



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

**Regular Meeting of February 18, 2014 - 6:30 P.M.
Community Meeting Room, 177 First Street West
Sonoma, CA 95476**

Meeting Length: **No new items will be heard by the Design Review and Historic Preservation Commission after 10:30 PM**, unless the Commission, by majority vote, specifically decides to continue reviewing items. If an item is not heard due to the length of the meeting, the Commission will attempt to schedule a special meeting for the following week. If a special meeting is necessary, potential dates will be established at the close of this meeting, and a date set as soon as possible thereafter.

CALL TO ORDER – Leslie Tippell, Chair

Commissioners: Tom Anderson
Kelso Barnett
Robert McDonald
Micaelia Randolph
Christopher Johnson (Alternate)

COMMENTS FROM THE PUBLIC

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

APPROVAL OF MINUTES

Minutes from the meetings of December 17, 2013, and January 21, 2014.

CORRESPONDENCE

ITEM #1 – Discussion Item

ISSUE:

Review of the qualifications of Baseline Consulting and McKale Consulting to prepare historic evaluations.

Staff: Wendy Atkins

RECOMMENDED ACTION:

Receive and provide feedback.

ITEM #2 – Sign Review

REQUEST:

Consideration of sign review for a retail/service business (Patt's Copy World).

Applicant:

Charles and Patricia Bettinelli

Staff: Wendy Atkins

Project Location:

677 First Street West

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area:

Downtown District

Base: Mixed Use (MX)

Overlay: None

RECOMMENDED ACTION:

Commission discretion.

ITEM #3 – Sign and Design Review

REQUEST:

Consideration of sign and design review for a mobile coffee service trailer (Coffee & Coco).

Applicant:

Rocio Fuentes

Staff: Wendy Atkins

Project Location:

195 West Napa Street

General Plan Designation:

Commercial (C)

Zoning:

Planning Area:

West Napa/Sonoma Corridor

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

ITEM #4 – Design Review

REQUEST:

Consideration of an exterior color change for a restaurant (General's Daughter).

Applicant:

Virginia Lemoyne

Staff: Wendy Atkins

Project Location:

400 West Spain Street

General Plan Designation:

Low Density Residential (LR)

Zoning:

Planning Area: Northwest Area

Base:

Low Density Residential (R-L)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

ITEM #5 – Design Review

REQUEST:

Consideration of design review for three residential units on a mixed-use property.

Applicant:

Victor Conforti, Architect

Staff: Wendy Atkins

Project Location:

830 Broadway

General Plan Designation:

Mixed Use (MU)

Zoning:

Planning Area:

Broadway Corridor

Base: Mixed Use (MX)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

ITEM #6 – Demolition Review

REQUEST:

Consideration of a Demolition Permit to allow the demolition of the main house, water tower, garage, and hatchery buildings.

Applicant:

Caymus Capital

Staff: Wendy Atkins

Project Location:

800 West Spain Street

General Plan Designation:

Medium Density Residential (MR)

Zoning:

Planning Area: Northwest Area

Base

Medium Density Residential (R-M)

Overlay: None

RECOMMENDED ACTION:

Commission discretion.

ITEM #7 – Discussion Item

ISSUE:

Review of the changes related to Certified Local Government and recent Municipal Code revisions.

Staff: Wendy Atkins

RECOMMENDED ACTION:

Receive and provide feedback.

ITEM #8 – Discussion Item

RECOMMENDED ACTION:

ISSUE:

Review possible policy changes with regard to historic evaluations.

Receive and provide feedback.

Staff: Wendy Atkins

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 14, 2014.

ROBIN EVANS, ADMINISTRATIVE ASSISTANT

Rights of Appeal: Any decision of the Design Review and Historic Preservation Commission may be appealed to the City Council. Appeals must be filed with the City Clerk within fifteen (15) calendar days following the Design Review and Historic Preservation Commission's decision, unless the fifteenth day falls on a weekend or a holiday, in which case the appeal period ends at the close of the next working day at City Hall. Appeals must be made in writing and must clearly state the reason for the appeal. Appeals will be set for hearing before the City Council on the earliest available agenda.

Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Monday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA, (707) 938-3681. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Design Review Commission regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the Administrative Assistant office, No. 1 The Plaza, Sonoma CA during regular business hours.

If you challenge the action of the Design Review and Historic Preservation Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on the agenda, or in written correspondence delivered to the Administrative Assistant, at or prior to the public hearing.

In accordance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 933-2216. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

MEMO

To: Design Review and Historic Preservation Commission
From: Associate Planner Atkins
Subject: Requirements to Prepare Historic Evaluations

When a project requires a historic evaluation to determine if the project meets CEQA's definition of a historical resource and if the project significantly impacts or affects the historical resource, staff directs applicants to the California Historical Resources Information System (CHRIS) Consultants List to find qualified consultants to prepare the evaluations. Further, staff directs applicants that the discipline that should be selected is "architectural history" or "historical architect", as staff has determined that these disciplines appear to contain qualifications to prepare evaluations for properties within the City of Sonoma.

The CHRIS List is not a listing of all individuals who qualify as professionals in these disciplines under the Secretary of Interior's Standards and does not constitute an endorsement of any listed individual or consulting firm by the Office of Historic Preservation or CHRIS Information Centers. However, the list is useful because the firms on the list have been identified as having the qualifications required to prepare cultural resource evaluations.

There are two consultants who would like to prepare historic evaluations for the City of Sonoma that are not of the CHRIS list: Baseline Consulting and McKale Consulting. The following requirements are those used by the National Park Service, (for the disciplines "architectural history" and "historical architecture") and have been previously published in the Code of Federal Regulations, 36 CFR Part 61:

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Historic Architecture

The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. The DRHPC should determine if Baseline Consulting and McKale Consulting meet the requirements in the Secretary of the Interior's Standards and Guidelines to prepare evaluations in the City of Sonoma.

Attachments:

1. Archeology and historic preservation: Secretary of the Interior's Standards and Guidelines
2. Baseline Consulting Qualifications
3. McKale Consulting Qualifications

cc: Baseline Consulting (Arthur Dawson), via email

George McKale, via email

Mary Martinez
P.O. Box 534
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne Bowers, via email

NPS ...  Link toA Cultural Resource Subject  

ARCHEOLOGY AND HISTORIC PRESERVATION:

Secretary of the Interior's Standards and Guidelines [As Amended and Annotated]

Contents

Standards & Guidelines for:

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Professional Qualifications Standards

The following requirements are those used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Part 61. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. In some cases, additional areas or levels of expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved. In the following definitions, a year of full-time professional experience need not consist of a continuous year of full-time work but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

History

The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Archeology

The minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or closely related field plus:

1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration or management;

2. At least four months of supervised field and analytic experience in general North American archeology, and
3. Demonstrated ability to carry research to completion.

In addition to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the prehistoric period. A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Architecture

The minimum professional qualifications in architecture are a professional degree in architecture plus at least two years of full-time experience in architecture; or a State license to practice architecture.

Historic Architecture

The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

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>>

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MJB



BASELINE CONSULTING

P.O. Box 207
13750 Arnold Drive, Suite 3
Glen Ellen, CA 95442

February 6, 2018

City of Sonoma Design Review & Historic Preservation Commission
c/o Wendy Atkins, Associate Planner
No. 1 The Plaza
Sonoma, CA 95476

Dear Members of the Design Review and Historic Preservation Commission,

Thank you for the opportunity to present my qualifications, and those of Baseline Consulting, to perform historical resource evaluations. As you are aware, under the California Environmental Quality Act (CEQA), the City of Sonoma is required to evaluate the impacts of development on historically significant, or potentially historically significant properties.

In regards to the credentials necessary to perform such evaluations, CEQA recommends that local jurisdictions adopt the U.S. Secretary of Interior's Professional Qualifications Standards for Archeology and Historic Preservation as published in the Code of Federal Regulations, 36 CFR Part 61.

These requirements are the ones used by the National Park Service and define the "minimum education and experience required to perform identification, evaluation, registration, and treatment activities" of historical resources. The Secretary of Interior's Standards list several qualifying disciplines—History, Archaeology, Architectural History, Architecture, and Historic Architecture—and the specific education and experiences required under each.

Consultants can apply to the Office of Historic Preservation (OHP) for listing in the California Historical Resources Information System (known as 'the CHRIS list'). The OHP reviews the qualifications submitted by consultants to determine whether they meet the Secretary of Interior's Standards. (Consultants are not required to be on the CHRIS list; it serves as a convenient way for local governments to ensure that those performing historical resource evaluations have the requisite credentials.)

In 2011, I submitted my qualifications in the Discipline of History to the Office of Historic Preservation. These were reviewed and determined to meet the Secretary of Interior's standards. My name and business were placed on the CHRIS list at that time (<http://www.chrisinfo.org>: under 'Baseline Consulting')

In brief, my qualifying education and experience include: a bachelor's degree in history or closely related field; more than ten years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with a professional institution; and substantial contributions through research and publication to the body of scholarly knowledge in the field of history. (Please see the attachments for details on the above standards and on my work as a professional historian.)

On the following page I have detailed Baseline Consulting's approach to historical resource evaluations.

Historical Resource Evaluation Approach

There are four 'tests' required to evaluate the historical significance of a property or site in the State of California. These are modeled after the National Criteria for Evaluation and are used by the State and local jurisdictions to determine the historical significance of a property. To be determined significant, a historical resource must meet one or more of the following criteria:

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

Because addressing these criteria requires a range of expertise that is rarely possessed by a single person, Baseline Consulting takes the approach of assembling a team of consultants.

Our evaluation teams include three people: myself, with the background in local and regional history needed to address Criteria 1 and 2; an architectural historian qualified to address Criterion 3; and a qualified archaeologist to address Criterion 4. To date, Baseline's evaluation teams have included architectural historians Diana Painter (Painter Preservation & Planning) and Kara Brunzell (BCR Consulting); and registered professional archaeologists George McKale (who also serves as City Historian) and Kate Green (Anthropological Studies Center at Sonoma State University).

All these individuals meet and exceed the Secretary of Interior's Standards. With one exception, all are on the CHRIS list administered by the Office of Historic Preservation. In addition to providing a range of expertise, the process of working as a team is extremely valuable. The determination of historical significance is arrived at through discussion and consensus. All three team members review and approve each evaluation developed by Baseline Consulting.

I believe Baseline Consulting brings a high level of professional expertise to our evaluations. I personally strive for excellence through meticulous and exhaustive research and a thoughtful, objective evaluation. All my colleagues have demonstrated a high degree of professionalism, integrity, and objectivity in their work with Baseline.

Thank you again for the opportunity to present my credentials and the approach taken by Baseline Consulting for historical resource evaluations.

Sincerely,

Arthur Dawson

Principal Consultant
Baseline Consulting

Attachments: CEQA pgs 29 &30.pdf; Dawson_CV.pdf; Listing confirmation.pdf

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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California Office of Historic Preservation Technical Assistance Series #1

California Environmental Quality Act (CEQA) and Historical Resources

Introduction

The California Environmental Quality Act (CEQA – pronounced see' kwa) is the principal statute mandating environmental assessment of projects in California. The purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation. CEQA is part of the Public Resources Code (PRC), Sections 21000 et seq.

The CEQA Guidelines are the regulations that govern the implementation of CEQA. The CEQA Guidelines are codified in the California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000 et seq. and are binding on state and local public agencies.

The basic goal of CEQA is to develop and maintain a high-quality environment now and in the future, while the specific goals of CEQA are for California's public agencies to:

1. Identify the significant environmental effects of their actions; and, either
2. Avoid those significant environmental effects, where feasible; or
3. Mitigate those significant environmental effects, where feasible.

CEQA applies to "projects" proposed to be undertaken or requiring approval by state and local public agencies. "Projects" are activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and variances and the approval of tentative subdivision maps.

Where a project requires approvals from more than one public agency, CEQA requires one of these public agencies to serve as the "lead agency."

A "lead agency" must complete the environmental review process required by CEQA. The most basic steps of the environmental review process are:

1. Determine if the activity is a "project" subject to CEQA;
2. Determine if the "project" is exempt from CEQA;

3. Perform an Initial Study to identify the environmental impacts of the project and determine whether the identified impacts are "significant". Based on its findings of "significance", the lead agency prepares one of the following environmental review documents:
 - Negative Declaration if it finds no "significant" impacts;
 - Mitigated Negative Declaration if it finds "significant" impacts but revises the project to avoid or mitigate those significant impacts;
 - Environmental Impact Report (EIR) if it finds "significant" impacts.

The purpose of an EIR is to provide State and local agencies and the general public with detailed information on the potentially significant environmental effects that a proposed project is likely to have, to list ways that the significant environmental effects may be minimized and to indicate alternatives to the project.

Throughout this handout you will find references to various sections of the California Public Resources Code and the Code of Regulations. The various State statutes and regulations can all be accessed on-line at the following websites:

Statutes - <http://www.leginfo.ca.gov/calaw.html>

Regulations - <http://ccr.oal.ca.gov/>

This handout is intended to merely illustrate the process outlined in CEQA statute and guidelines relative to historical and cultural resources. These materials on CEQA and other laws are offered by the State Office of Historic Preservation for informational purposes only. This information does not have the force of law or regulation. This handout should not be cited in legal briefs as the authority for any proposition. In the case of discrepancies between the information provided in this handout and the CEQA statute or guidelines, the language of the CEQA statute and Guidelines (PRC § 21000 et seq. and 14 CCR § 15000 et seq.) is controlling. Information contained in this handout does not offer nor constitute legal advice. You should contact an attorney for technical guidance on current legal requirements.

Questions and Answers

When does CEQA apply?

Resources listed in, or determined to be eligible for listing in, the California Register are resources that must be given consideration in the CEQA process.

All projects undertaken by a public agency are subject to CEQA. This includes projects undertaken by any state or local agency, any special district (e.g., a school district), and any public college or university.

CEQA applies to discretionary projects undertaken by private parties. A discretionary project is one that requires the exercise of judgement or deliberation by a public agency in determining whether the project will be approved, or if a permit will be issued. Some common discretionary decisions include placing conditions on the issuance of a permit, delaying demolition to explore alternatives, or reviewing the design of a proposed project. Aside from decisions pertaining to a project that will have a direct physical impact on the environment, CEQA also applies to decisions that could lead to indirect impacts, such as making changes to local codes, policies, and general and specific plans. Judgement or deliberation may be exercised by the staff of a permitting agency or by a board, commission, or elected body.

CEQA does not apply to ministerial projects. A ministerial project is one that requires only conformance with a fixed standard or objective measurement and requires little or no personal judgment by a public official as to the wisdom or manner of carrying out the project. Generally ministerial permits require a public official to determine only that the project conforms with applicable zoning and building code requirements and that applicable fees have been paid. Some examples of projects that are generally ministerial include roof replacements, interior alterations to residences, and landscaping changes.

For questions about what types of projects are discretionary and ministerial within your community, you must contact your local government; usually the local Planning Department handles such issues.

What is the California Register and what does it have to do with CEQA?

Historical resources are recognized as part of the environment under CEQA (PRC § 21002(b), 21083.2, and 21084.1). The California Register is an authoritative guide to the state's historical resources and to which properties are considered significant for purposes of CEQA.

The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC § 5024.1, 14 CCR § 4850).

The California Register statute (PRC § 5024.1) and regulations (14 CCR § 4850 et seq.) require that at the time a local jurisdiction *nominates* an historic resources survey for listing in the California Register, the survey must be updated if it is more than five years old. This is to ensure that a *nominated survey* is as accurate as possible at the time it is listed in the California Register. However, this does not mean that resources identified in a survey that is more than five years old need not be considered “historical resources” for purposes of CEQA. Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the California Register.

However, a resource does not need to have been identified previously either through listing or survey to be considered significant under CEQA. In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding as to a proposed project’s impacts to historical resources (PRC § 21084.1, 14 CCR § 15064.5(3)).

Are archeological sites part of the California Register?

An archeological site may be considered an historical resource if it is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California (PRC § 5020.1(j)) or if it meets the criteria for listing on the California Register (14 CCR § 4850).

CEQA provides somewhat conflicting direction regarding the evaluation and treatment of archeological sites. The most recent amendments to the CEQA Guidelines try to resolve this ambiguity by directing that lead agencies should first evaluate an archeological site to determine if it meets the criteria for listing in the California Register. If an archeological site is an historical resource (i.e., listed or eligible for listing in the California Register) potential adverse impacts to it must be considered, just as for any other historical resource (PRC § 21084.1 and 21083.2(l)).

If an archeological site is not an historical resource, but meets the definition of a “unique archeological resource” as defined in PRC § 21083.2, then it should be treated in accordance with the provisions of that section.

What is “substantial adverse change” to an historical resource?

Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired (PRC § 5020.1(q)).

While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource's significance.

How can “substantial adverse change” be avoided or mitigated?

A project that has been determined to conform with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* can generally be considered to be a project that will not cause a significant impact (14 CCR § 15126.4(b)(1)). In fact, in most cases if a project meets the *Secretary of Interior's Standards for the Treatment of Historic Properties* it can be considered categorically exempt from CEQA (14 CCR § 15331).

Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the historical resource. This is often accomplished through redesign of a project to eliminate objectionable or damaging aspects of the project (e.g., retaining rather than removing a character-defining feature, reducing the size or massing of a proposed addition, or relocating a structure outside the boundaries of an archeological site).

Relocation of an historical resource may constitute an adverse impact to the resource. However, in situations where relocation is the only feasible alternative to demolition, relocation may mitigate below a level of significance provided that the new location is compatible with the original character and use of the historical resource and the resource retains its eligibility for listing on the California Register (14 CCR § 4852(d)(1)).

In most cases the use of drawings, photographs, and/or displays does not mitigate the physical impact on the environment caused by demolition or destruction of an historical resource (14 CCR § 15126.4(b)). However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of significance. In this context, recordation serves a legitimate archival purpose. The level of documentation required as a mitigation should be proportionate with the level of significance of the resource.

Avoidance and preservation in place are the preferable forms of mitigation for archeological sites. When avoidance is infeasible, a data recovery plan should be prepared which adequately provides for recovering scientifically consequential information from the site. Studies and reports resulting from excavations must be deposited with the California Historical Resources Regional Information Center (see list in Appendix G).

Merely recovering artifacts and storing them does not mitigate impacts below a level of significance.

What are “exemptions” under CEQA and how are they used?

There are basically two types of exemptions under CEQA: statutory and categorical. Statutory exemptions are projects specifically excluded from CEQA consideration as defined by the State Legislature. These exemptions are delineated in PRC § 21080 et seq. A statutory exemption applies to any given project that falls under its definition, regardless of the project’s potential impacts to the environment. However, it is important to note that any CEQA exemption applies only to CEQA and not, of course, to any other state, local or federal laws that may be applicable to a proposed project.

Categorical exemptions operate very differently from statutory exemptions. Categorical exemptions are made up of classes of projects that generally are considered not to have potential impacts on the environment. Categorical exemptions are identified by the State Resources Agency and are defined in the CEQA Guidelines (14 CCR § 15300-15331). Unlike statutory exemptions, categorical exemptions are not allowed to be used for projects that may cause a substantial adverse change in the significance of an historical resource (14 CCR § 15300.2(f)). Therefore, lead agencies must first determine if the project has the potential to impact historical resources and if those impacts could be adverse prior to determining if a categorical exemption may be utilized for any given project.

If it is determined that a statutory or categorical exemption could be used for a project, the lead agency may produce a notice of exemption, but is not required to do so. If a member of the public feels that a categorical exemption is being improperly used because the project could have a significant adverse impact on historical resources, it is very important that any appeals be requested and comments be filed making the case for the exemption’s impropriety. If a notice of exemption is filed, a 35-day statute of limitations will begin on the day the project is approved. If a notice is not filed, a 180-day statute of limitations will apply. As a result, lead agencies are encouraged to file notices of exemption to limit the possibility of legal challenge.

What are local CEQA Guidelines?

Public agencies are required to adopt implementing procedures for administering their responsibilities under CEQA. These procedures include provisions on how the agency will process environmental documents and provide for adequate comment, time periods for review, and lists of permits that are ministerial actions and projects that are considered categorically exempt. Agency procedures should be updated within 120 days after the CEQA Guidelines are revised. The most recent amendments to the CEQA Guidelines occurred in November 1998 and included specific consideration of historical resources. An agency’s adopted procedures are a public document (14 CCR § 15022).

Additionally, local governments will often produce materials for distribution to the public explaining the local CEQA process. The OHP strongly recommends the creation of such documents to further aid the public in understanding how CEQA is implemented within each local government's jurisdiction. Often a local historic preservation ordinance will also come into play in that process. In such instances, the OHP further recommends that the local ordinance procedures be explained in a straightforward public document. The materials distributed by the City of San Diego are included in this booklet in Appendix H as an example.

Who ensures CEQA is being followed properly?

In a way, the people of California bear this responsibility. But, ultimately, it is the judicial system that ensures public agencies are fulfilling their obligations under CEQA. There is no CEQA "police" agency as many members of the public mistakenly assume. Rather it is any individual or organization's right to pursue litigation against a public agency that is believed to have violated its CEQA responsibilities.

Although the OHP can, and often does, comment on documents prepared for CEQA purposes (or the lack thereof), it is important that the public be aware that such comments are merely advisory and do not carry the force of law. Comments from state agencies and other organizations with proven professional qualifications and experience in a given subject can, however, provide valuable assistance to decision-makers as well as provide substantive arguments for consideration by a judge during CEQA litigation.

How should a citizen approach advocating for historical resources under CEQA?

1. Familiarize yourself with CEQA. CEQA is a complex environmental consideration law, but the basics of it can be mastered with some concerted education. There is a large amount of information available on the subject of CEQA. Please refer to the following section of this publication for some suggested information sources. Additionally, contact your local government and request a copy of their local CEQA guidelines as well as any public informational handouts they may have available.

Finally, familiarize yourself with the local codes related to historical resources. Find out if there is a local historic preservation ordinance that would serve to provide protection for the historical resource in question. If so, find out how the review process under that ordinance works. Research ways you can make your opinion heard through that process as well as the general CEQA environmental review process. Usually local ordinances will allow for greater protection for historical resources than CEQA's requirement of consideration. Therefore this is a very important step.

It cannot be emphasized enough the importance of educating yourself prior to an actual preservation emergency arising. CEQA puts in place very strict time controls on comment periods and statutes of limitations on litigation. These controls do not allow

much time to learn CEQA in the heat of an impending project. It is far, far better to have at least a cursory understanding of CEQA and local codes related to historical resources well in advance of having to take on a preservation advocacy battle.

2. If and when there is an "action" or a "project" that would invoke CEQA, you should contact the local government undertaking the action. First rule, don't give up if you get shuffled from person to person. Stick with it. Ultimately, you want to get to the person in charge of the project (usually that's a planner in the Planning Department, but it might also be someone with Parks and Recreation, Public Works, Building and Safety, etc.). When you get to the right person, ask where they are in terms of CEQA compliance (using an exemption, preparing initial study or preparing CEQA document).

If the lead agency is using an exemption, ask if they have filed or intend to file a notice of exemption. If so, obtain a copy of it and move to step 3. If not, and you question the use of the exemption, investigate how you go about requesting an appeal of the decision and do so. Additionally, contact OHP to discuss submitting written comments. See step 4 for further information on ensuring your right to initiate litigation.

Once the initial study is finished, the lead agency should know what type of CEQA document they're going to prepare (negative declaration, , mitigated negative declaration, or environmental impact report). If the document has already been prepared, ask to have a copy mailed to you or ask where you can pick up a copy. If the document has not been prepared yet, ask to be placed on mailing list to receive a copy when it's done. If they don't keep a mailing list, then you need to keep an eye on the public postings board (usually at the Clerk's office) for when it does come out and then get a copy (some local governments also post on the internet, so you don't have to go in person or call in every week).

If the local government says they didn't do a CEQA document, ask why. Then call OHP to discuss where to go from there.

If the local government says that they prepared a CEQA document but the comment period on it is closed then there may not be much you can do (see litigation information in step 4); still, ask to have a copy of it sent to you. Then call OHP to discuss how best to proceed.

3. When you get a copy of the document, read it and call OHP to discuss. Then prepare your comments (don't dally, comment periods are usually for 45 days, but are sometimes only 30 days). Also, contact OHP as soon as possible to inform us when a document has come out so we can get a copy and comment on it as well. OHP does its best to respond to all citizens' requests for comments on CEQA documents. However, we cannot guarantee that we will be able to comment on a document with only a few days notice. Therefore, contacting us as soon as possible at the beginning of a comment period on a document, or, even better, prior to the release of the document, will help ensure that we are able to provide substantive written comments within the allotted time period.

4. Submit your comments and attend public hearings. Make sure all your concerns are on record (if the decision does go to litigation, the only thing the judge will be looking at is what's in the public record). Appeal any decision that doesn't go your way (you must exhaust all administrative remedies or your lawsuit—if it comes to that—won't be heard). Even if you do not intend to or want to initiate litigation, don't let the local government know that. You need to appear ready to take the matter to court, because often that's the only thing that will get their attention. If you know in advance that litigation will probably result, you should strongly consider hiring an attorney as early in the process as possible. An attorney will probably be able to provide much stronger arguments in commenting on the adequacy of a CEQA document than you as a member of the public would, and he or she can help ensure that your right to initiate litigation is protected.
5. Often you will find that CEQA doesn't provide you with a mechanism to protect a particular historical resource. This may be the case for a number of reasons, including that the project is private and ministerial (i.e., involves no discretion on the part of a public agency), is subject to a statutory exemption, or has been approved as a result of CEQA documents already having been prepared and circulated prior to your learning of the project. In these instances, you may find that a public relations campaign is your only recourse. In such situations, do not give up hope. There are many examples of citizens utilizing such means as the media, informational mailings and meetings, and dialogue with project developers to halt or alter a project even in the absence of legal remedies. This is an especially useful course of action when the proposed project involves a business that needs to build or retain a positive image in the minds of citizens in the local community in order to succeed.

What information is useful to have on hand when contacting OHP about a CEQA project?

Information about the project:

- Where is the project located? City, county, street address.
- Is there a project name? Often having the project name will make it easier for OHP to find out more information about the project when we contact the lead agency.
- What does the project propose to do? Demolish, alter, relocate an historical resource? Build housing, commercial offices, retail?

Information about the historic property (or properties) potentially impacted:

- Where is the property located? City, county, and a street address
- What is its name? If the property has an historic name, or even what it is generally known as in the local community, it may be easier for us to locate information on it.
- What do you know about the property? Why do you think it's significant?

Lead agency contact information:

- Who is the lead agency for the project? That is, who is undertaking the project (if it's a public project) or permitting it (if it's a private project)? Ideally this should include both

the name of the public agency as well as the department or division handling the project.

- Can you obtain a specific contact person's name? Do you have a phone number and/or email address for him or her?

Information on the development of the CEQA process thus far:

- What has the lead agency told you about the environmental review process so far?
- Do they know what type of CEQA document they're going to prepare?
- Have they already prepared one, and, if so, what is the public comment period on it?

Please refer to Appendix A for a sample form you can use to collect this information.

CEQA Information sources

CEQA Statute and Guidelines

California Resources Agency

The CEQA Statutes and Guidelines with Office of Planning and Research (OPR) commentary are available to download in Adobe Acrobat (PDF) format at the California Environmental Resources Evaluation System (CERES) website at <http://ceres.ca.gov/ceqa>. The Secretary of the Interior's Standards for Historic Preservation are also available at this website.

Governor's Office of Planning and Research

Statutes and Guidelines with OPR Commentary (Sacramento: State Printing Office, June 1995).

Available through State Department of General Services, Publications Section PO Box 1015, North Highlands CA 95660. Orders should include title, stock number (7540-931-1022-0), number of copies, and remittance (\$18.00 per copy, includes UPS delivery). Make checks payable to State of California. No phone orders accepted.

Consulting Engineers and Land Surveyors of California (CELSOC)

California Environmental Quality Act/CEQA Guidelines

This handy pocket edition is updated annually. Cost is \$6.50 for CELSOC members, \$9.50 for public agencies, and \$19.50 for non-members. Shipping is an additional \$3.00 and California residents must include sales tax at 7.25%. Available through CELSOC, 1303 J St, Ste 370, Sacramento CA 95814, phone: (916) 441-7991, fax: (916) 441-6312, email: staff@celsoc.org, website: <http://www.celsoc.org>.

State Office of Historic Preservation

California State Law and Historic Preservation: Statutes, Regulations and Administrative Policies Regarding Historic Preservation and Protection of Cultural and Historical Resources, 1999.

This complete compilation of all state codes, regulations and executive orders pertaining to historic preservation is available at no cost through the State Office of Historic Preservation, PO Box 942896, Sacramento CA 94296-0001, phone: (916) 653-6624, fax: (916) 653-9824, email: calshpo@ohp.parks.ca.gov. It can be found on the internet at <http://ohp.parks.ca.gov/>.

Technical Assistance Publications and General Information

Governor's Office of Planning and Research

CEQA and Historical Resources
CEQA and Archaeological Resources
Circulation and Notice under CEQA
Thresholds of Significance: Criteria for Defining Environmental Significance

This useful series of publications provides assistance in interpreting the CEQA statutes, guidelines and case law. It is available at no cost at <http://ceres.ca.gov/ceqa> or through the State Office of Historic Preservation (first two publications only) at the address and contact information above.

Solano Press

CEQA Deskbook: A Step-by-Step Guide on How to Comply with the California Environmental Quality Act, Ronald Bass, Albert Herson, and Kenneth Bogdan (Point Arena: Solano Press Books).

A very handy guide, which is updated annually, to preparing and evaluating CEQA documents and understanding the CEQA process. Available through Solano Press Books, PO Box 773, Point Arena CA 95468, phone: (800) 931-9373, fax: (707) 884-4109, email: spbooks@solano.com, website: <http://www.solano.com>.

California Preservation Foundation

The Preservationist's Guide to the California Environmental Quality Act, Jack Rubens and Bill Delvac (Oakland: California Preservation Foundation, 1993).

The Guide is a step-by-step tour of CEQA requirements, useful case law and appropriate strategies you might use in your community. [Updated and expanded after the 1993 Annual Statewide Conference in Long Beach.] \$14. Available through the California Preservation Foundation, 1611 Telegraph Avenue, Suite 820, Oakland CA 94612, phone (510)763-0972, fax (510) 763-4724, email: cpf_office@californiapreservation.org, website: <http://www.californiapreservation.org>.

Recent Case Law and CEQA Issues

Solano Press

Guide to the California Environmental Quality Act, Michael Remy, Tina Thomas, et al. (Point Arena: Solano Press Books).

This publication is updated annually and provides general information as well as analysis of CEQA case law. Available through Solano Press Books at the address and contact information above.

California Resources Agency

The CERES website at <http://ceres.ca.gov/ceqa> provides copies of recent CEQA decisions, 1995-1998.

Historic Preservation Advocacy

National Trust for Historic Preservation (NTHP)

A Layperson's Guide to Preservation Law: Federal, State, and Local Laws Governing Historic Resources

A look at the various laws and regulations that protect historic resources, as well as laws governing nonprofit organizations and museum properties.

Non-member \$10.00 / NTHP member \$9.00 / NT Forum \$7.50

Organizing for Change

Five in-depth case studies on how citizens worked through the political process to change preservation planning decisions.

Non-member \$6.00 / NTHP member \$5.40 / NT Forum \$4.50

Rescuing Historic Resources: How to Respond to a Preservation Emergency

The steps to take when faced with a preservation crisis.

Non-member \$6.00 / NTHP member \$5.40 / NT Forum \$4.50

The above titles represent only a few of the many publications the National Trust has available in its series of Historic Preservation Information Booklets. Each of these publications as well as other books, videos, and journals can be purchased through the National Trust's website at <http://www.nthp.org> or by calling (202) 588-6189.

California Preservation Foundation

A Preservationist's Guide to the Development Process, edited by William F. Delvac, Christy McAvoy and Elizabeth Morton (Oakland: California Preservation Foundation, 1992).

This guide is based on CPF's popular 1992 workshop series. Chapters by statewide experts provide valuable overviews of the development process, real estate economics, tax credits, easements, property tax incentives, the State Historical Building Code, CEQA and more. \$12

Avoiding the Bite: Strategies for Adopting and Retaining Local Preservation Programs, edited by Lisa Foster (Oakland: California Preservation Foundation, 1994).

This book contains presentations made during CPF's 1994 workshops on preservation commissions. Includes sections on making allies in City Hall and with Redevelopment staff, maintaining programs in times of budget cuts, building public and political support for local preservation programs, and creating an adoptable ordinance. \$12

Both publications, as well as many others dealing with other preservation subjects, are available through the California Preservation Foundation, 1611 Telegraph Avenue, Suite 820, Oakland CA 94612, phone (510)763-0972, fax (510) 763-4724, email: cpf_office@californiapreservation.org, website: <http://www.californiapreservation.org>.

Appendix A: Form for Collection of Information about a Project

The form that follows on the next page is intended to allow you to collect and have readily available pertinent information about a project both for your own personal use as well as for instances when you choose to contact OHP. Although it can readily be argued that collecting even more information is often useful, the attempt herein was to create an easily readable one-page form that can be quickly referenced for particularly pertinent information about a project.

Project Information

Project Name	
City/County Address (if applicable)	
Project Description	

Historical Resources Information

Name of Property	
Street Address	
City/County	
Property Description/ Significance	

Lead Agency Information

Lead Agency	
Contact Person	
Phone/Fax Email	
Mailing Address	
Other Agencies Involved (if applicable)	

CEQA Process

Document Type	
Comment Period	
Notes on Process	

General Notes

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Appendix B: State Codes and Regulations Related to CEQA and Historical Resources

California Public Resources Code

21083.2. Archeological Resources.

(a) As part of the determination made pursuant to Section 21080.1, the lead agency shall determine whether the project may have a significant effect on archaeological resources. If the lead agency determines that the project may have a significant effect on unique archaeological resources, the environmental impact report shall address the issue of those resources. An environmental impact report, if otherwise necessary, shall not address the issue of nonunique archaeological resources. A negative declaration shall be issued with respect to a project if, but for the issue of nonunique archaeological resources, the negative declaration would be otherwise issued.

(b) If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. Examples of that treatment, in no order of preference, may include, but are not limited to, any of the following:

- (1) Planning construction to avoid archaeological sites.
- (2) Deeding archaeological sites into permanent conservation easements.
- (3) Capping or covering archaeological sites with a layer of soil before building on the sites.
- (4) Planning parks, greenspace, or other open space to incorporate archaeological sites.

(c) To the extent that unique archaeological resources are not preserved in place or not left in an undisturbed state, mitigation measures shall be required as provided in this subdivision. The project applicant shall provide a guarantee to the lead agency to pay one-half the estimated cost of mitigating the significant effects of the project on unique archaeological resources. In determining payment, the lead agency shall give due consideration to the in-kind value of project design or expenditures that are intended to permit any or all archaeological resources or California Native American culturally significant sites to be preserved in place or left in an undisturbed state. When a final decision is made to carry out or approve the project, the lead agency shall, if necessary, reduce the specified mitigation measures to those which can be funded with the money guaranteed by the project applicant plus the money voluntarily guaranteed by any other person or persons for those mitigation purposes. In order to allow time for interested persons to provide the funding guarantee referred to in this subdivision, a final decision to carry out or approve a project shall not occur sooner than 60 days after completion of the recommended special environmental impact report required by this section.

(d) Excavation as mitigation shall be restricted to those parts of the unique archaeological resource that would be damaged or destroyed by the project. Excavation as mitigation shall not be required for a unique archaeological resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource, if this determination is documented in the environmental impact report.

(e) In no event shall the amount paid by a project applicant for mitigation measures required pursuant to subdivision (c) exceed the following amounts:

(1) An amount equal to one-half of 1 percent of the projected cost of the project for mitigation measures undertaken within the site boundaries of a commercial or industrial project.

(2) An amount equal to three-fourths of 1 percent of the projected cost of the project for mitigation measures undertaken within the site boundaries of a housing project consisting of a single unit.

(3) If a housing project consists of more than a single unit, an amount equal to three-fourths of 1 percent of the projected cost of the project for mitigation measures undertaken within the site boundaries of the project for the first unit plus the sum of the following:

(A) Two hundred dollars (\$200) per unit for any of the next 99 units.

(B) One hundred fifty dollars (\$150) per unit for any of the next 400 units.

(C) One hundred dollars (\$100) per unit in excess of 500 units.

(f) Unless special or unusual circumstances warrant an exception, the field excavation phase of an approved mitigation plan shall be completed within 90 days after final approval necessary to implement the physical development of the project or, if a phased project, in connection with the phased portion to which the specific mitigation measures are applicable. However, the project applicant may extend that period if he or she so elects. Nothing in this section shall nullify protections for Indian cemeteries under any other provision of law.

(g) As used in this section, "unique archaeological resource" means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

(1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.

(2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.

(3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

(h) As used in this section, "nonunique archaeological resource" means an archaeological artifact, object, or site which does not meet the criteria in subdivision (g). A nonunique archaeological resource need be given no further consideration, other than the simple recording of its existence by the lead agency if it so elects.

(i) As part of the objectives, criteria, and procedures required by Section 21082 or as part of conditions imposed for mitigation, a lead agency may make provisions for archaeological sites accidentally discovered during construction. These provisions may include an immediate evaluation of the find. If the find is determined to be a unique archaeological resource, contingency funding and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in this section. Construction work may continue on other parts of the building site while archaeological mitigation takes place.

(j) This section does not apply to any project described in subdivision (a) or (b) of Section 21065 if the lead agency elects to comply with all other applicable provisions of this division. This section does not apply to any project described in subdivision (c) of Section 21065 if the applicant and the lead agency jointly elect to comply with all other applicable provisions of this division.

(k) Any additional costs to any local agency as a result of complying with this section with respect to a project of other than a public agency shall be borne by the project applicant.

(l) Nothing in this section is intended to affect or modify the requirements of Section 21084 or 21084.1.

21084. Guidelines shall list classes of projects exempt from Act.

(e) No project that may cause a substantial adverse change in the significance of an historical resource, as specified in Section 21084.1, shall be exempted from this division pursuant to subdivision (a).

21084.1. Historical Resources Guidelines.

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.

California Code of Regulations, Title 14, Chapter 3

15064.5. Determining the Significance of Impacts to Archeological and Historical Resources

(a) For purposes of this section, the term "historical resources" shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of

Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

(1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

(2) The significance of an historical resource is materially impaired when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

(4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

(5) When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of environmental documents.

(c) CEQA applies to effects on archaeological sites.

(1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).

(2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and this section, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.

(3) If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.

(4) If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

(d) When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate native americans as identified by the Native American Heritage Commission as provided in Public Resources Code SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission. Action implementing such an agreement is exempt from:

(1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).

(2) The requirements of CEQA and the Coastal Act.

(e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:

(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

(A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

(B) If the coroner determines the remains to be Native American:

1. The coroner shall contact the Native American Heritage Commission within 24 hours.

2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased native american.

3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of,

with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or

(2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.

(B) The descendant identified fails to make a recommendation; or

(C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(f) As part of the objectives, criteria, and procedures required by Section 21082 of the Public Resources Code, a lead agency should make provisions for historical or unique archaeological resources accidentally discovered during construction. These provisions should include an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue on other parts of the building site while historical or unique archaeological resource mitigation takes place.

Note: Authority: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21083.2, 21084, and 21084.1, Public Resources Code; *Citizens for Responsible Development in West Hollywood v. City of West Hollywood* (1995) 39 Cal.App.4th 490.

15126.4 Consideration and Discussion of Mitigation Measures Proposed to Minimize Significant Effects

(a) Mitigation Measures in General.

(1) An EIR shall describe feasible measures which could minimize significant adverse impacts, including where relevant, inefficient and unnecessary consumption of energy.

(A) The discussion of mitigation measures shall distinguish between the measures which are proposed by project proponents to be included in the project and other measures proposed by the lead, responsible or trustee agency or other persons which are not included but the lead agency determines could reasonably be expected to reduce adverse impacts if required as conditions of approving the project. This discussion shall identify mitigation measures for each significant environmental effect identified in the EIR.

(B) Where several measures are available to mitigate an impact, each should be discussed and the basis for selecting a particular measure should be identified. Formulation of mitigation measures should not be deferred until some future time. However, measures may specify performance standards which would mitigate the significant effect of the project and which may be accomplished in more than one specified way.

(C) Energy conservation measures, as well as other appropriate mitigation measures, shall be discussed when relevant. Examples of energy conservation measures are provided in Appendix F.

(D) If a mitigation measure would cause one or more significant effects in addition to those that would be caused by the project as proposed, the effects of the mitigation

measure shall be discussed but in less detail than the significant effects of the project as proposed. (*Stevens v. City of Glendale*(1981) 125 Cal.App.3d 986.)

(2) Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally-binding instruments. In the case of the adoption of a plan, policy, regulation, or other public project, mitigation measures can be incorporated into the plan, policy, regulation, or project design.

(3) Mitigation measures are not required for effects which are not found to be significant.

(4) Mitigation measures must be consistent with all applicable constitutional requirements, including the following:

(A) There must be an essential nexus (i.e. connection) between the mitigation measure and a legitimate governmental interest. *Nollan v. California Coastal Commission*, 483 U.S. 825 (1987); and

(B) The mitigation measure must be "roughly proportional" to the impacts of the project. *Dolan v. City of Tigard*, 512 U.S. 374 (1994). Where the mitigation measure is an *ad hoc* exaction, it must be "roughly proportional" to the impacts of the project. *Ehrlich v. City of Culver City* (1996) 12 Cal.4th 854.

(5) If the lead agency determines that a mitigation measure cannot be legally imposed, the measure need not be proposed or analyzed. Instead, the EIR may simply reference that fact and briefly explain the reasons underlying the lead agency's determination.

(b) Mitigation Measures Related to Impacts on Historical Resources.

(1) Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer, the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant.

(2) In some circumstances, documentation of an historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur.

(3) Public agencies should, whenever feasible, seek to avoid damaging effects on any historical resource of an archaeological nature. The following factors shall be considered and discussed in an EIR for a project involving such an archaeological site:

(A) Preservation in place is the preferred manner of mitigating impacts to archaeological sites. Preservation in place maintains the relationship between artifacts and the archaeological context. Preservation may also avoid conflict with religious or cultural values of groups associated with the site.

(B) Preservation in place may be accomplished by, but is not limited to, the following:

1. Planning construction to avoid archaeological sites;
2. Incorporation of sites within parks, greenspace, or other open space;
3. Covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site.
4. Deeding the site into a permanent conservation easement.

(C) When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and

adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code.

(D) Data recovery shall not be required for an historical resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the archaeological or historical resource, provided that the determination is documented in the EIR and that the studies are deposited with the California Historical Resources Regional Information Center.

Note: Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21002, 21003, 21100, and 21084.1, Public Resources Code; *Citizens of Goleta Valley v. Board of Supervisors*, (1990) 52 Cal.3d 553; *Laurel Heights Improvement Association v. Regents of the University of California*, (1988) 47 Cal.3d 376; *Gentry v. City of Murrieta* (1995) 36 Cal.App.4th 1359; and *Laurel Heights Improvement Association v. Regents of the University of California* (1993) 6 Cal.4th 1112; *Sacramento Old City Assn. v. City Council of Sacramento* (1991) 229 Cal.App.3d 1011.

15325. Transfers of Ownership of Interest In Land to Preserve Existing Natural Conditions and Historical Resources

Class 25 consists of transfers of ownership in interests in land in order to preserve open space, habitat, or historical resources. Examples include but are not limited to:

(a) Acquisition, sale, or other transfer of areas to preserve existing natural conditions, including plant or animal habitats.

(b) Acquisition, sale, or other transfer of areas to allow continued agricultural use of the areas.

(c) Acquisition, sale, or other transfer to allow restoration of natural conditions, including plant or animal habitats.

(d) Acquisition, sale, or other transfer to prevent encroachment of development into flood plains.

(e) Acquisition, sale, or other transfer to preserve historical resources.

Note: Authority cited: Sections 21083 and 21087, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.2 Exceptions

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

15331. Historical Resource Restoration/Rehabilitation

Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

Note: Authority cited: Section 21083 and 21087, Public Resources Code. Reference: Section 21084, Public Resources Code.

Appendix C: California Register of Historical Resources

The California Register was created by the State Legislature in 1992 and is intended to serve as an authoritative listing of significant historical and archeological resources in California. Additionally, the eligibility criteria for the California Register (codified in PRC § 5024.1 and further amplified in 14 CCR § 4852) are intended to serve as the definitive criteria for assessing the significance of historical resources for purposes of CEQA. In this way establishing a consistent set of criteria to the evaluation process for all public agencies statewide.

Resources can be nominated directly to the California Register or can be listed automatically as defined in PRC § 5024.1(d). Resources that are listed automatically in the California Register include:

- Resources listed in the National Register of Historic Places (this includes individual properties as well as historic districts and properties that contribute to the significance of an historic district);
- Resources that have been formally determined eligible for listing in the National Register of Historic Places (formal determinations of eligibility are made during federal review processes under Section 106 of the National Historic Preservation Act, during reviews conducted for projects taking advantage of the federal rehabilitation tax credits program, or when a private property being nominated for listing has been opposed by the property owner);
- California Historical Landmarks beginning with #770;
- California Points of Historical Interest beginning with those designated in January 1998 (the time at which the program was revised to reflect requirements for listing in the California Register).

For further information on applying and interpreting the California Register criteria, please refer to the handout entitled *California Register and National Register: A Comparison* and *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Both can be found online at http://ohp.cal-parks.ca.gov/careqs/ts6ca_nat.htm and http://www.cr.nps.gov/nr/publications/bulletins/nr15_toc.htm, respectively.

Eligibility Criteria

An historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

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

Integrity

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

Special Considerations

Moved buildings, structures, or objects The State Historical Resources Commission encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.

Historical resources achieving significance within the past fifty years In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

Reconstructed buildings Reconstructed buildings are those buildings not listed in the California Register under the criteria stated above. A reconstructed building less than fifty years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices; e.g., a Native American roundhouse.

Appendix D: Secretary of the Interior's Standards for Professionals in Historic Preservation

The OHP recommends that public agencies seeking to contract with outside consultants to conduct evaluations of the significance of historical resources and proposed project impacts ensure that such consultants meet professional qualifications standards. In the absence of state promulgated standards for such professionals, it is recommended that public agencies consider adopting the standards put forward by the Secretary of the Interior.

In the September 29, 1983, issue of the Federal Register, the National Park Service published the following Professional Qualification Standards as part of the larger Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. These Professional Qualification Standards are in effect currently. Since 1983, the National Park Service has not issued any revisions for effect, although the National Park Service is in the process of drafting such revisions.

The following requirements are those used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Part 61. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. In some cases, additional areas or levels of expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved. In the following definitions, a year of full-time professional experience need not consist of a continuous year of full-time work but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

History

The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Archeology

The minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or closely related field plus:

1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration or management;
2. At least four months of supervised field and analytic experience in general North American archeology; and
3. Demonstrated ability to carry research to completion.

In addition to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the prehistoric period.

A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history; or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Architecture

The minimum professional qualifications in architecture are a professional degree in architecture plus at least two years of full-time experience in architecture; or a State license to practice architecture.

Historic Architecture

The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

Appendix E: Secretary of the Interior's Standards for the Treatment of Historic Properties

The information contained in this appendix is provided solely for informational purposes due to the fact that the CEQA Guidelines make reference to the Secretary of the Interior's Standards for the Treatment of Historic Properties (14 CCR § 15064.5(b)(3), 15126.4(b)(1) and 15331). It is the responsibility of the lead agency under CEQA, not the OHP as is often mistakenly assumed, to assess whether or not a proposed project meets these standards, and it is the right of any individual or organization to offer comments relative to the findings of a lead agency regarding the application of these standards.

The following information is reprinted from the National Park Service's website. This information as well as additional publications, including the illustrated version of the standards and guidelines (which is referenced in the CEQA Guidelines), can be found on the internet at <http://www2.cr.nps.gov/tps/tpscat.htm>.

Rooted in over 120 years of preservation ethics in both Europe and America, The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense principles in non-technical language. They were developed to help protect our nation's irreplaceable cultural resources by promoting consistent preservation practices. The Standards may be applied to all properties listed in the National Register of Historic Places: buildings, sites, structures, objects, and districts.

It should be understood that the Standards are a series of concepts about maintaining, repairing and replacing historic materials, as well as designing new additions or making alterations; as such, they cannot, in and of themselves, be used to make essential decisions about which features of a historic property should be saved and which might be changed. But once an appropriate treatment is selected, the Standards provide philosophical consistency to the work.

Four Treatment Approaches

There are Standards for four distinct, but interrelated, approaches to the treatment of historic properties--preservation, rehabilitation, restoration, and reconstruction.

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

Choosing an Appropriate Treatment

Choosing an appropriate treatment for a historic building or landscape, whether preservation, rehabilitation, restoration, or reconstruction is critical. This choice always depends on a variety of factors, including its historical significance, physical condition, proposed use, and intended interpretation.

The questions that follow pertain specifically to historic buildings, but the process of decisionmaking would be similar for other property types:

Relative importance in history. Is the building a nationally significant resource--a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant *Preservation* or *Restoration*. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo *Rehabilitation* for a compatible new use.

Physical condition. What is the existing condition--or degree of material integrity--of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? *Preservation* may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then *Rehabilitation* is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, code-required work may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new

construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

Standards for Preservation

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Preservation as a Treatment. When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment.

Standards for Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation as a treatment. When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

Standards for Restoration

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Restoration as a treatment. When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

Standards for Reconstruction

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Reconstruction as a treatment. When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment.

Appendix F: A Guide to Planning In California

STATE OF CALIFORNIA
Pete Wilson, Governor

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March 1988, Revised August 1990

Introduction

This is a citizen's guide to land use planning as it is practiced in California. Its purpose is to explain, in general terms, how local communities regulate land use and to define some commonly used planning terms. The booklet covers the following topics:

- State Law and Local Planning
- The General Plan
- Zoning
- Subdivisions
- Other Ordinances and Regulations
- Annexation and Incorporation
- The California Environmental Quality Act
- A Glossary of Planning Terms
- Bibliography

Cities and counties "plan" in order to identify important community issues (such as new growth, housing needs, and environmental protection), project future demand for services (such as sewer, water, roads, etc.), anticipate potential problems (such as overloaded sewer facilities or crowded roads), and establish goals and policies for directing and managing growth. Local governments use a variety of tools in the planning process including the general plan, specific plans, zoning, and the subdivision ordinance.

The examples to be discussed here represent common procedures or methods, but are by no means the only way of doing things. State law establishes a framework for local planning procedures, but cities and counties adopt their own unique responses to the issues they face. The reader is encouraged to consult the bibliography for more information on planning in general and to contact your local planning department for information on planning in your community.

State and Local Planning

State law is the foundation for local planning in California. The California Government Code (Sections 65000 et seq.) contains many of the laws pertaining to the regulation of land uses by local governments including: the general plan requirement, specific plans, subdivisions, and zoning.

However, the State is seldom involved in local land use and development decisions; these have been delegated to the city councils and boards of supervisors of the individual cities and counties. Local decisionmakers have adopted their own sets of land use policies and regulations based upon the state laws.

Plan and Ordinances

There are currently 456 incorporated cities and 58 counties in California. State law requires that each of these jurisdictions adopt "a comprehensive, long-term general plan for [its] physical development." This general plan is the official city or county policy regarding the location of housing, business, industry, roads, parks, and other land uses, protection of the public from noise and other environmental hazards, and for the conservation of natural resources. The legislative body of each city (the city council) and each county (the board of supervisors) adopts zoning, subdivision and other ordinances to regulate land uses and to carry out the policies of its general plan.

There is no requirement that adjoining cities or cities and counties have identical, or even similar, plans and ordinances. Cities and counties are distinct and independent political units. Each city, through its council and each county, through its supervisors, adopts its own general plan and development regulations. In turn, each of these governments is responsible for the planning decisions made within its jurisdiction.

Hearing Bodies

In most communities, the city council or board of supervisors has appointed one or more hearing bodies to assist them with planning matters. The titles and responsibilities of these groups vary from place-to-place, so check with your local planning department regarding regulations in your area. Here are some of the more common types of hearing bodies and their usual responsibilities:

The Planning Commission: considers general plan and specific plan amendments, zone changes, and major subdivisions.

The Zoning Adjustment Board: considers conditional use permits, variances, and other minor permits.

Architectural Review or Design Review Board: reviews projects to ensure that they meet community aesthetic standards. In some cities and counties, these bodies simply advise the legislative body on the proposals that come before them, leaving actual approval to the council or board of supervisors. More commonly, these bodies have the power to approve proposals, subject to appeal to the council or board of supervisors. These hearing bodies, however, do not have final say on matters of policy such as zone changes and general or specific plan amendments.

Hearings

State law requires that local governments hold public hearings prior to most planning actions. At the hearing, the council or supervisors or advisory commission will explain the proposal, consider it in light of local regulations and environmental effects, and listen to testimony from interested parties. The council, board, or commission will vote on the proposal at the conclusion of the hearing.

Depending upon each jurisdiction's local ordinance, public hearings are not always required for minor land subdivisions, architectural or design review or ordinance interpretations. The method of advertising hearings may vary. Counties and general law cities publish notice of general plan adoption and amendment in the newspaper. Notice of zone change, conditional use permit, variance, and subdivision tracts is published in the newspaper and mailed to nearby property owners. Charter cities may have other notification procedures.

The General Plan

The Blueprint

The local general plan can be described as the city's or county's "blueprint" for future development. It represents the community's view of its future; a constitution made up of the goals and policies upon which the city council, board of supervisors, or planning commission will base their land use decisions. To illustrate its importance, all subdivisions, public works projects, and zoning decisions (except in charter cities other than Los Angeles) must be consistent with the general plan. If inconsistent, they must not be approved.

Long-Range Emphasis

The general plan is not the same as zoning. Although both designate how land may be developed, they do so in different ways. The general plan and its diagrams have a long-term outlook, identifying the types of development that will be allowed, the spatial relationships among land uses, and the general pattern of future development. Zoning regulates present development through specific standards such as lot size, building setback, and a list of allowable uses. In counties and general law cities, the land uses shown on the general plan diagrams will usually be reflected in the local zoning maps as

well. Development must not only meet the specific requirements of the zoning ordinance, but also the broader policies set forth in the local general plan.

Contents

State law requires that each city and each county adopt a general plan containing the following seven components or "elements": land use, circulation, housing, conservation, open-space, noise, and safety (Government Code Sections 65300 et seq.). At the same time, each jurisdiction is free to adopt a wide variety of additional elements covering subjects of particular interest to that jurisdiction such as recreation, urban design, or public facilities.

Most general plans consist of: (1) a written text discussing the community's goals, objectives, policies, and programs for the distribution of land use; and, (2) one or more diagrams or maps illustrating the general location of existing and future land uses. Figure 1 is an example of a general plan diagram.

Each local government chooses its own general plan format. The plan may be relatively short or long, one volume or ten volumes, depending upon local needs. Some communities, such as the City of San Jose, have combined the required elements into one document and most communities have adopted plans which consolidate the elements to some extent. State law requires that local governments make copies of their plans available to the public for the cost of reproduction.

Planning Issues

Although state law establishes a set of basic issues for consideration in local general plans, each city and county determines the relative importance of each issue to local planning and decides how they are to be addressed in the general plan. As a result, no two cities or counties have plans which are exactly alike in form or content. Here is a summary of the basic issues, by element:

The **land use element** designates the general location and intensity of housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other land uses.

The **circulation element** identifies the general location and extent of existing and proposed major roads, transportation routes, terminals, and public utilities and facilities. It must be correlated with the land use element.

The **housing element** is a comprehensive assessment of current and projected housing needs for all economic segments of the community and region. It sets forth local housing policies and programs to implement those policies.

The **conservation element** addresses the conservation, development, and use of natural resources including water, forests, soils, rivers, and mineral deposits.

The **open-space element** details plans and measures for preserving open-space for natural resources, the managed production of resources, outdoor recreation, public health and safety, and the identification of agricultural land.

The **noise element** identifies and appraises noise problems within the community and forms the basis for distributing new noise-sensitive land uses.

The **safety element** establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

Approving the Plan

The process of adopting or amending a general plan encourages public participation. Cities and counties must hold public hearings for such proposals. Advance notice of the place and time of the hearing must be published in the newspaper or posted in the vicinity of the site proposed for change. Prior to approval, hearings will be held by the planning commission and the city council or board of supervisors.

Community and Specific Plans

"Community plans" and "specific plans" are often used by cities and counties to plan the future of a particular area at a finer level of detail than that provided by the general plan. A community plan is a portion of the local general plan focusing on the issues pertinent to a particular area or community within the city or county. It supplements the policies of the general plan.

Specific plans describe allowable land uses, identify open space, and detail infrastructure availability and financing for a portion of the community. Specific plans implement, but are not technically a part of the local general plan. In some jurisdictions, specific plans take the place of zoning. Zoning, subdivision, and public works decisions must be in accordance with the specific plan.

Zoning

The general plan is a long-range look at the future of the community. A zoning ordinance is the local law that spells out the immediate, allowable uses for each piece of property within the community. In all counties, general law cities, and the city of Los Angeles, zoning must comply with the general plan. The purpose of zoning is to implement the policies of the general plan.

Zones

Under the concept of zoning, various kinds of land uses are grouped into general categories or "zones" such as single-family residential, multi-family residential, neighborhood commercial, light industrial, agricultural, etc. A typical zoning ordinance describes 20 or more different zones which may be applied to land within the community. Each piece of property in the community is assigned a zone listing the kinds of uses that will be allowed on that land and setting standards such as minimum lot size, maximum building height, and minimum front yard depth. The distribution of residential, commercial, industrial, and other zones will be based on the pattern of land uses established in the community's general plan. Maps are used to keep track of the zoning for each piece of land.

Zoning is adopted by ordinance and carries the weight of local law. Land may be put only to those uses listed in the zone assigned to it. For example, if a commercial zone does not allow five-story office buildings, then no such building could be built on the lands which have been assigned that zone. A zoning ordinance has two parts: (1) a precise map or maps illustrating the distribution of zones within the community; and, (2) a text which both identifies the specific land uses allowed within each of those zones and sets forth development standards.

Rezoning

The particular zone determines the uses to which land may be put. If a landowner proposes a use that is not allowed in the zone, the city or county must approve a rezoning (change in zone) before development of that use can begin. The local planning commission and the city council or county board of supervisors must hold public hearings before property may be rezoned. The hearings must be advertised in advance. The council or board is not obligated to approve requests for rezoning and, except in charter cities, must deny such requests when the proposed zone conflicts with the general plan.

Overlay Zones

In addition to the zoning applied to each parcel of land, many cities and counties use "overlay zones" to further regulate development in areas of special concern. Lands in historic districts, downtowns, floodplains, near earthquake faults or on steep slopes are often subject to having additional regulations "overlain" upon the basic zoning requirements. For example, a lot that is within a single-family residential zone and also subject to a steep-slope overlay zone, must meet the requirements of both zones when it is developed.

Prezoning

Cities may "prezone" lands located within the surrounding county in the same way that they approve zoning. Prezoning is usually done before annexation of the land to the city in order to facilitate its transition into the city boundaries. Prezoning does not change the allowable uses of the land nor the development standards until such time as the site is officially annexed to the city. Likewise, land that has been prezoned continues to be subject to county zoning regulations until annexation is completed.

Variances

A variance is a limited waiver of development standards. The city or county may grant a variance in special cases where: (1) application of the zoning regulations would deprive property of the uses enjoyed by nearby, similarly zoned lands; and (2) restrictions have been imposed to ensure that the variance will not be a grant of special privilege. A city or county may not grant a variance that would permit a use that is not otherwise allowed in that zone (for example, a commercial use could not be approved in a residential zone by variance). Typically, variances are considered when the physical characteristics of the property make it difficult to develop. For instance, in a situation where the rear half of a lot is a steep slope, a variance might be approved to allow the house being built to be closer to the street than usually allowed. Variance requests require a public hearing and neighbors are given the opportunity to testify. The local hearing body then decides whether to approve or deny the variance.

Conditional Use Permits

Most zoning ordinances identify certain land uses which do not precisely fit into existing zones, but which may be allowed upon approval of a conditional use permit (sometimes called a special use permit or a CUP) at a public hearing. These might include community facilities (such as hospitals or schools), public buildings or grounds (such as fire stations or parks), temporary or hard-to-classify uses (such as Christmas tree sales or small engine repair), or land uses with potentially significant environmental impacts (hazardous chemical storage or building a house in a floodplain). The local zoning ordinance specifies those uses for which a conditional use permit may be requested, which zones they may be requested in, and the public hearing procedure. If the local planning commission or zoning board approves the use, it will usually do so subject to certain conditions being met by the permit applicant. Alternatively, it may deny uses which do not meet local standards.

Subdivisions

In general, land cannot be divided in California without local government approval. Dividing land for sale, lease or financing is regulated by local ordinances based on the State Subdivision Map Act (commencing with Government Code Section 66410). The local general plan, zoning, subdivision, and other ordinances govern the design of the subdivision, the size of its lots, and the types of improvements (street construction, sewer lines, drainage facilities, etc.). In addition, the city or county may impose a variety of fees upon the subdivision, depending upon local and regional needs, such as school impact fees, park dedications, etc. Contact your local planning department for information on local requirements and procedures.

Subdivision Types

There are basically two types of subdivisions: parcel maps, which are limited to divisions resulting in fewer than five lots (with certain exceptions), and final map subdivisions (also called tract maps), which apply to divisions resulting in five or more lots. Applications for both types of subdivisions must be submitted to the local government for consideration in accordance with the local subdivision ordinance and the Subdivision Map Act.

Processing

Upon receiving an application for a subdivision map, the city or county staff will examine the design of the subdivision to ensure that it meets the requirements of the general plan, the zoning ordinance, and the subdivision ordinance. An environmental impact analysis must be prepared and a public hearing held prior to approval of a tentative tract map. Parcel maps may also be subject to a public hearing, depending upon the requirements of the local subdivision ordinance.

Final Approval

Approval of a subdivision map generally means that the subdivider will be responsible for installing improvements such as streets, drainage facilities or sewer lines to serve the subdivision. These improvements must be installed or secured by bond before the city or county will grant final approval of the map and allow the subdivision to be recorded in the

county recorder's office. Lots within the subdivision cannot be sold until the map has been recorded. The subdivider has at least two years (and depending upon local ordinance, usually more) in which to comply with the improvement requirements, gain final administrative approval, and record the final map. Parcel map requirements may vary dependent upon local ordinance requirements.

Other Ordinances and Regulations

Cities and counties often adopt other ordinances besides zoning and subdivision to protect the general health, safety, and welfare of their inhabitants. Contact your local planning department for information on the particular ordinances in effect in your area. Common types include: flood protection, historic preservation, design review, hillside development control, growth management, impact fees, traffic management, and sign control.

Local ordinances may also be adopted in response to state requirements. Examples include: Local Coastal Programs (California Coastal Act); surface mining regulations (Surface Mining and Reclamation Act); earthquake hazard standards (Alquist-Priolo Special Studies Zone Act); and hazardous material disclosure requirements. These regulations are generally based on the applicable state law.

Annexation and Incorporation

The LAFCO

Annexation (the addition of territory to an existing city) and incorporation (creation of a new city) are controlled by the Local Agency Formation Commission (LAFCO) established in each county by the state's Cortese-Knox Act (commencing with Government Code Section 56000). The commission is made up of elected officials from the county, cities, and, in some cases, special districts. LAFCO duties include: establishing the "spheres of influence" that designate the ultimate service areas of cities and special districts; studying and approving requests for city annexations; and, studying and approving proposals for city incorporations. Below is a very general discussion of annexation and incorporation procedures. For detailed information on this complex subject, contact your county LAFCO.

Annexation

When the LAFCO receives an annexation request, it will convene a hearing to determine the worthiness of the proposal and may deny or conditionally approve the request based on the policies of the LAFCO and state law. Annexation requests which receive tentative approval are delegated to the affected city for hearings and, if necessary, an election. Annexations which have been passed by vote of the inhabitants or which have not been defeated by protest (in cases where no election was required) must be certified by the LAFCO as to meeting all its conditions before they become final. It is the LAFCO, not the city, that is ultimately responsible for the annexation process.

Incorporation

When the formation of a new city is proposed, the LAFCO studies the economic feasibility of the proposed city, its impact on county and special districts, and the provision of public services. If the feasibility of the proposed city cannot be shown, the LAFCO can terminate the proceedings. If the proposed city appears to be feasible, LAFCO will refer the proposal to the county board of supervisors for hearing along with a set of conditions to be met upon to incorporation. If the supervisors do not receive protests from a majority of the involved voters, an election will be held to create the city and elect city officials.

The California Environmental Quality Act (CEQA)

The California Environmental Quality Act (commencing with Public Resources Code Section 21000) requires local and state governments to consider the potential environmental effects of a project before deciding whether to approve it or not. CEQA's purpose is to disclose the potential impacts of a project, suggest methods to minimize those impacts, and discuss alternatives to the project so that decision makers will have full information upon which to base their decision. CEQA is a complex law with a great deal of subtlety and local variation.

The following discussion is *extremely* general. The basic requirements and administrative framework for local governments' CEQA responsibilities are described in the *California Environmental Quality Act: Law and Guidelines*. For more information, readers should contact their local planning department or refer to the CEQA listings in the bibliography.

Lead Agency

The "lead agency" is responsible for seeing that environmental review is done in accordance with CEQA and that environmental analyses are prepared when necessary. The agency with the principal responsibility for issuing permits to a project (or for carrying out the project) is deemed to be the "lead agency". As lead agency, it may prepare the environmental analysis itself or it may contract for the work to be done under its direction. In practically all local planning matters (such as rezoning, conditional use permits, and specific plans) the planning department is the lead agency.

Analysis

Analyzing a project's potential environmental effect is a multistep process. Many minor projects are exempt from the CEQA requirements. These include single-family homes, remodeling, accessory structures, and some lot divisions (for a complete list refer to *California Environmental Quality Act: Law and Guidelines*). No environmental review is required when a project is exempt from CEQA.

When a project is subject to review under CEQA, the lead agency prepares an "initial study" to assess the potential adverse physical impacts of the proposal. When the project will not cause a "significant" impact on the environment or when it has been revised to eliminate all such impacts, a "negative declaration" is prepared. The negative declaration describes why the project will not have a significant impact and may require that the project incorporate a number of measures ensuring that there will be no such impact. If significant

environmental effects are identified, then an Environmental Impact Report (EIR) must be written before the project can be considered by decision makers.

The EIR

An EIR discusses the proposed project, its environmental setting, its probable impacts, realistic means of reducing or eliminating those impacts, its cumulative effects, and alternatives to the project. CEQA requires that Negative Declarations and EIRs be made available for review by the public and other agencies prior to consideration of the project. The review period allows concerned citizens and agencies to comment on the completeness and adequacy of the environmental review prior to its completion. When the decision making body (the city council, board of supervisors, or other board or commission) approves a project, it must certify the adequacy of the environmental review. If its decision to approve a project will result in unavoidable significant impacts, the decision making body must state, in writing, its overriding reasons for granting the approval and how the impacts are to be addressed.

An EIR is an informational document. It does not, in itself, approve or deny a project. Environmental analysis must be done as early as possible in the process of considering a project and must address the entire project. There are several different types of EIRs that may be prepared, depending upon the project. They are described in the *California Environmental Quality Act: Law and Guidelines* written by the Governor's Office of Planning and Research and the Resources Agency.

Glossary

These are some commonly used planning terms. This list includes several terms that are not discussed in this booklet.

Board of Supervisors

A county's legislative body. Board members are elected by popular vote and are responsible for enacting ordinances, imposing taxes, making appropriations, and establishing county policy. The board adopts the general plan, zoning, and subdivision regulations.

CEQA

The California Environmental Quality Act (commencing with Public Resources Code Section 21000). In general, CEQA requires that all private and public projects be reviewed prior to approval for their potential adverse effects upon the environment.

Charter City

A city which has been incorporated under its own charter rather than under the general laws of the state. Charter cities have broader powers to enact land use regulations than do general law cities.

City Council

A city's legislative body. The popularly elected city council is responsible for enacting ordinances, imposing taxes, making appropriations, establishing policy, and hiring some city officials. The council adopts the local general plan, zoning, and subdivision ordinance.

COG

Council of Governments. There are 25 COGs in California made up of elected officials from member cities and counties. COGs are regional agencies concerned primarily with transportation planning and housing; they do not directly regulate land use.

Community Plan

A portion of the local general plan that focuses on a particular area or community within the city or county. Community plans supplement the policies of the general plan.

Conditional Use Permit

Pursuant to the zoning ordinance, a conditional use permit (CUP) may authorize uses not routinely allowed on a particular site. CUPs require a public hearing and if approval is granted, are usually subject to the fulfillment of certain conditions by the developer. Approval of a CUP is not a change in zoning.

Density Bonus

An increase in the allowable number of residences granted by the city or county in return for the project's providing low- or moderate-income housing (see Government Code Section 65915).

Design Review Committee

A group appointed by the city council to consider the design and aesthetics of development within design review zoning districts.

Development Fees

Fees charged to developers or builders as a prerequisite to construction or development approval. The most common are: (1) impact fees (such as parkland acquisition fees, school facilities fees, or street construction fees) related to funding public improvements which are necessitated in part or in whole by the development; (2) connection fees (such as water line fees) to cover the cost of installing public services to the development; (3) permit fees (such as building permits, grading permits, sign permits) for the administrative costs of processing development plans; and, (4) application fees (rezoning, CUP, variance, etc.) for the administrative costs of reviewing and hearing development proposals.

Downzone

This term refers to the rezoning of land to a more restrictive zone (for example, from multi-family residential to single-family residential or from residential to agricultural).

EIR

Environmental Impact Report. A detailed review of a proposed project, its potential adverse impacts upon the environment, measures that may avoid or reduce those impacts, and alternatives to the project.

Final Map Subdivision

Final map subdivisions (also called tract maps or major subdivisions) are land divisions which create five or more lots. They must be consistent with the general plan and are generally subject to stricter requirements than parcel maps. Such requirements may include installing road improvements, the construction of drainage and sewer facilities, parkland dedications, and more.

Floor Area Ratio

Abbreviated as FAR, this is a measure of development intensity. FAR is the ratio of the amount of floor area of a building to the amount of area of its site. For instance, a one-story building that covers an entire lot has an FAR of 1. Similarly, a one-story building that covers 1/2 of a lot has an FAR of 1/2.

General Law City

A city incorporated under and run in accordance with the general laws of the state.

General Plan

A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.).

"Granny" Housing

Typically, this refers to a second dwelling attached to or separate from the main residence that houses one or more elderly persons. California Government Code 65852.1 enables cities and counties to approve such units in single-family neighborhoods.

Impact Fees

See Development Fees.

Infrastructure

A general term describing public and quasi-public utilities and facilities such as roads, bridges, sewers and sewer plants, water lines, power lines, fire stations, etc.

Initial Study

Pursuant to CEQA, an analysis of a project's potential environmental effects and their relative significance. An initial study is preliminary to deciding whether to prepare a negative declaration or an EIR.

Initiative

A ballot measure which has been placed on the election ballot as a result of voter signatures and which addresses a legislative action. At the local level, initiatives usually focus on changes or additions to the general plan and zoning ordinance. The right to initiative is guaranteed by the California Constitution.

LAFCO

Local Agency Formation Commission. The Cortese-Knox Act (commencing with Government Code Section 56000) establishes a LAFCO made up of elected officials of

the county, cities, and, in some cases, special districts in each county. LAFCOs establish spheres of influence for all the cities and special districts within the county. They also administer incorporation and annexation proposals.

Mitigation Measure

The California Environmental Quality Act requires that when an environmental impact or potential impact is identified, measures must be proposed that will eliminate, avoid, rectify, compensate for or reduce those environmental effects.

Negative Declaration

When a project is not exempt from CEQA and will not have a significant effect upon the environment a negative declaration must be written. The negative declaration is an informational document that describes the reasons why the project will not have a significant effect and proposes measures to mitigate or avoid any possible effects.

Overlay Zone

A set of zoning requirements that is superimposed upon a base zone. Overlay zones are generally used when a particular area requires special protection (as in a historic preservation district) or has a special problem (such as steep slopes, flooding or earthquake faults). Development of land subject to overlay zoning requires compliance with the regulations of both the base and overlay zones.

Parcel Map

A minor subdivision resulting in fewer than five lots. The city or county may approve a parcel map when it meets the requirements of the general plan and all applicable ordinances. The regulations governing the filing and processing of parcel maps are found in the state Subdivision Map Act and the local subdivision ordinance.

Planned Unit Development (PUD)

Land use zoning which allows the adoption of a set of development standards that are specific to the particular project being proposed. PUD zones usually do not contain detailed development standards; these are established during the process of considering the proposals and adopted by ordinance if the project is approved.

Planning Commission

A group of residents appointed by the city council or board of supervisors to consider land use planning matters. The commission's duties and powers are established by the local legislative body and might include hearing proposals to amend the general plan or rezone land, initiating planning studies (road alignments, identification of seismic hazards, etc.), and taking action on proposed subdivisions.

Referendum

A ballot measure challenging a legislative action by the city council or county board of supervisors. Referenda petitions must be filed before the action becomes final and may lead to an election on the matter. The California Constitution guarantees the right to referendum.

School Impact Fees

Proposition 13 put a limit on property taxes and thereby limited the main source of funding for new school facilities. California law allows school districts to impose fees on new developments to offset their impacts of area schools.

Setback

A minimum distance required by zoning to be maintained between two structures or between a structure and property lines.

Specific Plan

A plan addressing land use distribution, open space availability, infrastructure, and infrastructure financing for a portion of the community. Specific plans put the provisions of the local general plan into action (see Government Code Sections 65450 et seq.).

Tentative Map

The map or drawing illustrating a subdivision proposal. The city or county will approve or deny the proposed subdivision based upon the design depicted by the tentative map. A subdivision is not complete until the conditions of approval imposed upon the tentative map have been satisfied and a final map has been certified by the city or county and recorded with the county recorder.

Tract Map

See final map subdivision.

Transportation Systems Management (TSM)

A transportation plan that coordinates many forms of transportation (car, bus, carpool, rapid transit, bicycle, walking, etc.) in order to distribute the traffic impacts of new development. Rather than emphasizing road expansion or construction (as does traditional transportation planning), TSM examines methods of increasing the efficiency of road use.

Variance

A limited waiver from the requirements of the zoning ordinance. Variance requests are subject to public hearing, usually before a zoning administrator or board of zoning adjustment. Variances may only be granted under special circumstances.

Zoning

Local codes regulating the use and development of property. The zoning ordinance divides the city or county into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards such as minimum lot size, maximum height of structures, building setbacks, and yard size.

Zoning Adjustment Board

A group appointed by the local legislative body to consider minor zoning adjustments such as conditional use permits and variances. It is empowered to conduct public hearings and to impose conditions of approval. Its decisions may be appealed to the local legislative body.

Zoning Administrator

A planning department staff member responsible for hearing minor zoning permits. Typically, the zoning administrator considers variances and conditional use permits and may interpret the provisions of the zoning ordinance when questions arise. His/her decision may be appealed to the local legislative body.

Bibliography: A Few Good Books

The reader is encouraged to refer to the following books for a better understanding of planning in California.

Alternative Techniques for Controlling Land Use: A Guide to Small Cities and Rural Areas in California, by Irving Schiffman (University Center for Economic Development and Planning, California State University, Chico) 1982, revised 1989. *This book discusses, in detail, concepts such as hillside development standards, planned unit development, and specific plans.*

California Environmental Quality Act: Statutes and Guidelines (Governor's Office of Planning and Research, Sacramento, California) 1996, 301 pp. The CEQA Guidelines describe the requirements for evaluating environmental impacts. Out of Print, check in the government documents section of your local library.

California Land Use and Planning Law, by Daniel J. Curtin Jr., (Solano Press, Pt. Arena, California) revised annually. A look at the planning, zoning, subdivision, and environmental quality laws that is illustrated by references to numerous court cases.

The General Plan Guidelines (Governor's Office of Planning and Research, Sacramento, California) 1987, 368 pp. *The Guidelines discuss local planning activities and how to write or revise a general plan.*

Guide to California Government, (League of Women Voters of California, Sacramento, California) 13th Edition, 1986, 167 pp. An excellent summary of the processes of local and state government.

Guide to the Cortese/Knox Local Government Reorganization Act of 1985, by the Assembly Local Government Committee (Joint Publications Office, Sacramento, California), 1985, 228 pp. A compilation of the law that authorizes annexations and other local government reorganizations. It contains a flowchart illustrating the annexation process.

Planning Commission Handbook (League of California Cities, Sacramento, California) 1984. A well-written overview of the role of the planning commission and California planning law.

Subdivision Map Act Manual, by Daniel J. Curtin, Jr., (Solano Press, Pt. Arena, California), revised annually. A practitioner's guide to the Map Act, including pertinent legal precedents.

Your Guide to Open Meetings, The Ralph M. Brown Act, by the Senate Local Government Committee (Joint Publications Office, Sacramento, California), 1989. An easy to read explanation of the state's open meeting laws and the responsibilities of local government with regard to public meetings.

Appendix G: Information Center Contact list

The following institutions are under agreement with the Office of Historic Preservation to:

1. Integrate information on new Resources and known Resources into the California Historical Resources Information System.
2. Supply information on resources and surveys to government, institutions, and individuals who have a need to know.
3. Supply a list of consultants qualified to do historic preservation fieldwork within their area.

COORDINATOR: John Thomas, Historian II, (916) 653-9125

Northwest Information Center

Counties: **Alameda, Colusa, Contra Costa, Lake, Marin, Mendocino, Monterey, Napa, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, Yolo**

Ms. Leigh Jordan, Coordinator
Sonoma State University, 1801 East Cotati Ave, Rohnert Park CA 94928
(707) 664-2494, Fax (707) 664-3947
nwic@sonoma.edu

Northeast Information Center

Counties: **Butte, Glenn, Lassen, Modoc, Plumas, Shasta, Sierra, Siskiyou, Sutter, Tehama, Trinity**

Dr. Frank Bayham, Interim Coordinator
Dept of Anthropology, Langdon 303,
California State University, Chico CA 95929-0400

Attn: Luchia Ledwith, Interim Asst
Coordinator
(530) 898-6256, Fax (530) 898-4413, please call first
neinfocntr@csuchico.edu

North Central Information Center

Counties: **Amador, El Dorado, Nevada, Placer, Sacramento, Yuba**

Dr. Christopher Castaneda, Coordinator, Dr. Terry Castaneda, Coordinator
Dept of Anthropology, California State University, 6000 J St, Sacramento CA 95819-6106

Attn: Marianne Russo
(916) 278-6217, Fax (916) 278-5162
ncic@csus.edu

Central California Information Center

Counties: **Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus, Tuolumne**

Ms. Elizabeth A. Greathouse, Coordinator
Dept of Anthropology, California State University, 801 W Monte Vista Ave, Turlock CA 95382
(209) 667-3307, Fax (209) 667-3324
egreatho@toto.csustan.edu

Central Coastal Information Center

Counties: **San Luis Obispo, Santa Barbara**

Dr. Michael A. Glassow, Coordinator
Dept of Anthropology, University of California, Santa Barbara CA 93106
Attn: Harry Starr
(805) 893-2474, Fax (805) 893-8707
hes0@umail.ucsb.edu

Southern San Joaquin Valley Information Center

Counties: **Fresno, Kern, Kings, Madera, Tulare**

Dr. Robert Yohe, Coordinator
California State University, 9001 Stockdale Hwy, Bakersfield CA 93311-1099
Attn: Adele Baldwin
(661) 664-2289, Fax (661) 664-2415
abaldwin@csusbak.edu;
<http://www.csusbak.edu/ssjvic>

San Bernardino Archeological Information Center

Counties: **San Bernardino**
Robin Laska, Acting Coordinator

San Bernardino County Museum, 2024
Orange Tree Ln, Redlands CA 92374
(909) 307-2669 ext. 255, Fax (909) 307-
0539
rlaska@earthlink.net

Yurok Tribe, 15900 Highway 101 N, Klamath
CA 95548
(707) 482-1822, Fax (707) 482-1722
tgates@yuroktribe.nsn.us

South Central Coastal Information Center
Counties: **Los Angeles, Orange, Ventura**
Margaret Lopez, Coordinator
California State University, Dept of
Anthropology, 800 N State College Blvd, PO
Box 6846, Fullerton CA 92834-6846
(714) 278-5395, Fax (714) 278-5542
sccic@fullerton.edu,
<http://anthro.fullerton.edu/sccic.html>

Eastern Information Center
Counties: **Inyo, Mono, Riverside**
Dr. M. C. Hall, Coordinator
Dept of Anthropology, University of
California, Riverside CA 92521-0418
Attn: Kay White
(909) 787-5745, Fax (909) 787-5409
eickw@ucrac1.ucr.edu

South Coastal Information Center
Counties: **San Diego**
Dr. Lynne Christenson, Coordinator
Social Sciences Research Laboratory, 5500
Campanile Dr, San Diego State University,
San Diego CA 92182-4537
Attn: Carrie Gregory
(619) 594-5682, Fax (619) 594-1358
lchriste@mail.sdsu.edu,
<http://ssrl.sdsu.edu/scic/scic.html>

Southeast Information Center
Counties: **Imperial**
Mr. Jay von Werlhof, Coordinator
Imperial Valley College Desert Museum, PO
Box 430, Ocotillo CA 92259
physical location: 11 Frontage Rd
Attn: Karen Collins
(760) 358-7016, FAX (760) 358-7827
ivcdm@imperial.cc.ca.us

North Coastal Information Center
Counties: **Del Norte, Humboldt**
Dr. Thomas Gates, Coordinator

Appendix H: City of San Diego Sample Information

The information contained in this appendix is included as an illustration of the type of materials that are often distributed by local governments throughout California concerning their management of their CEQA responsibilities. For those readers who are preservation advocates, we would suggest you inquire with your local government as to the availability of such explanatory documents. For those readers who represent local governments that don't distribute such useful documents, we suggest you consider developing such guidance as the City of San Diego has produced.

[This information is not available in electronic format. If you are interested in seeing this information, please contact the Office of Historic Preservation for a hard copy of this handout.]

Appendix I: State Clearinghouse Handbook

[This information is not available in electronic format. However, it can be found on the Internet at <http://ceres.ca.gov/planning/sch/>]

Subject:Re: Consultants List Information **Date:**Fri, 05 Aug 2011 14:16:01 -0700
Status:Normal **From:**Eastern Information Center <eickw@ucr.edu>

>Hello Arthur,

>

>My coordinator reviewed over your resume and you are qualified to be
>on the consultants listings. Please send a check payable to UC
>Regents to our office and we can add you to our files.

>

>Let me know if you have any questions.

>

>Thank you!

>

>~~~~~

>Venessa Sanchez
>Information Officer
>Eastern Information Center
>c/o Department of Anthropology
>University of California
>Riverside, CA 92521-0418
>(951) 827-5745
>Fax (951) 827-5409
>eickw@ucr.edu

Arthur W. Dawson
P.O. Box 207
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baseline@vom.com; (707) 996-9967

My career has spanned the realms of geography, ecology, history, education, writing and publishing. From 2000 to 2011 my primary work was directing and developing the Historical Ecology Project at the Sonoma Ecology Center. In that role I worked closely with scientists in many fields, community members and organizations, and local, state, and national governmental agencies. Since 2009, I have been pursuing similar work as an independent consultant.

EDUCATION

Bachelor of Science, Natural Resources. Humboldt State University, Arcata, 1983.
History emphasis. Minor in **Biology**. Graduated cum laude.

PROFESSIONAL and LIFE EXPERIENCE

Historical Consultant

Baseline Consulting, Glen Ellen, CA

2009 – present

Provide historical research for cultural and natural resource managers and landowners, including cultural resource surveys, historical hydrology and vegetation, landscape-scale change analysis, property histories and GIS mapping. CHRIS-listed Historical Consultant, State of California.

Recent projects include: historical resource surveys and evaluations for compliance with local and CEQA requirements; historical hydrology studies for the Sonoma County Water Agency; oral history interviews for the Sonoma County Agricultural Preservation and Open Space District; property histories for the Sonoma Land Trust, private landowners and businesses; a bi-weekly column in the *Santa Rosa Press Democrat* newspaper.

Historical Ecologist

Sonoma Ecology Center, Sonoma, CA

2000 - 2011

Directed the Sonoma Ecology Center's (SEC) Sonoma Valley Historical Ecology Project, focused on documenting ecological change over the last two centuries and using this knowledge to inform decision-making. Collected, analyzed, and integrated historical and field data to identify trends in sediment supply, salmonid populations, water supply, and other watershed issues.

Worked with numerous local, regional, state, and national agencies and organizations (see p. 5), and collaborated with scientists in several fields. Major accomplishments: the Sonoma Creek Oral History Project; establishing and developing the Sonoma Valley Historical Ecology Archive, an extensive electronic collection of primary and secondary sources; and significant contributions to large-scale studies such as the Sonoma Creek Limiting Factors Analysis, Sonoma Creek Sediment Source Analysis, and the Central California Coast Coho Salmon Recovery Plan. Presented findings to agencies,

stakeholders, and the public at numerous venues. Organized community events such as the Sonoma Valley Watershed Walk and the Sonoma Valley Water Forum.

Author & Publisher

1989 - present

Author of numerous published pieces in books and periodicals such as: the *Travelers Tales* series, *San Francisco Chronicle*, the *Chicken Soup* series, and *Outside* magazine. Founder and publisher of Kulupi Press, which has published eleven books focused on “a sense of place.” Author of two local bestsellers, *The Stories Behind Sonoma Valley Place Names*, and *On Foot in Sonoma: Twelve Walks in the Valley of the Moon*; and *Creek Wisdom: An Ecological History of Sonoma Valley as told by local elders*. Served as Sonoma County Area Coordinator for California Poets in the Schools for five years, supervising a dozen poet-teachers working at schools throughout Sonoma County.

World Travel

1986-89

Spent three years traveling, living, and working around the world, visiting twenty-one countries in the Americas, Europe, Africa, and Asia.

Environmental Education

1983 – 1986

Taught environmental concepts and ethics to schoolchildren as a teacher-naturalist in several programs, including Yosemite Institute, Caritas Creek, the Marine Mammal Center, and the Oceanic Society.

PUBLICATIONS (with selected links)

Journal Publications & Research Papers

(2002 – 2010 under Sonoma Ecology Center)

- Dawson, A. Calabazas Creek Preserve Oral History Project. Indexed transcripts and overview of oral histories collected during the project. Baseline Consulting. Funded by the Sonoma County Agricultural Preservation and Open Space District.
- Dawson, A. North Slope Sonoma Mountain Oral History Project. Indexed transcripts and overview of oral histories collected during the project. Baseline Consulting. Funded by the Sonoma County Agricultural Preservation and Open Space District.
- Dawson, A. 2013. Montini Open Space Preserve and Vallejo Home, Sonoma State Historic Park Historical Hydrology Study. Baseline Consulting study funded by the Sonoma County Water Agency.
- Dawson, A. 2012. An Ecological and Land-Use History of the Headwaters Property. Research paper produced for the owner of a parcel under a conservation easement with the Sonoma Land Trust. Baseline Consulting.
- Rand R. Evett, Arthur Dawson & James W. Bartolome. 2012. Estimating Vegetation Reference Conditions by Combining Historical Source Analysis and Soil Phytolith Analysis at Pepperwood Preserve, northern California Coast Ranges, USA. *Restoration Ecology*.

- Dawson, A. 2011. A History of Magnolia Farm, Sonoma, California 1823 – 2010. Research paper produced for property owner of Sonoma County Landmark #17. Primary researcher and author. Baseline Consulting.
- Dawson, A. Sloop, C. 2010. Laguna de Santa Rosa Historical Hydrology Project Headwaters Pilot Study. Research Paper produced for the San Francisco Bay Joint Venture and the Sonoma County Water Agency. Sonoma Ecology Center. <http://www.lagunafoundation.org/knowledgebase/?q=node/267>
- National Marine Fisheries Service. 2010. Recovery Plan for the Evolutionarily Significant Unit of Central California Coast Coho Salmon. Primary researcher and author of the plan's Prologue, which gives an historical overview of the Coho's decline. http://www.swr.noaa.gov/recovery/coho/Chapter_1_A_Prologue.pdf
- Dawson, A. 2009. Historical Alignment Study of Champlin Creek for the Stage Gulch Road Curve Improvement and Realignment Project. Produced for CALTRANS under their subcontractor WRECO, a water resources engineering firm.
- Dawson, A. 2009. Historical Baseline Study of the Grassy Ridges at Pepperwood Preserve. Research paper produced for the Pepperwood Foundation.
- Dawson, A. 2008. Oaks through Time: Reconstructing Historical Change in Oak Landscapes. Proceedings of the Sixth Symposium on Oak Woodlands: Today's Challenges, Tomorrow's Opportunities, October 9-12, 2006, Rohnert Park, CA. http://www.fs.fed.us/psw/publications/documents/psw_gtr217/psw_gtr217_625.pdf
- Dawson, A. 2008. Nathanson Creek: historical background and observations. Research paper produced to inform the Nathanson Creek Restoration Project funded by a California State River Parkways grant and the City of Sonoma.
- Dawson, A. 2008. The Kenwood Marsh, Past: Present, and Future. *The Kenwood Press*. April 15.
- Dawson, A. 2007. Historical Assessment for the Piccinini property along Stuart Creek in Glen Ellen. Research paper produced for CEMAR, Inc.
- Dawson, A., R. Lawton, and R. Hunter. 2006. Appendix A: Surface Erosion Study, Sediment Source Analysis, Sonoma Creek Watershed, California. Final Report to the California Regional Water Quality Control Board. Comparing historical and modern surface erosion rates using RUSLE model. <http://knowledge.sonomacreek.net/node/78>
- Dawson, Arthur. 2005. Sonoma Creek Historical Salmonid Abundance Mapping Project Report. Research paper produced for the California Department of Fish and Game.
- Dawson, A. and R. Lawton. 2005. Historical Road Inventory for Jack London Historical State Park. Research paper produced for the California Department of Parks and Recreation.
- Dawson, A. 2004. Sonoma Valley Railroads. Map of historical railroad lines and stations researched and created for the Sonoma Valley Historical Society.
- Dawson, A. 2004. Synopsis of changes in geomorphology, hydrology, fisheries, and related topics for the Sonoma Valley Watershed, c. 1823 – 2004. Research paper produced for the State Water Resources Control Board.

- Sonoma Ecology Center, Stillwater Sciences, UC Berkeley Department of Earth and Planetary Sciences. 2004. Sonoma Creek Watershed Limiting Factors Analysis. Report to the San Francisco Bay Water Quality Control Board. Contributed historical background on anadromous fisheries and hydrological change in the Sonoma Creek watershed since 1823.
- Dawson, A., and K. Larvie, et al. 2003. Apparent Changes as mapped and described, Sonoma Valley Watershed, 1823 – 2003. Hydrological map.
- Dawson, A. 2002. Woodcutting and Logging on Sonoma Mountain. *Sonoma Mountain Preservation Group Newsletter*.
- Dawson, Arthur. 2002. The Oral History Project: a report on the findings of the Sonoma Ecology Center's Oral History Project, focusing on Sonoma Creek and the historical ecology of Sonoma Valley. Includes interview transcripts, appendices and maps. Research paper produced for CALFED.

Presentations

- “Getting Real About Stewardship and Restoration.” Presentation on historical ecology as a management tool, and panel discussion. California Council of Land Trusts Conference. Sacramento, CA. March 2013.
- “Outlaws and Visionaries: The Story of Oak Hill Farm.” Sonoma Land Trust Annual Holiday Gathering. Oak Hill Farm, Glen Ellen, CA. December 2011. Baseline Consulting.
- “The Once and Future Landscapes of Sonoma County.” Dwight Center for Conservation Science, Pepperwood Preserve. Santa Rosa, CA. May 2011.
- “The North Bay in 1823: Father Altimira and the ‘Fountain of Fountains.’” Mission San Rafael Arcangel Preservation Foundation. San Rafael, CA. May 2011.
- “Thinking Like an Oak: 200 Years of Change in Cotati and the Laguna de Santa Rosa Headwaters.” Jointly sponsored by Cotati Creek Critters and the Cotati Historical Society. Cotati, CA. March 2011.
- “A History of Magnolia Farm.” Sonoma Valley League for Historic Preservation. Sonoma, CA. January 2011. Baseline Consulting.
- “Thinking Like an Oak: Two Centuries of Change in Sonoma County.” Sonoma County Forest Conservation Working Group. Santa Rosa, CA. November 2010.
- “Back to the Future, Applying the Lessons of History to the Challenges of Climate Change.” Poster presentation at the State of the Laguna conference. Rohnert Park, CA. October 2009.
- “From Grizzlies to Grapes: Two Centuries of Landscape Change in Sonoma Valley.” University of California at Davis Geography Seminar Series. January 2009.
- “Oaks Through Time, Reconstructing Historical Change in Oak Landscapes.” Presented at: Northern California Botanists conference, Chico, CA, January 2008; State of the Laguna conference, hosted by the Laguna Foundation, Rohnert Park, CA March 2007; and the Sixth Symposium on Oak Woodlands: Today's Challenges, Tomorrow's Opportunities, Rohnert Park, CA, October 2006.
- “A Sonoma Valley Water History.” Sonoma Valley Water Forum. Sonoma, CA. April 2006.

“Legacy of the Pioneers.” Presented at the Sonoma Valley Wildlife Symposium. Sonoma, CA. May 2004.

“Something Old, Something New: Documenting Landscape Change by Applying Computer Mapping Techniques to Historical Maps.” Panels exhibited at the Sonoma County Museum’s *Mapping the Pacific Coast* exhibit. Santa Rosa, CA. January – May 2004.

“Population Trends in Sonoma Creek’s Salmonid Fishery, 1823 – 2003: A Preliminary Timeline.” Poster Presentation at the CALFED conference, Oakland. October 2003.

Additional presentations on historical ecology to organizations, institutions and agencies including: Sonoma State University, Southern Sonoma Resource Conservation District, Blucher Creek Watershed Council, Friends of Mark West Watershed Group, Glen Ellen Stream Stewards, Kiwanis Club, Sonoma League for Historic Preservation, Sonoma Valley Historical Society, Sonoma Valley Visitors’ Bureau. 2002 – 2013.

Books

Saying this Place Right, Poems of Landscape and Language. Finishing Line Press, Georgetown, KY. 2005. Runner-up in national contest.

On Foot in Sonoma; Twelve Walks in the Valley of the Moon. co-authored with Rebecca Lawton. Kulupi Press. Glen Ellen, CA 2004. Local bestseller.

Creek Wisdom; An Ecological History of Sonoma Valley as told by local elders. Kulupi Press. Glen Ellen, CA 2003.

Where Oaks Play Catch with the Sun: Poetry and Art by Sonoma Valley children Kulupi Press. Glen Ellen, CA 1999

The Stories Behind Sonoma Valley Place Names. Kulupi Press. Glen Ellen, CA 1998. Local bestseller.

AWARDS

“Outstanding CCMP Implementation Project.” Friends of the San Francisco Estuary. 2003. Presented at the CALFED conference.

Educator of the Year.” Sonoma Ecology Center. 1999. Awarded for “A Song of Place,” a collaborative project with California Poets in the Schools.

“Freshman Geographer of the Year.” Chico State University, Chico, CA. 1978.

BOARDS & COMMITTEES

Sonoma Valley Heritage Coalition

Glen Ellen Historical Society; currently serving as vice president

Sonoma Valley Trails Committee: 2000 - 2005

INSTITUTIONS, AGENCIES & ORGANIZATIONS: collaborations since 2000

National

U.S. Fish and Wildlife Service, National Oceanic and Atmospheric Administration

Sotoyome Resource Conservation District

Southern Sonoma County Resource Conservation District

U.S. National Park Service
U.S. Geological Survey

State

California Coastal Conservancy
California Department of Fish and Game
California Department of Parks and Recreation
California Mission Studies Association
CALTRANS
Save the Redwoods League
Sonoma State University
University of California, Berkeley
University of California, Davis
WRECO, a Water Resources Engineering Firm.

Regional

Audubon Canyon Ranch
Center for Ecosystem Management and Restoration (CEMAR)
ESA-PWA (formerly Phil Williams and Associates)
Federated Indians of Graton Rancheria
ICF Jones & Stokes
Northbay Watershed Association
North Coast Regional Water Quality Control Board
San Francisco Bay Joint Venture
San Francisco Bay Regional Water Quality Control Board
San Francisco Estuary Institute
The Exploratorium
Watershed Sciences

Sonoma County

Bouverie Preserve
Cotati Creek Critters
Curtis & Associates Inc.
Federated Indians of Graton Rancheria
Kenwood School District
Nuestra Voz
Laguna de Santa Rosa Foundation
Pepperwood Preserve
Santa Rosa Press-Democrat
Sonoma County Agricultural Preservation and Open Space District
Sonoma County Regional Parks
Sonoma County Water Agency
Sonoma Land Trust
Sonoma League for Historic Preservation
Sonoma Mountain Preservation
Sonoma Valley Education Foundation
Sonoma Valley Historical Society
Sonoma Valley Unified School District
Tukman Geospatial LLC

To Whom It May Concern:

I have been requested by the City of Sonoma Planning Department to provide my qualifications to conduct a variety of cultural resources studies within the City of Sonoma. I am not listed on the California Historical Resources Information System (CHRIS) Consultants List by design. At this juncture in my life I choose to accept cultural resources work on a word of mouth basis. The CHRIS Consultants List serves two purposes for consultants: 1) as a marketing tool; and 2) acknowledgment of qualifications to conduct cultural resources studies. It should be noted, that the CHRIS makes clear that the Consultants List "is not a listing of all individuals who qualify as professionals in these disciplines under the Secretary of Interior's Standards...".

I meet the Secretary of Interior's Professional Qualifications Standards in the following three categories:

History

The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Archeology

The minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or closely related field plus:

1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration or management;
2. At least four months of supervised field and analytic experience in general North American archeology, and
3. Demonstrated ability to carry research to completion.

In addition to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the prehistoric period. A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

I have attached a resume documenting my scholastic and professional experience. In short, I have a Master of Arts degree in Cultural Resources Management from Sonoma State University. My

undergraduate and graduate course work included an emphasis in history, architectural history and human skeletal biology.

I have been conducting cultural resources studies in California for the past twenty years. In that time I have completed approximately 200 reports and further provided supervision and/or have acted as the principal investigator on an additional 200 projects. I have completed dozens of Cultural Resources sections for Initial Studies and EIRs/EISs. Ultimately, it is the responsibility of a lead agency to confirm the professional qualifications of any given consultant. Federal/State agencies acting as the lead agencies for projects I have conducted include, Federal Highway Administration (Caltrans), Federal Aviation Administration, Federal Communications Commission, Army Corps of Engineers, Department of General Services, California State Water Resources Control Board, California Department of Fish and Game, US Fish and Wildlife Service and dozens of local planning departments throughout California.

I will be pleased to answer any questions you may have regarding my qualifications.



George McKale
georgemckale@comcast.net
707-337-0788

GEORGE MCKALE

SENIOR CULTURAL RESOURCES MANAGER
ARCHAEOLOGIST

EXPERTISE

Cultural Resources Management
Archaeology
Human Osteology
Construction Monitor

PROFESSIONAL PROFILE

Twenty years of experience conducting/directing prehistoric and historical cultural resources studies throughout California. Expertise includes project management, Native American consultation; historical research, human skeletal analysis; and directing prehistoric and historical surveys and formal evaluations, excavations, and monitoring projects at the local, state, and federal levels. Experienced in addressing the requirements of Caltrans, Army Corps of Engineers, California Environmental Quality Act, and Section 106 of the National Historic Preservation Act. Preparation of cultural resources sections for cultural/paleontological resource reports, Initial Studies, and Environmental Impact Reports.

PROFESSIONAL EXPERIENCE

McKale Consulting, Sonoma, CA, 2009-present. Cultural Resources Management.

LSA Associates, Inc., Point Richmond, CA, April 2000-December 2008. Project manager, archaeologist, directed and conducted prehistoric and historical archaeological surveys, excavations, and archaeological and paleontological monitoring programs; research; preparation of reports and graphics; human skeletal analysis; laboratory work.

Anthropological Studies Center, Sonoma State University, Rohnert Park, CA, 1997-2000. Project coordinator; directed and conducted archaeological surveys, excavations, and monitoring programs, research; prepared reports and graphics, human skeletal analysis; laboratory work.

Holman & Associates, San Francisco, CA, 1997-1998. Monitor and crew member for prehistoric and historic period excavations.

Lorna Pierce, Consulting Osteologist, San Jose, CA, 1994-1996. Crew member for historical excavations and laboratory analysis of human remains.

Tom Origer & Associates, Rohnert Park, CA, 1994. Crew member for prehistoric excavations.

PRINCIPAL PROFESSIONAL RESPONSIBILITIES

- Conduct federal and state level cultural resources studies throughout California;
- Conduct federal level studies for transportation projects;
- Assess impacts to archaeological and historical sites;

- Direct and conduct excavation, survey and monitoring programs;
- Excavate and analyze archaeological human remains;
- Prepare reports and graphics;
- Direct laboratory analysis.

PROFESSIONAL CERTIFICATION

Registered Professional Archaeologist #11628
Trench Excavation Competent Person
OSHA Occasional Site Worker

PROFESSIONAL AFFILIATIONS

City of Sonoma Historian (Appointed by Sonoma City Council, March 2008)
The Olompali People (Board of Directors)
Sonoma-Aswan Sister City Association (Chair)
Sonoma Mountain Cemetery Committee (Chair)
Society for California Archaeology
American Anthropological Association
Society for Historical Archaeology
California Historical Society
Sonoma Valley Historical Society
Sonoma Valley League for Historic Preservation



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

DRHPC Agenda 2
Item:

Meeting Date: 02/18/14

Applicant

Charles and Patricia Bettinelli

Project Location

677 First Street West

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: 1960
-

Request

Consideration of new freestanding, wall, and window signs for a retail business (Patt's Copy World).

Summary

Proposal: The applicant is requesting approval of new freestanding, wall, and window signs for a retail business.

Freestanding Sign: A two-sided freestanding sign is proposed on the northeast portion of the property with an area of 12 square feet per side (1.5 feet tall by 8 feet wide). The sign would consist of medium density overlay with 2 ml vinyl lettering. The sign is proposed to be placed on an existing two inch metal pipe frame. The maximum height of the sign would be 8.75 feet. Copy on the sign would consist of brown and white lettering on a white background.

Freestanding Sign Regulations (§18.20.120): Freestanding signs shall be limited to one per parcel or property. The top of a freestanding sign, including the sign structure, shall not exceed 12 feet. Every freestanding sign shall be wholly on the property occupied by the use or uses identified or advertised, not within six feet of any vehicular right-of-way, and not over any part of the public pedestrian walkway. The freestanding sign would be located 4 feet from the driveway on the north side of the adjoining property. The DRHPC should determine if the driveway to the north is a vehicular right-of-way and if the proposal is consistent with this requirement.

Illuminated Wall Sign: A one-sided wall sign is proposed on the east facing elevation facing First Street West. The proposed sign is 8 square feet in area (1.5 feet tall by 4 feet wide). The sign would consist of medium density overlay with 2 ml vinyl lettering. Copy on the sign would consist of brown lettering on a white background. Illumination is proposed in the form of an existing unshielded flood light. The applicant has stated that the sign will be illuminated from 8:30 a.m. to 6:00 p.m.

Exterior Illuminated Sign Regulations (§18.20.131): Exteriorly illuminated signs shall not exceed 32 square feet in area. Each face of a two-sided exteriorly illuminated sign shall not exceed 21 square feet in area. Exterior illumination of signs or exterior business areas shall be accomplished through lights concealed from all public areas so that the light sources is not visible. Flood lights shall be shielded on all sides by that facing the sign or exterior area. Flood lights for exterior lighting must be concealed in some manner (including landscaping or a building feature) and be directed only towards where specifically needed. No light spillage or glare shall be allowed into areas not intended to be lit or onto neighboring properties. It is recommended that the surface brightness shall not be greater than 100 foot-lamberts. The applicant has not provided a specification sheet on the light or indicated if the surface brightness will be less than one hundred (100) foot-lamberts.

Wall Sign Regulations (§18.20.180): Wall signs projecting over the property line, including a light box or other part thereof, shall not exceed a thickness of 12 inches. The proposal is consistent with this requirement.

Illuminated Window Sign: The "OPEN" window sign is 3 feet wide by 1.5 tall (4.5 square feet), utilizing red and blue copy on a clear background. The sign would be displayed in the front window facing First Street West.

Illuminated Window Sign Regulations (§18.20.013.B.4): One illuminated window sign no more than two square feet in area may be permitted. Such a sign shall be counted as one sign, and shall be included in the aggregate sign area. A neon sign shall be considered an illuminated sign. The proposed sign does not meet this requirement. The applicant is requesting a variance from 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.

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 does not comply with these requirements in that there would be three signs for the business including the freestanding sign, wall sign, and illuminated window sign. The applicant is requesting a variance from this standard.

Aggregate Sign Area: Based on the property's frontage on First Street West (63 feet), the maximum aggregate sign area allowed for the parcel is 31.2 square feet. The total aggregate sign area for the property would be ±30.5 square feet, including the freestanding sign (18 square feet of aggregate sign area) the wall sign (8 square feet of aggregate sign area), and illuminated window sign (4.5 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.

Variations: As noted above, the proposal would exceed the number of signs normally allowed for a business and exceed the maximum area allowed for an illuminated window 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 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to installation.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRC Conditions or ModificationsAttachments

1. *Project narrative*
2. *Pictures of existing conditions*
3. *Sign drawings*

cc: Patt's Copy World
 Attn: Charles and Patricia Bettinelli
 500 West Napa Street, Suite 504
 Sonoma, CA 95476

Lester and Elinor Matthews
P.O. Box 879
Sonoma, CA 95476-08798

677 First Street West
Picture of existing metal pipe freestanding sign frame



Existing lights to illuminate wall sign





500 West Napa St., Ste 504
Sonoma, CA 95476
T.707.939.7288 Fax.707.939.7299

January 24, 2014

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

RE: Sign Application

Dear Sirs:

Patt's Copy World has been located at 500 West Napa St., Ste 504, Sonoma, California for 18 years. We are moving our business to 677 First Street West, Sonoma, California.

We would like to place one sign on the front wall of the building with our logo on it. It will be recessed under the roof. The Front Wall Sign will be 1/2" x 24" x 48", made of White Medium Density Overlay, with Medium Brown 2 ml vinyl lettering. The Calon Color of the logo and words is #08-Brown, similar to the attached swatch. It will be attached to the building with 1 3/4" x 1/4" lag screws.

The second sign will be hung on an existing 2" pipe in front of the store, near the sidewalk. The sign size is 1/2" x 18" x 8". It will be made of White Medium Density Overlay with 2 ml vinyl Calon #08 Brown for logo and words. Looking east the sign will have a Brown #08 Vinyl Arrow with White numbers for 677.

These two will hang with 3" hangers with carriage bolts and hex nuts and washers to the existing pipes. The pipes will be repainted white.

We would like to place an OPEN illuminated sign in the front windows, as they are we fear no one will know that we are open because the windows are all black. It will measure roughly 36" x 18", the letters are 10"H x 5 1/6"W x 1/2" tubing. The blue frame is 13" x 32". The sign says "OPEN" in Red with a square around it in blue. It will only be lite during business hours, which are 8:30 - 6:00 pm.

Respectfully,

Charles Bettinelli

FILE COPY

JAN 27 2014



REFLECTOR
UNDER ROOF
OVERHANG

EXISTING
SPOTLIGHT

Patt's
**COPY
WORLD**

DOOR

DOOR

GLASS

SCREEN

GLASS

GLASS

SCREEN

PARKING

SIDEWALK

1ST ST. WEST

Front Wall Sign



MEDIUM BROWN
SMILVINKYL LETTERING
GALONS - "OB-BROWN"
ON WHITE BACKGROUNDS

Sylvania
Halogen Spot
80W 33% Saving

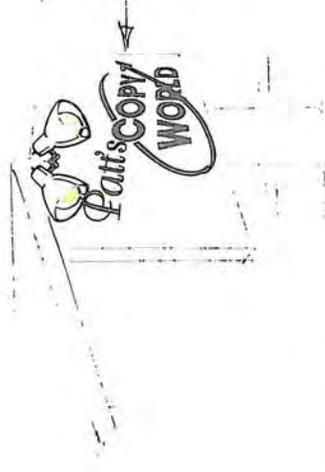
13 1/4" X 1/4" LAG
SCREEN

(EXISTING
WOODS)

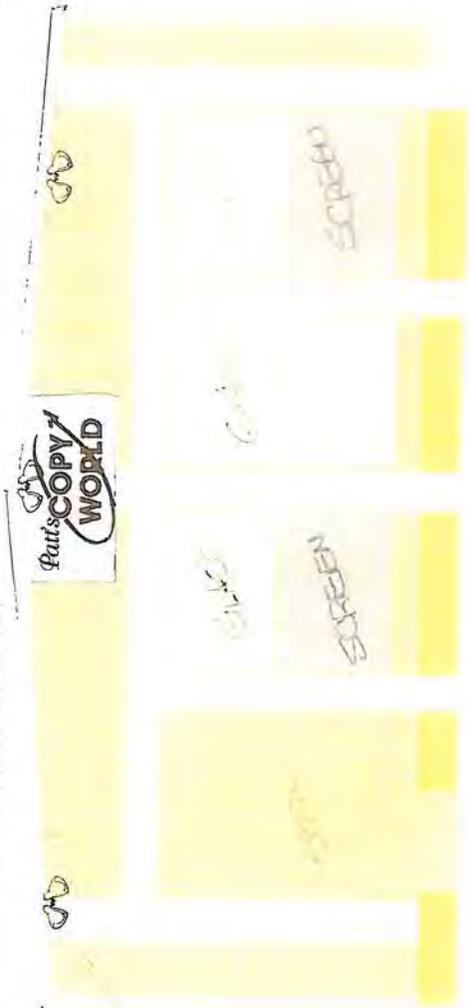
1/2" X 1/2" X 1/2"



1/2" X 1/2" X 1/2"



SITE BASE UNIFORM
FROM OUTLINE
WITH SPOT LIGHTS
ATTACHED TO FRONT



17 1/2" WIDE

SPOT LIGHTS

MDO - MEDIUM DENSITY POLYETHYLENE

EXISTING METAL GAMES (3) HANDBLES

1. APPROXIMATE BOARD AND HANDLES DIMENSIONS

1/2" MDO

(GAMES BOARD)

EXISTING
2" PIP



Patt's COPY WORLD

VINYL-ARIBOW
(FRONT 2mm)

(CALON #03) ALL COPY

↳ BROWN 2mm - VINYL CO.

↳ WHITE GAMES BOARD AND HANDLES

Patt's COPY WORLD

LANE JAMES
JIM O'DONNELL
875
LIC. NO. 007566



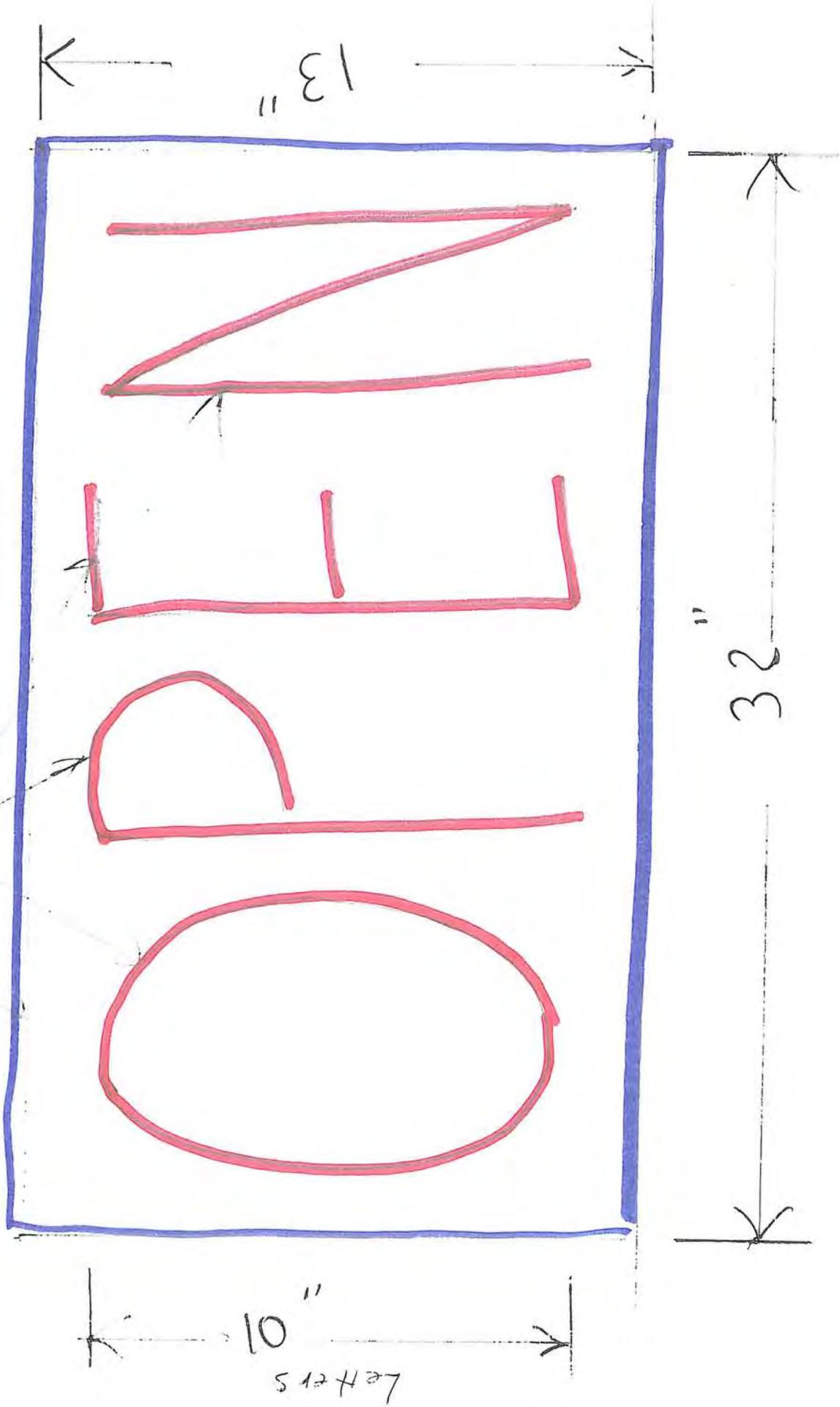
LOOKING FOR

LOOKING FOR

(Illuminated)
Sign

Blue

Red



13"

32"

10"

Letters



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

DRHPC Agenda Item: 3
Meeting Date: 2/18/14

Applicant	Project Location
Ricio Fuentes (Coffee & Coco)	195 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)

Request

Design and sign review for a mobile coffee service trailer (Coffee & Coco).

Summary

Background: On January 17, 2006, the Design Review Commission approved three signs for the Sonoma 76 gas station: two new wall signs (34.3 square feet in area each); and, one new freestanding sign (21 square feet in area per side). On January 19, 2014, the Planning Commission approved a Use Permit allowing the applicant to locate and operate a mobile coffee service trailer (Coffee & Coco) on the property.

Design Review: The applicant is proposing to operate a mobile coffee service trailer on the west portion of the property, west of the Sonoma 76 building. The coffee service trailer would consist of a silver colored metallic food trailer with wood trim painted white in color. Accessory structures on commercial use properties that are in public view are subject to architectural review in order to assure that the structure 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).

Findings for Project Approval: For projects within the Historic Overlay zone or a Local Historic District and projects involving historically significant resources, the DRHPC may approve an application for architectural review, provided that the following findings can be made (§19.54.080.G):

1. The project complies with applicable policies and regulations, as set forth in this Development Code, other City ordinances, and the General Plan.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
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).
7. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through section 19.42.020.
8. The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.

Sign Review: The applicant is proposing three signs in conjunction with the mobile coffee service trailer: one freestanding sign and two wall signs.

Freestanding sign: A new, two-sided monument sign 16 square feet in area per side (4 feet tall by 4 feet wide) is proposed in the landscape area adjacent to West Napa Street and perpendicular to the sidewalk. The sign would consist of a tongue and groove redwood material painted white in color with and black raised plastic letters. The sign would have a maximum height of 8 feet.

Freestanding Sign Regulations: Freestanding signs shall be limited to one per parcel or property, the height of a freestanding sign shall be limited to 12 feet, and every freestanding sign shall be wholly on the property occupied by the use or uses identified or advertised, not within six feet of any vehicular right-of-way, and not over any part of the public pedestrian walkway (§18.20.120). The sign is not consistent with this requirement in that two freestanding signs would result with the application including the proposed freestanding sign (Coffee & Coco) and existing freestanding sign (76 Station). The applicant is requesting a variance from this requirement. It should be noted that the proposed sign amendments in which the City Council will review in March propose that freestanding signs be placed no less than six feet from the nearest roadway or public pedestrian sidewalk or walkway, whichever is closer. Six feet of clearance from the sidewalk would not be provided with this sign. Staff has concerns that the proposed freestanding sign may block visibility for vehicles entering and exiting the property. In addition, the landscape strip is three feet wide and the proposed sign is four feet wide, it does not appear that the proposed sign is compatible in relation to the area to the landscape strip (staff is concerned that vehicles may hit the sign while traveling through the pump island area). If the freestanding sign is approved by the DRHPC a condition of approval shall be included that the sign may not exceed three feet in width. Note: staff is also concerned with the precedence that may be set if the DRHPC approves a freestanding sign in conjunction with a coffee trailer as none of the other food trucks or trailers in the City have received approval for freestanding signs.

Wall signs: Two wall signs are proposed: 1) a business name sign; and a menu board sign. One business name sign is proposed on the front of the trailer facing Second Street West, which is 9 square feet in area (9 inches tall by 1 foot wide). The sign would consist of black painted metal letters applied directly to the trailer. One menu sign is proposed on the front of the trailer facing Second Street West (between the two trailer windows) 6 square feet in area (3 feet tall by 2 feet wide). The sign would consist of a black chalkboard sign with a white frame. Copy on the sign would consist of hand written chalk letters.

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.

Number of Signs: Only one freestanding sign is allowed per property, and a maximum of two signs are normally permitted for any one business (§18.16.010). The proposal is not consistent with this requirement in that two freestanding signs are proposed for the property and three signs are proposed for the business. The applicant is requesting a variance from this requirement.

Aggregate Sign Area: Based on the property's primary frontage on West Napa Street (140 feet) and secondary frontage on Second Street West (150 feet), the maximum aggregate sign area allowed for the parcel is 92 square feet. The total aggregate sign area for the property would be ±139.1 square feet, including the existing freestanding sign (31.5 square feet of aggregate sign area) the existing wall signs (68.6 square feet of aggregate sign area), proposed freestanding sign (24 square feet of aggregate sign area), and proposed wall signs (15 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 applicant is requesting a variance from this requirement.

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 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to installation.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRHPC Conditions or Modifications

Attachments

1. *Project narrative*
2. *Drawing of proposed coffee trailer*
3. *Drawings of proposed freestanding sign*
4. *Example of Annex Wine Bar freestanding sign*
5. *Drawing of side of coffee trailer*
6. *Site Plan*
7. *Example of freestanding sign material*
8. *Example picture of menu board*
9. *Example picture of wall sign lettering and landscaping*
10. *Picture of proposed coffee trailer*

cc: Rocio Fuentes
88 Loma Vista Drive
Sonoma, CA 95476-3250

Dianna Anderson and Denise Baciocco
19365 Sleepy Hollow Court
Sonoma, CA 95476-6345

Coffee & Coco

Coffee & Coco is a trailer that will be located on 195 West Napa Street Sonoma, the color of the trailer will be beige with a white trim around the windows with black lettering for the sign like in photo # 1.

The trailer will be surrounded by nice vegetation example in photo # 2.

Trash receptacle will be outside the trailer for customer to see. Menu board will be placed on trailer in the middle of the two windows menu board will be white trim with a chalk board look. See menu board example.

Coffee & Coco

Coffee & Coco sign will be on 195 West Napa street . Sign will be displayed on the north side of the property in a planter box in photo # 3. Sign will be 4 by 4 8 feet tall.

The sign will be made out of tongue and groove and red wood sitting on two 4 by 4 redwood post. The sign will be painted a glass white with black raised plastic letters.

In photo # 4 is an example of the letters we will be using like El Dorado Hotel.

In photo # 5 is an example of the ceiling of the kitchen that looks like the kind of back ground we want to use for the sign board.

In photo # 6 where we got the idea for the sign that's an approved sign Annex Wine Bar this sign is 55 inches by 51 inches high and standing 8 ft high.

COFFEE & COCO



Our story

With a passion for coffee and baking we decided to open our own coffee mobile
And share our passion with everyone else to enjoy!

Why not pump your gas and also enjoy a cup of coffee

We will be using Temple coffee and Gharadhile chocolate to make our drinks
and baked goods we will also have seasonal drinks as well

We invite you to stop by

Coffee & Coco

195 W Napa St

Sonoma CA

www.coffee-coco.com

So decisions had to be made we decide we would move to Santa Barbara CA my husband has a friend that has been wanting him to move to Santa Barbara to start a high end restaurant that's where my husband was born, but one day we went to Sonoma, we parked on the square and talked how nice it is here and talked maybe we should start a business here. So we left downtown and went to see nana and papa as my kids call them. Maybe we could do a business downtown we told dad what we had just talked about my father in law is older and wants to see his grandchildren all the time.

He Loves to help my husband so he said why don't you move to Sonoma and start something here I will help you. We always enjoy our time in Sonoma it's a great town, locals are friendly and it feels like a true community I have two children of my own Tyler and Sophie and every time we go to the square they enjoy the park and the bike trail and don't want to leave. When leaving the square earlier we stopped to get gas I asked my husband what kind of business would you like to start?

While putting gas in our car at the gas station I said to myself would it be great if you could pump your gas and get a really good cup of coffee. I love coffee and baking so the two make a great combo. I was the pastry chef at Tuscany.

Now at the in laws, I told my mother in law about an idea her response was I now someone that has a gas station all talk to him that's how we met Jeff Martinez owner of 76 gas station my husband and Jeff talked about the idea and found out Jeff has been wanting to do something for a long time so Jeff was very excited about the idea. We told he this is going to be quality we would like to provide this service to locals and tourist makes drinks using Temple coffee and Ghirardelli chocolate. My husband ran a very nice high end restaurant in the heart of Napa. I now his passion he will do the same for his coffee.

A little about Temple coffee is a quality -focused retail and roasted in Sacramento CA since 2005 there sourcing program is farm to cup . Temple is currently involved in Costa Rica, Panama, El Salvador, Guatemala, Kenya, Uganda, and Ethiopia. temple views roasting as art balanced and explained by science typically there are two types of roasters the artists, and the scientist Temple is both the believe artistry the romance ,the use of your senses to create a perfect roast and science to ensure that the perfect roast is created time after time. Ghirardelli chocolate a premium chocolate company for more 160 years.

Each day is an opportunity to get better than the day before.

We look forward to meeting with you with the purpose of discussing the possibilities of the coffee business at whatever time is convent for you.

Sincerely

Rocio Fuentes Leuschner

Dave Leuschner

Email rociroleuschner@yahoo.com

Phone: 707-363-9721

To whom it may Concern:

The purpose of this letter is to introduce myself and my family and our coffee business proposal. A little about us

My husband Dave has been a Sonoma resident for quite some time he attended school there at Sassarini, Altamira, and Sonoma High. His parents still live there my Father in law loves Sonoma he says it's a great place to live as a morning ritual he always goes for coffee and meets up with the locals. My husband Dave had a restaurant in Napa called Tuscany it was downtown Napa for 15 years. It was Italian Restaurant on the corner of first and main st the restaurant was a great way for our family and friends to enjoy our food.

Truly a family run restaurant my father in law is 84 we think it's one of the reasons why he still going so strong with two heart surgeries. Just a good reason to get up in the morning and feel needed.

Then the unexpected happened to Tuscany we lost our lease not by choice they had sold the building I could still remember like it was yesterday there was an article in paper. It was like something just stuck me from left field so I called my husband and told him the news. No letter or phone call to let us know what was happening to the building.

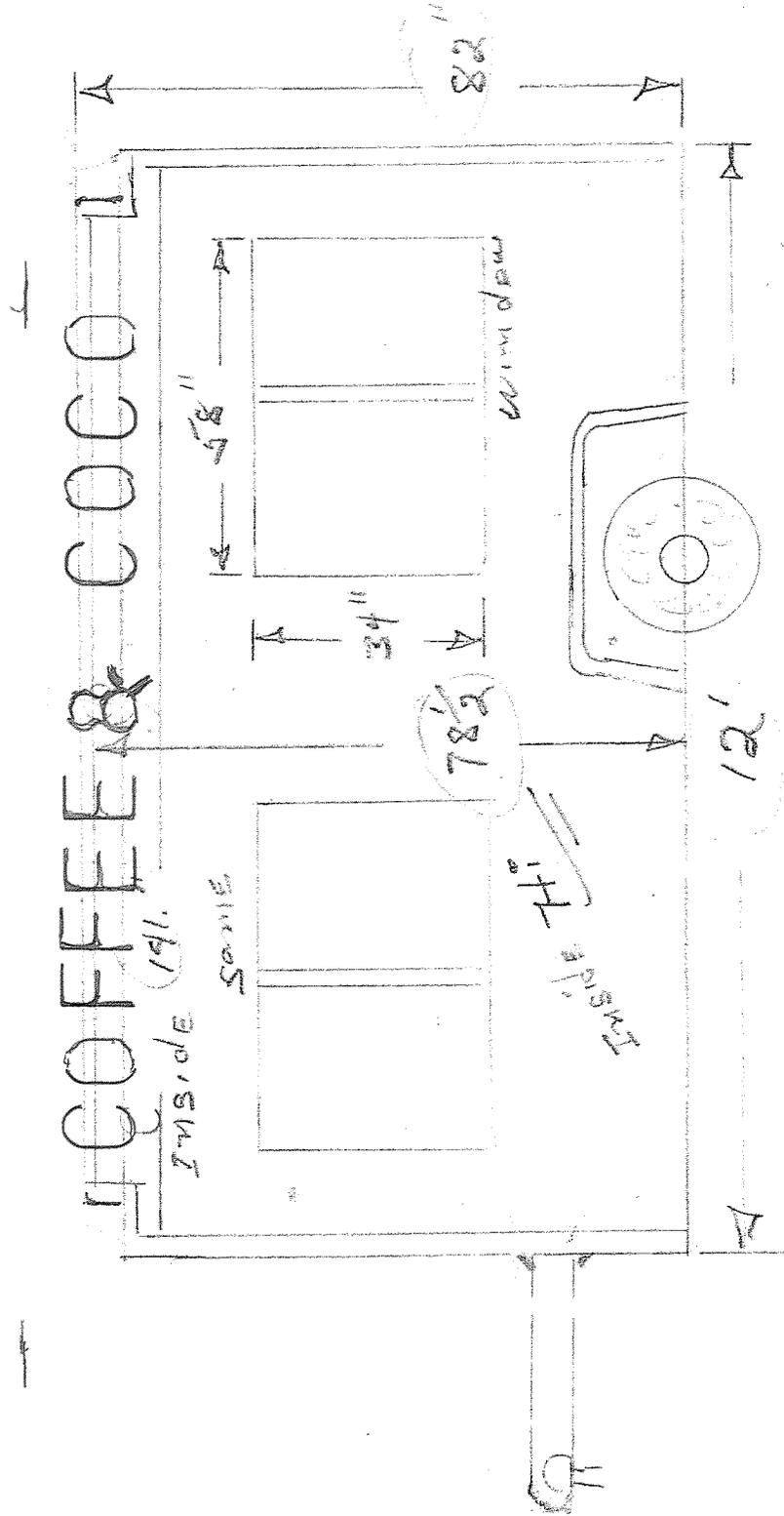
We had always been promised that there would be advanced notice that they would let us know of anything was going too happened to the building and the handshake agreement that we will take care of us. My husband had eight hundred thousand invested in the building. Another tenant in the building shik kita watch repair shop was a tenant of theirs for 45 years and how he found out by receiving an eviction notice.

we made some phone calls and then found out it was true they listed the building it was bitter sweet days to come but we had to tell our customers and employees and make every day the best we could I believe in my heart that sometimes things happen for a reason.

TRAILER COLOR: BEIGE

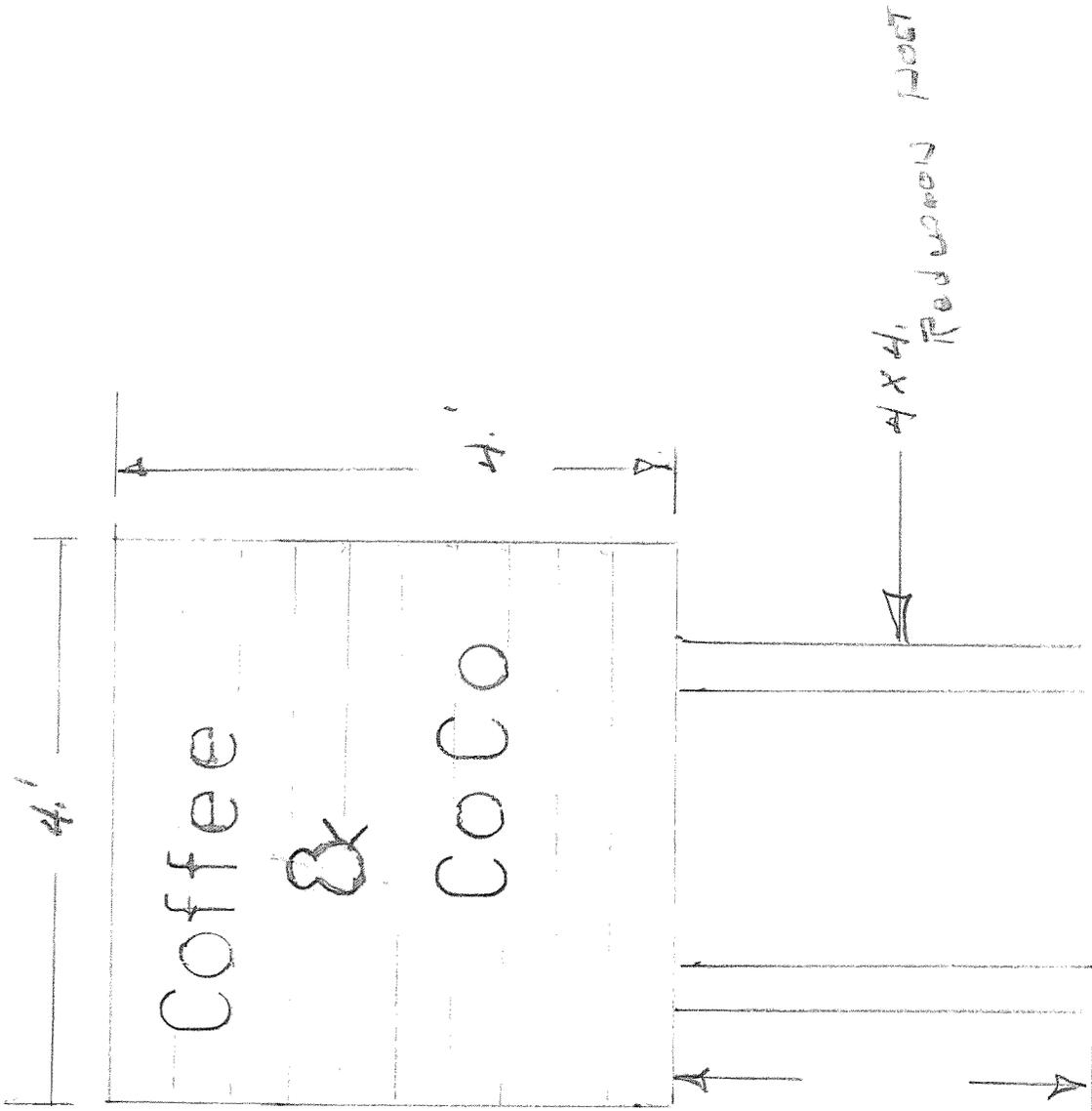
PAINTED - BLACK" METAL LETTERS

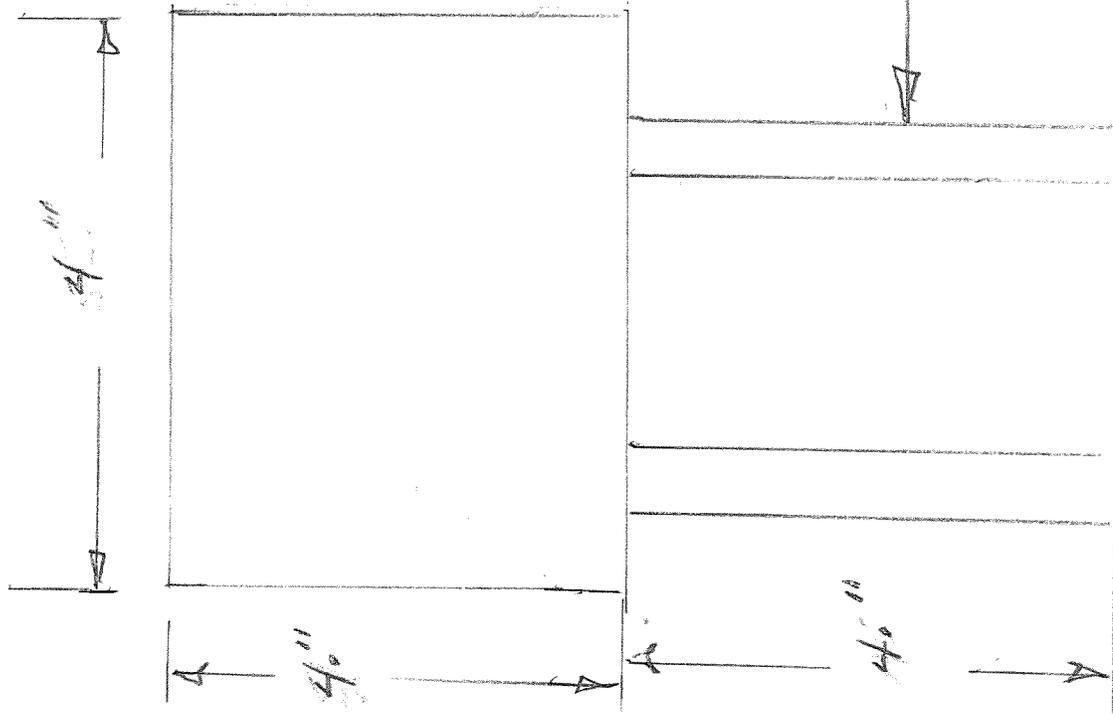
LETTERS SIZE 12"x9"



OUTSIDE

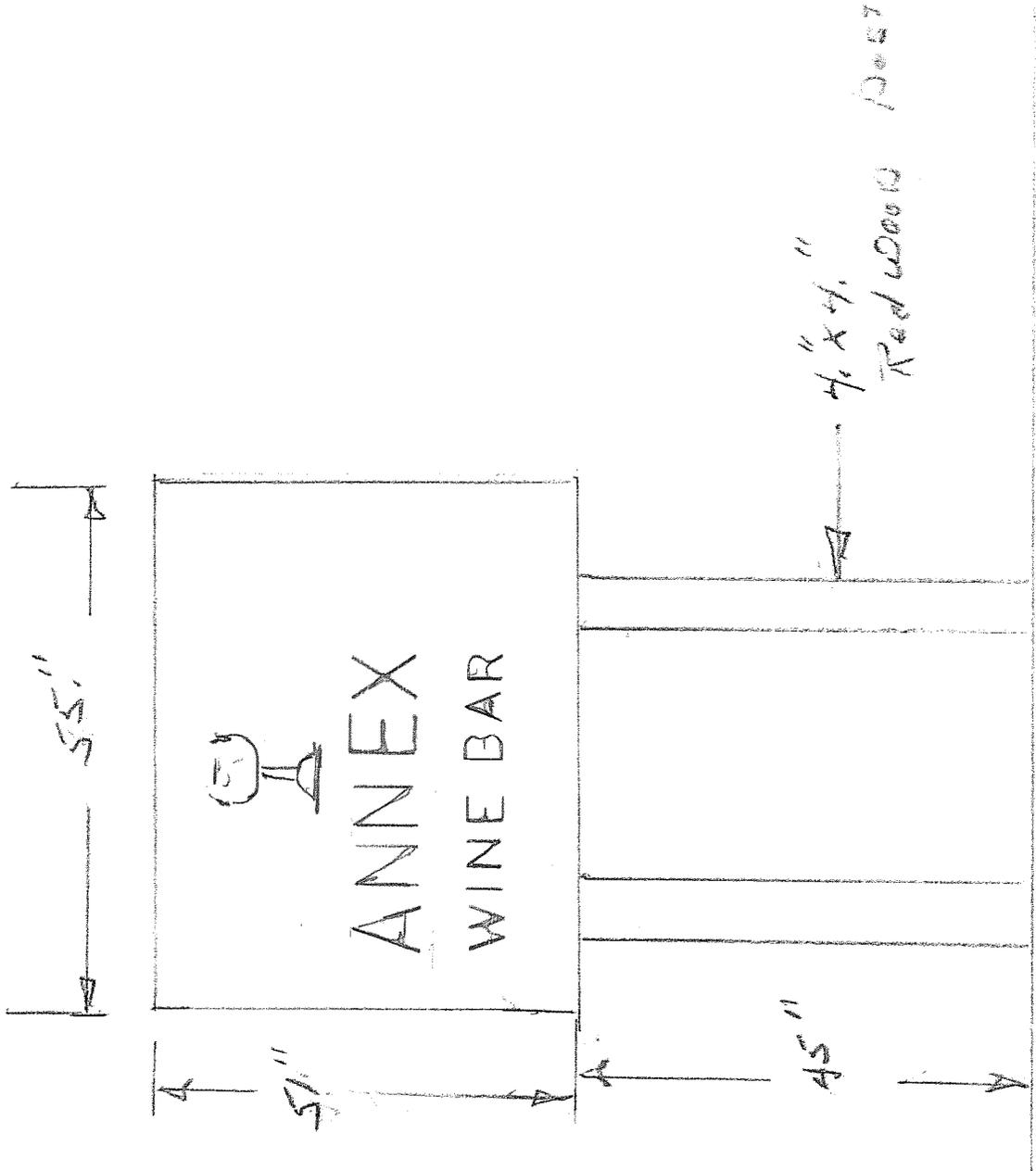
TONGUE & GROOVE Redwood
1" X 8" X 4"
PAINTED Glass-white
w/ Black Letters
9" X 6" Black Letters

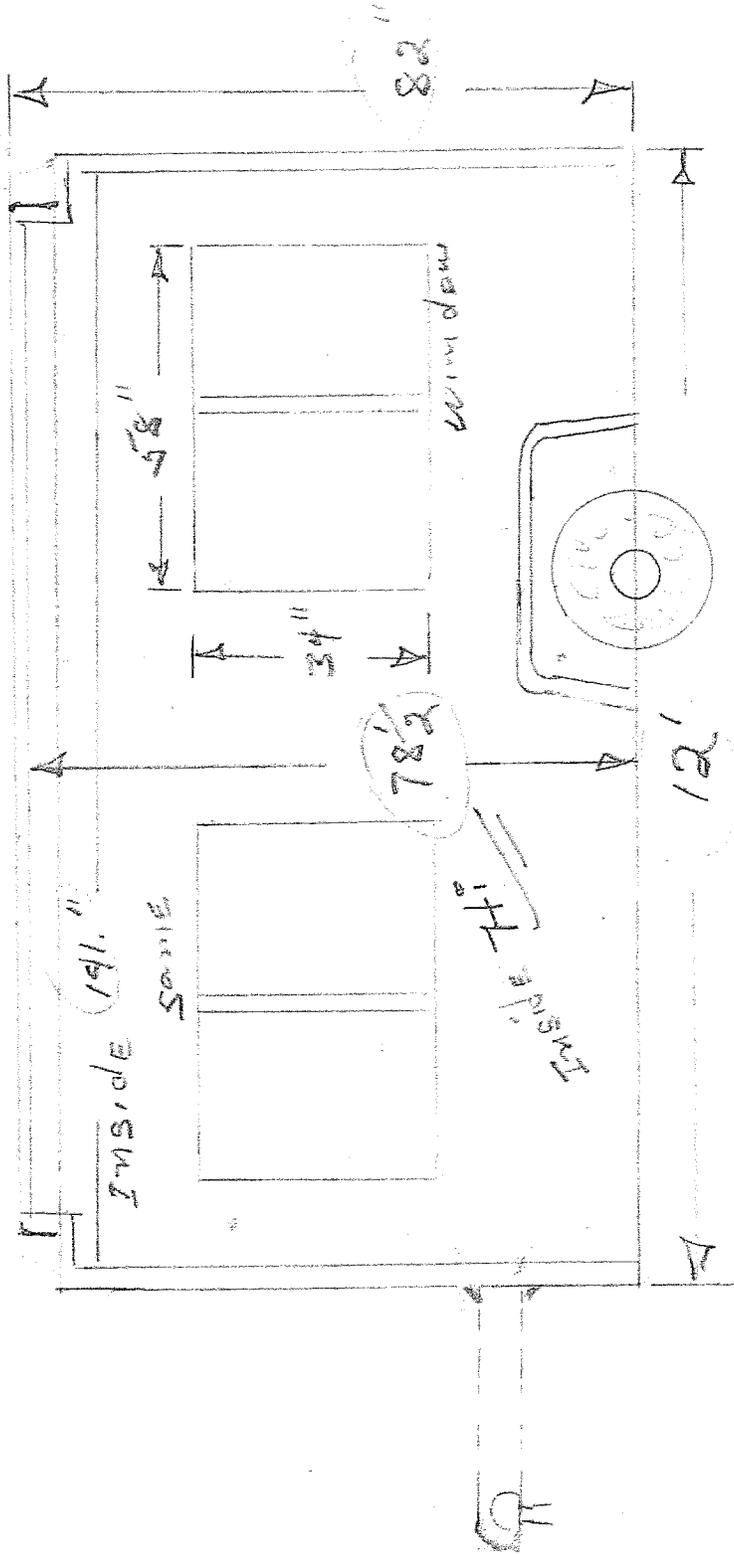




APPROVED

Sign

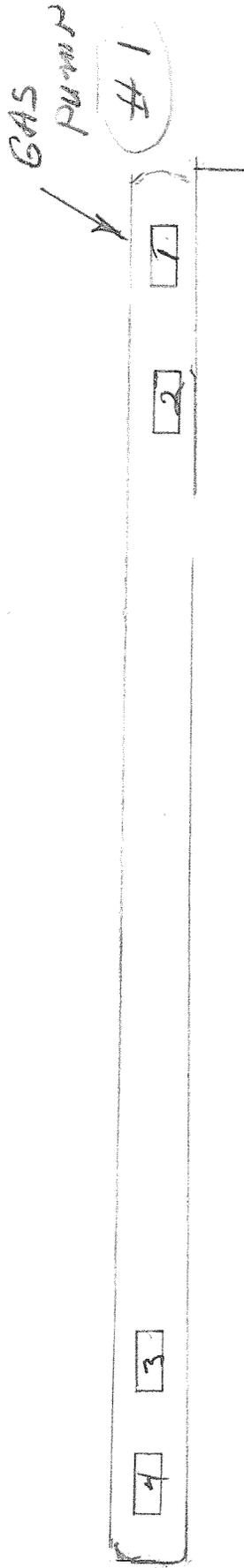
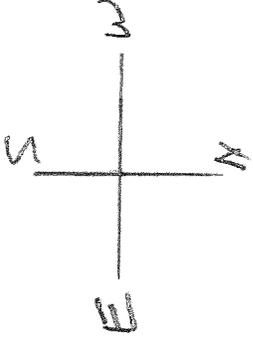




OUTSIDE

76 GAS STATION

2ND ST, WEST & MARA ST



Coffee & Coco
Sign

Coffee

1'
3'
30'

MARA ST.

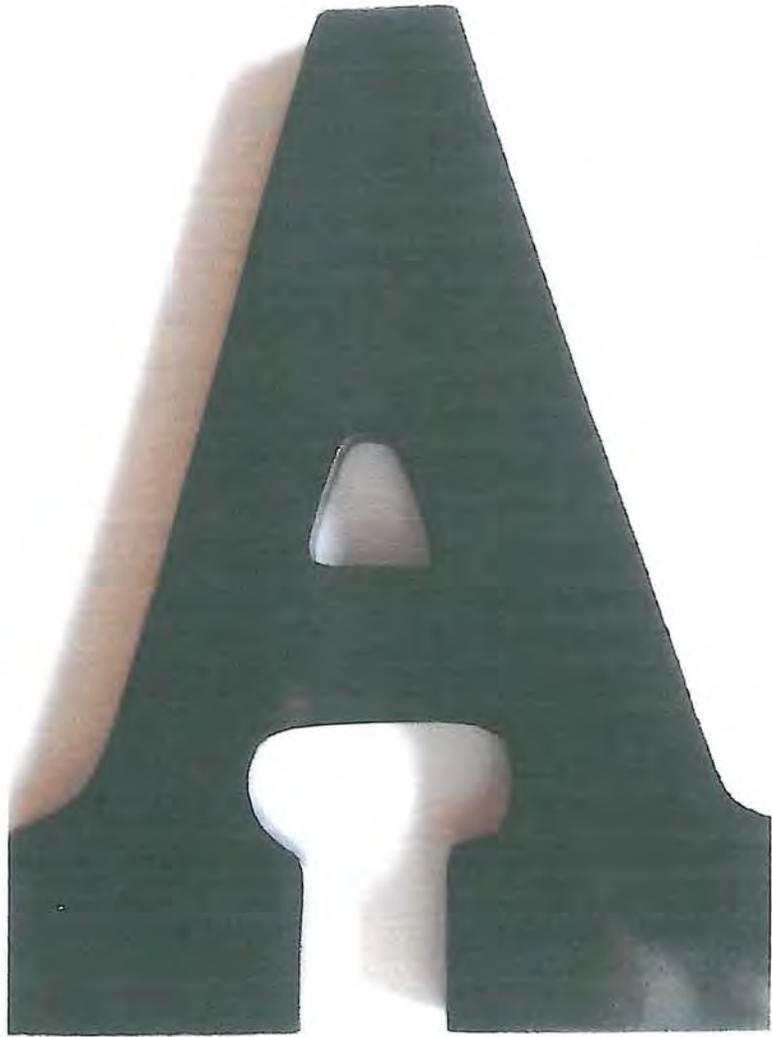
JAN 22 2014



Example of White Sign
face for freestanding
Sign. Text will
read "Coffee + Coco".

Example of Menu Board





Black
letter
Example
1



Plants
2



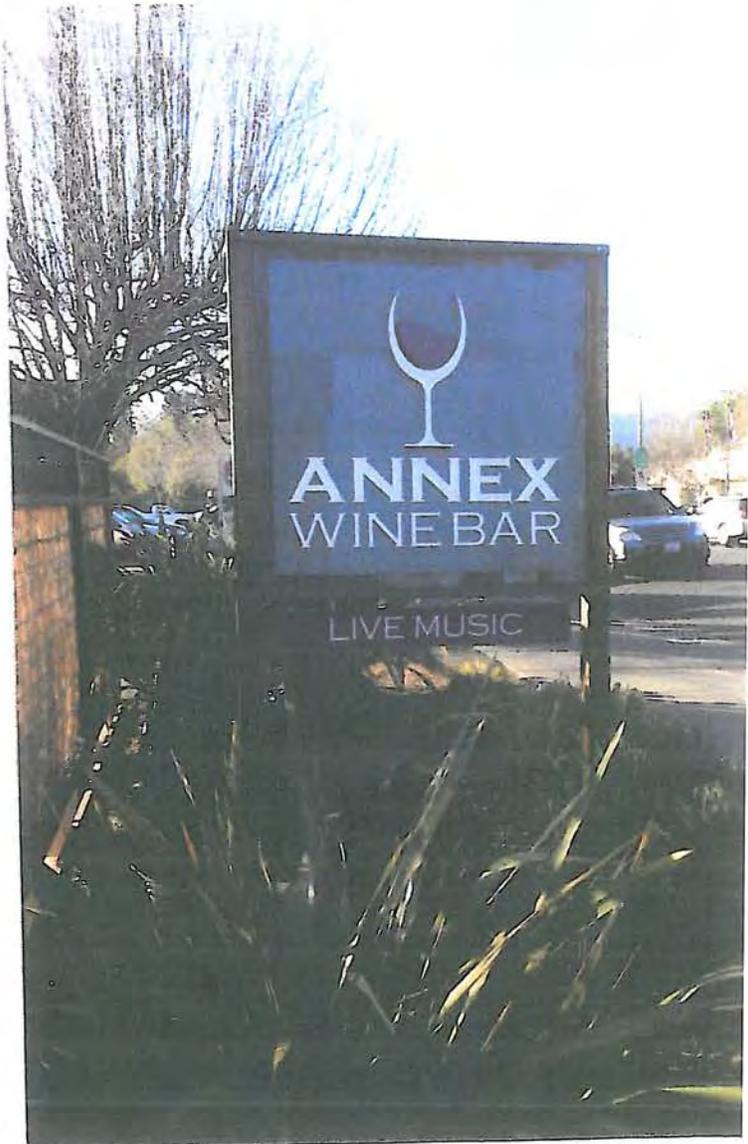
#4
Black
Letter
Against
White

#3



Planter Box

#6



Sign idea from Annex sign

#5



195 WEST NAPA STREET

PROPOSED TRAILER





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

DRHPC Agenda Item: 4
Meeting Date: 02/18/14

Applicant	Project Location
Virginia Lemoyne (General's Daughter)	400 West Spain 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 Build (circa 1870)

Request

Consideration of new paint colors for a restaurant (General's Daughter).

Summary

Design Review: A color scheme that proposes to use the building's original colors has been put forward for the Design Review and Historic Preservation Commission's (DRHPC) consideration. The building walls are proposed to be painted Benjamin Moore minced onion (2145-60) and the building trim is proposed to be painted Benjamin Moor overcoat abrigo (CC-544). Color samples are attached and a color board will be presented by the applicant at the upcoming DRC meeting.

Findings for Project Approval: For projects within the Historic Overlay zone or a Local Historic District and projects involving historically significant resources, the DRHPC may approve an application for architectural review, provided that the following findings can be made (§19.54.080.G):

1. The project complies with applicable policies and regulations, as set forth in this Development Code, other City ordinances, and the General Plan.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
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).
7. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through section 19.42.020.
8. The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRHPC Conditions or Modifications

Attachments

1. *Project narrative.*
2. *Paint color samples.*
3. *Building drawing indicating the location of proposed colors.*
4. *Historic Resource Inventory*

cc: General's Daughter
 Attn: Virginia Lemoyne
 400 West Spain Street
 Sonoma, CA 95476

Darius Anderson
20730 Fifth Street East
Sonoma, CA 95476

Mary Martinez
P.O. Box 534
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne Bowers, via email

GENERAL'S DAUGHTER

RECEIVED

JAN 17 2014

CITY OF SONOMA

January 17, 2014

To the City of Sonoma,

We are proposing to paint the exterior of General's Daughter's building, located at 400 West Spain Street in Sonoma.

The colors that we have chosen are the following:

White: Benjamin Moore Minced Onion #2145-60

Dark Gray: Benjamin Moore Overcoat Abrigo #CC-544

With the proposed colors we are bringing it back to the original colors as it was in 1864 for the actual General's Daughter house.

As per the historical society of Sonoma, the original colors of the house were White and Gray.

The Colors selected will compliment our existing logo & signage.

We appreciate your consideration,

Virginia Lemoyne
General Manager
General's Daughter

2145-40

fernwood green

2145-50

limeside

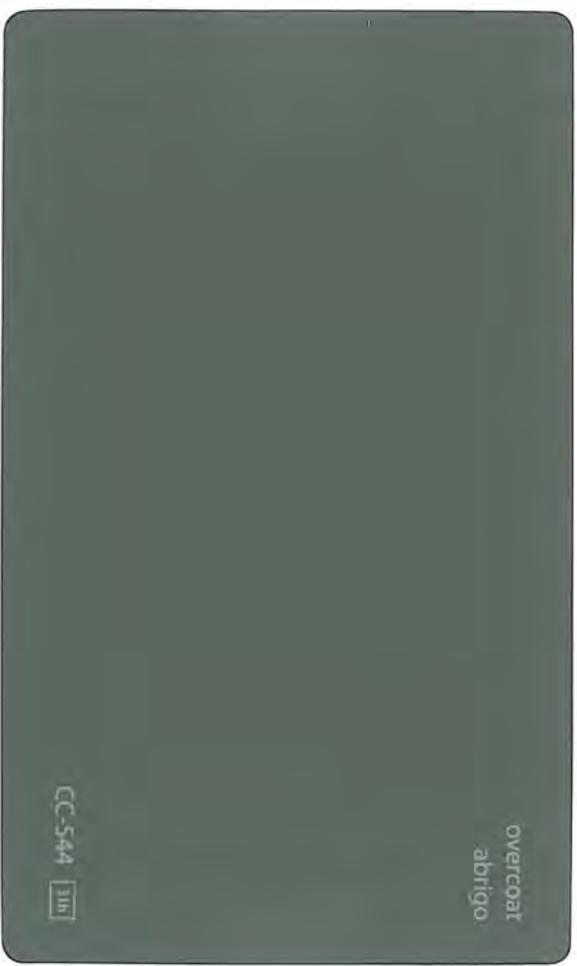
2145-60

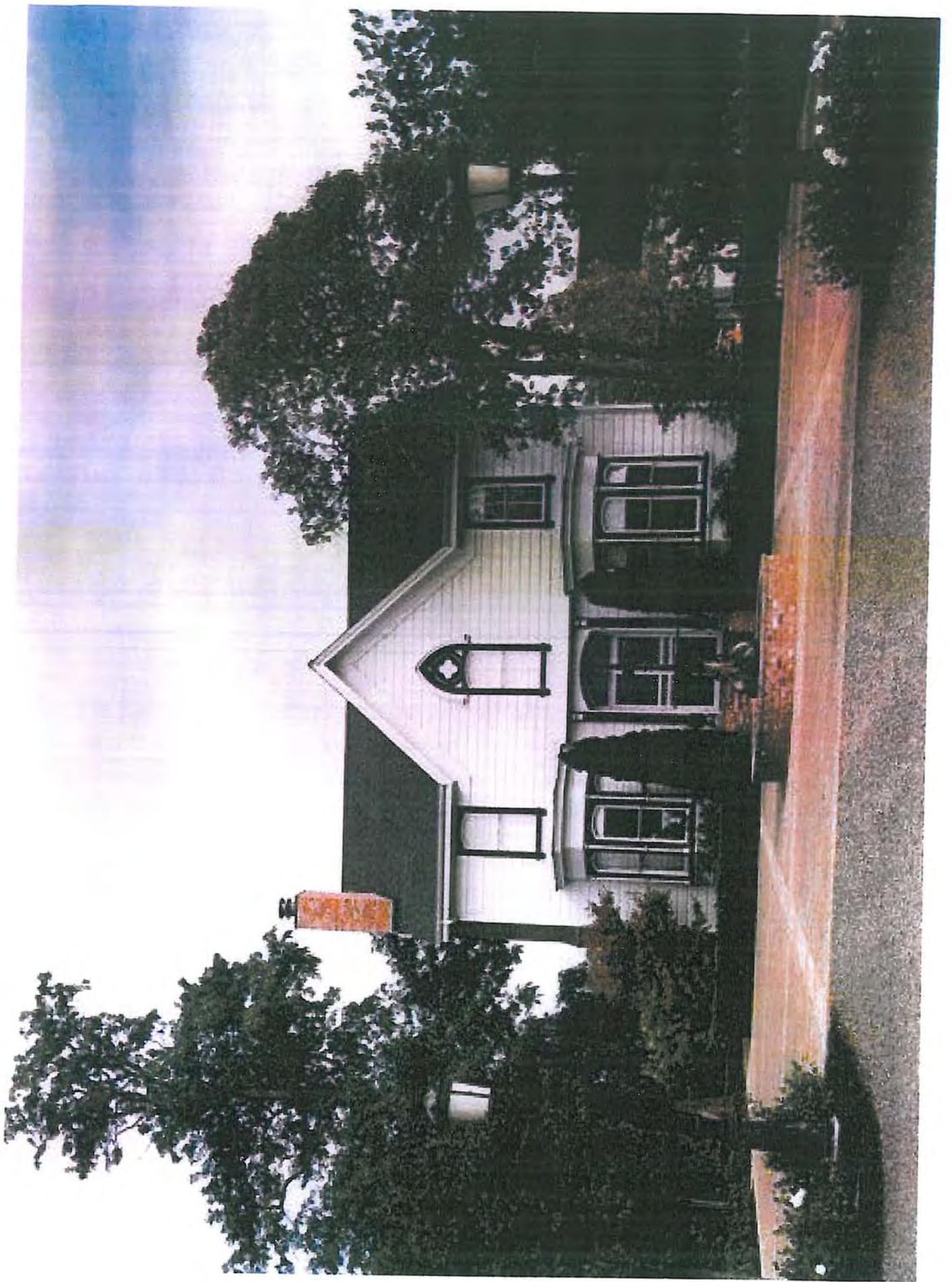
minced onion

2145-70

cotton balls

X



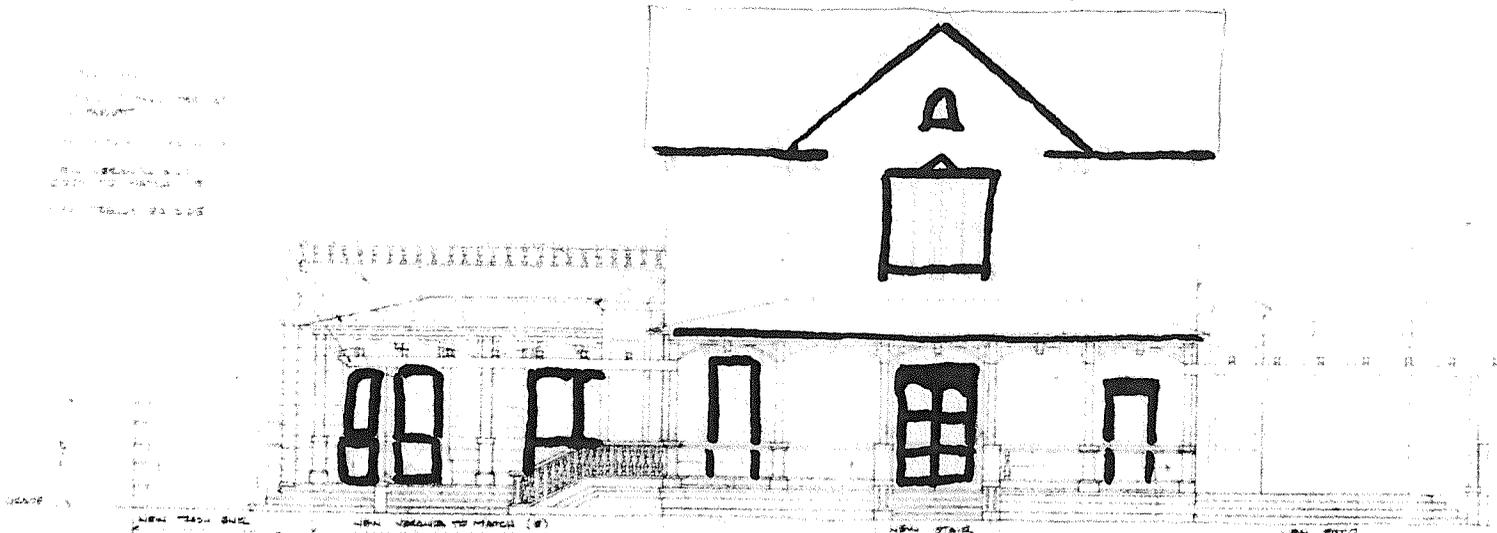


Walls : White
(minced onion) →

Trims : Dark Gray
(over coat Abrigo) →

Walls : White
(minced onion) →

Trims : Dark Gray
(over Coat abrigo) →



NOTE: ALL NEW WOOD OR
SOLID WOODWORK WITH
DARK GRAY & BALUSTRADES
TO MATCH EXISTING.

3) FINISHES
INSTALL 1/2" BALUSTRADES AT
NEW PARAPET
NEW SIDING TO MATCH IS
1) 1/2" SIDING



JAN 17 2014

WALKER & MOODY ARCHITECTS AIA

HISTORIC RESOURCES INVENTORY

(State use only)
 UTM _____ Q _____ NR 3 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

1. Common name: VALLEJO HARASZTHY HOUSE
2. Historic name, if known: WILLOW WILD
3. Street or rural address 400 West Spain
 City: Sonoma ZIP: 95476 County: Sonoma
4. Present owner, if known: Urban Scheiblich Address: Same
 City: Same ZIP: _____ Ownership is: Public Private
5. Present Use: Private Residence Original Use: _____
 Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
 An Italianate style home, identical in floor plan to the Gothic revival Vallejo residence. Names 'Willow Wild' because of the profusion of willows growing along the creek, two Rose of Castillo vines planted by Natalia (daughter of General Mariano Vallejo) almost 100 years ago still twine over the arbors. Has a gable roof with broken pediment, with bracket pediment. Thick barge board with dentils. Hooded double windows with pediment and large detailed window. Horizontal sidings in wood. Shed roof over porch with segmented tie between posts. A large barn is in the rear of the property. Pink and white wood with vertical wood siding. Dutch Colonial style roof pitched in the middle.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

See City Map Area 9.  NORTH

UTM (SONOMA QUAD)
 10/546,020/4,239,320
 10/548,540/4,239,050
 10/548,420/4,238,220
 10/545,950/4,238,530

8. Approximate property size:
 Lot size (in feet) Frontage _____
 Depth _____
 or approx. acreage 3½ acres

9. Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other

12. Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other

13. Date(s) of enclosed photograph(s): April 4, 1978

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
 f. Other _____
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction _____ This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): Attila and Natalia Haraszthy
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
 f. Windmill g. Watertower/tankhouse h. Other _____ i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

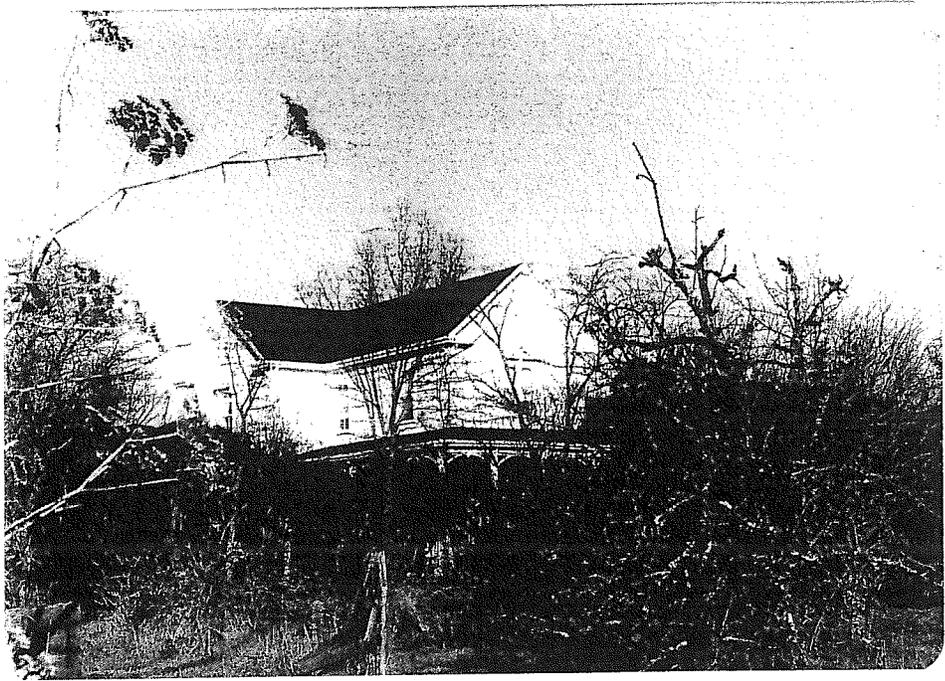
General Vallejo gave 122 to his daughter, Natalia and Attila Haraszthy. Here, in about 1878, they built their home from blue prints borrowed from the Vallejo home. In the 1870's, the phylloxera epidemic struck Sonoma vineyards and Attila became a double victim in that the bank in which he was a director collapsed and the 122 acre vineyard was ruined. He died in 1886, saving only the home for his widow and five children. The home was a happy home. There were many parties given for the young people of Sonoma by the Haraszthy children, when the house was filled with music and laughter.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
 c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
 g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates: _____
 in County inventory

23. Date form prepared: 1978 By (name): Allon SWEET/Carla DE PETRIS
 Address: _____ City Sonoma ZIP: 95476
 Phone: 938-0510 Organization: Sonoma League for Historic Preservation

(State Use Only)





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

DRHPC Agenda
Item: 5

Meeting Date: 02/18/14

Applicant

Victor Conforti, Architect

Project Location

830 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: 1936
-

Request

Design review for three residential units on a mixed-use property.

Background

On January 9, 2014, the Planning Commission considered and approved a Use Permit to construct three residential units on the property. The following are conditions of approval related to the DRHPC review:

- The project shall be subject to architectural review by the DRHPC, encompassing elevation details, exterior colors and materials, any rehabilitation activities proposed for the existing residence, and site details, including bicycle parking.
- Solid wood fencing with a minimum height of 6 feet shall be installed along the north and south property lines, except within the required front yard setback and creek setback areas in compliance with Development Code §19.40.100 (Screening and Buffering) and §19.46 (Fences, Hedges, and Walls). The fencing shall be subject to the review and approval of the DRHPC as part of the landscape plan, and shall be required along the specific project boundaries noted above except where the DRHPC determines existing fencing is adequate or may be repaired.
- A landscape plan shall be prepared by a licensed landscape architect. The plan shall be subject to the review and approval of the DRHPC. The plan shall address site landscaping (including replacement tree plantings), hardscape improvements, and fencing. Street trees proposed along the Broadway frontage shall be consistent with the City's Tree Planting Program, including the District Tree List. Landscaping within the creek setback zone shall focus on native riparian plantings, and the removal of exotic/non-native species within the creek setback zone and shall be considered subject to the appropriate permitting. The landscape plan shall comply with City of Sonoma's Water Efficient Landscaping Ordinance (Municipal Code §14.32) and Development Code Sections 19.40.100 (Screening and Buffering), 19.46 (Fences, Hedges, and Walls), 19.40.070 (Open Space for Multi-Family Residential Projects), 19.48.090 (Landscaping of parking Facilities), and 19.40.060 (Landscape Standards).
- Onsite lighting shall be addressed through a lighting plan, subject to the review and approval of the DRHPC. All proposed exterior lighting for the buildings and/or site shall be indicated on the lighting plan and specifications for light fixtures shall be included. The lighting shall conform to the standards and guidelines contained under Section 19.40.030 of the Development Code (Exterior Lighting). No light or glare shall be directed toward, or allowed to spill onto any offsite areas. All exterior light fixtures shall be shielded to avoid glare onto neighboring properties, and shall be the minimum necessary for site safety and security. Light standards shall not exceed a maximum of 15 feet.

Summary

The architect is proposing to construct three additional residential units on the property. The new units will take the form of a duplex (townhouse units) toward the east side of the property adjacent to the creek setback area plus a unit over a carport in the middle of the site. The existing residence located on the Broadway frontage will remain (the existing accessory structure will be removed).

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

1. *Setbacks:* The new residential units will meet or exceed the normal setback requirements.
2. *Coverage:* At 25%, site coverage is less than the 60% maximum allowed in the Mixed Use zone.
3. *Floor Area Ratio:* The project would result in a F.A.R. of 0.38, which is less than the 1.0 maximum allowed.
4. *Parking:* The parking requirement is met with an attached one-car garage and a six-car carport comprising the ground floor of the central building.
5. *Height:* The rear building would have a maximum height of 26 feet and the central building would have a maximum height of 24.5 feet, which is less than the 30-foot height limit allowed in the zone.

In short, the project complies with the applicable requirements of the Development Code, and is not subject to Planning Commission approval.

Design Review: New residential units located within the Historic Overlay Zone are subject to architectural review in order to assure that the new construction complies with the following: (1) the required standards, design guidelines, and ordinances of the city; (2) minimize potential adverse effects on surrounding properties and the environment; (3) implement General Plan policies regarding community design; and, (4) promote the general health, safety, welfare, and economy of the residents of the City. (§19.54.080.A).

Factors to be considered: In the course of Site Design and Architectural Review, the consideration of the review authority shall include the following factors:

1. The historical significance, if any, of the site or buildings or other features on the site;
The existing residence located on the Broadway frontage has been identified on the Broadway Street Historic District and was included in the League for Historic Preservation's inventory of historic structures in 1979. Modifications to the existing residence are not proposed at this time.
2. Environmental features on or adjacent to the site;
The eastern side of the property adjoins Nathanson Creek. Proposed construction is located outside of the creek setback area.
3. The context of uses and architecture established by adjacent development;
The adjacent property to the north is developed with an office building, the property to the east is developed with a single-family home, and the property to the south is developed with a mixed-use building with offices and two upstairs residential units.
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: The design of the new residential units is intended to be compatible with the existing residence on the site. Proposed exterior materials consist of stucco siding at the first story with horizontal siding on the upper floor. In addition, the building design includes hip roof forms in order to reduce the building height at the exterior wall lines. Selected colors are warm tones to relate to the adjacent buildings with off-white trim elements and dark accent colors for entry doors (see attached color samples). The front doors on the duplex will be composed of Masonite 9 lite painted steel entry door with brickmold and the front doors on the unit over the carport will be composed of Montacito Series stand sliding vinyl doors. Windows will consist of Montecito Series vinyl window. The roof would consist of Timberline Cool Series shingles barkwood in color (see attached specification sheets).

Bicycle Rack: One round pipe style bicycle rack is proposed for the site, which would accommodate up to seven bicycles. The bicycle rack would be located on the site in between the duplex units and the unit above the carport structure.

Outdoor Lighting: Outdoor lighting will consist of two each Sea Gull lighting dark sky wall-mount 1 light outdoor white fixtures near the front entrance of the duplex units, and five Illumine 1-light outdoor painted rust lantern with satin white

glass panel fixtures (four on the east facing façade of the duplex, and one at the front entrance of the unit over the carport).

Required Findings: As set forth in §19.54.080.G of the Development Code, in order to approve an application for design review in the Historic Overlay Zone, the Design Review and Historic Preservation Commission must make the following findings:

1. The project complies with applicable policies and regulations, as set forth in this Development Code, 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).
7. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through section 19.42.020.
8. The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.

The applicant will return to the DRHPC with a landscape plan (including detail on proposed fencing).

Other permits required: In addition to the requirements of this title, the proposal shall be in conformance with applicable requirements of the 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to construction.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRHPC Conditions or Modifications

Attachments:

1. Project narrative.
2. Historic Resources Inventory.
2. Material and color selections for carport and apartment.
3. Material and color selections for duplex.
4. Bicycle rack drawing and specification sheet.
5. Door window and lighting specification sheets.
7. Site plan, floor plans, elevations, second floor unit plans

cc: Victor Conforti, Architect
755 Broadway
Sonoma, CA 95476

Rich Merlo
19125 Seventh Street East
Sonoma, CA 95476

Mary Martinez
P.O. Box 534
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne Bowers, via email

DRC NARRATIVE**Three Unit Residential Rental Project**

830 BROADWAY
Sonoma, CA 95476
January 16, 2014

This is an application for Design Review for three new residential rental units behind an existing home located at the front of the property. The parcel is in the Historic Overlay Zone. The existing home will be remodeled under a separate permit.

The site is deep and narrow and backs up to Nathanson Creek on the east. Two 2-story attached townhouse style units are planned at the rear where they are separated from adjacent buildings, and to take advantage of and overlook the tree covered riparian area. The third unit and private deck area is located over a 6-car carport, which provides required parking.

Guidelines for Infill Development in the Historic Zone:

Site Plan Considerations: The Emergency Vehicle Access turning area is provided behind the existing house to maximize the separation between the existing home and the new development. Parking is screened inside the carport and set back towards the rear of the property. Except for the first 20' required to be a hard surface, the driveways will be compacted gravel base with a topping of crushed fines to provide a permeable surface. The appearance from Broadway will remain essentially the same, given that the existing house and narrow driveway will screen the new development to the rear.

Architectural Considerations: The proposed buildings massing, scale and proportions, as well as door and window details, building materials and roof pitch and style. The buildings to the north and south have similar massing and scale, with original one story building elements at the front and newer two story elements added towards the rear. The building design includes hip roof forms in order to reduce the building height at the exterior wall lines, and meet height limitations at the side yard setbacks. Stucco siding at the first story with horizontal siding at the upper floor also help in reducing the apparent height by visually breaking up the two story buildings into two distinct levels. One-story entry and front porch elements, and rear porch and balconies add additional features consistent with the character of the neighborhood, and to add human scale to the structures.

Colors selected are warm tones to relate to the adjacent buildings (which are dark red painted siding to the south, and dark brown wood shingles to the north) with off-white trim elements and dark accent colors for entry doors.

Exterior lighting will be shielded fixtures at the rear creek-side patio and deck areas to prevent glare to the east, low-level CFL bracket fixtures at entry areas, and concealed fluorescent fixtures tucked up behind the beam at the carport ceiling.

We feel the project design will fit into the neighborhood well, respecting the existing home as well as the traditional building forms and materials along Broadway.

Thanks you for your consideration.



Victor Conforti - Architect

HISTORIC RESOURCES INVENTORY

(State use only)

Ser _____ Site _____ Mo. 5 Yr. _____
UTM _____ Q _____ NR 5 SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

1. Common name: TYNAN, Lester and Katherine
2. Historic name, if known: _____
3. Street or rural address 830 Broadway
City: Sonoma ZIP: 95476 County: Sonoma
4. Present owner, if known: Tynan, L and K Address: 830 Broadway
City: Sonoma ZIP: 95476 Ownership is: Public Private
5. Present Use: Residence Original Use: Residence
Other past uses: _____

DESCRIPTION

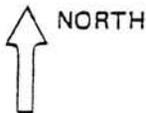
6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Craftsman, hipped roof, cottage. Built in 1939 by Tynan, has a slanted bay window with double hung glass with trim. There is a trellis in wood on either side of the front door porch. The large front window has multi-panes. There are two brick chimneys, one in the middle and the other on the gable side.

Green edge in front. Large trees at the back.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

See City Map Area 13.



UTM (SONOMA QUAD)
10/547,560/4,238,570
10/548,700/4,238,420
10/548,420/4,236,210
10/547,300/4,236,340

8. Approximate property size:
Lot size (in feet) Frontage 45
Depth 300
or approx. acreage _____
9. Condition: (check one)
a. Excellent b. Good c. Fair
d. Deteriorated e. No longer in existence
10. Is the feature a. Altered? b. Unaltered?
11. Surroundings: (Check more than one if necessary)
a. Open land b. Scattered buildings
c. Densely built-up d. Residential
e. Commercial f. Industrial
g. Other
12. Threats to site:
a. None known b. Private development
c. Zoning d. Public Works project
e. Vandalism f. Other

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other _____
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1939 This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): Tynan
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other _____ i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

Is a fine example of a small cottage with large slanted bay window.

Is in the middle of older homes and bungalow style.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

23. Date form prepared: May 31, 1978 By (name): Carla De Petris
Address: _____ City Sonoma ZIP: 95476
Phone: 938-0510 Organization: Sonoma League for Historic Preservation

(State Use Only)



MATERIAL AND COLOR SELECTIONS

830 Broadway, Sonoma CA

CARPORT & APARTMENT UNIT #3

1st Story Carport Stucco:

LaHabre #81 Oatmeal



2nd Story Siding:

Kelly Moore: #171 Sand Pebble low sheen



Railings, columns, beams, window trim, door trim, fascia, belly band, gutter, corner trim & downspouts:

Kelly Moore: #36 Navajo White



Apartment Entry Doors:

Kelly Moore: #159 Sequoia Redwood

Milgard Ultra series fiberglass french doors (see spec sheet)



Windows:

Milgard Montecito series white vinyl windows (see spec sheet)

Roofing:

GAF Timberline Cool Roof series Barkwood composition shingles (see photocopy)

MATERIAL AND COLOR SELECTIONS

830 Broadway, Sonoma CA

TOWNHOUSE UNITS #1 & #2

1st Story Stucco:

LaHabre #48 Meadowbrook

2nd Story Siding:

Kelly Moore: #42 Wise Owl low sheen



Railings, columns, beams, window trim, door trim, fascia, belly band, gutter, corner trim & downspouts:

Kelly Moore: #49 Antique White

Front Entry Doors:

Kelly Moore: #417 Oxford Brown LRV6
Masonite steel door with 9 lites (see spec sheet)



Windows:

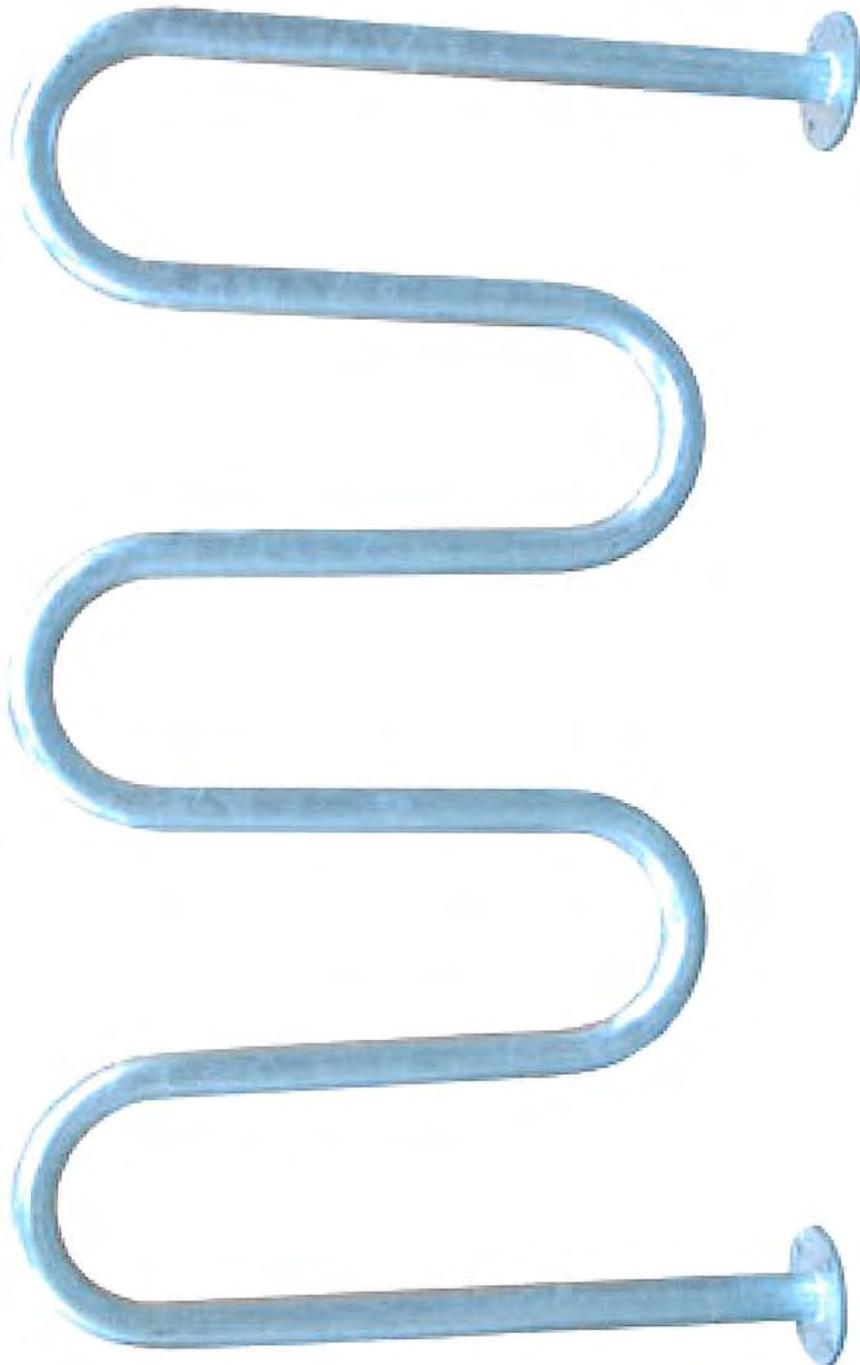
Milgard Montecito series white vinyl windows (see spec sheet)

Sliding Patio Doors:

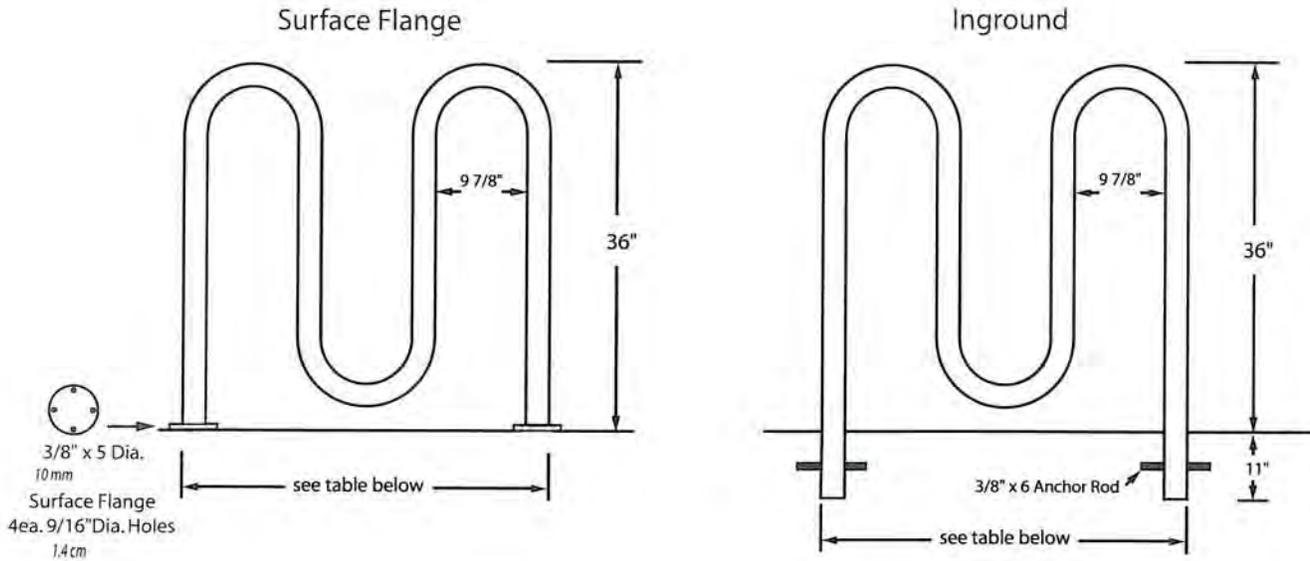
Milgard Montecito series white vinyl sliding doors (see spec sheet)

Roofing:

GAF Timberline Cool Roof series Barkwood composition shingles (see photocopy)

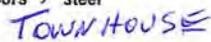


04/11/2014



WELLE™ MULTI BEND ROUND PIPE RACKS

Mount :	Item	# of Bends	Bike Capacity	Common		Wide Loop		Model
				Length	Weight	Length	Weight	
-SF (Surface Flange)	H3605	3	5	38"	60 lbs	59"	65 lbs	
-IG (Inground)				96 cm	27 kg	150 cm	29 kg	
Finish :	H3607	5	7	62"	80 lbs	97"	90 lbs	
-G (Galvanized)				157 cm	36 kg	246 cm	41 kg	
-P (Powder Coated)	H3609	7	9	86"	120 lbs	135"	130 lbs	
-SS (Stainless Steel)				218 cm	54 kg	343 cm	59 kg	
Material :	H3611	9	11	110"	135 lbs	173"	150 lbs	
2 3/8" O.D. Pipe 60.3 cm				279 cm	61 kg	439 cm	68 kg	
ASTM A53 Schedule 40 Pipe .154" Wall Thickness Mandrel - Bent	H3613	11	13	134"	155 lbs	211"	180 lbs	
				340 cm	70 kg	536 cm	81 kg	
Optional :	H3615	13	15	158"	180 lbs	249"	215 lbs	
Stainless 304 Alloy Available				401 cm	81 kg	632 cm	97 kg	
	H3617	15	17	182"	205 lbs	287"	245 lbs	
				462 cm	92 kg	729 cm	110 kg	



Masonite 9 Lite Painted Steel Entry Door with Brickmold

Model # 26790 Internet # 202896699 Store SO SKU# 449891

Write the First Review +

\$418.00 / each

Item cannot be shipped to the following states: AK, GU, HI, PR, VI

Free shipping is not available for this item

Buy Online, Ship to Store

Door Width x Height
36 x 80 in

Door Handing
Left-Hand/Inswing

- Product Overview
- Specifications
- Customer Reviews
- Shipping Options

ACCESSORIES (3)



\$19.96
Schlage 8 in. x 34 in. Bright Brass Kickplate



\$138.00
Schlage Plymouth Single-Cylinder Bright...



\$10.97
Heath Zenith Wired White Oval Push Button

PRODUCT OVERVIEW

Enjoy the strength of steel and the elegance of decorative glass with the Masonite 36 in. x 80 in. 9 Lite Steel Entry Door. The glass design enhances both the appearance and value of your home without compromising security or privacy. High-definition panels closely replicate the appearance of a high-end wood door with excellent shadow lines for added architectural interest. Masonite colors complement Behr paints color palette to easily coordinate your door with shutters, trim and more. Upgrade to a maintenance-free white vinyl door frame that never requires painting. Includes Vinyl Brickmold integrated into frame for added architectural interest.

- California residents: see Proposition 65 information
- High-quality steel provides strength and security
- Steel door features an energy-saving polyurethane door core with rot-resistant bottom rail made of high-performance composite materials
- High-definition panels create the look of a high-end wood door and steel security plate on the frame helps to resist forced entry
- Decorative glass inserts feature art-intridie pane tempered glass (insulated assembly)
- Masonite colors complement Behr paints color palette to easily coordinate your door with shutters, trim and more
- Energy Star Compliant door eligible for tax credit
- MFG Brand frame: Masonite

Info & Guides

- Warranty
- Instructions / Assembly
- Installation Guide
- Specification
- Use and Care Manual

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

Quantity: 1

Ship to Home
Est. Arrival Date
FEB 18 - FEB 25

Ship to Store
Free

Available for Pick Up
FEB 17 - FEB 20
at W Milpitas...
(Change Pick Up Store)

+ ADD TO CART

ADD TO LIST

CUSTOMERS WHO VIEWED THIS ITEM PURCHASED...



\$418.00
Masonite 9 Lite Painted Steel Entry Door with Brickmold
NOT YET RATED

+ ADD TO CART



\$418.64
Schlage Plymouth Single-Cylinder Bright...
NOT YET RATED

+ ADD TO CART



\$362.00
Masonite 10 Lite Painted Steel Entry Door with Brickmold
★★★★★ (1)

+ ADD TO CART

\$243.00
Masonite Premium Double Painted Steel Entry Door with Brickmold

JAN 17 2014



Clearly the best.™



Horizontal Slider Montecito® Series Vinyl Windows



3.8 / 5 Read all 6 reviews



Milgard Home Windows

- Frame Materials
- Milgard® Product Series
- Operating Styles
- Architectural Styles



MONTECITO® Series

Request a Quote

Discover how affordable new Milgard windows can be. Get Started >



Milgard's vinyl horizontal sliding window is popular for satisfying bedroom egress requirements, as an easy-opening window over kitchen counters and sinks, and for providing a contemporary look. Opens without using any exterior or interior space.

Every window and door purchase is different. Get pricing information and estimates on your project.



Expert Consultation

Getting the right advice makes all the difference. Schedule your free expert consultation. Get Started >



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- Window Selection Guide
- Download Brochure
- Request a Quote
- Help Me Budget
- Free Expert Consultation
- Consumer Financing
- Free Visualization Tool

Where To Buy

ZIP Code

Find >

[Advanced Search](#)

Details for Horizontal Slider Montecito® Series Vinyl Windows:

Benefits	Hardware	Frame Color	Glass	More Options	Specs	Pricing	Reviews
		<ul style="list-style-type: none"> Live worry-free with Milgard's custom vinyl recipe. Our virtually maintenance-free vinyl frames won't rot, peel or require paint. Improve efficiency with our <u>3D[®] and 3D MAX[®] energy packages</u> custom tailored to your geographic location. Reduce energy consumption with our standard <u>SunCoat[®] Low-E insulating glass</u> or the <u>SunCoatMAX[®] option</u>, which provides additional protection against fabric fading. Includes Milgard's award-winning <u>SmartTouch[®] lock</u> with the simple one-touch operation so easy to operate it received a commendation from the Arthritis Foundation. Upgrade to a premium screen. <u>Milgard's PureView[®] window screens</u> install and remove in a snap, plus provide a crisp and clear view with their smaller yarns and finer mesh. Have custom made to your home's exact specifications with no extra charge or extended lead time. Order as a unit with a radius (arch) window. (Milgard is one of a few manufacturers who can offer you this option.) Choose from three decorative trim options to visually enhance homes with brick, stucco or lap siding exteriors. Enjoy real peace of mind with our industry-leading <u>Full Lifetime Warranty</u>. 					



Clearly the best.™



Montecito® Series Standard Sliding Vinyl Doors



Read 1 review



Tweet

- Milgard Home
- Doors

- Frame Materials
- Milgard® Product Series
- Operating Styles
- Architectural Styles

MONTECITO®
Series



Sliding patio doors are traditional in appearance, and are constructed with innovations and advancements that bring years of carefree enjoyment. Durable vinyl frames won't absorb moisture, eliminates the need to paint and feature the innovative [SmartTouch® door handle](#).

Request a Quote

Discover how affordable new Milgard windows can be. Get Started >



Every window and door purchase is different. Get pricing information and estimates on your project.

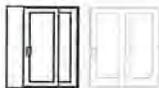


Expert Consultation

Getting the right advice makes all the difference. Schedule your free expert consultation. Get Started >



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- Download Brochure
- Request a Quote
- Help Me Budget
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- Consumer Financing
- Free Visualization Tool

Where To Buy

ZIP Code

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Details for Montecito® Series Standard Sliding Vinyl Doors:

Benefits	Hardware	Frame Color	Glass	More Options	Specs	Pricing	Reviews
							<ul style="list-style-type: none"> Upgrade to a premium screen. Milgard's PureView® window screens install and remove in a snap, plus provide a crisp and clear view with their smaller yarns and finer mesh. See superior energy savings and protection against fabric fading with Milgard's SunCoat® Low-E glass. Operate and unlock the door with minimal effort using the SmartTouch® (patent-pending) door handle's one-touch motion. Relax with virtually maintenance-free vinyl frames that won't rot, peel or require paint. Enjoy effortless operation and easy-to-adjust door panels with Milgard's state-of-the-art door rollers. Feel secure with our steel reinforcement beam. Its performance meets California forced-entry codes, some of the toughest in the nation. Feel safe. Steel reinforced lock stiles around the mortise lock increase security and strength. Get quality. Meets light commercial ratings and structural integrity and reliable performance criteria established by the American Architectural Manufacturers Association (AAMA). Have custom made to your home's exact specifications with no extended lead time. Enjoy real peace of mind with our industry-leading Full Lifetime Warranty.



Ultra™ Series In-Swing French Fiberglass Doors



Read 1 review

Recommend

Tweet



ULTRA™
Fiberglass Windows & Doors

Milgard Home
Doors

- Frame Materials
- Milgard® Product Series
- Operating Styles
- Architectural Styles

Request a Quote

Discover how a single door from Milgard windows can be. Get Started >



A new version of our traditional In-Swing French door that features a larger frame and a multi-point locking system. Operable sidelites and two transom styles beautifully complement Milgard's new fiberglass In-Swing patio door.

Every window and door purchase is different. Get pricing information and estimates on your project.



Expert Consultation

Getting the right advice makes all the difference. Schedule your free expert consultation. Get Started >



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Shopping Tools

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- Download Brochure
- Request a Quote
- Help Me Budget
- Free Expert Consultation
- Consumer Financing
- Free Visualization Tool

Where To Buy

ZIP Code

Find >

[Advanced Search](#)

Details for Ultra™ Series In-Swing French Fiberglass Doors:

Benefits	Hardware	Frame Color	Glass	More Options	Specs	Pricing	Reviews
----------	----------	-------------	-------	--------------	-------	---------	---------



- Enjoy real peace of mind with our industry-leading [Full Lifetime Warranty](#) with Glass Breakage.
- Enhance energy performance with the Triple Glazed option.
- See superior energy savings and protection against fabric fading with Milgard's [SunCoat™ Low-E glass](#).
- Create an even sightline with panel-glazed transoms above. Or keep frame thickness to a minimum and bring in the light with direct-glazed transoms above.
- Low profile 1/2" sill is appropriate for ADA-compliant applications.
- Have custom made to your home's exact specifications with no extended lead time.
- Fear no weather. Milgard's durable, low-maintenance fiberglass produces a door that is impervious to water, insects, salt air and ultraviolet rays. Will not crack, peel, bend, warp or stick due to expansion and contraction.
- Get a larger, stronger, stiffer frame with a fiberglass sill.
- Feel safer with the increased security and performance of our multi-point stainless steel locking system.
- Operable sidelites feature secure locking with easy thumb-turn operation.
- Achieve the exact look you want. Order in any of our factory-painted colors (guaranteed not to peel or eggshell) or in a custom color applied at the factory. You can also paint the door yourself.
- Choose a designer lever handle, available in multiple colors.

TOWNHOUSE REAR

Shop By Department

Search All



Project: How-To

Sign In or Register Your Account

Home > Lighting & Fans > Outdoor Lighting > Dark Sky > Fluorescent

Share Pin it Email Print

Quantity: 1

Out of Stock Online

ADD TO LIST

Sea Gull Lighting Dark Sky Wall-Mount 1-Light Outdoor White Fixture

Model# 6998D5LE-1B Item# 204148320

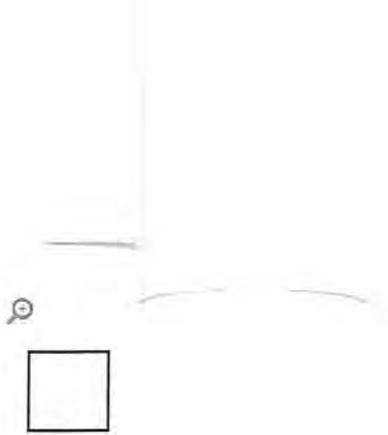
Write the First Review

\$90.00 / each

Item cannot be shipped to the following state(s): AK GU HI PR VI

Free Shipping

Buy Online, Ship to Store



Product Overview Specifications Customer Reviews Shipping Options

PRODUCT OVERVIEW

The Sea Gull Lighting Dark Sky one light outdoor wall fixture in white is an ENERGY STAR qualified lighting fixture that uses fluorescent bulbs to save you both time and money. Light is directed downward to keep illumination from lighting the night sky and disturbing your neighbors. These well-crafted fixtures are designed to coordinate with any home design.

- Featured in the decorative Dark Sky collection
- Uses one self-ballasted PL13 GU24 13 watt light bulb
- Fixture is supplied with 1-light bulb
- ENERGY STAR qualified
- Dark sky friendly, designed to emit no light above the 90° horizontal plane and photometry unavailable
- Offers energy saving fluorescent lighting
- Meets Title 24 energy efficiency standards
- Safety listed for use in wet locations
- A great choice for your do-it-yourself project
- Decorative white finish to accent and brighten your room
- The preferred brand choice of builders and electricians

Info & Guides

Installation Guide

MSDS

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

Return To Top

SPECIFICATIONS

Assembled Depth (in.)	8.5 in.	Assembled Height (in.)	8.75 in.
Assembled Width (in.)	8.25 in.	Bulb Type	Fluorescent
Certifications and Listings	UL Listed	Dim-to-Dawn	No
ENERGY STAR Certified	Yes	Exterior Lighting Product Type	Flush-Mounted
Glass/Lens Type	No glass/lens	Light Bulb Base Code	Twist Lock
Light Source	Fluorescent	Manufacturer Warranty	3 Year Warranty
Motion Sensor	No	Number of Bulbs Required	1
Outdoor Lighting Features	Dark Sky Weather Resistant	Product Height (in.)	7.0
Product Length (in.)	6.0	Product Weight (lb.)	1.6125
Product Width (in.)	6.0	Returned	90-Die
Solar Powered	No	Style	Classic
Usage (watts)	13.0	Weather Resistant	Yes

CUSTOMERS WHO VIEWED THIS ITEM PURCHASED...



\$105.93

Progress Lighting Chugach Outdoor Flood Light

★★★★★ (1)

ADD TO CART



\$79.38

End House Dark Sky Flush Collection 8 in. x 8 in. 1-Light

★★★★★ (4)

ADD TO CART



\$113.00

Sea Gull Lighting Dark Sky Outdoor-Formosa Bronze Lantern

NOT YET RATED

ADD TO CART

\$82.00

Woods Lighting Dark Sky Collection 8 in. x 8 in. 1-Light Outdoor Textured

NOT YET RATED

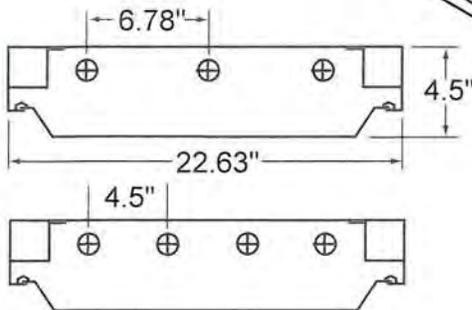
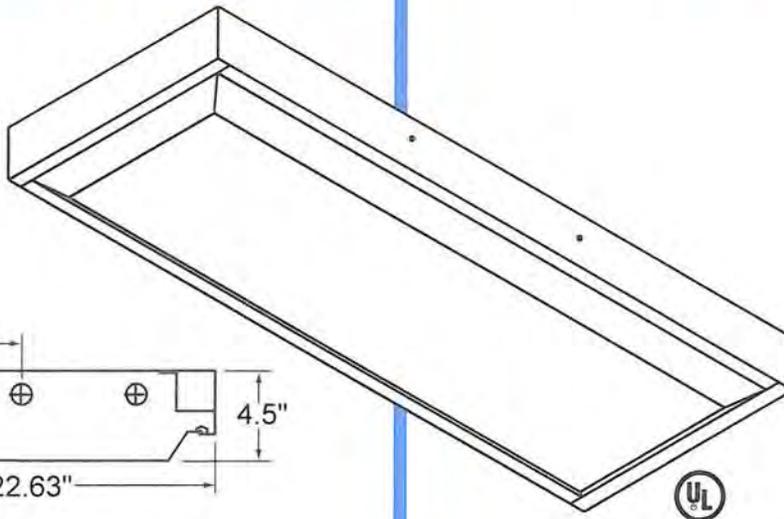
ADD TO CART





SERIES 575

Exterior Canopy Fixture
T5 Technology



UNION MADE IN THE USA.

ORDERING:

NOMINAL SIZE	LAMPS	CATALOG NUMBER
22"X 46"	3-FP54	575-PK-S81*-348T5-HO
22"X 46"	4-FP54	575-PK-S81*-448T5-HO

INSERT VOLTAGE AT END OF CATALOG NUMBER

FEATURES:

- T5 TECHNOLOGY MAINTAINS A HIGHER PERCENT OF RATED LUMENS
- DROP DIFFUSER PROVIDES EVEN LIGHT DISTRIBUTION
- DESIGNED TO REPLACE HID SURFACE MOUNTED FIXTURES
- SUPERIOR PHOTOMETRIC DESIGN MAXIMIZES LIGHT OUTPUT IN BOTH 3 & 4 LAMP CONFIGURATIONS
- CONTRACTOR FRIENDLY DESIGN REDUCES LABOR WITH SINGLE PERSON INSTALLATION
- GASKETED DOOR FRAME TO REDUCE INSECT INFILTRATION
- POST PAINTED HIGH REFLECTANCE POWDER COAT FINISH

NOTES:

1. * S81 DENOTES AN ACRYLIC WHITE FORMED PANEL 1 1/2" DEEP, 15° DRAFT WITH .080 THICKNESS (STANDARD)
2. * P12 DENOTES A PRISMATIC FORMED PANEL 1 1/2" DEEP, 15° DRAFT WITH .125 THICKNESS (OPTIONAL)
3. AVAILABLE IN POWDER COAT FINISH ONLY

MANUFACTURING
1715 KIBBY ROAD - MERCED - CALIFORNIA - 95340
(209) 723-9120 - FAX: (209) 723-9131

SALES OFFICE
14722 WICKS BLVD. - SAN LEANDRO - CALIFORNIA - 94577-6718
(510) 667-8950 - FAX: (510) 667-6959

Townhouse + 3rd unit



Barkwood

REVISIONS	BY

VICTOR CONFORTI - ARCHITECT
 755 BROADWAY, SONOMA, CA 95476 - (707) 986-7923

PROPOSED SITE PLAN



MERLO
 830 BROADWAY
 SONOMA CALIFORNIA 95476

Date: 1-15-2014
 Scale: AS NOTED
 Drawn: DMA
 Job:
 Sheet: **A1.1**
 Of: Sheets

ZONING: RESIDENTIAL R-M
 TOTAL LOT SIZE: 16,448 SF
 TOTAL ACREAGE: 0.377 ACRES
 DENSITY: 10.6 UNITS/ACRE (MAXIMUM 20 UNITS/ACRE)

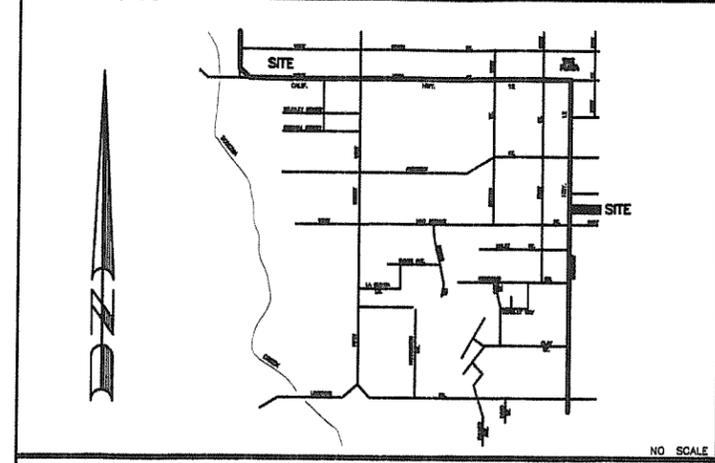
TOTAL BLDG AREA = EXISTING RESIDENCE & GARAGE = 1,167 SF
 1420 X 2 TWO STORY UNITS = 2,840 SF
 CARPORT UNIT = 1,080 SF
 CARPORT FOOTPRINT = 1,240 SF
 TOTAL: 6,327 SF

TOTAL F.A.R. = 0.38 (MAX. F.A.R. ALLOWED 1.0)

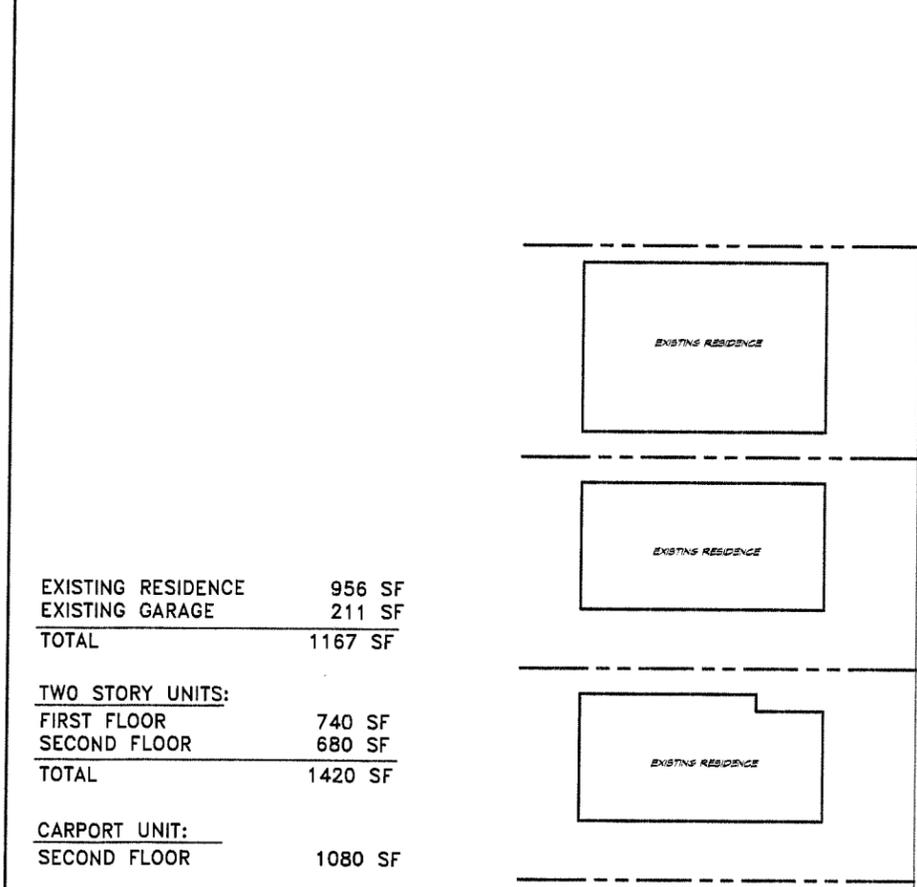
PROPOSED BUILDING AREA: (E) RESIDENCE & GARAGE = 1,167 SF
 COVERAGE = 24 % (MAX. COVERAGE ALLOWED 60%) 740 SF X 2 BDLGS = 1,480 SF
 CARPORTS = 1,240 SF
 TOTAL SF = 3,887 SF

PARKING REQUIRED: COVERED 3 UNITS X 1 PER = 3
 UNCOVERED 3 UNITS X 1/2 PER = 1.5
 GUEST 25% X 4.5 = 1
 TOTAL REQUIRED 5.5

COVERED PROVIDED: 4.5
 GUEST PROVIDED: 1.5
 TOTAL PROVIDED 6



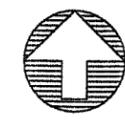
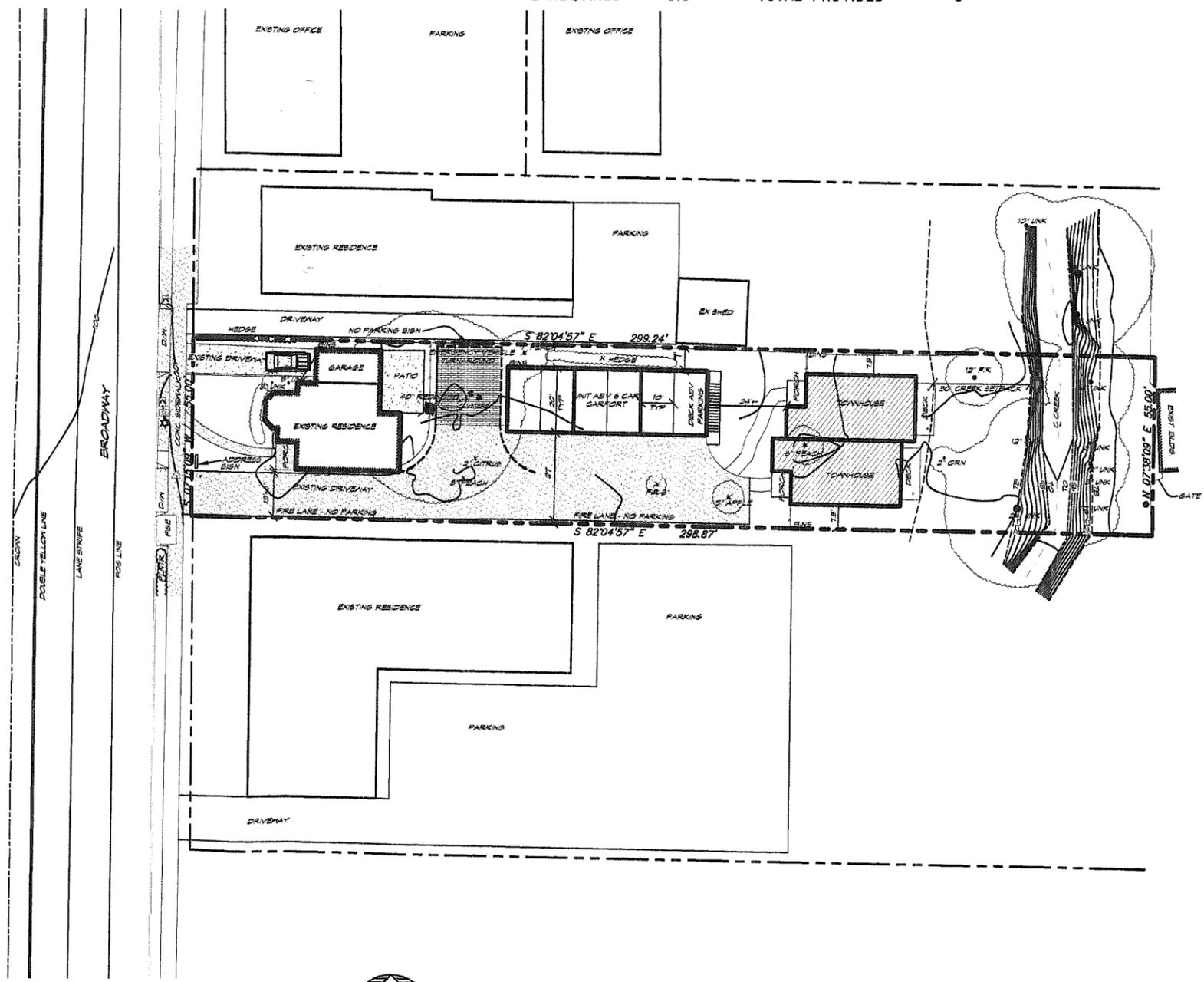
LOCATION MAP



EXISTING RESIDENCE	956 SF
EXISTING GARAGE	211 SF
TOTAL	1167 SF
TWO STORY UNITS:	
FIRST FLOOR	740 SF
SECOND FLOOR	680 SF
TOTAL	1420 SF
CARPORT UNIT:	
SECOND FLOOR	1080 SF
CARPORTS:	1240 SF

NOTE: All construction on this project shall conform to the 2010 CALIFORNIA BUILDING CODE (TITLE 24), CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA GREEN BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ENERGY CODE & shall comply with all local codes & ordinances, whether shown on these plans or not.

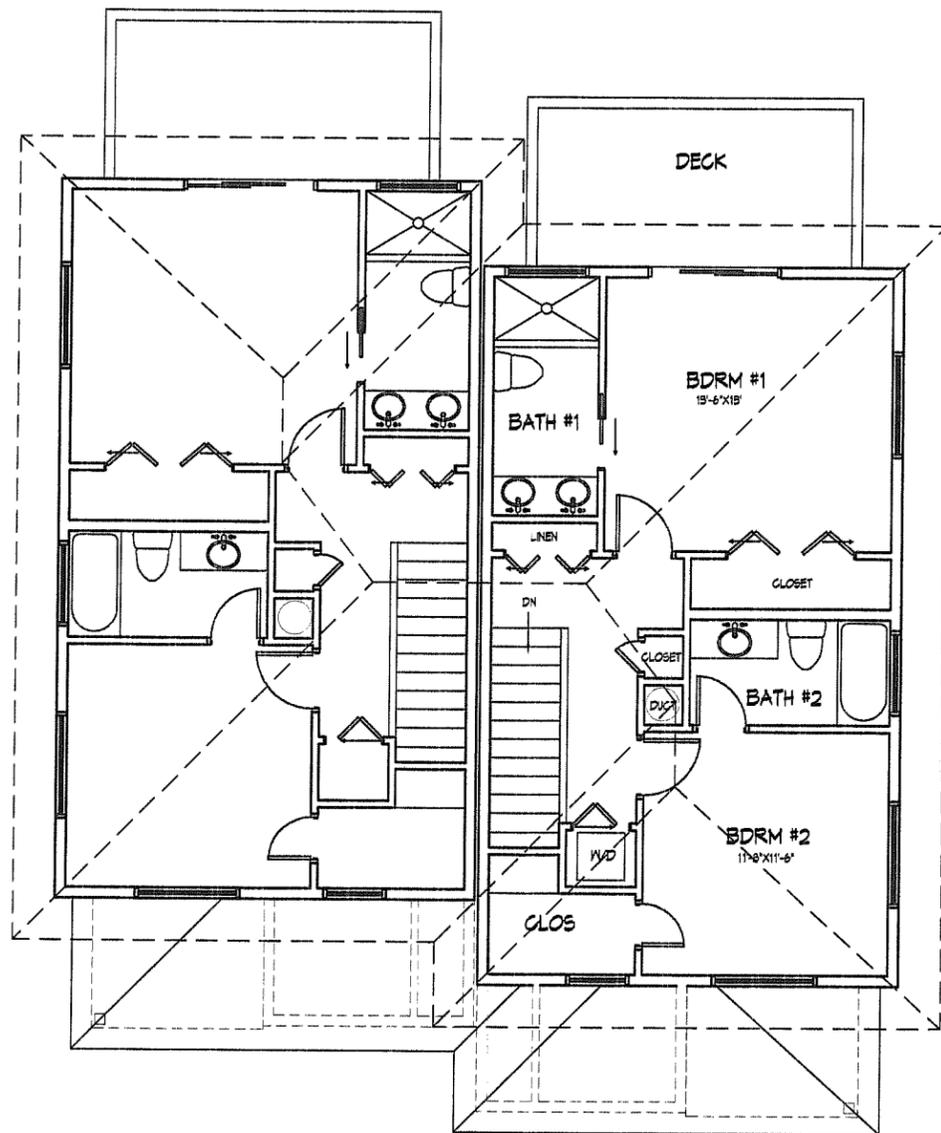
The arborist's report shall clearly describe in writing all trees on the property. The report shall indicate the genus and species, the shape, the trunk diameter of each tree and the nonintrusion zone around each tree as determined by the table in SMC 12.09.020(H) and shall indicate those trees which are proposed to be altered, removed, or relocated and the reasons therefore. Tree delineations by trunk location and an accurate outline of each tree's nonintrusion zone must be shown on the project site plan or tentative map, and on every page of the development and improvement plans where any work is proposed within the nonintrusion zone of any protected tree. The property owner of the property and the person in control of the proposed development shall protect and preserve each tree situated within the site of the proposed development during the period the application(s) for the proposed development is being considered by the city.



PROPOSED SITE PLAN
 SCALE: 1"=20'-0"
 A.P. No. 01B-412-081

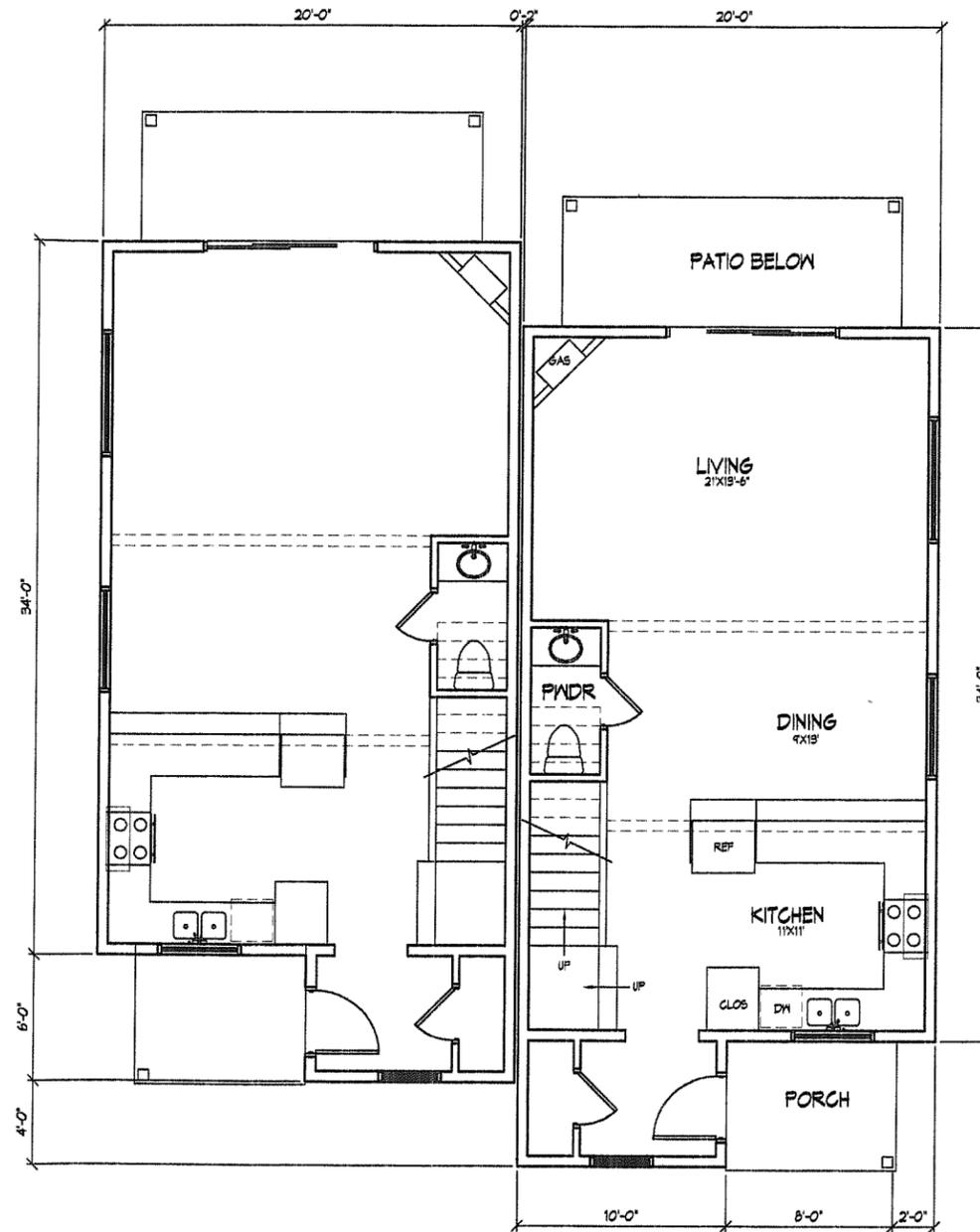
EXISTING DIMENSIONS ARE APPROXIMATE
 VERIFY EXISTING DIMENSIONS AND CONDITIONS IN FIELD

JAN 17 2014



SECOND FLOOR PLANS

660 SF 1/4" = 1'-0"



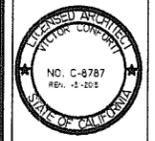
FIRST FLOOR PLANS

740 SF 1/4" = 1'-0"

REVISIONS	BY

VICTOR CONFORTI - ARCHITECT
755 BROADWAY, SONOMA, CA 95476 - (707) 996-7923

TOWN HOME FLOOR PLANS



MERLO
830 BROADWAY
SONOMA CALIFORNIA 95476

Date: 9-11-2013
Scale: AS NOTED
Drawn: DVA
Job:
Sheet:

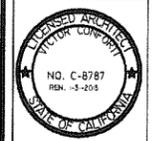
Of Sheets
A2.1

JAN 17 2014

REVISIONS	BY

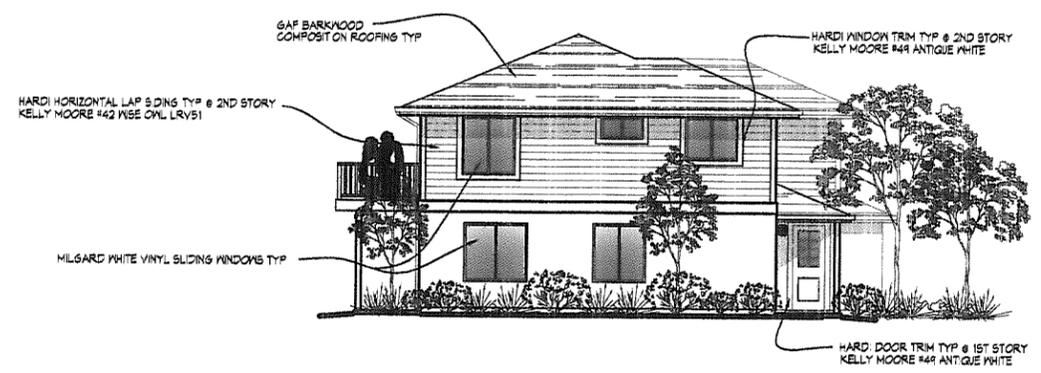
VICTOR CONFORTI - ARCHITECT
 755 BROADWAY, SONOMA, CA 95476 - (707) 996-7923

TOWN HOME
UNITS #1 & #2



MERLO
 830 BROADWAY
 SONOMA CALIFORNIA 95476

Date: 1-15-2014
 Scale: AS NOTED
 Drawn: DWA
 Job:
 Sheet: **A3.1**
 Of: Sheets



NORTH SIDE YARD ELEVATION
 1/8" = 1'-0"



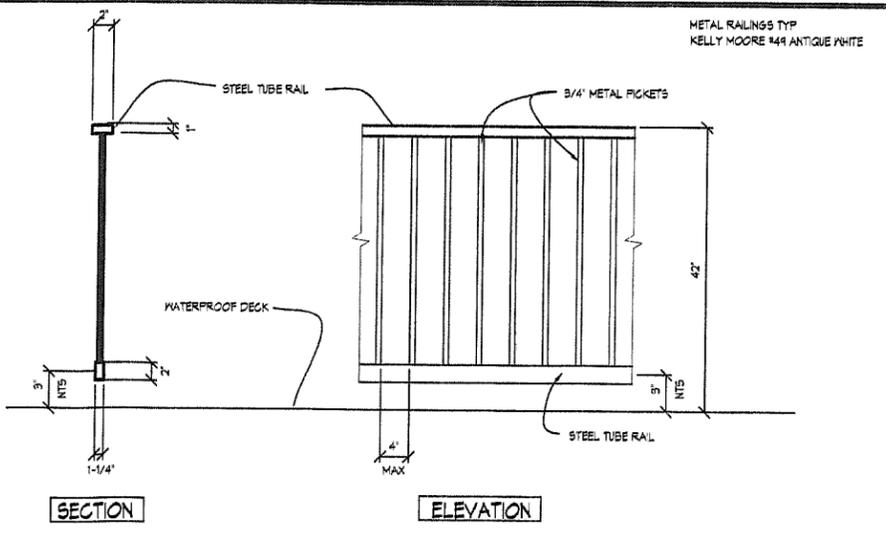
FRONT WEST ELEVATION
 1/8" = 1'-0"



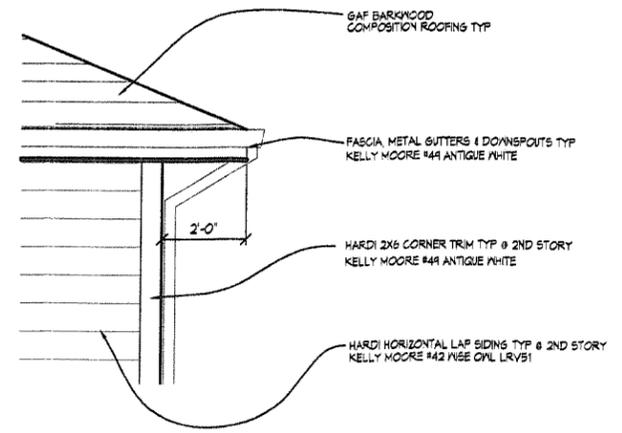
SOUTH SIDE YARD ELEVATION
 1/8" = 1'-0"



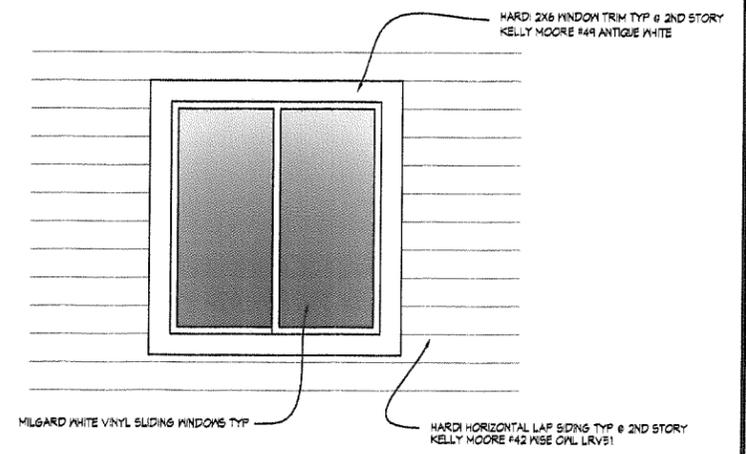
REAR EAST ELEVATION
 1/8" = 1'-0"



1 TYP METAL RAILING

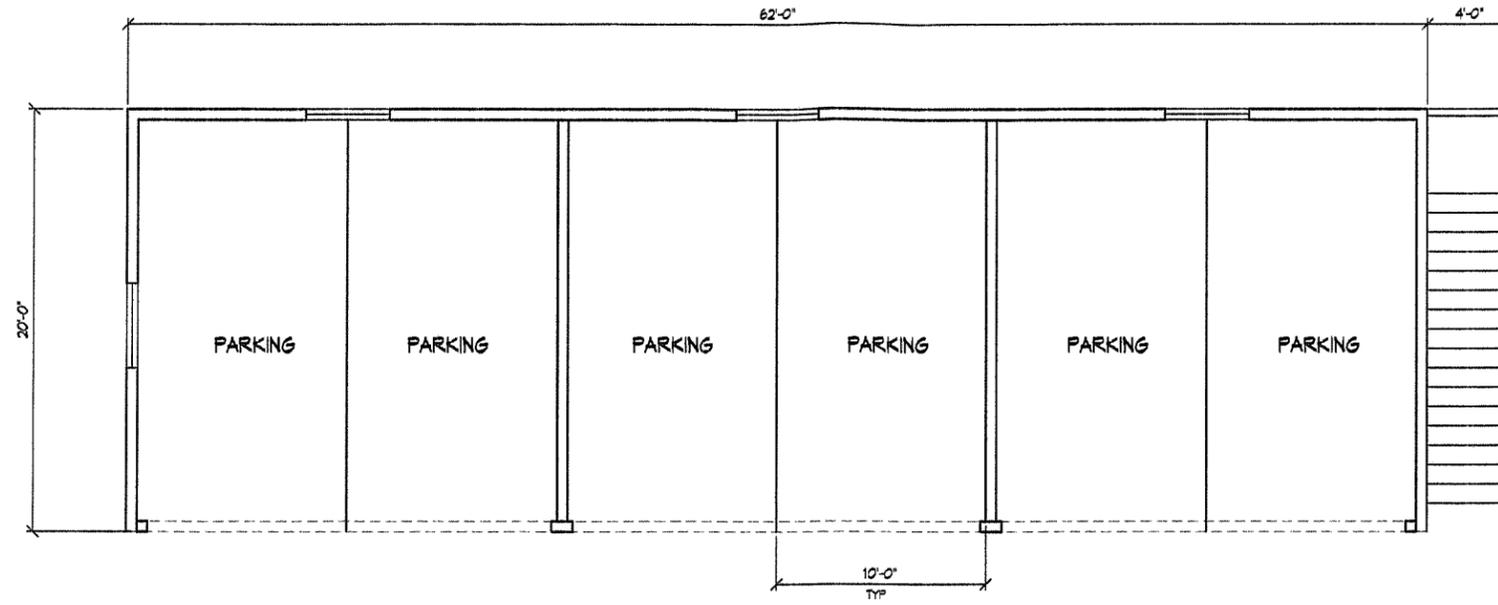


2 TYP EAVE SECTION

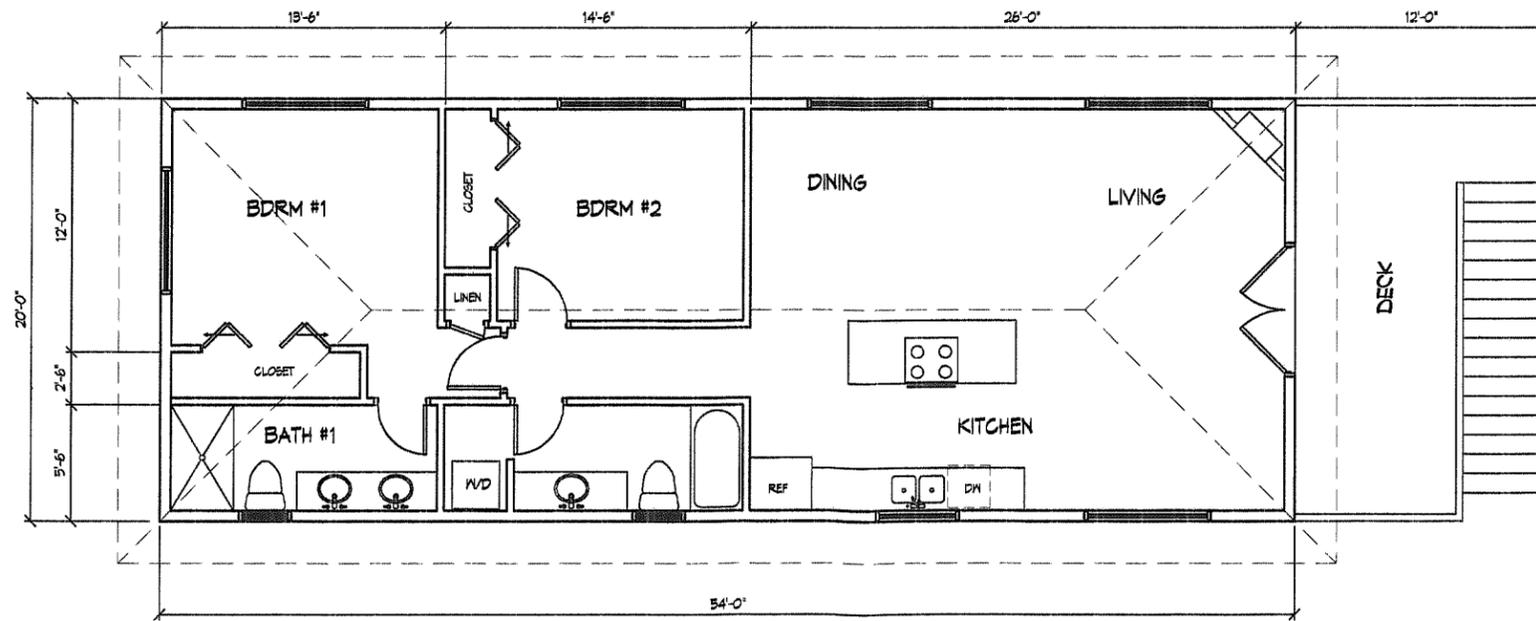


3 TYPICAL WINDOW TRIM @ 2ND STORY

JAN 17 2014



FIRST FLOOR GARPORT PLAN
1240 SF 1/4" = 1'-0"



SECOND FLOOR UNIT PLAN
1080 SF 1/4" = 1'-0"

REVISIONS	BY

VICTOR CONFORTI - ARCHITECT
755 BROADWAY, SONOMA, CA 95476 - (707) 996-7923

CARPORT UNIT FLOOR PLANS



MERLO
830 BROADWAY
SONOMA CALIFORNIA 95476

Date: 12-9-2019
Scale: AS NOTED
Drawn: DWA

Sheet: **A2.2**

JAN 17 2020



City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: 6

Meeting Date: 02/18/14

Applicant

Caymus Capital

Project Location

800 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: 1921
-

Request

Demolition of the main house, water tower, garage, and hatchery buildings located on the property at 800 West Napa Street.

Summary

Background: In 1991, a cultural resources study was conducted for the Sonoma Affordable Housing Site located at 820 West Spain Street. As a result, the parcel at 800 West Spain Street was surveyed for cultural resources. The study identified buildings on the 800 West Spain Street parcel that were eventually evaluated to determine if they were eligible for listing on the National Register of Historic Places. The subsequent evaluation in 1993 determined that the buildings at 800 West Spain Street were associated with the Hansen Hatchery. The evaluation concluded that the Hansen Hatchery was eligible for listing on the National Register as a historic district.

On October 30, 2013, the City of Sonoma Building Department posted a Notice of Violation(s) and Substandard Housing Conditions and Order to Vacate the Substandard Housing and Accessory Structures and Abate the Violations.

At this time the applicant is requesting a Demolition Permit to demolish the main house, water tower, garage, and hatchery buildings located on the site.

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

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Given the age of the buildings and the previous evaluation that found that structures on the site were eligible for listing on the National Register as a historic district, in January 2014, the applicant commissioned McKale Consulting to prepare a historical evaluation of the property to evaluate the current property conditions to determine if the main house, water tower, garage, and hatchery building were historically significant. The historic resource evaluation found that the Hansen Hatchery lacks the integrity to convey its significance and no longer appears eligible for the National Register of Historic Places and subsequently would not meet the criteria for listing on the California Register of Historical Resources (see attached Historic Resources Evaluation Report Hansen Hatchery Historic District dated January 2014). Based on the evaluation prepared by McKale Consulting the structures are not historical resources and demolishing them would not have a significant effect on

the environment and the project qualifies for a Class 1 Categorical Exemption under CEQA (§15301. Existing Facilities).

City Regulations for Demolition Permits: The City’s regulations for demolition permits rely heavily on the criteria for listing on the California Register of Historical Resources in determining whether a property is historically significant and can be demolished. This is reflected in both §19.54.090.F.2 (Determination of Significance) and §19.54.090.G.1 (Findings, Decision) of the Development Code. Based on the analysis above - that the structures do not qualify as historic resources under CEQA – the DRHPC will need to determine if the findings for approval of a demolition permit can be made. If the DRHPC chooses to approve the demolition of the structures, the DRHPC may require that the inside and outside of the main house, water tower, garage, and hatchery buildings be photo documented and submitted to the Sonoma League for Historic Preservation and City of Sonoma. In addition, the DRHPC has the discretion to require that the main house, water tower, garage, and hatchery buildings not be demolished until building permits for the replacement structure have been issued. Because a Notice of Violation(s) and Substandard Housing Conditions and Order to Vacate the Substandard Housing and Accessory Structures and Abate the Violations has been issued by the Building Department the DRHPC may not desire to include this as a condition of approval.

Discussion of Project Issues: The Summary of Findings in the 2014 McKale Consulting evaluation (attached) conflict with the DPR listing of 2D2 (Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in CR.) This is the first project that the DRHPC has reviewed that involves conflicting evaluations. There are two options the DRHPC could consider in reviewing the project: 1) determine that the main house, water tower, garage, and hatchery buildings are not historically significant, make the demolition findings, and approve the demolition; or, 2) continue the review of the demolition to a future DRHPC meeting and require a peer review of the evaluation prepaid by McKale Consulting.

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

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

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

If commissioners wish to arrange a site visit to inspect the property independently, please contact the applicant, Ed Routhier, at (707) 707-509-5321 or George McKale at (707) 707-337-0788.

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. Historic Resources Evaluation Report Hansen Hatcher historic District
3. Contractor's observations
4. DPR List
5. Relevant California historical Resource Status Codes
6. Historic Resource Inventory

cc: Caymus Capital
281 Second Street East
Sonoma, CA 95476

George Mckale, via email

Mary Martinez
P.O. Box 534
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne Bowers, via email

800 West Spain Street Demolition Package

Brief project narrative

City of Sonoma Abatement Order

Architect report

Building elevations – pictures

Site map

Termite report

Historical Resources Evaluation Report



800 West Spain Street Project Narrative

800 West Spain Street was purchased by Ed and Martina Routhier; who are long time local Sonoma residents. Mr. Routhier was offered the opportunity to purchase the property in a distressed sale, with only seven days of due diligence, and limited access to the home due to the 30 years of hoarding that had been ongoing. Originally, the Routhiers had hoped to salvage the front home and build moderate single family properties for working families, in the open space behind the home. As demonstrated by the Routhiers primary residence at 232 Second St. East, which was built with Jon Curry, they have a history of projects that are true to the original character of Sonoma. 800 W. Spain seemed to be an ideal opportunity for continuing this passion.

The Routhiers after taking possession of the home, which was previously owned by a hoarder and removing 5 - 40 yard dumpsters of refuse from the 1250 sq. ft. home, discovered sever damage and neglect to the integrity of the home. After counseling with their architect, general contractors and engineers it was unfortunately determined that the home could not be saved and was at risk of immediate collapse. The home along with the other buildings on the property represented an immediate health and safety issue, which this application hopes to correct. These findings were consistent with the attached Abetment order issued by the City of Sonoma October 30, 2013.

Since taking possession, the home has had multiple break-ins, squatters and complaints from the neighbors as the smell of the refuse has become overwhelming. As troubling, the Routhiers were informed that their insurance carrier would not cover the home, until the City of Sonoma's Abatement orders were cleared. It is the Routhiers' belief and that of the professionals who have provided guidance on the project that a complete removal of all buildings on the property are necessary to eliminate the health and safety issues, and correct the unaddressed liability issues. Please find attached the report from Axia Architects.

The Routhiers have also consulted with the City Historian, who has conquered with the other professionals, that the house and buildings on the property no longer demonstrate their particular importance with in a historic context nor do they retain their historic integrity. Please find attached the report from George McKale.

All relevant factors have been considered, and weighed against the public nuisance, health and safety issues, liability to the owners and request is being made for issuance of a demolition permit for immediate demolition of all buildings on the property.

The Routhiers long-term plan is to submit a development plan for the property consistent with the architecture style of Sonoma farmhouses, priced for working families.



City of Sonoma
Building Department
#1 The Plaza
Sonoma, CA 95476

Telephone: (707) 938-3681
Fax: (707)398-8775

Sent to Record Owner by Certified Mail
Sent to Tenant by First-Class Mail
Posted in conspicuous place near entrances to buildings

**NOTICE OF VIOLATION(S) AND SUBSTANDARD
HOUSING CONDITIONS
AND ORDER TO VACATE THE SUBSTANDARD HOUSING
AND ACCESORY STRUCTURES AND ABATE THE
VIOLATIONS**

Date of Notice & Order: **October 30, 2013**

Owner: **Brenda Gibson**
PO Box 2162,
Sonoma, CA 95476-2162

Tenant: **Tenant (Occupant)**
800 West Spain Street,
Sonoma, CA 95476

Property Address: **800 West Spain Street, Sonoma, CA**

Assessor's Parcel No: **127-204-022**

Date Violations Observed: **October 10, 2013, APPROXIMATELY 1:00 PM**

Date of Initial Notification: **No prior notice given.**

The property or structure listed above has been found to be in violation of the California State Housing Law and/or the Sonoma Municipal Code (SMC).

Section 114.1 of the administrative provisions contained in SMC Section 14.10.010 states that "It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code or any other provision of Chapter 14.10 of the Sonoma Municipal Code."

Section 17980(a) of the CA Health and Safety Code states that "If any building is constructed, altered, converted, or maintained in violation of any provision of, or in violation of any order or notice that gives a reasonable time to correct that violation issued by an enforcement agency pursuant to this part, the building standards published in the California Building Standards Code, or other rules and regulations adopted pursuant to this part, or if a nuisance exists in any building or upon the lot on which it is situated, the enforcement agency shall, after 30 days' notice to abate the nuisance or violation, or a notice to abate with a shorter period of time if deemed necessary by the enforcement agency to prevent or remedy an immediate threat to the health and safety of the public or occupants of the structure, institute any appropriate action or proceeding to prevent, restrain, correct, or abate the violation or nuisance. Notwithstanding the above, if a person has purchased and is in the process of diligently

abating any violation at a residential property that had been foreclosed on or after January 1, 2008, an enforcement agency shall not commence any action or proceeding until at least 60 days after the person takes title to the property, unless a shorter period of time is deemed necessary by the enforcement agency, in its sole discretion, to prevent or remedy an immediate threat to the health and safety of the neighboring community, public, or occupants of the structure."

Violations and Substandard Conditions

The Building Department has inspected portions of the house and the accessory structure in back of the home and has determined that the buildings are substandard pursuant to CA Health and Safety Code 17920. The inspection was performed at the request of the Sonoma Police Department, which controlled access to the premises at the date and time of the inspection.

Pursuant to CA Health and Safety Code Section 17970, "any officer, employee, or agent of an enforcement agency may enter and inspect any building or premises whenever necessary to secure compliance with, or prevent a violation of, any provision of this part, the building standards published in the State Building Standards Code, and other rules and regulations promulgated pursuant to the provisions of this part which the enforcement agency has the power to enforce."

The Building Department has determined that the substandard conditions and violations enumerated below require immediate action, including immediate vacation and discontinuance of use of the structures by the building's occupants, and abatement of the substandard conditions within a reasonable time.

Gas and electric service to the building has been disconnected by the utility provider to remedy an immediate threat to the health and safety of the public or occupants of the structure.

Item	Violation and Substandard Condition Observed	CA Health & Safety Code Section
1.	Lack of adequate heating; Floor furnace was found adjacent to the west exterior wall. The entire interior floor space was covered with debris and household items, which covered the floor furnace. Floor furnace was covered with combustible material.	17920.3(a)(6)
2.	Infestation of insects; Refrigerator was not clean, which had insects.	17920.3(a)(12)
3.	General dilapidation or improper maintenance; All buildings on the property appeared to lack general maintenance. The main house (south building) had dry rot, damaged exterior walls, exterior landings, deck, peeling paint, broken windows, and lack of cleaning and organization of household items, food storage and clothing. The debris and household items throughout the interior space was approx. 2 - 3 ft. in depth, which impaired egress. The north accessory building appeared to have defective and deteriorated roof members and bearing walls.	17920.3(a)(13)
4.	Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer; Refer to Item 3 above.	17920.3(a)(15)
5.	Defective or deteriorated flooring or floor supports; Exterior landing on the east side of the main house was damaged and deteriorated, front porch/deck and guard damaged and deteriorated.	17920.3(b)(2)
6.	Members of walls, partition, or other vertical supports that spilt, lean, list, or buckle due to defective material or deterioration; The main house exhibit the defects along the east exterior wall, front porch, an interior wall. The south accessory building exhibit the defects throughout.	17920.3(b)(4)
7.	Members of ceilings, roofs, ceiling and roof supports, or horizontal members which sag, split or buckle due to defective material or deterioration; The south accessory building exhibited numerous roof members defects	17920.3(b)(6)
8.	Wiring is not currently in good and safe condition and working properly; Discovered exterior "nob and tubing" wiring mounted to the exterior wall on the main house without insulation covering.	17920.3(d)

Item	Violation and Substandard Condition Observed	CA Health & Safety Code Section
9.	The floor furnace in the main house was covered with debris, which will not allow proper operation. In addition, the exterior flue had mounted on the west exterior wall had two holes	17920.3(f)
10.	Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors. The east exterior wall of the main house was damaged and detached, and there were broken windows along the east wall.	17920.3(g)(2)
11.	Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weather due to lack of paint or other approved protective covering. The main house exhibited peeled paint and deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.	17920.3(g)(3)
12.	Broken, rotted, split, or buckled exterior wall coverings or roof coverings. The main house east exterior wall exhibited damaged and detached siding.	17920.3(g)(4)
13.	Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause. In main house and south accessory building, excessive debris and household items were discovered, with combustible materials within the building interiors, as well as overgrown vegetation adjacent the buildings.	17920.3(h)

YOU ARE HEREBY ORDERED to **immediately** discontinue use and vacate the substandard housing until such time that all substandard housing conditions have been satisfactorily abated by repair, replacement or removal, as appropriate, and said abated conditions have been inspected and approved by the City of Sonoma Building Department. Pursuant to CA Health and Safety Code Section 17980(a) the vacation of the home and accessory structure is being ordered immediately to prevent or remedy an immediate threat to the health and safety of the public or occupants of the structure.

YOU ARE HEREBY FURTHER ORDERED to discontinue and correct or otherwise abate by repair, replacement or removal all of the violation(s) stated above not later than **January 31, 2014**.

Permit Required

A permit shall first be obtained from the Building Department prior to performing any corrective work to construct, enlarge, alter, repair, move, demolish or change a building or occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system or component thereof or any accessible feature, element or component, the installation of which is regulated by the codes adopted by the City.

The actual costs incurred by the City to resolve this matter, including investigation services, plan review, inspections, hearing costs, the costs for abatement if performed by the City and related services shall become a personal obligation of the property owner and may become a lien against the property if not fully paid.

Consequences for Failing to Comply

Failure to legally comply with this notice and order and cure the violation(s) within the time period set forth above may result in the building official recording the notice and order against the subject property. In addition, the building official may seek the legal counsel of the City to institute the appropriate proceeding to restrain, correct or abate such violation.

In addition, any person in violation of the codes adopted by the City and failing to comply with this notice and order may be prosecuted for a misdemeanor. Each violation shall constitute a separate offense for each and every day such person, firm or corporation violates or allows a violation to continue without taking reasonable means to cure or abate the same after having been ordered to do so and every misdemeanor violation is punishable by a fine not exceeding \$1,000 or imprisonment for a term not exceeding six months, or by both such fine and imprisonment.

Alternatively, an administrative notice and order may be issued under the provisions of SMC Chapter 1.30 and all fines and penalties therein may be assessed. SMC Chapter 1.30 establishes procedures authorized in Government Code Section 53069.4 for the imposition, enforcement, collection, and administrative review of administrative costs, fines and penalties for any violations of the Sonoma Municipal Code. Administrative fines and penalties are sanctions adopted by city council resolution pursuant to SMC 1.12.030 and are currently \$500 per day for each initial violation. Additional administrative costs include any and all costs incurred by the City in connection with matters brought before a hearing officer including, but not limited to, costs of investigation, staffing costs incurred in preparation for a hearing and for the hearing itself, the services of the hearing officer, any abatement costs, costs for all inspections necessary to enforce the administrative notice and order or the administrative enforcement order, including attorneys' fees.

Rights to Appeal

Any person, firm, corporation, or entity adversely affected by this order may file an application for appeal. However, be advised that the Board of Appeals has no authority to waive the requirements of the adopted codes.

All appeals shall be initiated by filing with the city clerk (with a copy to the building official) a written application for appeal on a form provided by the city clerk within 15 days of the date the building official's decision, notice or order (oral or written) is properly served, together with any applicable appeal fee established in the fee schedule adopted by the city council. The form for the application for appeal can also be downloaded from the City's web site at http://www.sonomacity.org/uploadimg/building_appeal_form.pdf.

The application for appeal shall state the nature and date of the decision being appealed, the name and address of the appellant and his/her interest in the matter, the property address which is the subject of the appeal, the specific action requested by the appellant to be taken by the appeal body, the signature(s) of the appellant(s), and the reasons, based on a claim that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed which, in the opinion of the appellant, render the decision unjustified or incorrect.

The filing of an application for appeal shall have the effect of staying any decision or order of the building official pertaining to said appeal or the issuance or granting of any permit, certificate or other approval which is related to the appeal unless, at the sole discretion of the building official, such decision, order or action is necessary to protect the life, health, safety, property or well-being of the public or occupants of the building.

Upon receipt of a timely filed application for appeal in proper form and payment of the required fee, the city clerk will set a hearing date before the board of appeals no later than 60 days after the filing of the notice of appeal. Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.

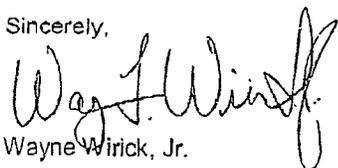
Failure to file an application for appeal within the filing deadline and in the manner set forth above shall constitute a waiver of the right to an administrative hearing on the matter.

Be advised that Sections 17274 and 24436.5 of the CA Revenue and Taxation Code provide that no deductions for interest, taxes, depreciation, or amortization paid or incurred in the taxable year shall be allowed a taxpayer who derives rental income from housing declared by the City to be substandard.

Also be advised that pursuant to Section 1942.5 of the California Civil code, the lessor cannot retaliate against a lessee.

If you have any questions, feel free to contact me by phone at 707-933-2211 or by e-mail at wwirick@sonomacity.org.

Sincerely,



Wayne Wirick, Jr.

Development Services Director / Building Official

Partial Photo Documentation

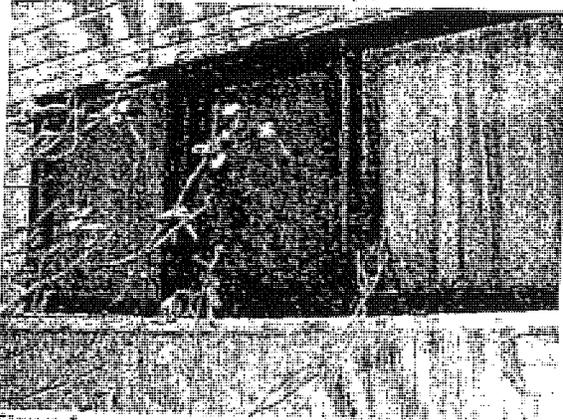


Figure 1

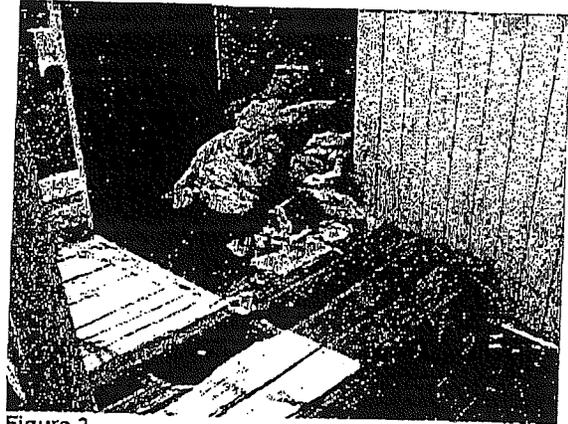


Figure 2

Address: 800 West Spain Street, Sonoma, CA

Date and Time: 10/30/13 Approximately 1:00 PM

Description of Violation: Dampness of habitable rooms; Faulty weather protection; buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies; Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.

Address: 800 West Spain Street, Sonoma, CA

Date and Time: 10/30/13 Approximately 1:00 PM

Description of Violation: Defective or deteriorated flooring or floor supports.

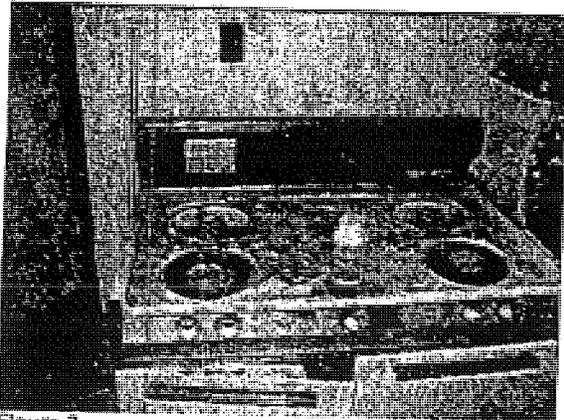


Figure 3

Address: 800 West Spain Street, Sonoma, CA

Date and Time: 10/30/13 Approximately 1:00 PM

Description of Violation: General dilapidation or improper maintenance; Improperly maintained gas appliance.

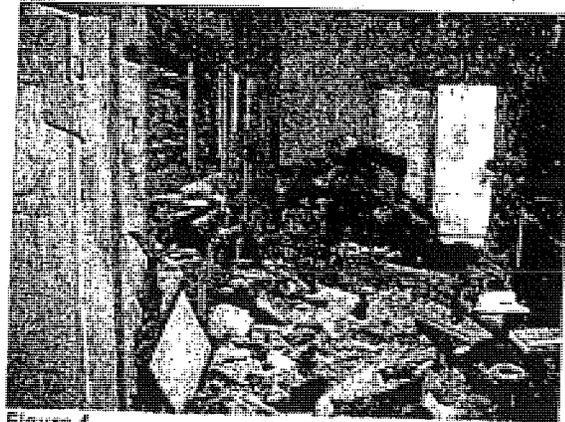


Figure 4

Address: 800 West Spain Street, Sonoma, CA

Date and Time: 10/30/13 Approximately 1:00 PM

Description of Violation: Lack of adequate garbage and rubbish storage and removal; Lack of adequate exit facilities.

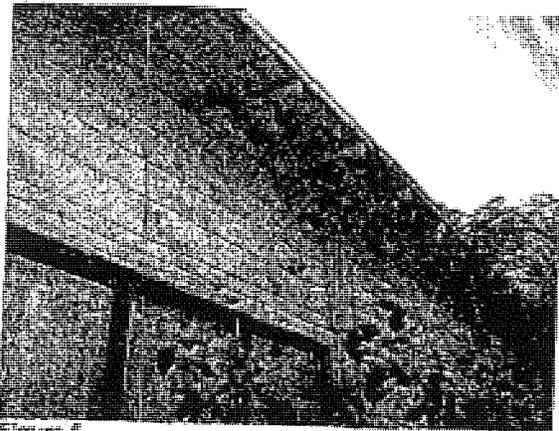


Figure 5

Address: 800 West Spain Street, Sonoma, CA
Date and Time: 10/30/13 Approximately 1:00 PM
Description of Violation: Hazardous exposed electrical conductors.

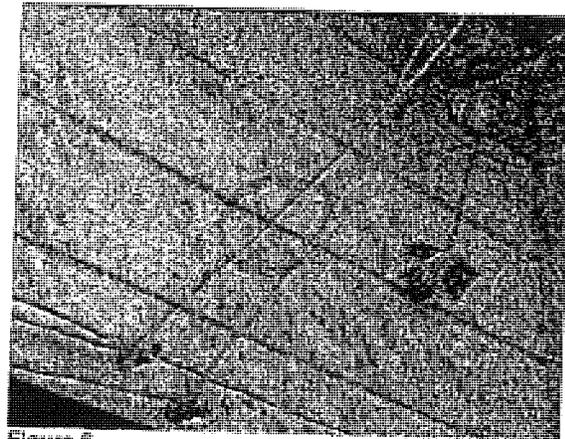


Figure 6

Address: 800 West Spain Street, Sonoma, CA
Date and Time: 10/30/13 Approximately 1:00 PM
Description of Violation: Hazardous exposed electrical conductors.

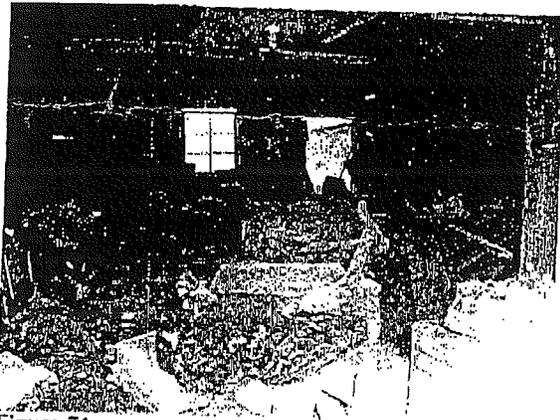


Figure 74

Address: 800 West Spain Street, Sonoma, CA
Date and Time: 10/30/13 Approximately 1:00 PM
Description of Violation: Accumulation of junk, dead organic matter, debris, garbage, offal, rodent harborages, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

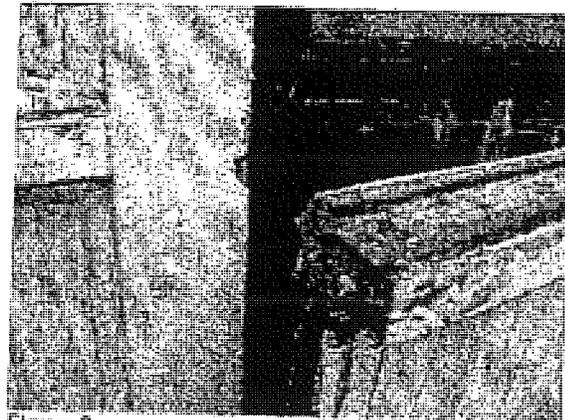


Figure 8

Address: 800 West Spain Street, Sonoma, CA
Date and Time: 10/30/13 Approximately 1:00 PM
Description of Violation: Broken, rotted, split, or buckled exterior wall coverings or roof coverings; Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.



Architecture
Planning
Interiors

Douglas Hilberman, AIA
Karen Pregler, AIA
Shannon Kelleher

800 WEST SPAIN STREET, SONOMA, CA
ARCHITECTURAL ASSESSMENT OF THE EXISTING BUILDINGS
01.20.14

AXIA Architects has reviewed the existing structures on site and determined that, in our professional opinion, they are not strong candidates for reuse or for remodeling. The existing structures represent a patchwork of poor construction practices that have not been maintained well over the years. Significant decomposition is apparent. We caution entry to the outbuildings in particular. Costs associated with modifying the existing structures are significantly higher than the costs of new construction. In our opinion, none of these buildings are habitable nor would they be logical candidates to salvage. Our findings are based on the following analysis.

Building A: Former Residence

The existing structure appears to be comprised of at least two separate stages of construction. The east section of the building appears to have been framed over a former porch structure (see photographs 5 & 7). The original floor framing was not constructed on foundations and has settled significantly. Termite damage and rot are apparent in the perimeter walls (see photograph 6). Water infiltration is apparent in multiple locations around the building. The building lacks any significant seismic resistance or weather resistive barriers at the perimeter walls. The patchwork nature of the addition to the main structural is of "teardown" quality, with no useful life. There is little redeeming value to the existing structure from a functionality stand point.

Building B: Former Water Tower

This particular building has suffered significantly from lack of maintenance and is now collapsing (see photographs 8 & 9). The quality of the materials, in our professional opinion, are beyond repair and would require full replacement. There does not appear to be much of any structural integrity left in the building.

Building C: Agricultural Building

The original building appears to have been constructed for agricultural use as unconditioned space. At some point in its history, the building appears to have been finished on the interior. Unfortunately the building does not appear to have been fully weather proofed or maintained. The current state of the building is, in our opinion, structurally compromised. Noticeable sagging is occurring in the ceiling assemblies (see photograph 12). Walls are not straight and appear to be showing signs of collapse and settling. Decomposition of materials is apparent on both the interior and exterior (see photograph 13).

Building D: Old Garage

The old garage adjacent to the agricultural building appears to have been moisture damaged by water for a number of years. Little to none of the structure is salvageable. Due to the clutter, it is unclear as to the existence of any foundations. Settling has occurred in multiple locations. Weather has breached both the exterior walls and the roof to a point beyond logical repair (see photograph 15). A non-code compliant addition was done at some point to connect the garage to the agricultural building. The addition has fared poorly and this professional was uncomfortable entering it in its present decomposing condition.

707 542 4652
707 542 3919 Fax

250 D Street
Suite 210
Santa Rosa
CA 95404

PO Box 1000
Santa Rosa
CA 95402

Building E: Garage Near Rear of Property

The garage near the rear of the property appears to have been a more recent addition and houses a well pump. Lack of maintenance has shortened to life of this structure. Moisture penetration is apparent on a number of the interior surfaces. The exterior surfaces have lost weather protection, as the paint has peeled, and signs of decomposition of the siding are apparent (see photographs 17, 18, 19).

Note: This assessment was based on visual observation only. No invasive investigations or testing has occurred. This assessment was focused on the general overall architectural condition of the buildings as it relates to opinions on demolition versus refurbishing. This assessment does not cover utilities, energy efficiency, hazardous materials, mold, soils, dry rot, or a detailed analysis of each building.

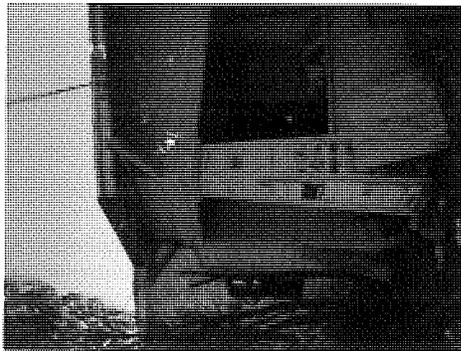
Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'D. Hiberman', with a long horizontal flourish extending to the right.

Douglas Hiberman
Principal

PHOTOGRAPHS OF EXISTING CONDITIONS - 800 WEST SPAIN STREET, SONOMA, CA

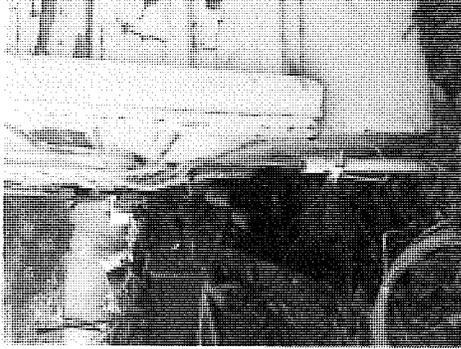
BUILDING A: FORMER RESIDENCE



1. Front Porch has settled poorly



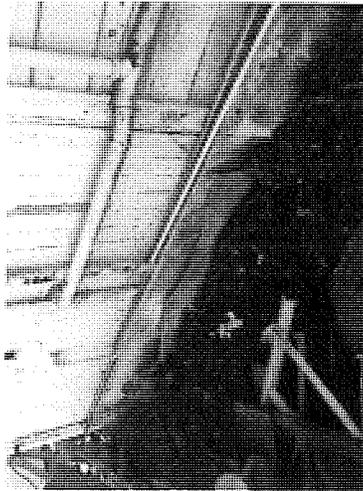
2. Cracks entirely through the foundation are visible



3. Buckling at the plates is visible



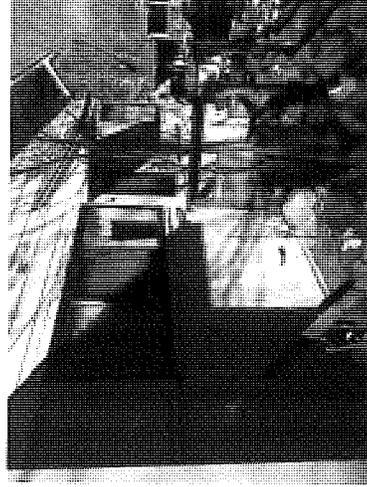
4. Wood foundations visible



5. Significant settling disparities visible at former porch locations



6. Visible termite damage

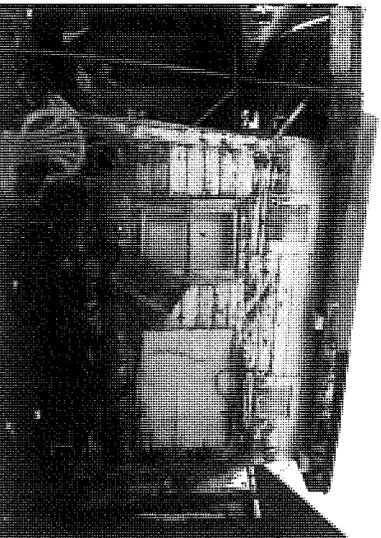


3. More examples of settling disparities at former porch

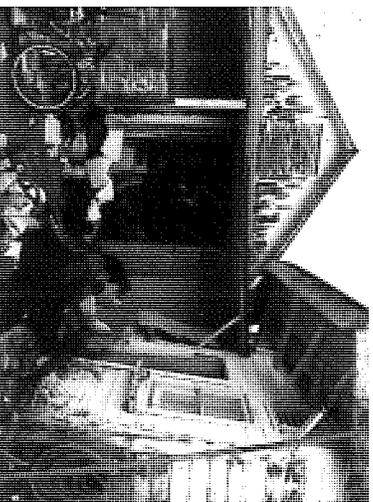
PHOTOGRAPHS OF EXISTING CONDITIONS - 800 WEST SPAIN STREET, SONOMA, CA
BUILDING B: OUTBUILDING – WATER TOWER



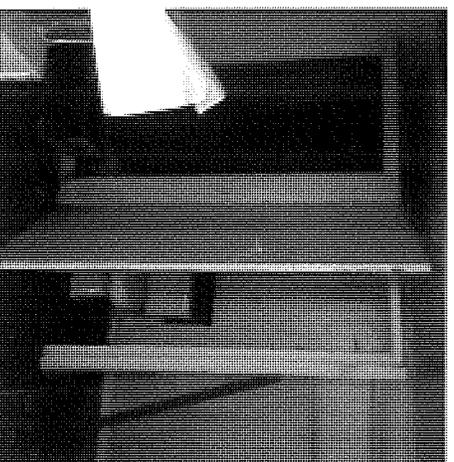
8. Structure is buckling. Signs of decay apparent.



9. Roof structure is collapsing



10. Interior appears to be non-code compliant



PHOTOGRAPHS OF EXISTING CONDITIONS - 800 WEST SPAIN STREET, SONOMA, CA
BUILDING C: OUTBUILDING – AGRICULTURAL BUILDING



11. Building is settling unevenly, rot is apparent, structure is collapsing in areas

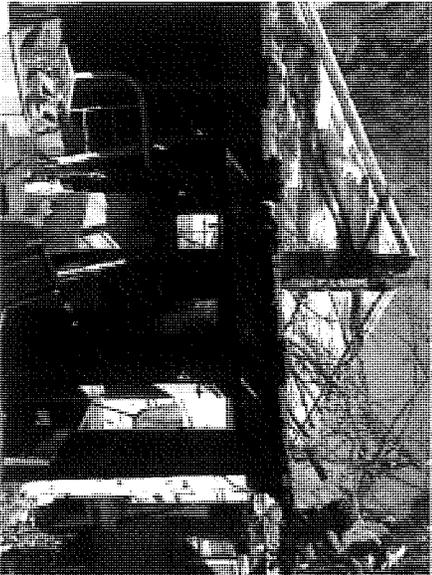


12. Ceiling is buckling, rot is apparent throughout



13. More examples of settling disparities and decomposition of the building

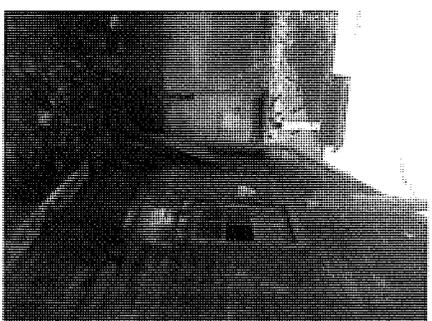
PHOTOGRAPHS OF EXISTING CONDITIONS - 800 WEST SPAIN STREET, SONOMA, CA
BUILDINGS D & E: FORMER GARAGES



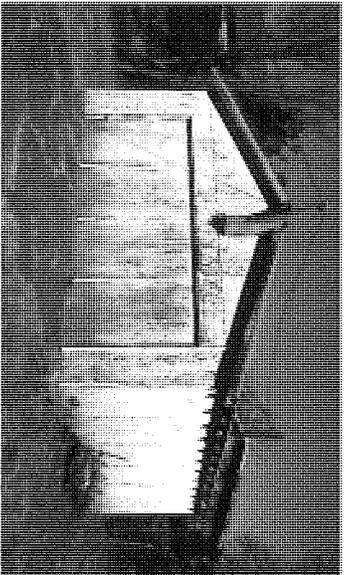
14. Structure appears to be collapsing



15. Moisture damage is beyond rational mitigation



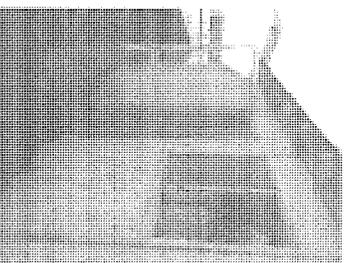
16. Decomposition visible



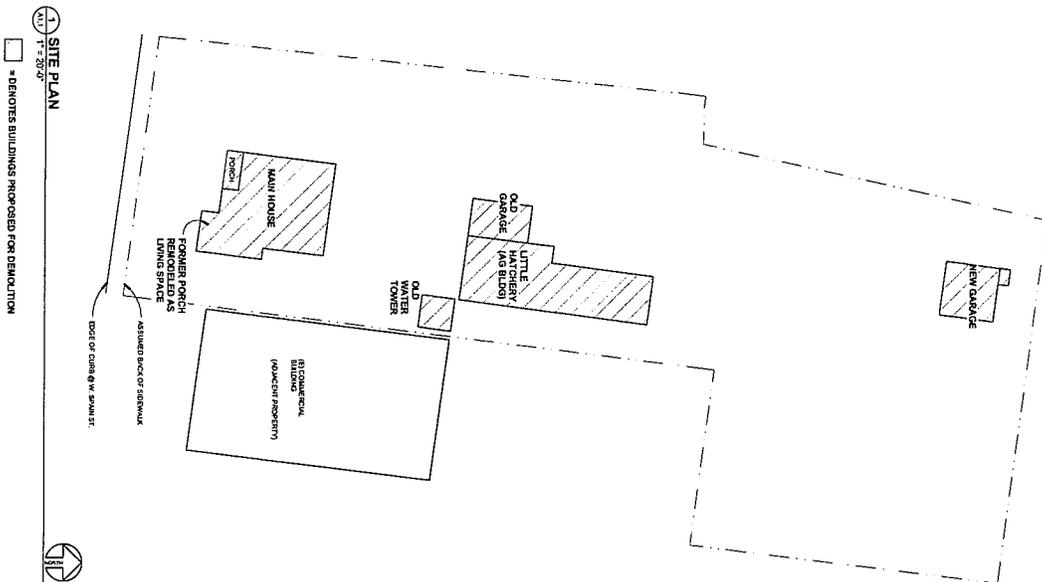
17. Building E appears to be the most recent of the structures



18. Significant water damage



19. The building has not been maintained well



SITE PLAN
 1" = 20'

- DENOTES BUILDINGS PROPOSED FOR DEMOLITION

AXIA ARCHITECTS 250 O Street, Suite 210 Sonoma, CA 94964 Voice: 707 542 4552 FAX: 707 542 3819 E-MAIL: email@axiaarchitects.com	
AXIA architects	
W. SPAIN ST. DEVELOPMENT 800 WEST SPAIN STREET SONOMA CALIFORNIA	
SHEET LOG DATE: 1/20/2014 DRAWN BY: LAM CHECKED BY: LAM	
SHEET	
A1.1 SH1	



Dear HomeGuard customer,

Thank You for selecting HomeGuard Incorporated to perform the termite inspection on your home.

Enclosed you will find the inspection report that includes the findings, repair recommendations and prices to complete the repairs. Now that you have allowed us to do the inspection, we would like to point out the advantages of working with HomeGuard Incorporated to complete the recommended repairs.

- When HomeGuard completes the repairs, there are no additional reinspection costs. Only a licensed structural pest control company can issue a Certification that states the property is free and clear of active infestations and infections of Wood destroying Pests and Organisms.
- HomeGuard Incorporated guarantees the highest quality repairs and chemical treatments.
- We make scheduling easy. We work with your Realtor, lender and the title company to expedite all required paperwork needed to make your real estate transaction as smooth as possible.
- HomeGuard Incorporated maintains liability insurance, errors and omissions insurance, and Workers' Compensation, limiting your liability.

Please review the enclosed report and repair proposals. I am available to discuss the findings and recommendations with you at your convenience.

Sincerely Yours,

A handwritten signature in black ink that reads "Curt Reese".

Curtis Reese
Vice President
General Manager

1(800) 301-7378 www.HomeGuard.com

WOOD DESTROYING PESTS AND ORGANISM INSPECTION REPORT

Building No. 800	Street W. Spain Street	City Sonoma	ZIP 95476	Date of Inspection 1/20/2014	Number of Pages Page 1 of 14
			16-C Pamaron Way Novato, CA 94949 (707) 769-1900 • Fax (415) 883-4001 Registration # PR1452		HomeGuard Rpt #: 119597
Ordered By: Eva Sandoval Caymus Capital 281 2nd Street East Sonoma, CA 95476		Property Owner and/or Party of Interest: Edmond Routhier 800 W. Spain Street Sonoma, CA 95476		Report Sent to: _____ Escrow#: _____	
COMPLETE REPORT <input type="checkbox"/>		LIMITED REPORT <input checked="" type="checkbox"/>		SUPPLEMENTAL REPORT <input type="checkbox"/>	
REINSPECTION REPORT <input type="checkbox"/>		General Description: One story, single family wood framed residence with wood siding exterior. Limited to the interior and exterior of the main structure only.		Inspection Tag Posted: Closet	
				Other Tags Posted: None noted	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.					
Subterranean Termites <input checked="" type="checkbox"/>		Drywood Termites <input type="checkbox"/>		Fungus / DryRot <input checked="" type="checkbox"/>	
				Other Findings <input checked="" type="checkbox"/>	
				Further Inspection <input checked="" type="checkbox"/>	
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.					
Key to Items on diagram: [1] Section 1 Items [2] Section 2 Items [3] Unknown Further Inspection Items					

**SEE DIAGRAM ON PAGE
2 OF THIS REPORT**

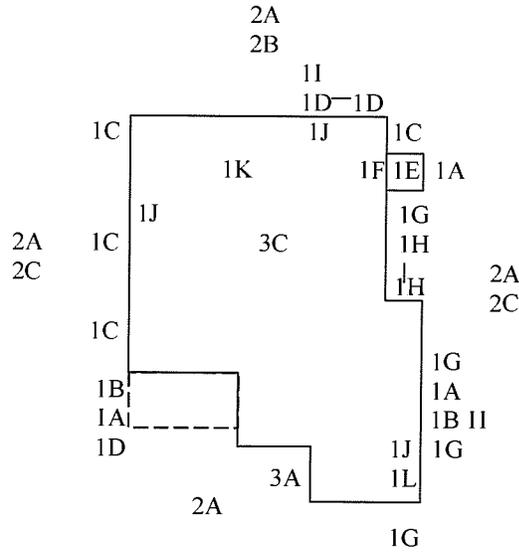
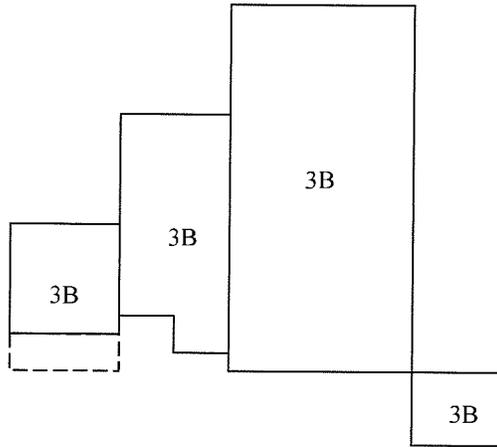
Inspected by: **I Frank Caunday**

License#: **FR44650**

Signature: 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916)561-8708, (800) 737-8188 or www.pestboard.ca.gov.



Building No. 800	Street W. Spain Street	City Sonoma	ZIP 95476	Date of Inspection 1/20/2014	Number of Pages Page 3 of 14
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AREAS NOT INSPECTED PLEASE READ

We did not inspect the interior of finished walls or behind installed finished cabinet work. Our inspection does not include any electrical, heating, air conditioning, structural adequacy, pest other than wood destroying pest or mechanical systems of the structure and will not detect building code violations. We did not inspect the roof covering for leakage. The plumbing was inspected, and only the leaks outlined in our report were found at this time. We assume no responsibility for leaks that occur after the date of inspection. There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report such as the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist. It has been requested by the agent that this report be limited to the interior and exterior of the main structure only. It is recommended that the entire structure be inspected. HomeGuard Incorporated will upon request, inspect the entire structure at an additional expense. The enclosed areas inside the subarea of the main structure and detached structures were not inspected. We did not inspect the interior of enclosed abutments or hollow stucco rails. The inaccessible areas listed above which were not inspected will be inspected upon the owner's request and will be conditional to additional inspection fees.

EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSE BOARD.

"This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work while in progress will be necessary. Any guarantees must be received from parties performing repairs."

NOTE: Work performed by others will be reinspected for a fee of \$195.00 for each trip out to the property. Open wall and open floor inspections are desirable if certification is required.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may differ from company to company. You have the right to seek a second opinion from another company.

NOTE: WE GUARANTEE ALL REPAIRS DONE BY THIS COMPANY FOR ONE (1) YEAR AND FUMIGATIONS FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF COMPLETION WITH THE EXCEPTION OF PLUMBING, GROUTING, CAULKING AND RE-SETTING OF TOILETS WHICH ARE GUARANTEED FOR 30 DAYS FROM THE DATE OF COMPLETION. WE CANNOT GUARANTEE WORK PERFORMED BY OTHERS. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS, OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

Building No. 800	Street W. Spain Street	City Sonoma	ZIP 95476	Date of Inspection 1/20/2014	Number of Pages Page 4 of 14
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NOTE: THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I AND SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION, OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

Section 1 Items

1A. FINDING: Fungus damage was noted to the sheathing as indicated on the diagram. (See Picture 1) (See Picture 12) (See Picture 16) (See Picture 17)

RECOMMENDATION: Remove and replace the damaged sheathing to correct this condition. This bid includes replacement of the roof covering if disturbed by our repairs. If existing gutters need to be removed to perform the repairs then our bid also includes reinstallation of original gutters. If it becomes necessary or desirable to install new gutters this will be done only if authorized and at an additional expense. The guarantees on the roof covering are limited to the areas where the repairs were performed

***** (SECTION 1 ITEM) *****

1B. FINDING: Fungus damage was noted to the rafter(s) as indicated on the diagram. (See Picture 1) (See Picture 16) (See Picture 17)

RECOMMENDATION: Remove and replace a section of the damaged barge(s) rafter to correct this condition. This bid includes replacement of the roof covering if disturbed by our repairs. If existing gutters need to be removed to perform the repairs then our bid also includes reinstallation of original gutters. If it becomes necessary or desirable to install new gutters this will be done only if authorized and at an additional cost. The guarantees on the roof covering are limited to the areas where the work was performed

***** (SECTION 1 ITEM) *****

1C. FINDING: The wood window screens have been damaged by fungus at various areas. (See Picture 3) (See Picture 4) (See Picture 5)

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to extend into any enclosed areas a supplemental report and bid will be issued.

***** (SECTION 1 ITEM) *****

1D. FINDING: The siding and trim have been damaged by fungus at the front and various areas. (See Picture 2) (See Picture 7)

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to extend into any enclosed areas a supplemental report and bid will be issued.

***** (SECTION 1 ITEM) *****

1E. FINDING: The wood members of the rear porch have been damaged by fungus. (See Picture 8)

RECOMMENDATION: Remove and replace the structurally damaged wood members. If damage is found to extend into inaccessible areas, a supplemental report will be issued with any findings, recommendations, and/or bids.

***** (SECTION 1 ITEM) *****

Building No. 800	Street W. Spain Street	City Sonoma	ZIP 95476	Date of Inspection 1/20/2014	Number of Pages Page 5 of 14
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1F. FINDING: The rear service porch door was found to be damaged by fungus. (See Picture 9)

RECOMMENDATION: Supply and install a new pre-hung door and jambs to correct this condition. Note: The existing door knob and dead bolt if any will be re-installed in the new door unless prior arrangements are made. We at HomeGuard Incorporated are upgrade experts and can provide proposals that include tile, marble, granite, upgraded fixtures, upgraded windows and doors or any other option you may desire.
***** (SECTION 1 ITEM) *****

1G. FINDING: The wooden window sash has been damaged by fungus at the service porch and various areas. (See Picture 10) (See Picture 11) (See Picture 14) (See Picture 15)

RECOMMENDATION: Replace the entire window sash with a new wooden window sash. Please note that in order to complete this item, there could be a two week delay in getting the new windows milled. At the owners request a bid can be supplied for replacing this window with an energy efficient window.
***** (SECTION 1 ITEM) *****

1H. FINDING: Earth to wood contact was noted where soil is touching the wood siding at the rear. (See Picture 13)

RECOMMENDATION: Lower the soil as necessary to break all soil contact with the wood members, and provide adequate drainage away from the structure.
***** (SECTION 1 ITEM) *****

1I. FINDING: Subterranean termites were noted throughout the structure. (See Picture 6) (See Picture 23) (See Picture 25)

RECOMMENDATION: Chemically treat the entire structure at probable termite entry points for the control of Subterranean termites with Termidor SC ((Fipronil:5-amino-1-(2,6-dichloro-4-(trifluoromethyl) phey)-4-((1,8,5)-trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile and break down and brush away all subterranean termite migratory tubes. In conventional construction, this may include, but is not limited to, rodding or trenching the soil around the foundation walls, piers, and plumbing pipes in the subarea; rodding or trenching the soil around the exterior foundation; drilling attached slabs such as patios, porches, sidewalks, or driveways that abut the structure; drilling brick or stone veneer that extends below grade level; treating voids in the foundation walls or piers. The holes drilled into any concrete slab, while performing the treatments, will be plugged with mortar. It will be the owners responsibility to have these areas repaired to match the existing surfaces as desired. HomeGuard Inc. assumes no liability for any damage to concealed pipes, finished floors, tiles or bricks. NOTE: In order to perform this treatment the property must be vacant for the period during and 3 hours after the treatment has been completed. HomeGuard will use a ground fault device to hopefully prevent drilling through any pipes, conduit or electrical wiring however if this were to happen it will be the owners responsibility and expense to repair any damage done.
***** (SECTION 1 ITEM) *****

1J. FINDING: The subflooring has been damaged by subterranean termites and fungus at the hall bathroom closet. (See Picture 22)

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to extend into any enclosed areas a supplemental report and bid will be issued.
***** (SECTION 1 ITEM) *****

Building No. 800	Street W. Spain Street	City Sonoma	ZIP 95476	Date of Inspection 1/20/2014	Number of Pages Page 6 of 14
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1K. FINDING: The kitchen floor is fungus damaged adjacent to the sink and various areas.

RECOMMENDATION: Open the floor to repair damaged underlayment as necessary. Install new underlayment and new standard grade neutral colored vinyl floor covering over the floor area. When the underlayment is removed, if fungus damage to the subfloor or walls is revealed, we would issue a supplemental report and bid. It will be the owner's responsibility to remove and reinstall all appliances and furnishings. If this property has a dishwasher, it may be necessary to remove it in order to properly affect this repair. In the event that we remove the dishwasher, we will reinstall it. If the dishwasher is found to be leaking upon reinstallation there will be additional charges to make needed repairs. We at HomeGuard Incorporated are upgrade experts and can provide proposals that include tile, marble, granite, upgraded fixtures, upgraded windows and doors or any other option you may desire.

***** (SECTION 1 ITEM) *****

1L. FINDING: The subflooring and framing have been damaged by fungus at the front bedroom. (See Picture 25)

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to extend into any enclosed areas a supplemental report and bid will be issued.

***** (SECTION 1 ITEM) *****

1M. FINDING: The framing has been damaged by subterranean termites at the rear exterior wall. The damage appears to extend into the enclosed framing. We were unable to determine the full extent of the damage at this time. (See Picture 6)

RECOMMENDATION: Remove the damaged siding and further inspect the enclosed wood members. Upon performing further inspection, a supplemental report will be issued listing all findings, recommendations, and bids to complete the repairs. Our price quote is for opening this area and the further inspection only.

***** (SECTION 1 ITEM) *****

1N. FINDING: The framing at various areas have been structurally damaged by wood decay, fungus and subterranean termites. Major sloping of the floors were noted at various areas of the interior structure due to this condition. Therefore due to safety concerns, the subarea was not inspected. (See Picture 23) (See Picture 24) (See Picture 25)

RECOMMENDATION: It is recommended that a licensed structural engineer is to determine the structural integrity of the structure.

***** (SECTION 1 ITEM) *****

Section 2 Items

2A. FINDING: The siding was noted to be delaminated and/or weathered at various areas. No fungus damage was noted in this area.

RECOMMENDATION: Owner is advised to keep these areas well sealed and painted to prevent future moisture intrusion.

***** (SECTION 2 ITEM) *****

2B. FINDING: The exterior wood siding at the rear is missing.

RECOMMENDATION: Install new siding to prevent future moisture intrusion.

***** (SECTION 2 ITEM) *****

Building No. 800	Street W. Spain Street	City Sonoma	ZIP 95476	Date of Inspection 1/20/2014	Number of Pages Page 7 of 14
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2C. FINDING: Water stains were noted at various areas of the eaves. This could indicate possible leakage through the roof covering.

RECOMMENDATION: The owner is advised to contact a licensed roofing contractor to check and repair the roof covering as necessary.

***** (SECTION 2 ITEM) *****

Further Inspection Items

3A. FINDING: The exterior of the structure, as indicated on the diagram, is inaccessible for inspection due to heavy plant growth. (See Picture 18)

RECOMMENDATION: The owner is to cut back the plant growth as necessary to allow for physical inspection of the exterior. Upon performing further inspection a supplemental report will be issued with any findings, recommendations, and bids.

***** (FURTHER INSP ITEM) *****

3B. FINDING: The rear outbuilding cannot be inspected due to the structural integrity of the building. (See Picture 19) (See Picture 20) (See Picture 21)

RECOMMENDATION: It is recommended that the owner is to contact a licensed structural engineer to advise and recommend.

***** (FURTHER INSP ITEM) *****

3C. FINDING: The water was turned off at the time of our inspection and we were unable to water test the areas that are normally tested in a termite inspection.

RECOMMENDATION: Further inspection recommended. The owner should have the water turned on and HomeGuard Incorporated will return and inspect the areas that are normally water tested and issue a supplemental report with any findings, recommendations, and bids.

***** (FURTHER INSP ITEM) *****

NOTE: State law requires that you be given the following information:

CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control company immediately.

For further information contact any of the following:

HOMEGUARD INCORPORATED	(707)769-1900
Poison Control Center:	(800) 876-4766
Contra Costa County Agricultural Commission	(925) 646-5250
Contra Costa Health Department	(925) 313-6712
Marin County Agricultural Commission	(415) 499-6700
Marin County Health Department	(415) 499-3696
Napa County Agricultural Commission	(707) 253-4357

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Napa County Health Department	(707) 253-4231
Solano County Agricultural Commission	(707) 784-1310
Solano County Health Department	(707) 784-8600
Sonoma County Agricultural Commission	(707) 565-2371
Sonoma County Health Department	(707) 565-4400

Structural Pest Control Board (800) 737-8188
2005 Evergreen Street Ste. #1500, Sacramento, CA 95815-3831

Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the areas of local treatment, they may not be exterminated.

- NOTE: Unless stated otherwise, HomeGuard Incorporated bids include texturing and painting repaired areas. We will cover repaired sheetrock and wood with one coat of white primer or one coat of color supplied by the owner. Any texturing will vary from the original texture however we will match as close as possible. All painting will be on the area repaired only, feathering the paint in to blend with existing. On exterior surfaces texturing and painting will only be done when the weather permits.
- NOTE: If damage is found to extend into any inaccessible areas a supplemental report will be issued listing additional findings, recommendations and bids.
- NOTE: Should the further inspection items noted in this report not be performed, HomeGuard Incorporated will assume no liability for any infestations or infection which may be concealed in these areas.
- NOTE: HomeGuard Incorporated recommends that all desired further inspection items be performed prior to any treatments being performed.
- NOTE: HomeGuard Incorporated assumes no liability for, nor do we guarantee work performed by others. All guarantees, warranties, and permits if required should be obtained from the parties performing the repairs.
- NOTE: If it is necessary to install smoke detectors or carbon monoxide detectors to comply with the state fire regulations, battery powered detectors will be installed at an additional charge of \$95.00 per unit.
- NOTE: Due to the building materials used on this structure, it may be difficult to match the existing mill patterns and materials used in the original construction. HomeGuard Incorporated will replace damaged wood members with material that resembles the existing wood members with standard grade readily available wood members. IF MATCHING THE EXISTING WOOD MEMBERS IS DESIRED IT IS THE OWNERS RESPONSIBILITY TO NOTIFY HOMEGUARD INCORPORATED SO THAT ADDITIONAL COST ASSOCIATED WITH MATCHING CAN BE CALCULATED INTO OUR BID.
- NOTE: Should the local building department require additional changes or repairs not outlined in this report, there will be an additional charge.
- NOTE: In our opinion, item(s) listed in this report may require a building permit. All the necessary costs for the permit and inspections are included in our bid. It will be the owners responsibility to meet the building department and allow access for the inspections. If it becomes necessary to install smoke detectors this will be performed and charged at \$95.00 per detector.

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NOTE: Please be aware that current law dictates that homes constructed prior to 1978 require a company performing the repairs be a Lead Certified Renovation Firm with Certified Renovators. HomeGuard Incorporated is a Lead Certified Renovation Firm, certification number NAT-64235-1 and when required will follow all lead safe work practices as prescribed by the United States Environmental Protection Agency.

NOTE: Thank you for choosing HomeGuard Incorporated to perform your inspections. If you have any questions regarding this report, please e-mail I Frank Caunday at fcaunday@homeguard.com. Please bear in mind that the inspectors have full schedules during the day and will make every effort to make contact with you when he is available.

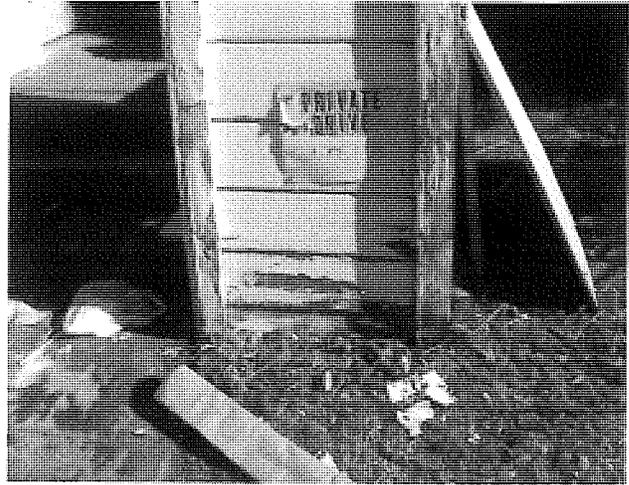
If you require further assistance or wish to schedule work as recommended in this report, please feel free to contact our office. We are here to assist you!

Report Pictures:

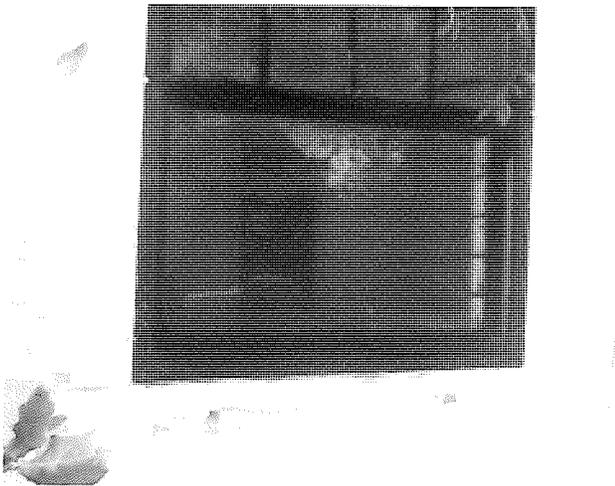
Pictures are provided to assist in clarifying some of the findings made in this report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. The pictures in this report do not illustrate all of the damage associated with a particular item. Please read the report thoroughly and contact the inspector if you have any specific questions.



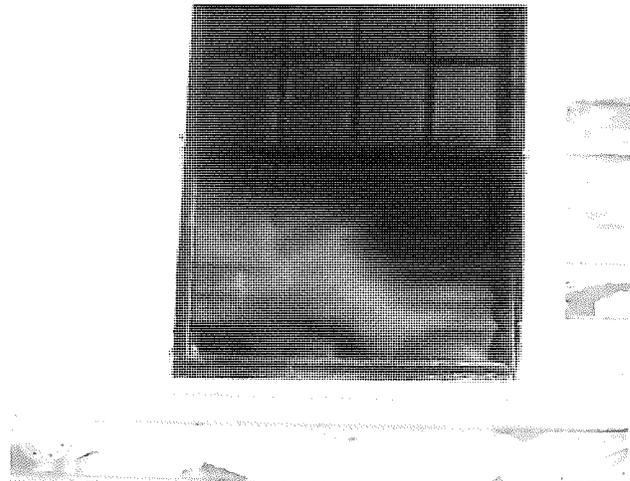
Picture 1



Picture 2



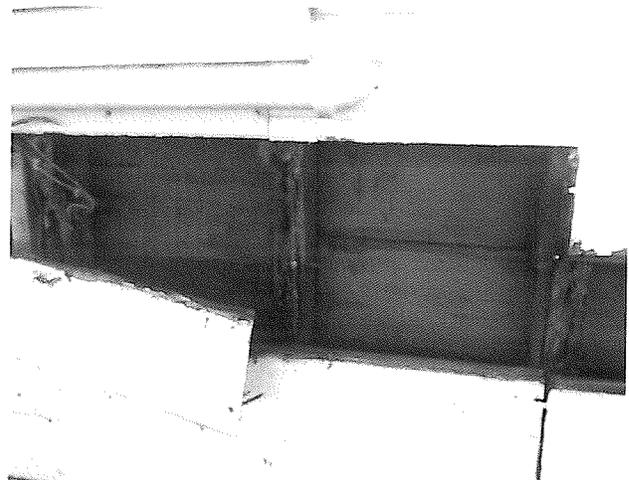
Picture 3



Picture 4



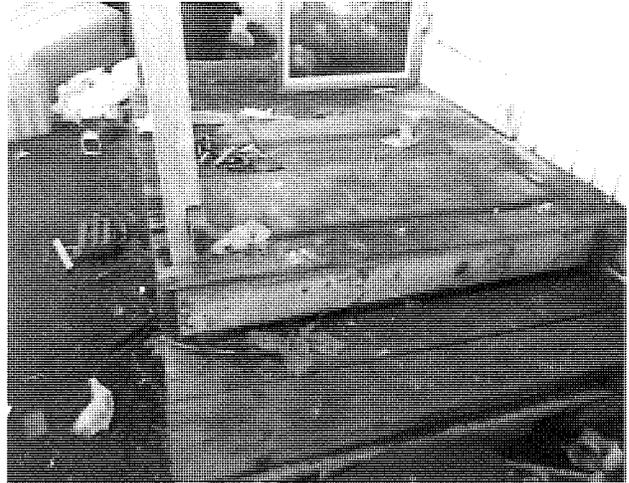
Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



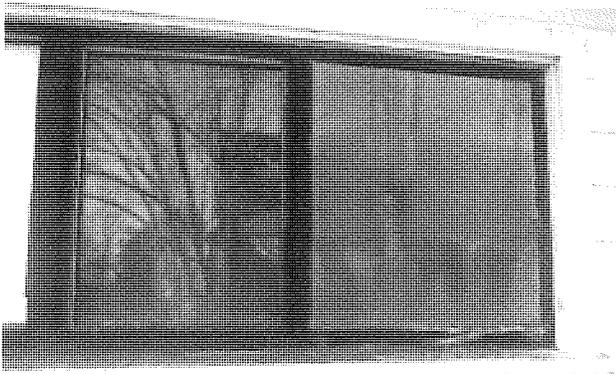
Picture 12



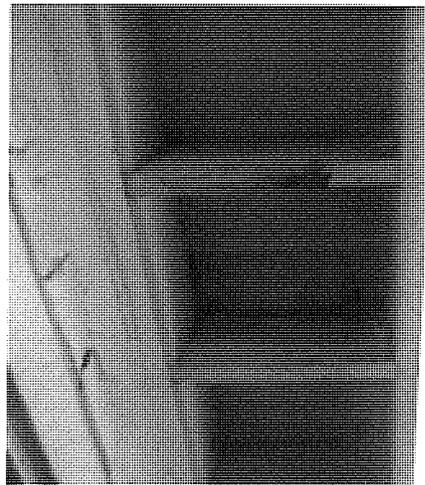
Picture 13



Picture 14



Picture 15



Picture 16



Picture 17



Picture 18



Picture 19



Picture 20



Picture 21



Picture 22



Picture 23



Picture 24

Building No. 800	Street W. Spain Street	City Sonoma	ZIP 95476	Date of Inspection 1/20/2014	Number of Pages Page 14 of 14
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Picture 25

PLEASE BE SURE TO SIGN AND SEND BOTH PAGES



AUTHORIZATION AGREEMENT
800 W. Spain Street, Sonoma - Report No. 119597

To schedule work, email or fax this signed Authorization Agreement, or call directly:

email: HGrepairs@HomeGuard.com

Fax: (925) 294-1818

Direct: (925) 294-1800

HomeGuard Incorporated is authorized to proceed with the work outlined in items _____ of their termite report no. 119597 for the property located at 800 W. Spain Street, Sonoma for a total sum of \$ _____. This amount will be due and payable upon completion of work. It is understood that the contract price does not include the charge of the structural pest control inspection report or re-inspection fees.

HOMEGUARD INCORPORATED AGREES:

1. To guarantee all repairs completed by this company for one year from the date of completion except for plumbing, grouting, caulking, and resetting of toilets, which will be guaranteed for 30 days.
2. To be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days.
3. To use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any, plant life, rain gutters, roofs; nor for damage or dirtying of stucco, plaster, paint, wall paper or other "finish-work" adjacent to areas where work is performed.
4. To replace damaged wood members with material which resembles, as closely as possible, the existing wood members with standard grade, readily available wood members.

OWNER OR OWNER'S AGENT AGREES:

1. To pay for services rendered upon completion of work. This contract may be canceled at any time by the customer. In the event of such action, customer agrees to pay HomeGuard Incorporated in full for all items already completed, and time and material for all items only partially completed. Time and material is calculated at the rate of ninety-five dollars per hour and the cost of materials plus 15%. The customer also agrees that in the case of cancelation of the contract, to pay all fees for necessary permits and any associated cost for obtaining permits. In the case of non-payment by owner, reasonable attorney fees and costs of collection shall be paid by the owner whether suit be filed or not.
2. To pay for service charge of 1.5 percent per month or portion of any month beyond 30 days after completion.
3. Owner grants HomeGuard Incorporated, a security interest in the above described real property to secure payment of the sum for work and inspection fee completed.
4. If additional damage is discovered by HomeGuard Incorporated, during the performance of work, company agrees to notify owner or agent of the amount of the damage and the cost of additional work to be done. This work will not be performed unless owner agrees.
5. If any additional work, plans or engineering is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent.
6. All plumbing repairs bid in this report are for only the specific repair that is identified. Many times when performing plumbing repairs it becomes necessary to repair or replace adjacent plumbing because of the age or fragility of these components. When this happens the owner or agent will be notified and said repairs will require additional cost and authorization.

NOTICE TO OWNER

"Under the California Mechanics Lien law, any structural pest control operator who contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for work or supplies, has the right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim of lien against your property, certain claimants such as subcontractors and material suppliers are required to provide you with a document entitled "Preliminary Notice". General contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid. You can protect yourself from such claim by requiring your contractor to supply you with a payment and performance bond prior to commencing any work of improvement and/or requiring your contractor to provide you with an unconditional lien release signed by each material supplier, subcontractor, and laborer involved in that project phase before making payment on the completed phase of the project."

Observations:

1. Severe cracks through concrete foundation walls;
2. Extensive termite/pest infestation and damage;
3. Decayed and sagging wood structure;
4. Weather beaten and decayed wood finishes;
5. Deteriorated roofing and underlayment;
6. Decayed front porch framing;
7. Obsolete electrical and mechanical systems.

Based on my experience in construction and specifically, construction cost estimating, I would recommend against rehabilitating or salvaging the existing home and out buildings on the subject property.

This report, including any recommendations, is based on my limited observations and scope of services. It is possible that unknown and/or hidden conditions exist that could influence this report and my opinions, recommendations and conclusions discussed in the report. Therefore, I must reserve the right to revise this report should more information become available.

Sincerely,

Juen Construction



Kevin Juen, Owner
CSLB #515989

HISTORIC RESOURCES EVALUATION REPORT
HANSEN HATCHERY HISTORIC DISTRICT

SONOMA, SONOMA COUNTY, CALIFORNIA



McKale Consulting

January 2014

HISTORIC RESOURCES EVALUATION REPORT
HANSEN HATCHERY HISTORIC DISTRICT

SONOMA, SONOMA COUNTY, CALIFORNIA

Submitted to:

Rob Gjestland, Senior Planner
City of Sonoma Planning Department
No. 1 The Plaza
Sonoma, California 95476

Prepared by:

George McKale, M.A., RPA #11628
McKale Consulting
717 Lasuen St.
Sonoma, California 95476
(707) 337-0788

McKale Consulting

January 2014

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APPENDICES

Appendix A: Figures

Figure 1: Location Map

Figure 2: Hansen Hatchery Historic District

Figure 3: Sketch Map

Appendix B: Resume (Qualifications)

Appendix C: The Historical Architectural Evaluation of the Hansen Hatchery, 796 and 800 West Spain Street, Sonoma, California (Corbett and Dobkin 1993)

Appendix D: Notice of Violation(s) and Substandard Housing Conditions and Order to Vacate the Substandard Housing and Accessory Structures and Abate the Violations

Appendix E: Photographs

INTRODUCTION AND SUMMARY OF FINDINGS

The project area is located at 800 West Spain Street, Sonoma, Sonoma County, California (Appendix A: Figure 1; Location Map). In 1991, a cultural resources study (Origer 1991) was conducted for the Sonoma Affordable Housing Site located at 820 West Spain Street, Sonoma, California. The project area for the Sonoma Affordable Housing Site included adjacent parcels to the west, north and east. As a result, the parcel at 800 West Spain Street was surveyed for cultural resources. The Origer (1991) study identified buildings on the 800 West Spain Street parcel that were eventually evaluated to determine if they were eligible for listing on the National Register of Historic Places.

The subsequent evaluation was conducted by Michael R. Corbett and Marjorie M. Dobkin (1993), whom determined that the buildings at 800 West Spain Street were associated with the Hansen Hatchery. They concluded that the Hansen Hatchery was eligible for listing on the National Register as a historic district.

The Hansen Hatchery consists of several buildings located on two parcels at 796 and 800 West Spain Street (Appendix A: Figure 2; Hansen Hatchery Historic District). The State Historic Preservation Officer concurred with the 1993 historic evaluation which stated that the Hansen Hatchery was eligible as a District at the local level of significance for the period 1921-1946 under Criteria A and C. The Hansen Hatchery reflects the importance of the poultry industry in Sonoma County when Sonoma County was one of the leading producers of poultry in the United States (Corbett and Dobkin 1993).

Since the Corbett and Dobkin (1993) evaluation, extreme neglect, resulting in the physical deterioration of the Hansen Hatchery, has greatly compromised the integrity of this National Register District. The change in the historical landscape must also be considered, as the resource does not exhibit the working life and conditions of a historic ranch during its period of significance (1921-1946). Although the Hansen Hatchery District is associated with small-scale ranching and the poultry industry in Sonoma County (Criterion A), and its architectural merits were once reflected in that association (Criterion C), it lacks the integrity to convey its significance and no longer appears eligible for the National Register of Historic Places.

LEGISLATIVE AND REGULATORY CONTEXTS

National Register of Historic Places Criteria

As stated in National Register Bulletin *How to Apply the National Register Criteria for Evaluation*:

Preserving historic properties as important reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended. . . The National Historic Preservation Act of 1966 authorized the Secretary to expand this recognition to properties of local and State significance in American history, architecture, archaeology, engineering, and culture, and are worthy of preservation. The National Register of Historic Places is the official list of the recognized properties, and is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior [National Park Service 1997a:i].

An historic property is any district, site, building, structure, or object listed in or eligible for listing in the National Register (36 CFR §800.16(1)(1)). An historic property is eligible for the National Register at the local, state, or national level (National Park Service 1997a:i, 1, 9-10). The criteria for determining a resource's eligibility for National Register listing are defined at 36 CFR §60.4 and are as follows:

. . . the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and

- A) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) That are associated with the lives of persons significant in our past; or
- C) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) That have yielded, or may be likely to yield, information important in prehistory or history.

National Register Bulletin *How to Apply the National Register Criteria for Evaluation* states that in order for a property to qualify for listing the National Register, it must meet at least one of the National Register criteria for evaluation by:

- Being associated with an important historic context *and*
- Retaining historic integrity of those features necessary to convey its significance.

According to the National Park Service, “properties that have achieved significance within the past 50 years shall not be considered eligible” unless such properties are “of exceptional importance” (National Park Service 1997a:2).

Historic Integrity

In addition to meeting one or more of the significance criteria, a cultural resource must retain its historic integrity to be considered eligible for listing the National Register. To possess integrity, a property must be able to convey its significance. National Register Bulletin *How to Apply the National Register Criteria for Evaluation* (National Park Service 1997a:44) states that the quality of significance is present in districts, sites, buildings, structures, and objects that possess integrity. There are seven aspects of integrity to consider when evaluating a cultural resource: location, design, setting, materials, workmanship, feeling, and association.

- *Location* is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
- *Setting* is the physical environment of a historic property. Setting refers to the character of the place in which the property played its historical role. Physical features that constitute the setting of a historic property can be either natural or manmade, including topographic features, vegetation, paths or fences, or relationships between buildings and other features or open space.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of the artisan's labor and skill in constructing or altering a building, structure, object or site.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
- *Association* is the direct link between an important historic event or person and a historic property.

"To retain historic integrity a property will always possess several, and usually most of the aspects" (National Park Service 1997a:44).

Period of Significance

The period of significance for a property is "the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing: (National Park Service 1997b:42). The period of significance begins with the date of the earliest important land use or activity that is reflected by historic characteristics tangible today. The period closes with the date when events having historical importance ended (National Park Service 1997b:42). The period of significance for an archeological property is "the time range (which is usually estimated) during which the property was occupied or used and for which the property is likely to yield important information" (National Park Service 2000:34). Archeological properties may have more than one period of significance.

Secretary of the Interior's Professional Qualifications Standards

This cultural resources study was carried out by, or under the direct supervision of, persons meeting the *Secretary of the Interior's Professional Qualifications Standards for Architectural History, History and Archaeology* (48 CFR 44716). The Principal Investigator for this project is George McKale. This report was prepared by George McKale. Mr. McKale has an M.A. in Cultural Resources Management from Sonoma State University and 18 years of experience conducting Cultural Resource Management projects in California. He is a Registered Professional Archaeologist No. 11628 (Appendix B: Resume).

Reporting Standards

This cultural resources study has been prepared in accordance with the California Office of Historic Preservation's *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format* (California Office of Historic Preservation 1990) and the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* (48 CFR 44716).

LOCATION AND SETTING

The project area is located .7 mile from Sonoma's historic Plaza at 800 West Spain Street, Sonoma, California. The Hansen Hatchery District is located on two parcels at 800 and 796 West Spain Street, Sonoma, California (Appendix A: Figure 2). The project area is depicted within the southwest portion of the Sonoma 7.5' USGS topographic quadrangle, within the Mexican era land grant *Pueblo de Sonoma*, in unsectioned land, Township 5 North, Range 6 West, Mt. Diablo Base and Meridian.

The Hansen Hatchery Historic District is located on the floor of Sonoma Valley, east of Sonoma Creek at 90 feet above mean sea level. The Universal Transverse Mercator (UTM) grid coordinates to the approximate center of the project area, as determined by measurement from the USGS 7.5 Sonoma topographical quadrangle (1951, photorevised 1968) are 4238514 meters north; 546386 meters east, Zone 10. The land consists of a level lot whose soils support grasses, forbs, ornamental trees and plants.

METHODS

A records search, background research and field survey were conducted.

Records Search

A records search (13-1011) for this Historic Resource Evaluation Report was conducted on January 7, 2014, at the Northwest Information Center (NWIC), Sonoma State University, Rohnert Park, California. The NWIC is an affiliate of the State of California Office of Historic Preservation, and the official state repository of cultural resource records for a 16-county area, including Sonoma County. Previously recorded cultural resource records and previous studies conducted of, or adjacent to, the Hansen Hatchery were reviewed.

McKale Consulting reviewed the following cultural resources inventories published by the California Department of Parks and Recreation (DPR) and the California Office of Historic Preservation (OHP):

- *California Inventory of Historic Resources* (DPR 1976);
- *Five Views: An Ethnic Historic Site Survey for California* (OHP 1988);
- *California Historical Landmarks* (OHP 1996; and
- *California Points of Historical Interest* (OHP 1992).
- *Historic Property Data File* (April 5, 2012)

The Hansen Hatchery is listed in the *Historic Property Data File*, and lists the Hansen Hatchery District with a National Register Status code of 2D2 (Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.).

Field Investigations

A field survey was conducted on January 7th and 17th, 2014, and consisted of a visual review and assessment of the buildings in order to address the current condition of the Hansen Hatchery. The findings of the review are detailed within the *Current Conditions* and *Evaluation* sections of this report. To summarize, all of the buildings at 800 West Spain are in extremely poor condition and have been condemned by the City of Sonoma Building Department.

HISTORICAL CONTEXT

The *Historical Architectural Evaluation of the Hansen Hatchery, 796 and 800 West Spain Street, Sonoma, California* (Corbett and Dobkin 1993: 6-20) provides an excellent historical context statement addressing general land-use history, chicken industry architecture and significance to Sonoma County and specifics related to the history of the Hansen Hatchery. Please refer to pages 6-20 in Appendix C: *Historical Architectural Evaluation of the Hansen Hatchery, 796 and 800 West Spain Street, Sonoma, California*.

Building and Structures at 800 West Spain Street

Corbett and Dobkin (1993) identified seven buildings and/or structures within the property at 800 West Spain. The buildings include the main house, tank house, little hatchery, garage and new garage; the structures include the partial wooden fence and arbor (Appendix A: Figure 3; Sketch Map). The wooden fence and arbor no longer exist.

Corbett and Dobkin (1993) provide the following descriptions of the buildings, however, they do not reflect the current condition of these resources.

Main House

The house is a simple, rectangular, one-story, wood frame bungalow built in 1921. It is little changed, inside or out, except for a two-room addition (post 1979), at the southeast corner. It is a stud-wall structure on a concrete perimeter foundation. It has a flush horizontal siding and a low-pitched side-gable roof with a forward-facing gable porch at the southwest corner. There are slatted vents at the tops of the gables, projecting rafter ends under overhanging eaves, and diagonal eave brackets at the top and ends of each gable. The porch is carried on a flared corner post and there is an original hanging iron porch light with colored glass. There are both double-hung and casement windows. The multi-light French doors that open onto the front porch appear to be original or an early modification, having cut-glass door knobs of the period and no evidence of change on the inside. The entrance which is now at the side of the porch may originally have been at the front. The corner addition projects from the southeast corner of the house. The side windows are aluminum sliders. The addition is clad in wood siding which matches the original and has a flat roof.

In plan, the original rectangle (close to square) included an open port at the southwest corner, an enclosed porch at the northeast corner, a living room along the west side with two bedrooms opening from it on the east, and a kitchen and bath across the back. The two bedrooms of the addition are now entered from the old southeast bedroom. The interior is finished with plain baseboards, windows and door frames, and plaster walls. There is a built-in cabinet and two wrought iron chandeliers in the living room. The kitchen and bath retain most of their original finishes and fixtures, including decorative, pressed-paper wainscoting (Corbett and Dobkin 1993: 22).

Garage

The garage is a small, rectangular, wood-frame structure with a gable roof. It has a concrete foundation and its stud-frame is clad with flush horizontal siding. It is opened at the back with a six-light casement window and a paneled door both of which may have been re-used from an older structure. The vehicle bay is off center to the west leaving room for a workbench along the east side. A shed roofed porch with thin columns has been added at the front. The date of construction is uncertain, but it appears to have been built before 1946, during the period of full operation of the hatchery (Corbett and Dobkin 1993: 24-25).

Little Hatchery

The little hatchery is a generally rectangular, stud-framed structure with a gable roof. It was built in at least three main stages as a hatchery, and later was modified for use as a garage and residence (with an addition along the south end of the west side and interior partitions of the original interior). The little hatchery originally had a single, column-less, ground floor space beneath a truss roof. It also had a more rudimentary ventilation system whose most prominent features are three gabled ventilating monitors on the ridge of the roof. The building is generally rectangular in plan, but the rear half is at a slight angle to

the rest, as if it were built haphazardly, without precise measurements. The front half of the building was built in two stages. It is not clear which of the three stages was built first.

The little hatchery is built on a concrete foundation. Its exterior walls are a patchwork of narrow, banded siding and hinged garage doors across the front facade, and horizontal and vertical plank siding elsewhere. The fenestration, consisting of single and multi light easements, and paneled doors has been altered. Some of the sashes and doors themselves may be re-used from an older structure. The roof is clad in corrugated metal at the front and tarpaper at the rear. A shed roof porch has been built across the front in two parts.

Inside, the original, low-ceilinged, rectangular space has been partitioned at the southwest corner to create a small apartment, together with a shed addition along the west side of the building. The walls and ceiling of the original space which remain visible are clad in tongue-and-groove siding like the big hatchery. Steps at the rear lead up into the unfinished attic where the trusses and knob-and-tube wiring are visible.

The dates of construction of the little hatchery are unknown. The appearance, structure, materials, and use are all consistent with an original construction date at the time of the house, in 1921, with both major additions before 1940 (Corbett and Dobkin 1993: 25-26).

Tankhouse

The tankhouse is a small square structure with battered walls and a flat roof. Flush horizontal siding is attached to a wood frame heavy enough to support the water tank that originally stood on the roof. The tank has been removed, the roof covered with tarpaper and the tankhouse finished for use as a small, one-room apartment. The apartment is lit by double hung windows and entered through a door in the west facade. The use of the interior as a residence may be as old as the tankhouse itself, but some of the finishes and a braced awning over the entry facade appear to date from the 1950's-1960's. The original tankhouse was probably built at the time of the house, in 1921. A partially enclosed addition at the north side of the tankhouse is used as a laundry room (Corbett and Dobkin 1993: 25-26).

New Garage

This is a small, rectangular, gable roofed garage built with a stud-frame and sheathed in plywood. The garage was most likely constructed in the 1970's.

Though the remnant of wooden fence and arbor are no longer extant, they were not associated with the Hansen Hatchery operations (Corbett and Dobkin 1993: 27).

CURRENT CONDITIONS

While the main house, little hatchery, tankhouse, garage and new garage remain standing, since the 1993 evaluation, severe neglect and up keep of all the buildings, with the exception of the new garage at the north end of the parcel, required the City of Sonoma Building Department to condemn them (Appendix D: Notice of Violation(s) and Substandard Housing Conditions and Order to Vacate the Substandard Housing and Accessory Structures and Abate the Violations).

While the main house has a partial concrete perimeter foundation, the east elevation does not have a foundation. The east side of the main house has sunk into the ground soil, which has ultimately led to the rotting of the floor joists. The two room addition was constructed on redwood beams which are also greatly deteriorated. As a result, the entire floor of the house is warped, rotten and or missing entirely.

The deterioration of both the floor and ceiling joists has contributed to the deterioration of other significant features of the house. Most of the window sills and headers are severely damaged. Lateral cracks are found on most walls throughout the house and occur as a result of uneven settling and compromised wall sheathing. In addition, due to uneven settling and rot, some upper door casings are no longer level. The decorative pressed-paper wainscoting is barely recognizable.

The low-pitched side-gable roof has also deteriorated, allowing water to enter the interior of the main house, further adding to the warping and rotting of the walls, window frames, ceilings and floors. There is an approximate 6 by 6 foot exposure to the ceiling in the east bedroom. Rotting has exposed sheathing allowing water to penetrate through a variety of openings also contributing to the overall deterioration of the main house.

The tankhouse, little hatchery and garage are located immediately north of the main house. Access to these buildings was limited as the City of Sonoma Building Department found all buildings to be in violation of the California State Housing Law and/or the Sonoma Municipal Code.

The City of Sonoma Building Department noted:

general dilapidation...dry rot, damaged exterior walls, exterior landings, deck, peeling paint, broken windows...north accessory building appeared to have defective and deteriorated roof member and bearing walls...defective or deteriorated flooring and floor supports...members of ceilings, roofs, ceiling and roof supports, or horizontal members which sag, split or buckle due to defective material or deterioration.

Refer to Appendix E: Photographs, which depict the current conditions of the Hansen Hatchery.

EVALUATION

The Corbett and Dobkin (1993) evaluation concluded that the Hansen Hatchery was eligible for the National Register as a district at the local level of significance under Criteria A and C for the period 1921-1946.

Corbett and Dobkin (1993) state:

Under Criterion A, the Hansen Hatchery reflects the importance of the poultry industry in Sonoma County in the 1920's-1940's when Sonoma County was one of the leading producers of poultry in the United States. The poultry industry included hatcheries, egg producers, and chicken farms. Hatcheries were the first development in the industrialization of the poultry industry, and were first developed in Sonoma County in the 1880's.

The Hansen Hatchery was typical of the medium-sized commercial hatcheries of the period which made up the majority of hatcheries. Consisting of a house, two-hatchery buildings, a garage, storage building, tankhouse and rail spur, the Hansen Hatchery is a nearly intact representation of a Sonoma County hatchery of its period.

Under Criterion C, the Hansen Hatchery represents the distinctive characteristics of a Sonoma County chicken hatchery of the 1920s - 1940s. It possesses the characteristics common to chicken hatcheries: a house, hatchery buildings, tankhouse, and other features arranged in a characteristic way, including its orientation to the road and to transportation; modest

embellishment of roadside buildings; and distinctive features of hatchery buildings, including a truss roof over a column-free interior space, natural ventilation system, artificial lighting and false front) and two unusual features (a gambrel roof and a distinctive design of its false front).

Although the hatchery is presently on two parcels under separate ownership, it retains a significant concentration of buildings, structures and objects, united historically both by plan and physical development, and in this way possess the characteristics of a district. The boundaries of the district are drawn around the perimeter of the two parcels together. The contributing features of the district are the house, big hatchery, little hatchery, tankhouse, garage, storage house ruin, and rail spur. The arbor and the fence are compatible but are less than 50 years old. Thus, the arbor, fence, new garage, and long shed are non-contributors.

Finally, the Hansen Hatchery possesses integrity of location, materials, workmanship, feeling and association to a high degree. There has been some loss of integrity of design in the addition to the house, additions to and interior partitioning of the hatcheries, and the removal of the chicken houses from the rear of the property. Of these, all except the removal of the chicken houses are minor in the context of the district. Removal of the chicken houses removes one of the functional components of this hatchery. However, these were small, possibly portable structures located behind the main buildings where they were not easily seen from the road so that their loss represents a compromise but not a loss of integrity.

In addition, there has been a loss of integrity of setting. When it was built, the Hansen Hatchery was located on the old road from Sonoma to Santa Rosa, in an area close to the city of Sonoma with numerous small farms and rural businesses. Few of these are left in this area, most property having been subdivided and developed for houses or apartments. The only surviving remnant of significance of the setting of the Hansen Hatchery is the property adjacent to the east at 750 West Spain Street, consisting of a turn-of-the-century house and barn. Near Petaluma and Santa Rosa, many hatcheries and other poultry businesses were built close together, and the setting of a single hatchery often included others. But the Hansen Hatchery was built by itself. The loss of the setting of the Hansen Hatchery, as the loss of a general rural landscape, appear to be less serious than the loss of the setting of originally clustered hatcheries would have been.

The Hansen Hatchery was initially evaluated under Criterion A and C. Under Criterion A, there is a strong association that reflected the importance of the poultry industry in Sonoma County in the 1920's - 1940's. Other such farm complexes in Sonoma County have strong associations under Criterion A and have been evaluated within the context of rural historic landscapes, small-scale ranching and tenant family farming. As stated in National Register Bulletin *Guidelines for Evaluating and Documenting Rural Historic Landscapes* (National Park Service 1999) there are several "Areas of Significance for Rural Landscapes" when evaluating a rural historic landscape including agriculture, architecture, archaeology, and landscape architecture.

In 1867, the lands in which the Hansen Hatchery is located, was part of a 30-acre parcel owned by George L. Wratten (Bowers 1867). Wratten planted vineyards on the property pursuing agricultural pursuits common to the west-side of the City of Sonoma (west of Plaza). The 30-acre parcel, while changing hands numerous times, maintained its general configuration until approximately 1908. *The Official Map of the County of Sonoma* by McIntire and Lewis (1908) depicts houses not present in previous maps suggesting that this area was beginning to be subdivided (Evans 2012).

The USGS Sonoma 15' topographic map (1923) indicates that residences and small-scale farming continued to occupy and engage in agricultural pursuits on Sonoma's west side. While Sonoma's west side continued to grow, the 1942 USGS topographic quadrangle attests to its' rural nature at that time.

Today, Sonoma's west side does not reflect a rural landscape. 800 and 796 West Spain Street, the location of the Hansen Hatchery, is zoned for Medium Density Residential; to the south and northwest, Commercial; to the east, Mixed Use; to the north and northeast, Low Density Residential.

Under Criterion C, there is a strong association, as the architectural components found in the four buildings located at 800 West Spain Street, do represent the distinctive characteristics of a Sonoma County chicken hatchery. The buildings, main house, hatchery, tankhouse and garage and "other features arranged in a characteristic way (Corbett and Dobkin 1993)" allow for the property to be easily recognized as a complex associated with Sonoma Counties poultry industry.

Integrity

In addition to meeting one or more of the significance criteria, a cultural resource must retain its historical integrity to be considered eligible for listing on the National Register. To possess integrity, a property must be able to convey its significance. National Register Bulletin *How to Apply the National Register Criteria for Evaluation* (National Park Service 1998) states that the quality of significance is present in districts, sites, buildings structures, and objects that possess integrity. There are seven aspects of integrity to consider when evaluating a historic property. They are location, design, setting, materials, workmanship, feeling and association. "To retain historic integrity a property will always possess several, and usually most, of the aspects...determining which of these aspects are important to a particular property requires knowing why, where, and when the property is significant" National Park Service 1997:44-45).

The Hansen Hatchery is associated with small-scale ranching and is clearly associated with the poultry industry in Sonoma County, but mere association is insufficient for eligibility consideration. To be eligible a property must not only demonstrate its particular importance within a historic context, it must also retain its historic integrity (National Park Service 1991:21). The setting, feeling, design, materials, workmanship, and aspects of integrity have greatly diminished in the years since the Corbett and Dobkin evaluation (1993).

Setting. Setting is the physical environment of a historic property. Setting refers to the character of the place in which the property played its historical role. Physical features that constitute the setting of a historic property can be either natural or manmade, including topographic features, vegetation, paths or fences, or relationships between buildings and other features or open space (National Park Service 1998).

The Corbett and Dobkin (1993) evaluation acknowledge "a loss of integrity of setting," stating "when it was built, the Hansen Hatchery was located on the old road from Sonoma to Santa Rosa, in an area close to the City of Sonoma with numerous small farms and rural businesses. Few of these are left in this area..." Today, the Hansen Hatchery is not located "in an area close to the City of Sonoma," it is within the City of Sonoma. The location of the Hansen Hatchery no longer reflects a small family farm within a rural landscape.

The Hansen Hatchery does not retain enough integrity of *setting* to convey its historical significance.

Location. Location is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons (National Park Service 1998).

The Corbett and Dobkin (1993) evaluation states "...the Hansen Hatchery possesses integrity of...location...to a high degree." The location is the site of the Hansen Hatchery, and none of the buildings have been moved through time to their current locations.

Given that this current evaluation finds the aspect of *setting* to be compromised, the location of this resource is not complemented by its setting. The site of the Hansen Hatchery was chosen for its rural location, outside of, but in proximity to, Sonoma's city center.

The Hansen Hatchery does not retain enough integrity of *location* to convey its historical significance.

Feeling. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the property's physical features that, taken together, convey the property's historic character. The National Register Bulletin *How to Apply the National Register Criteria for Evaluation* (National Park Service 1998) states "For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century."

The Corbett and Dobkin (1993) evaluation states "...the Hansen Hatchery possesses integrity of...feeling...to a high degree." The spatial distribution of the buildings and architecture clearly characterize the property as a hatchery within a greater context of Sonoma's poultry industry, however, the urban setting in which the Hansen Hatchery is now located must also be considered.

Given that the Hansen Hatchery is located within an urban setting, it would be difficult for this resource to "relate the feeling of agricultural life in the early 20th century."

The Hansen Hatchery does not retain enough integrity of *feeling* to convey its historical significance.

Association. Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer (National Park Service 1998).

The Corbett and Dobkin (1993) evaluation states "...the Hansen Hatchery possess integrity of...association...to a high degree." The Hansen Hatchery is "the place where the...activity occurred and is sufficiently intact to convey that relationship to an observer."

The Hansen Hatchery does retain enough integrity of *association* to convey its historical significance.

Materials. Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preference of those who created the property and indicate the availability of particular types of materials and technologies.

A property must retain the key exterior materials dating from the period of historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible (National Park Service 1998).

The Corbett and Dobkin (1993) evaluation states "...the Hansen Hatchery possesses integrity of...materials...to a high degree." Clearly, the materials used to construct the buildings were "deposited" and "combined" during the period of significance and were placed in a "particular pattern to form a historic property." The property still retains the key exterior materials dating from the period of significance, however, the overall condition of these elements have been highly compromised due to neglect since the 1993 evaluation.

The materials used to construct the buildings are mere shadows, in essence representing a frame without substance. The deterioration of floors, ceilings, joists, walls, windows and doors is prevalent in all buildings. The degree of degradation has led to extremely dangerous conditions and all buildings have been deemed unsafe by the City of Sonoma Building Department.

The Hansen Hatchery does not retain enough integrity of *materials* to convey its historical significance.

Design. Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads... (National Park Service 1998).

The Corbett and Dobkin (1993) evaluation acknowledges a loss of integrity relating to design. The addition to the house was constructed outside of the period of significance, compromising this aspect of integrity. The design and materials do not conform to the original designs of the farm complex. There were also additions to the interior partitioning of the hatcheries and the removal of chicken houses from the rear of the property. The removal of the chicken houses eliminated one of the functional components of the hatchery. Ultimately, Corbett and Dobkin (1993) stated that the loss of the chicken houses represented a “compromise but not a loss of integrity.

The design of the Hansen Hatchery District and the spatial distribution of its buildings in relation to Sonoma’s city center are important. The development of such farms required being adjacent to major roadways and near centers of transportation. Once again, the rural setting and proximity to downtown Sonoma and the railroad influenced the design of the hatchery. Given that the Hansen Hatchery is now located in an urban setting, this aspect of integrity has been compromised.

The Hansen Hatchery does not retain enough integrity of *design* to convey its historical significance.

Workmanship. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans’ labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be based on common traditions or innovative period techniques (National Park Service 1998).

The Corbett and Dobkin (1993) evaluation states “...the Hansen Hatchery possesses integrity of...workmanship...to a high degree.” The evaluation provides an accurate and succinct description of each resource, however, a discussion addressing integrity is minimal. With regard to workmanship and design, the evaluation states there are “...distinctive features of hatchery buildings, including a truss roof over a column-free interior space, natural ventilation system, artificial lighting and false front and two unusual features (a gambrel roof and a distinctive design of its false front (Corbett and Dobkin 1993). The gambrel roof and distinctive false front refers to the Big Hatchery located adjacent to the project area at 796 West Spain.

The deterioration of floors, ceilings, joists, walls, windows and doors, prevalent in all buildings, has compromised the integrity of *workmanship*; the Hansen Hatchery no longer retains enough integrity of *workmanship* to convey its historical significance.

Conclusion. Since the Corbett and Dobkin (1993) evaluation, neglect, resulting in the extreme physical deterioration of the Hansen Hatchery, has greatly compromised the integrity of this National Register District. The change in the historical landscape must also be considered, as the resource does not exhibit the working life and conditions of a historic ranch during its period of significance. Although the Hansen Hatchery District is associated with small-scale ranching and the poultry industry in Sonoma County (Criterion A), and it's architectural merits were once reflected in that association (Criterion C), it lacks the integrity to convey its significance and no longer appears eligible for the National Register of Historic Places.

CONCLUSION

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which convey a visual sense of the overall historic environment.

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archaeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C (represent a significant and distinguishable entity whose components may lack individual distinction) plus Criterion A (National Park Service 1998).

Unfortunately, given the importance for buildings to be united historically, by removing the main house, little hatchery, tankhouse and garage from the Hansen Hatchery District, the resources situated on 796 West Spain Street can no longer be contributors to the Hansen Hatchery District, regardless of any integrity they may have. As such, if projects are proposed at 796 West Spain Street, the resources should be evaluated individually for their eligibility to the National Register of Historic Places.

Although the Hansen Hatchery District is associated with small-scale ranching and the poultry industry in Sonoma County (Criterion A), and it's architectural merits were once reflected in that association (Criterion C), it lacks the integrity to convey its significance and no longer appears eligible for the National Register of Historic Places.

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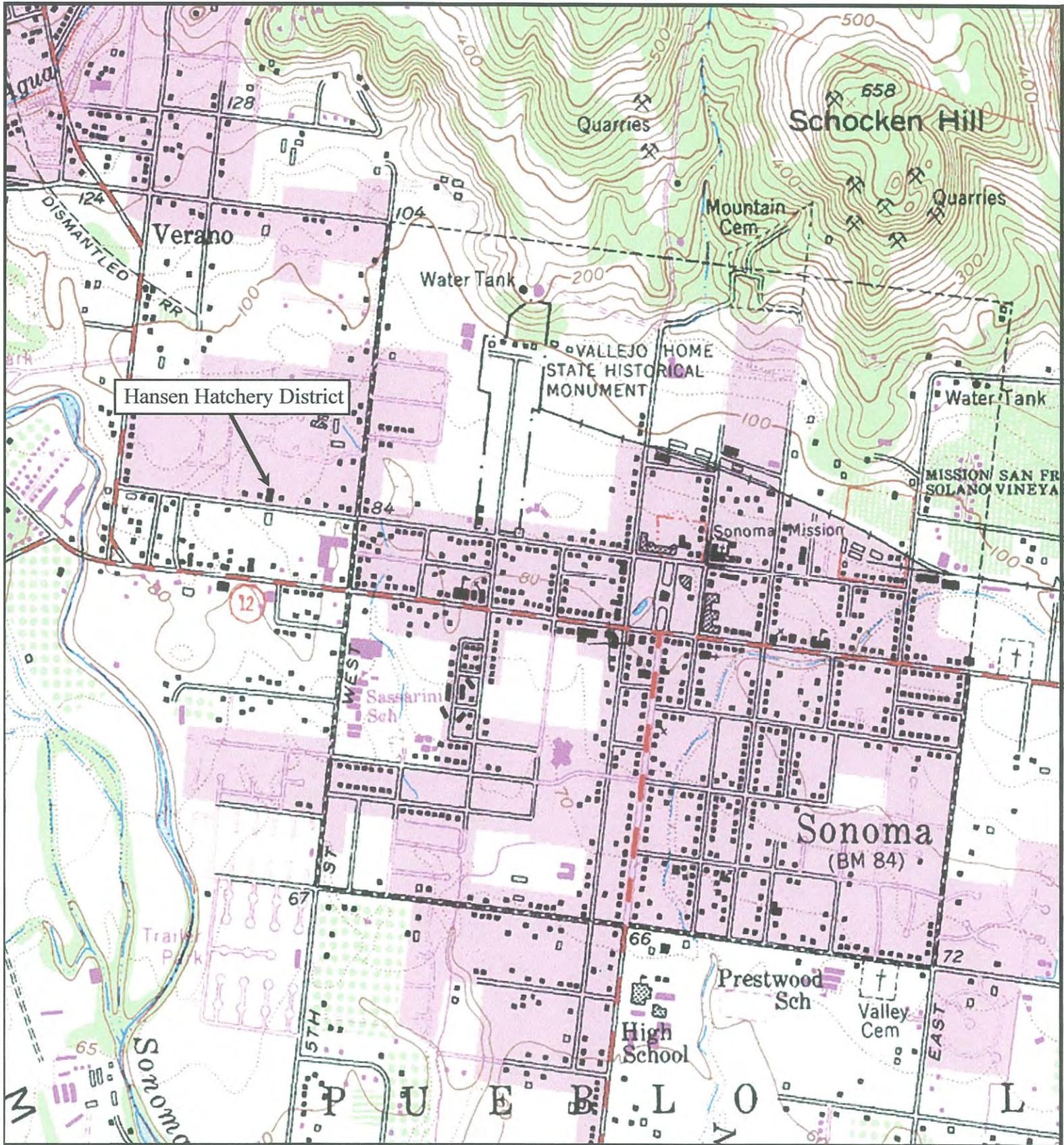
APPENDIX A

Figures

Figure 1: Location Map

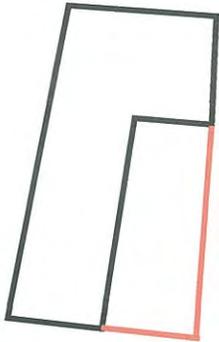
Figure 2: Site Map

Figure 3: Sketch Map



USGS Map Name: [Sonoma, CA](#) Map MRC: 38122C4
 Map Center: N38.29335° W122.46085° Datum: NAD27

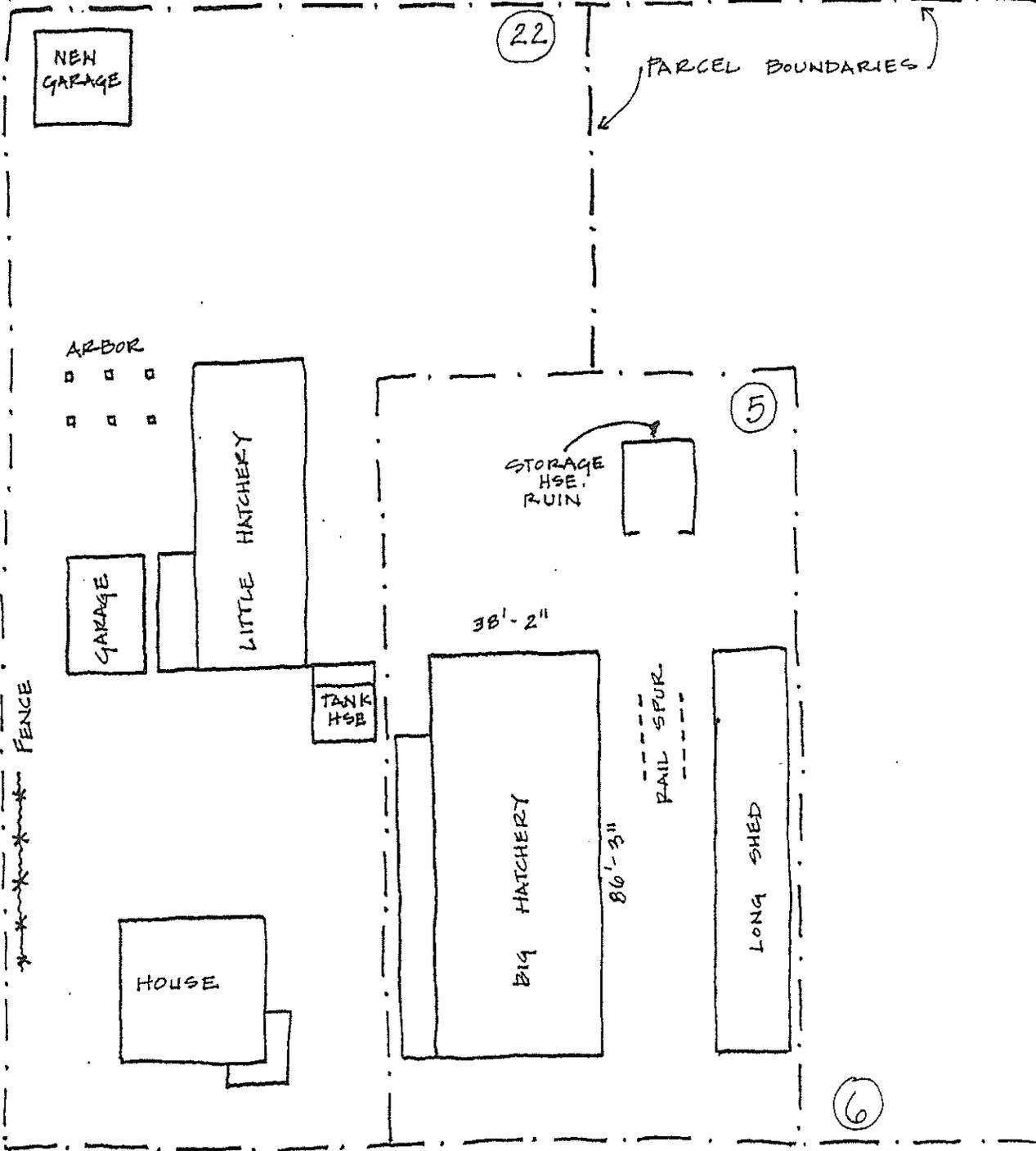
Figure 1: Project Location



Hansen Hatchery Historic District

Figure 2: Hansen Hatchery Historic District

SONOMA COMMONS PROJECT SITE



MAP # 6
 SKETCH MAP
 HANSEN HATCHERY - 1993
 (NOT TO SCALE)

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Figure 3:
 Hansen Hatchery Sketch Map
 Prepared by Corbett and Dobkin (1993)

APPENDIX B

Resume (Qualifications)

GEORGE MCKALE

SENIOR CULTURAL RESOURCES MANAGER
ARCHAEOLOGIST

EXPERTISE

Cultural Resources Management
Archaeology
Human Osteology
Construction Monitor

PROFESSIONAL PROFILE

Eighteen years of experience conducting/directing prehistoric and historical cultural resources studies throughout California. Expertise includes project management, Native American consultation; historical research, human skeletal analysis; and directing prehistoric and historical surveys and formal evaluations, excavations, and monitoring projects at the local, state, and federal levels. Experienced in addressing the requirements of Caltrans, Army Corps of Engineers, California Environmental Quality Act, and Section 106 of the National Historic Preservation Act. Preparation of cultural resources sections for cultural/paleontological resource reports, Initial Studies, and Environmental Impact Reports.

PROFESSIONAL EXPERIENCE

McKale Consulting, Sonoma, CA, 2009-present. Cultural Resources Management.

LSA Associates, Inc., Point Richmond, CA, April 2000-December 2008. Project manager, archaeologist, directed and conducted prehistoric and historical archaeological surveys, excavations, and archaeological and paleontological monitoring programs; research; preparation of reports and graphics; human skeletal analysis; laboratory work.

Anthropological Studies Center, Sonoma State University, Rohnert Park, CA, 1997-2000. Project coordinator; directed and conducted archaeological surveys, excavations, and monitoring programs, research; prepared reports and graphics, human skeletal analysis; laboratory work.

Holman & Associates, San Francisco, CA, 1997-1998. Monitor and crew member for prehistoric and historic period excavations.

Lorna Pierce, Consulting Osteologist, San Jose, CA, 1994-1996. Crew member for historical excavations and laboratory analysis of human remains.

Tom Origer & Associates, Rohnert Park, CA, 1994. Crew member for prehistoric excavations.

PRINCIPAL PROFESSIONAL RESPONSIBILITIES

- Conduct federal and state level cultural resources studies throughout California;
- Conduct federal level studies for transportation projects;
- Assess impacts to archaeological and historical sites;

- Direct and conduct excavation, survey and monitoring programs;
- Excavate and analyze archaeological human remains;
- Prepare reports and graphics;
- Direct laboratory analysis.

PROFESSIONAL CERTIFICATION

Registered Professional Archaeologist #11628
Trench Excavation Competent Person
OSHA Occasional Site Worker

PROFESSIONAL AFFILIATIONS

City of Sonoma Historian (Appointed by Sonoma City Council, March 2008)
The Olompali People (Board of Directors)
Sonoma-Aswan Sister City Association (Chair)
Sonoma Mountain Cemetery Committee (Chair)
Society for California Archaeology
American Anthropological Association
Society for Historical Archaeology
California Historical Society
Sonoma Valley Historical Society
Sonoma Valley League for Historic Preservation

APPENDIX C

The Historical Architectural Evaluation of the Hansen Hatchery, 796 and 800 West Spain Street, Sonoma, California (Corbett and Dobkin 1993)

DRAFT

Sonoma Commons Project

Historic Architectural Evaluation of

The Hansen Hatchery
796 and 800 West Spain Street
Sonoma, California

Prepared for

Brady and Associates
1828 Fourth Street
Berkeley, California 94710

Prepared by

Michael R. Corbett and Marjorie M. Dobkin
2054 University Avenue #505
Berkeley, California 94704

January 1993

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LIST OF MAPS (Attached in Appendix B)

- Map #1: Study Area Vicinity (U.S.G.S. Sonoma Quad 1980)
- Map #2: Study Area (Sonoma County Assessors Map 1989)
- Map #3: Sonoma 1850 (Ranlett & Co.)
- Map #4: Sonoma 1877 (Thompson)
- Map #5: Sonoma 1923 (U.S.G.S. Sonoma Quad - Survey 1915)
- Map #6: Hansen Hatchery (Sketch Plan 1993)

LIST OF PHOTOGRAPHS (Attached in Appendix C) .

All photographs taken by Michael Corbett on December 29, 1992.

- 1) House and big hatchery: street facades
View north
- 2) Big hatchery and house: perspective
View northwest
- 3) Big hatchery: perspective
View southwest
- 4) House: perspective
View northwest
- 5) Garage, little hatchery, and tankhouse perspective
View northwest
- 6) Garage: perspective
View southeast
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- 8) Little hatchery: side elevation
View West
- 9) Tankhouse: perspective
View northeast
- 10) Storage house ruin: facade and interior
View north
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View northeast
- 12) Arbor
View east
- 13) Fence
View west

INTRODUCTION AND SUMMARY

This report is prepared in partial compliance with Section 106 of the National Historic Preservation Act which requires that the effect of federal projects on historic properties be considered. In this case the proposed Sonoma Commons project on the lot immediately to the west of the study area is federally funded. Compliance with Section 106 in this case is administered by the California Office of Historic Preservation for the U.S. Department of Housing and Urban Development.

This report addresses the first step in the Section 106 process, identification of significant properties, which was accomplished by a survey of adjacent properties, and evaluation for eligibility to the National Register of Historic Places. Subsequent steps in the Section 106 process, including determination of effects, etc. are not addressed in this report.

This report finds that the Hansen Hatchery, located on two parcels at 796 and 800 West Spain Street in Sonoma, appears to be eligible for the National Register as a district at the local level of significance for the period 1921-1946 under Criteria A and C. In addition, the big hatchery at 796 West Spain Street appears to be eligible as a building under Criterion C. Under Criterion A, the Hansen Hatchery reflects the importance of the poultry industry in Sonoma County when Sonoma County was one of the leading producers of poultry in the United States. Under Criterion C, the Hansen Hatchery represents an important type of building complex, characterized by a house, hatcheries, tankhouse, and other features in a plan intended to satisfy needs of function and image. By itself, the big hatchery represents an important building type characterized by a truss roof over a column-free interior, a ventilation system, artificial lighting, and a false front.

METHODS

This study was prepared by Michael R. Corbett, a qualified architectural historian with over 15 years experience in documenting and evaluating historic properties, and by Marjorie M. Dobkin (Ph.D. University of California), historian. This study was conducted in December 1992 and January 1993.

Background research on the study area and its vicinity and on the poultry industry as a theme was conducted by Dobkin at the California Archaeological Inventory Northwest Information Center at Sonoma State University in Rohnert Park; at the Sonoma County History Room at the Sonoma County Public Library in Santa Rosa; at the Sonoma Branch of the Sonoma County Library; at the San Francisco Public Library; and at the Doe Library Map Room and the Bancroft Library at the University of California, Berkeley. In addition, Adrian Praetzellis, an archaeologist associated with the Northwest Information Center, provided us with a copy of his study on a poultry farm on Stony Point Road in Sonoma County (this was the only professional cultural resource evaluation we could find on a poultry industry property), and was helpful in conversations about the poultry industry. And, Robert D. Parmelee, a retired attorney and local historian, showed us materials from his private library on the early history of Sonoma and was helpful in conversations about the history of the Pueblo of Sonoma.

Background research on the architecture and landscape of the poultry industry was conducted by Corbett at the Environmental Design Library, the Biosciences Library, and the Bancroft Library at the University of California, Berkeley, and at the Northern Regional Library Facility (NRLF) of the University of California in Richmond. The NRLF has a wealth of material pertaining to the poultry industry, including handbooks on the poultry industry; pattern books on farm buildings and poultry buildings in particular; and trade journals of the poultry industry.

Specific research on the history of the Hansen Hatchery was conducted by Dobkin in interviews with Mrs. Rose Annibella, owner of a portion of the property since 1946, and with Clara Romberg, owner of the hatchery building since 1978; and in research at the Sonoma County Assessor's and Recorder's Offices in Santa Rosa.

A field visit to inspect and photograph the property was made by Dobkin and Corbett on December 29, 1993. Mrs. Annibella and her sister Mrs. Furillo provided access to the buildings at 800 West Spain Street. Michael Hudson, long-time tenant at 796 West Spain Street, provided access to the buildings at that address.

The evaluation was made according to the guidelines in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. This evaluation was assisted by conversations with Cindy Woodward at the California Office of Historic Preservation.

HISTORICAL CONTEXT

HISTORY

Introduction

The study area, situated 7/10 mile west of the Plaza in the town of Sonoma (Map 1) is currently divided into two parcels -- the Annibella residence, occupying a 36,000 square foot parcel (82.6% of one acre) at 800 West Spain Street (Assessors Parcel No. 127-204-22-0) and the Romberg warehouse, occupying a 19,622 square foot parcel (45% of one acre) at 796 West Spain Street (Assessors Parcel No. 127-204-05-5).¹ (Map 2). The two parcels were, in 1922, purchased as part of a 10-acre property by Frederick J. Hansen, who built the warehouse in 1924 originally as a chicken hatchery, and who lived with his wife Gertrude in the house now owned and occupied by Mrs. Rose Ceicel Annibella. The house was built in 1921 when the property was owned by the George H. Croley Company, Inc., of San Francisco. The Hansens bought the property in 1922. The deed for the 10-acre property was prepared on December 23, 1921, and recorded on January 24, 1922.

The 10-acre parcel purchased by the Hansens in 1922 was sold by Gertrude Mayer (formerly Hansen) in 1939 and continued to be used as a chicken hatchery and residence by subsequent owners until the mid-1940s, when the parcels containing the house and hatchery were divided. Mrs. Annibella (identified on Sonoma County Records' records as Rose Ceicel) has lived in the house since that time. By the mid-1950s, the hatchery operation had been reorganized for use as part of a plywood factory, and from the 1960s to the present day has been used by different owners in a variety of ways, but primarily as a warehouse. The current owners, Mrs. Clara

1. Information from Sonoma County Assessor 1992 and Real Estate Data Inc. 1989 yields conflicting data about the size of lot 5. The Assessor's Parcel Map says it is 0.33 acres; the figure cited here, 0.45 acres, is from the office of the Assessor

Romberg and her son Richard Romberg, purchased the old hatchery building in 1978 as a storage space for milk bottles used in their dairy business. In recent years, however, the Rombergs have given up their dairy operation and lease the building to tenants as a warehouse for furniture, equipment, old cars, etc.

The following historical overview focuses on the period from 1921 to 1946, when the study area was developed and used as a chicken hatchery and adjoining residence by Frederick J. Hansen and his wife Gertrude Hansen, and later by two subsequent owners, Abraham Alexander, a bachelor, and then Tarvin Bays and his wife Dessie Jane Bays.

Although there is no evidence of any buildings in the study area before 1921, the overview begins with a brief outline of the early land use history of the study area and vicinity, dating back to the establishment of the Sonoma Mission by the Spanish in 1823, the Mexican pueblo period of 1824-1846, and the early American period of settlement from 1846-1870.

General History of the Study Area

Spanish Settlement: The Sonoma Mission, 1823

The study area is situated in the former Mission lands less than a mile west of the Sonoma Mission, which was established by the Spanish government in 1823 as the last of the California missions, and the farthest north, during a period when "Spain's hold on California was slipping" and secularization of the missions was already under discussion (Murphy 1935: 4). Establishment of the Sonoma Mission, urged by the Franciscan Padre Jose Altamira for conversion of Northern Indian tribes, won support from the Spanish government in part for the strategic location of the mission as a barrier to Russian settlement based on the Sonoma Coast at Fort Ross. The site for the Sonoma Mission was also chosen for its "benign" climate and the promise of abundant agricultural production (Murphy 1935: 4, 8). In this period, the study area was most likely used for grazing.

Mexican Period, 1824-1846

The Sonoma Mission, established just one year before the

Mexicans gained independence from Spain, thrived under Mexican rule in California; by 1830 the Mission had baptized 650 Indians. The climate and soils of Sonoma Valley proved favorable for both grazing and crop production, fulfilling early hopes for the site. In 1830 Sonoma Mission livestock included 2,000 head of cattle, 4,000 sheep and 725 horses. Cultivation of land in the vicinity of the mission produced an abundant grain harvest and the planting of orchards and vineyards was underway (Murphy 1935: 13). Through the Mission period, the study area may have been used for grazing or cultivation by the Mission.

Secularization of the missions took place throughout California in the mid-1830s. In 1834 Governor Figueroa, head of the Mexican government in California, appointed Mariano G. Vallejo, a Monterey native, to take over the property of the Sonoma Mission, and to establish a presidio and pueblo at Sonoma. While some historians have credited Vallejo with the laying out of the pueblo of Sonoma in 1835 (see Map 3), using a plan based upon a central plaza near the Mission church (Munro-Fraser 1880: 444), others have pointed out that Vallejo only began a process of town planning that was completed during the early American period by the surveyor Jasper O'Farrell and others (Menefee 1873: 259). Celeste Murphy elaborated on this theme somewhat, stating that Vallejo laid out the plaza and one block of lots around it in 1835 to conform with orders issued by Governor Figueroa; this initial survey was extended in 1848 by San Francisco surveyor Jasper O'Farrell and J.M. Hudspeth on the orders of Governor Mason (Murphy 1935: 168). Local historian Robert D. Parmelee believes that Vallejo's town planning was limited to the plaza and to the area near Vallejo's home, named Lachryma Montis, located northwest of the plaza (Parmelee 1972). Lachryma Montis, which still exists in its original location, is approximately 8/10 mile northeast of the study area, and is now known as the Vallejo Home State Historical Monument (Map 1).

Early American Period, 1846-1870

Parmelee argues that the first complete survey of the main part of the town of Sonoma took place during the early American period, when Sonoma became a military outpost and trading center for Northern California, as

well as the county seat (relocated after 1854). Parmelee believes that the plan of the town, organized around a plaza "in true Mexican style" (Murphy 1935: 28), was in fact created from 1846-1850 by American surveyors including William B. Ide, John A. Brewster and Jasper O'Farrell, who is also known for his survey of San Francisco.

It is beyond the scope of this report to investigate the origins of the plan for the town of Sonoma, but it is clear that at least as early as 1850, the study area had been surveyed and was included as the southwest portion of lot 504, one of the out-lots in the town of Sonoma. The out-lots were larger, out-lying parcels in contrast to the smaller, central town lots surrounding the plaza. The in-lot blocks were 218 varas square (a vara in Sonoma is 33.37 inches) and contained 2.11 acres each (Otto v. Geldern 1875). The out-lots were not of uniform size, but most fell within the range of thirty or forty acres (Menefee 1873: 259). The numerical system for the original in-lots and out-lots still appears on current Assessors' Records.

The first official U.S. government survey of the project area and other land in the pueblo of Sonoma just west of the main part of town (Township 5 North, Range 6 West, Mount Diablo Meridian) was contracted in 1851 and conducted in 1852. But land records for the town of Sonoma during the American period note that portions of lot 504 were being traded from as early as 1851. The ownership of lot 504 (or portions of lot 504) from 1851 through 1870 is recorded in an index of land title transactions for the town of Sonoma shown in Appendix A of this report.

Late 19th century maps of the town of Sonoma and the project vicinity confirm a few of the names in the land title index, though there is some variation in dates. A map of Vallejo's home of Lachryma Montis and vicinity, drawn in 1856, shows that the area of lot 504 is designated as "Butler's Vineyard" (Anonymous 1856). Present-day Spain Street and West Spain Street is identified on the 1856 Map as "Road to Santa Rosa." (The road was by the late 19th century known as Vallejo, and then as Spain Street). This map shows that the whole area in the project vicinity and along the Road to Santa

Rosa north of the Plaza, is dominated by woodland, orchards, cultivated fields and vineyards. Bower's 1867 map of Sonoma does not list a property owner for lot 504, although it does include some other familiar names in nearby lots, including Haraszthy. Otto V. Geldern's map of Sonoma of 1875 shows the name "Hays" inked in in lot 504, but the name is crossed out and the name "Butler" is penciled in below. Butler is also shown on the map to be the owner of lot 542. Haraszthy is shown as the owner of lot 541, just north of lot #504 (Geldern 1875). Thompson's map of 1877 shows Butler as the owner of lot 504 and of lot 542, northwest of lot 504, as well as the owner of land just south of Agua Caliente Creek. On Thompson's map Haraszthy is shown as the owner of lots 541 and 588, north of lot 504 (Map 4). A map dating from a period in the late 1890s, post-dating the term of the index, cites Randolph J. Corbett et al as the owner of lot 504 (Reynolds & Proctor 1897-1898: 65,67). This could not be confirmed in a search of local directories; Corbett is not listed in the Oppenheimer Directory of 1899-1900.

A cursory review of maps and recorder's records suggests that the out-lots were still generally undivided at the end of the 19th century. By the 1920s, many were subdivided into 3 or 4 more-or-less ten-acre parcels (suitable for poultry business and truck farming). Then, in the 1940s-1950s, as small-scale agriculture, like poultry businesses and truck farming, declined, many of these parcels were subdivided again for a variety of uses. Many lots in the area were for mixed uses and were often occupied by people whose main work and income were elsewhere, requiring a trip to work, but who derived an additional income from small scale enterprises at home, like keeping a few animals, raising a small crop, machine or other repair work. By the 1970s, lots in the area were subdivided for house lots without agriculture or other businesses.

By 1915, the Northwestern Pacific Railway was built across the back of lot 504, making much agricultural land more accessible to city markets. By 1951, this railroad had been dismantled.

The Chicken Industry - Sonoma County (1910s - 1950s)

At the time that Hansen purchased the study area for use as a hatchery in 1922, the Sonoma County chicken industry was well established as the state leader in chicken production; by 1935 the total value of poultry production in Sonoma County ranked higher than any other single industry in the county (Finley 1937: 368; Speth 1938: 40). The Sonoma County chicken industry had originated in, and continued to be centered in, Petaluma, but there was also a thriving chicken industry in Santa Rosa; small chicken farms and hatcheries of the kind run by Frederick Hansen in the study area presumably operated in many parts of the county (Finley 1937: 368).

The raising of chickens as a specialized industry dated back to the 1880s, with the development of the first commercial chicken hatcheries in Petaluma, California (Smith and Daniel 1975: 235; Praetzellis 1989: 20; Finley 1937: 368; Gregory 1911: 188). The motivation for development of hatcheries was the desire to increase the production of egg-laying birds. Hens, with a peak period of egg production of just over two years, were, before the advent of hatcheries, taken out of production for three or four months a year -- the time required for a hen to lay a clutch of eggs, set on them, hatch and raise the chicks.

The first chicken hatcheries relied on primitive incubators, capable of hatching ten eggs at a time. A Petaluma factory for the manufacture of incubators produced "simple gas-burning apparatuses in which the eggs had to be turned three times a day by hand to simulate the hen's turning of her eggs with her beak, but they were soon in great demand. They won prize after prize when pitted against rival incubators and were soon being shipped to the East Indies, to Alaska, and to Germany," as well as throughout California (Smith and Daniel: 235). Based on this early technology, six hatcheries were established in Petaluma in the 1890s. Hatchery chicks were at first sold only to chicken ranchers in the local area, but because newborn chicks are naturally hardy and do not need food or water for about forty-eight hours after they are born, hatchery chicks were soon transported by rail within a two-day radius of chicken hatcheries, and then as far as three or four hundred miles by rail express (Ibid.: 236).

A parallel development that encouraged commercial chicken hatcheries was the specialized breeding of champion egg-laying chickens, with the white Leghorn emerging as the most successful egg-laying breed in California (Ibid.: 236). Whereas in earlier periods, production of eggs and chicken meat had been part of a diversified farm production, now it was possible to make a living raising nothing but chickens. "It was soon clear that this was a far more efficient method of production. Feed was cheap. Little land was needed (an acre or two would take care of a thousand chickens) and hardly any capital was required to set up business; a man handy with tools could readily build a simple chicken house. In California, the chickens stayed out of doors in all but the most inclement weather. Moreover, once the hen house was established, there was much less work to do than on the average farm" (Ibid: 237).

Rising feed prices and falling prices for eggs persuaded some poultry farmers to turn from egg production to the production of baby chicks. The hatchery business was considered more reliable than other phases of the poultry business because the price of chicks was much less subject to fluctuations of the market than was the price of eggs (Smith and Daniel 1975: 246). Hatchery customers included not only those ranchers just starting out in business but also established ranchers who relied on hatcheries as a convenience (Smith and Daniel 1975: 246). The largest hatchery in Petaluma in the 1910s was 160 feet long and produced a hatch of more than 150,000 birds every three weeks (Gregory 1911: 188; Smith and Daniel 1975: 246). Newborn chicks were placed under "brooders" to keep warm and to dry. When dry, they were placed in boxes holding a hundred chicks.

The new science of poultry management that emerged by the 1910s put Petaluma on the map as self-proclaimed "Egg Basket of the World" (Finley 1937: 368), although egg production was carried on just as intensively in the Eastern United States (Smith and Daniel 1975: 241).

By 1937, Petaluma had nineteen commercial hatcheries, with capacities ranging from 100,000 to 1,800,000 eggs; the latter was said to be the largest hatchery in the world. There was one incubator factory and several other factories supplied brooder stoves, sheet-metal appliances and a variety of products used by poultrymen. There were by 1937

an estimated 3,500,000 white leghorn hens in Sonoma County (Finley 1937: 369).

During the 1930s the chicken industry experienced another technological revolution: the introduction of artificial light around the clock to stimulate egg production (Smith and Daniel 1975: 264-69). Since successful poultry production depended on achieving the highest possible ratio of eggs to chicken feed, poultry farmers were usually quick to adapt to technical innovations, including vaccinations of chicks, in hopes of reducing costs per bird.

The small chicken farm remained a viable option for those seeking economic independence throughout the 1940s and during the post-war period (Ibid: 273). A new chicken rancher could rely on help from a county agricultural agent, and a favorable climate for bank loans as well as an array of eager suppliers of feed and equipment. In the immediate post-war period, a flock of a thousand chickens could be counted on to produce, in a good year, four thousand dollars in profits -- a comfortable income in the late 1940s and early 1950s (Ibid: 274).

ARCHITECTURE

Chicken Industry Buildings

Although one hears of "chicken houses" as if there were one uncomplicated way to build structures to meet all needs of the chicken industry, late 19th and early 20th century buildings for the chicken industry in California were built in a great variety of ways. This was because chickens could be raised for different purposes - for personal use, as part of a general farming operation, or as a commercial business; when raised commercially, there were separate steps, each with different requirements, for buildings; the industry was changing rapidly in this period and the needs for buildings changed with it²; and, at a time when there were many individuals operating small businesses, there were many different ideas about the best ways to build for the chicken business (Hopkins, p. 180).

2 Efforts to control disease and vermin, increasing size of flocks and productivity, have been identified by Passarello, pg. 74, as affecting "chicken house styles".

The chicken industry in this period was served by a great many handbooks on chicken raising, plan books for chicken buildings, journals, and government documents, all of which provided illustrations and instructions for chicken buildings.

To make sense of this variety of building types, it is helpful to look at the relationship between the design of the buildings and the specific purposes for which they were built, as these designs and purposes changed over time.

An early handbook addressing the needs of the commercial chicken farmer illustrated a single long, rectangular structure with four rooms: a hatching room, kitchen, store room, and egg room (Wright, 1869, p. 230). In such a building, a whole range of functions could be accommodated, including laying eggs, hatching chicks, preparation of feed, and storage of feed and supplies. Chickens were also raised in the yard around the building.

Most small scale chicken farms in the late 19th and early 20th centuries raised chickens for eggs and for slaughter either in colony houses or "chicken houses". In either type of house, small groups of chickens were kept together in a room attached to a fenced yard. Feed and water had to be taken to the chickens. In both types, chickens mated, laid eggs, brooded, hatched eggs, and raised chicks all in one enclosed, sometimes unlit and unheated, area, and roamed freely in the chicken house or in the yard. Colony houses were small, single-room structures scattered around an open area. Several colony houses may have been built in fixed locations or, more often, on skids so they could be easily moved a few feet when the soil beneath them was fouled. Chicken houses were like row houses with attached yards for chickens. These took many forms, including the Lyding House, Semi-Monitor House, Closed House, Gable-Roof House, Modified Open House, and Open Shed Cage House (Passarello, 1964: p. 70).

With the intensive development of the chicken industry, separate functions were housed in separate buildings and often on separate farms. Separate buildings were designated, each with its own special requirements, for laying eggs, brooding or incubating and hatching eggs, and raising chicks. Running water, electric light, heat from electricity or some other source, and mechanical incubators

and brooders were essential. While there were other ways to arrange things, some farms produced eggs only, for consumption and sale to hatcheries; using their own eggs or purchased eggs, hatcheries incubated and hatched eggs and sold very young chickens to chicken raisers; chicken raisers produced chickens for egg laying and for slaughter. As the periodicals and handbooks stressed, poultry buildings should be built as cheaply as possible. Only occasionally were they embellished or built in materials or by methods that were not ordinary.

Hatcheries

Chicken hatcheries are specialized operations that produce hatched chicks in large numbers for very rapid sale. By definition, a hatchery involves artificial incubation of eggs and care of newly hatched chicks. In the traditional chicken house, the warmth of the hen protected eggs and chicks even in cold weather. In the commercial hatchery, the mother hen is replaced by machines kept in a warm room. As opposed to commercial laying houses and other types of commercial poultry buildings, special care was taken in the design of hatchery buildings in the 1910s - 1920s to ensure proper heat and ventilation. Whereas other poultry buildings were usually open to light and air by doors, windows, and screens (they may have also had simple ventilation systems), hatcheries were closed, relatively dark buildings with tight interior siding on walls and ceilings for insulation. From several photographs in the poultry literature, a typical hatchery appears to have been a column-free interior space large enough to accommodate rows of table- and cabinet-like incubators full of eggs, and metal umbrella-like brooders hanging just above the floor to shelter new chicks. Ventilation requirements could be met in different ways, some more sophisticated than others. One recommended system was actually a dual system that provided ventilation in different seasons of the year (few hatcheries of the period appear to have had forced ventilation systems), with the pipes under a concrete floor carrying foul air from the lower part of the room up to ridge-line vents in one system, and fresh air from the top of the wall moving into the room near the floor and vented through ceiling flues in another system.

Most hatcheries were rectangular stud-frame buildings with gable roofs carried on trusses to keep the ground floor

space free of columns. The poultry literature suggested using the spaces between studs as parts of the ventilation system. Ventilating flues and monitors on the ridgeline are typically visible on the roof. Because hatchery owners were small businesspeople who not only produced chicks, but had to sell them, hatchery buildings were commonly used as part of a public relations or marketing effort, with ridgeline signs or false fronts suitable for signs or other decoration. Of all the poultry industry buildings of the 1910s - 1920s, hatcheries were the most expensive.³

While a few hatcheries were quite large (over 150 feet long), many were under 100 feet in length. Many were expanded in length, and were intended to be expandable.

Landscapes

Poultry farms in the late 19th and early 20th centuries in California, whether primarily egg producers, chicken raisers, or hatcheries, always consisted of a group of buildings. Many of these were outfitted and perhaps designed and built by professional "Poultry Suppliers"⁴ which contributed to the consistent appearance of the poultry landscape. Photographs in poultry industry journals and handbooks of the Petaluma area of Sonoma County in the 1900s - 1920s show a pattern of poultry farms consisting of a bungalow facing the road, a principal building or buildings (hatchery, egg laying house, or chicken house) near the front of the lot, a tankhouse, and numerous colony houses and yards fenced in iron-mesh fencing at the rear. Wooden picket fences border small farms that appear to be about 5 to 10 acres in size. Near Petaluma and Santa Rosa, there were many such places in existence in the 1920s clustered together along country roads around the towns. Elsewhere in the county, simple hatcheries and poultry farms or smaller clusters were scattered about.

3. An example of an unusually expensive hatchery was the Holly Hatchery in Van Nuys which was a brick building with a forced air ventilation system.

4. The classified section of the San Francisco City Directories in the 1920s listed "Poultry Suppliers". George H. Croley Company, Inc. and R.L. Stevens Brokerage were involved in real estate as poultry suppliers and may have designed and built poultry farms.

STUDY AREA: HANSEN'S HATCHERY

HISTORY

1922-1939

Frederick J. Hansen and his wife Gertrude M. Hansen purchased the ten acres of the project area (in the western portion of Lot 504 - see Map 5) in the town of Sonoma from George H. Croley Company, Inc., a San Francisco-based Poultry Supply company involved in many local land transactions, for \$3,735.76 in gold coin in a deed recorded on January 22, 1924 (Sonoma County Recorder 1922).

Frederick J. Hansen's name first appears in Sonoma City directories in 1913 as a farmer with no address (The Press Democrat Publishing Company 1913: 357; Polk-Husted Directory Company 1909: 390). In the 1915 Directory, he is still listed as a farmer, but is also included among the list of poultry men (The Press Democrat Publishing Company 1915: 373, 410-411). In the 1920 Federal Census, Hansen was listed as the proprietor of a hatchery in the Township of Sonoma, in enumeration District No. 163. No more specific address was indicated. Hansen (age 46) was born in California and his wife (age 43) was born in Illinois. Hansen's parents were foreign born: his father in Norway and his mother in Scotland. The Hansen's had no children. The California State Farmers Directory for Sonoma County for 1922-23 had a more specific listing, noting that Hansen owned 10 acres in out-lot 504 in Sonoma, which was assessed at \$1600 (Farmer's Directory Company 1922: 108). While Hansen was the proprietor of his own hatchery in 1920, it is not known where that hatchery was. It is possible that he was already at the current site as a tenant prior to purchasing it in 1922.

By the 1924 Directory, Hansen's business is given a name, the Sonoma Hatchery, although no address is given (The Press Democrat Publishing Company 1924: 602). The Sonoma Hatchery is, however, not included on the list of commercial hatcheries in the 1924 Directory (Ibid: 643). Most of the fourteen hatcheries on this list (which included all of Sonoma County) were located in Petaluma, and a few others in Santa Rosa or Sebastopol. There were no hatcheries or poultry and egg producers listed for the town of Sonoma (Ibid: 634, 661). This does not mean that there were no

hatcheries or poultry farms in Sonoma, but only that they were not large-scale enterprises, or that they had chosen not to pay for the listing.

Hansen is also listed in the Telephone Directory for 1928 and 1929 under the heading, "Hansen, Fred, Hatchery" (Pacific Telephone and Telegraph Co. 1928: 36; 1929: 35). The 1928 directory, which included Sonoma, Lake and Mendocino Counties, shows only one Sonoma listing under "Hatcheries," the Sonoma Valley Elec. Hatchery with no address. This was presumably someone other than Hansen. The 22 other hatcheries listed for Sonoma County were mostly in Petaluma. There were two Sonoma listings under Poultry Business in the 1928 Directory; most of the others were in Petaluma or Santa Rosa.

The house and first hatchery buildings were built in 1921, before the property was sold to Hansen, by George H. Croley Co., Inc. of San Francisco. In the period 1922 to 1924, the Croley Company was one of six businesses listed in the classified section of the San Francisco City Directory under Poultry Suppliers. Four of these appear to have been suppliers of feed. The other two, Croley and R.L. Stevens, broker, were involved in real estate. From the indexes to land transactions at the Sonoma County Recorder's Office, Croley was active in the County at that time. Although the nature and extent of the work of Croley is not known in detail, the fact that he sold the property to Hansen, an experienced hatchery operator, already developed with buildings for a poultry business, suggests that as a poultry supplier, he may have played a variety of roles in setting up poultry businesses, including selection and purchase of land, design and construction of buildings for a full poultry business (including both residence and poultry buildings), outfitting of buildings with incubator and brooder machinery, negotiation of arrangements for a rail spur, and establishment of business contracts. More research is needed to confirm this supposition.

1939-1943, Tenure of Abraham Alexander

In 1939, Gertrude M. Meyer, formerly Gertrude M. Hansen (presumably either Frederick J. Hansen's widow or his ex-wife) sold the ten acre property to a single man, Abraham Alexander (Sonoma County Recorder 1939). According to Mrs. Rose Annibella, current resident of the house at 800 West

Spain Street, Alexander continued to operate the property as a chicken hatchery.

1943-1946, Tenure of Tarvin and Dessie Jane Bays

In 1943, Abraham Alexander sold a major portion of the project area , including all buildings surviving in 1993, to Tarvin Bays and his wife Dessie Jane Bays (Sonoma County Recorder 1943). The Bays' continued to operate the chicken hatchery and lived in the Hansen residence (Annibella 1992).

1946 - Present Day

The Hansen/Annibella Residence

In 1946, the original Hansen property was subdivided into two main parcels, separating the house and the hatchery. This division has been maintained to the present day. Tarvin Bays and Dessie Jane Bays sold the original Hansen residence and a portion of the original ten acre parcel to Rose Ceicel (Annibella) and her daughter Louise Ceicel (Annibella) for \$12,000 (Sonoma County Recorder 1946a). Personal property included in the sale were "all chicken equipment," "200 Ostra White laying hens; household furniture contained in the dwelling." The transaction was recorded on August 26, 1946 (Sonoma County Recorder 1946a). Mrs. Annibella raised chickens while living in the Hansen house, using the chicken houses that remained on the property, but gradually gave up chicken farming and destroyed all of the chicken houses (Annibella 1992).

In February, 1947, Tarvin Bays and Dessie Jane Bays sold a portion of the original Hansen property to Peter Bataeff, his wife Katherine Bataeff, and to John Bataeff and George Bataeff (Sonoma County Recorder 1947a). A few months later, in May, 1947, the Bataeffs sold this property to Rose Ceicel (Annibella) and Louise Ceicel (Annibella) (Sonoma County Recorder 1947b).

The Hatchery/Factory/Warehouse

On December 2, 1946, Tarvin and Dessie Jane Bays, and Rose Ceicel (Annibella) and Louise Ceicel (Annibella) sold a portion of the original ten acre property, including the site of the hatchery, to William D. Madsen (Sonoma County Recorder 1946b).

Madsen may have operated the hatchery in the late 1940s and early 1950s (Annibella 1992). By the late 1950s, the old hatchery was used as a plywood factory (Annibella 1992; Romberg 1992). The Telephone Directory for 1955 lists the Sonoma Plywood Co. in the project vicinity (Pacific Telephone and Telegraph Co., 1955: 192) and the Directory for 1957 lists the Sonoma Plywood Co. with a factory at West Spain and Fifth and an office at 50 E. Spain (Pacific Telephone Co. 1957: 156). The 1958 Telephone Directory lists a company called Empire Laminators Hardwood Plywood Mfrs. at the same site (Pacific Telephone Co. 1958) but the company is not listed in the Telephone Directory for 1959 (Pacific Telephone 1959: 176).

In 1959, William Madsen, a widower, sold three parcels in lot 504, including the hatchery site, to Melvin L. Rucker and Neinaf A. Rucker, his wife (Sonoma County Recorder 1959). In 1964, Melvin L. Rucker and Neinaf A. Rucker sold the three parcels to Robert A. Rucker (Sonoma County Recorder 1964).

In 1967 Robert Rucker and his wife Celia Rucker sold the parcels to Carlo R. Harder and his wife Rosa Harder (Sonoma County Recorder 1967). The Harders apparently used the hatchery for warehousing Pepsi Cola bottles (Romberg 1992). In 1978 the Harders sold the property to Cyril Romberg and Clara Romberg, and their son Richard Romberg (Sonoma County Recorder 1978). The Rombergs purchased the old hatchery building in order to use it as a storage space for milk bottles used in their dairy business. When they gave up the dairy, they used the building for general storage and now lease it to other tenants for storage space (Romberg 1992). In 1987, the death of Cyril Romberg, one of the Joint Tenants, was recorded, and the property is now owned by Clara Romberg and her son Richard Romberg (Sonoma County Recorder 1987).

DESCRIPTION

The Hansen Hatchery as it appears today consists of a number of buildings and other features from the period of the hatchery operation from 1922-1946, a shed from the period of the plywood factory (ca. 1955-1958), and an automobile garage (ca. 1970). These buildings and features have been

garage was built at the rear of the property behind the house.

Each building and feature is described individually below.

1) House (see Photographs 1, 2, 4, 6)

The house is a simple, rectangular, one-storey, wood-frame bungalow built in 1921. It is little changed, inside or out, except for a two-room addition (post 1970), at the southeast corner. It is a stud-wall structure on a concrete perimeter foundation. It has flush horizontal siding and a low-pitched side-gable roof with a forward-facing gable porch at the southwest corner. There are slatted vents at the tops of the gables, projecting rafter ends under overhanging eaves, and diagonal eave brackets at the top and ends of each gable. The porch is carried on a flared corner post and there is an original hanging iron porch light with colored glass. There are both double-hung and casement windows. The multi-light French doors that open onto the front porch appear to be original or an early modification, having cut-glass door knobs of the period and no evidence of change on the inside. The entrance which is now at the side of the porch may originally have been at the front. The corner addition projects from the southeast corner of the house. The wide front window of the addition appears to be reused from the original wall of the house. The side windows are aluminum sliders. The addition is clad in wood siding which matches the original and has a flat roof.

In plan, the original rectangle (close to square) included an open porch at the southwest corner, an enclosed porch at the northeast corner, a living room along the west side with two bedrooms opening from it on the east, and a kitchen and bath across the back. The two bedrooms of the addition are now entered from the old southeast bedroom. The interior is finished with plain baseboards, windows and door frames, and plaster walls. There is a built-in cabinet and two wrought-iron chandeliers in the living room. The kitchen and bath retain most of their original finishes and fixtures, including a decorative, pressed-paper wainscoting.

2) Big Hatchery (see Photographs 1, 2, 3)

The big hatchery, built in 1924, is a rectangular, gambrel roofed structure, with a false front at its south end facing the street. It is of stud-wall construction on a concrete foundation with a truss roof so that the original single space of the ground floor had no columns. It seems likely that the five trusses rest on heavier posts than single studs. The exterior is clad in horizontal flush siding. As built, the walls and ceiling of the interior were completely clad in narrow, beaded tongue-and-groove siding. The false front is in a three-part composition with a wide, high central bay flanked by lower wings. Each of the three parts is a segmental arch in shape at the top, crowned by a wood coping supported by brackets where it projects beyond the ends of the wall. A pair of high, louvred ventilator openings in the center of the central bay is framed at the top and bottom by trim boards in the shape of segmental arches.

Numerous elements survive of a once extensive ventilation system. The most visible features of this system are the pairs of louvred ventilator openings in each gable and the six galvanized metal vent pipes along the ridgeline. Valves to open and shut each vent are operated by a pair of strings hanging down into the attic. The gable and ridgeline vents appear to provide circulation of air in the attic. Small, screened air intakes along the tops of the side walls may be part of this attic ventilation system, or may be part of a now obscured system for ventilating the ground floor interior through gaps between the studs in the walls. Three rows of now closed openings in the ceiling were part of a natural exhaust system through pipes that passed through the attic and projected through the roof. Portions of three rows of these pipes are still visible in the attic, cut off about three feet above the ceiling. The building has been completely re-roofed so that only the frames with round holes which held the vent pipes as they projected through the roof remain visible only from the attic. Also visible in the attic are remnants of the original knob and tube electrical wiring system.

The big hatchery has been modified in numerous ways, most of them minor, and most of them after the building was no longer used as a hatchery. On the exterior, several

windows and doors have been cut into the building, including the large rolling door on the front facade, which probably replaced a smaller, central door. There were originally fewer windows and doors than at present, but it is not known what the original fenestration was like. A wood shed was built along most of the west side of the building no earlier than the 1950s. A building of unknown date or purpose that once stood against the north end of the hatchery has been removed. Inside, since 1978, the original interior space has been divided roughly into a north half and a south half and the east side of the south half has been further subdivided into three small rooms. In making these changes, sections of the original tongue-and-groove interior siding were pulled off the inside of the east wall and reused as interior partitions. In addition, the part of the ceiling at the south end has been removed, opening the space up to the underside of the roof.

This is architecturally the most interesting building at the Hansen Hatchery. Like other commercial hatcheries it was designed with a truss roof that spans a single ground floor space, it incorporated an elaborate natural ventilation system, and it had a false front. This is unusual in two respects: in the elaboration of the false front, and in the use of a gambrel roof rather than a gable roof. The unusual front was a matter of creating a distinctive presence for the business. The reason for the use of the gambrel roof is not known. It is more difficult to build, uses more lumber, and is more expensive. Perhaps it had something to do with the ventilation system. It is interesting to note that the design of this building reverses a feature of a common pattern-book barn of the period. *Louden Barn Plans of 1915*, for example, illustrated many gambrel roofed barns with two rows of columns in the ground floor, and an open attic space under the gambrel roof for hay. At Hansen's Hatchery, the attic space is full of ventilation equipment and trusses in order to keep the ground floor free of columns.

3) Garage (Photographs 5,6)

The garage is a small, rectangular, wood-frame structure with a gable roof. It has a concrete foundation and its stud-frame is clad with flush horizontal siding. It is

opened at the back with a six-light casement window and a paneled door, both of which may have been re-used from an older structure. The vehicle bay is off center to the west, leaving room for a workbench along the east side. A shed roofed porch with thin columns has been added at the front. The date of construction is uncertain, but it appears to have been built before 1946, during the period of full operation of the hatchery.

4) Little Hatchery (Photographs 5,7,8)

The little hatchery is a generally rectangular, stud-frame structure with a gable roof. It was built in at least three main stages as a hatchery, and later was modified for use as a garage and residence (with an addition along the south end of the west side, and interior partitions of the original interior). Like the big hatchery, the little hatchery originally had a single, columnless, ground floor space beneath a truss roof. It also had a more rudimentary ventilation system, whose most prominent features are three gabled ventilating monitors on the ridge of the roof. The building is generally rectangular in plan, but the rear half is at a slight angle to the rest, as if it were built haphazardly, without precise measurements. The front half of the building was built in two stages. It is not clear which of the three stages was built first.

The little hatchery is built on a concrete foundation. Its exterior walls are a patchwork of narrow, banded siding and hinged garage doors across the front facade, and horizontal and vertical plank siding elsewhere. The fenestration, consisting of single and multilight casements, and paneled doors has been altered. Some of the sashes and doors themselves may be re-used from an older structure. The roof is clad in corrugated metal at the front and tarpaper at the rear. A shed roof porch has been built across the front in two parts.

Inside, the original, low-ceilinged, rectangular space has been partitioned at the southwest corner to create a small apartment, together with a shed addition along the west side of the building. The walls and ceiling of the original space which remain visible are clad in tongue-and-groove siding like the big hatchery. Steps at the rear lead up into the unfinished attic where the trusses

and knob-and tube wiring are visible.

The dates of construction of the little hatchery are unknown. The appearance, structure, materials, and use are all consistent with an original construction date at the time of the house, in 1921, with both major additions before 1940.

5. Tankhouse (Photographs 5,9)

The tankhouse is a small square structure with battered walls and a flat roof. Flush horizontal siding is attached to a wood frame heavy enough to support the water tank that originally stood on the roof. The tank has been removed, the roof covered with tarpaper and the tankhouse finished for use as a small, one-room apartment. The apartment is lit by double hung windows and entered through a door in the west facade. The use of the interior as a residence may be as old as the tankhouse itself, but some of the finishes and a braced awning over the entry facade appear to date from the 1950s-1960s. The original tankhouse was probably built at the time of the house, in 1921. A partially enclosed addition at the north side of the tankhouse is used as a laundry room.

6. Storage House Ruin (Photograph 10)

The storage house was built as a reinforced-concrete frame structure with concrete-block infill walls and a gambrel roof. The front gable, the roof itself, ceiling joists, all interior finishes, and the front door are missing. The building is at the foot of a rail spur, still partly in place, that ran from Spain Street along the east side of the big hatchery. While its original purpose is not known for certain, it appears to have been built for storage. A concrete and concrete-block building could have been sanitary, vermin proof, and perhaps artificially cooled for storage of feed, eggs, or other perishables. The structure and materials appear to date from the 1930s or 1940s.

7. Rail Spur (Photograph 3)

Remnants of a rail spur that ran into the property from Spain Street along the east side of the big hatchery are

still visible. A driveway has been built of asphalt where the spur was, covering up most of it. This appears to have been a spur of the Northwestern Pacific Railroad which was in place by 1915 and dismantled by 1951.

8. Fence (Photograph 13)

This is a remnant of a wooden fence that probably once bordered the property. This remnant, along the west property line, appears to have been a rebuilt portion. Thus, while the fence was probably in place in the 1920s, this portion appears to be less than 50 years old.

9. Arbor (Photograph 12)

This is a wooden arbor that appears to be less than 20 years old. It was built in an area that had been used for gardens and chicken yards in the past.

10. Long Shed (No photograph)

This is a long, rectangular structure located east of the rail spur and parallel to the big hatchery. It is of stud-frame construction with a central row of 4x6 posts, sheathed on the outside by corrugated metal. Some of the wood appears to have been reused. This shed appears to have been built since the 1950s and may have been part of the plywood factory.

11. New Garage (Photograph 11)

This is a small, rectangular, gable roofed garage built with a stud-frame and sheathed in plywood. Although covered in plywood, it appears to be more recent than the plywood factory was in operation, and is probably less than 20 years old.

EVALUATION

Following the Criteria of the National Register (see Appendix D) and the guidelines in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, the Hansen Hatchery appears to be eligible for the National Register as a district at the local level of significance under Criteria A and C for the period 1921-1946. In addition, the big hatchery building by itself

appears to be eligible for the National Register under Criterion C at the local level of significance.

Criterion A applies to properties representing significant events or patterns of history; Criterion C applies to properties possessing significance for physical attributes including design and construction.

Under Criterion A, the Hansen Hatchery reflects the importance of the poultry industry in Sonoma County in the 1920s - 1940s when Sonoma County was one of the leading producers of poultry in the United States. The poultry industry included hatcheries, egg producers, and chicken farms. Hatcheries were the first development in the industrialization of the poultry industry, and were first developed in Sonoma County in the 1880s. Hatcheries were promoted as a means of self-sufficient living by numerous groups and publications. The 1920s were a boom time for the establishment of small and medium-sized hatcheries.

The Hansen Hatchery was typical of the medium-sized commercial hatcheries of the period, which made up the majority of hatcheries. Consisting of a house, two hatchery buildings, a garage, storage building, tankhouse and rail spur, the Hansen Hatchery is a nearly intact representative of a Sonoma County hatchery of its period.

Under Criterion C, the Hansen Hatchery represents the distinctive characteristics of a Sonoma County chicken hatchery of the 1920s - 1940s. It possesses the characteristics common to chicken hatcheries: a house, hatchery buildings, tankhouse, and other features arranged in a characteristic way, including its orientation to the road and to transportation; modest embellishment of roadside buildings; and distinctive features of hatchery buildings, including a truss roof over a column-free ground-level space, a ventilation system, and artificial lighting.

In addition, the big hatchery is a significant building in its own right and appears to be eligible under Criterion C. It possesses both the characteristic features of hatchery buildings (truss roof over a column-free interior space, natural ventilation system, artificial lighting, and false front), and two unusual features (a gambrel roof and a distinctive design of its false front).

Although the hatchery is presently on two parcels under separate ownership, it retains a significant concentration of buildings, structures and objects united historically

both by plan and physical development, and in this way possesses the characteristics of a district. The boundaries of the district are drawn around the perimeter of the two parcels taken together. The contributing features of the district are the house, big hatchery, little hatchery, tankhouse, garage, storage house ruin, and rail spur. The arbor and the fence are compatible but are less than 50 years old. Thus, the arbor, fence, new garage, and long shed are non-contributors.

Finally, the Hansen Hatchery possesses integrity of location, materials, workmanship, feeling and association to a high degree. There has been some loss of integrity of design in the addition to the house, additions to and interior partitioning of the hatcheries, and the removal of the chicken houses from the rear of the property. Of these, all except the removal of the chicken houses are minor in the context of the district. Removal of the chicken houses removes one of the functional components of this hatchery. However, these were small, possibly portable structures located behind the main buildings where they were not easily seen from the road so that their loss represents a compromise but not a loss of integrity.

In addition, there has been a loss of integrity of setting. When it was built, the Hansen Hatchery was located on the old road from Sonoma to Santa Rosa, in an area close to the City of Sonoma with numerous small farms and rural businesses. Few of these are left in this area, most property having been subdivided and developed for houses or apartments. The only surviving remnant of significance of the setting of the Hansen Hatchery is the property adjacent to the east at 750 West Spain Street, consisting of a turn-of-the-century house and a barn. Near Petaluma and Santa Rosa, many hatcheries and other poultry businesses were built close together, and the setting of a single hatchery often included others. But the Hansen Hatchery was built by itself. The loss of the setting of the Hansen Hatchery, as the loss of a general rural landscape, appears to be less serious than the loss of the setting of originally clustered hatcheries would have been.

APPENDIX D

Notice of Violation(s) and Substandard Housing Conditions and Order to Vacate the
Substandard Housing and Accessory Structures and Abate the Violations



City of Sonoma
Building Department
#1 The Plaza
Sonoma, CA 95476

Telephone: (707) 938-3681
Fax: (707) 398-8775

Sent to Record Owner by Certified Mail
Sent to Tenant by First-Class Mail
Posted in conspicuous place near entrances to buildings

NOTICE OF VIOLATION(S) AND SUBSTANDARD HOUSING CONDITIONS AND ORDER TO VACATE THE SUBSTANDARD HOUSING AND ACCESORY STRUCTURES AND ABATE THE VIOLATIONS

Date of Notice & Order: **October 30, 2013**

Owner: **Brenda Gibson**
PO Box 2162,
Sonoma, CA 95476-2162

Tenant: **Tenant (Occupant)**
800 West Spain Street,
Sonoma, CA 95476

Property Address: **800 West Spain Street, Sonoma, CA**

Assessor's Parcel No: **127-204-022**

Date Violations Observed: **October 10, 2013, APPROXIMATELY 1:00 PM**

Date of Initial Notification: **No prior notice given.**

The property or structure listed above has been found to be in violation of the California State Housing Law and/or the Sonoma Municipal Code (SMC).

Section 114.1 of the administrative provisions contained in SMC Section 14.10.010 states that "It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code or any other provision of Chapter 14.10 of the Sonoma Municipal Code."

Section 17980(a) of the CA Health and Safety Code states that "If any building is constructed, altered, converted, or maintained in violation of any provision of, or in violation of any order or notice that gives a reasonable time to correct that violation issued by an enforcement agency pursuant to this part, the building standards published in the California Building Standards Code, or other rules and regulations adopted pursuant to this part, or if a nuisance exists in any building or upon the lot on which it is situated, the enforcement agency shall, after 30 days' notice to abate the nuisance or violation, or a notice to abate with a shorter period of time if deemed necessary by the enforcement agency to prevent or remedy an immediate threat to the health and safety of the public or occupants of the structure, institute any appropriate action or proceeding to prevent, restrain, correct, or abate the violation or nuisance. Notwithstanding the above, if a person has purchased and is in the process of diligently

abating any violation at a residential property that had been foreclosed on or after January 1, 2008, an enforcement agency shall not commence any action or proceeding until at least 60 days after the person takes title to the property, unless a shorter period of time is deemed necessary by the enforcement agency, in its sole discretion, to prevent or remedy an immediate threat to the health and safety of the neighboring community, public, or occupants of the structure.”

Violations and Substandard Conditions

The Building Department has inspected portions of the house and the accessory structure in back of the home and has determined that the buildings are substandard pursuant to CA Health and Safety Code 17920. The inspection was performed at the request of the Sonoma Police Department, which controlled access to the premises at the date and time of the inspection.

Pursuant to CA Health and Safety Code Section 17970, “any officer, employee, or agent of an enforcement agency may enter and inspect any building or premises whenever necessary to secure compliance with, or prevent a violation of, any provision of this part, the building standards published in the State Building Standards Code, and other rules and regulations promulgated pursuant to the provisions of this part which the enforcement agency has the power to enforce.”

The Building Department has determined that the substandard conditions and violations enumerated below require immediate action, including immediate vacation and discontinuance of use of the structures by the building’s occupants, and abatement of the substandard conditions within a reasonable time.

Gas and electric service to the building has been disconnected by the utility provider to remedy an immediate threat to the health and safety of the public or occupants of the structure.

Item	Violation and Substandard Condition Observed	CA Health & Safety Code Section
1.	Lack of adequate heating; Floor furnace was found adjacent to the west exterior wall. The entire interior floor space was covered with debris and household items, which covered the floor furnace. Floor furnace was covered with combustible material.	17920.3(a)(6)
2.	Infestation of insects; Refrigerator was not clean, which had insects.	17920.3(a)(12)
3.	General dilapidation or improper maintenance; All buildings on the property appeared to lack general maintenance. The main house (south building) had dry rot, damaged exterior walls, exterior landings, deck, peeling paint, broken windows, and lack of cleaning and organization of household items, food storage and clothing. The debris and household items throughout the interior space was approx. 2 – 3 ft. in depth, which impaired egress. The north accessory building appeared to have defective and deteriorated roof members and bearing walls.	17920.3(a)(13)
4.	Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer; Refer to Item 3 above.	17920.3(a)(15)
5.	Defective or deteriorated flooring or floor supports; Exterior landing on the east side of the main house was damaged and deteriorated, front porch/deck and guard damaged and deteriorated.	17920.3(b)(2)
6.	Members of walls, partition, or other vertical supports that spilt, lean, list, or buckle due to defective material or deterioration; The main house exhibit the defects along the east exterior wall, front porch, an interior wall. The south accessory building exhibit the defects throughout.	17920.3(b)(4)
7.	Members of ceilings, roofs, ceiling and roof supports, or horizontal members which sag, split or buckle due to defective material or deterioration; The south accessory building exhibited numerous roof members defects	17920.3(b)(6)
8.	Wiring is not currently in good and safe condition and working properly; Discovered exterior “nob and tubing” wiring mounted to the exterior wall on the main house without insulation covering.	17920.3(d)

Item	Violation and Substandard Condition Observed	CA Health & Safety Code Section
9.	The floor furnace in the main house was covered with debris, which will not allow proper operation. In addition, the exterior flue had mounted on the west exterior wall had two holes	17920.3(f)
10.	Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors. The east exterior wall of the main house was damaged and detached, and there were broken windows along the east wall.	17920.3(g)(2)
11.	Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weather due to lack of paint or other approved protective covering. The main house exhibited peeled paint and deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.	17920.3(g)(3)
12.	Broken, rotted, split, or buckled exterior wall coverings or roof coverings. The main house east exterior wall exhibited damaged and detached siding.	17920.3(g)(4)
13.	Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause. In main house and south accessory building, excessive debris and household items were discovered, with combustible materials within the building interiors, as well as overgrown vegetation adjacent the buildings.	17920.3(h)

YOU ARE HEREBY ORDERED to **immediately** discontinue use and vacate the substandard housing until such time that all substandard housing conditions have been satisfactorily abated by repair, replacement or removal, as appropriate, and said abated conditions have been inspected and approved by the City of Sonoma Building Department. Pursuant to CA Health and Safety Code Section 17980(a) the vacation of the home and accessory structure is being ordered immediately to prevent or remedy an immediate threat to the health and safety of the public or occupants of the structure.

YOU ARE HEREBY FURTHER ORDERED to discontinue and correct or otherwise abate by repair, replacement or removal all of the violation(s) stated above not later than **January 31, 2014**.

Permit Required

A permit shall first be obtained from the Building Department prior to performing any corrective work to construct, enlarge, alter, repair, move, demolish or change a building or occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system or component thereof or any accessible feature, element or component, the installation of which is regulated by the codes adopted by the City.

The actual costs incurred by the City to resolve this matter, including investigation services, plan review, inspections, hearing costs, the costs for abatement if performed by the City and related services shall become a personal obligation of the property owner and may become a lien against the property if not fully paid.

Consequences for Failing to Comply

Failure to legally comply with this notice and order and cure the violation(s) within the time period set forth above may result in the building official recording the notice and order against the subject property. In addition, the building official may seek the legal counsel of the City to institute the appropriate proceeding to restrain, correct or abate such violation.

In addition, any person in violation of the codes adopted by the City and failing to comply with this notice and order may be prosecuted for a misdemeanor. Each violation shall constitute a separate offense for each and every day such person, firm or corporation violates or allows a violation to continue without taking reasonable means to cure or abate the same after having been ordered to do so and every misdemeanor violation is punishable by a fine not exceeding \$1,000 or imprisonment for a term not exceeding six months, or by both such fine and imprisonment.

Alternatively, an administrative notice and order may be issued under the provisions of SMC Chapter 1.30 and all fines and penalties therein may be assessed. SMC Chapter 1.30 establishes procedures authorized in Government Code Section 53069.4 for the imposition, enforcement, collection, and administrative review of administrative costs, fines and penalties for any violations of the Sonoma Municipal Code. Administrative fines and penalties are sanctions adopted by city council resolution pursuant to SMC 1.12.030 and are currently \$500 per day for each initial violation. Additional administrative costs include any and all costs incurred by the City in connection with matters brought before a hearing officer including, but not limited to, costs of investigation, staffing costs incurred in preparation for a hearing and for the hearing itself, the services of the hearing officer, any abatement costs, costs for all inspections necessary to enforce the administrative notice and order or the administrative enforcement order, including attorneys' fees.

Rights to Appeal

Any person, firm, corporation, or entity adversely affected by this order may file an application for appeal. However, be advised that the Board of Appeals has no authority to waive the requirements of the adopted codes.

All appeals shall be initiated by filing with the city clerk (with a copy to the building official) a written application for appeal on a form provided by the city clerk within 15 days of the date the building official's decision, notice or order (oral or written) is properly served, together with any applicable appeal fee established in the fee schedule adopted by the city council. The form for the application for appeal can also be downloaded from the City's web site at http://www.sonomacity.org/uploadimg/building_appeal_form.pdf.

The application for appeal shall state the nature and date of the decision being appealed, the name and address of the appellant and his/her interest in the matter, the property address which is the subject of the appeal, the specific action requested by the appellant to be taken by the appeal body, the signature(s) of the appellant(s), and the reasons, based on a claim that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed which, in the opinion of the appellant, render the decision unjustified or incorrect.

The filing of an application for appeal shall have the effect of staying any decision or order of the building official pertaining to said appeal or the issuance or granting of any permit, certificate or other approval which is related to the appeal unless, at the sole discretion of the building official, such decision, order or action is necessary to protect the life, health, safety, property or well-being of the public or occupants of the building.

Upon receipt of a timely filed application for appeal in proper form and payment of the required fee, the city clerk will set a hearing date before the board of appeals no later than 60 days after the filing of the notice of appeal. Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.

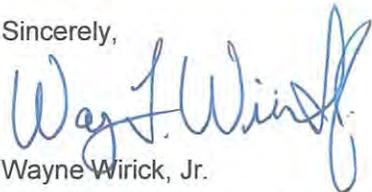
Failure to file an application for appeal within the filing deadline and in the manner set forth above shall constitute a waiver of the right to an administrative hearing on the matter.

Be advised that Sections 17274 and 24436.5 of the CA Revenue and Taxation Code provide that no deductions for interest, taxes, depreciation, or amortization paid or incurred in the taxable year shall be allowed a taxpayer who derives rental income from housing declared by the City to be substandard.

Also be advised that pursuant to Section 1942.5 of the California Civil code, the lessor cannot retaliate against a lessee.

If you have any questions, feel free to contact me by phone at 707-933-2211 or by e-mail at wwirick@sonomacity.org.

Sincerely,



Wayne Wirick, Jr.

Development Services Director / Building Official

Partial Photo Documentation



Figure 1

Address: 800 West Spain Street, Sonoma, CA

Date and Time: 10/30/13 Approximately 1:00 PM

Description of Violation: Dampness of habitable rooms; Faulty weather protection; buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies; Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.



Figure 2

Address: 800 West Spain Street, Sonoma, CA

Date and Time: 10/30/13 Approximately 1:00 PM

Description of Violation: Defective or deteriorated flooring or floor supports.



Figure 3

Address: 800 West Spain Street, Sonoma, CA

Date and Time: 10/30/13 Approximately 1:00 PM

Description of Violation: General dilapidation or improper maintenance; Improperly maintained gas appliance.



Figure 4

Address: 800 West Spain Street, Sonoma, CA

Date and Time: 10/30/13 Approximately 1:00 PM

Description of Violation: Lack of adequate garbage and rubbish storage and removal; Lack of adequate exit facilities.



Figure 5

Address: 800 West Spain Street, Sonoma, CA
Date and Time: 10/30/13 Approximately 1:00 PM
Description of Violation: Hazardous exposed electrical conductors.



Figure 6

Address: 800 West Spain Street, Sonoma, CA
Date and Time: 10/30/13 Approximately 1:00 PM
Description of Violation: Hazardous exposed electrical conductors.



Figure 74

Address: 800 West Spain Street, Sonoma, CA
Date and Time: 10/30/13 Approximately 1:00 PM
Description of Violation: Accumulation of junk, dead organic matter, debris, garbage, offal, rodent harborages, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.



Figure 8

Address: 800 West Spain Street, Sonoma, CA
Date and Time: 10/30/13 Approximately 1:00 PM
Description of Violation: Broken, rotted, split, or buckled exterior wall coverings or roof coverings; Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.



Figure 9

Address: 800 West Spain Street, Sonoma, CA
Date and Time: 10/30/13 Approximately 1:00 PM
Description of Violation: Lack of code complying electrical service disconnect switch.



Figure 10

Address: 800 West Spain Street, Sonoma, CA
Date and Time: 10/30/13 Approximately 1:00 PM
Description of Violation: Accumulation of junk, dead organic matter, debris, garbage, offal, rodent harborages, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.



Figure 11

Address: 800 West Spain Street, Sonoma, CA
Date and Time: 10/30/13 Approximately 1:00 PM
Description of Violation: Faulty weather protection; Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.



Figure 12

Address: 800 West Spain Street, Sonoma, CA
Date and Time: 10/30/13 Approximately 1:00 PM
Description of Violation: Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.; Faulty weather protection; Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.

- END -

APPENDIX E

Photographs



The main house, little hatchery, garage and tankhouse were deemed unsafe by the City of Sonoma Building Department on October 10, 2013.



Warped window frames and shifting/cracked exterior walls



Deteriorated Stud Walls-Main House



Interior walls exposed to outside elements - Main House



Uneven and warped floors-Main House (kitchen)



Lateral Cracks Near Window Frame-Main House



Exposure to outside elements-Main House (bathroom)



Deterioration and dry rot - Main House (bathroom)



Exposure Affecting Sill Plates, Band Boards and Floor Joists-Main House



Space between casing and top rail from shifting walls - Main House



Uneven casings/shifting and cracking walls-Main



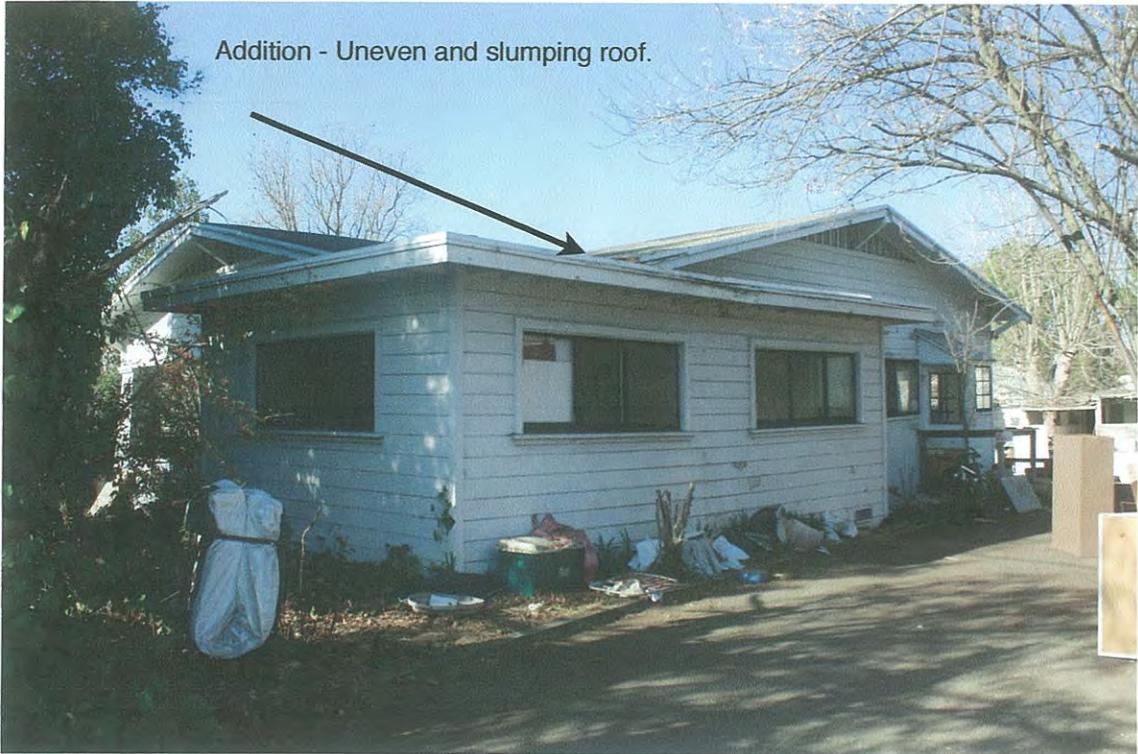
Exposed ceiling - Main House



Exposed ceiling and damaged roof and walls-Main House (addition)



Damaged floor-Main House (addition)



Addition - Uneven and slumping roof.

Main House (addition)-South and East Elevations



Little Hatchery and Tankhouse - South and West elevations



Garage



Exposed and Deteriorated Shed Roof Porch - Garage

JUEN CONSTRUCTION

195 San Luis Road
Sonoma, CA 95476
(707) 996-1456
CSLB #515989

January 24, 2014

Rob Gjestland
Senior Planner
City of Sonoma Planning Department
No. 1 The Plaza
Sonoma, CA 95476

Re: *800 Spain Street, Sonoma, CA – Contractor's Observations*

Dear Mr. Gjestland:

The decision to demolish or to rehabilitate derelict buildings can sometimes be difficult and/or controversial. In my professional opinion, the buildings and structures located on the subject property should be demolished; the decision to demolish the buildings is neither difficult nor controversial. Having fallen into a sad state of extensive disrepair, the property's buildings have become a blighting influence on their surroundings, compromising the safety, health and the quality of life of neighborhood residents.

This report is based on:

1. Site visit on January 15, 2014;
2. Survey of Historic Resources Evaluation Report Hansen Hatchery Historic District, prepared by McKale Consulting, dated January 2104;
3. Survey of Wood Destroying Pests and Organism Inspection Report, prepared by HomeGuard Incorporated, dated January 20, 2014;
4. Survey of Architectural Assessment Report, prepared by Axia Architects, dated January 20, 2014;
5. 2010 and 2013 California Building Code;
6. Over 30 years experience in construction.

In its original state, during the mid-twentieth century, the single story wood-framed may have held promise. In its current state, utterly neglected after having long outlived its useful service life, the home and buildings are dilapidated, unsightly and dangerous. Profound lack of maintenance has led to severe degradation, ultimately mortally compromising major structural systems.

Observations:

1. Severe cracks through concrete foundation walls;
2. Extensive termite/pest infestation and damage;
3. Decayed and sagging wood structure;
4. Weather beaten and decayed wood finishes;
5. Deteriorated roofing and underlayment;
6. Decayed front porch framing;
7. Obsolete electrical and mechanical systems.

Based on my experience in construction and specifically, construction cost estimating, I would recommend against rehabilitating or salvaging the existing home and out buildings on the subject property.

This report, including any recommendations, is based on my limited observations and scope of services. It is possible that unknown and/or hidden conditions exist that could influence this report and my opinions, recommendations and conclusions discussed in the report. Therefore, I must reserve the right to revise this report should more information become available.

Sincerely,

Juen Construction



Kevin Juen, Owner
CSLB #515989

DPR List

PROPERTY-NUMBER	RESERVATION	STREET-ADDRESS	PRIMARY-#	PROPERTY-NUMBER	RESERVATION	STREET-ADDRESS	PRIMARY-#	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
004210		28 W SPAIN ST		SONOMA		SEBASTIANI APARTMENTS		P	1937	HIST. SURV.	5476-0095-0000		7N	
004211		40 W SPAIN ST		SONOMA		SEBASTIANI DEPOT, GREYHOUND BUS DE		P	1939	HIST. SURV.	5476-0096-0000		7N	
004128		110 W SPAIN ST		SONOMA		SEBASTIANI HOTEL PLAZA HOTEL, THE		P	1872	HIST. RES.	NHL-92000293-0008	05/06/92	1D	AC
004230		122 W SPAIN ST		SONOMA				P	1922	HIST. SURV.	5476-0048-0008	01/01/78	1D	AC
004229		132 W SPAIN ST		SONOMA				P	1890	HIST. SURV.	NHL-75000489-0008	04/03/75	1D	AC
004129		143 W SPAIN ST		SONOMA		LA CASA, JONES ADOBE		P	1836	HIST. RES.	5476-0114-0000		7N	
004228		162 W SPAIN ST		SONOMA				P	1890	HIST. SURV.	NHL-92000293-0009	05/06/92	1D	AC
004227		180 W SPAIN ST		SONOMA		HENRY WEYL HOUSE		P	1870	HIST. SURV.	5476-0111-0000	01/01/78	1D	AC
004226		196 W SPAIN ST		SONOMA		FARNSWORTH, O. S.		P	1910	HIST. SURV.	NHL-75000489-0009	04/03/75	1D	AC
004225		252 W SPAIN ST		SONOMA		SONOMA FIRST CONGREGATIONAL CHURCH		P	1873	HIST. SURV.	5476-0112-0000		3S	
004222		400 W SPAIN ST		SONOMA		WILLOW WILD, VALLEJO HARASZTHY HOU		P	1878	HIST. SURV.	5476-0110-0000		3S	
004221		796 W SPAIN ST		SONOMA		HANSEN HATCHERY (BIG HATCHERY BUIL		P	1924	PROJ. REVW.	5476-0107-0000		3S	
080479		796 W SPAIN ST		SONOMA		HANSEN HATCHERY STORAGE BUILDING		U	1940	HIST. SURV.	HDP911125E	02/24/93	2B	AC
080476		796 W SPAIN ST		SONOMA		HANSEN HATCHERY HISTORIC DISTRICT		P	1921	PROJ. REVW.	5476-0106-0000	02/24/93	3S	
080478		796 W SPAIN ST		SONOMA		HANSEN HATCHERY LONG SHED		U	1921	PROJ. REVW.	HDP911125E	02/24/93	2S2	AC
080477		800 W SPAIN ST		SONOMA		HANSEN HATCHERY RESIDENCE		P	1921	PROJ. REVW.	HDP911125E	02/24/93	2D2	AC
080483		800 W SPAIN ST		SONOMA		HANSEN HATCHERY GARAGE		U	1921	HIST. SURV.	5476-0105-0000		7N	
080480		800 W SPAIN ST		SONOMA		HANSEN HATCHERY (NEW) GARAGE		U	1975	PROJ. REVW.	HDP911125E	02/24/93	2D2	AC
080481		800 W SPAIN ST		SONOMA		HANSEN HATCHERY TANKHOUSE		U	1921	PROJ. REVW.	HDP911125E	02/24/93	6Y	
080482		800 W SPAIN ST		SONOMA		HANSEN HATCHERY (LITTLE HATCHERY)		U	1921	PROJ. REVW.	HDP911125E	02/24/93	2D2	AC
004364		240 W WATWAUGH RD		SONOMA		MCELROY RANCH, WEBEKIND RANCH		P	1894	HIST. RES.	DOE-49-01-0028-0000	07/10/01	6Y	
004365		300 W WATWAUGH RD		SONOMA		YAMAKAWA HOUSE		P	1900	PROJ. REVW.	FHWA010502A	07/10/01	6Y	
004366		350 W WATWAUGH RD		SONOMA		WILSON BROS. RANCH		P	1878	HIST. SURV.	5476-0250-0000		7N	
132973		400 W WATWAUGH RD		SONOMA		YAMAKAWA HOUSE		P	1878	HIST. SURV.	5476-0251-0000		7N	
182586		39 WALNUT CIR		SONOMA				P	1977	HIST. SURV.	5476-0252-0000		3S	
004368		WATWAUGH RD		SONOMA		SONOMA CREEK		P	0	PROJ. REVW.	DOE-49-01-0029-0000	07/10/01	6Y	
004369		WATWAUGH RD		SONOMA		WATWAUGH RD STEEL BRIDGE/ BRIDGE 2		C	1929	HIST. RES.	FHWA010502A	06/06/11	6Y	
132972		201 WATWAUGH RD		SONOMA				P	1941	PROJ. REVW.	5476-0254-0000	07/10/01	6Y	
004367		405 WATWAUGH RD		SONOMA		ROSSER RANCH		P	1896	HIST. SURV.	5476-0255-0000	07/10/01	6Y	
004370		755 WATWAUGH RD		SONOMA		KISER HOUSE		P	1870	PROJ. REVW.	FHWA010502A	07/10/01	6Y	
004440		1 WINGO RD		SONOMA		RAILROAD BRIDGE, WINGO BRIDGE		P	0	HIST. SURV.	5476-0253-0000		3S	
004439		1 WINGO RD		SONOMA		WINGO RAILROAD STATION, MANN DENNI		P	1878	HIST. SURV.	5476-0256-0000		7N	
004358		19400 WYATT RD		SONOMA		WYATT RANCH INDIAN VILLAGE, STEPHE		P	0	HIST. SURV.	5476-0325-0000		3S	
073872		17421 KEATON AVE		(VIC) SONOMA		CLEMENTI INN		P	1904	TAX. (NPS)	5476-0244-0000		3S	
004468		SR 12		(VIC) SONOMA		BRIDGE #20-138		S	1924	HIST. SURV.	0139-81-CA	10/24/84	6Y	A
004467		SR 12		(VIC) SONOMA		BRIDGE #20-137		S	1924	HIST. SURV.	5476-0354-0000		7R	
004466		SR 12		(VIC) SONOMA		BRIDGE #20-136		S	1924	HIST. SURV.	5476-0353-0000		7R	
004469		SR 121		(VIC) SONOMA		STORNETTA CATTLEPASS, BRIDGE #20-1		S	1922	HIST. SURV.	5476-0352-0000		7R	
004463		SR 121		(VIC) SONOMA		BRIDGE #20-21		S	1922	HIST. SURV.	5476-0355-0000		7R	
004465		SR 121		(VIC) SONOMA		BRIDGE #20-121		S	1922	HIST. SURV.	5476-0349-0000		7R	
004464		SR 121		(VIC) SONOMA		BRIDGE #20-23		S	1923	HIST. SURV.	5476-0351-0000		7R	
004372		220 TEMELEC CR		(VIC) SONOMA		TEMELEC HALL / TEMELEC CLUBHOUSE		P	1858	HIST. RES.	5476-0350-0000	04/19/06	1S	AC
				(VIC) SONOMA						NAT. REG.	NPS-06000312-0001	08/25/04	3S	AC



preservation, the (former) National Register status codes were revised to reflect the application of California Register and local criteria and the name was changed to "California Historical Resource Status Codes."

CALIFORNIA HISTORICAL RESOURCE STATUS CODES

(effective as of August 2003)

Available online in a single page format at http://www.ohp.parks.ca.gov/default.asp?page_id=1069

1 Properties listed in the National Register (NR) or the California Register (CR)

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.

- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in CR.

- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.

- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

- 4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to individually eligible for local listing or designation through survey evaluation.

- 5B Locally significant both individually (listed, eligible, or appears eligible) and as contributor to a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

Using Status Codes

Users of the California Historic Resource Status Codes should keep in mind that the status codes are broad indicators which, in most cases, serve as a starting place for further consideration and evaluations. Because the assigned status code reflects an *opinion* or *action* taken at a *specific point in time*, the assigned status code may not accurately reflect the resource's eligibility for the National Register, California Register, or local listing or designation at some later time.

HISTORIC RESOURCES INVENTORY

(State use only) Ser _____ Site _____ Mo. _____ Yr. _____
UTM _____ Q _____ NR 4 SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

1. Common name: _____
 2. Historic name, if known: Romberg Dairy
 3. Street or rural address 800 West Spain Street
City: Sonoma ZIP: 95476 County: Sonoma
 4. Present owner, if known: Annibella Rose & Louise Cecil Address: 800 West Spain Street
City: Sonoma ZIP: 95476 Ownership is: Public Private
 5. Present Use: Residence Original Use: Residence
- Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This is a one-story modified bungalow shiplap wood. There is a large tapered pillar on the corner. The roof is over-extending with corner brackets. There is a small room added with a window that has one sash and transom with small panes. A detail surrounds the opening of the window.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



See City Map 9.

UTM (SONOMA QUAD)
10/546,020/4,239,320
10/548,540/4,239,050
10/548,420/4,238,220
10/545,950/4,238,530

8. Approximate property size:

Lot size (in feet) Frontage 67.66
Depth 20.3
or approx. acreage _____

9. Condition: (check one)

- a. Excellent b. Good c. Fair
d. Deteriorated e. No longer in existence

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)

- a. Open land b. Scattered buildings
c. Densely built-up d. Residential
e. Commercial f. Industrial
g. Other _____

12. Threats to site:

- a. None known b. Private development
c. Zoning d. Public Works project
e. Vandalism f. Other _____

13. Date(s) of enclosed photograph(s): February 1978



NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other

15. Is the structure: a. On its original site? b. Moved? c. Unknown?

16. Year of initial construction 1927 This date is: a. Factual b. Estimated

17. Architect (if known): _____

18. Builder (if known): _____

19. Related features: a. Barn b. Carriage house c. Out-house d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other Chicken houses in the rear None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

This is a part of the 15 acres parcel of the Hanson Hatchery chicken ranch. It was a working ranch in the 1900's.

The house was built in 1927 and is a bungalow as in 4th Street East. It is the best example on the West Spain block and part of the development of the Hanson ranch.

It is essential to the area, it supports the storage building and the older homes. Part of the development of the 1920's.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

23. Date form prepared: 1978 By (name): Sweet/De Petris
Address: 384 Chase Street City Sonoma ZIP: 95476
Phone: 938-5348 Organization: Sonoma League for Historic Preservation

(State Use Only)

HISTORIC RESOURCES INVENTORY

(State use only)
 Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR 3 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

1. Common name: _____
2. Historic name, if known: Hanson Hatchery
3. Street or rural address 796 West Spain Street
 City: Sonoma ZIP: 95476 County: Sonoma
4. Present owner, if known: Romberg Dairy Address: 796 West Spain Street
 City: Sonoma ZIP: _____ Ownership is: Public Private
5. Present Use: Warehouse Original Use: Hatchery
 Other past uses: Stable - Hatchery - Warehouse

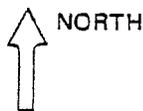
DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This is a wooden frame commercial building with Espanada or Mission Revival false front about 35' high and 3600 sq. feet. There is a large framed vent on the upper front with a Victorian segmental frame. Has a large sliding door almost in the center and a small entrance door on the side with trim.

Other small buildings are on the sides and in the back.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



See City Map Area 9.

UTM (SONOMA QUAD):
 10/546,020/4,239,320
 10/548,540/4,239,050
 10/548,420/4,238,220
 10/545,950/4,238,530

8. Approximate property size:

Lot size (in feet) Frontage 89.53
 Depth 94.30
 or approx. acreage 0.45

9. Condition: (check one)

- a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)

- a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other

12. Threats to site:

- a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other

13. Date(s) of enclosed photograph(s): 1978

NOTE: The following (Items 14-19) are for structures only.

- Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1915 This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): Hanson
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

Originally was used as a stable and later as a hatchery. In the '40's, it was used by the plywood company that had the mill across the street but it burned down. In the '70's, it was bought by the Romberg family, owner of a large dairy farm and residence on Arnold Drive. The present owner uses the building as storage. It is the largest building in the area and is of primary significance to maintain the historical background. It is surrounded by smaller residence cluster that supports the historic features of the area.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

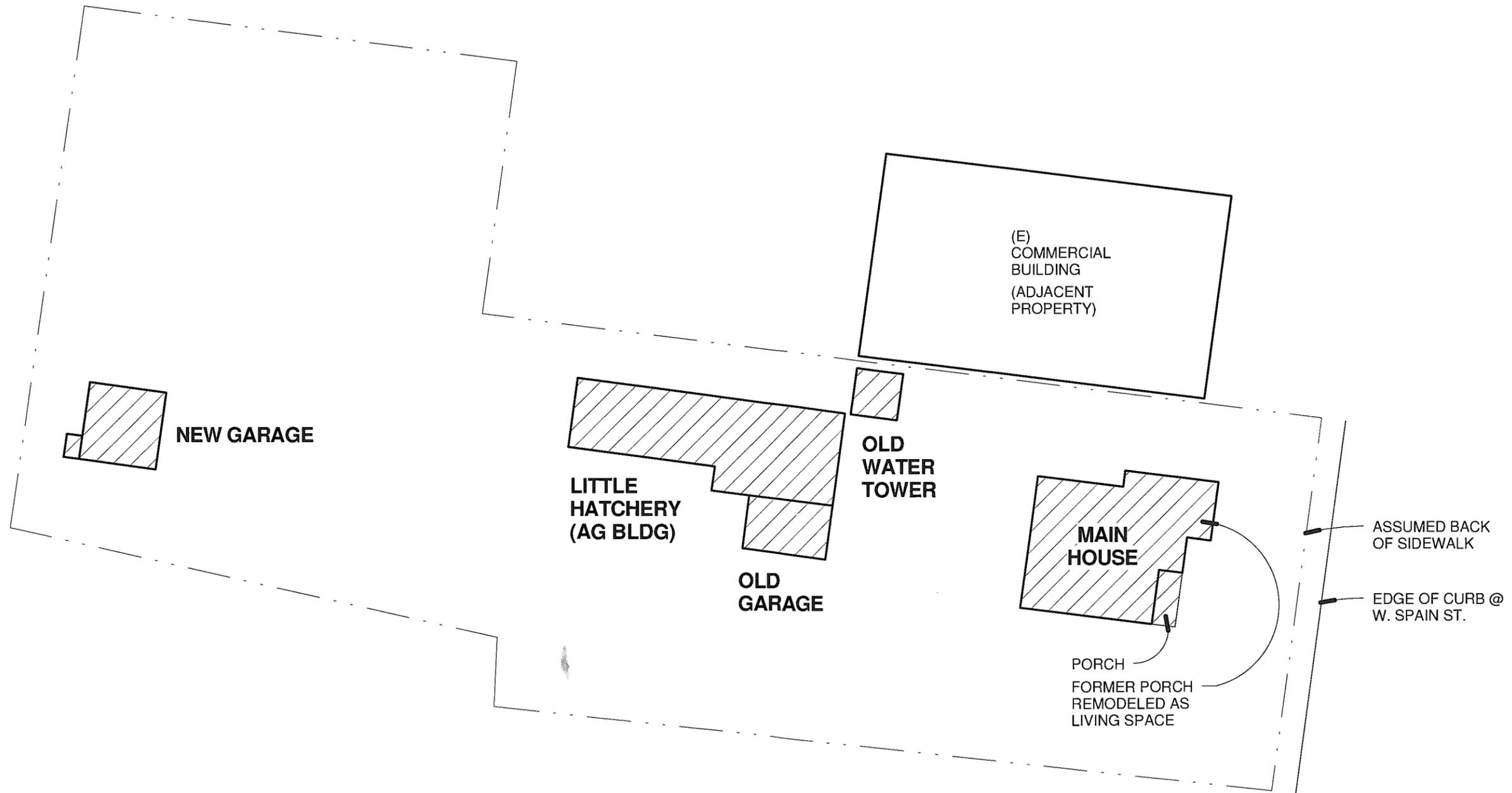
22. Sources: List books, documents, surveys, personal interviews, and their dates:

Interviwe with Mr. Peter Kiser

23. Date form prepared: 1978 By (name): Allen Sweet - Carla De Petris
Address: 384 Chase City: Sonoma ZIP: 95476
Phone: 938-5348 Organization: Sonoma League for Historic Preservation

(State Use Only)





1 PROPOSED DEMOLITION SITE PLAN
A1.4 1" = 30'-0"

= DENOTES BUILDINGS PROPOSED FOR DEMOLITION



MEMO

To: Design Review and Historic Preservation Commission

From: Associate Planner Atkins

Subject: Project Review Changes Related to Certified Local Government and Recent Municipal Code Revisions

In recent meetings of Commission, the question has come as to how and whether the City's recently-achieved status as a certified local government affects the design review of projects involving historic resources (or potential historic resources). In light of these questions, staff has prepared this review. By way of background, on November 4, 2013, the City Council amended the Municipal Code with respect to historic preservation (see attached Agenda Item Summary). As the Commission is aware, with the adoption of these amendments, Sonoma will become a certified local government will respect to historic preservation. The three main changes resulting from these amendments are as follows:

1. The name of the Design Review Commission was changed from the Design Review Commission to the Design Review and Historic Preservation Commission (DRHPC). The responsibilities of the Commission were updated and clarified to reflect its role in historic preservation.
2. A process was created to designate a locally-significant historic resource and districts.
3. The following findings for approval were added to Architectural Review project applications involving historically significant resources:

Projects Involving Historically Significant Resources. In addition to the basic findings set forth in paragraph 1, above, the review authority must make the following additional findings for any project on which site is located a resource that is listed or eligible for listing on the State Register of Historic Resources or that has been designated as a local historic resource pursuant to section 19.42.020:

- a. *The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.*
- b. *The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and Infill in the Historic Zone).*
- c. *The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.*

How will the above mentioned Municipal Code amendments change the method in which projects are reviewed by the DRHPC? The biggest immediate change is the additional findings for the DRHPC to make related to projects involving historically significant resources, whether locally-designated or otherwise.

As noted above, the amendments also create a process to designate local-significant historic resources or districts. After a local historic resource or district is designated, any future projects that involve the local historic resource or district will need to comply with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

In addition to the changes to the Municipal Code, the City Council also adopted a historic preservation plan (previously reviewed by the Design Review Commission). The plan includes an implementation section (attached) that is intended to guide future efforts to improve Sonoma's historic preservation programs.

Even before any of these zoning amendments were adopted, staff and the Commission had implemented requirements for the analysis of historic resources as part of the design review process. For properties on which a potentially significant historic resource is located, a cultural resource evaluation prepared by a qualified professional is routinely required. In instances where the resource has been determined to be significant, the analysis is expanded to include an evaluation of any proposed changes to the structure for compliance with the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Apart from the additional findings for project approval noted above, this process does not change as a result of the City's CLG status. In the future, it may be that additional design guidelines will be developed pursuant to the City's Preservation Plan that could alter the review process or provide additional guidance in terms of project evaluation, but this would be a future project.

Attachments:

1. City Council Agenda Item Summary (11/04/13)
2. Historic Preservation Plan: Implementation Measures

cc: Mary Martinez
P.O. Box 534
Sonoma, CA 95476

George McKale, via email

Patricia Cullinan, via email

Yvonne Bowers, via email



City of Sonoma
City Council
Agenda Item Summary

City Council Agenda Item: 5J

Meeting Date: 11/04/13

Department

Planning

Staff Contact

David Goodison, Planning Director

Agenda Item Title

Adoption of an ordinance amending the Municipal Code with respect to historic preservation, including a finding of categorical exemption.

Summary

The Certified Local Government program, administered by the State Office of Historic Preservation (OHP) in partnership with the National Park Service, provides a broad structure for local governments to identify, evaluate, register, and preserve historic properties within their jurisdiction. Required components to qualify for certification include a system to survey and inventory historic resources, a historic preservation review commission, a local preservation ordinance consistent with National Historic Preservation Act, and a local preservation plan. In order to achieve certification, a local government must file an application with the OHP, which reviews the proposal for compliance. In November of 2012, the City Council adopted a preservation plan and staff forwarded an application for CLG status shortly thereafter. Along with the preservation plan, this application also included draft amendments to the Municipal Code addressing various requirements of the CLG program, which the Council reviewed in conjunction with the Preservation Plan.

The State Office of Historic Preservation recently completed its review of the proposed amendments and found that through their adoption, the City would achieve compliance with CLG standards (see attached correspondence). They did recommend that the name of the Design Review Commission be changed, but they did not identify this as a requirement for certification. (Note: When the Design Review Commission discussed this issue, it was preference of the DRC to retain its existing name.) After receiving the letter of conditional approval from the State Office of Historic Preservation, staff scheduled a final review of the Development Code amendment for the meeting of September 12, 2013. After holding a public hearing on the matter, the Planning Commission voted unanimously to forward the amendments to the City Council for approval. The Planning Commission took no position on the recommendation to change the name of the Design Review Commission, leaving that issue for the City Council to decide.

At its meeting of October 21, 2013, the City Council voted 5-0 to introduce this ordinance, while amending it to change the name of the Design Review Commission to the "Design Review and Historic Preservation Commission".

Recommended Council Action

Adopt the ordinance.

Alternative Actions

N.A.

Financial Impact

The City already implements programs and policies related to historic preservation. The designation of the City as a Certified Local Government would involve some expansion of these programs, but in the near-term this would be accommodated within the normal workflow of planning staff and the DRC. In the long-term, implementation measures identified in the Preservation Plan could require the allocation of significant funding and/or staff time, but the decision to implement any of those measures would be made as part of the normal budget process. Achieving CLG status would enable the City to apply for grant funding to help support some of the implementation programs, but staff has no estimate of what this might amount to and obtaining grant funding cannot be relied upon.

Environmental Review

Status

Environmental Impact Report

Approved/Certified (through draft ordinance)

- Negative Declaration
- Exempt
- Not Applicable

- No Action Required
- Action Requested

Alignment with Council Goals:

Achieving CLG status relates to the "Policy and Leadership" goal, as it responds to the requirements of State legislation while emphasizing local control through the planning process.

Attachments:

1. Ordinance

cc: League for Historic Preservation
Patricia Cullinan

CITY OF SONOMA

ORDINANCE NO. XX – 2013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONOMA
AMENDING THE SONOMA MUNICIPAL CODE BY CLARIFYING THE RESPONSIBILITIES
OF THE DESIGN REVIEW COMMISSION AND MODIFYING REGULATIONS PERTAINING
TO HISTORIC RESOURCES IN ORDER TO ACHIEVE COMPLIANCE WITH THE
REQUIREMENTS OF THE CERTIFIED LOCAL GOVERNMENT PROGRAM FOR HISTORIC
PRESERVATION

The City Council of the City of Sonoma does ordain as follows:

Section 1. Amendments to “Design Review Commission” (Title 2, Chapter 2.60) of the Sonoma Municipal Code.

Chapter 2.60 is hereby amended as set forth in Exhibit A.

Section 2. Amendments to “Integrated Development Regulations and Guidelines” (Title 19) of the Sonoma Municipal Code.

A. Article 19.42 of Division IV is hereby amended as set forth in Exhibit B.

B. Section 19.54.080.G of Article 19.54 of Division V is hereby amended as set forth in Exhibit C.

Section 3. Renaming the Design Review Commission.

The Design Review Commission shall henceforth be known as the “Design Review and Historic Preservation Commission”.

Section 4. Exemption from Environmental Review.

The amendments to the Municipal Code effected by this ordinance are exempt from environmental review pursuant to Section (b)(3) of title 14 of the California Code of Regulations, as it can be determined with certainty that there is no possibility that establishing additional protections for historic resources, as defined, may have a significant effect on the environment.

Section 5. Effective Date.

This ordinance shall become effective thirty (30) days from and after the date of its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Sonoma this 4th day of November 2013.

Ken Brown, Mayor

ATTEST:

Gay Johann, City Clerk

2.60—Design Review Commission

Sections:

- 2.60.010 Purpose.
- 2.60.020 Composition.
- 2.60.030 Duties and responsibilities.
- 2.60.040 City Council review.

2.60.010 Purpose.

The purpose of the Design Review Commission shall be to protect the architectural heritage of Sonoma, identify and preserve significant historic resources, enhance the visual character of the built environment, and promote excellence in town design and architecture through its review of projects in accordance with this Chapter and other applicable provisions of the Sonoma Municipal Code.

2.60.020 Composition.

The Design Review Commission shall consist of five members, appointed in accordance with SMC 2.40.100. ~~At least four members shall be qualified electors of the city. The city council may choose to appoint qualified applicants who also have a professional expertise in one or more of the following areas: architecture, landscape architecture, urban design, historic preservation, arboriculture, or a related field; however, no more than two seats on the commission may be held at any one time by persons having such expertise.~~ The members of the commission shall include persons who have demonstrated special interest, competence, experience or knowledge in the following areas: historic preservation, cultural geography, or other historic preservation-related discipline; architecture and architectural history; prehistoric and historic archaeology; urban planning; landscape architecture; or related disciplines, to the extent such persons are available in the community. All members must have demonstrated interest in and knowledge of the cultural heritage of the city.

2.60.030 Duties and Responsibilities.

The Design Review Commission shall have the following responsibilities:

- A. Exercise the authority set forth in this chapter and as otherwise provided in the Municipal Code.
- B. Recommend to the city council policies and programs in support of historic preservation including but not limited to goals and policies for the General Plan and other regulatory plans as well as programs for historic preservation incentives.
- C. Review and make recommendation to the State Office of Historic Preservation regarding nominations of property located within the city to the National Register of Historic Places.
- D. Perform the duties pursuant to the certified local government provisions of the National Historic Preservation Act of 1966. This shall include undertaking review and comment upon those projects on which the city as a certified local government has an obligation or opportunity to provide review and comment under the National Historic Preservation Act including but not limited to private and public projects undertaken within the Sonoma Plaza National Landmark District, in accordance with the applicable provisions of the Municipal Code.
- E. Administer the nomination, designation, and registry of local historic resources and districts as set forth in Section 19.42.020.

- D. Develop and administer historic preservation plans, historic resource inventories, context statements, design guidelines and other information, plans and procedures related to historic preservation.
- E. Implement the applicable provisions of the California Environmental Quality Act pertaining to historic and cultural resources, consistent with its authority under the provisions of Chapter 19.54.
- F. Conduct the review of applications for the demolition or relocation of buildings and structures within the Historic Overlay zone and of potentially historic buildings and structures located outside of the Historic Overlay zone, in accordance with Section 19.54.090 (Demolition Permit);
- G. Conduct architectural review, in accordance with Section 19.54.080 (Site Design and Architectural Review);
- H. Conduct sign review in accordance with the provisions of SMC Title 18;
- I. Conduct landscaping review in accordance with the provisions of Chapter 14.32;
- J. Consult with, advise, and report to the city council on a regular basis in connection with the exercise of the Commission's duties and functions.

The above listed duties and functions shall be performed in compliance with Section 19.52.020 (Authority for Land Use and Zoning Decisions), Table 5-1 (Review Authority for Planning Permits), and the California Environmental Quality Act (CEQA), as applicable.

2.60.030 City Council Review.

The city council shall review the duties, responsibilities and effectiveness of the Design Review Commission on an annual basis commencing one year from the effective date of this section.

19.42—Historic Preservation and Infill in the Historic Zone

Sections:

19.42.010—Purpose

19.42.020—Designation of a Local Historic Resource or District

19.42.030—Adaptive Reuse

19.42.040—Guidelines for Preservation and Adaptive Reuse

19.42.050—Guidelines for Infill Development

19.42.010 Purpose.

This Chapter is intended to safeguard the historic character of Sonoma by recognizing and preserving significant historic and cultural resources buildings, by providing incentives for the preservation and rehabilitation of historically and culturally significant resources, and by ensuring that new development in the Historic Overlay zone is architecturally compatible.

A. *Officially designated historic structures.* This Chapter establishes incentives, minimum standards, and guidelines for the preservation and adaptive reuse of officially designated historic structures to the greatest extent feasible, as well as a process for listing districts, sites, structures and other resources possessing local historic significance.

B. *Potentially historic structures.* This Chapter establishes guidelines for the preservation of historic structures within the City, using the League for Historic Preservation's inventory of historic structures as a guide for determining whether these provisions should be applied.

C. *Infill development.* This Chapter establishes guidelines to be used in review of infill development within the Historic Overlay zone for which a discretionary permit is required.

19.42.020 Designation of a Local Historic Resource or District

A. *Purpose.* In order to recognize and promote the preservation of sites, structures, and areas that are important to the history of Sonoma, this section provides for the nomination and designation of locally significant historic resources and districts.

B. *Designation Process—Local Historic Resources.* Local historic resources shall be designated by the Design Review Commission in the following manner:

1. *Initiation of Designation.* Designation of a historical resource may be initiated by the Design Review Commission or by the owner of the property that is proposed for designation. Applications for designation originating from outside the commission must be accompanied by such historical and architectural information as is required by the commission to make an informed recommendation concerning the application, together with the fee set by the City Council.
2. *Review, Notice and Hearing.* The Design Review Commission shall conduct a public hearing on a nomination for local historic resource designation. Notice of the public hearing shall be provided, and the hearing shall be conducted in

compliance with Chapter 19.88 (Public Hearings), including mailed notice to the owners of any property proposed for such designation.

3. Findings, Decision. Following a public hearing, the Design Review Commission may approve or disapprove a nomination for designation as a local historic resource. The Commission shall record the decision and the findings upon which the decision is based. The Design Review Commission may approve such designation only if it findings that the resource meets at least one of the following criteria:
 - a. It is associated with events that have made a significant contribution to Sonoma's history and cultural heritage; or
 - b. It is associated with the lives of persons important in Sonoma's past; or
 - c. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - d. It has yielded, or may be likely to yield, information important in Sonoma's prehistory or history.

C. Designation Process—Local Historic Districts. Local historic districts shall be designated by the City Council upon the recommendation of the Design Review Commission in the following manner:

1. Initiation of Designation. The designation of a local historic district may be initiated by the City Council or the Design Review Commission.
2. Requirements for Designation. The designation of a local historic district is subject to finding by the review authority that all of the following requirements are met:
 - a. The proposed district is a geographically definable area.
 - b. The proposed district possesses either a significant concentration or continuity of buildings unified by past events or aesthetically by plan or physical development.
 - c. Considered as a whole, a sufficient concentration of buildings within the proposed district demonstrate integrity of design, setting, materials workmanship and association.
 - d. The collective historic value of the buildings and structures in the proposed district is greater than the historic value of each individual building or structure
 - e. The designation of the area as a historic district is reasonable, appropriate and necessary to protect promote and further the goals and purposes of this chapter and is not inconsistent with other goals and policies of the city.
3. Design Review Commission Hearing and Recommendation. The Design Review Commission shall conduct a public hearing on a nomination for local historic resource district. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 19.88 (Public Hearings), including mailed notice to the owners of any property proposed for such designation. Following the public hearing, the commission shall recommend approval in whole or in part or disapproval of the application for designation in writing to the city council, setting forth the reasons for the decision. The Design Review Commission may approve a recommendation for a local historic district only if it makes the findings set forth in section 19.42.020.B.
4. City Council Hearing and Decision. The City Council shall conduct a public hearing on a nomination for local historic district. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with

Chapter 19.88 (Public Hearings), including mailed notice to the owners of any property proposed for such designation. Following the public hearing, the City Council shall by resolution approve the recommendations in whole or in part, or shall by motion disapprove them in their entirety. The City Council may approve a designation as a local historic district only if it makes the findings set forth in section 19.42.020.B. If the City Council approves a local historic district, notice of the decision shall be sent to property owners within the district.

D. Amendment or Rescission. The Design Review Commission and the City Council may amend or rescind any designation of an historical resource or historic district in the same manner and procedure as are followed for designation.

E. Previously Designated Historic Resources. The sites and structures previously designated by the City Council as having local historic significance through the adoption of Resolution 18-2006 are hereby designated as local historic resources as defined in this Chapter.

F. Register. The Design Review Commission shall maintain a register of designated local historic resources and districts.

19.42.030 Adaptive Reuse

The adaptive reuse of historic structures within the Historic Overlay District, involving uses not otherwise allowed through the base zone, may be allowed subject to the approval of a Conditional Use Permit, in compliance with Section 19.54.040 and as set forth below.

- A. *Eligible Structures.* The following types of structures are eligible for adaptive reuse:
1. Officially designated structures. Those structures of officially designated historical significance as indicated by 1) listing with the State Office of Historic Preservation, or 2) listing as a locally-significant historic resource, regardless of whether they are located within the Historic Overlay zone.
 2. Structures with potential historical value. In addition to officially designated structures, there are other structures that may have historical value because of their age (usually more than 50 years old), and their contribution to the overall historic character of the community due to their unique architectural scale and style, use of design details, form, materials, proportion, as may be documented through listing on the Sonoma League for Historic Preservation's inventory of historic structures. Such structures shall only be eligible for adaptive reuse if located within the Historic Overlay zone.
- B. *Allowable Use.* The following uses may be considered in an application for the adaptive reuse of a historic structure:
1. Residential uses and densities:
 - a. Allowable residential uses. Single- and multi-family dwellings and residential condominiums.
 - b. Allowable residential densities. The allowable residential density within the Historic Overlay District may exceed the normally allowable density under the subject General Plan designation and zoning district, subject to the approval of the Planning Commission.
 2. Nonresidential uses:
 - a. Bed and breakfast inns;

- b. Hotels;
- c. Limited retail;
- d. Mixed-use (residential over commercial) developments;
- e. Professional and service-oriented offices;
- f. Restaurants (with or without outdoor dining facilities); and
- g. Wine tasting facilities.

- C. *Retention of residential character, scale, and style.* Adaptive reuse projects shall retain a residential character, scale, and style (e.g., off-street parking areas would be prohibited in the front and street side setbacks, new construction would have a residential appearance, signs would be limited, etc.). The guidelines set forth in Section 19.42.030, below, shall be considered by the Planning Commission in applications for adaptive reuse.
- D. *Compliance with parking standards.* The above listed uses shall be provided with suitable parking, in compliance with Chapter 19.48 (Parking and Loading Standards).
- E. *Findings and Decision.* The Planning Commission shall approve, with or without conditions, the alteration or adaptive reuse of an historic structure, only if all of the following findings can be made, in addition to those identified in Section 19.54.040 (Use Permits). The alteration or adaptive reuse would:
1. Enhance, perpetuate, preserve, protect, and restore those historic districts, neighborhoods, sites, structures, and zoning districts which contribute to the aesthetic and cultural benefit of the City;
 2. Stabilize and improve the economic value of historic districts, neighborhoods, sites, structures, and zoning districts;
 3. Preserve diverse architectural design reflecting phases of the City's history, and encourage design styles and construction methods and materials that are compatible with the surrounding neighborhood(s); and
 4. Promote and encourage continued private ownership and utilization of structures now so owned and used;
 5. Substantially comply with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties as well as the applicable requirements and guidelines of this Chapter.

19.54.080—Site Design and Architectural Review

A. Purpose. This section establishes the review procedures necessary to ensure that all applicable development projects comply with the required standards, design guidelines and ordinances of the City; minimize potential adverse effects on surrounding properties and the environment; implement General Plan policies regarding community design; and promote the general health, safety, welfare, and economy of the residents of the City. Therefore, it is the purpose of this section to:

1. Protect and enhance historic buildings and the City's historic character;
2. Encourage the orderly and harmonious appearance of structures and property within the City along with associated facilities, landscaping, parking areas, and streets;
3. Recognize the interdependence of land values and aesthetics and provide a method by which the City may implement this interdependence; and
4. Ensure that new developments, including residential, institutional, commercial, and industrial developments built on the City's character and do not have an adverse aesthetic impact upon existing adjoining properties, the natural environment, or the City in general.

B. Applicability. The review of project site planning and architectural design is an integral part of the development approval process. Therefore, each project that requires approval of a Building Permit, unless exempted as set forth below, shall require review and approval by the Planning Commission and/or the Design Review Committee (DRC), as applicable, prior to the issuance of a Building Permit or the commencement of any work on a new structure, or improvements to alter, enlarge, remodel, repair, or otherwise change the exterior of an existing structure.

1. **Residential development.** Design review shall be required for new residential development, the alteration and enlargement of existing residential structures, and residential accessory structures, as set forth in the following table.

Design Review Requirements for Residential Development		
Development Type/Condition	Design Review Requirement	
	Inside Historic Zone	Outside Historic Zone
1. New Development		
Single-family development, fewer than five units, and associated accessory structures.	Yes	No
Single-family development, five or more units.	Yes	Yes
Duplex, and associated accessory structures.	Yes	No
Triplex, PUD, or other multi-family, and associated accessory structures.	Yes	Yes
2. Existing Development		
Maintenance, repainting, in-kind replacement of exterior materials.	No	No

Re-roofing.	No	No
Interior remodeling.	No	No
Exterior alterations for which no building permit is required.	No	No
3. Existing Residential Development, Constructed Prior to 1945		
Alterations to existing structures that increase floor area by 10% or 200 square-feet, whichever is greater.	Yes	No
Alterations to existing structures requiring a Building Permit that result in substantive changes to a primary or street-side building elevation.	Yes	No
Other exterior alterations or additions for which a building permit is required.	No	No
Building relocation.	Yes	Yes
Change in roof design (e.g., alterations in pitch and height).	Yes	No
4. SFD/Duplexes, Constructed in 1945 or Later		
Additions.	No	No
Exterior alterations (including change in roof design).	No	No
Relocation.	No	No
5. Multi-family, Constructed in 1945 or Later(Including Planned Unit Developments)		
Alterations to existing structures that do not increase floor area by more than 10% or result in substantive changes to a primary or street-side building elevation.	No	No
Other exterior alterations or additions that require a Building Permit.	Yes	Yes
Change in roof design (e.g., alterations in pitch and height).	Yes	Yes
6. Other		
Detached residential accessory structures developed in conjunction with an existing primary residence.	No	No
Landscape modifications, existing single-family residences and duplexes.	No	No
Significant alterations to approved landscaping plan, existing multi-family development/PUDs (private yard areas excepted).	Yes	Yes

2. **Commercial and mixed-use development.** Design review shall be required for new commercial and mixed-use development (including public and quasi-public facilities) and the alternation and enlargement of existing structures, as set forth in the following table.

Design Review Requirements for Commercial Uses and Mixed Uses	
Development Type/Condition	Design Review Requirement

New construction and building additions	Yes
Maintenance and in-kind replacement of exterior materials.	No
Exterior building modifications for which a building permit is required.	Yes
Repainting, except when the existing color scheme is substantially retained.	Yes
Improvements to existing parking facilities with 10 or less spaces.	No
Improvements to existing parking facilities with 10 or more parking spaces.	Yes
Lighting of parking areas.	Yes
Landscaping for a new development or significant alteration to an approved landscape plan (excluding private yards).	Yes
Accessory structures not in public view.	No

3. Demolitions. Demolitions shall be regulated as provided for under Section 19.54.090 (Demolition Permit).

4. Signs. Signs shall be regulated as provided for under Title 18 of the Sonoma Municipal Code.

5. Use Permits. Notwithstanding the exemptions identified in subsection 1 and 2, above, the Planning Commission may impose design review as a condition of use permit approval.

C. Application requirements. Any person proposing to construct, alter, enlarge, remodel, or otherwise change a new or existing structure subject to Site Design and Architectural Review in compliance with this Chapter, shall make application for project review prior to the application for a Building Permit in compliance with Section 19.52.040 (Application Preparation and Filing). It is the responsibility of the applicant to provide evidence in support of the findings required by subsection G. (Findings, decision), following.

D. Review responsibility. Certain types of projects are subject to review by both the Planning Commission and the Design Review Commission, while other types of projects are subject to review by only one commission. The responsibilities of the two commissions with regard to Site Design and Architectural Review are as follows:

1. Non-discretionary Projects. Projects subject to Site Design and Architectural Review, as set forth in Subsection B., but which are not otherwise subject to discretionary review by the Planning Commission (e.g., Use Permit review), shall be reviewed by the Design Review Commission only.
2. Discretionary projects. For projects subject to discretionary review by the Planning Commission, the Planning Commission shall be responsible for reviewing and acting upon the project site plan, building massing and elevation concepts to the extent it deems necessary. Subsequent review by the Design Review Commission shall be limited to elevation details, colors and materials, landscaping (including fences and walls), lighting, site details (such as the placement of bike racks and trash enclosures), and any issues specifically referred to the DRC by the Planning Commission.

3. Single-family development of five or more units. For new single-family development of five or more units, except in conjunction with a Planned Development Permit, the Planning Commission shall be responsible for reviewing and approving design guidelines to ensure an appropriate variety of unit types and styles. Design guidelines may include building heights and mix of stories, setbacks, architectural concepts, elevation details, building materials, and landscaping. The topics and level of detail required for the review of a particular project shall be as deemed appropriate by the Planning Commission. Review by the Design Review Commission shall not be required, except as referred to the Design Review Commission by the Planning Commission.

E. Review Procedures. Each application for Site Design and Architectural Review shall be reviewed by the City Planner to ensure that the application is consistent with the purpose and intent of this Section and with applicable requirements of this Development Code. The review authority shall hold a public meeting, and may approve, approve with conditions, or disapprove the application for Site Design and Architectural Review in compliance with this Section.

F. 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;
2. Environmental features on or adjacent to the site;
3. The context of uses and architecture established by adjacent development;
4. The location, design, site plan configuration, and effect of the proposed development.

These factors shall be considered in relation to the development standards and design guidelines of this Development Code, other applicable ordinances of the City, and applicable General Plan policies.

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 first 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 or a Local Historic District. In addition to the basic findings set forth in paragraph 1, above, 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; and
- b. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
- c. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and Infill in the Historic Zone).
- d. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through section 19.42.020.

These findings shall not apply to demolitions associated with a project which have been approved under Section 19.54.090 (Demolition Permit).

3. Projects Involving Historically Significant Resources. In addition to the basic findings set forth in paragraph 1, above, the review authority must make the following additional findings for any project on which site is located a resource that is listed or eligible for listing on the State Register of Historic Resources or that has been designated as a local historic resource pursuant to section 19.42.020:

- a. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
- b. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and Infill in the Historic Zone).
- c. The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.

These findings shall not apply to demolitions associated with a project which have been approved under Section 19.54.090 (Demolition Permit).

- H. *Expiration.*** If a Building Permit has not been applied for and issued within one year of Site Design and Architectural Review approval, the approval shall become void, unless an extension is approved in compliance with Chapter 19.56 (Permit Implementation, Time Limits, Extensions).

City of Sonoma Historic Preservation Plan

I. Purpose

Sonoma's Historic Preservation Plan provides background information and context on Sonoma's cultural and historic resources, describes the City's current policies and programs with respect to historic preservation, identifies other community preservation resources, and sets forth a series of implementation measures. The purpose of the plan is to ensure that local policies and programs with respect to historic preservation are comprehensive, consistent with best practices, and in compliance with state and federal law.

II. Background

Pre-History. Good soils, temperate climate, and abundant food and water attracted indigenous peoples to the Sonoma Valley for at least 12,000 years before Spanish missionaries settled in the early 19th century. As many as 5,000 Native Americans lived in what is now Sonoma County at any one time. Present day Sonoma County was occupied at the time of historic contact by native peoples representing four language groups: Southern Pomo, Southwestern Pomo, Wappo, and Coast Miwok. Each group was comprised of autonomous village communities, each holding specific tracts of land, speaking a distinct dialect, and organized under one or more headmen. It is believed that the Sonoma Valley was occupied by the Coast Miwok people, a language group that also occupied present day Marin County and the Petaluma River Basin. The Coast Miwoks are thought to have emerged in the area around 500 B.C., while other tribal groups in the North Bay Area are thought to have emerged between 2,000 and 1,000 B.C. The Coast Miwok economy reflected an early focus on marsh resources, though it was combined with hunting and gathering in the foothills of the North Coast Ranges. A typical Coast Miwok group inhabited a semi-permanent village from which they made trips to temporary, seasonal camps to obtain locally available resources.

History. The founding of the City of Sonoma came about as a result of the Mexican government's attempt to build upon the colonization efforts of Spain in what is now northern California. The first significant Spanish entry into the area occurred in 1775, when the Spanish sailor Bodega y Quadra entered Tomales Bay (confusion as to the location of the docking site attached his name to a small inlet a few miles to the north). In 1812, ignoring Spanish territorial claims upon the northern portion of present day Sonoma County, the Russians ventured south from Alaska by leasing land from the Pomos and establishing the first European settlement in the area at Fort Ross.

In response to the Russian presence, the Mexican Government (newly independent from Spain and possessing title to California since 1821) sent Jose Altimira to the Sonoma Valley in 1823 to establish a mission and to assume control of the potentially rich valleys between the Sacramento River and the Pacific Coast. The newest and northernmost of the 21 California missions was constructed in 1824, and was named San Francisco de Solano. The mission became the center of the new town of Sonoma in 1835, and became the headquarters of Commandant Mariano Vallejo

who had already begun to build an adobe villa on his Rancho to the west, near present day Petaluma. The Mission and other buildings constructed in that era were built using conscripted Native American labor and the establishment of the Mission began a period of sustained contact between Native Americans and colonizing settlers that resulted in the dispersal of local tribes and substantial declines in their population due to military action and disease.

Mexican attempts in 1833 and 1834 to colonize the Santa Rosa plain failed, and the Sonoma settlement became increasingly important to the control of an area threatened by Russian encroachment and native resistance. These threats decreased when a smallpox epidemic reduced the local tribes and the declining fortunes of the Russians resulted in the selling of Fort Ross to the Swiss adventurer Johann Sutter.

The village at Sonoma grew as more people moved into the valley to farm large ranchos granted to them by Commandant Vallejo and the Mexican government. By the mid-1840's Americans were present in substantial numbers. In June 1846, a month after the start of the Mexican-American War, a group of Americans declared their independence from Mexico as the Bear Flag Republic. The republic had no official government and was dissolved when the United States Navy took charge of Sonoma in July of 1846. The war ended in 1847, and as a result of the Treaty of Guadalupe Hidalgo, California was added to the territories of the United States. California became a state in 1850 and the various counties were established in 1851.

With the breakup of the ranchos after the Mexican War came the establishment of towns. The Sonoma town square originally laid out by Vallejo under his military rule, was the site of great activity in the 1840's. However, the town was virtually abandoned during the gold rush of the 1850's. When California gained statehood and Sonoma County was established, the city of Santa Rosa was selected over Sonoma as the county seat. Subsequent growth and development in the Sonoma area were stimulated by agriculture, although lumbering, tanning, and quarrying also played important roles in the early economy of the valley.

Cultural and Historic Resources. The city of Sonoma and its Sphere of Influence contain a substantial number of archaeological and historical resources. A total of 19 archaeological sites and two isolated finds have been officially recorded within the city's Planning Area by the California Historic Research File System (at Sonoma State University). Nine additional archaeological sites have also been reported. The creeks that pass through Sonoma Valley provide a favorable environment for discovery of additional prehistoric cultural deposits.

Sonoma hosts a unique concentration of historic structures and sites associated with the mission period, the Bear Flag Republic, and the historical development of Sonoma Valley. The most notable of these are the Sonoma Plaza National Historic Landmark and surrounding historic structures (e.g., the Sonoma barracks, the Sonoma Mission, etc.), and the Vallejo Home State Park. The city has also established a Historic Overlay zone, which encompasses the Plaza and a substantial portion of the northern portion of the city generally bounded by the Mountain Cemetery, Fifth Street East, Patten Street, and Fourth Street West, plus a corridor along both sides of Broadway from the Plaza to southern city limits.

A complete listing of historic properties in the Sonoma community, as documented by the National Register of Historic Places and the State Office of Historic Preservation, is provided in Attachment 1.

III. State and Federal Historic Designations and Resources

Sonoma Plaza National Historic Landmark. Sonoma Plaza is one of the earliest designated National Historic Landmarks. Survey work for Sonoma Plaza is recorded as early as 1958, which preceded the National Historic Preservation Act of 1966. In 1961, the City applied for Registered National Historic Landmark status. The Sonoma Plaza was granted Landmark status by the Department of the Interior and was dedicated in December of 1961. In 1966, with the passage of the National Historic Preservation Act, landmarks which had already been determined to have national significance were automatically included in the newly created National Register of Historic Places. In 1974, the Sonoma Plaza National Historic Landmark boundary was redefined with respect to its "period of significance." Through this process, the focus was placed on the Bear Flag Revolt and the history of California in relation to the Mexican War and the period of significance therefore encompassed a relatively limited period of time: 1821-1848.

Sonoma Plaza National Register Historic District. In 1992, Michael Crowe of the Western Regional Office of the National Park Service realized that the Sonoma Plaza National Historic Landmark status did not address local historic significance. Accordingly, he prepared and submitted a nomination for Sonoma Plaza to become a National Register Historic District based on an evaluation that connected downtown buildings to Sonoma's own history. The Sonoma Plaza National Register District, which was established in 1992, includes 82 contributing buildings and 56 non-contributing buildings, five sites (of which three are contributing), one contributing structure, and two contributing objects. The Period of Significance for the district is 1835-1944. The nomination describes the bucolic character of the Plaza, characterizes the architecture of the significant and contributing commercial buildings, and describes the residential structures adjoining the commercial district. "The overall integrity of the district both physically and architecturally remains very high," according to the nomination, with changes largely limited to low-rise new construction and window replacement. The nomination finds that contributing buildings retain architectural integrity to their construction date; have integrity of location, and have the ability to convey a sense of the history of change and the district's development during its period of significance.

Sonoma State Park. The Sonoma State Historic Park encompasses a series of key historic attractions in several locations within and downtown Sonoma. The park is comprised of the following elements:

- The Mission San Francisco Solano de Sonoma, established by Father Jose Altamira in 1823. Although partially reconstructed, it is the oldest building in Sonoma.
- The Blue Wing Inn. A two-story adobe, located east of the Mission on East Spain Street. Its construction date is unknown.
- The Sonoma Barracks, the Toscano Hotel, and La Casa Grande. A complex of structures, across from the Sonoma Plaza on the north, constructed over the period of 1830-1860.

- The Vallejo Home (Lachryma Montis), the home of General Mariano Guadalupe Vallejo. The Gothic-styled Victorian residence is actually a pre-fabricated structure installed in the 1850's. This portion of the Sonoma State Park includes 60 acres of open space.

While these properties are, of course, not subject to local regulation, they are key elements of the historic setting and contain many of Sonoma's most significant resources.

IV. Overview of Local Preservation Policies and Programs

City Council Vision Statement. The Vision Statement serves as a broad summation of the Council's values and objectives. As amended by the Council in the course of the 2020 General Plan update, the Vision Statement addresses historic resources as follows: *"In 2020, Sonoma will be a place where . . . The community's history and its role as a cultural center are enhanced through public art, special events, and the careful preservation of historic resources."*

General Plan. In the City of Sonoma's 2020 General Plan, issues related to historic preservation are found mainly in the Community Development Element. Key references in the General Plan include the following:

- Community Directions (among a list of four points): "Sonoma should continue to be characterized by variety in terms of land uses, building types, and housing, and this diversity should be consistent with preserving the town's small-scale and historic character."
- Goal CDE-5: Reinforce the historic, small-town characteristics that give Sonoma its unique sense of place.
- Policy 5.1: Preserve and enhance the scale and heritage of the community without imposing rigid stylistic restrictions. (Note: this policy is implemented through the Development Code.)

Development Code. The City's Development Code is the primary mechanism for implementing requirements pertaining to historic preservation. The major provisions in this regard are as follows:

- A. **Design Review Commission.** The Design Review Commission (DRC) is a five-member panel whose representatives are appointed by the City Council. The DRC is responsible for administering the majority of key reviews associated with historic preservation regulations. (See SMC 2.60.)
- B. **Historic Overlay Zone.** The Historic Overlay zone was first established by the City in 1974. Its boundaries have changed over the years, with the most recent amendment adopted in 2007 in order to better reflect the concentrations of historic structures and resources within the community. The purpose of the Historic overlay zone is to define an area within which special zoning regulations are applied (e.g., expanded requirements for design review) as a means of protecting historic resources. (See SMC 19.10.030.C.2.)

- C. *Demolition Review Requirements.* The demolition of any structure fifty years old or older is subject to the review and approval of the Design Review Commission (SMC 19.54.090). This review includes findings designed to prevent the demolition of historically significant structures.
- D. *Residential Review Requirements.* Within the Historic Overlay zone, the following review requirements apply to residential development:
1. Alterations to residences constructed prior to 1945 and for which a building permit is required that increases floor area by 10% or 200 square feet (whichever is greater) are subject to design review.
 2. Alterations to residences constructed prior to 1945 for which a building permit is required that result in changes to the primary elevation or a street-side elevation are subject to design review.
 3. Alterations to residences constructed prior to 1945 for which a building permit is required that result in a change in the roof structure (pitch or height) are subject to design review.
 4. The development of a new single-family residence is subject to design review.

(See Sections 19.10.030.C.2 and 19.54.080.)

- E. *Commercial, Mixed Use and Multi-Family Review Requirements.* All new commercial, mixed, use and multi-family development is subject to design review, whether inside or outside of the Historic Overlay Zone. In addition, exterior changes to commercial or mixed-use structures that entail the issuance of a building permit are subject to design review.
- F. *Adaptive Reuse.* The Development Code provides for the adaptive reuse of historic structures, subject to the review and approval of the Planning Commission. Within the Historic Overlay zone, adaptive reuse is an option for potentially historic structures, as well as structures having an official designation. Outside of the Overlay zone, adaptive reuse is only an option for structures having an official designation as documented by the State Office of Historic Preservation. Adaptive reuse options include increased density allowances and specified commercial uses, including bed and breakfast inns, hotels, limited retail, professional offices, and restaurants. (See SMC 19.42.020.)
- G. *Design Guidelines.* The guidelines that the Design Review Commission uses in conducting design reviews associated with the alternations to historic structures and infill development within the Historic Overlay zone are set forth in Chapter 19.42 of the Development Code (Historic Preservation and Infill in the Historic Zone).

- H. *Adopted Inventory of Historic Structures.* As required to achieve CLG certification, the City Council adopted a local inventory historic structures in 2006. The inventory consists of sites and structures within the City already identified by the State as possessing historic significance (Resolution 18-2006).
- I. *City Historian.* The office of the City Historian was established by City Council resolution in 2008. The position is filled by Council appointment and the duties of the City Historian include the following: coordinating of the identification, maintenance and inventory of historical records and artifacts owned by the City of Sonoma; updating the City Council on the status, care and maintenance of historical artifacts in the City's possession; assisting with research by the public, City staff, and organizations engaged in historic preservation activities; coordinating City activities which are of historical interest; making recommendations to the City Manager and City Council regarding the preservation of historical resources. Currently, the City is very fortunate to have George McKale as its City Historian. Mr. McKale is a highly qualified professional with a B.A. in anthropology and an M.A. in Cultural Resources Management. He has been extremely active in identifying and coordinating educational opportunities such as the 100-year anniversary celebration of the construction of City Hall and in providing expert advice to staff and the DRC with respect to the review and processing of applications involving cultural and historic resources.

Unreinforced Masonry Building Program. In 1990, in response to a State mandate, the City adopted an Unreinforced Masonry Building (URM) Ordinance that established a program requiring URM buildings to be seismically upgraded. Because of their age, historic buildings around the Plaza are typically of URM construction and are quite vulnerable to earthquake damage, especially those of adobe construction. Of the 56 buildings requiring improvement, 51 have been fully upgraded and four are in process.

Public Involvement. The City of Sonoma strives to ensure public awareness and involvement in every aspect of its historic preservation programs:

- A. *Formal Notice Requirements.* The following types of design review applications are subject to a 20-day public notice requirement that includes mailings to property owners within 500 feet of the site, the placement of notice posters in the vicinity, and two notices in the local newspaper: 1) Demolition applications for buildings 50 years old or older; 2) additions or exterior alternations to residential structures built prior to 1945 that are located within the Historic Overlay zone; the development of a new residence within the Historic Overlay zone. Other types of design review applications simply require placement on the Design Review Commission meeting agenda with posting at least 72 hours prior to the meeting.
- B. *Tribal Consultation.* The City has established a consultation process with local Native American groups (the Federated Indians of Graton Rancheria) with respect to projects having potential impacts on cultural resources.
- C. *Consultation with Local Experts.* City staff notifies and consults with the Sonoma League for Historic Preservation regarding projects that involve historic resources. Staff encourages applicants whose proposals involve significant or potentially significant historic

resources to consult with the League for Historic Preservation to learn more about the history of the resource and about best design practices for retaining historic integrity.

- D. *Community Outreach.* In the development of every significant revision to its Development Code involving the regulation of historically significant resources, the City has invited the participation of a broad range of community groups, including local advocacy organizations, such as the League for Historic Preservation and the Chamber of Commerce, members of the real estate and development community, and potentially affected property owners. As one example, the development and adoption of expanded design review requirements for single-family residences in the Historic Overlay zone included more than ten hearings and study sessions before the Design Review Commission, the Planning Commission and the City Council.

Historic Plaque Program. To promote education and awareness, a program for the placement of local markers on historically significant buildings was established in 2004, though a partnership with the City of Sonoma, the Sonoma Valley Chamber of Commerce and the Sonoma Valley Rotary Club. Since its inception the program has resulted in the placement of 13 bronze plaques highlighting historically significant buildings.

V. Resources and Stakeholders

State Office of Historic Preservation. The mission of the Office of Historic Preservation (OHP) is as follows: "... to preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations." As part of its duties, the OHP provides a variety of technical assistance to California City's and Counties, including the Certified Local Government (CLG) Program. The CLG program is designed to encourage the direct participation of a local government in the identification, registration, and preservation of historic properties located within the jurisdiction of the local government. A local government may become a CLG by developing and implementing a comprehensive local historic preservation program based on federal and state standards.

Sonoma League for Historic Preservation. The Sonoma League for Historic Preservation has been devoted to the stewardship of Sonoma's architectural heritage for 40 years and has guarded the historic integrity of buildings and neighborhoods through its many programs designed to maintain Sonoma's distinct visual character. The goals of The League are:

- To increase awareness of the unique nature and history of the region.
- To promote interest in preserving and enhancing the historic resources of the Sonoma Plaza and surrounding areas.

For 40 years, The Sonoma League for Historic Preservation has been active in maintaining the look and feel of Sonoma. Activities include building restoration, docent staffing of historical points of interest, maintenance of an historic resources library, development of a growing collection of historical photos, protection of historic landmarks, a spring cottage and garden tour,

and an annual awards program honoring Valley properties. More than 20,000 guests participate in League activities and events each year.

Historic Resources Inventory. Completed by the League for Historic Preservation in 1979 with the assistance of grant funding from the National Trust for Historic Preservation, this inventory identifies more than one hundred potentially significant structures in and around Sonoma. While this inventory has proven invaluable in providing background information on designated and potential historic resources, it cannot be formally adopted as a local inventory of historic structures because not all of the information was compiled by qualified professionals.

Sonoma Valley Historic Society. In January 1937 a small group of Sonomans formed the Sonoma Valley Historical Society to honor pioneer families and to collect, preserve and disseminate the historical heritage of the Valley of the Moon. Exhibits were placed in the City Hall and the Community Center. The Society, a non-profit organization, has operated continuously ever since that time. The Society holds monthly meetings featuring speakers on local and California history, arranges member visits to historic sites and other museums and provides other interesting activities for members. The SVHS also encourages and assists the appreciation of history by school children. The Society also publishes a newsletter for members with news about activities and stories on Sonoma's colorful past. Members have published several books about local history. As discussed below, the major Society program is operating the Depot Park Museum.

Depot Museum. In 1975 the City of Sonoma acquired the old Northwestern Pacific Railroad depot and adjacent land, to prevent the loss of the historic site. Unfortunately, a fire destroyed the building in 1976. The Sonoma Valley Historical Society proposed a rebuilding project, and the City granted the insurance proceeds and permission to develop the site as a museum. A major fund-raising drive by the Society, along with a grant from the County Board of Supervisors, raised enough funds to build a replica of the depot as a community museum and the City developed the adjacent land as Depot Park. The Depot Park Museum was dedicated in 1978 and opened in 1979. Since then, Society volunteers have developed and operated the museum and its historically significant collections. In addition to displays and exhibits, the Museum has a book/gift shop and an archival library of historical documents and maps, books on local history, and thousands of photographs.

Owners. Within Sonoma city limits there are as many as 500 properties under private ownership that have potential historic significance. The owners of these properties are, in effect stewards of historic structures and resources. In order for Sonoma's efforts to preserve this legacy, these property owners need to be engaged in historic preservation and education efforts and involved in any proposals to modify or extend local preservation regulations.

VI. Implementation Measures

These measures are in addition to existing policies and programs addressing historic preservation. The timing for accomplishing these measures will be based on the allocation of available resources by the City Council in the context of its overall consideration of budgetary and policy priorities.

1. Apply to the State Office of Historic Preservation for designation as a Certified Local Government and implement the ongoing requirements associated with that designation.
2. Develop guidelines to be used by staff and the Design Review Commission to determine under what circumstances professional cultural and historic resource evaluations will be required in the review of applications involving known or potentially significant historic resources.
3. Develop updated guidelines for use by staff and the Design Review Commission to evaluate additions and other modifications to historic structures based on Secretary of Interior standards.
4. Establish a mechanism for regularly updating the City-adopted inventory of historic structures. Consider establishing a category and criteria for designating resources having local historic significance.
5. Draft a Mills Act program for consideration by the Design Review Commission and the City Council.
6. Update the Development Code with respect to the responsibilities of the Design Review Commission to fully reflect CLG requirements.
7. Maintain and strengthen the consultative relationship with the Federated Indians of Graton Rancheria on matters pertaining to cultural resources.
8. Update the City's GIS to better integrate SHPO data on historic and cultural resources.
9. Continue to pursue training and education opportunities with respect to historic preservation for both the Design Review Commission and staff.
10. Establish a process for commenting on nominations to the National Register, consistent with the requirements of the National Historic Preservation Act.
11. Consider incorporating a Historic Resources Element in the next comprehensive update of the General Plan.
12. Establish a new section on the City's website, highlighting local resources and regulations pertaining to historic preservation.
13. Develop and maintain a database of the owners of historic sites and structures and other stakeholders to facilitate education and outreach with respect to historic preservation efforts.
14. Work with the League for Historic Preservation, the Sonoma Valley Historical Society and other interested experts and organizations to provide educational materials for the owners and prospective owners of historic structures.

15. Investigate the costs and benefits of requiring design review for changes to interior character-defining features of historically significant special purpose buildings.

Attachments

1. City Council Resolution Establishing Local Inventory of Historic Resources

MEMO

To: Design Review and Historic Preservation Commission
From: Associate Planner Atkins
Subject: Discussion on Policy Regarding Historic Evaluations

The following guidance is given to applicants as part of the application requirements for Design Review applications that involve structures having an age of 50 years or older:

If the proposed project is subject to the California Environmental Quality Act (CEQA), an evaluation may be required. It is recommended that projects involving structures built over 50 years ago be formally evaluated to determine the following: 1) whether the project meets CEQA's definition of a historical resource as defined in section 15064.5; and, 2) will the proposed project significantly impact or affect the historical resource? The website for searching the Consultants List is located at www.Chrisinfo.org. The discipline that should be selected is "architectural history" or "historical architect."

The current City of Sonoma policy is to require a historic evaluation only on the structure that is part of the application and not on any other structures on the property or structures on adjacent properties. Staff would like feedback from the DRHPC on the current policy to find out if it should be changed. It is important to be consistent in the policy approach so it can be applied to projects on an equally basis throughout the City. For example, if the DRHPC is considering the design review of a structure, which is over 50 years old, and there are other structures on the property, which are over 50 years old and not part of the application, does the DRHPC want a historic evaluation on the structures that are not part of the application? In addition, if the DRHPC is considering the design review of a structure, which is over 50 years old, and there are structures on adjoining properties, which are over 50 years old, would the DRHPC want a historic evaluation completed for the structures on the adjoining parcels? Note, sometimes there is more than one property that adjoins the subject property, which could lead to multiple historic evaluations.

In staff's view, requiring an evaluation of potentially significant structures on the same parcel is justifiable as in most cases the parcel represents the setting of a historic resource. However, requiring evaluations of potentially-significant structures on adjoining properties is neither practical nor necessary with respect to design review applications involving single-family residences. From time-to-time, there will be commercial development proposal that will necessitate reviews of historically-significant structures on adjoining properties, but this will be addressed as part of the environment review process for such applications, so in staff's view, a new policy addressing that circumstance is unnecessary.

Attachments:

Submittal Requirements for Architectural (Design) Review Applications.

cc: Mary Martinez
P.O. Box 534
Sonoma, CA 95476

George McKale, via email

Patricia Cullinan, via email

Yvonne Bowers, via email



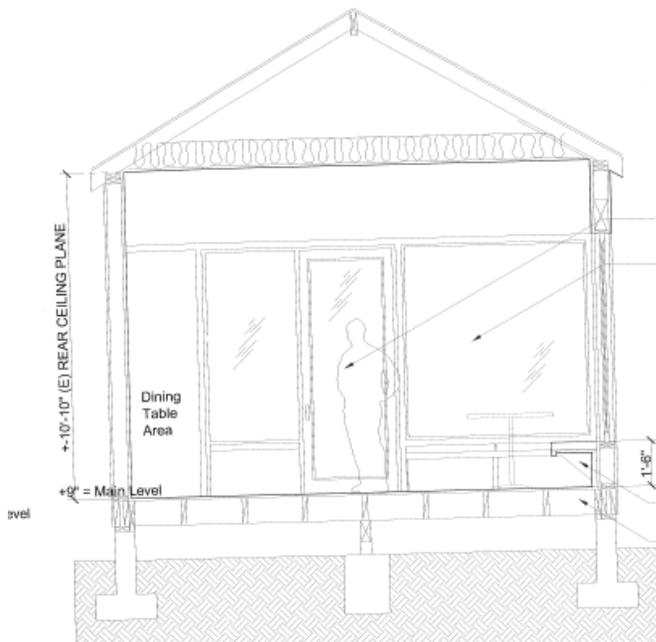
Design Review and Historic Preservation Commission (DRHPC) Submittal Information for Architectural (Design) Review Applications and Next Steps

General

- A project narrative shall be submitted with the application. The project narrative should describe the project in a way that gives the DRHPC a visual picture of what the project will look like when 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 DRHPC 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 DRHPC. In addition, it is helpful to indicate to the DRHPC the reason why certain choices were made, how the proposal will be compatible with the surrounding area, and be a benefit to the community.

Exterior Building Modifications

- Elevations (including sign drawings) should be scaled and include a human scale as shown below.



- Color submittals: Submit ten (10) copies each of the manufactures color samples indicating the manufacture’s 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 DRHPC 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 DRHPC meeting. The board shall include a sample of the following materials: roof, flashing, siding, and exterior stone. 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 and Potential Historic Structures (structures built over 50 years ago)

- If the proposed project is subject to the California Environmental Quality Act (CEQA), an evaluation may be required. It is recommended that projects involving structures built over 50 years ago be formally evaluated to determine the following: 1) whether the project meets CEQA’s definition of a historical resource as defined in section 15064.5; and, 2) will the proposed project significantly impact or affect the historical resource? The website for searching the Consultants List is located at www.Chrisinfo.org. The discipline that should be selected is “architectural history” or “historical architect.”
- In order to approve a project in the Historic Overlay Zone, the DRHPC must make the following findings:
 - 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;
 - c. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 SMC, Historic Preservation and Infill in the Historic Zone; and,
 - d. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through section 19.42.020.
- Projects Involving Historically Significant Resources. In addition to the basic findings set forth above, the DRHPC must make the following additional findings for any project on which site is located a resource that is listed or eligible for listing on the State Register of Historic Resources or that has been designated as a local historic resource pursuant to section 19.42.020:
 - a. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
 - b. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and Infill in the Historic Zone).
 - c. The project substantially complies with the applicable Secretary of Interior’s Standards and Guidelines for the Treatment of Historic Properties.

Next Steps

Subsequent to the review and approval by staff or the DRHPC for an application for commercial building painting, new signs, or an awning, the following are the next steps in the process:

1. Apply for a building permit for sign or awning installation. Plan check can typically take up to two weeks.
2. Apply for an encroachment permit if painting a building or installing signage or an awning where work will take place over/on the public right-of-way (sidewalk). The encroachment permit application and insurance requirements are available on the City's website at www.sonomacity.org. An encroachment permit will not be issued until the correct insurance certificates and endorsements from the contractor are submitted and approved.