other fire suppression systems. The costs of rehabilitation would exceed the costs to build a new compliant house. Further, there is no community benefit in preserving the structure since it is not historically significant according to the report referred to above.
3. An adaptive re-use of the structure is not appropriate given the fact that it is located in a neighborhood zoned for single family homes.
4. There is no merit in relocating the structure since it is not economically feasible or structurally sound.

Consequently, we request the City of Sonoma issue a demolition permit for the structure which will allow us to begin the process of building a new home that will not only conform to the new building standards and codes but also be an asset to the neighborhood in terms of its design and appearance.

Sincerely,



Chad Overway AIA RIBA

JUL 16 2016

Historic Resource Evaluation
630 Austin Avenue, Sonoma,
Sonoma County, California
(APN 018-311-031-000)



Prepared for:

Chad Overway
116 Chase Street
Sonoma, CA 95476
chad@overwaypartners.com



Prepared by:

Alice P. Duffee, Historic Preservation Planner
APD Preservation LLC
July 2016

JUL 15 2016

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Project Overview & Executive Summary

The owner of 630 Austin Avenue in Sonoma, California, is assessing the historic character of the structures on this property in anticipation of demolishing the structures. As part of the planning process, they hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to evaluate the historic character of the property and identify what features, if any, render the property historically significant. This report is the result of that evaluation.

The house is on what was originally Lot #74 of the Pueblo Map of Sonoma. Previous owners include Lewis and Ann Adler, Edward and Sarah Gillan, Jean Elizabeth Grinstead Barnes, Neal and Gladys Dodge, Louis and Ida Miglioretti, Ed and Maxine Noonan, and Mike and Elizabeth DeLong. The property remained undeveloped until Ed Noonan built the current Ranch style house on the lot in 1955 following the extension of Austin Ave to Patten Street and the installation of public sewer lines along Austin Avenue in 1950. The DeLongs occupied the house for 57 years, and built a 2-room addition at the rear of the house as well as three storage sheds.

The house at 630 Austin Avenue is 61 years old and is within the City of Sonoma's Historic Overlay Zone. The house, however, is not included in any surveys of historic resources and does not meet any of the four criteria of historic significance (association with a significant event, association with a significant person, architecturally distinctive, or potential to yield archeological information). Therefore, it is not eligible for listing in either the California Register or the National Register of Historic Places.

Methodology

On July 8, 2016, Alice P. Duffee undertook a field survey of the property, to conduct a visual review and assessment of the house. Records searches were conducted at the following repositories, as well as a variety of online research websites:

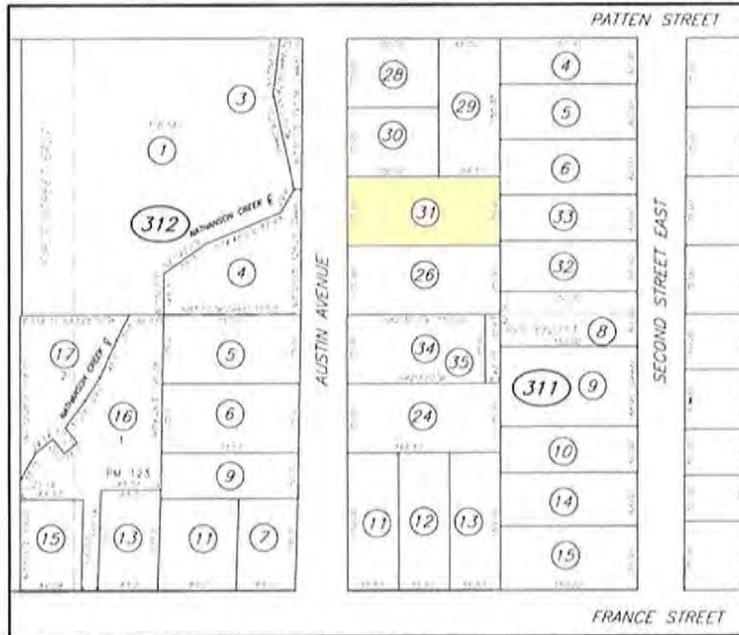
- Sonoma County Recorder's office
- Sonoma County History & Genealogy Library
- Sonoma League for Historic Preservation
- Sonoma Valley Historical Society
- San Francisco Public Library (SFPL) online research databases
- City of Sonoma (Building and Planning departments)
- California Digital Newspaper Collection
- Online Archive of California and a variety of online research websites

Evaluator qualifications

Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the house at 630 Austin Avenue in Sonoma, California. Ms. Duffee is a qualified architectural historian as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History. She holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia.

Site Location

The house at 630 Austin Avenue sits on the east side of Austin Avenue, south of Patten Street, in the City of Sonoma. A variety of wood fences enclose the rear of the property, while mature hedges, trees, and shrubs screen the property from its neighbors. The streetscape is mature landscaping around modest single-family residences from the mid-twentieth century. This section of Austin Avenue has two lanes of traffic (two-way) and street parking on both sides.



Location of 630 Austin Avenue (Sonoma County parcel map 018-311)



Aerial view of Parcel (Google Earth 2016)

Description

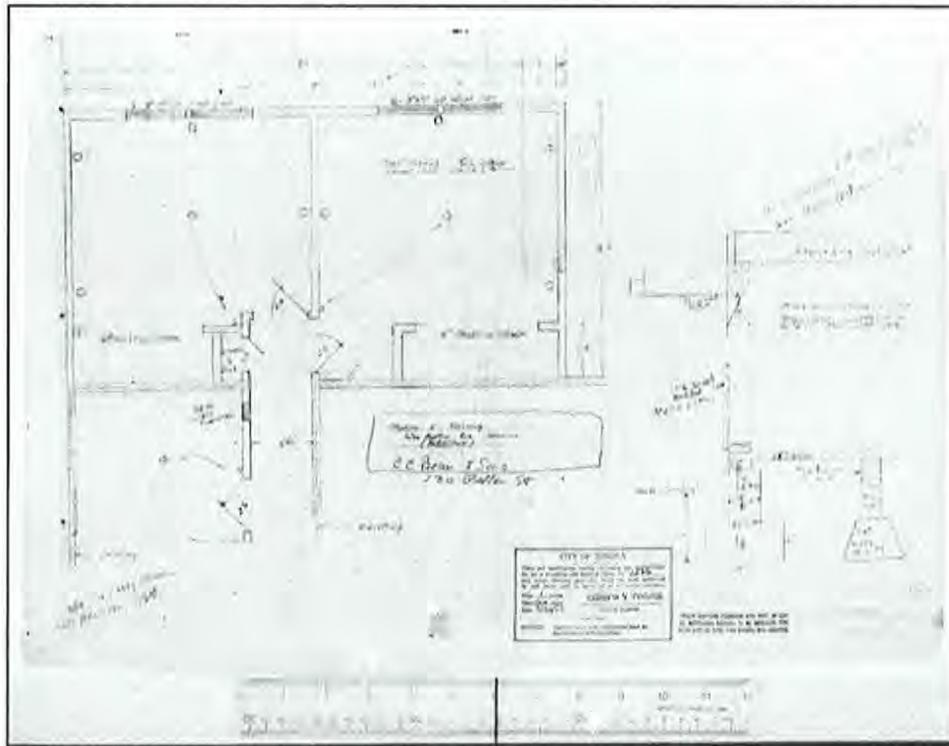
The house at 630 Austin Avenue is typical example of a cross-hipped, single-story, Ranch Style house. With the increased availability of standardized, mass-manufactured building materials (such as windows, gypsum board, and lumber), the Ranch Style dominated new construction across the United States through the 1950s and 1960s. Typical features include single-story, wide overhanging eaves, open floor plans, low-pitched roofs, and large picture windows.

The house at 630 Austin Avenue has a long, hipped-roof ridge running parallel to the front façade and a hipped extension extending perpendicular off the south side of the front section. It is set back from Austin Avenue in line with its neighbors, and is separated from the street by a curb. There is no sidewalk. A concrete driveway leads from Austin Avenue to a covered carport at the northwest corner of the house. A concrete path leads to the tiled front porch, which is accessed by two shallow, tiled steps extending the width of the porch. All sections of the structure are faced in board-and-batten wood siding and rest on a concrete foundation. Modern composition shingles cover all parts of the roof (see figure 1).

The front façade consists of an open carport at the northwest corner and a recessed porch roughly centered under the wide overhanging eave. The southern half of the façade is solid, with a brick chimney intersecting the broad overhanging eave (see figure 5). A single, half-glass, cross-paneled pedestrian door with diamond shaped panes leads from the carport into the rear of the house (see figure 4). The front door is similar to the carport door, with the exception of having square panes and a decorative aluminum security door (see figure 3). On the porch, two double-hung, one-over-one, aluminum windows are framed as a single "picture window" unit (see figure 2).

A board-and-batten wood fenced topped with a band of trellis extends across the property to enclose the rear of the house and the back yard (see figure 6). Another recessed porch dominates the south side of the structure (see figures 7 and 8). One-over-one, double-hung, aluminum windows regularly interrupt the expanses of board-and-batten wall. Under the porch, two simple brick steps lead from the tiled floor to a pair of glass-paned French doors behind a pair of decorative aluminum screen doors (see figure 9). A single square post with a decorative turned capital supports the broad span of the boxed overhanging eave. A pair of similarly decorative brackets mark the corners of the porch (see figures 10 and 11). Foundation vents are evenly spaced around the base of the house.

The rear of the house telescopes back to a two room, hipped-roof addition built in 1963 (see figures 12 and 14). The east elevation of this addition has two evenly spaced pairs of windows with one-over-one, double-hung sash (see figures 14 and 15).



The north elevation is a long, unbroken expanse of board-and-batten siding, leading into the junction of the two sections of the house. Three double-hung, one-over-one windows of various sizes are clustered toward the west end of the block (see figure 17). Around the corner, on the rear side of the front block of the house, a simple half-glass pedestrian door leads from the carport into the backyard (see figure 20).

Access to the north side of the front block of the house is somewhat limited by the house's proximity to the lot line and overgrown shrubbery. Two windows are evenly spaced on this wall.

Three sheds are located on the property. The largest, gable-roofed shed is near the northern property line and matches the board-and-batten siding from the main house. Permit records indicated that it was built in 1959 (see figure 21). A modern, gambrel-roof shed with vertical wood siding and a corrugated metal roof sits directly behind the house (see figure 22). Finally, a small, gable-roofed shed with vertical T-111 siding sits behind the carport, near the junction of the two sections of the house (see figure 23).

The rear of the lot is roughly planted with a variety of young and old trees and shrubs (see figure 25).

Permit records for this property include:

- 1959: construct storage shed in rear of house
- 1963: addition at rear of house
- 1986: replace roof

Historical Context of Sonoma

The house at 630 Austin Avenue is situated on lands granted by the Mexican Government to the San Francisco Solano Mission in 1823. In 1835 General Mariano Guadalupe Vallejo set about transitioning the area from mission to pueblo, using the name "Sonoma" in his progress report to the governor. Later that year, on June 24, 1835, the governor signed an order officially establishing Sonoma as a "presidial" town—the headquarters for the military in the north. With the help of William A. Richardson from Yerba Buena (the precursor to the city of San Francisco), General Vallejo laid out the town of Sonoma around a traditional plaza and grid design. The 8-acre plaza they laid out was the largest plaza in California, and remains so today. The orderly street grid was symmetrical around the 110' wide Broadway, centered on the plaza.

For a brief period in 1846 (25 days), Sonoma was the capital of the newly formed "Bear Flag Republic". The infant Republic, now state of California, was quickly annexed by the United States and later made a state in 1850. Vallejo was elected a State Senator and lobbied to keep Sonoma as the county seat; Santa Rosa, however, took over the position in 1854 and Sonoma reverted to a sleepy agricultural crossroads. In 1883 it was incorporated as a city.

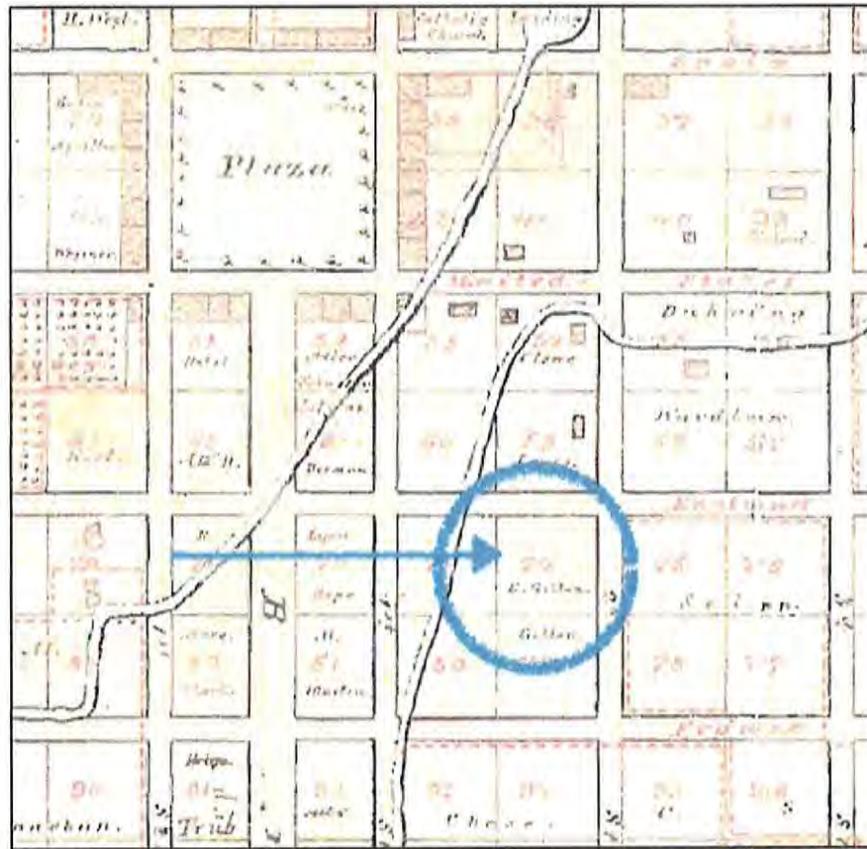
The town grew steadily through the end of the nineteenth century and early twentieth century, with the population rising from a meager 597 in 1860 to 1,158 in 1940. By 1950 the rate of growth was increasing, and Sonoma's population rose to 2,015. The post-war years saw a major shift of population to the rural town, whose numbers swelled 50% to 3,023 in 1960. Sonoma's housing stock rose proportionally from 773 to 1,129 (46 %).¹ It was during this decade of intense growth in Sonoma that many formerly vacant lots near the heart of the City of Sonoma began to be developed.

History of 630 Austin Avenue

The lot that contains 630 Austin Avenue is on the west side of what was originally known as Lot 74 on the early Pueblo Map of Sonoma. This area remained undeveloped through the mid-twentieth century, with Austin Avenue extending north to Patten Street around 1950, when the City extended public sewer lines along Austin Avenue from France to Patten streets.²

¹ <http://www.bayareacensus.ca.gov/cities/Sonoma50.htm>

² Sonoma Index-Tribune, August 26, 1949.



1875 Geldern Map of Sonoma

Ann Patten Bones purchased Lot #74 for \$9.25 from the City of Sonoma (Lilburn Boggs, Alcade) in May 1848.³ Ann was a widow with 5 children who came west with her parents (John and Elizabeth Patten) around 1846 following the death of her husband, Joseph Bones, in Missouri in 1845. She and her family came across the Oregon Trail and settled in Sonoma. Soon after purchasing Lot #74, Ann married Lewis Adler, a single man five years her junior.

The couple kept Lot #74 for 10 years, before selling it back to Ann's father, John D. Patten, on April 11, 1858.⁴ Within a year, Patten sold the land to Sarah M. Lewis Gillan, who was the child of John Lewis and Catharine Wardlow – both from prominent Sonoma pioneer families who had also crossed the Oregon Trail to settle in Sonoma in 1846.

The land stayed in the Gillan family until 1940, when Eda C. Gillan, daughter of Sarah and Edward Gillan, died single and childless and left the real estate to three of her friends: Lydia Culberson, Jean Elizabeth Grinstead, and Gladys Kerner.⁵ Culberson and Kerner transferred their interests to Grinstead immediately. By 1940, portions of Lot #74 had been sold off and combined with portions of Lot #79 to the south.

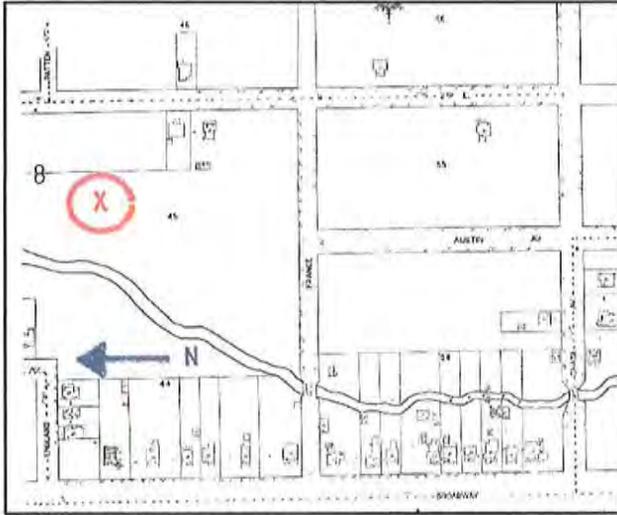
Jean Elizabeth Grinstead Barnes sold off the large parcel gradually over the next 12 years, selling the northwest corner of Lot #74 to Neal and Gladys Dodge in 1952.⁶ The City of Sonoma had extended public sewer to the street in 1950, facilitating its development. Dodge subdivided the parcel into 4 lots and sold them individually.

³ Sonoma County Deed Book A, page 55.

⁴ Sonoma County Deed Book 11, page 719.

⁵ Sonoma County Official Records Book 508, page 388.

⁶ Sonoma County Deed Book 1112, page 572.



1923 Sanborn Map

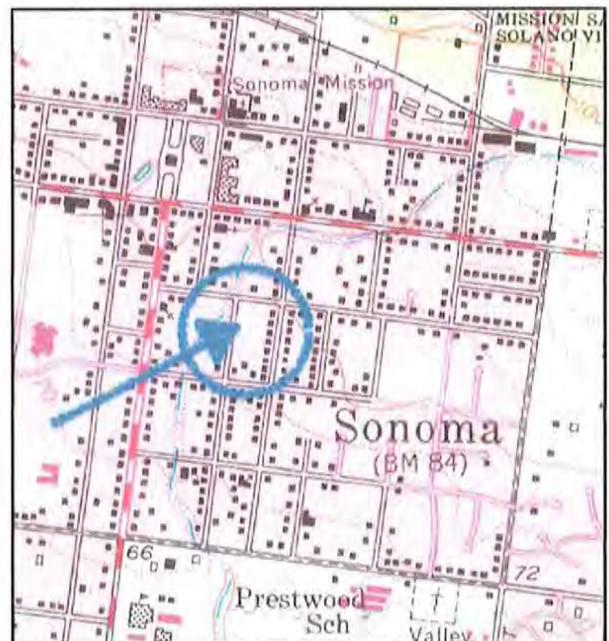
Louis and Ida Miglioretti purchased the project area (parcel 31) in March 1952.⁷ Miglioretti was a prominent importer of Italian goods and wines, with offices in Sonoma and Baltimore. He and his brother, Joseph, formed the Embros ("M" Brothers) Wine company in 1937. This property on Austin Avenue, however, remained undeveloped under his tenure, as well.

In March 1954, Leo Edward ("Ed") Noonan and his wife Maxine Fowler Noonan purchased the empty lot.⁸ At this time, Noonan was a 27-year-old World War II veteran who had completed his graduate studies at Stanford, and had received his teaching credential in the early 1950s. He and Maxine had been married three years and he had recently taken a job at the Sonoma Valley High School teaching math and coaching golf and football. During the summer of 1954, while constructing the house at 630 Austin Avenue with his father-in-law (Joseph Fowler), Ed contracted polio.

The house at 630 Austin Avenue was completed while Ed Noonan recovered, and the Noonan family lived on the property until May of 1958, when they relocated to Santa Rosa.



1942 USGS Map



1951 USGS Map

⁷ Sonoma County Deed Book 1112, page 574.

⁸ Sonoma County Deed Book 1590, page 602.

The Noonans sold the property to Myron ("Mike") and Elizabeth DeLong in May 1958.⁹ Mike DeLong was a fellow English teacher and coach at Sonoma Valley High School. The DeLongs raised their six children in the house at 630 Austin Avenue, erecting a storage shed in 1959 and building a two-room addition at the back of the house in 1963.

Mike DeLong died in 1988 in Sonoma, leaving the house to his wife, Elisabeth. Elisabeth lived in the house until her death in 2015, whereupon her family sold the property to the current owner.

Determination of Eligibility

In order for a resource to be historically significant it must meet pass three tests: 1) it must be over 45 years old;¹⁰ 2) it must meet one or more of the "criteria of eligibility" (outlined below); and 3) it must retain enough integrity to convey its significance as it relates to the aforementioned criteria.

The house at 630 Austin Avenue is 61 years old and lies within the Sonoma Historic Overlay District, but is not included in any historic resource surveys, including the Sonoma League for Historic Preservation's "Historic Resource Survey."

CRITERIA

According to the California Office of Historic Preservation (OHP), a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:¹¹

Criteria	630 Austin Avenue
1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.	It was not directly associated with a major local or regional development trend or event.
2. Associated with the lives of persons important to local, California or national history.	It was not directly associated with any people of local, regional, or national significance.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.	None of the structures is architecturally distinctive.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation	The area has been significantly disturbed by development on the lot, and is not known to contain any archeological resources.

Conclusion

The house at 630 Austin Avenue is 61 years old and is not included in any survey of historic resources, though it is within the city's Historic Overlay zone. The house does not meet any of the four criteria of historic significance (association with a significant event, association with a significant person, architecturally distinctive, or potential to yield archeological information). Therefore, it is not eligible for listing in either the California Register or the National Register of Historic Places.

⁹ Sonoma County Deed Book 1590, page 602.

¹⁰ In certain situations, the age requirement may be waived.

¹¹ Pub. Res. Code 5024.1, Title 14 CCR, Section 4852.



Resources Consulted

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www.archives.com
www.archives.org

hid.huntington.org/cdm/
www.loc.gov
www.cdnc.ucr.edu
www.genealogybank.com

www.calisphere.universityofcalifornia.edu

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Figure 1: West (Front) facade



Figure 2: West facade, front porch



Figure 3: West facade, front door



Figure 4: West facade, pedestrian door in carport

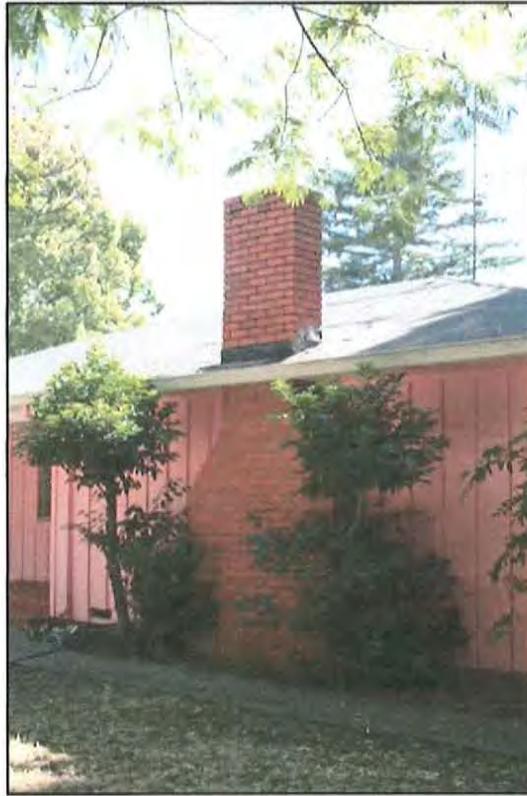


Figure 5: West facade, chimney



Figure 6: West facade, fence and gate to side yard



Figure 7: South elevation, SW corner of house



Figure 8: South elevation, recessed porch



Figure 9: South elevation, French doors in recessed porch



Figure 10: South elevation, decorative bracket in porch



Figure 11: South elevation, post detail in recessed porch



Figure 12: Southeast corner of house



Figure 13: Southeast corner of house, roof



Figure 14: East elevation (addition)



Figure 15: East elevation, window



Figure 16: North elevation, northeast corner



Figure 17: North elevation



Figure 18: North elevation towards front of house



Figure 19: North elevation, window



Figure 20: East elevation, pedestrian door from carport to backyard



Figure 21: Storage shed (1959)



Figure 22: Storage shed (modern)



Figure 23: Storage shed



Figure 24: North property line



Figure 25: Back yard

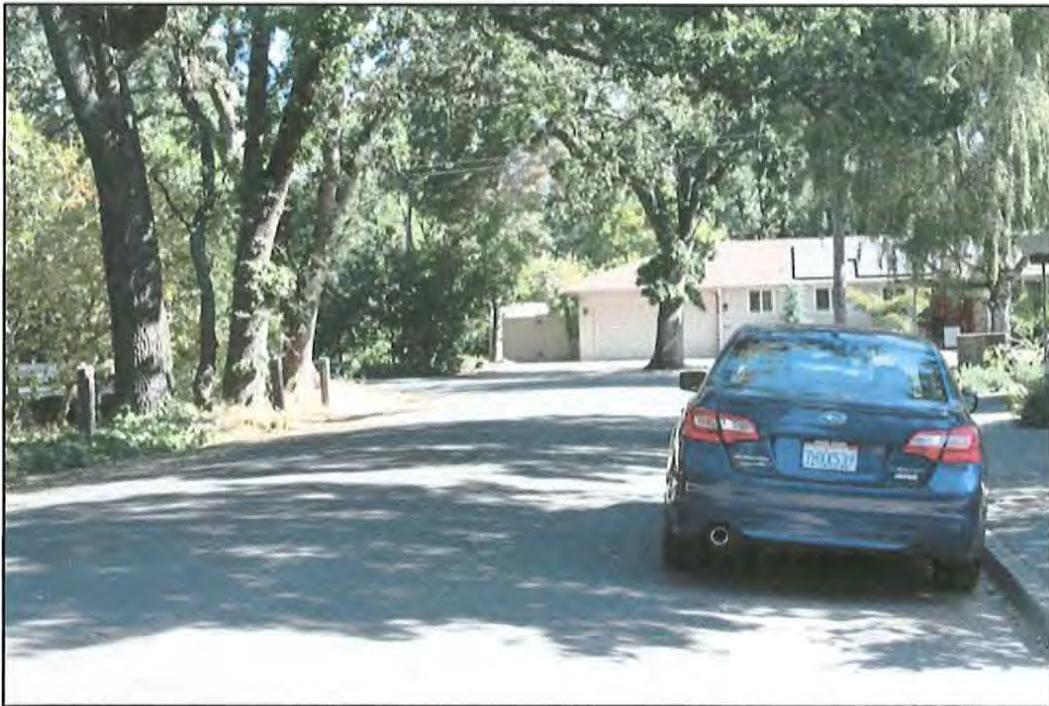


Figure 26: Austin Avenue, looking north



Figure 27: Austin Avenue looking south



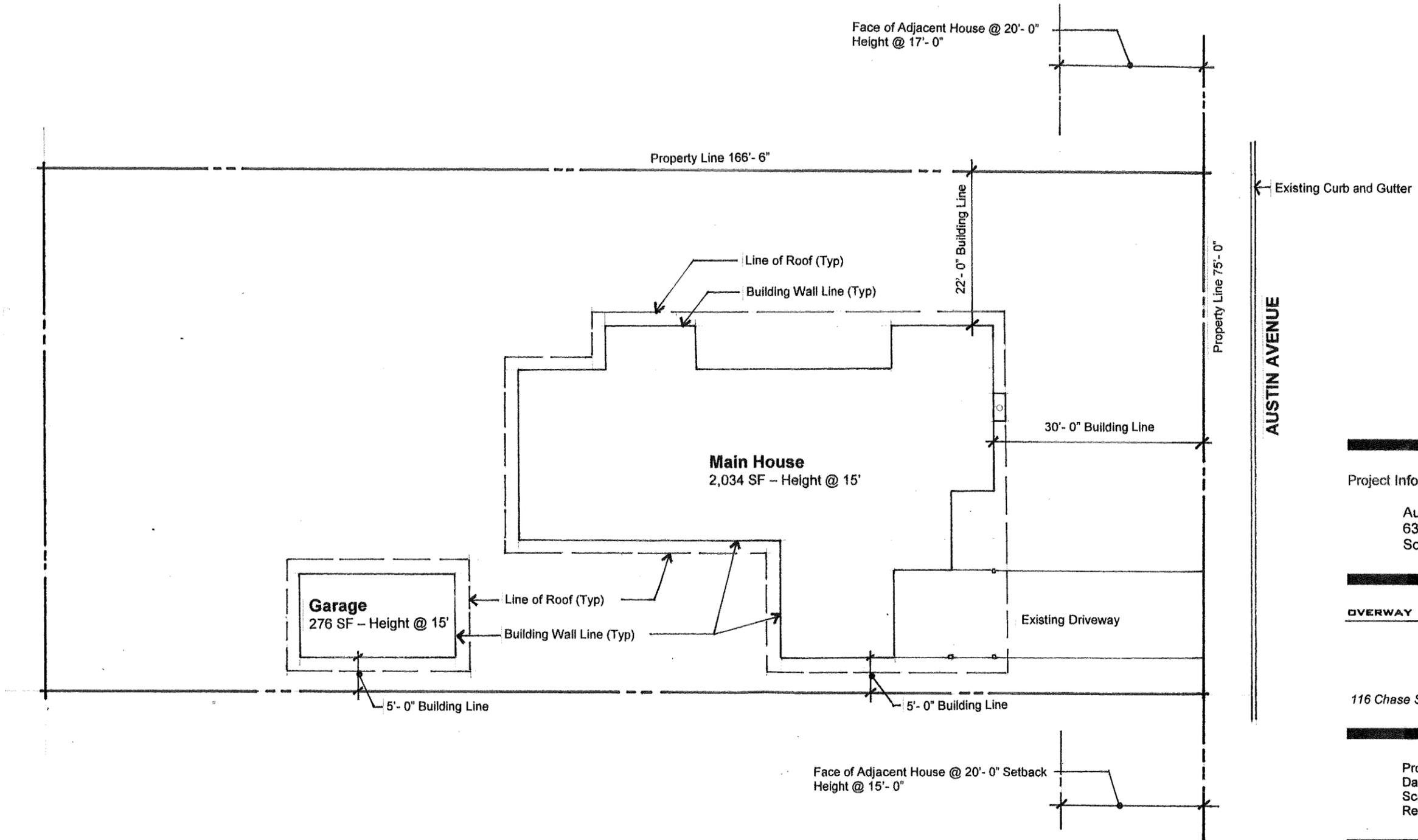
Figure 28: West side of Austin Avenue, across from project area



Figure 29: Neighbor to south



Figure 30: Neighbor across the street



Project Information:

Austin Avenue Residence
630 Austin Avenue
Sonoma, CA 95476

OVERWAY PARTNERS | ARCHITECTS

116 Chase Street, Sonoma, CA 95476 | 415.987.8059

Project No. 902016.03
Date:
Scale: As Noted
Revisions:

EXISTING SITE PLAN

SCALE 1/16" = 1'-0"

S1

JUL 15 2016



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

DRHPC Agenda 4
Item:

Meeting Date: 08/16/16

Applicant

Jeanne Montague and Chad Overway

Project Location

630 Austin Avenue

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:

Request

Design review for a new single family residence, detached garage, and detached guesthouse located at 630 Austin Avenue.

Summary

The architect is proposing to construct a 3,488 square foot residence, 660 square foot detached garage, and 387 square foot detached guesthouse on the property.

Discretionary Projects: For projects *not* subject to discretionary review by the Planning Commission, the Design Review and Historic Preservation Commission shall be responsible for reviewing and acting upon the project site plan, building massing and elevation concepts, elevation details, materials, landscaping (including fences and walls), and lighting.

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

- *Setbacks:* The new residence will meet or exceed the normal setback requirements.
- *Coverage:* At 33%, site coverage is less than the 40% maximum allowed in the Low Density Residential zone.
- *Floor Area Ratio:* The project would result in a F.A.R. of 0.33, which is less than the 0.35 maximum allowed.
- *Parking:* One covered parking space is provided in the detached garage. This meets the requirement.
- *Height:* The one-story residence would have a maximum ridge height of 16.5 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: New single family homes 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;

There are no historically significant features on the site.

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 north, south, and east are developed with single family residences.
4. The location, design, site plan configuration, and effect of the proposed development.
The location, design, site plan configuration, and effect of the new residence are compatible with surrounding uses.

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

Building Elevations & Exterior Materials: The design of the new residence is intended to be compatible with the surrounding neighborhood. Proposed exterior materials consist of glass window walls, horizontal wood siding, stacked stone, and a GAF Liberty SBS roofing system (see attached manufacturer specification sheets). The applicant is proposing Thermal Frame windows and doors (see attached specification sheets).

Landscaping: As required by the Water Efficient Landscape Ordinance, the applicant will be submitting a landscape plan (including fences, walls, and pavers) for the DRHPC's consideration at a later date.

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 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;*
The project complies with the applicable policies and regulations set forth in the Development Code. It meets all relevant requirements associated with residential development in the Low Density Residential zone, including limits on height, setbacks, Floor Area Ratio, and lot coverage.
2. *On balance, the project is consistent with the intent of applicable design guidelines set forth in this Development Code;*
In staff's view, the proposal is compatible in scale and treatment with the existing, older development and maintains the overall historic character and integrity of the community.
3. *The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features;*
The project proposes a new residential structure, detached garage, and guesthouse, which are compatible with adjacent development and consistent with height and setback requirements.
4. *The project will not impair the historic character of its surroundings;*
It is staff's view that 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;*
There are no historic structures or 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*
In staff's view, the project complies with SMC 19.42 in that the project is consistent with the Guidelines for infill development in that the project meets the setback requirements and architectural considerations.
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.*
The project is not located within a local historic district.

Other permits required: In addition to the requirements of this title, the project 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 construction.

Commission Discussion

Design Review Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRC Conditions or Modifications

Attachments:

1. Project narrative packet
2. Site plan
3. Floor plan
4. Exterior elevations
5. Architectural exterior materials
6. Correspondence

cc: Jeanne Montague and Chad Overway
 116 Chase Street
 Sonoma, CA 95476

Mary Martinez, via will call at City hall

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey

4 August 2016

City of Sonoma
Planning and Community Development
No. 1 The Plaza
Sonoma, CA 95476

Design Review

RE: 630 Austin Street

Project Narrative:

We have applied for a demolition permit for the existing structure at 630 Austin Avenue in downtown Sonoma and propose to replace it with a new single family house that will comply with all planning regulations regarding size, setbacks, materials used, mechanical systems and energy considerations (Title 24 and California Green Building Standards Code).

More specifically, the project we are proposing satisfies the various requirements outlined in the Uniform Application as follows:

1) Basic Findings:

- The project complies with applicable policies and regulations, as set forth in the Development Code, other City ordinances and the General Plan.
- On balance, the project is consistent with the applicable design guidelines set forth in the Development Code
- The project responds appropriately to the context of adjacent development as well as existing site conditions and environmental features as follows:
 - i) The design of the house complies with the established guidelines for infill development outlined in the Code. In terms of Site Plan Considerations – the entry is facing the public right-of-way, the garage is set back 107' from the front lot line in the rear of the property (which is the existing condition) and the front setback is deeper than the setback of the two adjacent houses (25' setback for 630 Austin compared to 20' setback for adjacent houses).

In terms of Architectural Considerations – Although there is a 30' height allowance, we have consciously designed the structure to be only one story in keeping with the majority of the houses on Austin Avenue. It will consist of a central corridor with a flat roof 16.5' in height (consistent with the existing height of the peaked roofs on the 2 adjacent properties), dropping down to 13.5' on the two sides. This stepped-down single story treatment will not create any impact in terms of blocking of air/light or privacy considerations for the two adjacent houses. The nearest structure at the rear of the property is a guest house which is 85' from the back wall of the house.

As detailed on the plans, the house will be 3,472 sq. ft. The two neighboring houses to the south are 3,072 sq. ft. and 2,972 sq. ft. so the overall size is complementary.

The existing site is level lot. The project will be a slab on grade construction with only a minor slope up the front door. There will be no steps in order to allow universal access so there will be no separate porch. However, the front door will be set back 2' from the other front façade and will be sheltered by a 4' portico overhang to add depth and dimension to the line of the front of the house.

Therefore, we feel the new structure is consistent with the building mass, scale and proportion of the surrounding neighborhood.

In terms of guidelines for Single-Family Residences, the overall character of the adjacent neighborhood is quite eclectic with a mix of bungalows, Spanish style and ranch houses mixed with more modern Eichlers as shown on the attached map. The East Side in general has been seeing more contemporary architecture replacing older ranch style houses as they are being renovated or replaced. Some examples include:

-717 Donner Street (Blu Home)



-826 Austin Avenue



-recent addition to 563 Second Street (2 floor)



-885 Donner Street (2 floor)



-351 E. Napa Street (2 floor)



The flat roof style being proposed does have precedence in various other houses nearby. The homes in the immediate neighborhood of the subject property include two that are Eichler designs and a third that is a flat roof construction from the mid-60's. It will be modulated by the front porch and portico overhang extending 6' from the main door.

645 Austin Avenue (directly across the street)



-669 Austin Avenue (two doors down)



-157 Patten Street (2 doors north)



The front façade consists of glass windows for 35% of the total area, horizontal wood siding covering 45% and stone representing the remaining 20%. The color of the exterior materials will be a mixture of brown/green/gray which will complement the colors used in the surrounding neighborhood and be a significant improvement over the current bright pink color. The textures will include wood siding and stacked stone which are quite common elements in use on the East Side. Over 50% of the primary construction will be of recycled materials

In terms of environmental features, we will be preserving the largest trees on the property, including the two mimosa trees in the front yard, olive trees that line part of the south side yard, the very large and heritage silver-tipped maple in the back yard, a mature olive tree also in the back yard and several citrus trees in the north side yard. A licensed landscape architect will design plantings to complement the house and neighborhood while incorporating water saving concepts.

Color and Material Sample Requirements:

A full color rendering and building material samples will be presented at the hearing.

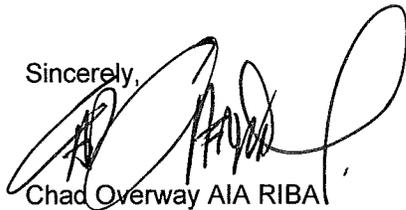
We are in the process of contacting all the adjacent neighbors to review the design and show them an architectural rendering. We have already gotten very positive feedback from several of the neighbors who are currently writing letters of support.

2) Projects within the Historic Overlay District.

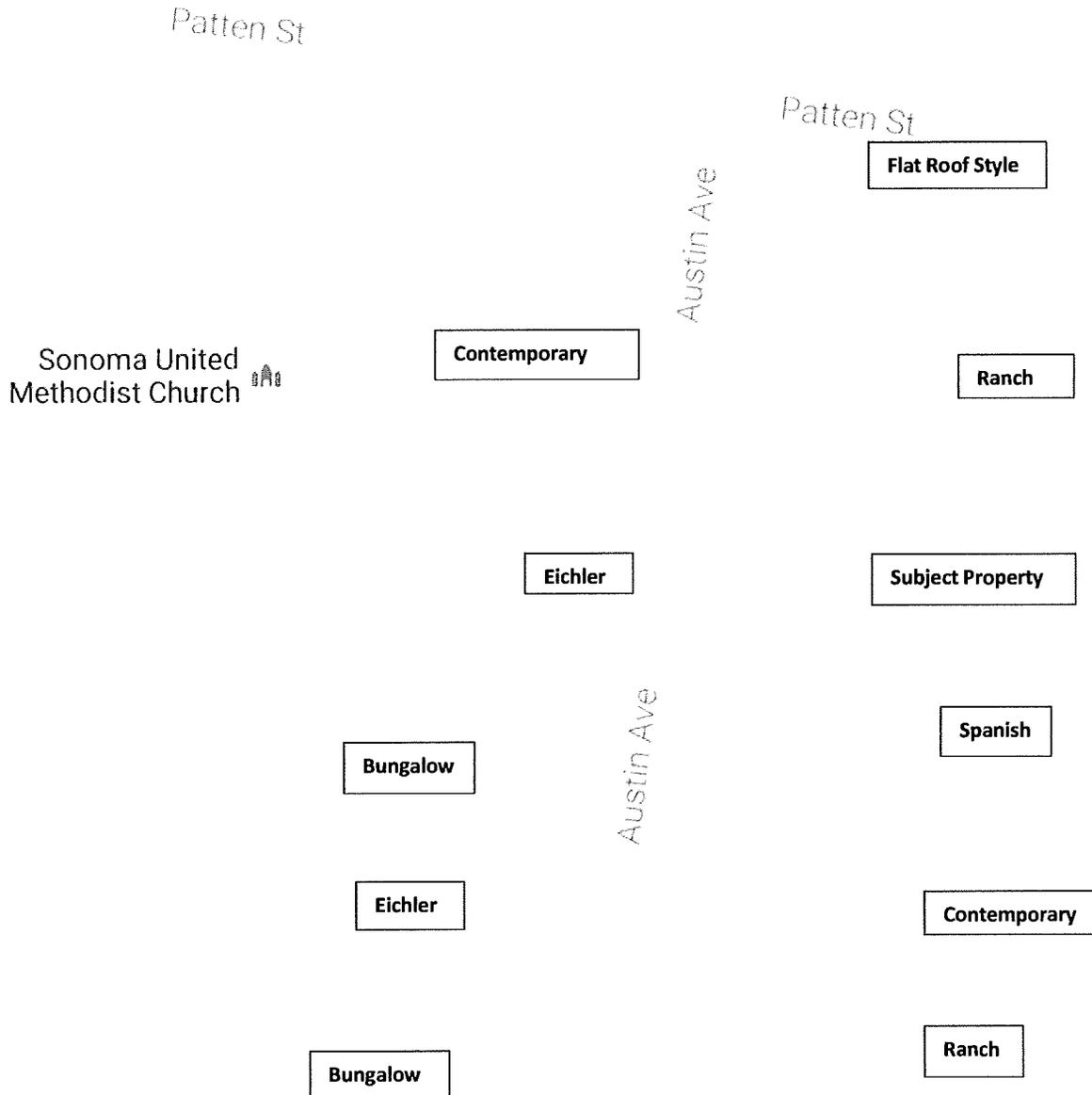
- The project will not impair the historic character of its surroundings which consist of one-story single family homes with a variety of facades ranging from wood to brick to stucco. The project will also be a one-story structure and the front of the house will be a combination of wood and stone construction with glass windows at the two corners and entry.
- There are no historic structures or other historic features on the site to be preserved.

Please refer to the Historic Resources Evaluation Report submitted by Alice Duffey dated July 2016 which concludes that the existing house at 630 Austin Avenue is not included in any surveys of historic resources and does not meet any of the four criteria for historic significance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Overway', written over a large, stylized, circular flourish.

Chad Overway AIA RIBA



ARCHITECTURAL EXTERIOR MATERIALS

FOR

630 AUSTIN AVENUE
SONOMA, CA

AUG 1 0 2016

WINDOW SYSTEM

AUG 1 0 2016

SERIES 3800-T

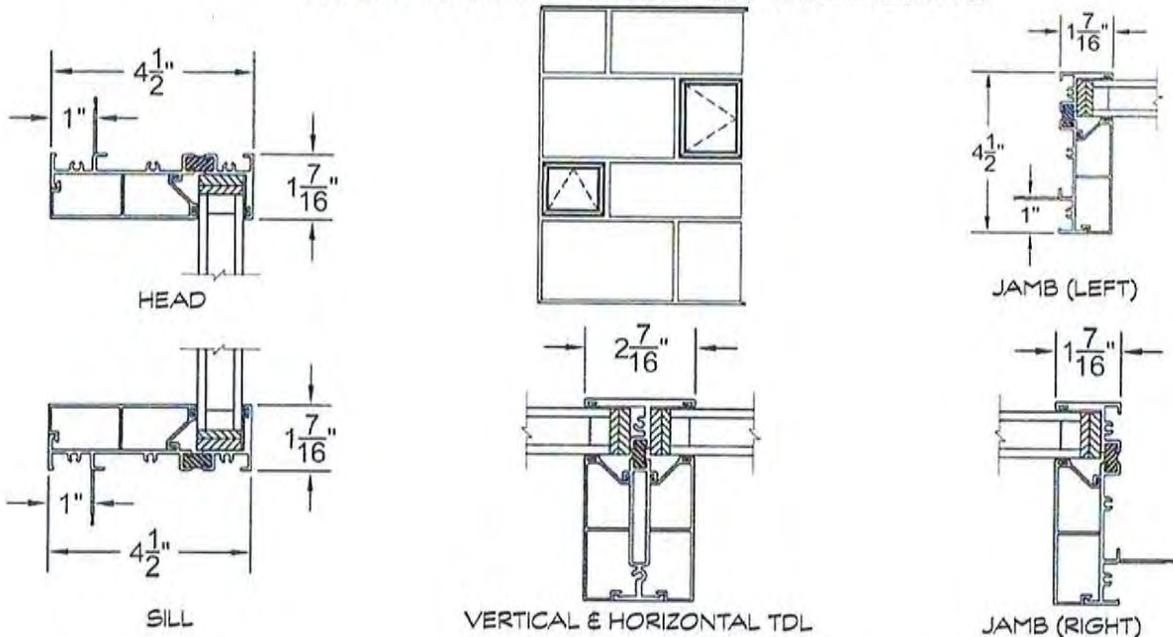
"THERMAL FRAME" WINDOW-WALL



Photo by Joe Fletcher.com

TYPICAL CONFIGURATIONS	← MAX PANEL WIDTH	↕ MAX PANEL HEIGHT	☀ EXAMPLE SHGC	❄ EXAMPLE U-FACTOR
<ul style="list-style-type: none"> Virtually Unlimited. Optional Inserts (Casement, Awning, Hopper, Sliding, Fixed). 	Determined by Site Wind Loads	Determined by Site Wind Loads	^a NFRC: 0.29	^a NFRC: 0.19

**ELEVATION VIEW:
WINDOW-WALL WITH OPERABLE INSERTS**



^aSpecimen size: Nom. 47" x 59".

AUG 10 2016



SERIES 530-T

"THERMAL FRAME" HORIZONTAL SLIDER & SINGLE HUNG



TYPICAL CONFIGURATIONS

EXAMPLE SHGC

EXAMPLE U-FACTOR

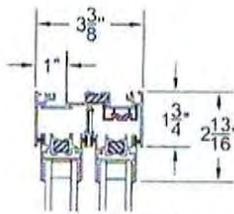
- XO, OX, XOX, SH.
- Maximum Panel Width: Horizontal Slider: 78"; Single Hung: 158".
- Maximum Panel Height: Horizontal Slider: 90"; Single Hung: 145".
- Partner Products: Series 530-T Glazed to Frame.

¹NFRC: 0.21

¹NFRC: 0.36

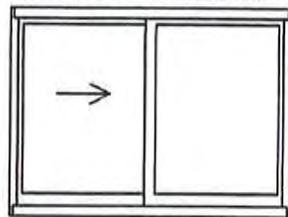
²S.P.A.: 0.23

²S.P.A.: 0.29

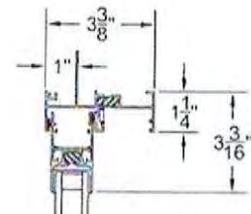
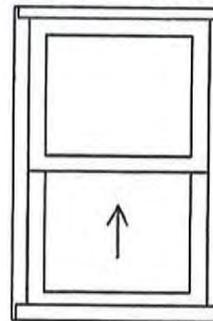


XO-HEAD

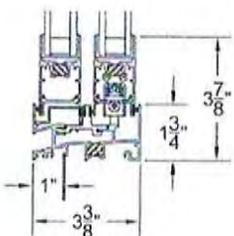
ELEVATION VIEW: XO



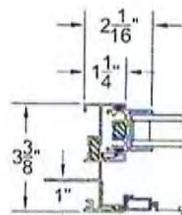
ELEVATION VIEW: SH



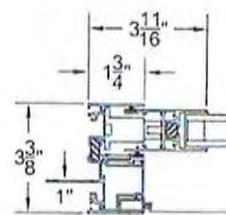
SH-HEAD



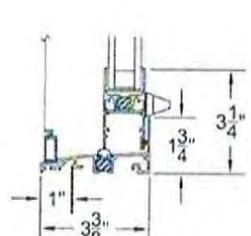
XO-SILL



XO-SLIDING JAMB



SH-JAMB



SH-SILL

¹Max width and height are not necessarily available in combination.

²Specimen size: Nom. 50" x 47".

³Simulated Performance Alternative size: 144" x 90" XO using Cardinal 366-i89/Argon glass.

AUG 1 0 2016



Aluminum Finishes

ONE OF THE UNIQUE TRAITS OF ALUMINUM IS ITS ABILITY TO HAVE MULTIPLE FINISHES. IF PROPERLY MAINTAINED, THESE FINISHES WILL LAST A LIFETIME. WE OFFER MORE INFORMATION ON OUR WEBSITE IN "MAKING THE RIGHT CHOICES" (DESIGNERS AND HOMEOWNERS SECTIONS).

ANODIZED

Anodizing is a chemical process that makes the aluminum surface harder and thicker. It was used by the US Military in WWII as a finish to protect against corrosion on its aircraft. [Process: Each extrusion is electrically charged while submerged in acid (changes aluminum oxide to aluminum hydrate). If an earth tone color is desired, the aluminum is dipped in a color tank and then sealed.]

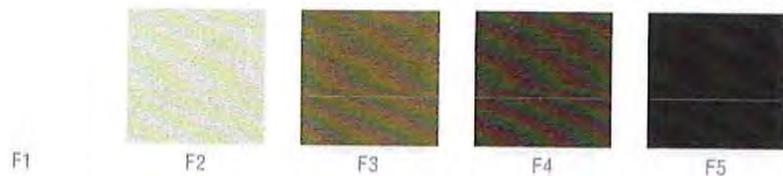
FAST TRACK FINISHES

Fleetwood offers its aluminum products in thousands of colors but offers the following two finishes with a faster production time.



CUSTOM COLOR ANODIZING

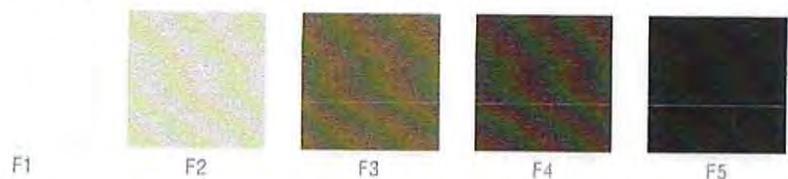
We offer five additional earth tone colors, shown here. Customers should expect shade variation so if exact color uniformity is desired, paint may be the better choice.



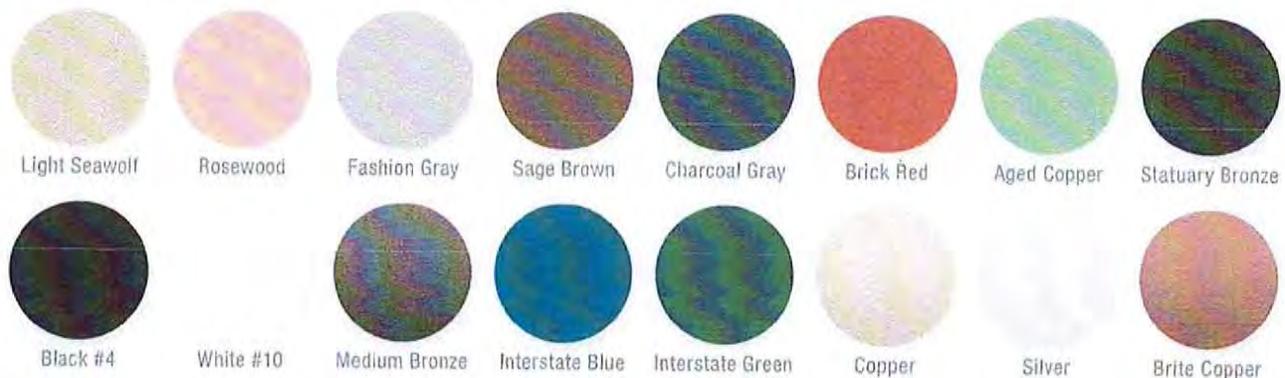
PAINTED

We use the same paint (Kynar 500™) which high-rise buildings around the world demand because of its exceptional color retention and salt air protection. [Process: Each extrusion is chemically pretreated, painted electro-statically, then cured in an oven.] Edge Armor is optional and recommended near the coast.

The five custom earth tone colors shown here are consistent with the corresponding custom color anodized shades.



16 OF OUR MOST POPULAR COLORS



Please note: The colors in this brochure may vary from the anodized or painted aluminum extrusions.

AUG 1 0 2016

EXTERIOR DOOR

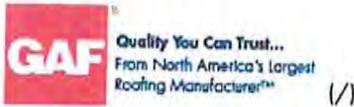
AUG 1 0 2016



AUG 1 0 2018

ROOFING MATERIALS

AUG 11 2018



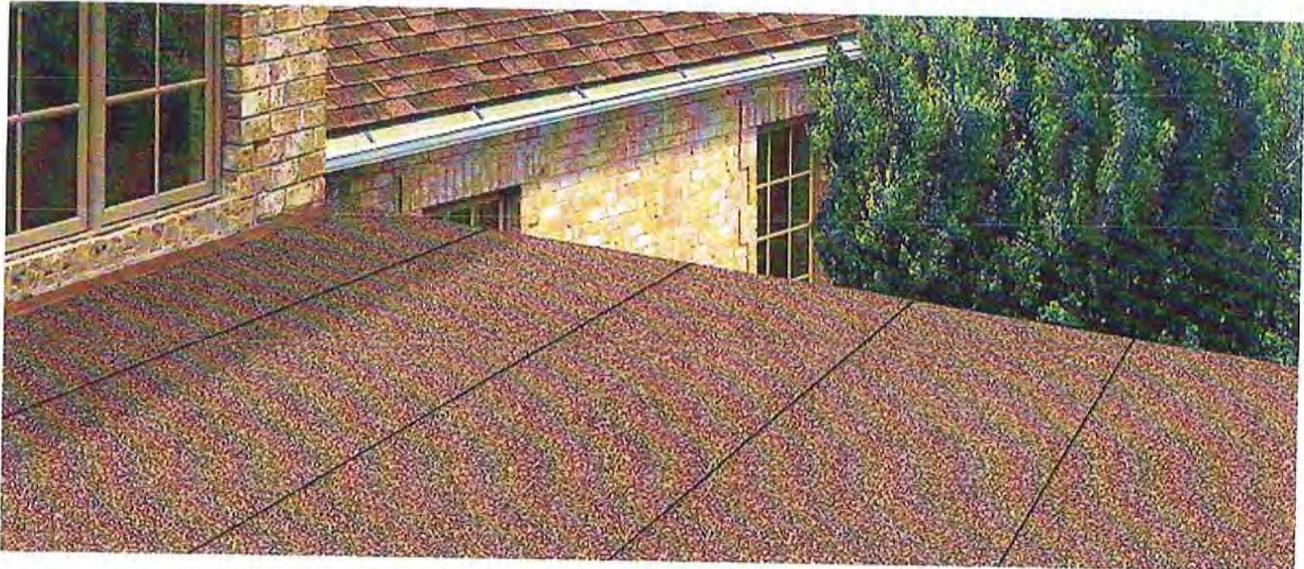
English
(http://ww

Home (/) | Residential Products (/roofing/residential/products) | Liberty (/roofing/residential/products/low_slope_membrane/liberty/es.
Spanish
(http://

LIBERTY™

Low-Slope Membrane Roofing

SBS Self-Adhering Roofing System



LIBERTY Low-Slope Roll Roofing Membrane
Product Information

LIBERTY Low-Slope Membrane Instructions,
Data Sheets, Warranties, & Codes

LIBERTY™ SBS Self-Adhering Roofing System

Protect Your Low-Slope Roof And Use No Special Tools When Installing A Self-Adhering Roofing System

A Self-Adhering Roofing System will provide long-lasting protection for the low-slope areas of your property without the danger or hassles associated with the installation of other conventional roofing products.

LIBERTY™ Roofing Systems are applied without torches, open flames, hot asphalt, or messy solvent-based adhesives. Unlike traditional roofing systems, they can be installed easily and quickly by a small roofing crew, without the hassles of bulky equipment or unpleasant odors.

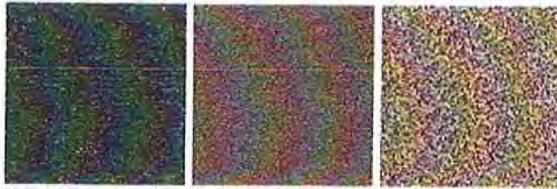
The LIBERTY™ SBS Self-Adhering Roofing System has earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind the products in this system. (Refer to Good Housekeeping Magazine for its consumer protection policy.

Applicable in U.S. only.) [\(See Details\)](#)



Owner's Best Choice

AUG 10 2016



Black **Hickory** **Shakedown**



Slate **Tan** **Weathered Wood**



White

Note: These blended colors are designed to complement your shingles, not to be an exact match. Because of the small size of these samples, it is difficult to reproduce the actual color effect. Please be sure to see a full-size roll before making a final color selection.

Specifications

Applicable Standards

- FM Approved
- UL Classified
- Miami-Dade County Product Control Approved
- FBC Approved
- Texas Department of Insurance*

* Texas Department of Insurance does not apply to LIBERTY™ MA Base Sheet

Product Specifications (Nominal)

	LIBERTY™ MA Base Sheet	LIBERTY™ Self-Adhering Base/Ply Sheet	LIBERTY™ Self-Adhering Cap Sheet
Roll length	66 ft (20.1 m)	66 ft (20.1 m)	34 ft (10.4 m)
Roll width	39.375 in (1.0 m)	39.375 in (1.0 m)	39.375 in (1.0 m)
Roll thickness	0.068 in (1.73 mm)	0.068 in (1.73 mm)	0.157 in (4.00 mm)
Roll weight	82 lbs (37.2 kg)	82 lbs (37.2 kg)	96.4 lbs (43.7 kg)

AUG 10 2016

645 Austin Avenue
Sonoma
CA 95476
203-803-1283
Fax 203-803-4181
isidey@gmail.com
tsidey@gmail.com

RECEIVED
AUG 08 2016
CITY OF SONOMA

August 8 2016

Wendy Atkins
Design Review and Historic Preservation Commission
c/o City hall,
No. 1, The Plaza
Sonoma CA 95476

Dear Ms. Atkins,

Ref: Public hearing on Permit Application by Jeanne Montague and Chad Overway for
Property at 630 Austin Avenue

We are full time residents of Austin Avenue, and part of our property lies directly
opposite the property above.

We are wholeheartedly in favor of the project the Chad and Jeanne are planning. The
current building has, to a lay person's view, deteriorated beyond resuscitation, and has
basically exceeded its design life, with no viable path towards bringing it up to standard
without demolishing it.

We have visited three of the houses that Chad and Jeanne have refurbished and
modernized in Sonoma, and have been enormously impressed by the design, care, quality
of workmanship, decoration and landscaping of all of them. In addition, we visited their
current residence on Chase multiple times as it was being developed, right from demo to
completion, and were impressed by how fast they completed the process, and by how
they managed the subcontractors to keep the number of trucks parked nearby to a
minimum at all times. We also have heard from one of their neighbors how Chad and
Jeanne responsibly involved them from the planning stage, in order to hear their input so
that any concerns could be addressed.

For 630 Austin Avenue, Chad and Jeanne have already started the process of contacting
all neighbors in the block in order to talk about their plans and show the drawings, again,
in order to be able to address any issues early in the process. At their expense, Chad and
Jeanne have already had a contiguous neighbor's trees trimmed and removed at his
request while tree trimming work was being done at 630, a rare generosity.

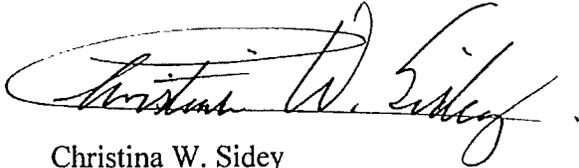
We love the design they have shown us, and know that it will fit and blend well into the block's existing collection of eclectic architectural styles. Based on our previous observations above, we are confident that it will be executed with high quality and a pleasing style, and with minimized disruption to the street's residents during the build. We are excited about having this great addition to our block of Austin Avenue, and, when it is finished, two exemplary new neighbors.

We would strongly support a decision by yourselves to grant this application and approve the design and architectural review.

Yours,

A handwritten signature in black ink, appearing to read 'Ian MacN. Sidey', written in a cursive style.

Ian MacN. Sidey

A handwritten signature in black ink, appearing to read 'Christina W. Sidey', written in a cursive style.

Christina W. Sidey

WOOD, HAT & SILVER, LLC

557 THIRD STREET EAST, SONOMA, CALIFORNIA 95476

JOSEPH M. AARON
PRESIDENT

PHONE: 707-939-1234
FAX: 415-329-1788
JOE@WOODHATSILVER.COM

August 2, 2016

Wendy Akins
Associate Planner
Planning and Community Development
No.1 The Plaza
Sonoma, CA 95476

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AUG 04 2016

CITY OF SONOMA

RE: 630 Austin Avenue

Dear Wendy,

We are writing to voice our strong and enthusiastic support for the proposed construction of a new single family residence at 630 Austin Avenue.

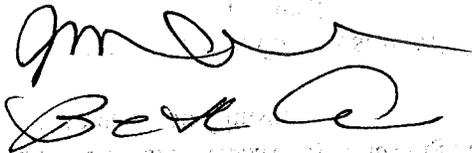
Chad and his wife Jeanne shared their house plans with us seeking our input. Mercifully, the plans call for the replacement of the current structure. This couple has exquisite taste. We know firsthand their classy style having seen it on display at their two previous homes, both of which are located on Chase.

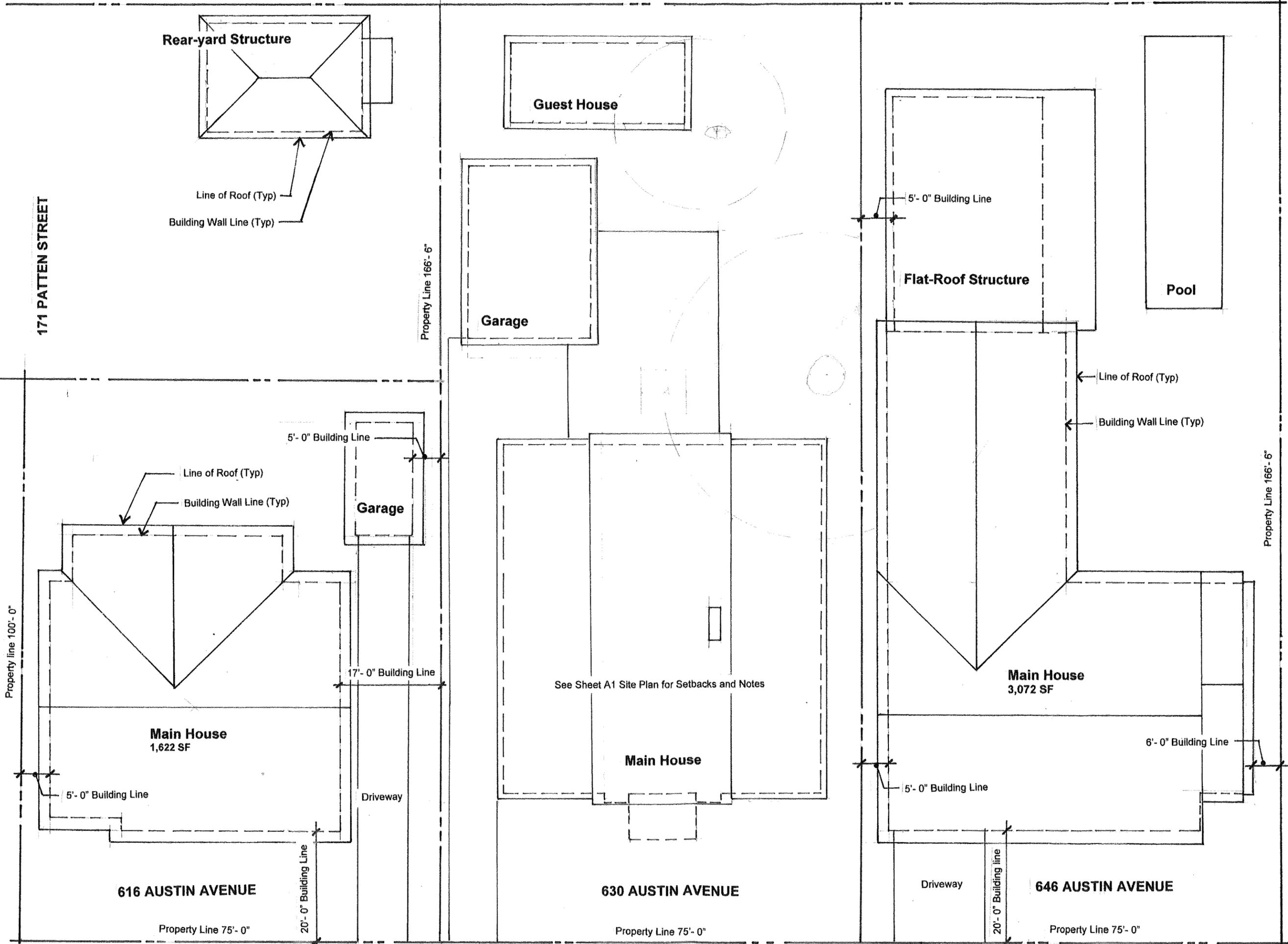
We have no doubt 630 Austin will be a showcase that will increase the value of every home on that block. We just wish they were building this home on our block.

Speaking of our block, Chad designed our house at 557 Third Street East eleven years ago. Although we knew that most of his designs were of a modern style, Chad designed a craftsman's style home for us. We could not be happier with his work.

In short we are very encouraged with Chad and Jeanne's continued contribution to the East Side housing and we are in full support of the project!

Joe & Beth Aaron





171 PATTEN STREET

Rear-yard Structure

Line of Roof (Typ)
Building Wall Line (Typ)

Guest House

Garage

Flat-Roof Structure

Pool

Garage

See Sheet A1 Site Plan for Setbacks and Notes

Main House

Main House
3,072 SF

Main House
1,622 SF

616 AUSTIN AVENUE

630 AUSTIN AVENUE

646 AUSTIN AVENUE

OVERWAY PARTNERS ARCHITECTS

SITE PLAN for 616, 630 & 646 Austin
SCALE 1/16" = 1'-0"

Project Information:
Austin Avenue Residence
630 Austin Avenue
Sonoma, CA 95476

116 Chase Street, Sonoma, CA 95476 | 415.987.8059

JUL 21 2016

KEY NOTES:
Project Information:
 630 Austin Avenue
 Sonoma, CA 95476
 Built in 1955
 Parcel Number: 018-331-031
 Zoning: R-1 Zone

Square Footages:
 Existing Main House: 2,034.0 SF (To be demolished)
 Existing Garage: 368.0 SF (To be demolished)

New Main House (R-3): 3,488.0 SF
New Garage (G): 560.0 SF (290 Added to Total)
New Guesthouse (R-3): 387.5 SF (Allowable 750.0 SF)
Sub Total: 4,435.5 SF

Net Square Footage Add: 2,191.5 SF

Coverages:
 Lot - 12,487.0 SF
 Coverage @ 40% = 4,995 SF - (Complies)
 FAR @ .35 = 4,371.00 SF - (Complies)

CODE COMPLIANCE:
 This project will conform to the following codes as Amended by the Sonoma Municipal Code:
 - 2013 California Residential Code (CRC)
 - 2013 California Building Code (CBC)
 - 2013 California Mechanical Code (CMC)
 - 2013 California Electrical Code (CEC)
 - 2013 California Energy Code (CEC)
 - 2013 California Green Building Code (CGBC)
 - [as applicable]
 - Title 14 of the Sonoma Municipal Code (SMC)
 [as applicable]

Fire Sprinkler System:
 An automatic fire sprinkler system shall be installed. System shall be designed - plans, calculations and sprinkler head data shall be submitted under a separate permit by Sub-contractor.

General Notes:
 All new toilets, showerheads, interior faucets must be water conserving fixtures:
 2.0 GPM max. Shower Heads
 1.5 GPM max. Lavatory Faucets
 1.8 GPM max. Kitchen Faucets
 1.28 GPF Water Closets

Site Drainage:
 The ground adjacent to the foundations shall slope so that the grade shall fall a min. of 6 inches within the first 10 feet. Impervious surfaces shall be sloped 2% min. (CRC R401.3)

The owner shall provide Emission Control and Storm Water Pollution Prevention in accordance with (SMC 14.20.205)

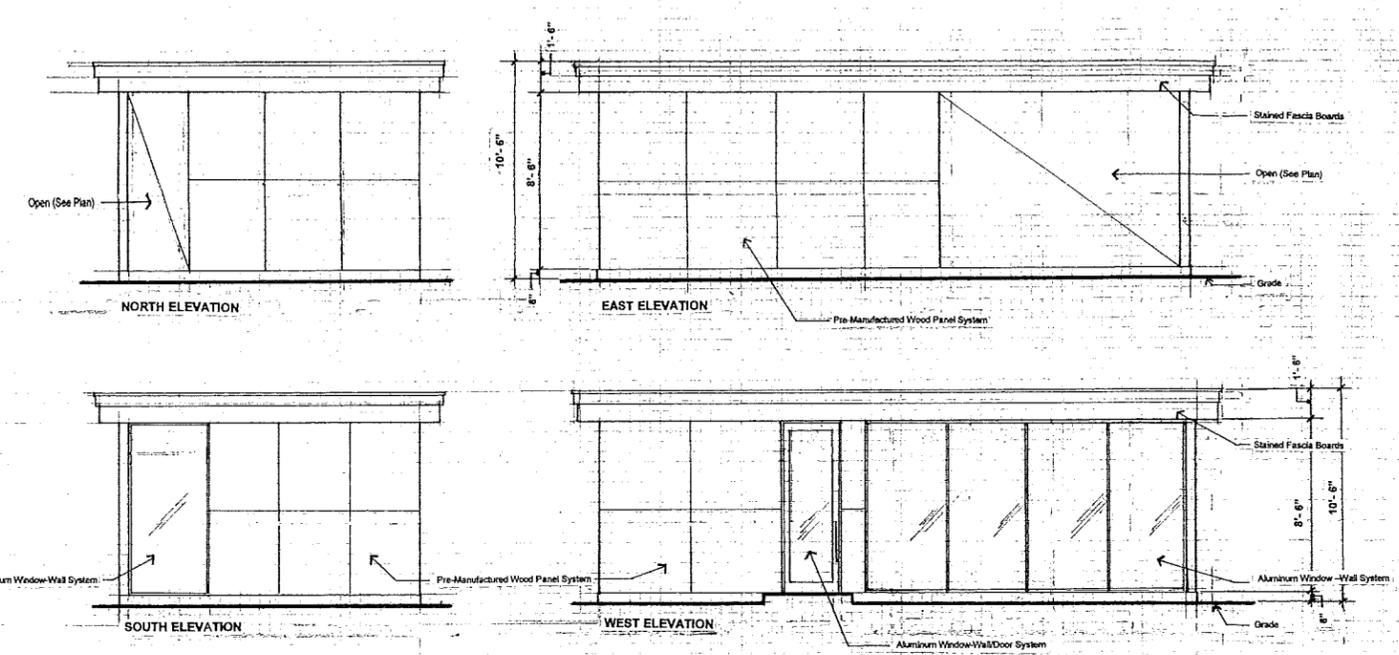
Project Information:
 Austin Avenue Residence
 630 Austin Avenue
 Sonoma, CA 95476
 Parcel No. 018-311-031

OVERWAY PARTNER ARCHITECTS

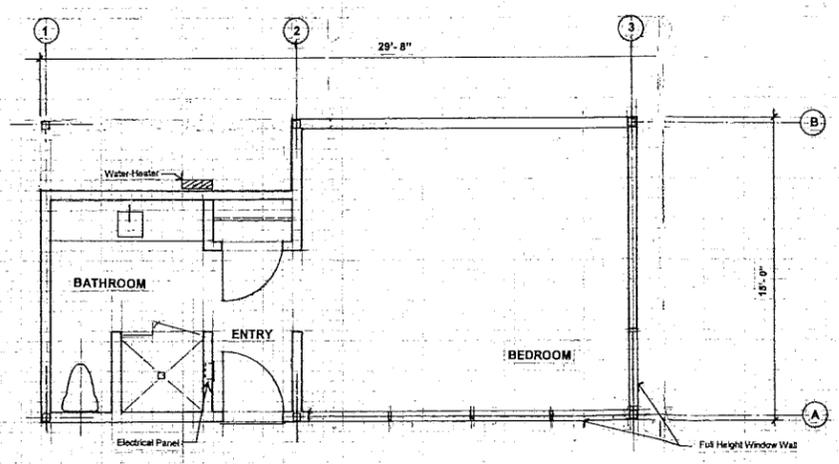
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Project No. 902016.03
 Date: As Noted
 Scale: As Noted
 Revisions:

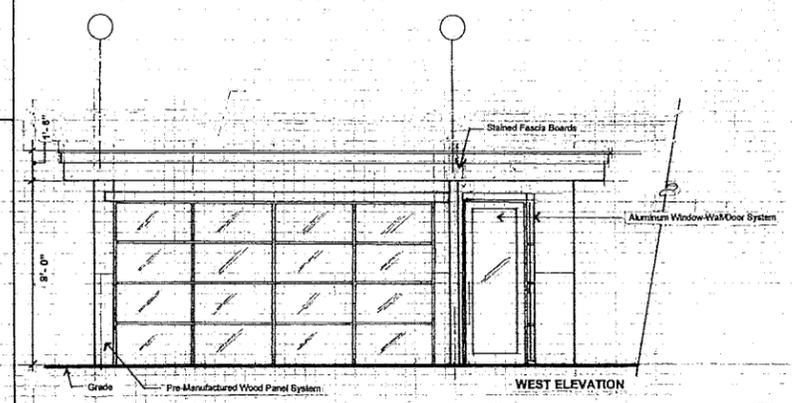
A1



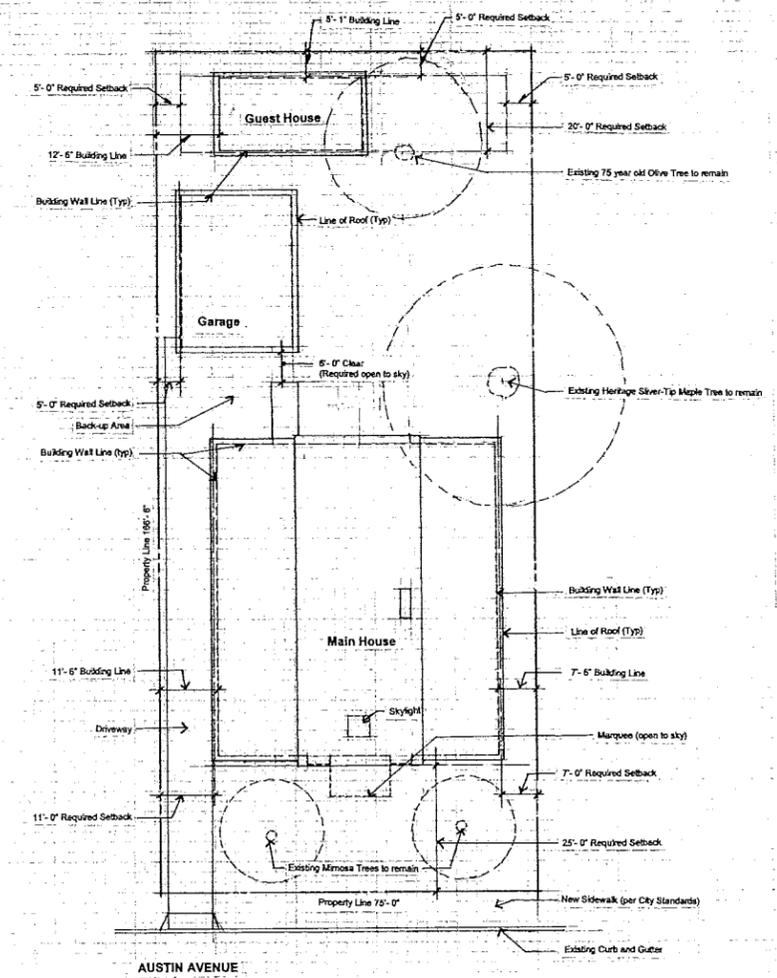
GUESTHOUSE EXTERIOR ELEVATIONS SCALE 1/4" = 1'-0"



GUESTHOUSE FLOOR PLAN SCALE 1/4" = 1'-0"



GARAGE EXTERIOR ELEVATION SCALE 1/4" = 1'-0"



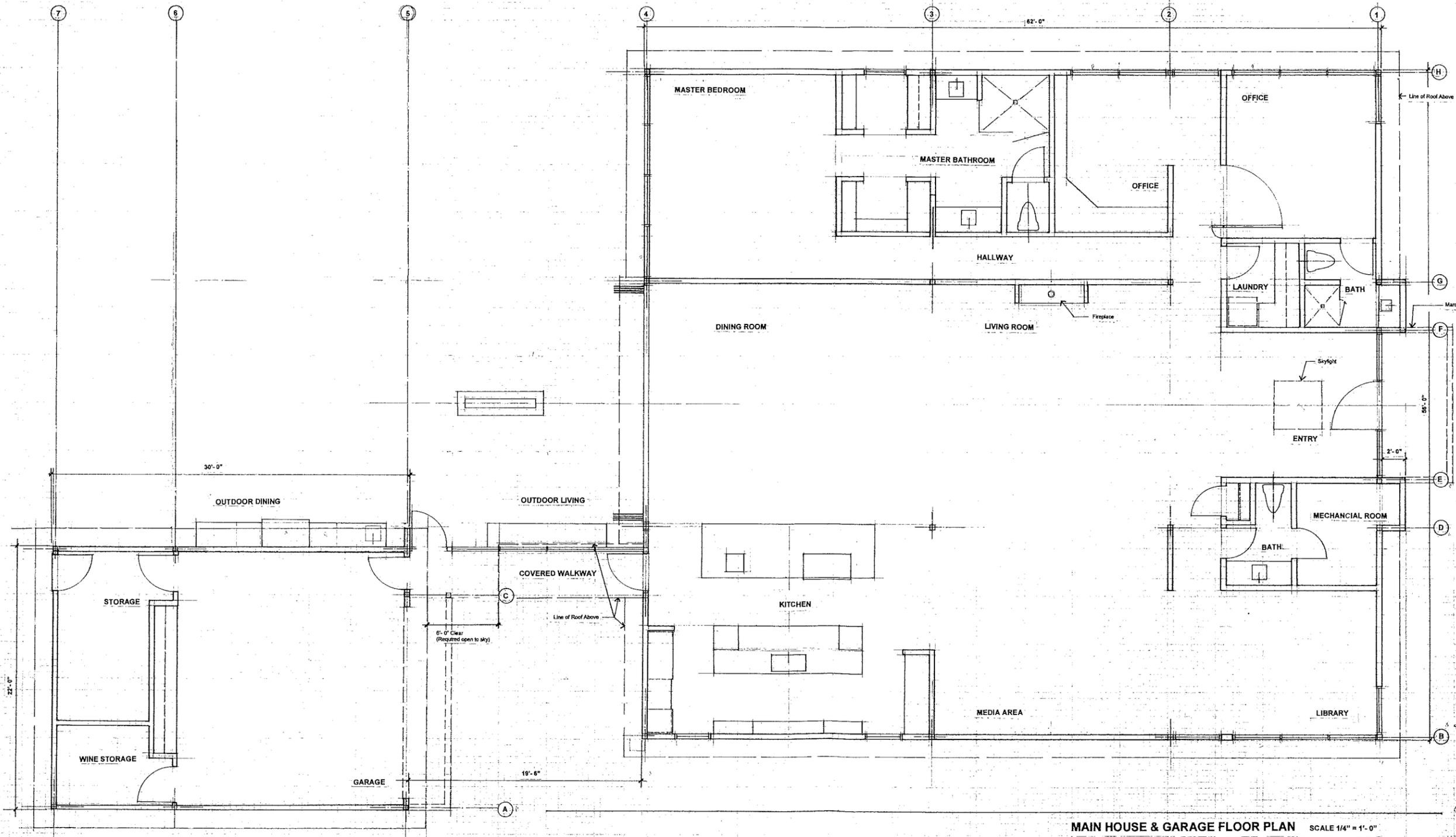
SITE PLAN SCALE 1/16" = 1'-0"

CITY OF SONOMA
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CITY OF SONOMA

AUG 10 2016

RECEIVED



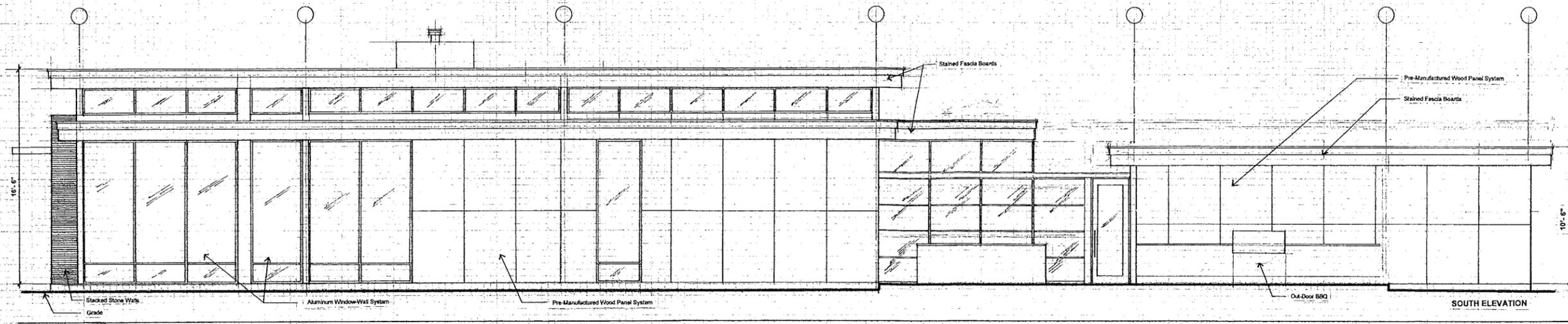
Project Information:
 Austin Avenue Residence
 630 Austin Avenue
 Sonoma, CA 95476
 Parcel No. 018-311-031

OVERWAY PARTNERS ARCHITECTS

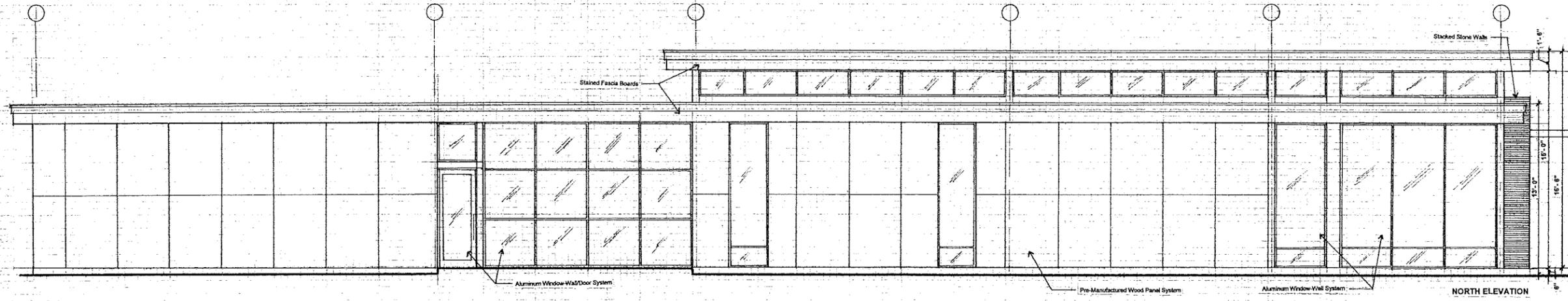
116 Chase Street, Sonoma, CA 95476 | 415.987.6059

Project No. 902016.03
 Date:
 Scale: As Noted
 Revisions:

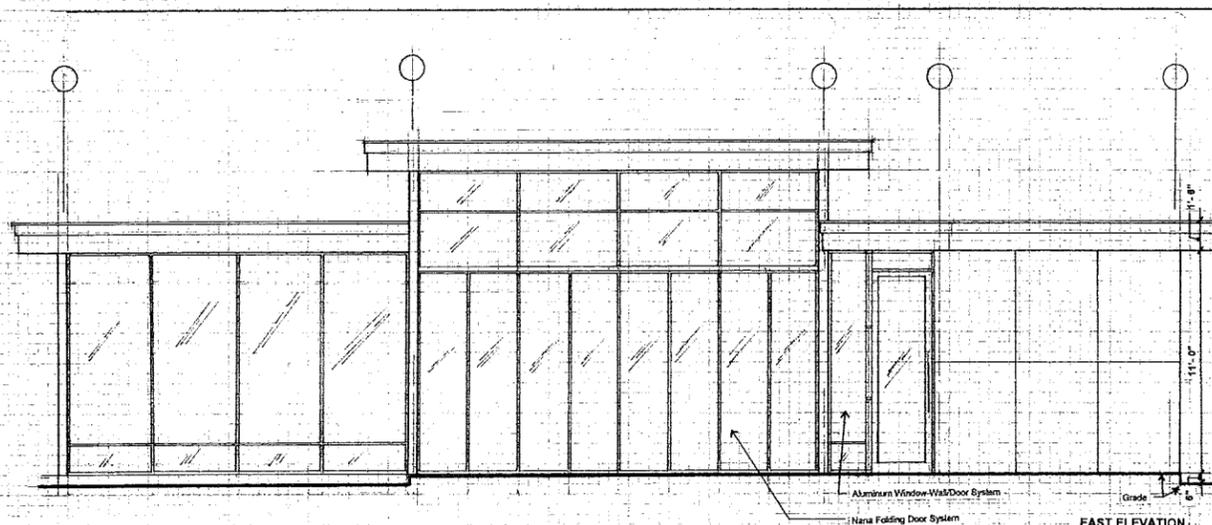
MAIN HOUSE & GARAGE FLOOR PLAN SCALE 1/4" = 1'-0"



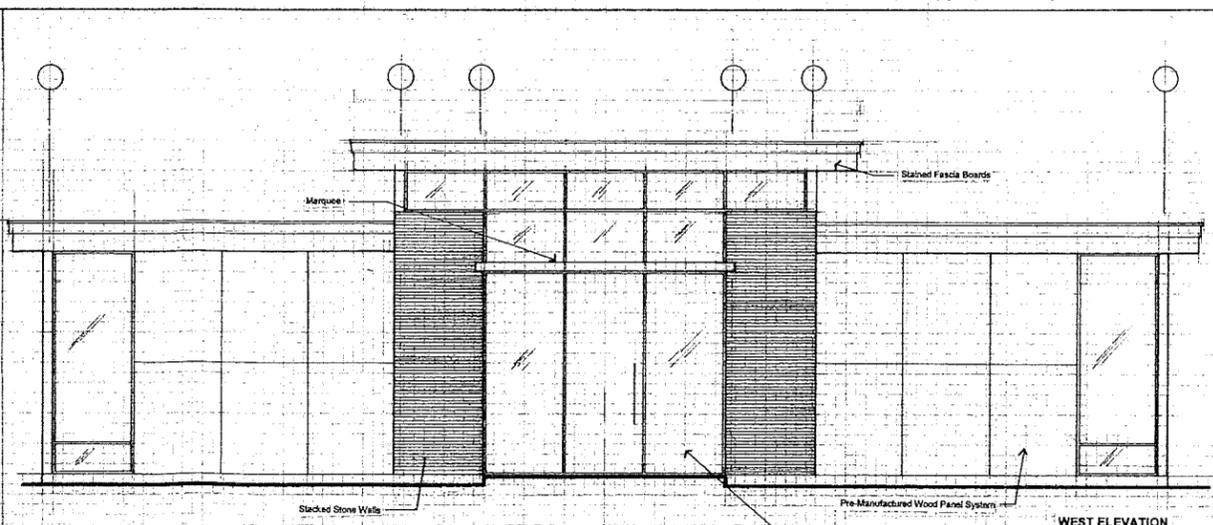
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

MAIN HOUSE EXTERIOR ELEVATIONS SCALE 1/4" = 1'-0"

Project Information:
 Austin Avenue Residence
 630 Austin Avenue
 Sonoma, CA 95476
 Parcel No. 016-311-031

OVERWAY PARTNERB ARCHITECTS

116 Chase Street, Sonoma, CA 95476 | 415.987.8059

Project No. 902016.03
 Date: As Noted
 Revisions: