



**City of Sonoma
Design Review Commission
AGENDA**

**Regular Meeting of July 16, 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.

CALL TO ORDER – Leslie Tippell, Chair

Commissioners: Tom Anderson
Kelso Barnett
Robert McDonald
Micaelia Randolph
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 June 18, 2013.

CORRESPONDENCE

ITEM #1 – Sign Review

REQUEST:

Consideration of a new monument sign for a church (Lighthouse Christian Church).

Applicant:

Lighthouse Christian Church

Staff: Wendy Atkins

Project Location:

170 Andrieux Street

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area:

Downtown District

Base: Mixed Use (MX)

Overlay: None

RECOMMENDED ACTION:

Commission discretion.

ITEM #2 – Sign Review

REQUEST:

Consideration of a modification to a sign program for a commercial building (Sonoma Court Shops).

Applicant:

Architectural Signs & Associates

Staff: Wendy Atkins

Project Location:

27 East Napa Street and
531 First Street East

General Plan Designation:

Commercial (C)

Zoning:

Planning Area:

Downtown District

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

ITEM #3 – Design Review**REQUEST:**

Consideration of design review for planter boxes for a restaurant (Burgers & Vine).

Applicant:

Codi Binkley/Burgers and Vine

Staff: Wendy Atkins

Project Location:

400 First Street East

General Plan Designation:

Commercial (C)

Zoning:**Planning Area:**

Downtown District

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

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 July 12, 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.



City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: 1

Meeting Date: 07/16/13

Applicant

Lighthouse Christian Church

Project Location

170 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)
-

Request

Consideration of a new monument sign for a church (Lighthouse Christian Church).

Summary

Monument sign: A new, two-sided monument sign 45 square feet in area per side (34.5 feet tall by 10 feet wide) is proposed in front of the church on the Andrieux Street frontage. The existing two-sided monument sign (29.75 square feet in area per side) and associated exterior light will be removed. The sign would be located perpendicular to Andrieux Street, east of the driveway entrance. The structure of the sign would incorporate a concrete in ground foundation with cinder block backing and rusted faux aluminum attached to El Dorado Bordeaux stone. The lettering would consist of water jet letters with back lit LEDs. The sign area behind the “Lighthouse” lettering is proposed to be painted with durable architectural cream paint (Benjamin Moore Milky Way OC 110).

Illumination: Illuminated signs are considered generally inappropriate except for businesses that normally operate in the evening hours, which is the case for the Lighthouse Christian Church on Wednesday evenings. As indicated in the attached project narrative, the sign would be illuminated with back lit LEDs and the sign would be illuminated from 6 p.m. to 9 p.m. daily. The applicant has stated that the surface brightness will not be greater than one hundred (100) foot-lamberts.

Aggregate Sign Area: Based on the property’s frontage on Andrieux Street (259 feet), and secondary frontage on Second Street West (188) the maximum aggregate sign area allowed for the parcel is 147.2 square feet. The total aggregate sign area for the property would be ±67.5 square feet, including the proposed monument sign. The proposal is consistent with this requirement. It should be noted that when calculating the aggregate area of a two-sided sign, each face is multiplied by 0.75 (§18.16.021).

Size Limitations: Each face of a two-sided sign shall not exceed 32 square feet in area (§18.16.022). The proposal is not consistent with this requirement in each face would have an area of 45 square feet. The applicant is requesting a variance from 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 4.5 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). The proposal complies with these requirements.

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.

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*
2. *Sight plan*
3. *Sign drawing*

cc: Lighthouse Christian Church
170 Andrieux Street
Sonoma, CA 95476

Lighthouse Christian Church
P.O. Box 1250
Sonoma, CA 95476-1250

Robert Sanders & Co.
P.O. Box 1356
Sonoma, CA 95476

Robert Sanders & CO.

signage/design

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

Project Description

Date: June 18, 2013

To: Sonoma Design Review

Project:
Lighthouse Christian Church
170 Andrieux
Sonoma, Ca
707 343-1616
Steven Reyes

The Lighthouse Christian Church recently acquired the church on the corner of Andrieux and Second St.. This new church occupant is substantially upgrading and investing in a high quality permanent in ground, rock freestanding sign with back glow letters with natural colors and materials.

Project Description

Fabricate new double-faced freestanding sign structure, multi-layer design, from rusted faux aluminum, columns faced with El Dorado Bordeaux stone(built on concrete in ground foundation with cinder block backing for application of stone),sign structure water jet letters with back lit LED glow. Painted with durable architectural cream paint, push thru acrylic LED routed letters -3.75" high/logo- 17" high x 21"w, sign in existing front landscape area set back 7' from property line. Sign height 54" x 10' wide, main sign area 28" w x 8' -6"w= 20.5 sq.ft/ small sign area 3.5"h x 64"w= 1.5 sq.ft., column 54" h x 24" w x 32 w at base. Decorative concrete trim caps.

JUN 18 2013

Signage: Lighthouse Christian Church

Prepared by
Robert Sanders & Co.

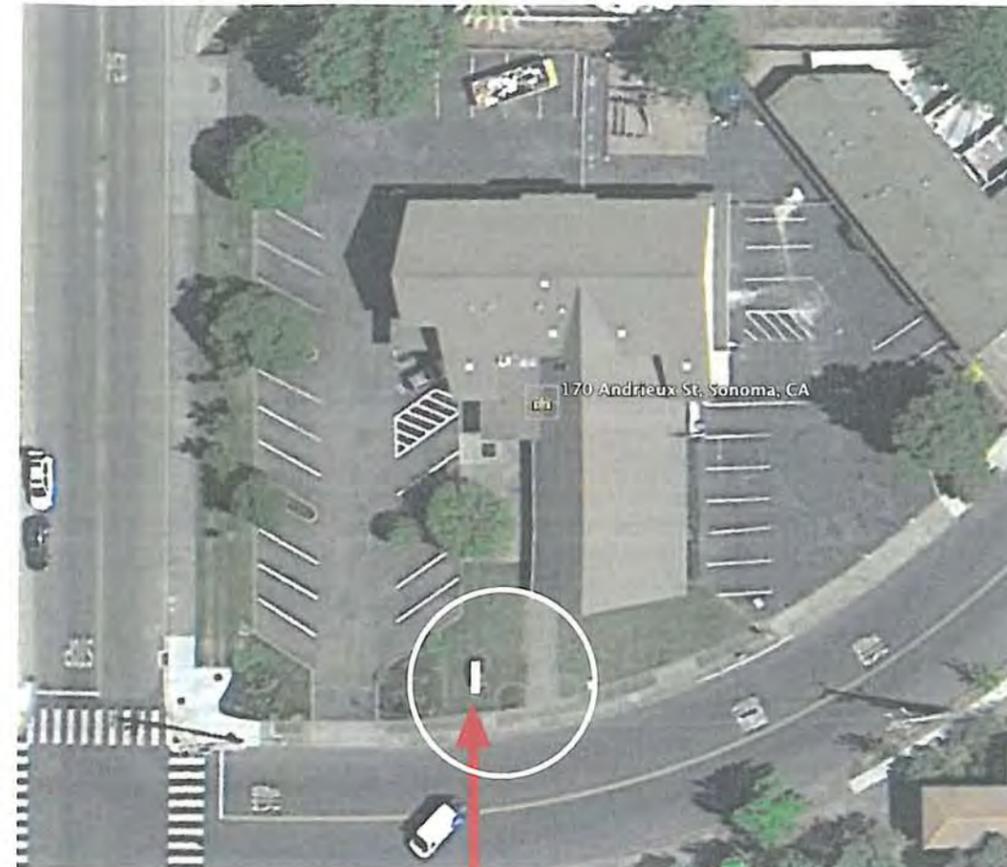
Client

Project:
Lighthouse Christian Church
170 Andrieux
Sonoma, Ca
707 343-1616
Steven Reyes

Project Consultants

Signage Design

Robert Sanders & Co.
signage/design/fabrication
19615 Eighth St., East Sonoma, Ca
Mailing Address: P.O. Box 1356
707-996-3532
fax: 996-2937



Location of proposed double-faced freestanding monument sign
7' set-back from property line, where existing sign is located.
Existing sign is 7' high 8' wide.



robert sanders&co.

Environmental
Graphic Design
P.O. Box 1356
Sonoma, CA 95476
707. 996.3532
fax 996.2937
email:
info@robertsanders.com

PROJECT

Monument Sign for
Lighthouse Christian Church

DATE

6-18-2013

JUN 18 2013

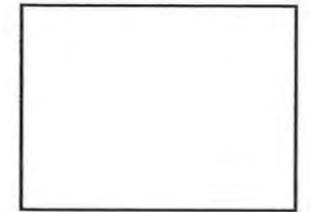
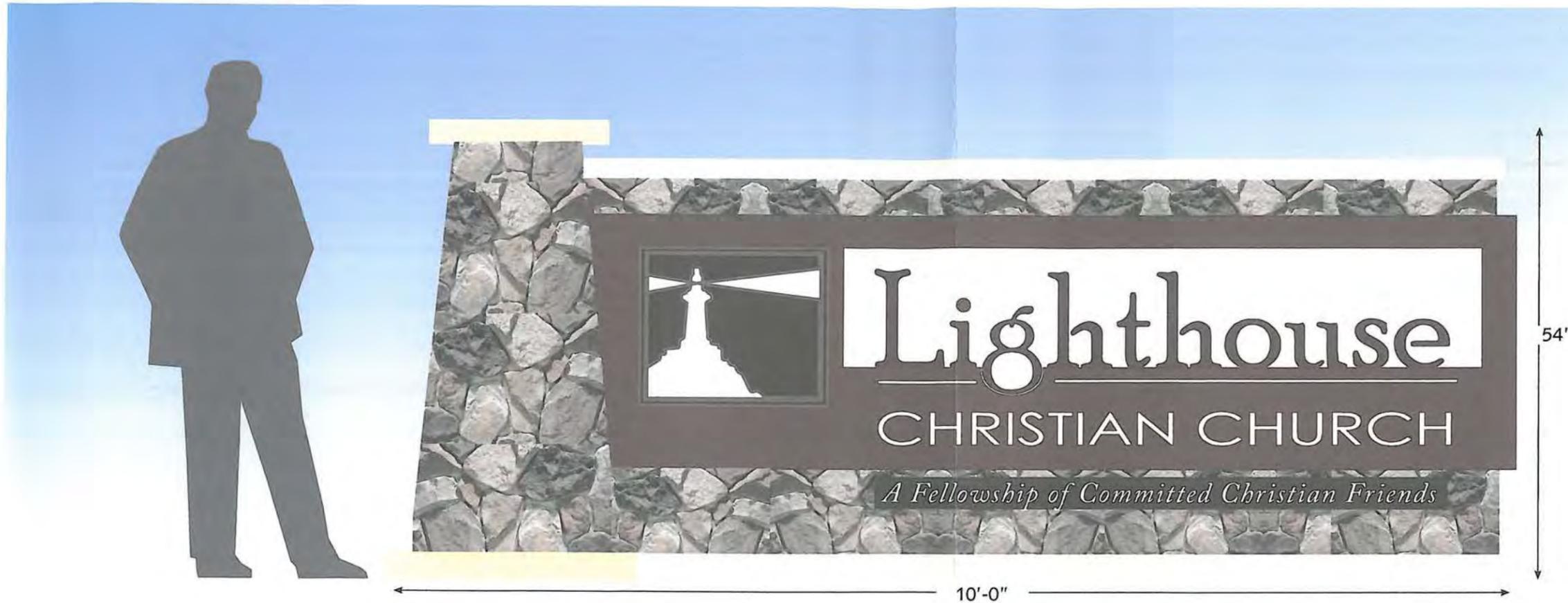
Monument Sign for Lighthouse Christian Church

170 Andrieux, Sonoma

robert sanders & co.

environmental graphic design
fabrication • installation

707 326-5851
robsand@vom.com
robertsanders.com



Benjamin Moore Corinthian White
OC 110



Faux Rusted Aluminum with custom
variegated finish/clear seal



El Dorado Bordeaux Stone

Project Description

Fabricate new double-faced freestanding sign structure, multi-layer design, from rusted faux aluminum, columns faced with El Dorado Bordeaux stone (built on concrete in ground foundation with cinder block backing for application of stone), sign structure water jet letters with back lit LED glow. Painted with durable architectural cream paint, push thru acrylic LED routed letters -3.75" high/logo- 17" high x 21" w, sign in existing front landscape area set back 7' from property line. Sign height 54" x 10' wide, main sign area 28" w x 8' -6" w = 20.5 sq.ft./small sign area 3.5" h x 64" w = 1.5 sq.ft., column 54" h x 24" w x 32 w at base. Decorative concrete trim caps.





City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: 2

Meeting Date: 7/16/11

Applicant

ASA (Architectural Signs & Associates)

Project Location

27 East Napa Street and 531 First 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)
-

Request

Consideration of a modification to a sign program for a commercial building (Sonoma Court Shops).

Background

Sonoma Court Shops is a large commercial development encompassing a number of buildings south of the Plaza, including structures fronting on Broadway, East Napa Street, and First Street East, as well a large building located in the interior of the property. In total, the development contains ±42,000 square feet of commercial space with approximately 40 tenant spaces. A sign program was originally approved for the development in 1997, which calls for black dimensional letters to identify businesses in certain portions of the complex. This requirement is primarily associated with signage located in the interior of the complex, but also includes at least two tenant spaces on East Napa Street.

In 2000, the Architectural Review Commission (ARC) approved projecting/hanging signs for the development within the interior of the complex consisting of two signs per business; signs utilize green patina (metal) with cream copy. In addition, a free-standing sign was approved within the public right-of-way in front of the East Napa Street entrance to the development. In 2001, the ARC approved a free-standing monument sign within the public right-of-way in front of the Broadway entrance to the development. In 2002, the ARC approved a new wall sign above the main entrance to the development on East Napa Street; signs consist of gold-leaf letters with internal, halo illumination. In 2008, the Design Review Commission (DRC) approved new signage for the development in the form of two new wall signs and a new monument sign, and staff administratively approved minor modifications to the existing previously approved directory sign including a new central map and green lettering. In 2011, the DRC approved a new projecting sign, five banners, and six new wall signs.

Summary

At this time the applicant is proposing six new wall or hanging signs (at the discretion of the property manager) for the ground floor retail spaces. Staff would note that this application was submitted in response to a code enforcement action.

Signs: The proposed wall or hanging signs are one-sided, with an area of up to 11 square feet (6 feet wide by 22 inches tall). The signs would be located on the interior of Sonoma Court Shops at the following address and suite numbers: 27 East Napa Street, Suite A; 27 East Napa Street, Suite B; 27 East Napa Street, Suite C; 27 East Napa Street, Suite D; 27 East Napa Street, Suite E; and, 531 First Street East (see attached site plan). The signs would be composed of various individual materials and colors at the discretion of the property manager. Illumination is not proposed.

In addition to the sign program modification, the applicant is proposing that the sign for Envolve Winery (27 East Napa, Suite A) be allowed to exceed the 11 square foot size limit by one square foot (6 feet wide by 2 feet tall). The purpose of the allowance would be to permit an existing sign that was installed without a permit. If and when the existing sign is replaced by the current or new tenant the new sign would comply be required to comply with the 11 square foot limit (6 feet wide by 22 inches tall).

Size Limitations: The maximum size for a wall sign is 48 square feet (§18.16.022). The maximum size for a hanging sign is 9 square feet in area on each side (§18.20.150).

Wall Sign Regulations: Wall signs projecting over the property line, including a light box or other part thereof, shall not exceed a thickness of 12 inches (§18.20.190).

Projecting Sign Regulations: Projecting signs shall not project over four feet from any wall surface nor be closer than four feet to any curb line of a public street. No projecting sign shall extend above the top level of the wall upon or in front of

which it is situated, or in the case of buildings having sloping roofs, above the eaves of the roof. Any sign which is suspended or projects over any public or private walkway or walk area shall have an overhead clearance of at least seven feet (§18.20.150).

Wall signs would comply with these requirements; however, the projecting signs would not comply with the requirements as projecting signs are limited to 9 square feet in area on each side.

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*
2. *Projecting/wall sign drawing*
3. *Picture of existing Envolve sign*
5. *Site plan*

cc: Architectural Signs & Associates
918 Enterprise Way, Suite A
Napa, CA 94558

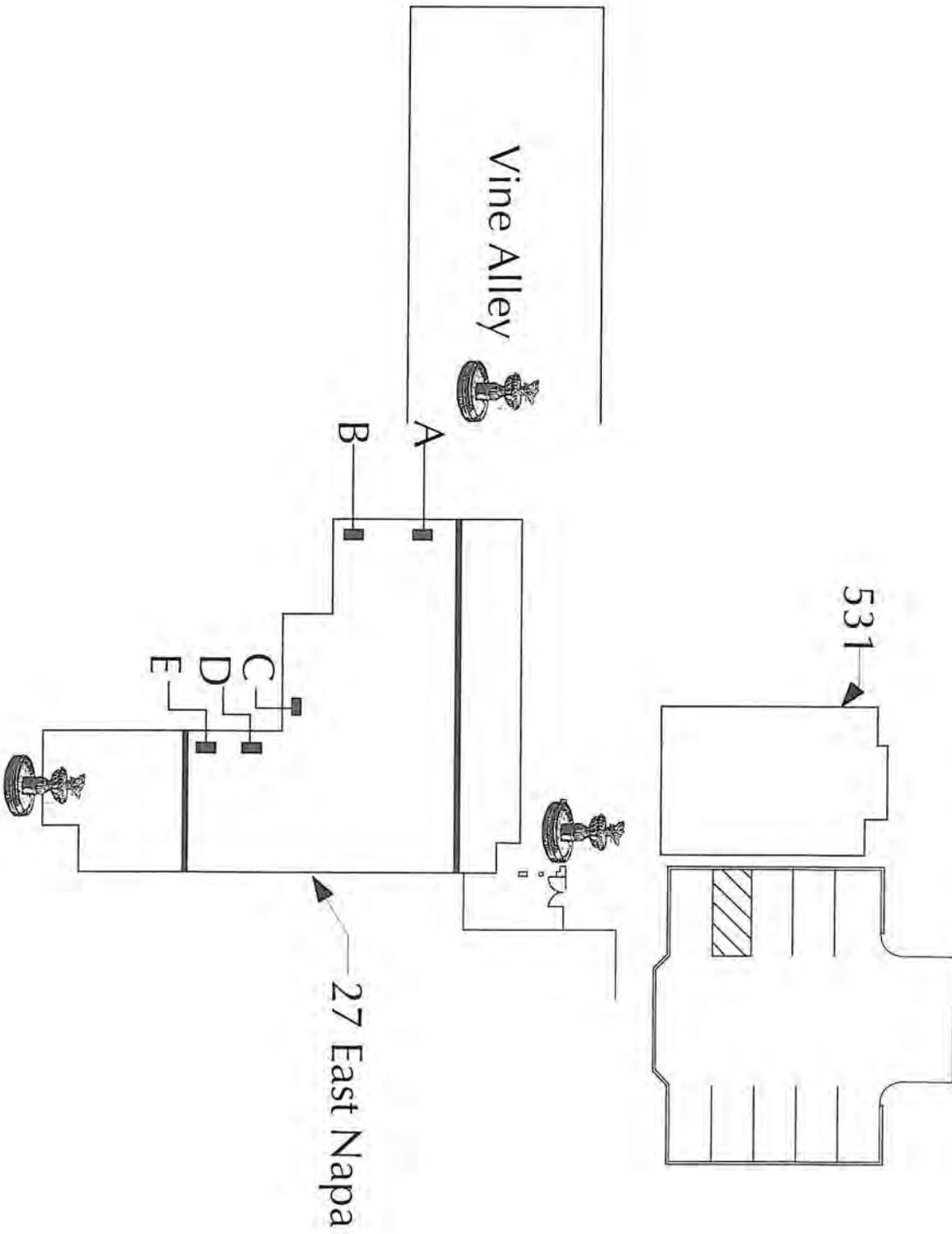
Sonoma Court Shops Inc.
473 Jackson Street, # 2
San Francisco, CA 94111-1607

Envolve Winery
Attn: Danny Fay
27 East Napa Street, Suite A

Sonoma, CA 95476

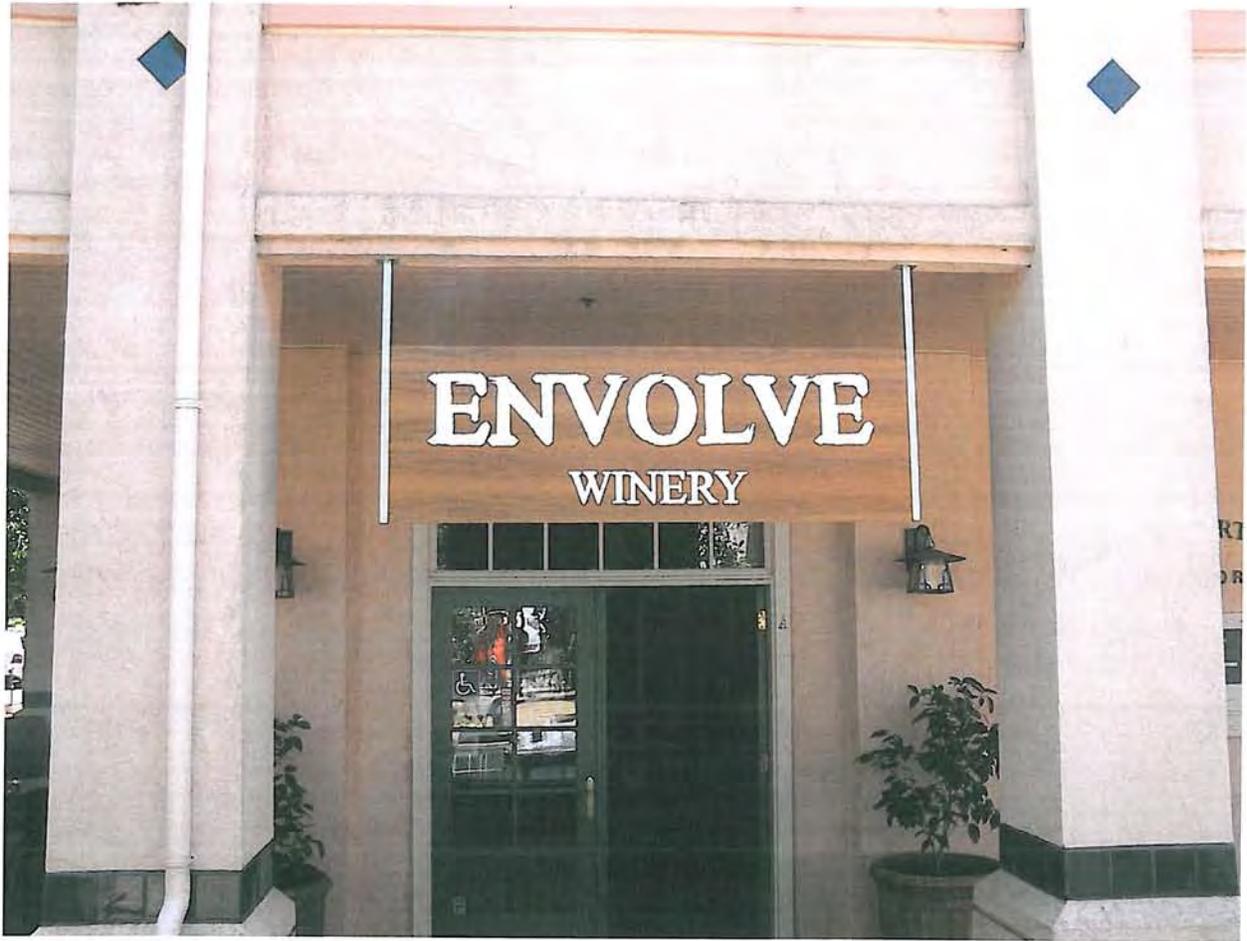
FIRST STREET EAST

EAST NAPA STREET



PATTON STREET

27 East Napa Street, Suite A





June 17, 2013

**City of Sonoma
One the Plaza
Sonoma, CA 95476**

Attn: Planning Department

**Re: Narrative Sonoma Court Shops
Modification to Sign Program**

1 - request to amend the sign program to allow wall mount or hanging signs for all ground floor retail spaces. Sotheby's occupies 3 out of 5 ground floor suites at 27 E Napa. The suites could potentially become single user retail spaces. There two remaining spaces and free standing building at 531 1st St. East occupied by Envolve Winery, Beautiful Places and soon MacClaren Tasting Lounge.

2 - a one time request for legal non-conforming approval for Envolve Winery sign. The sign was produced without a permit and the owner of the business was unaware one was needed. Sign is oversize on the height by 3" and the width by 2". It would be a financial hardship for the business to make a new sign to comply with the current acceptable size.

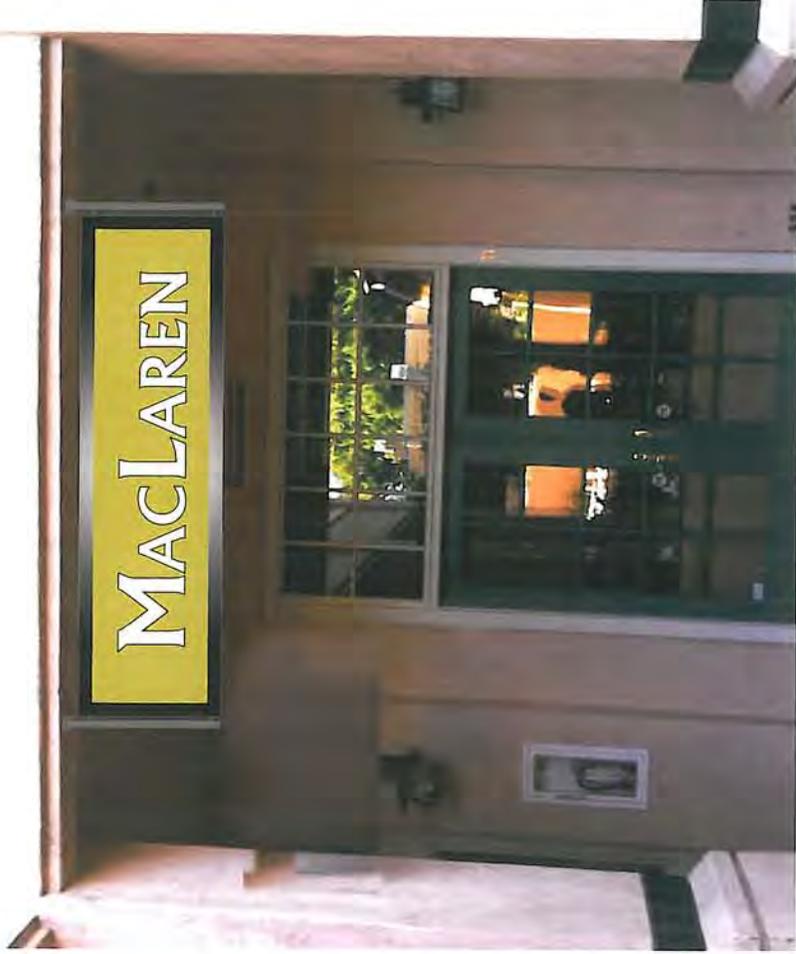
**Rochelle Zatkan
Architectural Signs & Associates
918 Enterprise Way, Ste. A
Napa, CA 94558**

**707.285.0771 / 938.8210
Rochelle@asagraphics.com**

JUN 20 2013

72.0"

21.0"



918 ENTERPRISE WAY, SUITE A. NAPA, CA 94558
 NAPA P 707.258.0771 F 707.258.0781 SONOMA P 707.938.8210

www.asagraphics.com

CLIENT INFO:

MacLaren
 Sonoma Court Shops

CONTACT:

DESCRIPTION

Hanging Sign

QUANTITY: 1, Single Sided

SIZE: 21"x72"

MATERIALS:

MOUNTING SYSTEM:

INSTALLATION INSTRUCTIONS:

NOTE:

Not customer artwork
 - for illustration only.

PROJECT DIRECTOR: Steffan Gold

DATE/REVISIONS MacLaren_HangingSign
 06/04/13 LR
 06/19/13 LR

JUN 20 2014



City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: 3

Meeting Date: 07/16/13

Applicant	Project Location
Codi Binkley/Burgers and Vine	400 First 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 build 1910)

Request

Consideration of design review for planter boxes for a restaurant (Burgers & Vine).

Summary

Design Review: The applicant is proposing to install fourteen new planter boxes on the north and west facing elevations of the building. The planter boxes would consist of quarter wine barrels and installed on preexisting bolts. The applicant has indicated that the planter boxes would be planted with succulents that would require minimal water.

Findings for Project Approval: For projects within the Historic Overlay zone, the Design Review Commission 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.
4. The project will not impair the historic character of its surroundings.
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
6. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and infill in the Historic Zone).

Other permits required: In addition to the requirements of this title, the planter boxes 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. A building permit shall be required for the installation of the planter boxes.

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*
2. *Picture of planters*

cc: Codi Binkley
 400 First Street East
 Sonoma, CA 95476

 400 First Street LLC
 400 First Street East
 Sonoma, CA 95476-6702

 Mary Martinez, via email

 Patricia Cullinan, via email

 Yvonne Bowers, via email

According to the plan, 14 new planter boxes will be mounted on pre-existing bolts, left by planters that had to be removed to repaint the exterior. The new planters to be installed are made of quarter wine barrels in keeping with the restaurant's local theme. The barrels have been sealed to prevent leakage. Additionally, the succulents planted in them will require minimal watering. The wine-barrel planters will give the building's exterior a warmth and visual appeal. Essentially, the addition will restore the building to the condition it was in when under its previous management as *Cucina Viansa*.

