



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

**Meeting of June 17, 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.

CORRESPONDENCE

ITEM #1 – Continued Design and Sign Review

REQUEST:

Continued consideration of new paint colors and a new wall sign for a commercial building (Studebaker Cheese Cake, The Arch, Cynthia's Scones).

Applicant:

Cynthia Owings/Kevin Fay

Staff: Wendy Atkins

Project Location:

248 West Napa Street

General Plan Designation:

Commercial (C)

Zoning:

Downtown District

BaseCommercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

CEQA Status:

Categorically Exempt

ITEM #2 – Sign Review

REQUEST:

Consideration of a new wall sign for a pharmacy (Rite Aid).

Applicant:

David Ford

Staff: Wendy Atkins

Project Location:

19205 Sonoma Highway

General Plan Designation:

Commercial (C)

Zoning:

Planning Area:

West Napa/Sonoma Corridor

Base: Commercial (C)

Overlay: None

RECOMMENDED ACTION:

Commission discretion.

CEQA Status:

Categorically Exempt

<p>ITEM #3 – Sign Review</p> <p>REQUEST: Consideration of a new monument sign for a vineyard (Sealey Mission Vineyard).</p> <p>Applicant: Peter Sealey</p> <p>Staff: Wendy Atkins</p>	<p>Project Location: 277 Fourth Street East</p> <p>General Plan Designation: Agriculture (A)</p> <p>Zoning: Planning Area: Northeast Area Base: Agriculture (A) Overlay: Historic (/H)</p>	<p>RECOMMENDED ACTION: Commission discretion.</p> <p>CEQA Status: Categorically Exempt</p>
<p>ITEM #4 – Sign Review</p> <p>REQUEST: Consideration of a temporary sign for a commercial building (Sonoma Cycle Fit).</p> <p>Applicant: Sonoma Cycle Fit</p> <p>Staff: Wendy Atkins</p>	<p>Project Location: 551 Fifth Street West</p> <p>General Plan Designation: Commercial (C)</p> <p>Zoning: Planning Area: West Napa/Sonoma Corridor Base: Commercial (C) Overlay: None</p>	<p>RECOMMENDED ACTION: Commission discretion.</p> <p>CEQA Status: Categorically Exempt</p>
<p>ITEM #5 – Landscape Review</p> <p>REQUEST: Consideration of a landscape plan for a new single family residence.</p> <p>Applicant: Rozanski Design</p> <p>Staff: Wendy Atkins</p>	<p>Project Location: 159 West Spain Street</p> <p>General Plan Designation: Medium Density Residential (MR)</p> <p>Zoning: Planning Area: Downtown District Base: Medium Density Residential (R-M) Overlay: Historic (/H)</p>	<p>RECOMMENDED ACTION: Commission discretion.</p> <p>CEQA Status: Categorically Exempt</p>

ISSUES UPDATE

COMMENTS FROM THE COMMISSION

COMMENTS FROM THE AUDIENCE

ELECTION OF OFFICERS

ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on June 13, 2014.

CRISTINA MORRIS, ADMINISTRATIVE ASSISTANT

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

Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Monday before each regularly scheduled meeting

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

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

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



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

DRHPC Agenda Item: 1
Meeting Date: 06/17/14

Applicant

Cynthia Owings/Kevin Fay

Project Location

248 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: 1941
-

Request

Continued consideration of new paint colors and a new wall sign for a commercial building (Studebaker Cheese Cake, The Arch, Cynthia's Scones).

Summary

Background: On February 18, 2003, the Architectural Review Commission (ARC) considered and approved a monument sign for the building. On March 18, 2003, the ARC considered and approved an awning for a bakery. On August 29, 2003, staff administratively approved awning lettering and an amended monument sign for a bakery (see attached sign drawing). On February 25, 2014, the DRHPC continued the review of new paint colors for a Bakery.

Design Review: A new trim color has been put forward for the Design Review and Historic Preservation Commission's (DRHPC) consideration. The building trim, and trim over the front door is proposed to be painted Kelly-Moore yin mist. In addition, the wood column in front of the door is proposed to be refinished with reclaimed stained wood and consist of a Cabot cordovan brown color (see attached color samples).

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.

Wall signs: A one-sided wall sign is proposed on the front of the building facing West Napa Street, 30 square feet in area (3 feet tall by 10 feet wide). The sign would consist of a wooden frame, including a Di-bond (aluminum composite) material, with a vinyl overlay. Copy on the sign would consist of black and white lettering on a black and white background. One portion of the sign would include a multi-colored picture of a scene.

Aggregate Sign Area: Based on the property's frontage on West Napa Street (30 feet), the maximum aggregate sign area

allowed for the building is 18 square feet. The total aggregate sign area for the property would be ±42.75 square feet, including the monument sign (12.75 square feet of aggregate sign area) and the proposed wall sign (30 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 not consistent with 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 complies with these requirements.

Variances: The proposal would exceed the aggregate sign area allowed for the parcel. The DRHPC 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.

Existing Signs: During a site visit, staff observed a number of illegal signs displayed on and around the tenant space building consisting of two portable freestanding signs, a wall sign, and an illuminated window sign (“open”). These signs have not been approved and shall be removed. In addition, it appears that modifications have been made to the freestanding sign that have not been approved. The applicant should submit a sign application indicating the changes that have been made to the freestanding sign. The DRHPC may want to provide the applicant feedback on the design of this sign.

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. Sign drawings

cc: Cynthia Ownings/Kevin Fay
248 West Napa Street
Sonoma, CA 95476

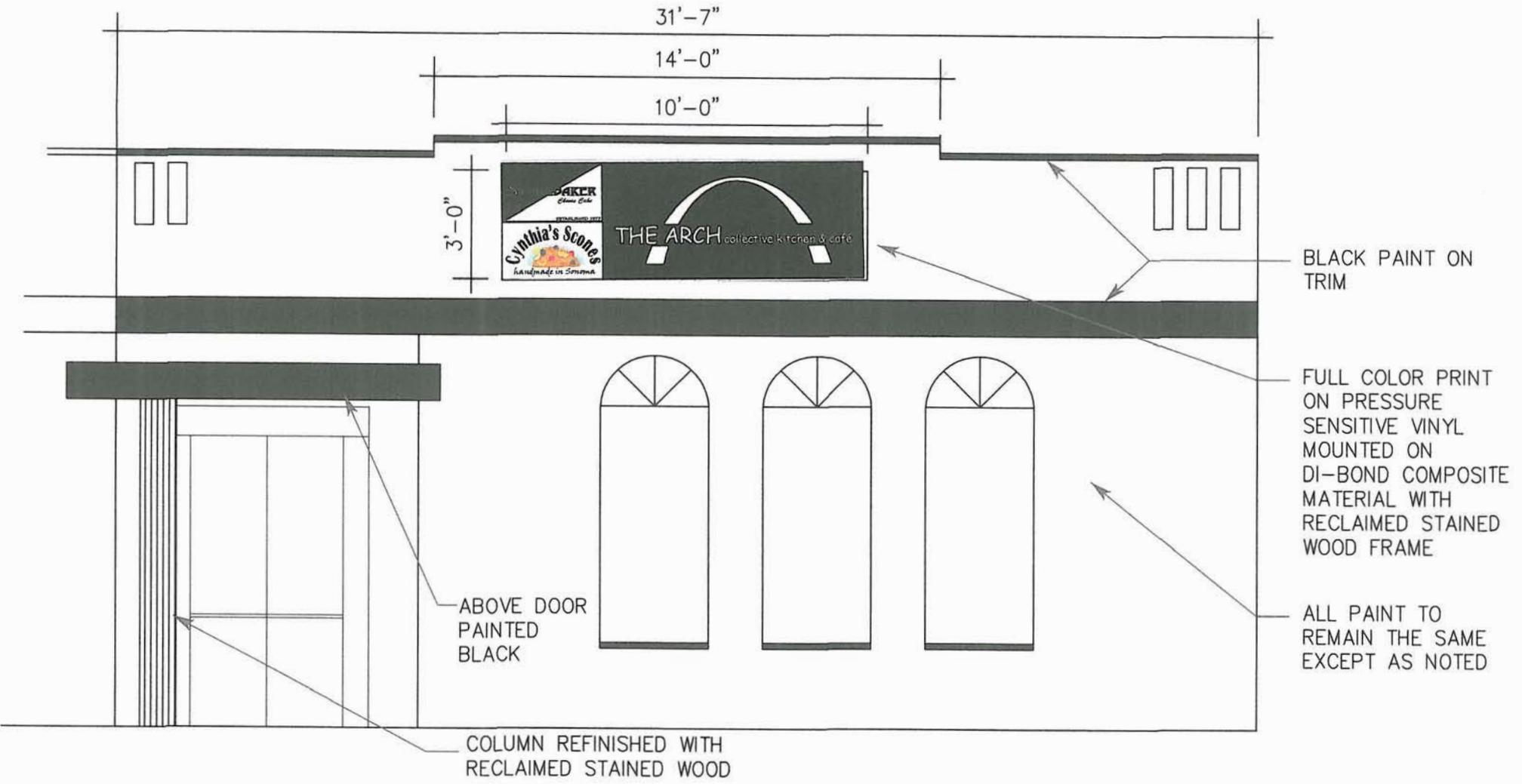
Sylvia Bernard
Sotherby's International Realty
722 Broadway
Sonoma, CA 95476

Gordenker Turkey Farm
P.O. Box 341
Glen Ellen, CA 95442-0341

Patricia Cullinan, via email

Yvonne Bowers, via email

Mary Martinez, will call at City Hall



SIGNAGE PROPOSAL
 $\frac{1}{4}'' = 1'-0''$ **JUNE 2014**
248 WEST NAPA STREET SONOMA, CA

JUN 11 2014



THE ARCH collective kitchen & cafe
Carmel's Scones
SUNSHINE BAKER
Carmel's Scones
Carmel's Scones

7AZL752

STUDEBAKER
Cheese Cake

ESTABLISHED 1977

Cynthia's Scones

handmade in Sonoma

THE ARCH collective kitchen & café

KM4897-5
Yin Mist

R15-14
15-20

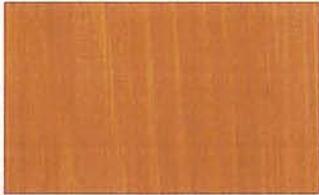
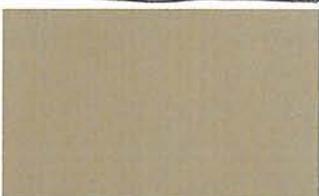
KM4897-5
Yin Mist

SEMI-TRANSPARENT STAINS

A wide choice of colors that show wood grain.
Provides waterproofing and durable weather protection.



CLASSIC COLORS

					
New Cedar	Quarry Stone	Red Cedar	Terra	Tile Red	Barn Red
					
Redwood	Linen	Frontier	Chestnut Brown	New Redwood	Indian Corn
					
Brickstone	Milkweed	Tuscan Gold	Desert Sand	Thatch	Dark Gray
					
Oak Brown	Navajo White	Dune Gray	Taupe	Pewter Gray	Rocky Tundra
					
Mission Brown	Cape Cod Gray	Sycamore	Sagebrush	Balsam Pine	Evergreen
					
Cordovan Brown	Ultra White	Victory Gray	Newport Blue	Spruce Blue	Mountain Laurel
					
Driftwood Gray	Glacier	Smoke Blue	Chesapeake	Foothill	Dark Slate
					
	Seacoast Gray	Bluestone	Federal Blue	Newburyport Blue	Black



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

DRC Agenda Item: 2
Meeting Date: 6/17/14

Applicant

Rite Aid/ SignArt

Project Location

19205 Sonoma Highway

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: 1988

Request

Consideration of a new wall sign for a pharmacy (Rite Aid) located in the Maxwell Village Shopping Center located at 19205 Sonoma Highway.

Summary**Background:**

In 1988, the Architectural Review Commission approved a sign program for the Maxwell Village shopping center. The sign program allows for the subject tenant space to have one 48 square foot wall sign on the face of the building.

At this time, the applicant is proposing a revised wall sign for Rite Aid. The wall sign would be one-sided, with an approximate area of ± 66.6 square feet (± 22.25 feet wide by ± 3 feet high). The sign area includes both the Rite Aid channel letters and a shield logo. The sign face would consist of white aluminum channel letters with a red, white, and blue aluminum logo can. The Maxwell Village monument sign will also be updated to reflect the name change, but is not subject to DRHPC approval.

Illumination: Illuminated signs are considered generally inappropriate except for businesses that normally operate in the evening hours, which is the case for Rite Aid. As indicated by the applicant, the sign would be illuminated with back lit LEDs from 8 a.m. to 10 p.m. daily, normal business hours are from 8 a.m. to 9 p.m. The applicant has stated that the surface brightness will not be greater than one hundred (100) foot-lamberts.

Existing Signs: During the site visit, staff observed two illegal signs displayed on the tenant space building consisting of an illuminated window sign (Western Union) and a portable freestanding sign. These signs have not been approved and shall be removed.

Other permits required: In addition to the requirements of this title, all signs 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: _____

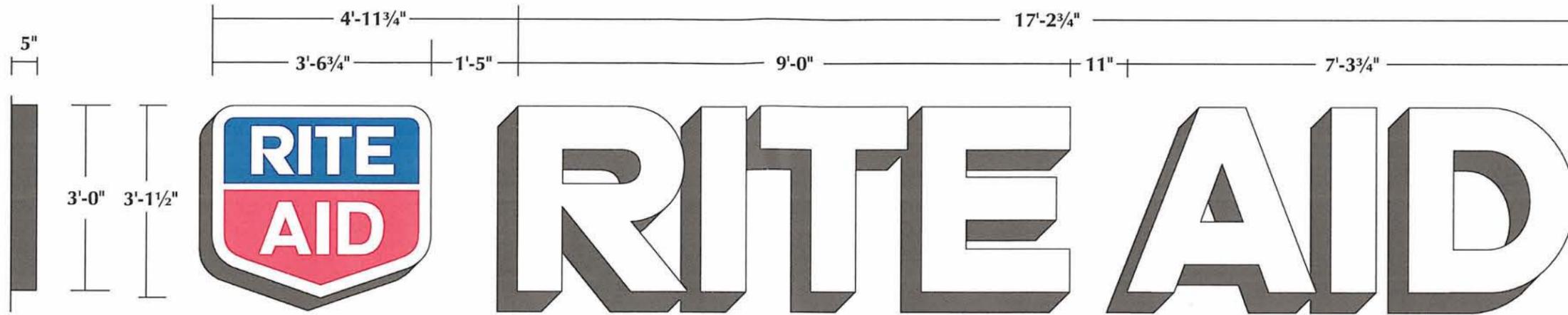
Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRHPC Conditions or Modifications

cc: Ride Aid
C/O SignArt, Inc. Jeremy Shirey
5757 E. Cork Street
Kalamazoo, MI 49048

Niles Company
P.O. Box 298
Sonoma, CA 95476

Alternative #2



Sign #1 — Illuminated Channel Letters

Scale: 3/8" = 1'-0"

'RITE AID' Letters — Flat white polycarbonate faced, U.L. labeled, aluminum channel letters with 5" deep returns and 1" Jewelite trim painted GripGard Plus semi-gloss to match SW6076 Turkish Coffee. Insides of letters to be painted with AKZO bright white finish. Letters to be illuminated using white LEDs powered by low voltage power supplies.

Shield Logo — Flat white polycarbonate Faced, U.L. labeled, aluminum logo can with 5" deep returns and 1" Jewelite trim painted GripGard semi-gloss to match SW 6076 Turkish Coffee. Shield face to be overlaid with Calon #2283 red and #2870 blue pressure sensitive vinyl. 'Rite' and 'Aid' copy on shield to be weeded out to appear white. Shield to be illuminated using white LEDs powered by low voltage power supplies.

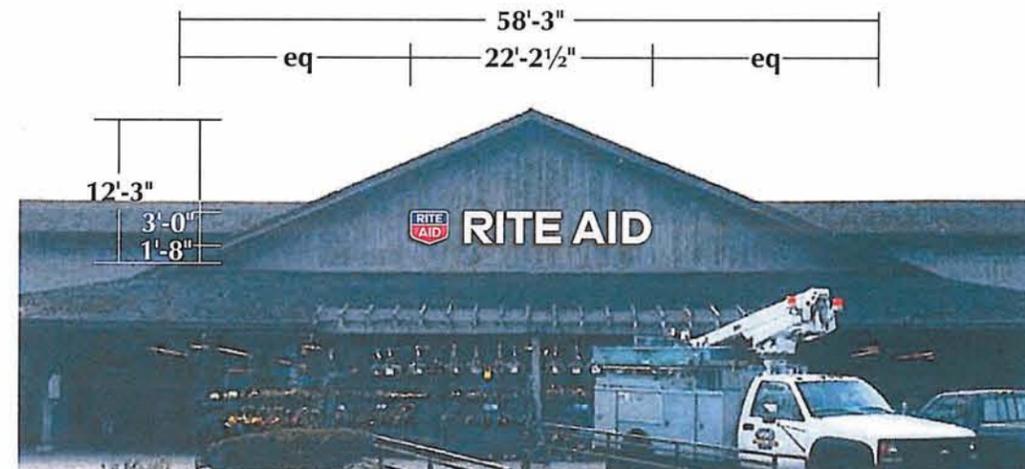
Note: Existing letters to be removed with all penetrations patched.

'RITE'	3'-0" x 9'-0" = 27 Sq.Ft.
'AID'	3'-0" x 7'-3 3/4" = 21.94 Sq.Ft.
Shield	3'-1 1/2" x 3'-6 3/4" = 11.13 Sq.Ft.
Total = 60.07 Sq.Ft.	



Existing Elevation

Scale: NTS



Proposed Elevation

Scale: NTS

Rite Aid #6032 — 19205 Sonoma Hwy., Sonoma, CA

Lead #JS4-025801

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CA,ra6032

TB

3-7-14

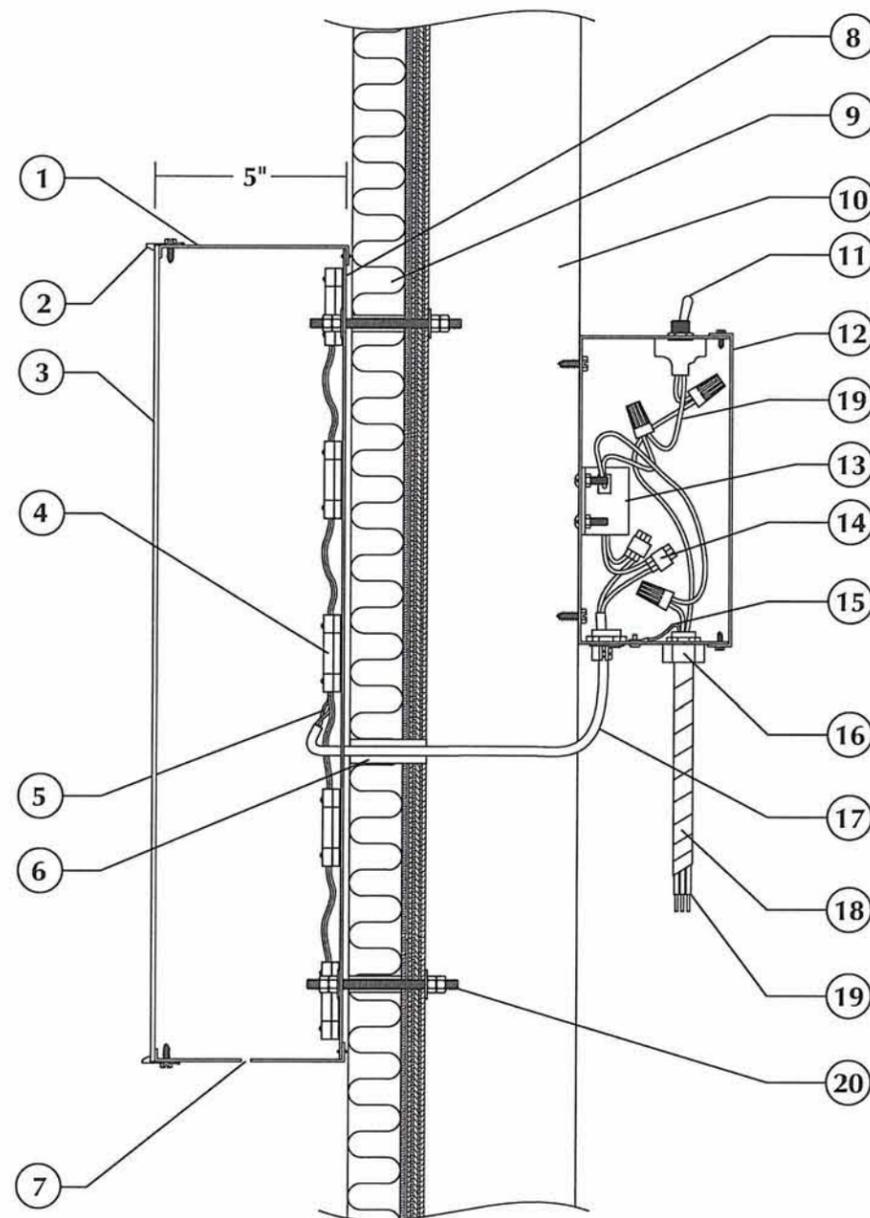
3-28-14JC

Approved for: _____

By: _____

Date: _____

MAY 06 2014



- ① .040 Aluminum letter sides painted GripGard semi-gloss to match SW 6076 Turkish Coffee.
- ② 1" Jewelite trim cap painted to match SW 6076 Turkish Coffee with #8 x 1/2" hex head screws as needed.
- ③ Flat white polycarbonate faces.
- ④ G.E. Tetra MAX LED system.
- ⑤ Low voltage wiring from power supply.
- ⑥ Pre-drilled low voltage electrical hole with 3/8" plastic grommet.
- ⑦ 1/4" Weep holes at low points of letters with internal light baffle.
- ⑧ .050 Aluminum letter back. Letter sides and backs stitched together and continuously siliconed.
- ⑨ Building facade; exact construction to be verified.
- ⑩ Vertical stud by others.
- ⑪ 20 Amp toggle disconnect (actual location to be on end of raceway, shown on top for drawing purposes only).
- ⑫ 4" x 8" x 18" JIC box.
- ⑬ Low voltage (12 volts) G.E. #GEPS12-60 LED power supplies (120 volt circuit required).
- ⑭ Secondary wiring low voltage connection to LED's with #054007-06128 Scotchlok connectors.
- ⑮ Ground wire permanently fixed to power supply box.
- ⑯ 1/2" Sealtite connector.
- ⑰ UL listed Belden #9409 1PR18 AWG wire.
- ⑱ 1/2" Sealtite conduit.
- ⑲ #12 THHN electrical primary wiring.
White — Neutral
Black — Feed
Green — Ground
- ⑳ Letters mounted to facade with 3/8" stainless steel threaded rod, washers and nuts as needed. Exact fastener to vary with different facade/building construction.

Note: All penetrations to be sealed with 3M #1000 NS Fire Barrier, water tight, non-slump silicone sealant to meet NEC #300.21, ASTM #E814, UL #1479 & UL #2079 standards. Building dimensions and construction of facade to be verified by sign installer prior to installation of signs.

Illuminated Channel Letter Detail

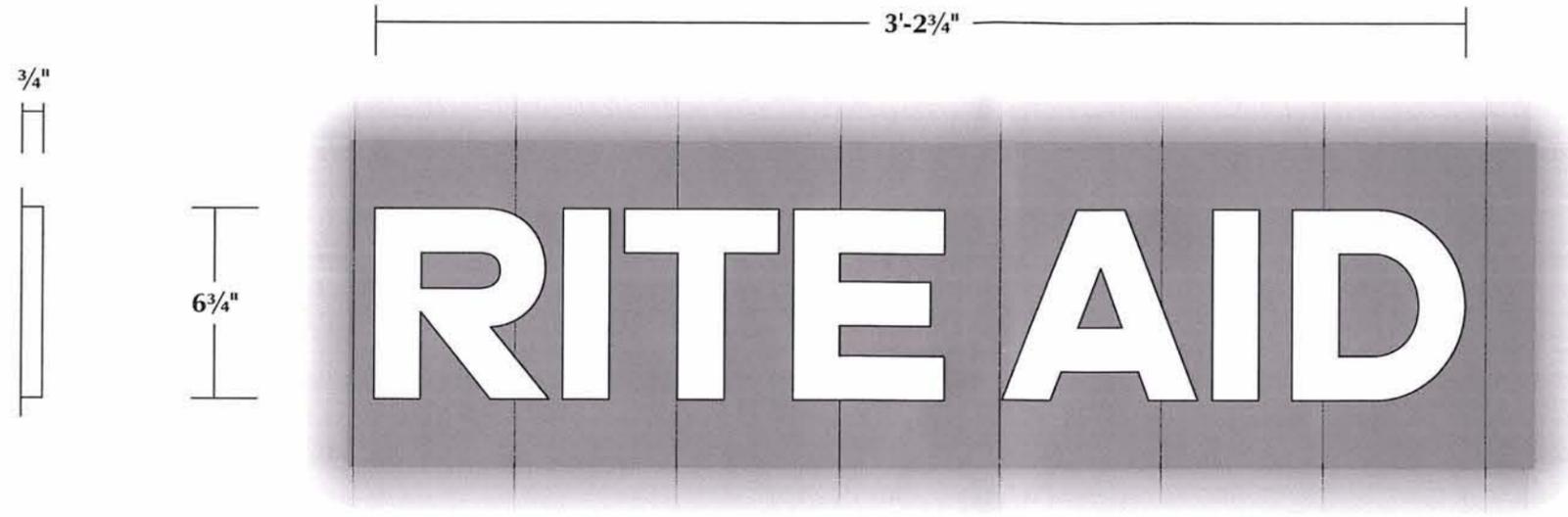
Scale: 2" = 1'-0"

Rite Aid #6032 — 19205 Sonoma Hwy., Sonoma, CA

Lead #JS4-025801

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TB 3-7-14 **3-28-14JC** **Approved for:** _____ **By:** _____ **Date:** _____

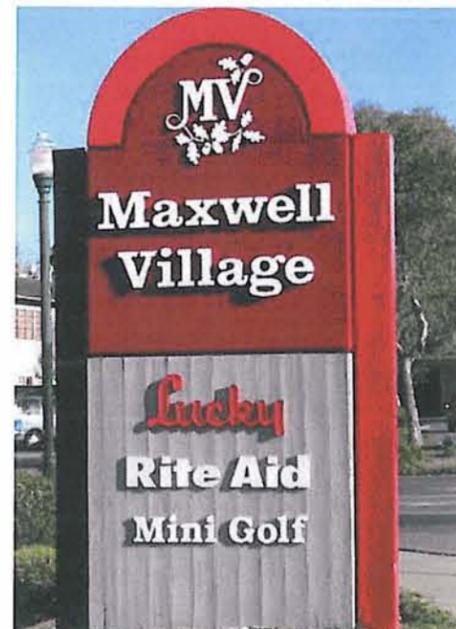


Sign #2 — Non-Illuminated Sintra Letters

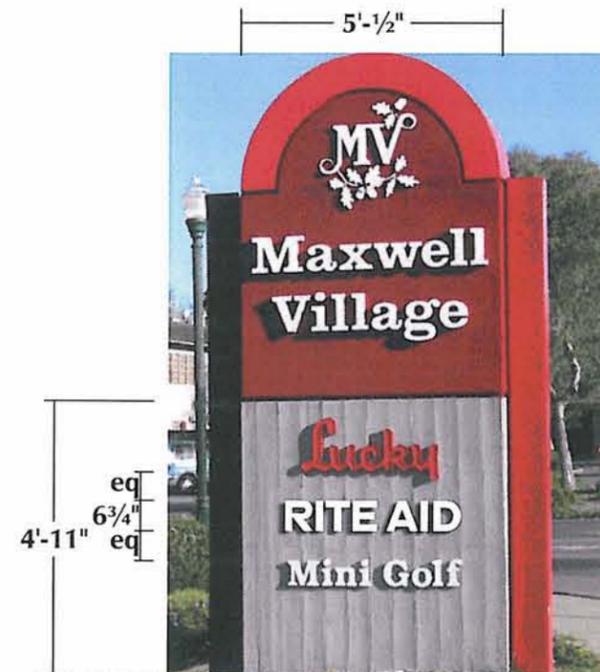
Scale: 1 1/2" = 1'-0"

Existing letters to be removed with all penetrations patched. New flat cut precision routed 3/4" white Sintra letters stud mounted flush to wood tenant portion of ground sign.

$6\frac{3}{4} \times 3'-2\frac{3}{4} = 1.82 \text{ Sq.Ft.}$



Existing Elevation Scale: NTS



Proposed Elevation Scale: NTS

Rite Aid #6032 — 19205 Sonoma Hwy., Sonoma, CA

Lead #JS4-025801

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CA,ra6032

TB

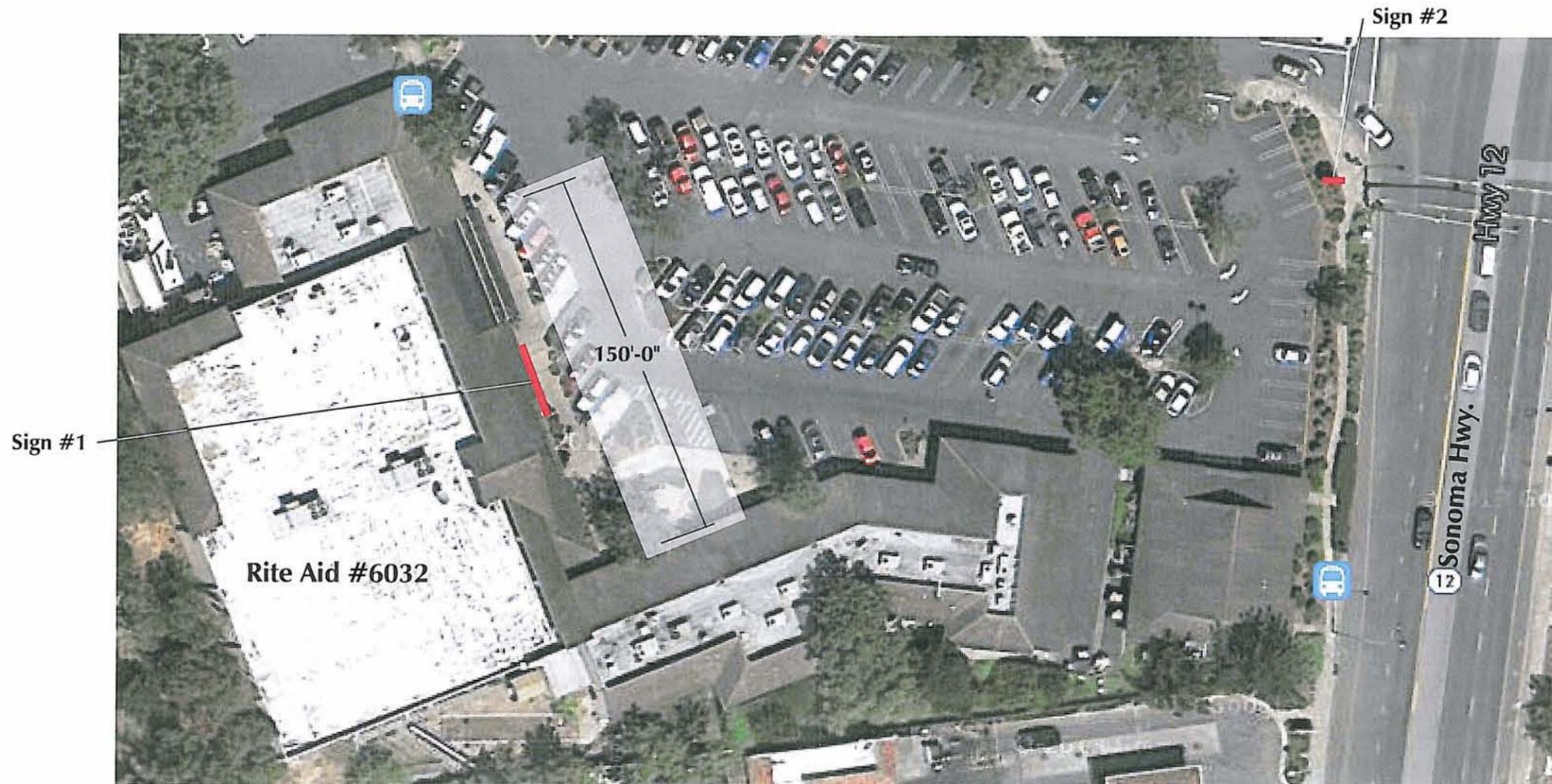
3-7-14

3-28-14JC

Approved for: _____

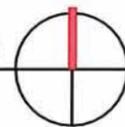
By: _____

Date: _____



Site Plan

Scale: NTS



Rite Aid #6032 — 19205 Sonoma Hwy., Sonoma, CA

Lead #JS4-025801

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TB

3-7-14

3-28-14JC

Approved for: _____

By: _____

Date: _____



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

DRHPC Agenda Item: 3

Meeting Date: 06/17/14

Applicant

Peter Sealey

Project Location

277 Fourth Street East

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
 - Listed on California Register of Historic Resources (Significant)
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old (Potentially Significant)
Year built: 1949
-

Request

Consideration of a new monument sign for a vineyard (Sealey Mission Vineyard).

Summary

Monument Sign: A new, one-sided monument sign 12 square feet in area per side (3 feet tall by 4 feet wide) is proposed on the east facing elevation facing Fourth Street East. The sign would be located parallel to Fourth Street East, approximately 10 feet west of the street. The sign would consist of a wooden post, wooden sign face, with flat vinyl graphics. Copy on the sign would consist of a white background with brown or black lettering. Illumination is not proposed.

Monument 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 proposal is consistent with this requirement.

Size Limitations: Each face of a two-sided sign shall not exceed 32 square feet in area (§18.16.022). The proposal is consistent with this requirement in each face would have an area of 12 square feet.

Sign Height: Monument signs are limited to a maximum height of 12 feet (§18.20.120). The proposed freestanding sign would have a maximum height of 6 feet.

Number of Signs: Only one monument sign is allowed per property, and a maximum of two signs are normally permitted for any one business (§18.16.010). The proposal complies with these requirements.

Aggregate Sign Area: Based on the property's frontage on Fourth Street East (346 feet), the maximum aggregate sign area allowed for the parcel is 144.4 square feet. The total aggregate sign area for the property would be ±12 square feet, including the proposed monument sign. The proposal is consistent with this requirement.

Sign Issues: Since the property is zoned Agriculture, a freestanding sign may be permitted, subject to approval by the DRHPC. That said, it is unclear to staff as to the location of the first vineyard in Sonoma. In addition, the DRHPC has discretion over the wording on the sign and if the DRHPC considers the proposed sign misleading or confusing the wording may be changed.

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. *Sign drawing examples*

cc: Peter Sealey
277 Fourth Street East
Sonoma, CA 95476

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

Mary Martinez, will call at City Hall

Patricia Cullinan, via email

Yvonne Bowers, via email

Wendy Atkins

From: Peter Sealey <peter@sealey.net>
Sent: Tuesday, June 10, 2014 1:59 PM
To: Wendy Atkins
Subject: Sealey Sign Application

Windy:

I would like to modify my application for a vineyard sign to use the version supplied by the Sonoma Valley Vintners and Growers Alliance as shown below. The sign dimensions are approximately 4 feet by 3 feet and the proposed wording would be:

Sealey Mission Vineyard

Est. 1825

Sonoma's First Vineyard

The lettering would be dark letters on a white background.

Windy, please let me know that you have received this email and also remind me of the date my matters come before the council.

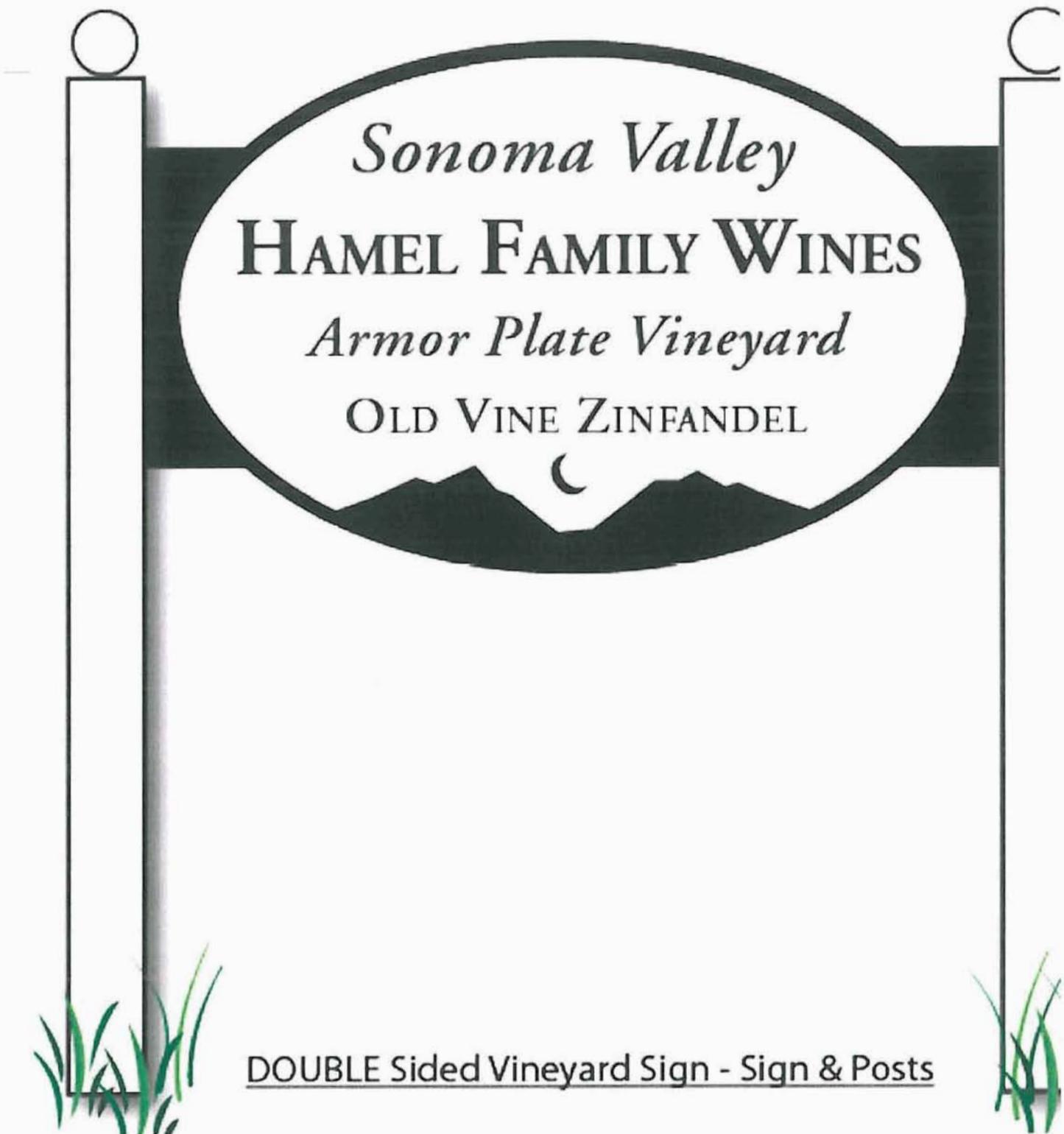
Thank you very much.

Pete

In response to your voicemail, below is an image of the vineyard signs that SVVGA produces for our members. Please let me know when you are ready to order it. I will need the exact wording you would like on the sign and will be able to provide you with a proof before it goes into production.

Thanks Peter, and please let me know should you have any other questions.

JUN 11 2014



DOUBLE Sided Vineyard Sign - Sign & Posts

Abby

Abby Ham
Office Manager
Sonoma Valley Vintners & Growers Alliance

NOV 11 2014

Sonoma Wine Country Weekend
783 Broadway, Sonoma, CA 95476
Phone: 707-935-0803 ext. 1
Fax: 707-935-1947

Info@SonomaValleyWine.com

Abby@SonomaValleyWine.com

www.SonomaValleyWine.com

www.SonomaWineCountryWeekend.com

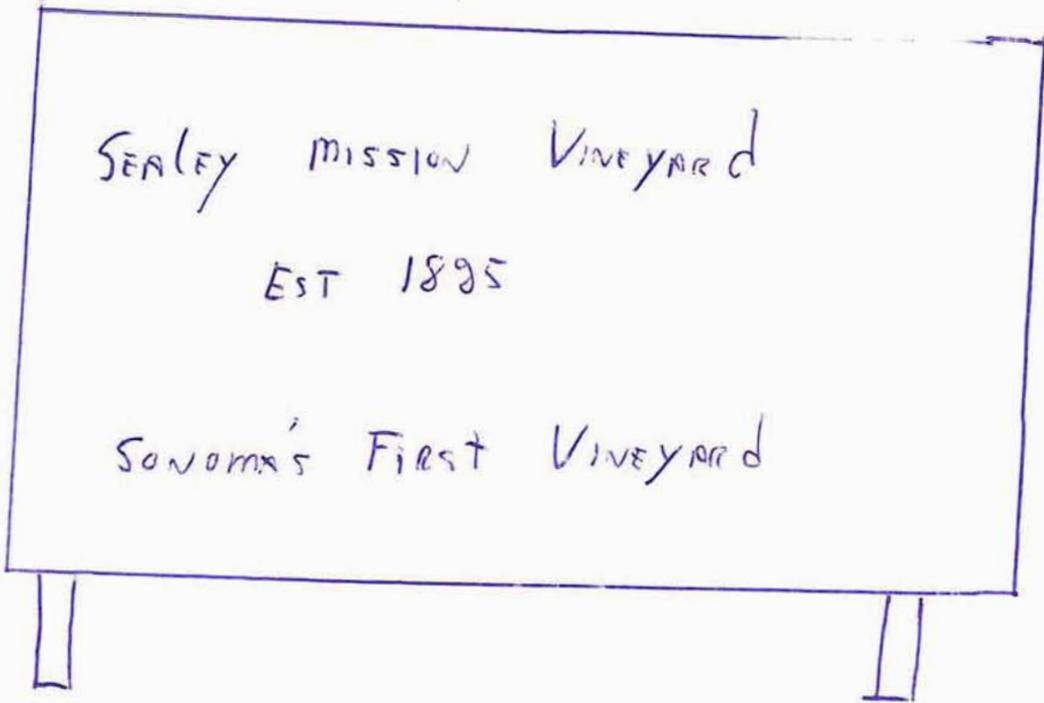
4"

SEALEY MISSION VINEYARD

EST 1895

SONOMA'S FIRST VINEYARD

3"



RECEIVED

MAY 13 2014

CITY OF SONOMA

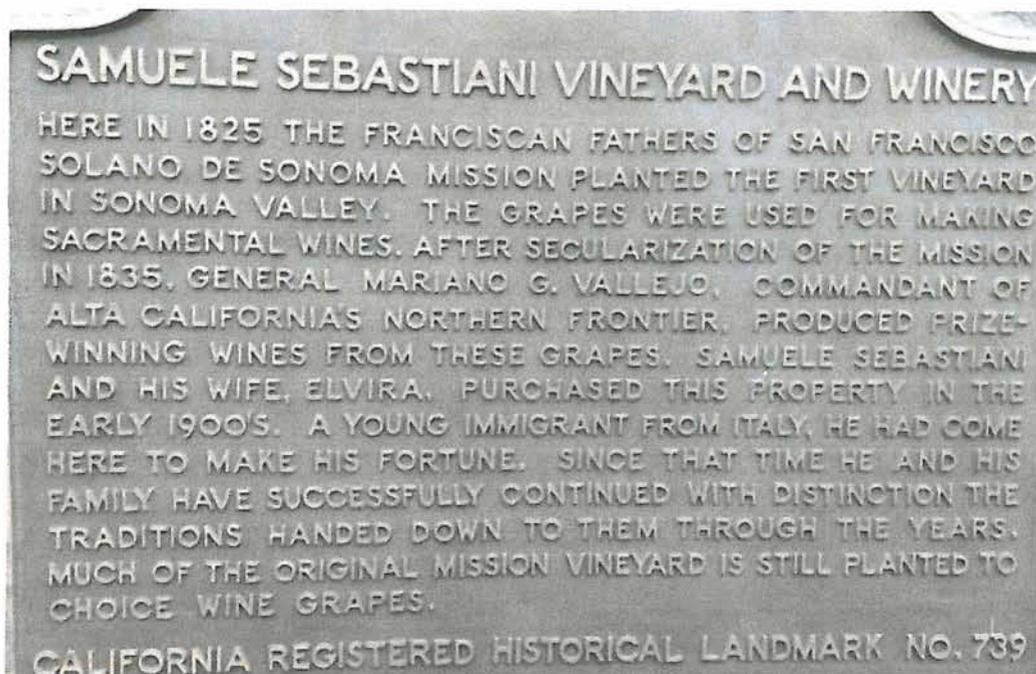
Peter Sealey
277 4th Street East
Sonoma, CA 9547
650-492-1548
peter@sealey.net

To: Planning and Development Department

Please accept this application to place a monument sign at the entrance gate to the vineyard at 277 4th Street East to commemorate the establishment on this site of the first vineyard in Sonoma County in 1825.

Background:

There is a plaque on the Sebastiani winery building across 4th Street East from the vineyard noting this historical fact. However, it is not clear from this plaque exactly where the vineyard is located.



My proposed monument sign would be located outside the entrance gate to the vineyard set back approximately 10 feet from the street:



Below is a map from the mid 1850's, not to scale, showing the vineyard north of Spain Street.



I believe the community and our visitors would benefit from this monument sign showing the location of this important part of our history.


Peter Sealey



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

DRHPC Agenda Item: 4

Meeting Date: 06/17/14

Applicant

Sonoma Cycle Fit

Project Location

551 Fifth 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: 1977

Request

Consideration of a temporary sign for a commercial building (Sonoma Cycle Fit) located at 551 Fifth Street West.

Summary

The applicant is requesting approval to display a temporary banner sign advertising a new business, which is coming to the West Plaza shopping center. The proposed sign is 10 square feet in area (2 feet tall by 5 feet wide). The sign would consist of a white vinyl background with black, gold, and grey colored text. The sign would be located on the back of the building wall, which faces Fifth Street West. It is estimated that the temporary banner would be displayed from July through September 2014.

Banners: Decorative banners and flags may be used for grand opening or special events for a maximum period of 15 consecutive days, or for holidays for a period of no more than 45 total days per year and may be permanently displayed if first approved by the DRHPC. In no event shall advertising copy be displayed on any banner (§18.20.110).

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. *Sign picture*

cc: Sonoma Cycle Fit
551 Fifth Street West
Sonoma, CA 95476

Michael Rice
721 Fawn Drive
San Anselmo, CA 94960-1160

Sonoma Cycle Fit

coming soon banner 5' x 2' at 551 5th street west, Sonoma





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

DRHPC Agenda Item: 5

Meeting Date: 06/17/13

Applicant

Rozanski Design

Project Location

159 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 Built: In process

Request

Consideration of a landscape plan for a new single family residence.

Summary

Background: On November 19, 2013, the Design Review Commission (DRC) conducted design review for a new detached single family residence. The applicants are now returning for consideration of the required landscape plan.

Landscaping Plan: At this time the applicant is requesting review of a landscape plan (attached) for the property. The applicant is proposing to plant two Japanese maple trees, three olive trees, and one citrus tree supplemented with perennial plants, grasses, shrubs, and vines.

Water Efficient Landscape Ordinance: A legend listing proposed species and planting sizes is provided for reference. In addition, water budget calculations prepared by the landscape architect (attached) demonstrate compliance with Sonoma Municipal Code §14.32, Water Efficient Landscaping. The calculations indicate that the proposed landscaping would utilize 19,691 gallons or 88% of the associated annual water budget allotment of 22,300 gallons.

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. *City of Sonoma Maximum Applied Water Allowance Form, Estimated Total Water Use Calculations, and Hydrozone Table Form*
3. *Landscape Planting plan*
4. *Site Plan*
5. *Irrigation plan*

cc: Rozanski Design
463 Second Street West, Suite A
Sonoma, CA 95476

Dorinda Parker and Bill Blosser
157 West Spain Street
Sonoma, CA 95476

Dorinda Parker Living Trust
P.O. Box 1349
Sonoma, CA 95476-1349

Mary Martinez, will call at City Hall

Patricia Cullinan, via email

Yvonne Bowers, via email

May 20, 2014

Project Narrative – 159 W. Spain Street

This proposal is for a rehabilitation landscape project for an existing single family home (157 W. Spain St.) and a new landscape project for a newly constructed single family home (159 W. Spain St.) within the Historic Overlay District. The overall landscape is simple and clean, with minimal paved areas and plenty of planting to soften the space. The proposed landscape design complements the architecture of the residences and surrounding buildings and helps to beautify the space. The Mediterranean and California Native plant palate will be consent with the historic Sonoma style and will enhance the visual quality of the area. No existing trees, significant historical structures or environmental features of the site shall be removed or altered, therefore keeping the integrity of the site intact. This project does not require any rezoning or variances and complies with all regulations set forth by the Development Code, City Ordinances and the General Plan. The project will be an improvement to West Spain Street and will preserve the quality of Sonoma's Historic District.

Sincerely



Paul Rozanski
License #963723

MAY 20 2014

**CITY OF SONOMA
HYDROZONE TABLE FORM**

Revised: 11/11/10

This documentation form shall be used in compliance with the City's Water Efficiency Landscape Ordinance as codified in Chapter 14.32 of the Sonoma Municipal Code. This Form is a simple form version of what is provided by the State of California. The Applicant may choose to use the more complex State form as codified in Chapter 2.7, *Model Water Efficient Landscape Ordinance*, California Code of Regulations, Title 23.

Hydrozone*	Zone or Valve	Irrigation Method	Area	% of Landscape Area
High water use	N/A	N/A	N/A	0
High water use	N/A	N/A	N/A	0
Medium water use	ZONE 3	DRIP	397 SQ. FT.	30.5%
Medium water use	ZONE 4	DRIP	213 SQ. FT.	16.3%
Low water use	ZONE 1	DRIP	474 SQ. FT.	36.5%
Low water use	ZONE 2	DRIP	180 SQ. FT.	13.7%
Low water use	ZONE 6	DRIP	12 SQ. FT.	1%
Medium water use	ZONE 5	DRIP	24 SQ. FT.	2%
Total				100%

Summary Hydrozone Table		
Hydrozone*	Area (Square Feet)	% of Landscape Area
High water use	0	0
High water use	0	0
Medium water use	634 SQ. FT.	49%
Medium water use		
Low water use	666 SQ. FT.	51%
Low water use		
Total		100%

Submitted by: Ryan Burge
PAUL ROZANSKI (Print)

 (Signature)

5/20/14 (Date)

CITY OF SONOMA
MAXIMUM APPLIED WATER ALLOWANCE FORM

Revised: 12/15/10

This documentation form shall be used in compliance with the City's Water Efficiency Landscape Ordinance as codified in Chapter 14.32 of the Sonoma Municipal Code. This Form is a simple form version of what is provided by the State of California. The Applicant may choose to use the more complex State form as codified in Chapter 2.7, *Model Water Efficient Landscape Ordinance*, California Code of Regulations, Title 23.

Maximum Applied Water Allowance (MAWA) Calculations

The project's MAWA is calculated as follows:

$$\text{MAWA} = (\text{ETo})(0.62) \times [(\text{ETAF} \times \text{LA}) + (0.3 \times \text{SLA})]$$

where:

- MAWA = Maximum Applied Water Allowance, or Water Budget (gallons/year)
- ETo = Reference Evapotranspiration for Sonoma, or 46.1 (inches/year)
- 0.62 = Conversion Factor (to gallons per square foot)
- ETAF = ET adjustment factor for Sonoma, or 0.60
- LA = Landscaped Area, including SLA (square feet)
- SLA = Portion of the LA identified as Special Landscape Area (square feet)

Show calculations:

$$\text{MAWA} = 28.58 \times \left[\left(0.60 \times \frac{1300}{\text{LA}} \right) + \left(0.3 \times \frac{24}{\text{SLA}} \right) \right] = \underline{22,498} \text{ gallons/year}$$

MAY 20 2014

Estimated Total Water Use Calculations

The project's Estimated Total Water Use is calculated as follows:

$$ETWU = (ETo)(0.62)[(PF \times HA)/IE] + SLA$$

where:

- ETWU = Estimated total water use per year (gallons/year)
- ETo = Reference Evapotranspiration for Sonoma, or 46.1 (inches/year)
- 0.62 = Conversion Factor (to gallons per square foot)
- PF = Plant Factor from WUCOLS as follows: 0.30 for Low water-use plantings; 0.6 for Medium; 1.0 for High
- HA = Hydrozone Area [high, medium, and low water use areas] (square feet) – see Hydrozone Table Form
- SLA = Special Landscape Area (square feet)
- IE

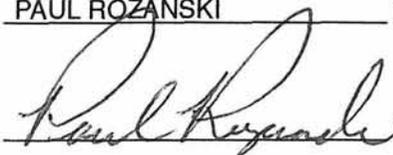
Irrigation Efficiency (IE) Table	
Percent of total landscape irrigated with Drip	
0 – 25%	0.71
26 – 50%	0.75
51 – 75%	0.80
76 – 100%	0.85
Manual watering	1.00

ETWU Calculations (show calculations)					
PF	HA Sq. Ft.	IE (See IE Table)	$\frac{PF \times HA}{IE}$ IE (a)	SLA Sq. Ft. (b)	$ETWU = 28.58 \times \frac{PF \times HA}{IE} + 28.58 \times SLA$
.3	666	.85	235	0	$(28.58 \times \frac{235}{.85}) + (28.58 \times 0) = 6716$ gallons/year
.6	610	.85	430	24	$(28.58 \times \frac{430}{.85}) + (28.58 \times 24) = 12975$ gallons/year
					$(28.58 \times \frac{\quad}{.85}) + (28.58 \times \quad) = \quad$ gallons/year
					$(28.58 \times \frac{\quad}{.85}) + (28.58 \times \quad) = \quad$ gallons/year
ETWU					Sum of above = <u>19,691</u> gallons/year

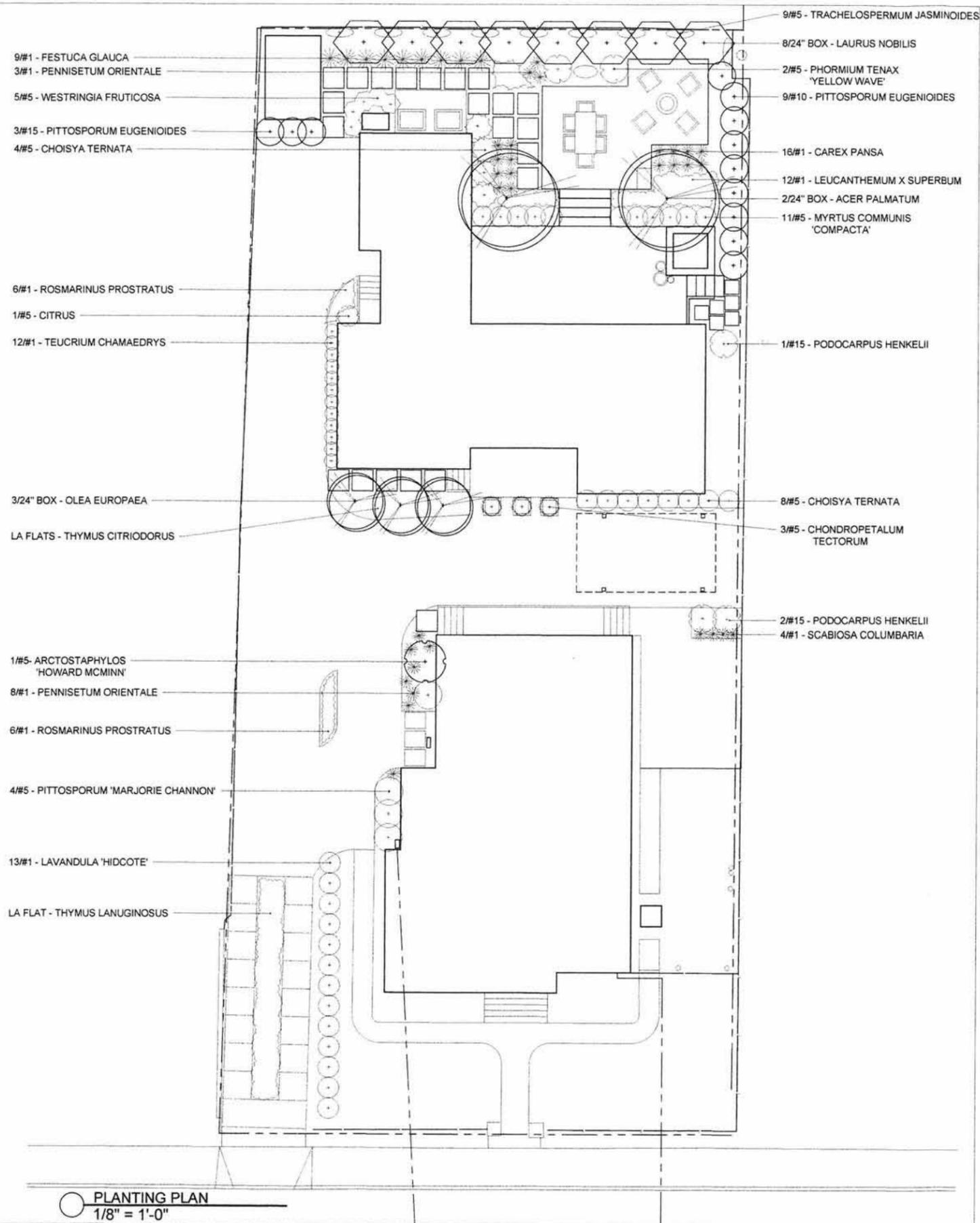
Statement of Compliance:

This MAWA Form has been prepared by me or under my general direction. As required under the City's Water Efficient Landscape Ordinance, the landscaping and irrigation system has been designed such that the Estimated Total Water Use for the landscaped area is less than the Maximum Applied Water Allowance (i.e., "water budget").

PAUL ROZANSKI (Print)

 (Signature)

5/20/14 (Date)



PLANT LIST

	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
TREES					
	2	24" BOX	ACER PALMATUM	JAPANESE MAPLE	MODERATE
	3	24" BOX	OLEA EUROPAEA	OLIVE	VERY LOW
	1	5 GALLON	CITRUS	CITRUS	MODERATE
SHRUBS					
	5	5 GALLON	WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW
	12	15 GALLON	PITTOSPORUM EUGENIOIDES	PITTOSPORUM	MODERATE
	12	5 GALLON	CHOISYA TERNATA	MEXICAN ORANGE	MODERATE
	1	5 GALLON	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	MANZANITA	LOW
	12	1 GALLON	TEUCRIUM CHAMAEDRYIS	GERMANDER	LOW
	4	5 GALLON	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'	PITTOSPORUM	MODERATE
	13	1 GALLON	LAVANDULA 'HIDCOTE'	LAVANDER	LOW
	8	24" BOX	LAURUS NOBILIS	ENGLISH LAUREL	LOW
	2	5 GALLON	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	LOW
	11	5 GALLON	MYRTUS COMMUNIS 'COMPACTA'	COMMON MYRTLE	LOW
	3	15 GALLON	PODOCARPUS HENKELII	LONG-LEAFED YELLOWWOOD	MODERATE
GRASSES					
	9	1 GALLON	FESTUCA GLAUCA	BLUE FESCUE	LOW
	11	1 GALLON	PENNISETUM ORIENTALE	FOUNTAIN GRASS	MODERATE
	16	1 GALLON	CAREX PANSA	DUNE SEDGE	MODERATE
	3	5 GALLON	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW
VINES					
	9	5 GALLON	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MODERATE
GROUNDCOVER / PERENNIALS					
	12	1 GALLON	ROSMARINUS PROSTRATUS	ROSEMARY	LOW
	2	LA FLAT	THYMUS CITRIODORUS	LEMON THYME	LOW
	2	LA FLAT	THYMUS LANUGINOSUS	WOOLLY THYME	LOW
	12	1 GALLON	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	LOW
	4	1 GALLON	SCABIOSA COLUMBARIA	PINCUSHION FLOWER	LOW

WATER USAGE

MAXIMUM APPLIED WATER ALLOWANCE	22,498 GALLONS PER YEAR
ESTIMATED TOTAL WATER USE	19,691 GALLONS PER YEAR

PLANTING NOTES

- LAYOUT OF PLANTINGS IS DIAGRAMMATIC AND MAY NEED ADJUSTING IN THE FIELD DEPENDING ON SITE CONDITIONS.
- ALL PLANTS TO BE PLACED IN THE FIELD BY ROZANSKI DESIGN.
- ALL PLANTS TO BE PLANTED WITH PREMIUM PLANTING SOIL MIX
- ALL PLANTS TO BE SELECTED BY ROZANSKI DESIGN.
- PLANTED AREAS SHALL BE COVERED WITH AT LEAST 3" ARBOR MULCH.

SOIL & MULCH NOTES

- THERE SHALL BE A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL IN PLANTED AREAS FOR WATER ABSORPTION AND ROOT GROWTH.
- COMPOST SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF AT LEAST 8".
- ALL EXPOSED SOIL SURFACES OF PLANTED AREAS SHALL BE COVERED WITH ARBOR MULCH AT A DEPTH OF AT LEAST 3".

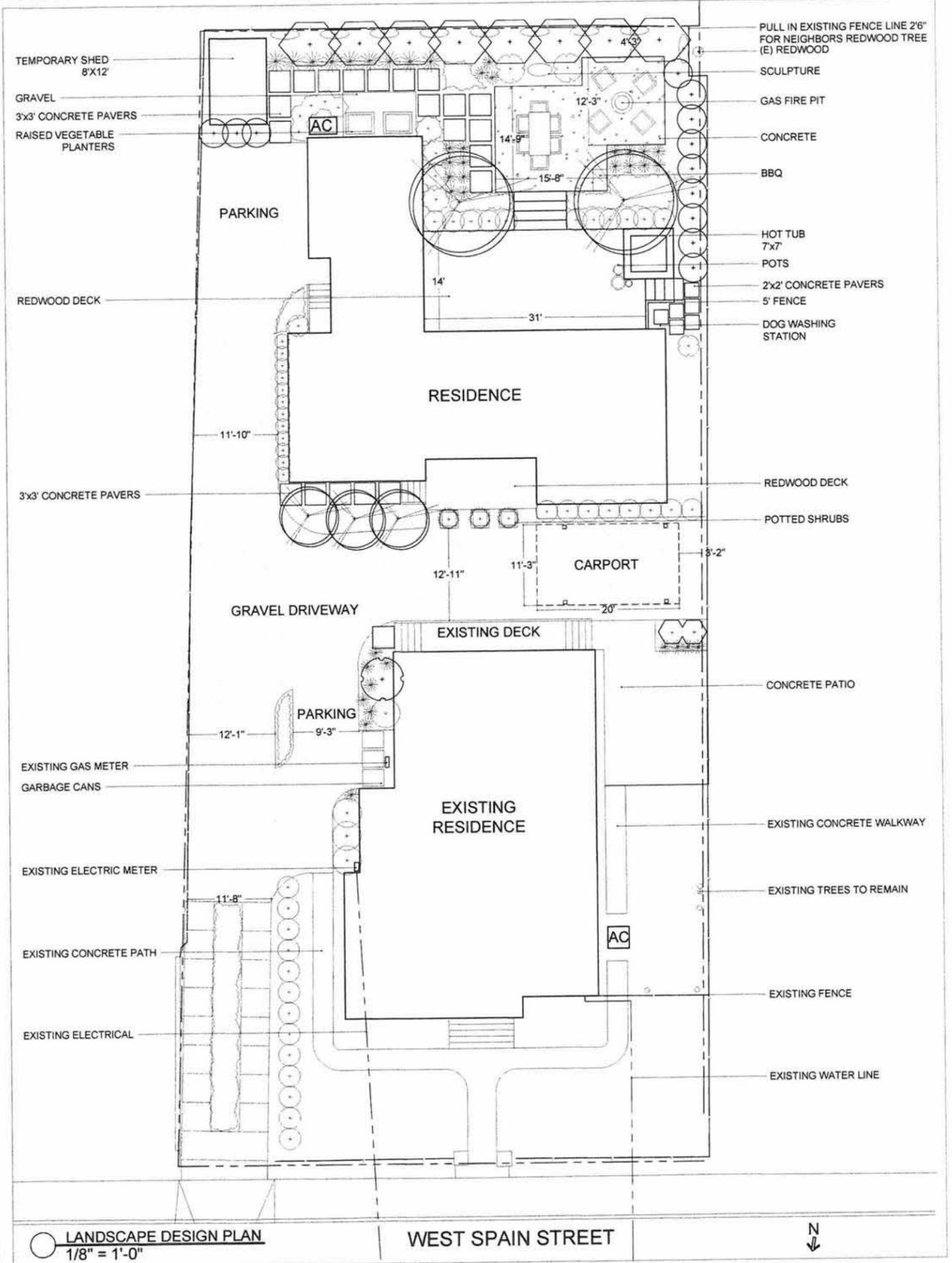
FILE COPY

PLANTING PLAN
1/8" = 1'-0"

parker-blosser residence
159 WEST SPAIN STREET

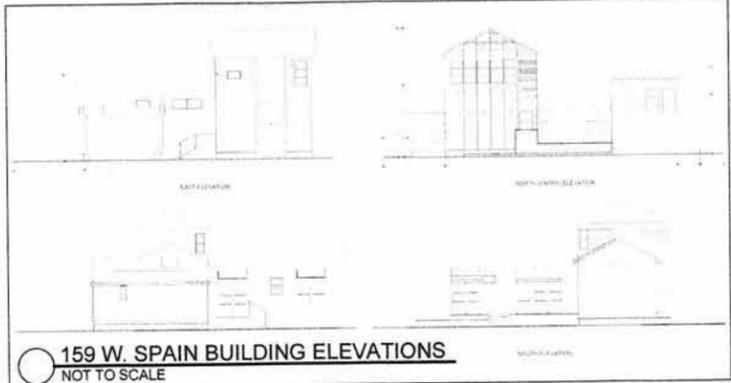
PLANTING PLAN
rozanski
LICENSURE #963723

L2



PACKET INDEX

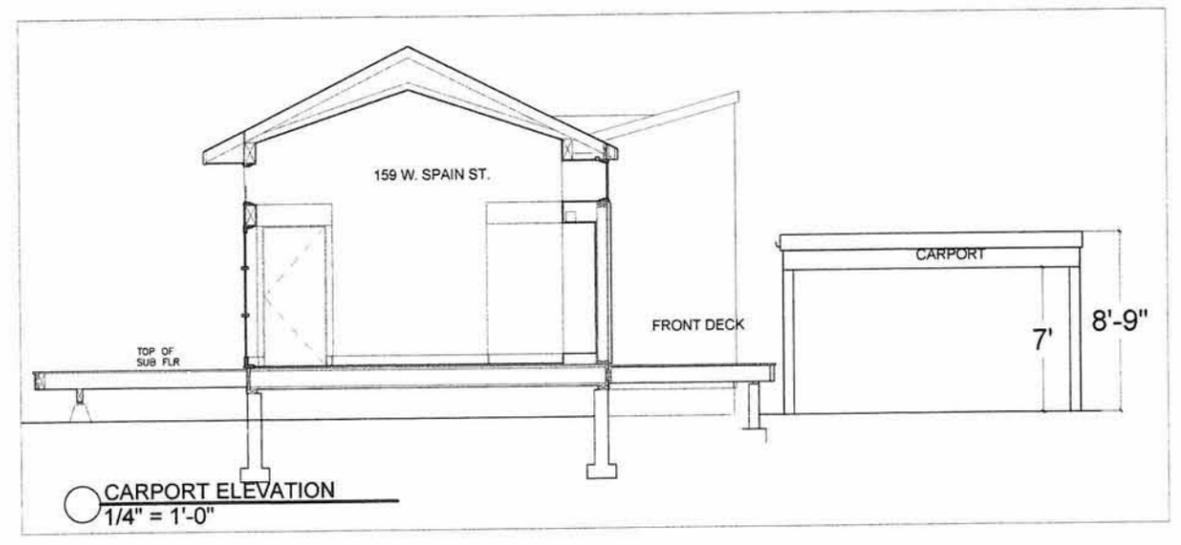
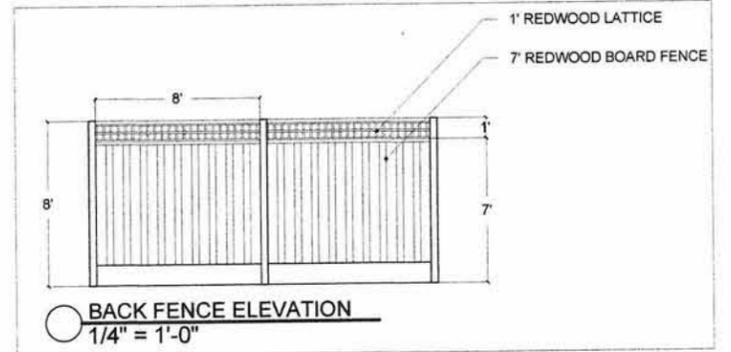
- L1 SITE PLAN
- L2 PLANTING PLAN & DETAILS
- L3 LIGHTING & IRRIGATION PLAN & DETAILS



GENERAL NOTES

- GRAVEL 3/8" LODI TRINITY CHIP SET ON COMPACTED ROAD BASE WITH 1/8" STEEL EDGING
- CONCRETE PAVERS 2" THICK PAVERS SET ON SAND AND COMPACTED GRAVEL. GRAVEL TO FILL IN BETWEEN.
- RAISED PLANTERS 3'x4' REDWOOD PLANTERS AT A HEIGHT OF 2'

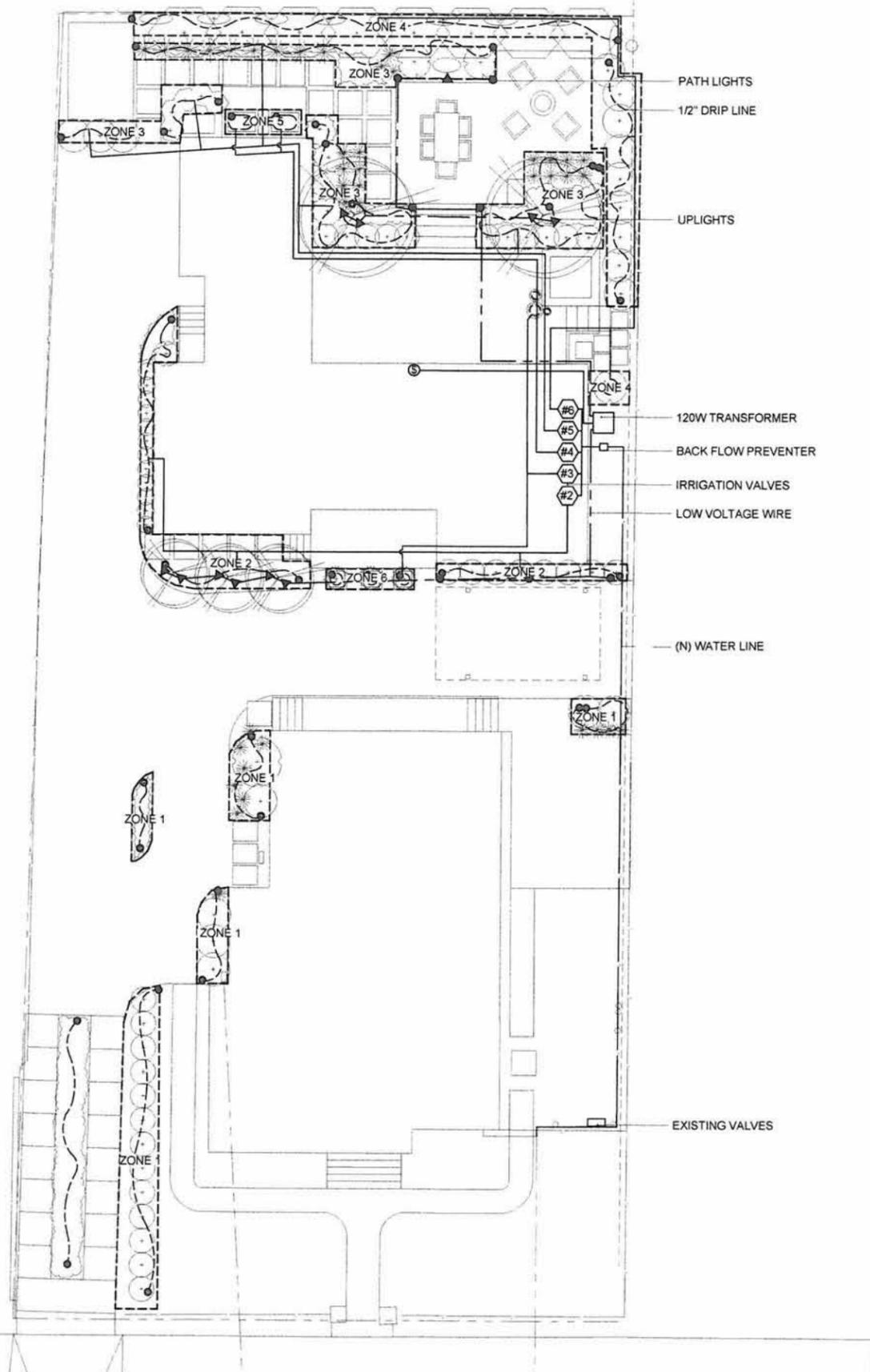
MATERIAL SQUARE FOOTAGES	159 W. SPAIN ST.	157 W. SPAIN ST.
GROSS LANDSCAPE AREA	826 SQ. FT.	346 SQ. FT.
CONCRETE PAVED AREA	353 SQ. FT.	294 SQ. FT.
CONCRETE PAVERS	213 SQ. FT.	9 SQ. FT.
GRAVEL DRIVEWAY	2,586 SQ. FT.	



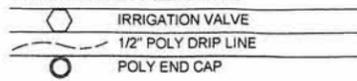
parker-blosser residence
159 WEST SPAIN STREET

SITE PLAN
rozanski
LICENSE #963723

L1



IRRIGATION LEGEND



IRRIGATION TABLE

HYDROZONE	IRRIGATION	PLANTING TYPE
157 W. SPAIN		
ZONE 1	DRIP	GROUND COVER AND SMALL SHRUBS
159 W. SPAIN		
ZONE 2	DRIP	SHRUBS AND TREES
ZONE 3	DRIP	SMALL SHRUBS AND PERENNIALS
ZONE 4	DRIP	TREES AND LARGE SHRUBS
ZONE 5	DRIP	VEGETABLE GARDEN
ZONE 6	DRIP	POTS

IRRIGATION NOTES

- HUNTER I-CORE IRRIGATION CONTROLLER WILL BE INSTALLED TO CONTROL THE IRRIGATION SCHEDULE.
- RAIN SENSOR WILL BE INSTALLED FOR THE I-CORE CONTROLLER.
- ALL VALVES INSTALLED WILL BE ANTI-SIPHON AND PRESS REGULATED.
- ALL TREES TO BE PLACED ON A SEPARATE VALVE.
- CHECK VALVE AND BACK FLOW VALVE TO BE INSTALLED.
- ALL PLANTS ARE TO BE IRRIGATED WITH 1/2" DRIP TUBING AND 2 GPM EMITTERS.
- NO SPRINKLER HEADS OR OVER HEAD SPRAYERS SHALL BE USED.
- IRRIGATION LAYOUT IS DIAGRAMMATIC AND INTENDED TO SHOW GENERAL DRIP LINE AND PIPE LOCATIONS.

LIGHTING DETAILS

●	7	5 WATT LED PATH LIGHTS
▲	11	5 WATT LED UP LIGHTS
□	1	120 WATT TRANSFORMER

LIGHTING NOTES

- 1" PVC CHASE LINE SLEEVES WILL BE INSTALLED FOR ANY CABLE THAT IS RUN UNDER HARDSCAPE.
- GFCI OUTLETS WILL BE REQUIRED FOR THE TRANSFORMER.
- ALL LIGHTS TO BE SET WITH PHOTOCELL AND TIMER.
- LIGHTING LAYOUT IS DIAGRAMMATIC AND IS INTENDED TO SHOW GENERAL LOCATIONS FOR LIGHTS, CABLES AND TRANSFORMER.

LIGHTING & IRRIGATION PLAN
1/8" = 1'-0"

parker-blosser residence
159 WEST SPAIN STREET

LIGHTING & IRRIGATION
rozanski design
LICENSE #963723

L3