



**City of Sonoma  
Design Review Commission  
AGENDA**

**Regular Meeting of February 19, 2013 - 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 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.

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**CALL TO ORDER** – Tom Anderson, Chair

Commissioners: Kelso Barnett  
Robert McDonald  
Micaelia Randolph  
Leslie Tippell  
Jeff Baptista (Alternate)

**COMMENTS FROM THE PUBLIC**

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

**APPROVAL OF MINUTES**

Minutes from the meeting of January 15, 2013.

**CORRESPONDENCE**

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**ITEM #1 – CONSENT CALENDAR**

**Request:**

**RECOMMENDED ACTION:**

These items will be acted upon in one motion unless removed from the Consent Calendar for discussion by Commissioners or any interested party.

Request to install banners on Plaza light standards—Sonoma International Film Festival.

Approve.

**Staff:** Wendy Atkins

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**ITEM #2 – Sign Review**

**Project Location:**

**RECOMMENDED ACTION:**

**REQUEST:**

Consideration of a pole sign, four window signs, and a portable freestanding sign for a convenience store (7-Eleven).

194 West Napa Street

Commission discretion.

**General Plan Designation:**

Commercial (C)

**Zoning:**

**Planning Area:**

Downtown District

**Base:** Commercial (C)

**Overlay:** Historic (/H)

**Applicant:**

Igbal Lodhi

**Staff:** Wendy Atkins

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**ITEM #3 – Sign Review**

**REQUEST:**

Consideration of a refaced monument sign, an awning sign, and a wall sign for a restaurant (Peet’s Coffee and Tea).

**Applicant:**

Chris Konecny

Staff: Wendy Atkins

**Project Location:**

591 Broadway

**General Plan Designation:**

Commercial (C)

**Zoning:**

**Planning Area:**

Broadway Corridor

**Base:** Commercial (C)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Commission discretion.

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**ITEM #4 – Sign Review**

**REQUEST:**

Consideration of a new sign program for a hospital (Sonoma Valley Hospital).

**Applicant:**

Sonoma Valley Hospital

Staff: Wendy Atkins

**Project Location:**

347 Andrieux Street

**General Plan Designation:**

Public Facility (PF)

**Zoning:**

**Planning Area:**

Central-West Area

**Base:** Public Facility (P)

**Overlay:** None

**RECOMMENDED ACTION:**

Commission discretion.

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**ITEM #5 – Design Review**

**REQUEST:**

Consideration of elevation details, exterior materials, and colors for a new residence and detached second unit.

**Applicant:**

Robert Baumann

Staff: Wendy Atkins

**Project Location:**

236 Second Street East

**General Plan Designation:**

Rural Residential (RR)

**Zoning:**

**Planning Area:** Northeast Area

**Base:** Public Facility (P)

**Overlay:** Historic (/H)

**RECOMMENDED ACTION:**

Commission discretion.

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**ITEM #6 – Discussion Item**

**ISSUE:**

Review of the Architectural (Design)  
Review Application Handout

**Staff:** Wendy Atkins

**RECOMMENDED ACTION:**

Receive and provide feedback.

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**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 February 15, 2013.

ROBIN EVANS, ADMINISTRATIVE ASSISTANT

Rights of Appeal: **Any decision of the Design Review 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 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 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 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.***

## Memo

**DATE:** February 15, 2013

**TO:** Design Review Commissioners

**FROM:** Wendy Atkins, Associate Planner

**SUBJECT:** Request to install banners on Plaza light standards—Sonoma International Film Festival

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The Sonoma Valley Film Society is proposing to install banners on Plaza light standards from February 28, 2013, to April 30, 2013. The banners are consistent with the Plaza Banner Administrative Policy approved by the City Council on May 21, 2008.

If approved, the applicant shall submit a fee in the amount of \$1,200 to the City of Sonoma. This fee will cover the costs of installing and removing the banners, the staff time required to support installing and removing banners, and associated City administrative expenses.

Attachments

1. *Plaza Banner Form*
2. *Sample of proposed banners*

cc: Sonoma Valley Film Society  
Attn: Mary Catherine Cutcliffe  
P.O. Box 1613  
Sonoma, CA 95476

Terry Melberg, Parks Supervisor

Colleen Pratt, Public Works Administrative Assistant

# City of Sonoma

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



## Plaza Banner Form

Please read the Plaza Banner  
Administrative Policy (attached) prior to  
filling out form.

Phone: (707) 938-3681 Fax: (707) 938-8775 E-mail: [cityhall@sonomacity.org](mailto:cityhall@sonomacity.org) Web: [www.sonomacity.org](http://www.sonomacity.org)

Please submit completed form to City Hall no later than 90 days prior to the requested banner installation date for new banners and 30 days prior to the requested banner installation date for previously approved banners.

Required banner size: 30" x 94", with 4" stitched pocket with grommet at top and bottom; no text in pocket area.

Date application submitted: \_\_\_\_\_

### Applicant Information:

Organization name: Sonoma International Film Festival / Sonoma Film

Contact: Mary Catherine Cudliffe

Phone number: 707.933.2600

Address: PO Box 11613, Sonoma 95476

Email: mc@sonomafilmfest.org

Event Name: Sonoma International Film Festival

Event Description: annual cultural event

Event Sponsor(s): N/A

Event Start and End Dates: Start: April 10, 2013 End: April 14, 2013

Number of street light poles requested: 21  Other number requested  \_\_\_\_\_  
(If other number requested please include justification in project narrative).

Requested 30-day installation period: From: March 14 To: April 14

Additional desired installation period (maximum period is 60 days, subject to availability):

From: Feb. 28, 2013 To: April 30, 2013

New banners: Yes  No  Or reusing existing banners: Yes  No

Please attach proposed banner design(s) (if new), or graphic/photo of existing banner(s). Drawing should be in color and to scale.

I have read and agree to the terms, conditions, and responsibilities outlined in the attached documents:

Signature: Mary Catherine Cudliffe Printed Name and Date: Mary Catherine Cudliffe

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FILM FESTIVAL

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YEAR-ROUND

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*City of Sonoma*  
**Design Review Commission**  
**Agenda Item Summary**

DRC Agenda Item: 2

Meeting Date: 02/19/13

**Applicant**

Igbal Lodhi

**Project Location**

194 West Napa Street

**Historical Significance**

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
  - Listed on California Register of Historic Resources (Significant)
  - Listed within Local Historic Resources Survey (Potentially Significant)
  - Over 50 years old (Potentially Significant)
- Year Built: 1973

**Request**

Consideration of a pole sign, four window signs, and a portable freestanding sign for a convenience store (7-Eleven).

**Summary**

The applicant is requesting approval of a pole sign, a portable freestanding sign, two window signs, and two promotional window signs for the 7-Eleven convenience store located at 194 West Napa Street. Staff would note that this application was submitted in response to a code enforcement action.

**Pole sign:** The proposed pole sign is two-sided, with an area of  $\pm 15.83$  square feet per side (40 inches wide by 57 inches tall). The maximum height of the sign would be 11 feet, with a clearance of 6 feet between grade and the bottom of the sign. The sign is proposed perpendicular to the parking lot, in a landscaped area, on an existing light pole. The sign would be constructed of a metal and plastic material. Copy of the signs would change every 30 days. Internal illumination is proposed, but has not been described by the applicant. The applicant proposes to illuminate the sign from sunset to 7 a.m. Normal business hours are 24-hours a day, seven days per week. The applicant will need to indicate that the surface brightness will not be greater than one hundred (100) foot-lamberts.

**Window signs:** The applicant is requesting the DRC consider approving the following window signs:

- One each "Citybank" plastic and metal style internally illuminated window sign: The sign would have a height of 12 inches and a width of 35 inches (2.92 square feet). The window area is 5 feet tall by 5.5 feet wide (27.5 square feet). The window sign would cover 10.6 percent of the area of the window.
- One each "lottery" plastic and metal style internally illuminated window sign: The sign would have a height of 12 inches and a width of 35 inches (2.92 square feet). The window area is 5 feet tall by 5.5 feet wide (27.5 square feet). The window sign would cover 10.6 percent of the area of the window.
- Promotion window sign: The sign would have a height of 18 inches and a width of 30 inches (3.75 square feet). The window area is 5 feet tall by 5.5 feet wide (27.5 square feet). The window sign would cover 13.6 percent of the area of the window.
- Promotion window sign: The sign would have a height of 44 inches and a width of 28 inches (8.55 square feet). The window area is 5 feet tall by 5.5 feet wide (27.5 square feet). The window sign would cover 31 percent of the area of the window.

***It should be noted that additional window signs exist on the building that have not been included as part of this application. The applicant should remove the window signs not included in the application immediately.***

**Window sign Regulations (§18.20.200):** Permanent or temporary window signs shall not cover more than 20 percent of the aggregate area of each window facing a public right-of-way. Permanent window signs shall require review by the DRC, and shall be included in the total aggregate sign area allowable for the site. Display of temporary window signage shall not exceed 90 days per year. The 8.55 square foot promotion window sign is not consistent with this requirement in that it covers 31 percent of the area of the window. The applicant is requesting a variance from this standard.

**Illumination:** Interiorly illuminated signs, where permitted, shall not exceed 27 square feet in area. The pole sign and illuminated window signs are consistent with this requirement.

**Aggregate Sign Area:** Based on the property's primary frontage on West Napa Street (88 feet) and secondary frontage for Second Street West (131 feet), the maximum aggregate sign area allowed for the parcel is 67.4 square feet. The proposal

would result in a total aggregate sign area of ±87.89 square feet, including the existing monument sign (24 square feet), existing wall sign (22 square feet), pole sign (23.75 square feet), and window signs (18.14 square feet). It should be noted that when calculating the aggregate area of a two-sided sign, each face is multiplied by 0.75 (§18.16.021). The proposal is not consistent with this requirement. The applicant is requesting a variance from this standard.

*Number of Signs:* Only one freestanding sign is allowed per property and a maximum of two signs are permitted for any one business (§18.16.012 and §18.16.010). The proposal is not consistent with these requirements in that one freestanding sign, one wall sign, one pole sign, and four window signs are proposed for the property.

The applicant is also requesting approval of a portable freestanding sign. The two-sided sign is ±8.5 square feet in area (44 inches tall by 28 inches wide) per side. The sign would be constructed of a metal and plastic material. Copy on the signs would change every 30 days. The sign is proposed to be placed in the landscaping area between the parking lot and the sidewalk facing West Napa Street

*Portable Freestanding Sign Regulations (§18.20.014):* It is the intent of this section to minimize the use of portable freestanding signs in order to minimize visual clutter and conflicts on sidewalks and to ensure that when portable freestanding signs are allowed that they are harmonious with their surroundings and distinctive in their design and creativity. Portable freestanding signs shall be allowed only when approved by the planning director or his or her designee upon a finding that special circumstances exist regarding the applicant's business location that requires a freestanding portable sign. Examples of such special circumstances include, but are not limited to: (1) the business is not visible from the street on which it lies; (2) options for permanent signs have been exhausted; or, (3) some other valid physical justification. Portable freestanding signs shall be designed so as to be compatible with the architecture of the building in which the applicant's business is located and compatible with other buildings on the same block and in the same vicinity as the applicant's business. Generic design, signs having an A-frame design, prefabricated signs, and plastic materials shall be discouraged and shall be subject to DRC review. If the lineal feet of street frontage at the location at which an applicant desires to place a portable freestanding sign is greater than 40 feet, the maximum allowable size of a freestanding shall be six square feet. The freestanding sign shall not exceed a maximum width of 30 inches and a maximum height of 48 inches. The lineal feet of the property is 219 feet (including frontage on West Napa Street and Second Street West). The sign does not comply with the requirements to be approved administratively in that it contains a generic design, it appears to be prefabricated, and is constructed of plastic material. The sign would not impinge upon pedestrian traffic because it would provide at least four feet of sidewalk clearance. In review of the application, the primary issues that the DRC should consider is whether site conditions and the current business visibility justify use of a portable freestanding sign and the design of the sign.

Applications for portable freestanding signs that do not meet the ordinance size limitations shall be subject to the review and approval of the DRC, which may, but is not required to, permit exceptions to the dimensional standards if it finds that:

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

As a condition to the authorization of portable freestanding signs, the applicant shall be required to furnish to the city proof of insurance and to execute an agreement obligating the permittee to indemnify and hold the city harmless for any action, claim or expense that may occur as a result of the placement of the portable freestanding sign on any sidewalk or public right-of-way. Any person who fails to furnish the required proof of insurance and indemnification in connection with the placement of a portable freestanding sign shall be in violation of ordinance and shall be subject to immediate removal by the city.

*Variations:* As noted above, the proposal would exceed the number of signs normally allowed for a business, exceed the allowable coverage for one of the window signs, and exceed the allowable aggregate sign area. The DRC may grant variances from the provisions of the sign ordinance provided that certain findings can be made (see below).

1. Exceptional or extraordinary circumstances or conditions, not resulting from any act of the owner or applicant, apply to the location under consideration and not generally to other businesses or properties in the vicinity.
2. Strict adherence to a regulation may cause unnecessary hardship or prohibit the exercise of creative design, and the application submitted is extraordinary and outstanding in design;
3. The exception is the minimum necessary to serve its intended use;

4. The exception is in conformance with the purpose and intent of this title;
5. The granting of the variance will not be detrimental to the public interest or welfare, or injurious to properties or improvements in the vicinity.

**Other permits required:** In addition to the requirements of this title, all signs and building improvements shall be in conformance with applicable requirements of the 2010 California Building Code and where required by the 2010 California Building Code, shall obtain a building permit prior to installation.

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**Commission Discussion**

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**Design Review Commission Action**

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

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

**DRC Conditions or Modifications**

Attachments:

1. Sign drawings

cc: Igbal Lodhi  
P.O. Box 3551  
Napa, CA 95476

William Schultz  
P.O. Box 711  
Dallas, TX 75221-0711

**7-11**  
**Store # 16268**  
**194 W. Napa St.**  
**Sonoma, CA**  
**Owner: Iqbal Lodhi**

# Pole Sign

- 2 sided Sign
- Illuminated (Adjustable)
- 57" x 40" = 15.81 Ft. Sq. each
  - Needed for Monthly promotional offering awareness. Signs change every 30 days.



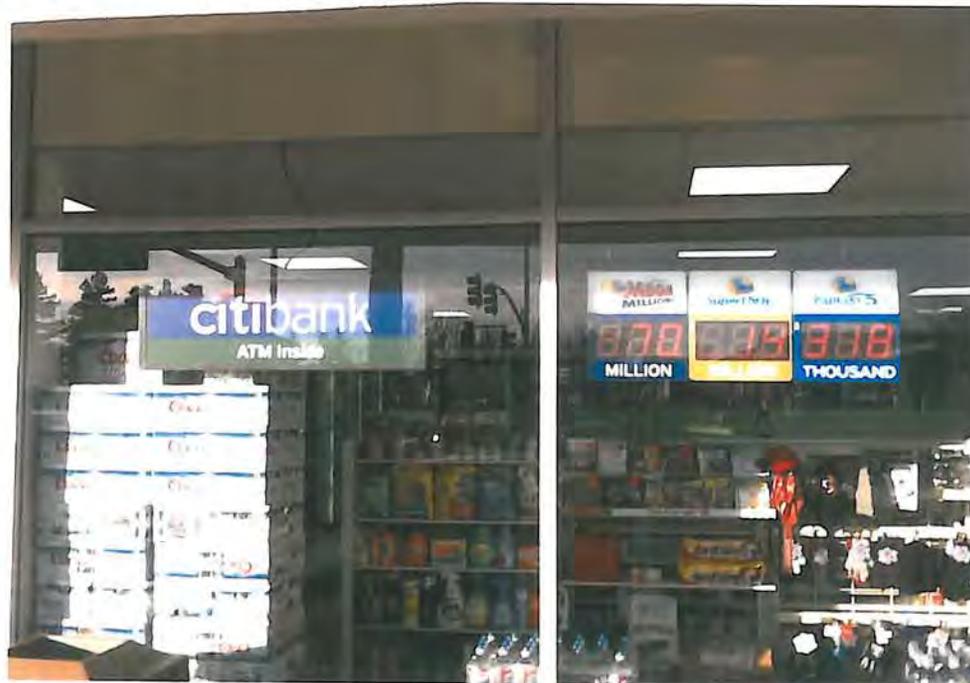
# Wind-talker (Moveable Sign)



- 2 sided Sign
- 28" x 44" = 8.28 Ft. Sq.
  - Needed for Monthly promotional offering awareness.
  - Guest events
  - Coffree Days / Slurpfree Days
  - Signs change every 30 days.
  - Can be placed in another location

# ATM and Lottery Signs

- 2 signs
- 35" x 12"
- Total of ~3ft<sup>2</sup> Each sign
  - Needed to provide awareness of services offered inside, and advertise the lottery prize amount available, often the only source of that information for our guests.



# Monthly Promotional Offering

- Not-Illuminated
- Single Sided
- Rotated every 30 days
- Need
  - New Item Awareness/ Promotional Offerings
- Sign 1
- 30"x18" = 3.75 Ft. Sq.



Sign 2  
28"x 44" = 8.28 Ft. Sq.





*City of Sonoma*  
**Design Review Commission**  
**Agenda Item Summary**

**DRC Agenda Item: 3**

**Meeting Date: 02/19/13**

**Applicant**

Chris Konecny (Peet’s Coffee and Tea)

**Project Location**

591 Broadway

**Historical Significance**

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
  - Listed on California Register of Historic Resources (Significant)
  - Listed within Local Historic Resources Survey (Potentially Significant)
  - Over 50 years old (Potentially Significant)
- Year Built: 1973

**Request**

Consideration of a refaced monument sign, an awning sign, and a wall sign for a commercial restaurant (Peet’s Coffee and Tea).

**Summary**

**Background:** On September 13, 2012, the Planning Commission denied a Use Permit application to allow a formula restaurant on a commercial property located at 591 Broadway. On November 19, 2012, the City Council considered the appeal of the Planning Commission’s decision to deny the application for a Use Permit to allow a formula restaurant within an existing building on a commercial property located at 591 Broadway. Subsequently, on December 3, 2012, the City Council adopted Resolution No. 47-2012 implementing this decision.

At this time the applicant is proposing three news signs for Peet’s Coffee and Tea: one two-sided monument sign; one awning sign; and, one wall sign.

*Monument sign:* The applicant is proposing to reface an existing monument sign. The two-sided monument sign is proposed to have an area of 31.34 square feet in area (±4 feet tall by ±8 feet wide) per side. The maximum height of the sign would be 7.5 feet, with a clearance of 2.5 feet between grade and the bottom of the sign. The sign is located perpendicular to the street at the corner of Broadway and McDonell Street. The sign would include two single faced aluminum panels with applied vinyl graphics affixed to the existing wood posts. In terms of colors, the background would consist of a dark brown colored background with metallic gold outlined lettering including a brown “P” outlined in a metallic gold color. Illumination is proposed in the form of two 8 inch led fixtures on both sides of the sign. The applicant has indicated that the sign will be illuminated from 5:30 a.m. to 10:00 p.m. and normal business hours are 5:30 a.m. to 10:00 p.m.

*Awning sign:* One awning sign is proposed on the existing awning over the front entrance to the building. The one-sided sign is proposed to have an area of ±11 square feet (±15.75 inches tall by ±8 feet 5.25 inches wide). The maximum height of the sign would be 12.5 feet, with a clearance of 11.5 feet between grade and the bottom of the sign. The sign would include painted aluminum lettering on welded 0.090 aluminum two inches high and 1.75 inches deep returns. In terms of colors, the lettering would be painted a cream color with brown trim. In addition, a brown “P” logo would be included to the left of the lettering. Illumination is proposed in the form of an external LED fixture attached to the top of the sign. The applicant has indicated that the sign will be illuminated from 5:30 a.m. to 10:00 p.m. and normal business hours are 5:30 a.m. to 10:00 p.m.

*Wall sign:* The proposed wall sign is one-sided, with an area of ±8.5 square feet (36 inches tall by 34 inches wide). The sign is proposed to be located on the west north elevation (near the parking area). The sign would be constructed of an aluminum panel with acrylic cut-out graphics. In terms of colors dark brown colored background with metallic gold outlined lettering including a brown “P” outlined in a metallic gold color. Illumination is proposed in the form of an external LED fixture attached to the top of the sign. The applicant has indicated that the sign will be illuminated from 5:30 a.m. to 10:00 p.m. and normal business hours are 5:30 a.m. to 10:00 p.m.

*Aggregate Sign Area:* Based on the property’s frontage on Broadway (100 feet) and secondary frontage on McDonell Street, (78 feet), the maximum aggregate sign area allowed for the parcel is 61.6 square feet. However, because the structure and

the signs are located more than 40 feet from the centerline of the street, the allowable aggregate sign area may be increased by 50 percent (§18.16.021), which would allow for 123.2 square feet. The total aggregate sign area for the property would be ±66.47 square feet, including the refaced monument sign (46.97 square feet of aggregate sign area), awning sign (11 square feet of aggregate sign area), and wall sign (8.5 square feet of aggregate sign area). It should be noted that when calculating the aggregate area of a two-sided sign, each face is multiplied by 0.75 (§18.16.021). The proposal is consistent with this requirement.

*Size Limitations:* Each face of a one-sided sign shall not exceed 48 square feet in area (§18.16.022). The proposal is consistent with this requirement.

*Sign Height:* Monument signs are limited to a maximum height of 12 feet (§18.20.120). The proposed freestanding sign would have a maximum height of 7.5 feet.

*Number of Signs:* Only one monument sign is allowed per property, and a maximum of two signs are normally permitted for any one business (§18.16.010). In this case, a third sign (no greater than 3 square feet in area) would also be allowed at the rear entrance. The proposal does not comply with these requirements in that the rear entrance sign has a proposed area of 8.5 square feet.

*Variances:* As noted above, the proposal would exceed the allowable sign area for the rear entrance sign. The DRC may grant variances from the provisions of the sign ordinance provided that certain findings can be made (see below).

1. Exceptional or extraordinary circumstances or conditions, not resulting from any act of the owner or applicant, apply to the location under consideration and not generally to other businesses or properties in the vicinity.
2. Strict adherence to a regulation may cause unnecessary hardship or prohibit the exercise of creative design, and the application submitted is extraordinary and outstanding in design;
3. The exception is the minimum necessary to serve its intended use;
4. The exception is in conformance with the purpose and intent of this title;
5. The granting of the variance will not be detrimental to the public interest or welfare, or injurious to properties or improvements in the vicinity.

***Other permits required:*** In addition to the requirements of this title, all signs and building improvements shall be in conformance with applicable requirements of the 2010 California Building Code and where required by the 2010 California Building Code, shall obtain a building permit prior to installation.

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## Commission Discussion

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### Design Review Commission Action

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

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

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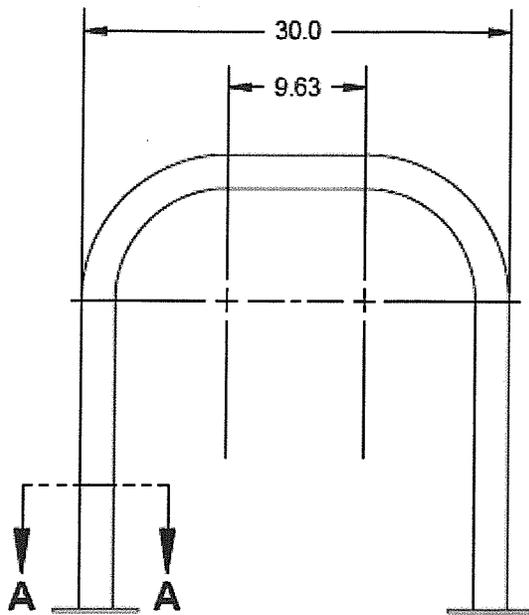
## DRC Conditions or Modifications

### Attachments

#### *1. Site Plan & Sign Layout*

cc: Peet's Coffee and Tea  
Attn: Chris Konecny  
1400 Park Avenue  
Emeryville, CA 94608

Mayo Family Limited PTP  
P.O. Box A  
Sonoma, CA 95476



**MATERIALS**

2 3/8" diameter 9 gauge schedule 40 pipe  
 Two 6"x 6"x 1/4" square flange mounting plates

**FINISH**

**Galvanized**

A hot dipped galvanized finish is our standard option.

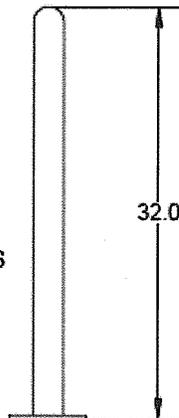
**Black Powder Coat**

Our powder coat finish is highly durable and is applied through the following steps:

1. Mediablast
2. Electrostatically applied epoxy primer
3. TGIC polyester powder coat is applied as the final coat



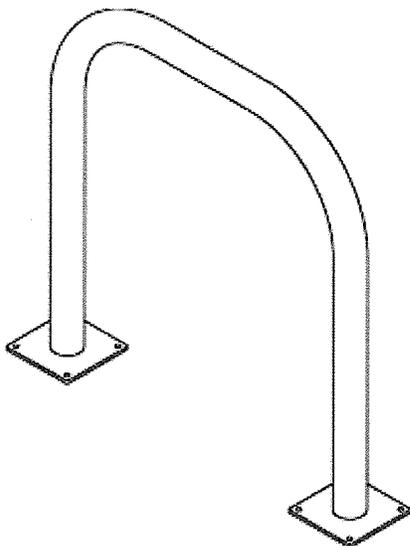
2X 6" X 6" X .25" SQUARE  
 FLANGE MOUNTING PLATE  
 WITH 4 Ø 5/8" MOUNTING HOLES



**MOUNTING**

**Surface mount**

An above ground mount that is anchored to the base material for a semi-permanent bike rack.



**MINIMAL SPACE USE RECOMMENDATION**

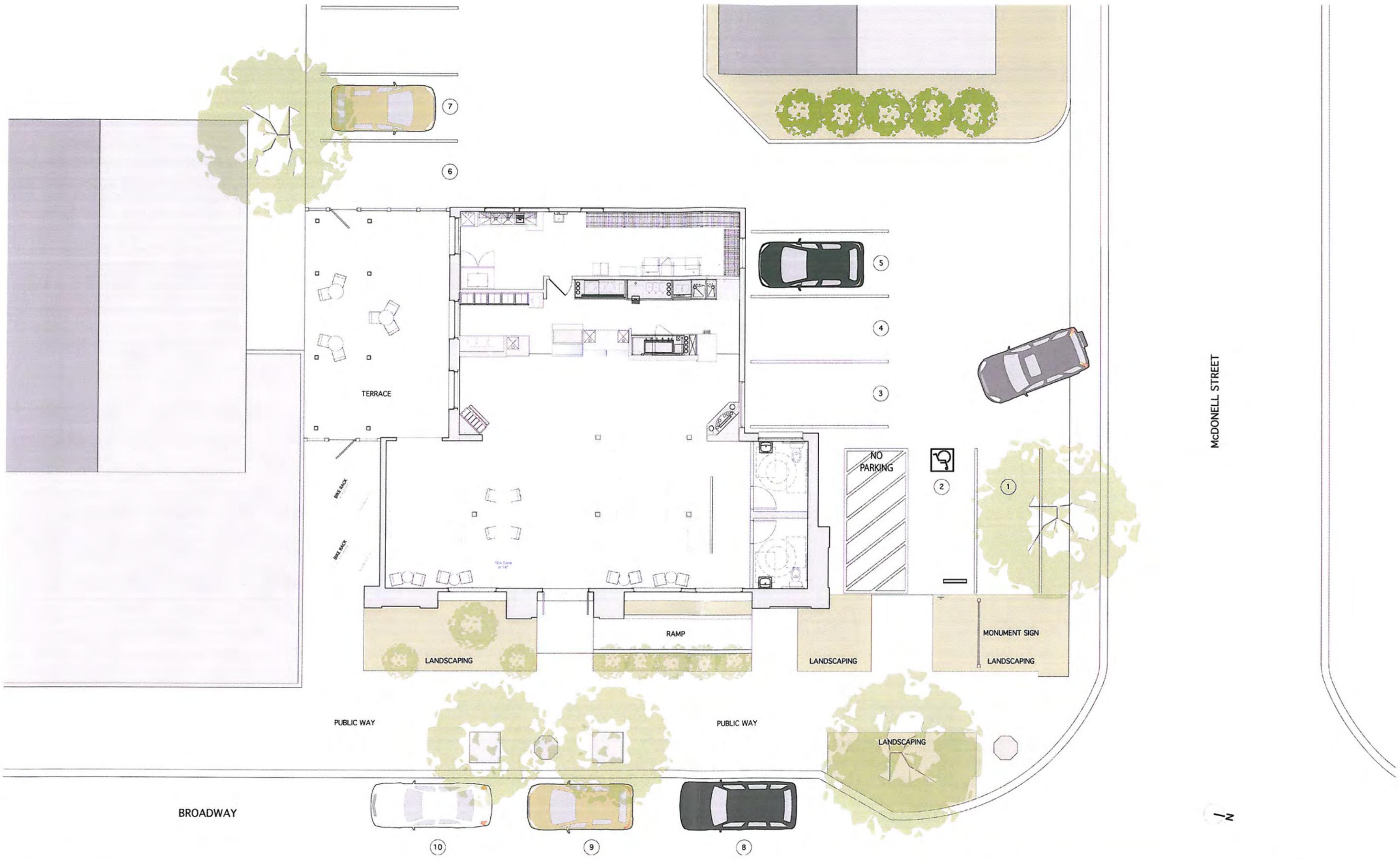
Wall Setbacks  
 For racks parallel to a wall  
 Minimum: 36"

Footprint:  
 68" x 110"

Distance Between Racks  
 Minimum: 24"

*\*These are our suggested minimal clearances.*

Street Setbacks  
 Minimum: 36"



PCT-12038  
 Peet's Coffee & Tea - Sonoma  
 519 Broadway  
 Sonoma, California 95476

Crome Architecture

Date: 07/23/2012  
 Note:

SITE PLAN  
 3/16" = 1'-0"

SD-13.2

JAN 16 2013

We are proposing the following signs:

Sign "A" - Storefront Elevation

Single Faced 15-3/4" x 8'-5-1/4" = 11.07 SF Externally Illuminated  
Sign Illuminated with Black 9' LED Fixture - Does not Exceed 100 Ft. Lamberts

Sign "B" - Existing Double Faced Ground Sign

Reface Existing 47-1/2" x 95" = 47.00 SF - Add Black 8' LED Fixtures  
for External Illumination - Does not Exceed 100 Ft. Lamberts  
Fixtures will be mounted on top edge of each side of sign

Sign "C" - Entrance to the Patio Area - Side Elevation

Single Faced 34" x 35-3/4" = 8.44 SF Externally Illuminated Sign  
with Black 3' LED Fixture - Does not Exceed 100 Ft. Lamberts  
Fixture will be mounted on top edge of sign

External illumination of signs will be on during business hours from 5:00 AM - 10:00 PM

All signs will be externally illuminated with low wattage LED fixtures.

Neon Images, Inc.  
243 N. Escalante Dr.  
Elk Ridge, UT 84651  
P: (801) 423-3051  
F: (419) 715-6078

Client: Peet's Coffee & Tea Approved: \_\_\_\_\_  
Address: 591 Broadway  
City, State: Sonoma, CA  
Date: November 30, 2012  
Revision Date: January 4, 2013 (Added Details Requested by Planning Dept.)



Entrance Elevation  
Scale = 1/4" = 1'

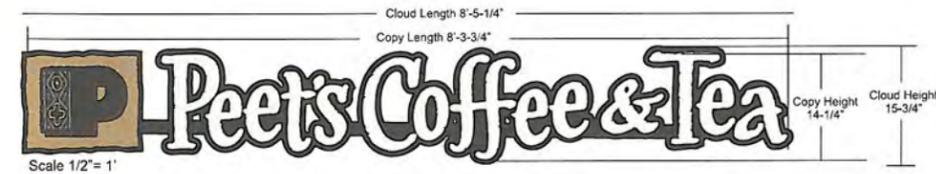
**A** Single Faced Non-Illuminated Sign  
with LED External Lighting Fixture  
15-3/4" x 8'-5-1/4" = 11.07 SF

Calculation for Allowable: Frontage on Broadway 104'-3"  
1st 30' 3 SF for each 5' of Frontage = 18 SF  
After 30' 2 SF for each 5' of Frontage = 29.6 SF  
47.6 SF

Site is located more than 40' from centerline of Street  
Add 50% (23.85 SF) to Allowable  
for a total of 71.4 SF

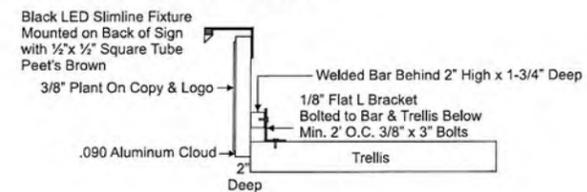
Total Proposed:  
Sign A 15-3/4" x 8'-5-1/4" 11.07 SF  
Sign B Each Side 31.33 SF x .75 SF (Per Code)  
= 23.5 SF x 2 47.00 SF  
Sign C 34" x 35-3/4" 8.44 SF  
66.51 SF

9' External LED Fixture



Returns: 2" Deep .040 Aluminum - Painted Peet's Brown PMS #412  
Back: .063 Aluminum - Painted Peet's Brown PMS #412  
Cloud: .090 Aluminum - Painted Peet's Brown PMS #412 with 3/8" Plant On's "Peet's Coffee & Tea"  
- Peet's Cream Color PMS #9140  
Logo: 3/8" Plant On Std. Corp. Colors with 1/4" Plant On "P" Cup Logo  
Bar Behind: Welded .090 Aluminum 2" High x 1-3/4" Deep - Painted Peet's Brown PMS #412  
Illumination: External LED Fixture  
Connection to Trellis: 1/8" L Brackets Bolted to Back of Bar Behind and Down to Trellis

All Hardware to be Painted to Peet's Brown - PMS #412



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Existing Ground Sign  
Scale = 1/4" = 1'

**B**

(2) Single Faced 1/8" 47-1/2" x 95" Aluminum Panels  
for Existing D/F Ground Sign  
with Applied Vinyl Graphics - Std. Corp. Colors  
Calculation for Area is 31.33 SF x .75 SF = 23.50 x 2 = 47.00 SF

8' Black LED Fixtures on Both Sides

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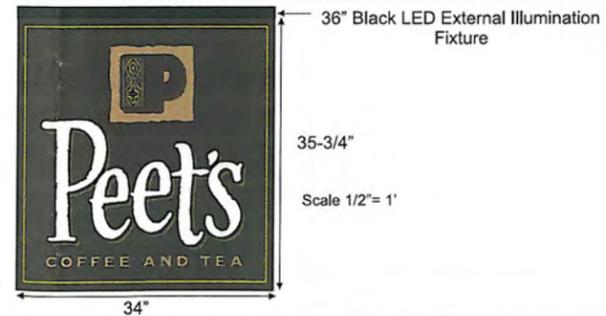
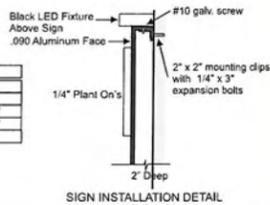
Client: Peet's Coffee & Tea Approved: \_\_\_\_\_  
Address: 591 Broadway  
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Side Elevation  
Scale 1/4" = 1'

Part	Material (Paint/Finish)	Color
Face panel	.090" Aluminum MAP satin (incl. back of sign)	PM5M412
Copy Peet's	3/8" acrylic cut-outs MAP satin	PM5M412
Border, Coffee & Tea	3M vinyl	3M #3630-131 Metallic Gold
Drop shadows	3M vinyl	3M #3630-131 Metallic Gold
Logo	1/4" acrylic cut-outs MAP Satin	Standard Corp. Colors

Single-faced



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Address: 591 Broadway  
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Date: November 30, 2012  
Revision Date: January 4, 2013 (Added Details Requested by Planning Dept.)

Winline Surface Linear  
103W Damp/Wet



**Series:** WSL - Winline Surface Linear  
**Model:** 103W - Model 103W Damp/Wet  
**Beam Spread:** 30° - 30° - 103W  
**LED Code:** 27K - ANSI-Binned 2700K  
**Voltage:** ND24V - Non-Dimming 24 Volt AC  
**Mount:** Adjustable  
**Finish:** SOB - Semi-Gloss Black Paint

**ADJUSTABLE MOUNT**  
 Sign "A" - (1) 9' Fixture  
 Sign "B" - (1) 8' Fixture Each Side  
 Sign "C" - (1) 3' Fixture  
 Fixtures all less than 100 FL Lamberts



**POWER AND DIMMING**  
 Winline 103W power consumption is 4.5W/ft  
 The Winline 100 Series operates on 24VAC and can be dimmed with commonly available low voltage magnetic dimming equipment. A wide range of remote transformers are available in 120V and 277V primary

**OPERATING TEMPERATURE** -22°F to 122°F (-30°C to 50°C)

**COLOR AND LIGHT OUTPUT**  
 The 100 Series utilizes Nichia 123B white LEDs  
 Model 103W feature (24) LEDs/ft.

Color	Total Lumens	Lamp Watts	Lumens per Watt	CRI	Power Factor
ANSI-Binned 2700K	403	15.8	25.3	84.3	97



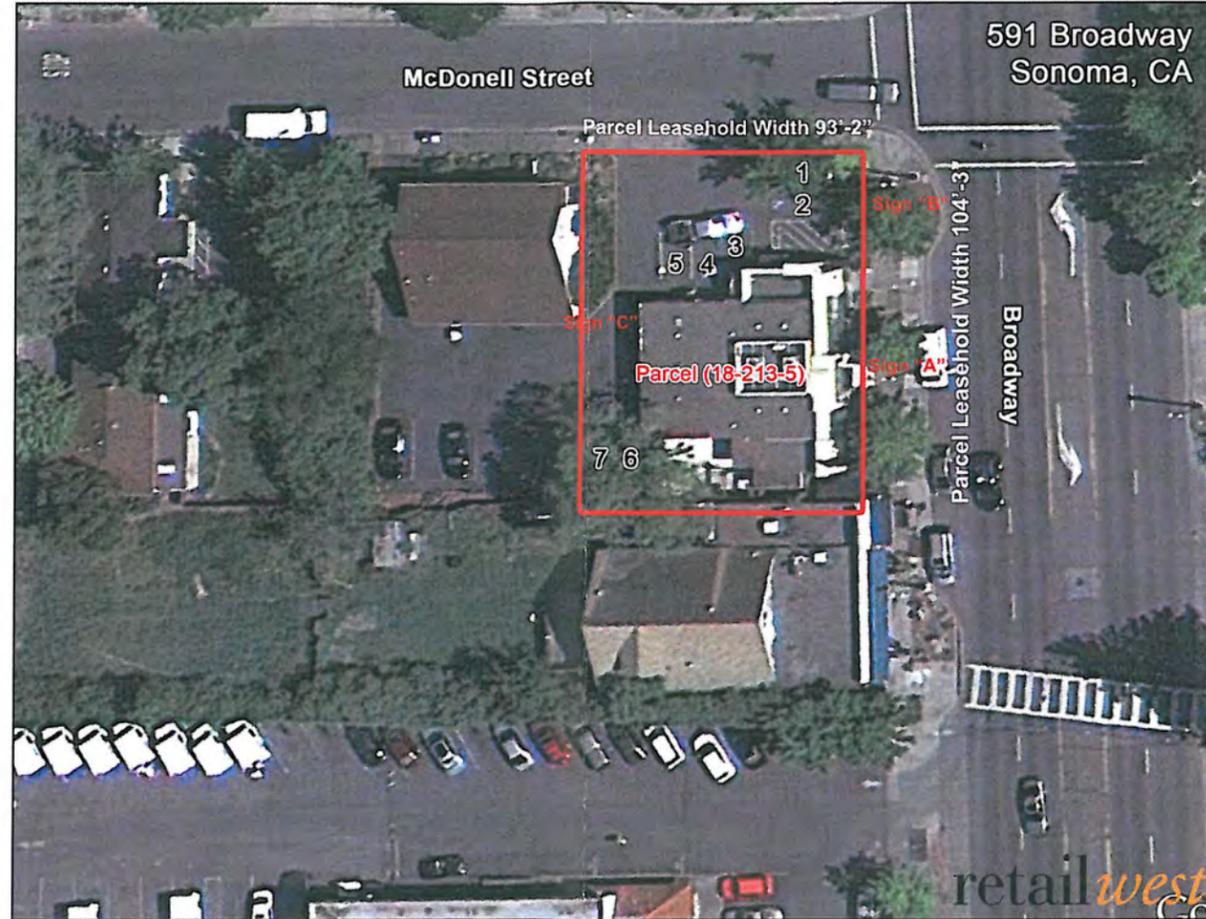
IP66



Winline Surface Linear 103W is ETL listed for wet location and complies with UL Standard 2108

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**City of Sonoma**  
**Design Review Commission**  
**Agenda Item Summary**

**ARC Agenda Item: 4**

**Meeting Date: 02/19/13**

**Applicant**

Sonoma Valley Hospital

**Project Location**

347 Andrieux Street

**Historical Significance**

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
  - Listed on California Register of Historic Resources (Significant)
  - Listed within Local Historic Resources Survey (Potentially Significant)
  - Over 50 years old (Potentially Significant)
- Year Built: 1975

**Request**

Consideration of a new sign program for a hospital (Sonoma Valley Hospital).

**Summary**

The applicant is requesting review of a new sign program for the hospital.

The following signs shall be included as part of the sign program review:

- ◆ 1 each (two-sided) 40 square foot internally illuminated freestanding sign (EX.02).
- ◆ 1 each (two-sided) 24.16 square foot internally illuminated freestanding sign (EX.03).
- ◆ 2 each (two-sided) 24 square foot freestanding signs (EX.07).
- ◆ 1 each (one-sided) 6 square foot internally illuminated freestanding sign (EX.08).
- ◆ 7 each (two-sided) 5.33 square foot freestanding signs (EX.09).
- ◆ 2 each (one-sided) 27.27 square foot wall signs (EX.04A).
- ◆ 2 each (one-sided) 16 square foot wall signs (EX.04B and EX.04C).

*Internally Illuminated Freestanding Sign (EX.02):* The applicant is proposing an internally illuminated two-sided freestanding sign with an area of 40 square-feet per side (8 feet wide by 5 feet tall). The top of the sign panel would stand at 5 feet. The sign is proposed to be located parallel to Fourth Street West near the corner of Fourth Street West and Andrieux Street. In terms of construction and color, the sign would employ a stucco base painted Benjamin Moore clay 1034 (to match building color) with fabricated aluminum lettering painted dark bronze with black trim. The emergency cabinet would be constructed of fabricated aluminum, painted red, with routed out white lettering. The top portion would include a fabricated aluminum cabinet with reflective white vinyl graphics. The applicant has stated that the surface brightness will not be greater than one hundred (100) foot-lamberts.

*Internally Illuminated Freestanding Sign (EX.03):* The applicant is proposing an internally illuminated two-sided freestanding sign with an area of 24.16 square-feet per side (6 feet wide by 4.16 feet tall). The top of the sign panel would stand at 4.16 feet. The sign is proposed to be located perpendicular to Bettencourt Street near the corner of Bettencourt Street and Forth Street West. In terms of construction and color, the sign would employ a stucco base painted Benjamin Moore clay 1034 (to match building color) with fabricated aluminum lettering painted dark bronze with black trim. The emergency cabinet would be constructed of fabricated aluminum, painted red, with routed out white lettering. The top portion would include a fabricated aluminum cabinet with reflective white vinyl graphics. The applicant has stated that the surface brightness will not be greater than one hundred (100) foot-lamberts.

*Freestanding Sign (EX.07):* The applicant is proposing two each two-sided freestanding signs with an area of 24 square-feet per side (6 feet wide by 4 feet tall). The top of the sign panel would stand at 6 feet. The signs are proposed to be located midblock on Andrieux Street and Fourth Street West. In terms of construction and color, the signs would employ a brown painted aluminum panel sign with white reflected vinyl lettering. Illumination is not proposed.

*Internally Illuminated Freestanding Sign (EX.08):* The applicant is proposing a two-sided freestanding signs with an area of

6 square-feet per side (4 feet wide by 1.5 feet tall). The top of the sign panel would stand at 3.5 feet. The sign is proposed to be located in front of the main entrance and emergency entrance. In terms of construction and color, the signs would employ a brown and red painted panel aluminum cabinet with an illuminated routed aluminum face with white lettering.

*Freestanding Sign (EX.09):* The applicant is proposing seven each two-sided freestanding signs with an area of 5.33 square-feet per side (4 feet wide by 1.33 feet tall). The top of the sign panel would stand at 3.33 feet. The signs are proposed to be located at various locations to direct vehicles to additional parking. In terms of construction and color, the signs would employ a brown painted aluminum panel sign with white reflected vinyl lettering. Illumination is not proposed.

*Wall Signs (EX.04A):* Two wall signs are proposed with an area of 27.27 square-feet per side (12.83 feet wide by 2.1 feet tall). The black dimensional letters would be located on the hospital entrance building. Illumination is not proposed.

*Wall Sign (EX.04B):* One wall sign is proposed with an area of 16 square-feet per side (16 feet wide by 1 foot tall). The silver fabricated aluminum letters dimensional letters would be located on the entrance transom painted green in color. Illumination is not proposed.

*Wall Sign (EX.04c):* One wall sign is proposed with an area of 16 square-feet per side (16 feet wide by 1 foot tall). The silver and white fabricated aluminum letters dimensional letters would be located on the entrance transom painted green and red in color. Illumination is not proposed.

*Freestanding Size and Height Regulations:* Internally illuminated signs shall not exceed 27 square feet in area; non-illuminated freestanding signs are limited to 48 square feet in area. Each face of a two-sided interiorly-illuminated sign shall not exceed 18 feet (§18.20.130). Freestanding signs are limited to a maximum height of 12 feet (§18.20.120). The freestanding sign (EX.02) is not consistent with this requirement in that each face would have an area of 40 square feet. None of the proposed freestanding signs will exceed a height of 6 feet.

*Wall Sign Regulations (§18.20.190):* Wall signs projecting over the property line, including a light box or other part thereof, shall not exceed a thickness of 12 inches. The maximum size for a wall sign is 48 square feet. The wall signs comply with this requirement.

*Aggregate Sign Area:* Based on the site's primary frontage on Fourth Street West (±241 feet) and secondary frontage on Andrieux Street, Third Street West, and Bettencourt Street (±1,441 feet), the property has an allowable aggregate sign area of 390.6 square feet. The total aggregate sign area for the property would be ±316.75 square feet, including the twelve freestanding signs (230.21 square feet), and three wall sign (86.54 square feet), and 16 banner signs. The proposal is consistent with this requirement.

*Hours of illumination:* The illuminated panels are proposed be placed on a 24-hour circuit, per the Office of Statewide Health Planning and Development (OSHPD) code. Under normal conditions, the illuminated letters will only be visible between sunset and 7:00 a.m. However, OSHPD code requires the 24-hour circuit to ensure visibility during any weather condition (including overcast and raining days). Normal business hours are 24 hours per day, seven days per week.

*Exemption Sign Regulations : ( §18.12.080):* Identification, directional, or information signs not exceeding one square foot in area, and four in number may be erected without a permit provided they are not illuminated and contain no reflective painted material. These signs shall not be included in the measurement of total allowable sign area on a site.

*Other permits required:* In addition to the requirements of this title, all signs and building improvements shall be in conformance with applicable requirements of the 2010 California Building Code and where required by the 2010 California Building Code, shall obtain a building permit prior to installation.

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## Commission Discussion

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**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*
2.      *Sign drawings and site plan*

cc:      Sonoma Valley Hospital  
         347 Andrieux Street  
         Sonoma, CA 95476

Hackley Architectural Signage  
Attn: Pavel Soltys  
1999 Alpine Way  
Hayward, CA 94545

NLA  
Attn: DeAnn Splinter  
600 Q Street, Suite 100  
Sacramento, CA 95811

Otto Construction  
1717 Second Street  
Sacramento, CA 95811



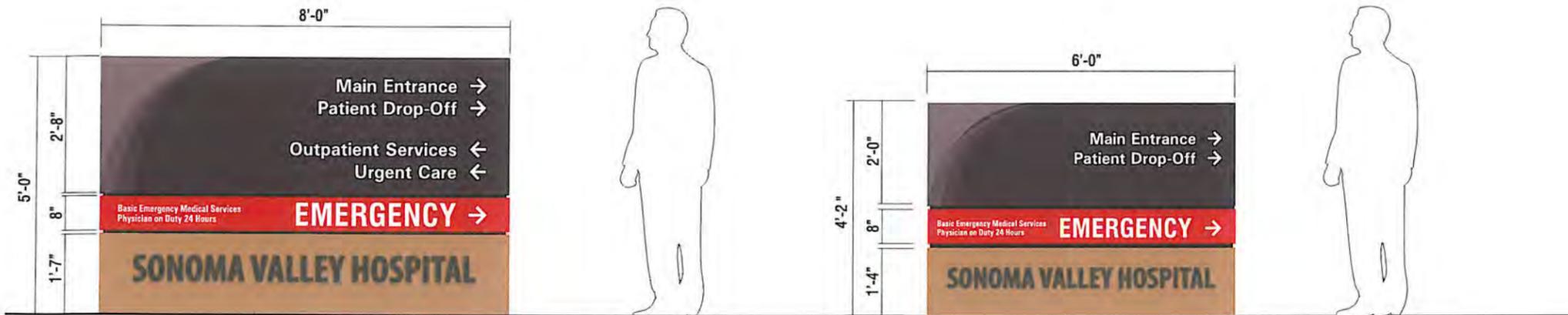
## Family of Signs (Phase 1)

January 2013

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[www.hackley.net](http://www.hackley.net)  
**510.940.2610**  
1999 Alpine Way → Hayward, CA → fax 510.940.2615



**EX.02**

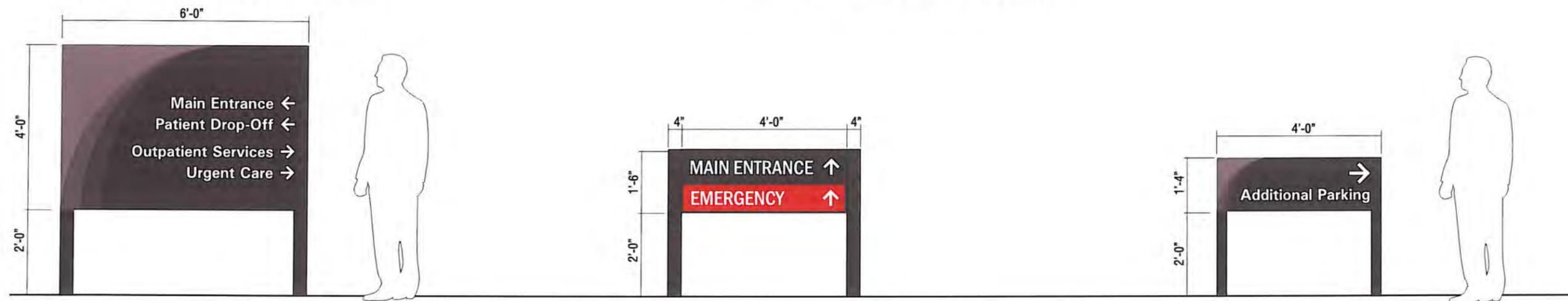
**Primary Double-Sided Vehicular Monument**

32" x 96" Fabricated aluminum top cabinet painted, with reflective vinyl graphics  
 8" x 96" Emergency cabinet, face painted red, routed out and internally illuminated  
 18" x 96" Stucco base. Painted to match building color.  
 6" Fabricated aluminum lettering. Painted dark bronze  
 Trim back existing vegetation to provide better visibility

**EX.03**

**Secondary Double-Sided Vehicular Monument**

24" x 72" Fabricated aluminum top cabinet painted, with reflective vinyl graphics  
 8" x 72" Emergency cabinet, face painted red, routed out and internally illuminated  
 16" x 72" Stucco base. Painted to match building color.  
 4 3/4" Fabricated aluminum lettering. Painted dark bronze  
 Trim back existing vegetation to provide better visibility



**EX.07**

**Directional Post & Panel, Large**

48" x 72" New Double-Sided Post & Panel Sign  
 Non-Illuminated painted faces with reflected vinyl copy.  
 Installed 24" above grade with two 4" x 4" aluminum posts, capped, painted.

**EX.08**

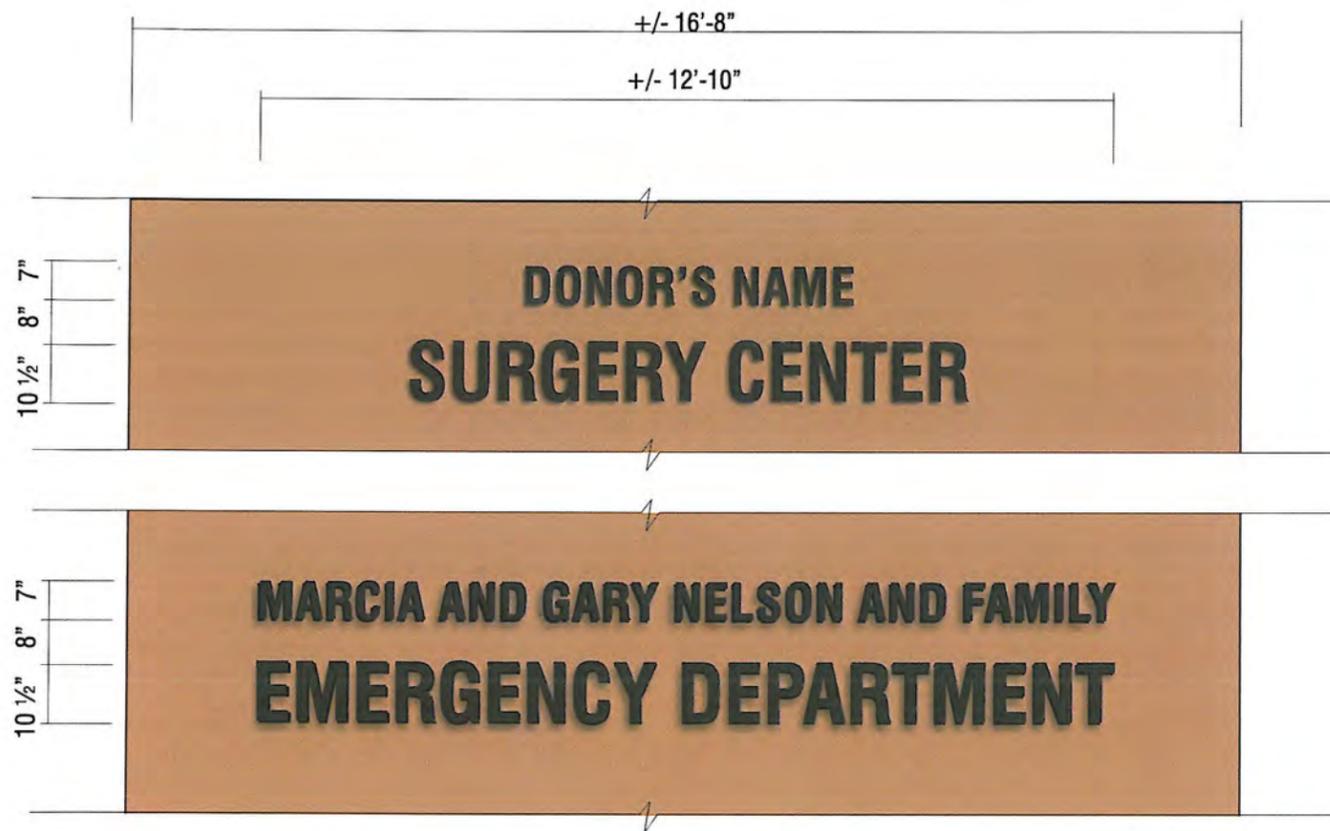
**Illuminated Post & Panel - Entrance**

18" x 48" New Single-Sided Post & Panel Aluminum Cabinet. Internally Illuminated  
 Routed aluminum faces illuminated copy  
 Installed 24" above grade with two 3" x 3" aluminum posts, capped, painted.

**EX.09**

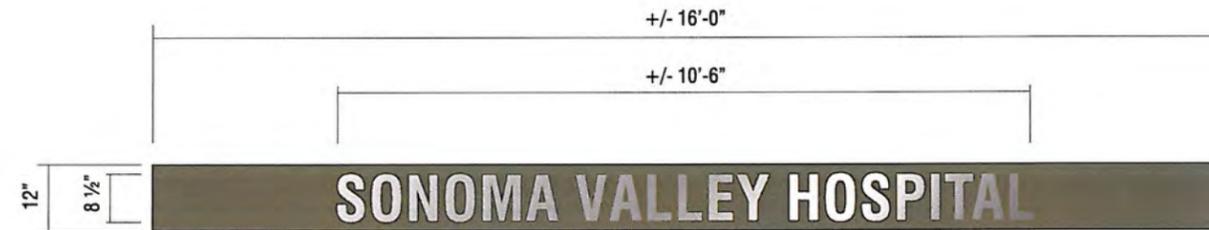
**Directional Post & Panel, Small**

16" x 48" New Double-Sided Post & Panel Sign.  
 Non-Illuminated painted faces with reflected vinyl copy.  
 Installed 24" above grade with two 3" x 3" Aluminum posts.

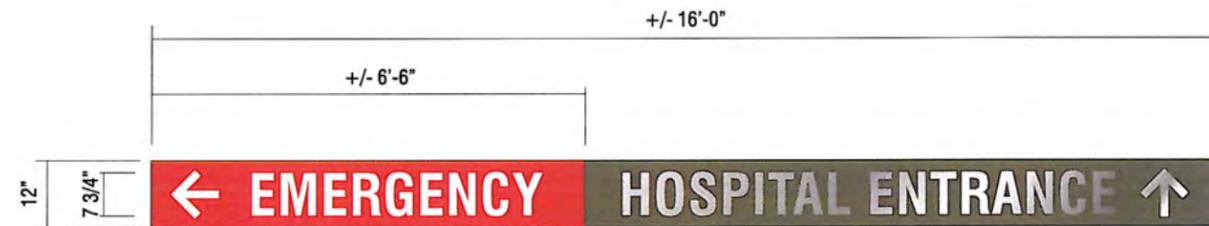


**EX.04A**  
Dimensional Building Letters

Fabricated aluminum letters, 7" (Donor's Name) and 10 1/2" (Department's Name)



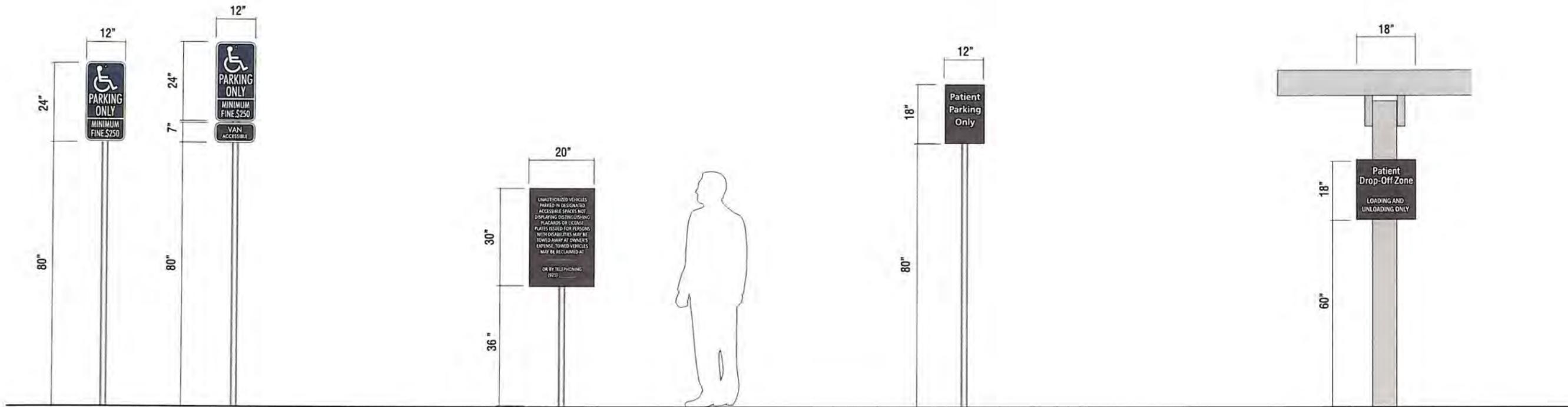
**EX.04B**  
Dimensional Canopy Transom Letters  
Fabricated aluminum letters 8 1/2" tall (TBV)



**EX.04C**  
Dimensional Under Canopy Directional Sign  
Fabricated aluminum with copy approx 7 3/4" tall (TBV)



**RENDERING OF NEW WING / HOSPITAL ENTRANCE**



**EX.11A & EX.11B**  
**Accessible & Van Accessible Parking**

12" x 24" Accessible Parking Sign per CDT specifications. (EX.11B includes 6" x 12" VAN ACCESSIBLE plate)  
 Installed 80" above grade with one 2"Dia Aluminum painted post.

**EX.12**  
**Tow Away Warning Sign**

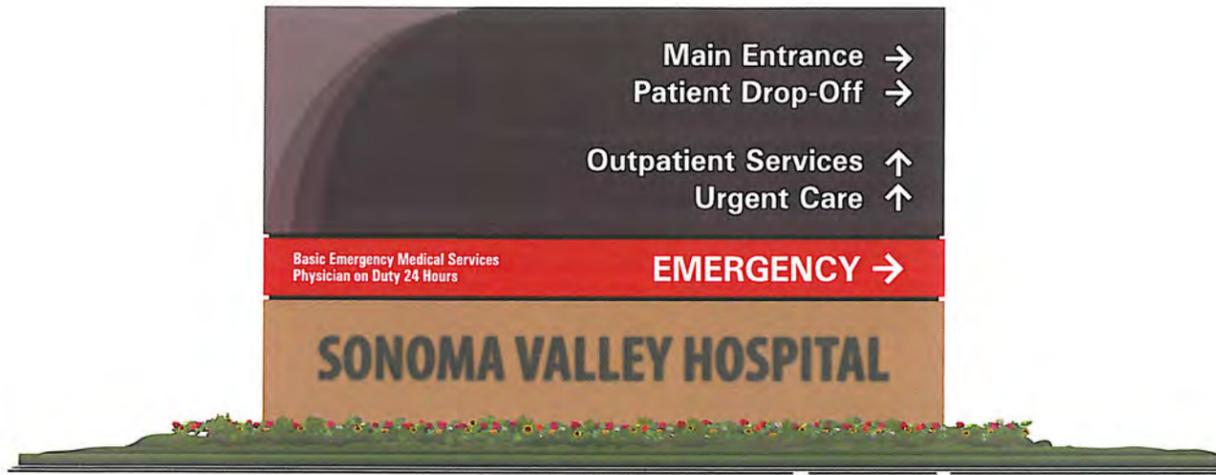
20" x 30" Tow Away sign per CDT specifications.  
 Installed 36" above grade with one 2"Dia Aluminum painted post.

**EX.13A**  
**Small Regulation Sign**

12" x 18" Regulation Sign.  
 Installed 80" above grade with one 2"Dia Aluminum painted post.

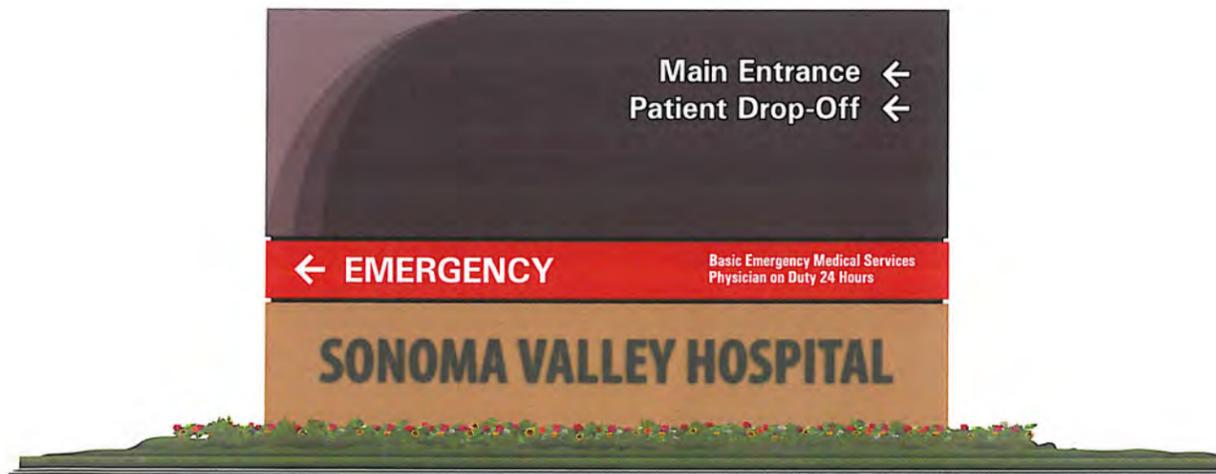
**EX.13B**  
**Drop-Off Zone Sign**

18" x 18" Regulation Sign.  
 Installed on trellis at approx. 60" AFG



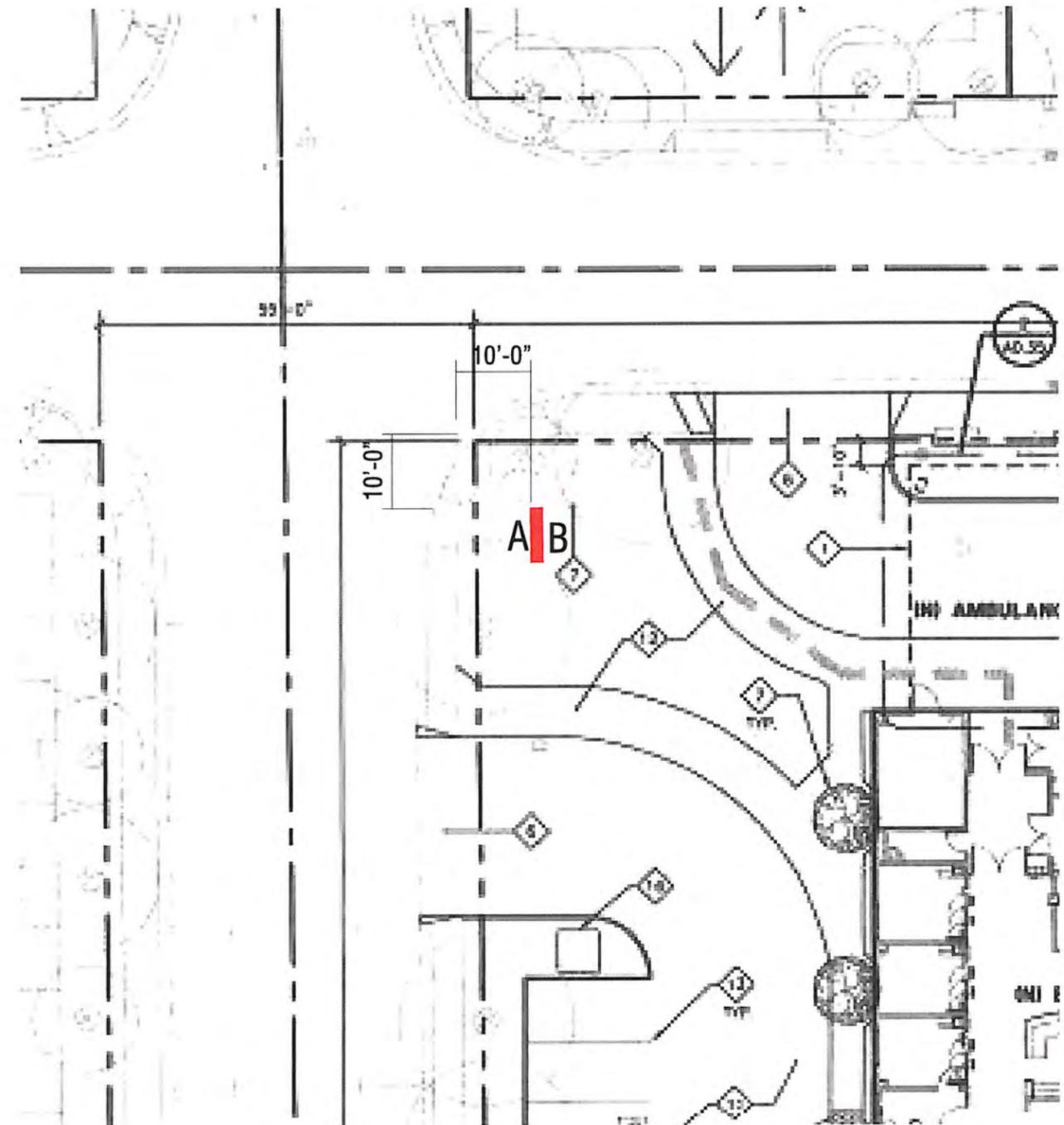
EX.02 - Primary Double-Sided Vehicular Monument

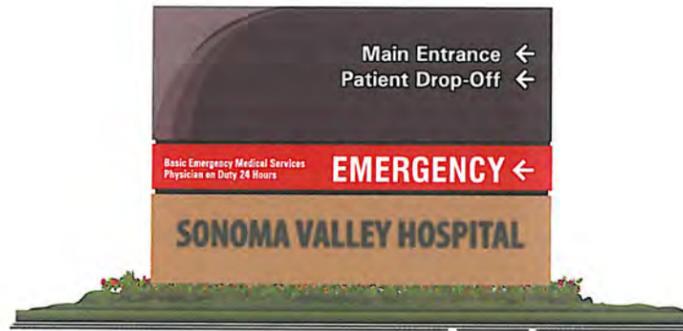
4th & Andrieux - Side A



EX.02 - Primary Double-Sided Vehicular Monument

4th & Andrieux - Side B

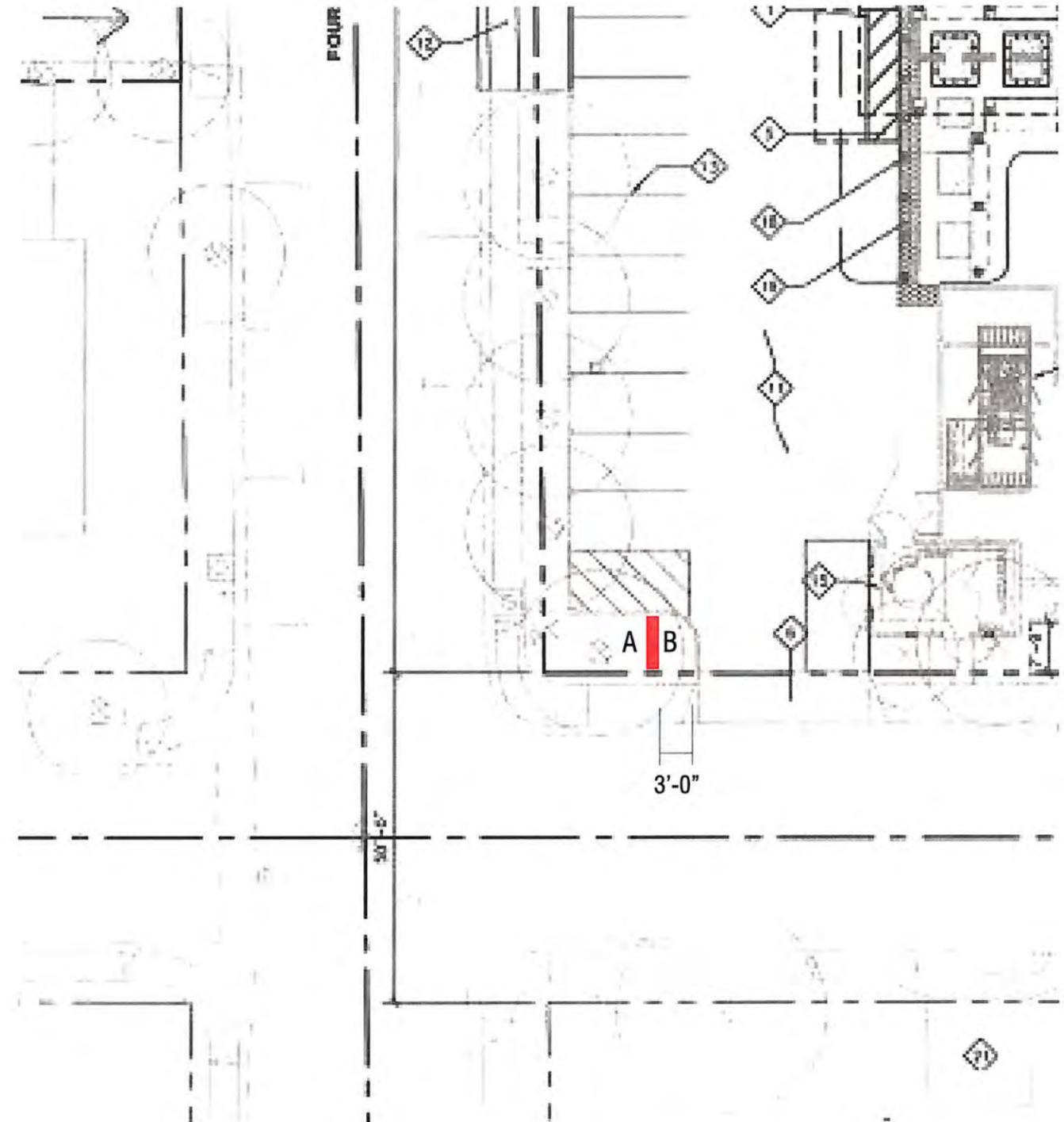


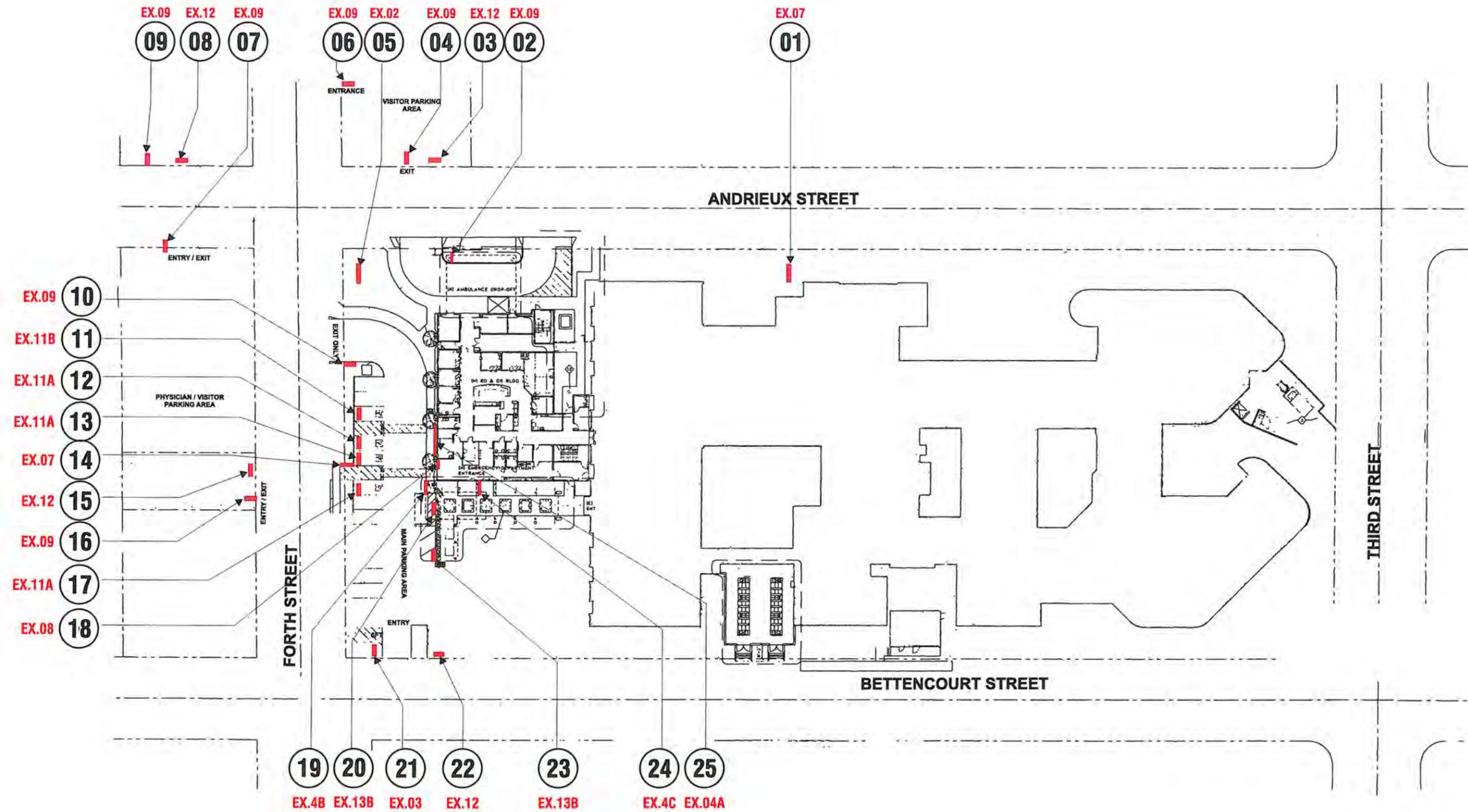


**EX.03 - Secondary Double-Sided Vehicular Monument**  
4th & Bettencourt - Side A



**EX.03 - Secondary Double-Sided Vehicular Monument**  
4th & Bettencourt - Side B







*City of Sonoma*  
**Design Review Commission**  
**Agenda Item Summary**

**DRC Agenda Item: 5**

**Meeting Date: 02/19/13**

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**Applicant**

Robert Baumann

**Project Location**

236 Second Street East

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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**

Design review for a new single family residence and detached second unit.

---

**Summary**

The architect is proposing to construct a 3,980 square foot residence and 798 square foot detached second unit (including a 400 square foot garage) on the property.

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

- *Setbacks:* The new residence meets or exceeds the normal setback requirements.
- *Coverage:* At 25%, site coverage meets the 25% maximum allowed in the Rural Residential zone.
- *Floor Area Ratio:* The project would result in an F.A.R. of 0.20, which meets the 0.20 maximum allowed. [Note: per the Development Code, second units and the detached garages (up to 400 square feet) are not included in the calculation of F.A.R.]
- *Parking:* Two covered parking spaces are provided in the attached garage and one parking space in the detached garage. This meets the requirement.
- *Height:* The two-story residence would have a maximum ridge height of 30 feet, this meets 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 west, east, and northeast 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 proposed development 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 structure.

**Building Elevations & Exterior Materials:** As noted in the project narrative, the home is intended to have a “contemporary farm structure” style. Proposed exterior materials consist of board and batten wood siding, areas of stone veneer, and a corrugated metal roof. The architect has not described the type of window and doors that are proposed and has been advised to supply the specification sheets to staff prior to the DRC meeting. Proposed external material, barn lights, and corrugated metal roofing pictures are attached for consideration.

**Exterior Colors:** Pursuant to the Hillside Development standards and guidelines, projects in hillside areas should utilize building materials and colors that help blend buildings into the terrain. With exception of the corrugated metal roofing, the exterior finishes and materials employ natural and earth-tone colors to help blend into the terrain, including stone veneer, and board and batten wood siding.

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

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

**Landscaping Plan:** As required by the Water Efficient Landscape Ordinance, the applicants will be submitting a landscape plan for the DRC’s consideration at a later date.

**Other permits required:** In addition to the requirements of this title, the proposal shall be in conformance with applicable requirements of the 2010 California Building Code and where required by the 2010 California Building Code, shall obtain a building permit prior to installation.

## Commission Discussion

### Design Review Commission Action

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

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

## DRC Conditions or Modifications

cc: Robert Baumann  
729 Broadway  
Sonoma, CA 95476

Steve Brown  
2612 Rivendell Road  
Lake Oswego, OR 97034

Donna and Steven Brown  
9752 Lansing Avenue North  
Stillwater MN 55082-9453

Patricia Cullinan, via email

Pat Pulvirenti, via email

Diane Smith, via email

### Attachments:

1. Project narrative
2. Letter from John Merserve regarding tree on adjacent property
3. Specification sheet on barn lighting
4. Site plan
5. Elevations



**Robert W. Baumann, Architect**  
**CA License # C28431**  
729 Broadway Street, Sonoma, CA 95476  
P - 707.996.7947 F - 707.996.7904  
rb@robertbaumann.com

DATE: January 22, 2013  
TO: City of Sonoma, Planning Department

**RE: D.R.C. PROJECT NARRATIVE, Brown Residence at 236 2<sup>nd</sup> Street East**

The owners of this property plan to build a single-family, 2-story residence with an attached garage, and a detached second dwelling unit with its own garage, bordering 3 sides of a pool patio with a southern orientation. The parcel is in the Northeast Planning Area and lies within the Historic Overlay District. The property is also known as Lot 2 of the Hyman subdivision, located between Lots 1 & 3, each with existing 2 story homes built in a contemporary farm structure style. It is the owner's intent to stay within that style for both buildings.

Section 19.54.080 of the Sonoma Development Code defines how the reviewing authority may approve an application:

*G. Findings Decision. The review authority may approve, approve subject to conditions, or disapprove an application for site design and architectural review. The review authority may approve an application, with or without conditions, only if it makes the findings set forth below.*

1. *Basic Findings. In order to approve any application for site design and architectural review, the review authority must make the following findings:*
  - a. *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;*
  - b. *On balance, the project is consistent with the intent of applicable design guidelines set forth in this development code; and*
  - c. *The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.*
2. *Projects within the Historic Overlay District. In addition to the basic findings set forth in subsection (G) (1) of this section, the review authority must make the following additional findings for any project located within the Historic Overlay District:*
  - a. *The project will not impair the historic character of its surroundings;*
  - b. *The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site; and*
  - c. *The project substantially complies with the applicable guidelines set forth in chapter 19.42 SMC, Historic Preservation and Infill in the Historic Zone.*

1a. This project complies with applicable regulations as set forth in the Development Code. The allowable Floor Area Ratio (.20) based on its lot size of 20,043 square feet is 4009 square feet, and exempts a second dwelling unit and detached garage up to 400 square feet. The proposed main house with attached garage is 3980 square feet in size. Second dwelling units may not exceed 850 square feet. The proposed detached structure includes a second unit of 798 square feet and garage of 400 square feet.

Allowable lot coverage for this property (25% of 20,043 square feet) is 5,011 square feet. Proposed lot coverage is 5009 square feet.

All required setbacks and easements have been maintained for the main house and the accessory structure. Both structures conform to height limit requirements; the second unit cupola extends only 16" beyond the 15'-0" height limit (out of an allowable 8'-0"). Clearances to existing drainage swales created during the initial development of the subdivision have been incorporated into the site plan. Adherence to the tree removal guidelines as established in the arborist's report for this subdivision has also been accomplished.

1b. The project is consistent with the intent of applicable design guidelines. The strategy for the massing of the main house was to create a simple stone building that appears to have been added on to over time. There are a number of beautifully simple, rustic stone barns in Sonoma valley that have become cherished pieces of Sonoma Valley's agricultural history; Buena Vista Winery, Gundlach Bundschu Winery, and Stone Barn Farm to name a few. The hypothetical additions to this stone building would have been "farmer-built", using available materials such as board and batten siding and corrugated metal roofing, following simple construction techniques such as wood framing. For these reasons we believe the project responds appropriately to the context of adjacent development and will not impair the historical character of its surroundings.

Regarding the second unit, it is the owner's intent to use it for occasional guests, and possibly as a long-term rental property, a notion encouraged by the General Plan.

1c. Architectural considerations incorporated into this project that support compatibility with neighboring structures include similar massing, scale, exterior materials, fenestration types, floor levels and overall design style as the adjacent homes. The proposed exterior materials and colors are very similar, if not identical, to the homes on each side of this property. The largest mass of new construction was placed in the center of the property, reducing impact on the neighboring properties. Finally, the second unit will maintain similar architectural features, materials and colors as the main house, but in a subordinate manner, as recommended in the development code.

2a-c. Because the property lies within the Historic Overlay District, guidelines for infill development must be followed, most importantly compatibility of bulk and height. The following information supports conformance to these guidelines.

The shared access driveway for this subdivision is the most significant factor dictating location of front doors and garages for the homes in this neighborhood. The size of the parcels prevents these elements from being located anywhere but adjacent to the access drive, and front porches are essentially entry stoops. With regard to existing patterns in this neighborhood, this project continues the same functional on-site relationships of these elements.

Regarding front yard setback, the parcels in this development are arranged in such a way that no two parcels have the same orientation (front yards next to each other), so adhering to an average setback doesn't apply. The angled eastern property line of this parcel limits allowable building area in the front yard, dictating a larger front yard setback than the minimum 30 feet required by the development code.

There are no existing historic structures on this property. However, the recently constructed homes on adjacent lots in this neighborhood display an understanding and respect of historical styles found in Sonoma valley, thus creating their own historic character. This project will not impair this character but rather preserve and maintain it.

If you require additional information, or have any questions about the submitted material, please contact me at your earliest convenience.

Thank you,

Robert W. Baumann, *Architect*

February 11, 2013

Mr. Robert Baumann  
RB Architects  
729 Broadway  
Sonoma, CA 95476

Re: Lot 2, Hyman Subdivision at 236 Second Street East, Sonoma; review of proposed construction impacts

Robert,

At your request I inspected existing site conditions and reviewed the proposed plans for a residence to be constructed at 236 Second Street East in Sonoma. You asked me to specifically address the potential construction impacts on a large oak located on the adjacent property to the east, and the following discussion is provide toward that goal:

1. The subject tree is a valley oak (*Quercus lobata*) and it measures approximately 40 inches in trunk diameter at 4.5 feet above surrounding grade.
2. General health appears to be good as indicated by the density of dormant foliage buds, and length of annual growth. No significant pest, disease, or decline was observed. Structural integrity also appears to be reasonable.
3. It appears that a significant amount of construction impact has already occurred on this adjacent tree based on the proximity of a newly constructed outbuilding on the adjacent property. The impacts of this work are not yet evident.
4. The construction being proposed on Lot 2 near this tree consist of a second unit with an eastern-most corner that will encroach into the greater dripline to a minor degree. To eliminate impacts of this foundation it is recommended that a pier and grade beam design be utilized so that no linear excavation is necessary that could impact existing roots. Pier and grade beam design is only necessary where the foundation footprint encroaches into the dripline.

5. By utilizing this type of foundation design no detrimental impacts on the adjacent oak are expected to occur. No other improvement activities are expected to occur within the immediate area of the dripline and root system, and the area between the property line and the footprint should be protectively fenced during construction for additional protection..

Please feel free to contact me if you have questions regarding these observations and recommendations.

Regards,

  
John C. Meserve  
Consulting Arborist and Horticulturist  
Member, American Society of Consulting Arborists  
International Society of Arboriculture,  
Certified Arborist, WE #0478A;  
Certified Tree Risk Assessor, CTRA #1187



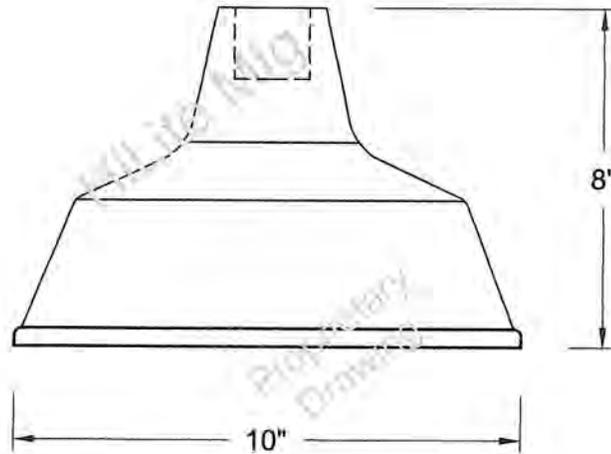


**HI-LITE MFG.  
CO., INC**

13450 Monte Vista Avenue  
Chino, California 91710  
Telephone: (909) 465-1999  
Toll Free: (800) 465-0211  
Fax: (909) 465-0907  
web: www.hilitemfg.com  
e-mail: sales@hilitemfg.com

**H-15010  
Warehouse Shade  
Collection**

Job Name: \_\_\_\_\_  
Type: \_\_\_\_\_  
Quantity: \_\_\_\_\_



**FINISH** -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 138, 139, 140, 11, 98, 101, 102, 137, 121, 122, 123, 124, 125, 126, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16, 55.

(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

**REFLECTOR** - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

**SOCKETS/LAMPS** - Available in:  
Incandescent  
- rated 100 watt max/120 volt, medium base.

**ACCESSORIES** - WGR(Wire Guard), SK(Swivel Knuckle) and FX(Flexible tubing for cord mounted fixture only) available.

**MOUNTING** - Cord, Stem, Arm, and Flush mounting available.

**MADE IN THE U.S.A.**

Suitable for wet location.  
(Except when cord mounted)



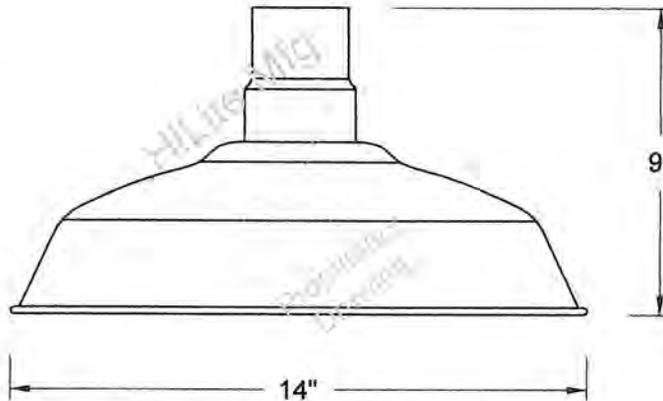


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web: www.hilitemfg.com  
e-mail: sales@hilitemfg.com

**H-15114  
Warehouse Shade  
Collection**

Job Name: \_\_\_\_\_  
Type: \_\_\_\_\_  
Quantity: \_\_\_\_\_



**FINISH** -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 138, 139, 140, 11, 98, 101, 102, 137, 121, 122, 123, 124, 125, 126, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16, 55.

(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

**MOUNTING** - Cord, Stem, Arm, and Flush mounting available.

**ACCESSORIES** - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard), SK(Swivel Knuckle) and FX(Flexible tubing for cord mounted fixture only) available.

**REFLECTOR** - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

**SOCKETS/LAMPS** - Available in:

Incandescent

- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)

- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)

- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)

- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode(LED)

- rated 20w or 30w LED. See specifications for complete part number.

**MADE IN THE U.S.A.**

Suitable for wet location.  
(Except when cord mounted)



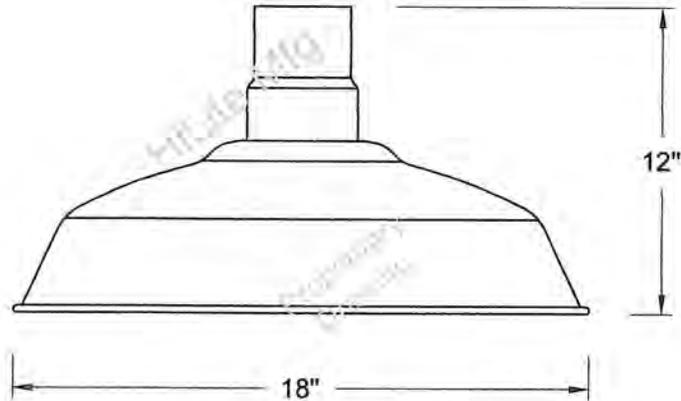


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Fax: (909) 465-0907  
web: www.hilitemfg.com  
e-mail: sales@hilitemfg.com

## H-15118 Warehouse Shade Collection

Job Name:	_____
Type:	_____
Quantity:	_____



**FINISH** -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 138, 139, 140, 11, 98, 101, 102, 137, 121, 122, 123, 124, 125, 126, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16, 55.

(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

**MOUNTING** - Cord, Stem, Arm, and Flush mounting available.

**ACCESSORIES** - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard), SK(Swivel Knuckle) and FX(Flexible tubing for cord mounted fixture only) available.

**REFLECTOR** - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

**SOCKETS/LAMPS** - Available in:

Incandescent

- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)

- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)

- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)

- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode (LED)

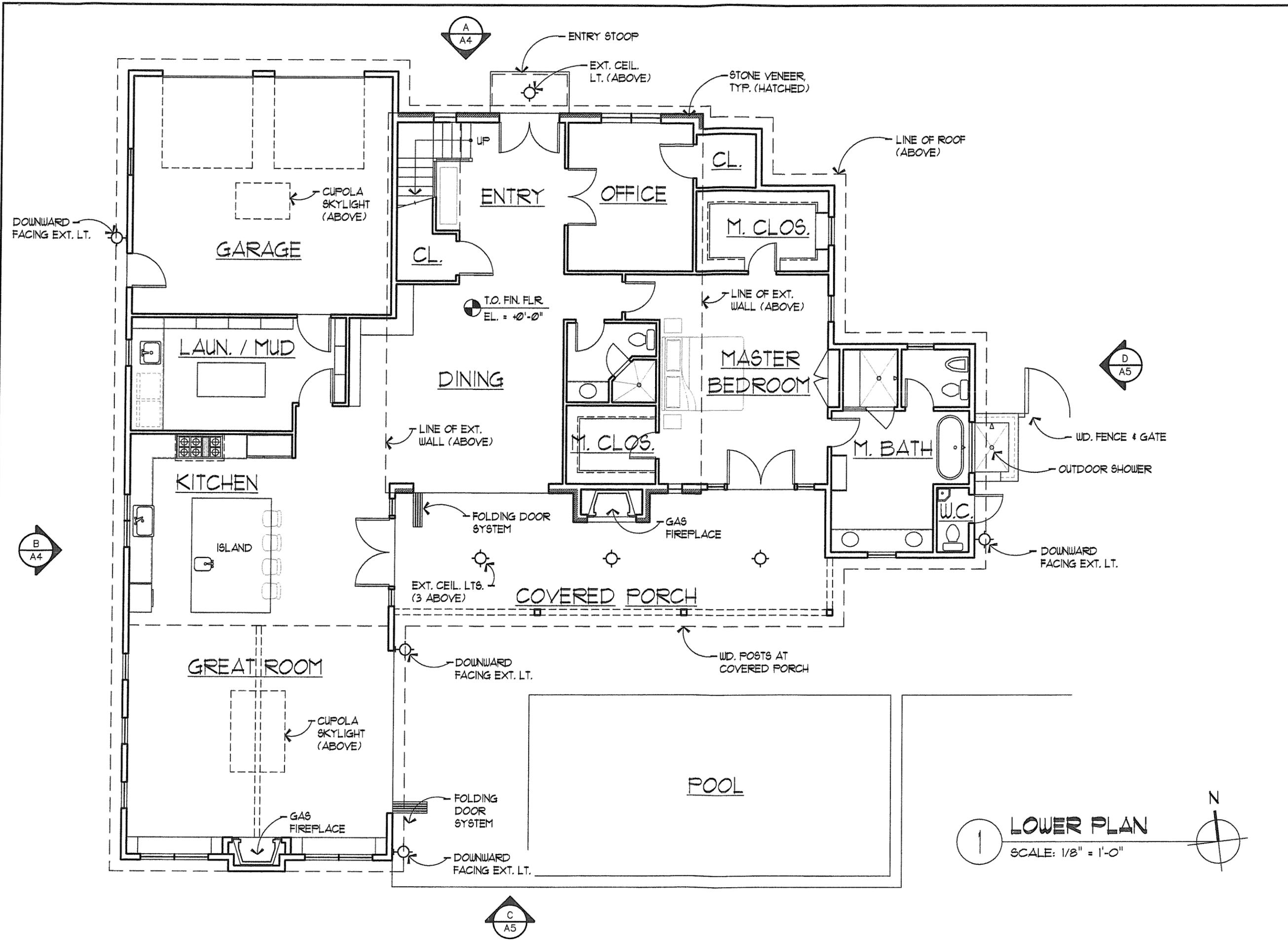
- rated 20w or 30w LED. See LED specifications for complete part number.

**MADE IN THE U.S.A.**

Suitable for wet location.  
(Except when cord mounted)







779 Broadway  
 Sonoma, CA 95476  
 PH 707.996.7947  
 FX 707.996.7904  
 rb@robertbaumann.com

ROBERT BAUMANN

**BROWN RESIDENCE**

236 SECOND STREET EAST  
 SONOMA, CA 95476 (A.P.N.: 018-141-008)

SCHEMATIC DESIGN

SCALE: AS NOTED

ISSUE DATES:	1/22/13
1/22/13	D.R.C. SUBMITTAL

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



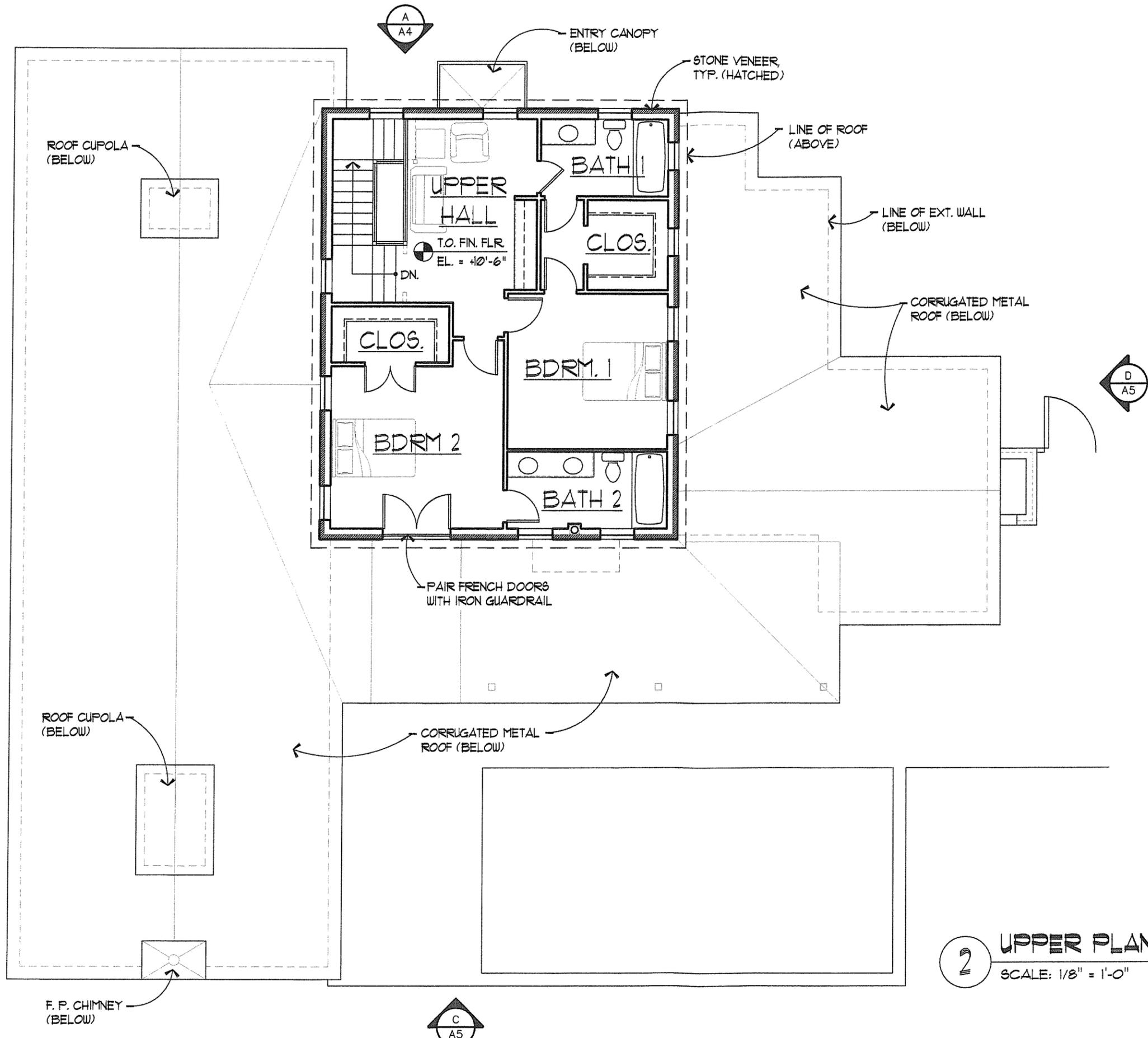
A2

B  
A4

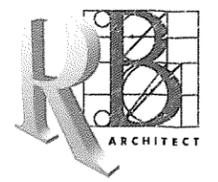
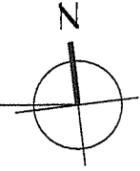
A  
A4

D  
A5

C  
A5



2 UPPER PLAN  
 SCALE: 1/8" = 1'-0"



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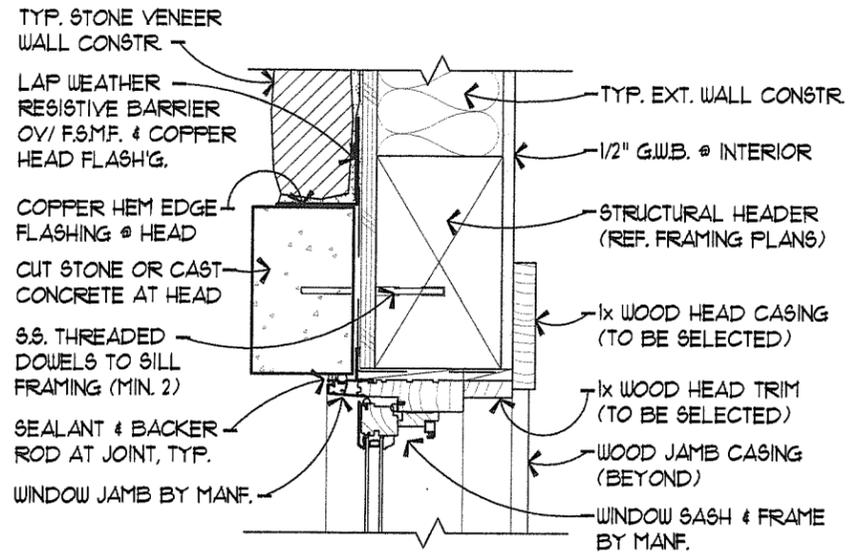
SCHEMATIC DESIGN

SCALE: AS NOTED

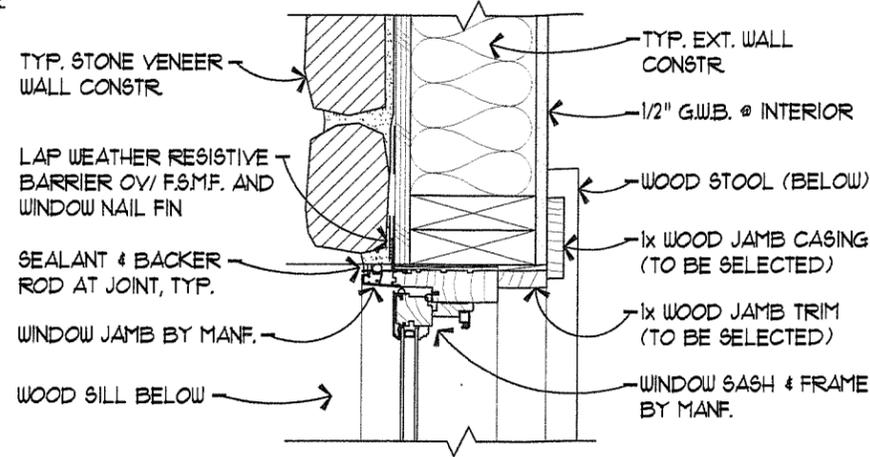
ISSUE DATES: 1/22/13

1/22/13 D.R.C. SUBMITTAL

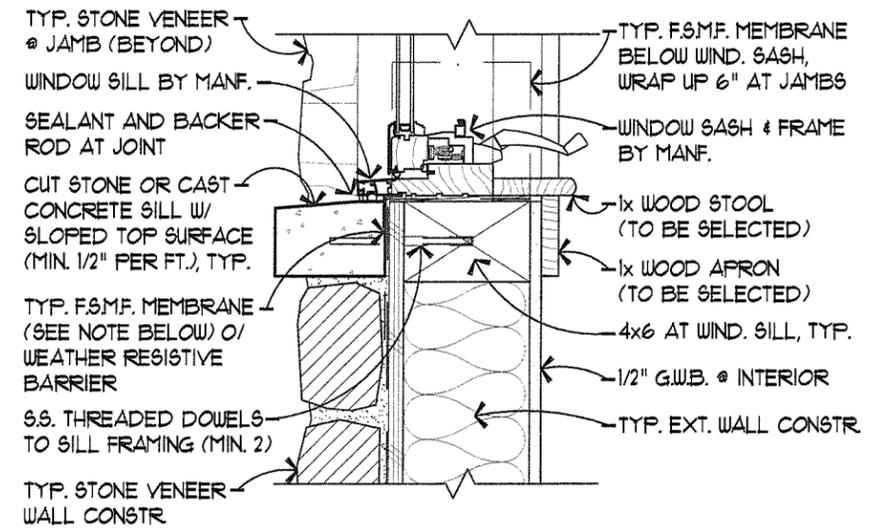
A3



**F** TYP. WINDOW HEAD DETAIL  
SCALE: 1-1/2"=1'-0" STONE VEN. WALL CONSTR. (DOOR SIM.)

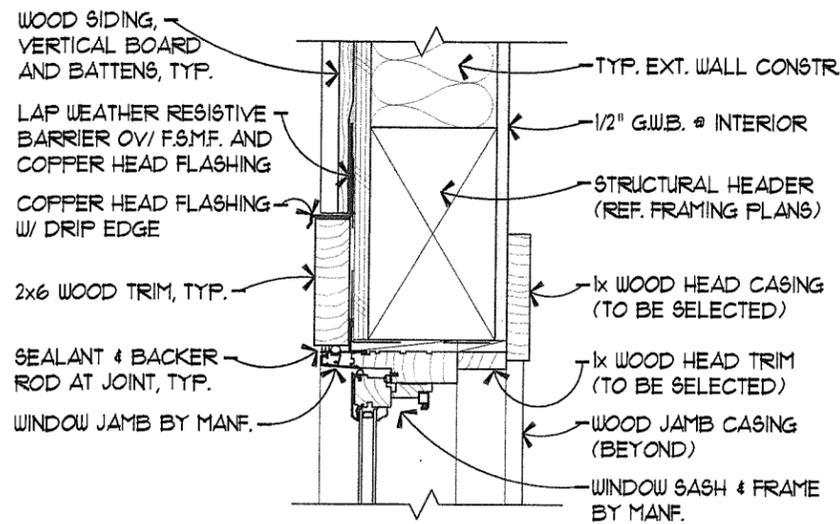


**E** TYP. WINDOW JAMB DETAIL  
SCALE: 1-1/2"=1'-0" STONE VEN. WALL CONSTR. (DOOR SIM.)

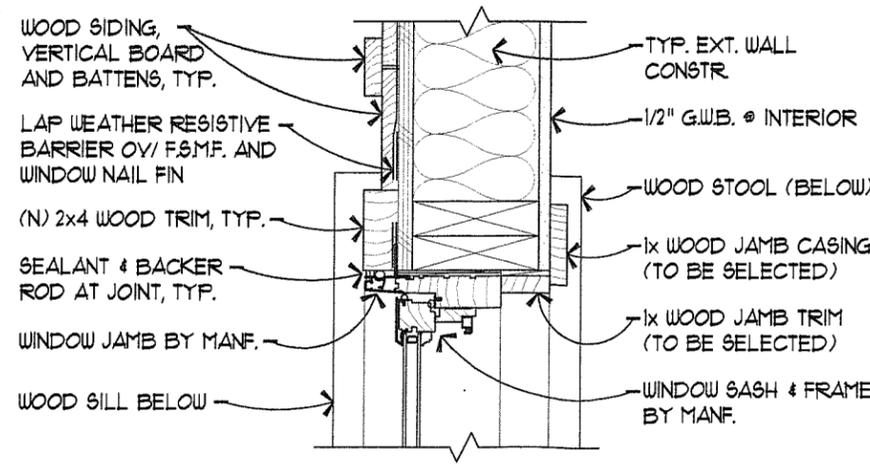


**D** TYP. WINDOW SILL DETAIL  
SCALE: 1-1/2"=1'-0" STONE VEN. WALL CONSTR. (DOOR SIM.)

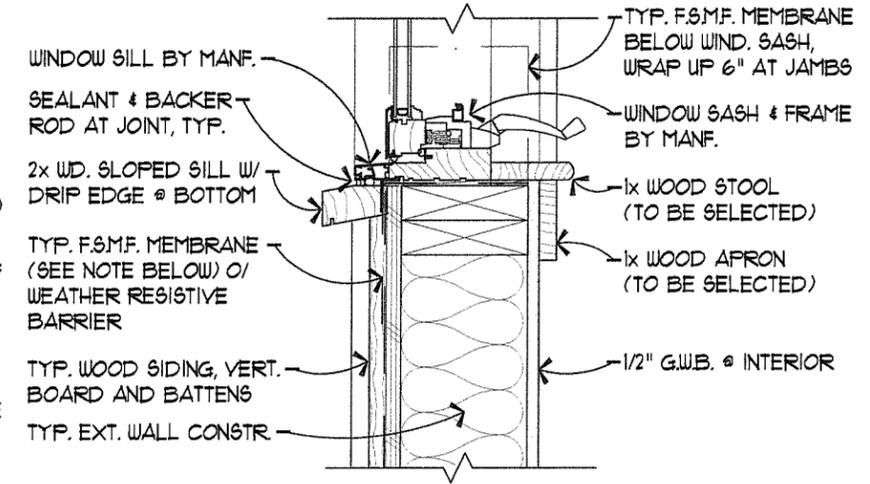
NOTE: FLEXIBLE SHEET MEMBRANE FLASHING (F.S.M.F.) TO EXTEND 6" OUTSIDE OF ALL ROUGH OPENINGS



**C** TYP. WINDOW HEAD DETAIL  
SCALE: 1-1/2"=1'-0" WOOD WALL CONSTR. (DOOR SIM.)

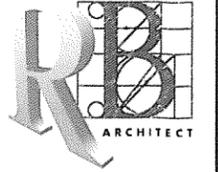


**B** TYP. WINDOW JAMB DETAIL  
SCALE: 1-1/2"=1'-0" WOOD WALL CONSTR. (DOOR SIM.)



**A** TYP. WINDOW SILL DETAIL  
SCALE: 1-1/2"=1'-0" WOOD WALL CONSTR. (DOOR SIM.)

NOTE: FLEXIBLE SHEET MEMBRANE FLASHING (F.S.M.F.) TO EXTEND 6" OUTSIDE OF ALL ROUGH OPENINGS



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SONOMA, CA 95476 (A.P.N.: 018-141-008)

SCHEMATIC DESIGN

SCALE: AS NOTED

ISSUE DATES:	1/22/13
1/22/13	D.R.C. SUBMITTAL





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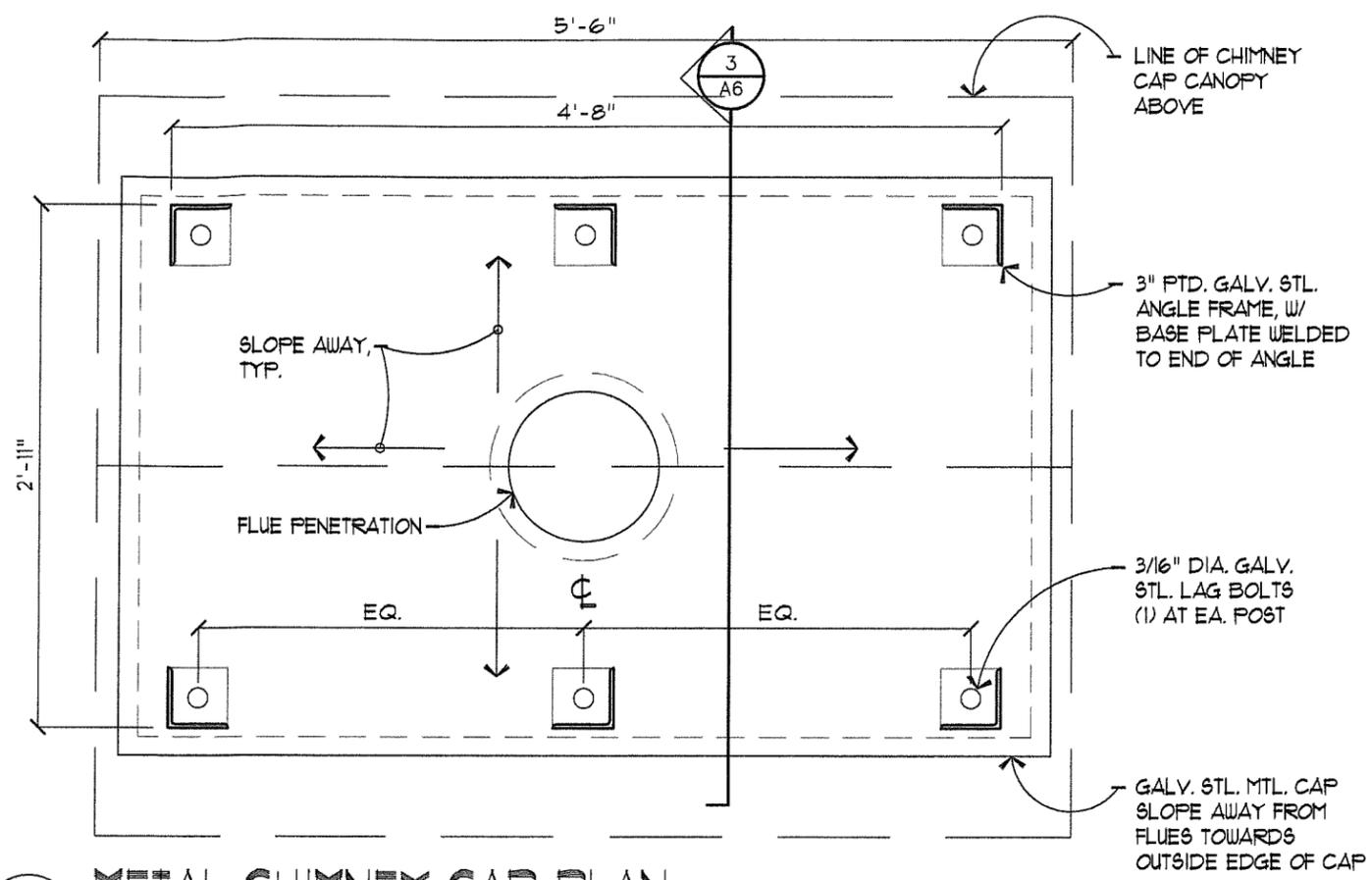
BROWN RESIDENCE

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 SONOMA, CA 95476 (A.P.N.: 018-141-008)

SCHEMATIC DESIGN

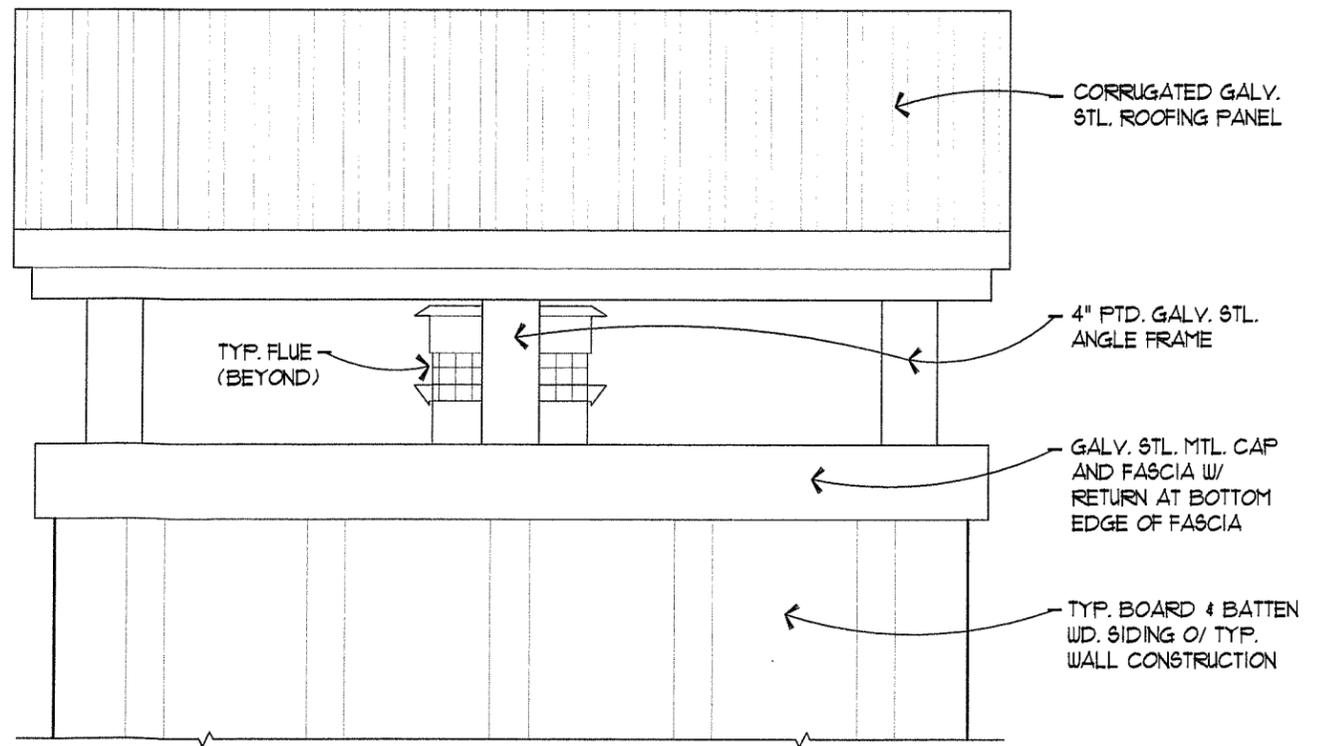
SCALE: AS NOTED

ISSUE DATES:	1/22/13
1/22/13	D.R.C. SUBMITTAL



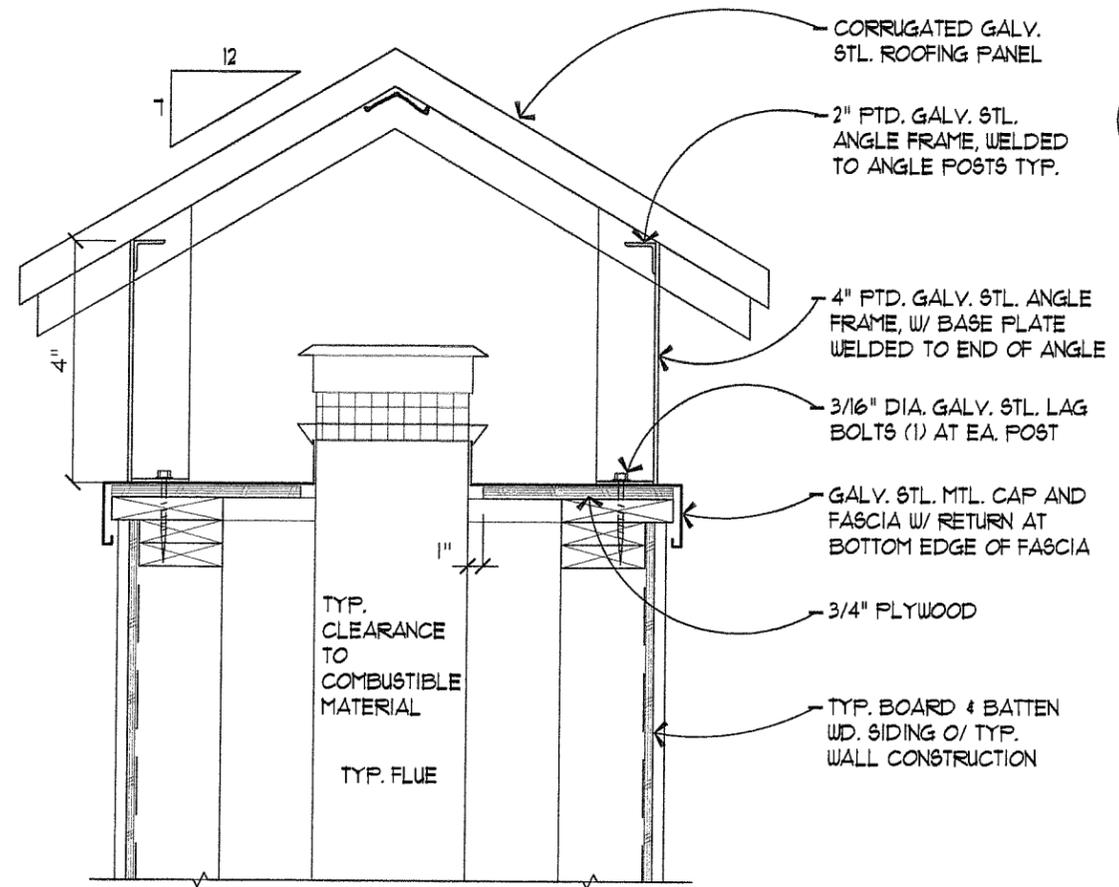
2 METAL CHIMNEY CAP PLAN

SCALE: 1" = 1'-0"



1 METAL CHIMNEY CAP ELEVATION

SCALE: 1" = 1'-0"



3 METAL CHIMNEY CAP SECTION

SCALE: 1" = 1'-0"



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SCHEMATIC  
 DESIGN

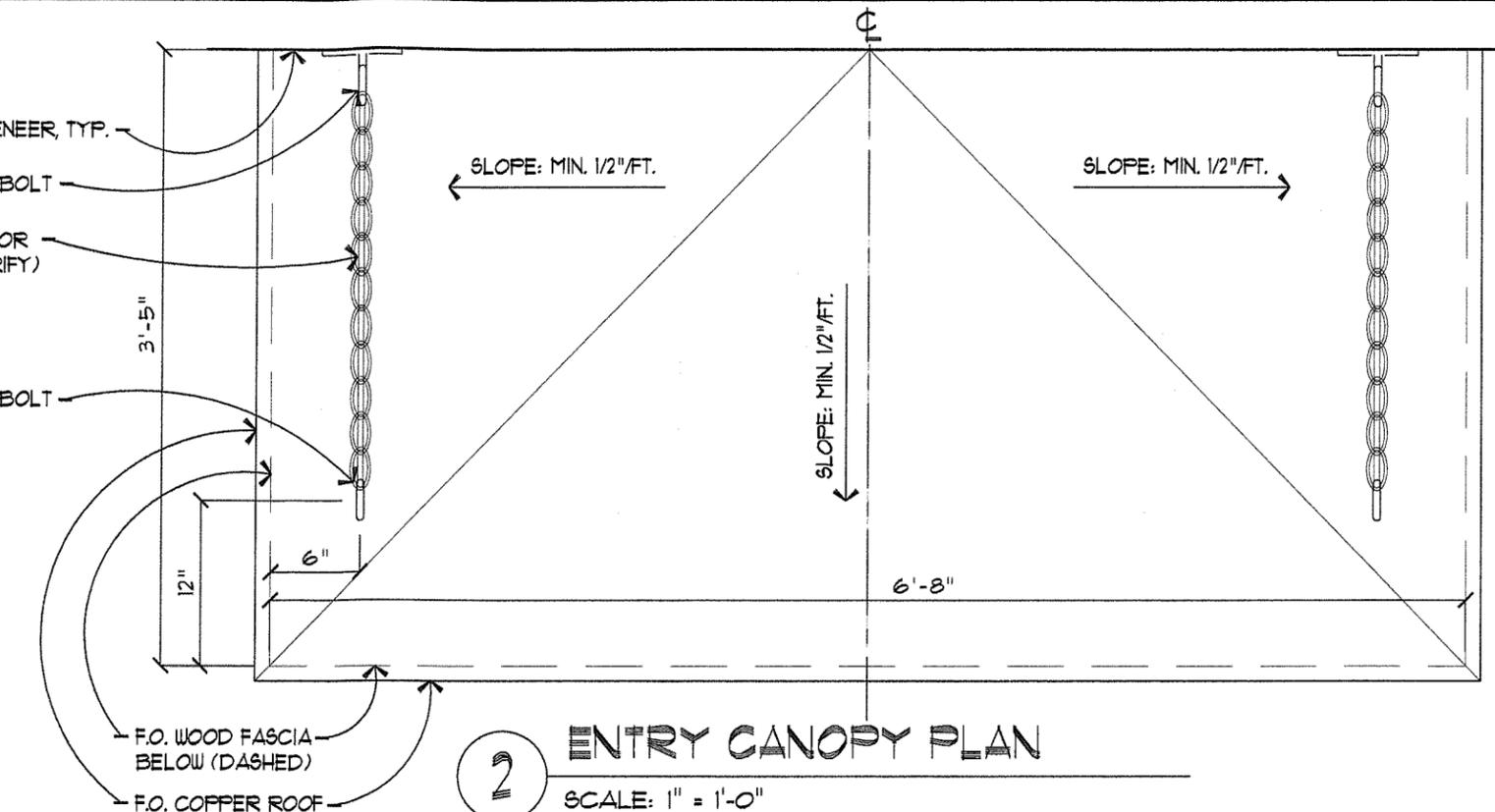
SCALE: AS NOTED

ISSUE DATES:	1/22/13
1/22/13	D.R.C. SUBMITTAL

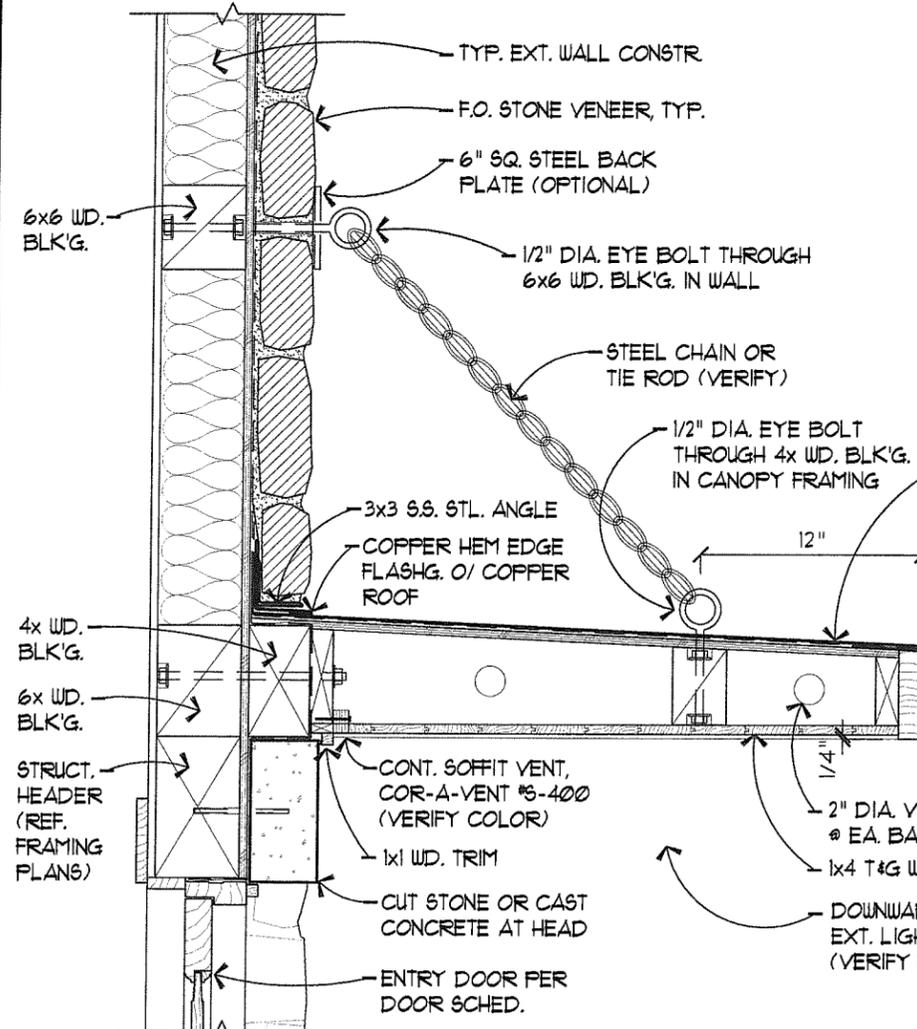


F.O. STONE VENEER, TYP.  
 1/2" DIA. EYE BOLT  
 STEEL CHAIN OR TIE ROD (VERIFY)  
 1/2" DIA. EYE BOLT

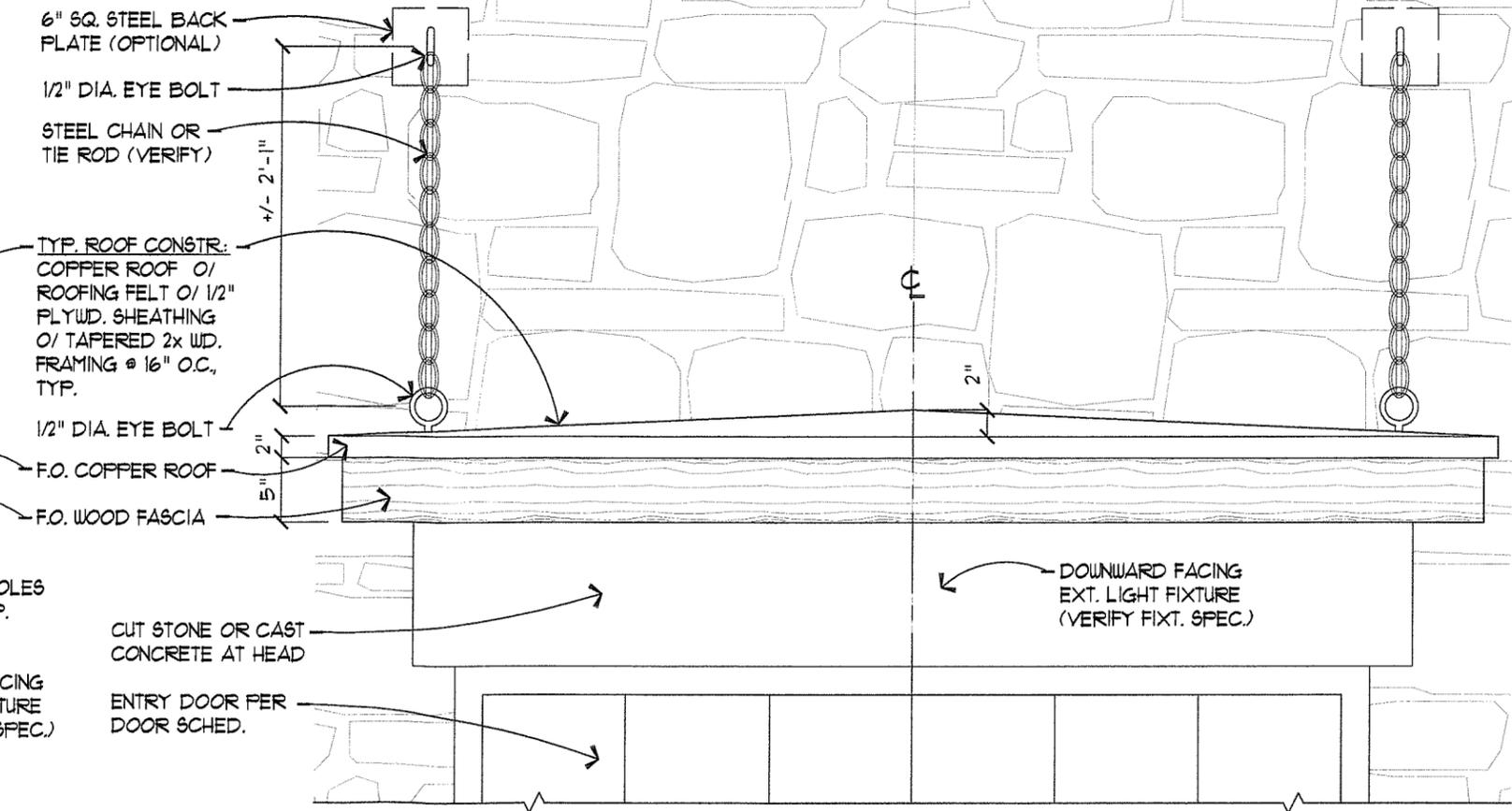
SLOPE: MIN. 1/2"/FT.      SLOPE: MIN. 1/2"/FT.



**2 ENTRY CANOPY PLAN**  
 SCALE: 1" = 1'-0"

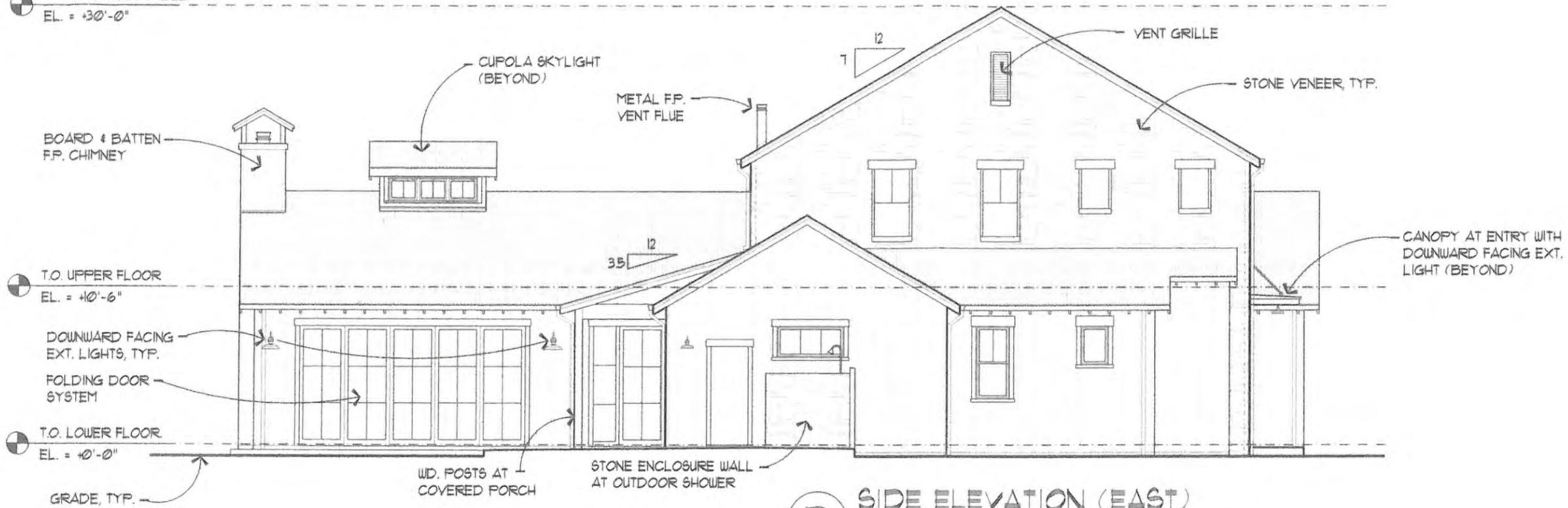


**3 ENTRY CANOPY SECTION**  
 SCALE: 1" = 1'-0"



**1 ENTRY CANOPY ELEVATION**  
 SCALE: 1" = 1'-0"

MAX. HT. (ALLOWABLE)  
EL. = +30'-0"



**D** SIDE ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"

MAX. HT. (ALLOWABLE)  
EL. = +30'-0"



**C** REAR ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"



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**BROWN RESIDENCE**

236 SECOND STREET EAST  
SONOMA, CA 95476 (A.P.N.: 018-141-008)

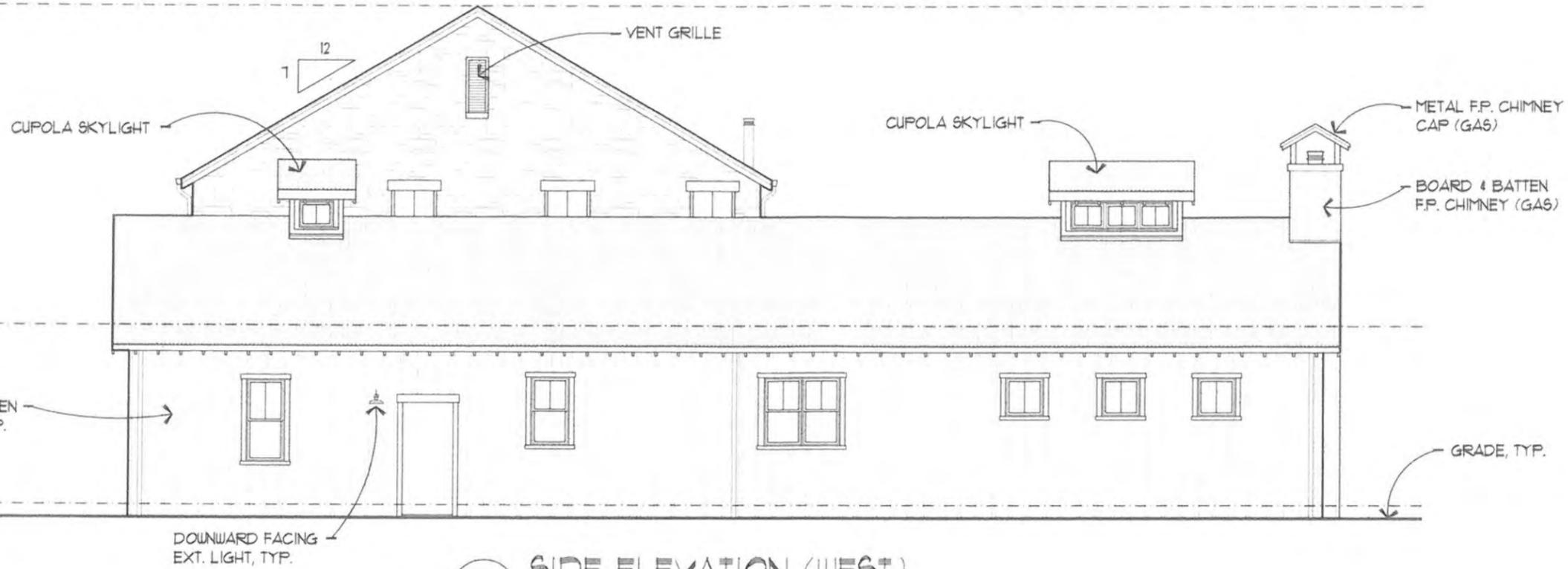
SCHEMATIC  
DESIGN

SCALE: AS NOTED

ISSUE DATES: 1/22/13  
1/22/13 D.R.C. SUBMITTAL

A5

MAX. HT. (ALLOWABLE)  
EL. = +30'-0"



**B** SIDE ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"

MAX. HT. (ALLOWABLE)  
EL. = +30'-0"



**A** FRONT ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"



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SCHEMATIC  
DESIGN

SCALE: AS NOTED

ISSUE DATES: 1/22/13

1/22/13 D.R.C. SUBMITTAL





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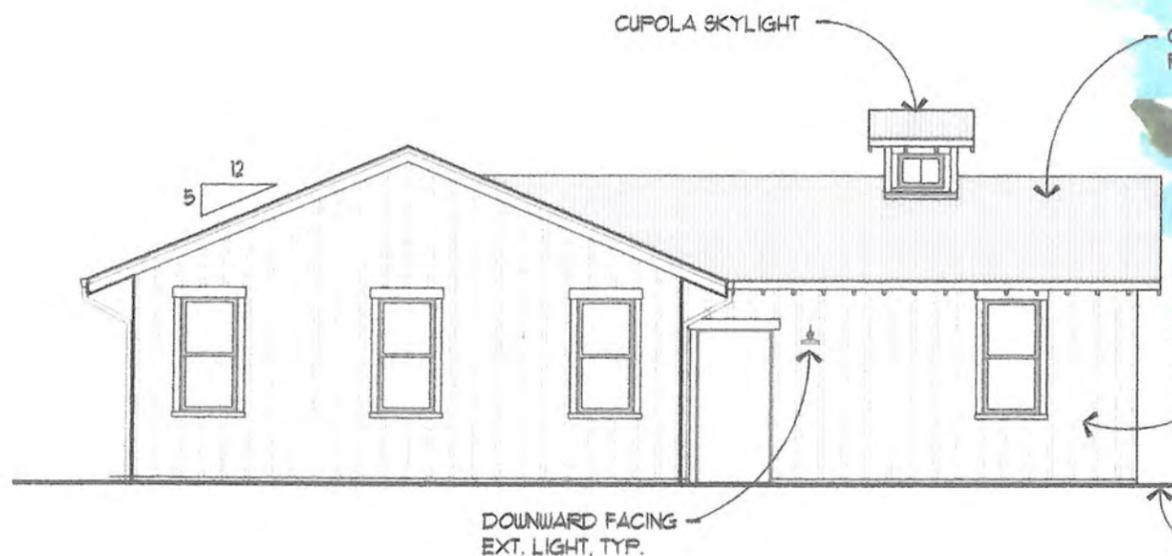
SCHEMATIC  
DESIGN

SCALE: AS NOTED

ISSUE DATES: 1/22/13

1/22/13 D.R.C. SUBMITTAL

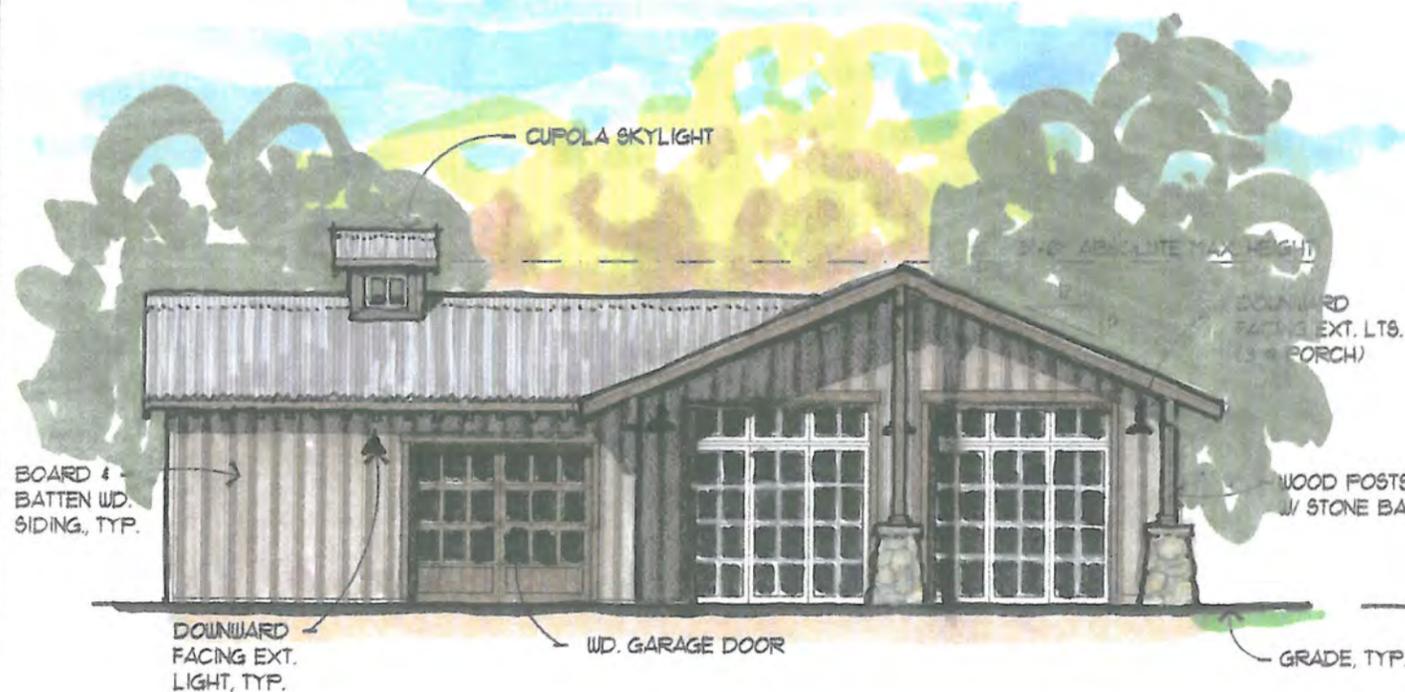
G#2



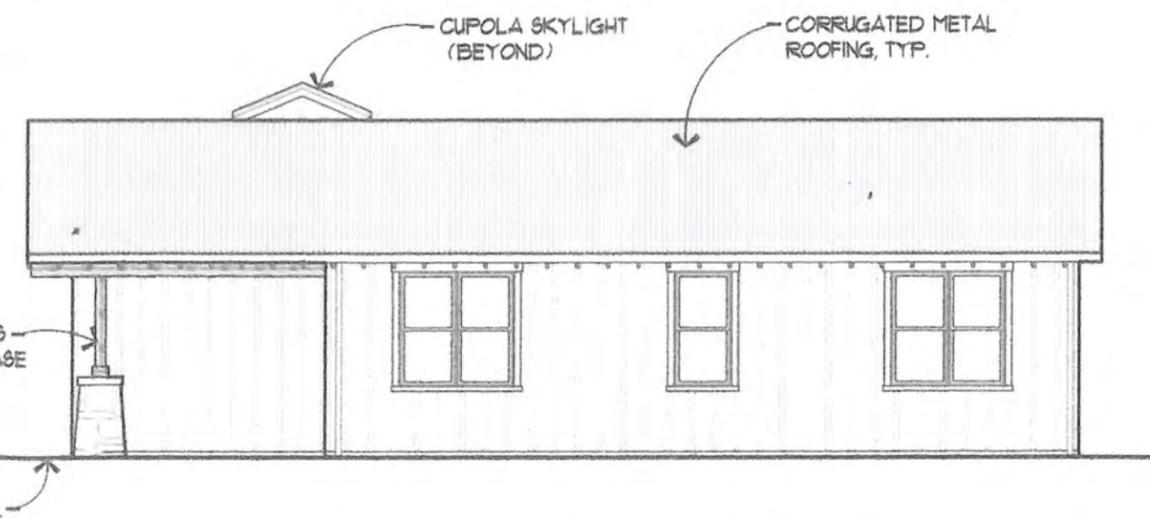
**D** SECOND UNIT EAST ELEVATION  
SCALE: 1/8" = 1'-0"



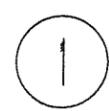
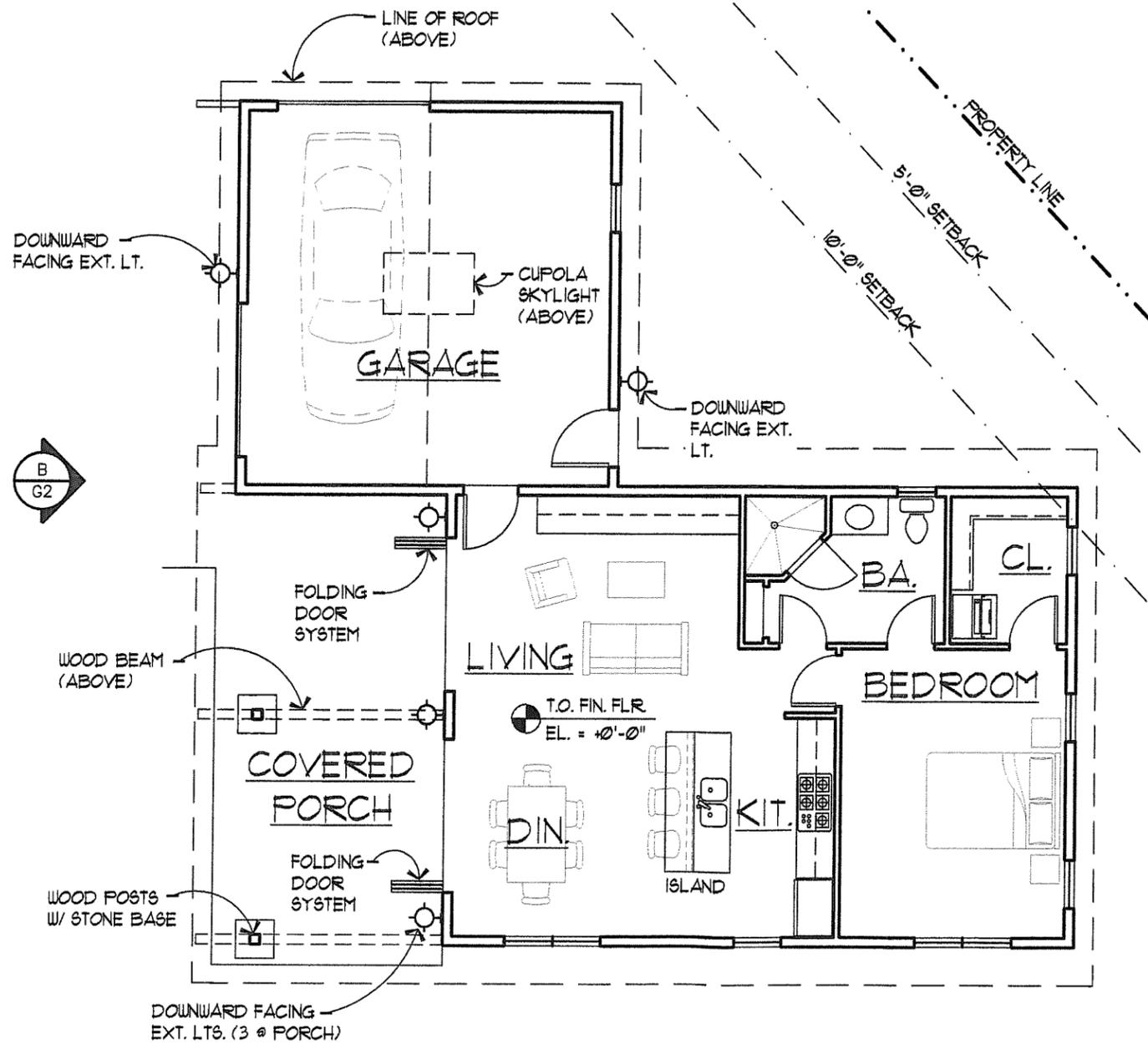
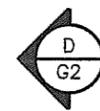
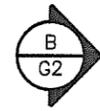
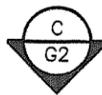
**C** SECOND UNIT NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**B** SECOND UNIT WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**A** SECOND UNIT SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**SECOND UNIT FLOOR PLAN**

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



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ROBERT BAUMANN

**BROWN RESIDENCE**

236 SECOND STREET EAST  
SONOMA, CA 95476 (A.P.N.: 018-141-008)

SCHEMATIC DESIGN

SCALE: AS NOTED

ISSUE DATES: 1/22/13  
1/22/13 D.R.C. SUBMITTAL





Stone Veneer

Robert Baumann, Architect  
Jan. 22, 2013

Exterior materials

Brown Residence  
236 2<sup>nd</sup> Street E.



Barn Lights

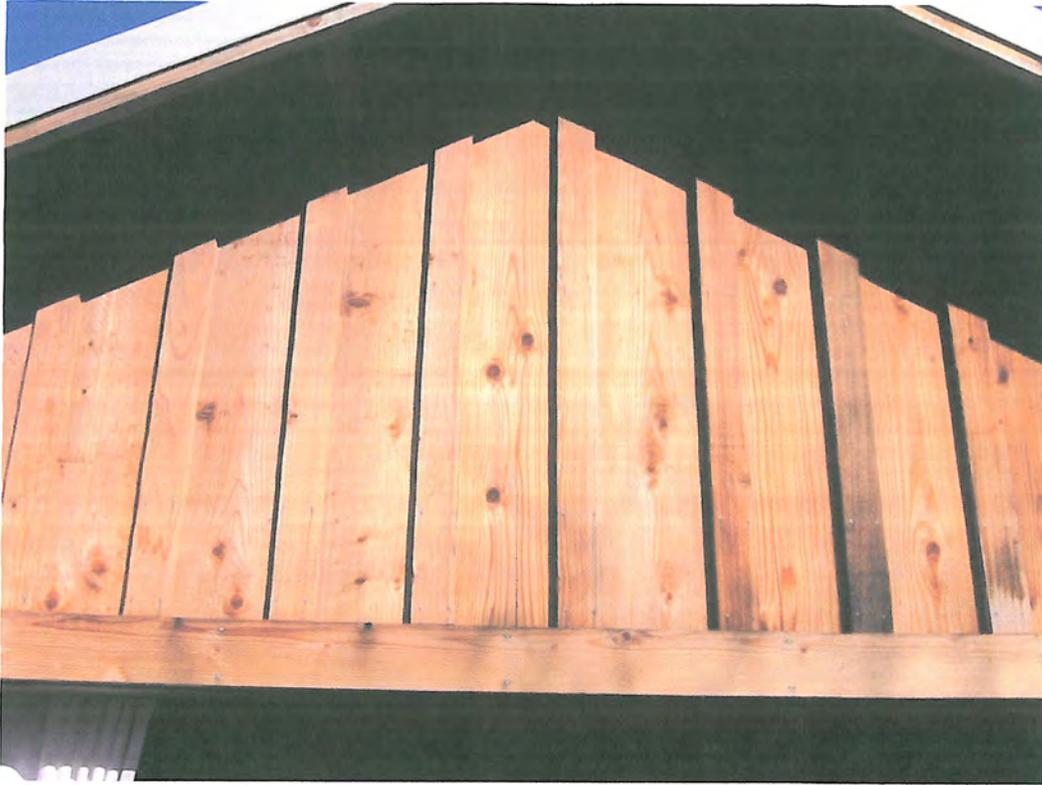
Robert Baumann, Architect  
Jan. 22, 2013

Exterior materials

Brown Residence  
236 2<sup>nd</sup> Street E.



Corrugated metal roofing



Board & Baton Siding

Robert Baumann, Architect  
Jan. 22, 2013

Exterior materials

Brown Residence  
236 2<sup>nd</sup> Street E.

February 19, 2013  
Agenda Item #6

## MEMO

**To:** Design Review Commission  
**From:** Associate Planner Atkins  
**Subject:** Continued Review of Architectural (Design) Review Application Handout

### Summary

In a response to a memo to the Design Review Commission (DRC) regarding the discussion and review of color and material submittal requirements for architectural (design) review applications, the Design Review Commission requested that staff incorporate DRC comments into a handout and return to the DRC for further review. Please review the attached handout and provide feedback to staff at the DRC meeting.

### Attachments:

- 1) Draft Architectural (Design) Review Applications Handout

CC: Laurie Decker, Economic Development Manager

# City of Sonoma

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



## Submittal Requirements for Architectural (Design) Review Applications

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Phone: (707) 938-3681 Fax: (707) 938-8775 E-mail: [cityhall@sonomacity.org](mailto:cityhall@sonomacity.org) Web: [www.sonomacity.org](http://www.sonomacity.org)

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### **Please submit the following supplemental information for Architectural (Design) Review Applications:**

- Color submittals: Submit ten (10) copies each of the manufacture's color samples indicating the manufacture name and color name (i.e. Benjamin Moore million dollar red 2003-10) placed on 8.5 by 11 inch heavy stock paper.
- Submit ten (10) black and white or color copies on heavy stock paper of an elevation drawing or a picture of the building indicating the exact location of all proposed colors.
- "Brush outs" (two coats) samples are encouraged on buildings around the Plaza. If "brush outs" are not completed prior to the Design Review Commission (DRC) meeting, the project may be continued to a future meeting. A two to three square foot brush out area is appropriate.
- The applicant shall bring a two to three square-foot color and material sample board to the DRC meeting. The board shall include a sample of the following materials: roof, flashing, siding, and exterior stone. The board shall consist of a minimum 18 inch by 11 inch brush out of the actual paint colors. The colors on the board shall be proportionate to the scale of the colors on the building. (If an architect is involved with the project, the presentation shall be presented in a professional manner.) The applicant shall provide a printed picture of the approved color and material board to the Planning Department.
- Projects in the Historic Overlay Zone shall be subject to a higher standard of detail.
- A project narrative shall be submitted with the application. The project narrative should describe the project in a way that gives the DRC a visual picture of what the project will look like when it is complete. If the applicant is proposing a particular color because of a reference to the business branding, that information should be included in the project narrative.
- The applicant should consider submitting options and alternatives, which help reduce the chances of the project being continued to a future meeting.
- The applicant should be prepared to make a brief presentation to the DRC at the meeting. The purpose of the presentation is to summarize the information written in the project narrative and to essentially "sell" the proposal to the DRC. In addition, it is helpful to indicate to the DRC the reason why certain choices were made, how the proposal will be compatible with the surrounding area, and be a benefit to the community.