



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

**Meeting of February 17, 2015 - 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 – Kelso Barnett, Chair

Commissioners: Tom Anderson
Robert McDonald
Micaelia Randolph
Leslie Tippell
Christopher Johnson (Alternate)

COMMENTS FROM THE PUBLIC

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

CORRESPONDENCE

ITEM #1 – Sign Review	Project Location: 645 First Street West	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of two window signs for two suites in a commercial building (Suites A and B).	General Plan Designation: Mixed Use (MU)	CEQA Status: Categorically Exempt
Applicant: Terry Harms	Zoning: Planning Area: Downtown District	
Staff: Wendy Atkins	Base: Mixed Use (MX) Overlay: Historic (/H)	
ITEM #2 – Sign Review	Project Location: 483 First Street West	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of a wall sign and two window signs for a commercial building (Figone's Olive Oil Co.).	General Plan Designation: Commercial (C)	CEQA Status: Categorically Exempt
Applicant: Christine Tribolet	Zoning: Planning Area: Downtown District	
Staff: Wendy Atkins	Base: Commercial (C) Overlay: Historic (/H)	

<p>ITEM #3 – Continued Design, Landscaping, and Sign Review</p>	<p><u>Project Location:</u> 921 Broadway</p>	<p><u>RECOMMENDED ACTION:</u></p>
<p><u>REQUEST:</u> Continued consideration of design review, a landscaping plan, and signs for a mixed-use building (CocoaPlanet).</p>	<p><u>General Plan Designation:</u> Mixed Use (MU)</p>	<p>Commission discretion.</p>
<p><u>Applicant:</u> Anne and Jeff McKibben</p>	<p><u>Zoning:</u> <u>Planning Area:</u> Broadway Corridor <u>Base:</u> Mixed Use (MX) <u>Overlay:</u> Historic (/H)</p>	<p><u>CEQA Status:</u> Categorically Exempt</p>
<p>Staff: Wendy Atkins</p>		
<p>ITEM #4 – Design Review</p>	<p><u>Project Location:</u> 35 East Napa Street</p>	<p><u>RECOMMENDED ACTION:</u></p>
<p><u>REQUEST:</u> Consideration of design review and outdoor lighting for a commercial building (Pangloss Cellars).</p>	<p><u>General Plan Designation:</u> Commercial (C)</p>	<p>Commission discretion.</p>
<p><u>Applicant:</u> Enterra Associates</p>	<p><u>Zoning:</u> <u>Planning Area:</u> Downtown District</p>	<p><u>CEQA Status:</u> Categorically Exempt</p>
<p>Staff: Wendy Atkins</p>		
<p>ITEM #5 – Design Review</p>	<p><u>Project Location:</u> 840 West Napa Street</p>	<p><u>RECOMMENDED ACTION:</u></p>
<p><u>REQUEST:</u> Consideration of a landscape plan for an 11-unit apartment development (Rabbitt Apartments).</p>	<p><u>General Plan Designation:</u> Commercial (C)/ Medium Density Residential (MR)</p>	<p>Commission discretion.</p>
<p><u>Applicant:</u> Ron Wellander</p>	<p><u>Zoning:</u> <u>Planning Area:</u> West Napa-Sonoma Hwy Corridor /Northwest Area</p>	<p><u>CEQA Status:</u> Categorically Exempt</p>
<p>Staff: Wendy Atkins</p>		
<p><u>Base:</u> Commercial (C)/ Medium Density Residential (R-M) <u>Overlay:</u> None</p>		

ISSUES UPDATE

COMMENTS FROM THE COMMISSION

COMMENTS FROM THE AUDIENCE

ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on February 13, 2015.

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: 02/17/15

Applicant

Terry Harms

Project Location

645 First Street West, Suites B and C

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: 2005
-

Request

Consideration of two window signs for two suites in a commercial building located at 645 First Street West (Suites A and B).

Summary

Two window signs are proposed for the business:

- Window A: One sign is proposed. The sign is 3.7 square feet in area (16 inches tall by 34 inches wide). The sign would consist of black and orange vinyl lettering on a clear background.
- Window B: One sign is proposed. The sign is 3.7 square feet in area (16 inches tall by 34 inches wide). The sign would consist of black vinyl lettering on a clear background.

Window Sign Regulations (§18.20.200): Permanent or temporary window signs shall not cover more than 20 percent of the aggregate area of each window facing a public right-of-way. Permanent window signs (except as specified in SMC 18.12.020(A)(7)) shall require review by the DRHPC, and shall be included in the total aggregate sign area allowable for the site. The proposal is consistent with this requirement in that each window sign would cover less than 20 percent of the aggregate area of each window. The applicant is requesting a variance from this requirement.

Aggregate Sign Area: Based on the property's frontage on First Street West (23 feet for each suite), the maximum aggregate sign area allowed for the two suites is 24.4 square feet. The total aggregate sign area for the two suites would be ± 7.4 square feet, including the two proposed window signs (7.4 square feet in area). The proposal is consistent with this requirement.

Number of Signs: A maximum of two signs are normally permitted for any one business (§18.16.010). The proposal complies with this requirement in that there would be one sign for each of the businesses.

Findings for Project Approval: In order to approve any application for sign review, the DRHPC must make all of the following findings:

1. The proposed signage complies with applicable policies and regulations, as set forth in this sign ordinance (except for approved variances), all other city ordinances, and the general plan;
2. On balance, the proposed signage is consistent with the purpose and intent expressed by SMC 18.04.010 and the applicable guidelines for signs set forth by SMC 18.60.010, Appendix A – Design guidelines for signs; and
3. The proposed signage is harmonious and consistent overall with the location of the site, including adjacent and surrounding development and its environmental features.

In addition to the basic findings, the DRHPC must make the following additional findings for any project located within the historic overlay district:

1. The proposed signage will not impair the historic character of its surroundings;
2. The proposed signage substantially preserves the qualities of any significant historic structures or other significant historic features on the site.

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. *Picture of windows.*
2. *Drawings of proposed signs.*

cc: Terry Harms
645 First Street West, Suite B
Sonoma, CA 95476

Terry and Lutrell Harms
17914 San Carlos Drive
Sonoma, CA 95479-3773



Sign A
Location
(Window A)

Sign B
Location
(Window B)

Window B

34"

HAIR CARE

Terry Harms
Estela Villasenor

By Appointment

16"

Window A

34"

16"

Donna Kelly
MAKEUP

Brow & Makeup Studio

JAN 14 2015



JAN 14 2015



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

DRHPC Agenda Item: 2

Meeting Date: 02/17/15

Applicant

Christine Tribolet

Project Location

483 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: 1936
-

Request

Consideration of a wall sign and two window signs a commercial building. (Figone's Olive Oil Co.) located at 483 First Street West.

Summary

Background: On January 26, 2015, staff administratively approved a 6 square foot (three feet wide by 2 feet high) two-sided projecting sign for the business.

Wall sign: A new wall sign is proposed on the east facing elevation (facing First Street West). The sign is 15.75 square feet in area (2.33 feet tall by 7 feet wide). The sign would be constructed of a wood material. Copy on the sign would consist of white lettering on a green background with a black border. Illumination is not proposed.

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.

Window Signs: Two window signs are proposed are proposed on the windows directly adjacent to the front door. The signs are 6 square feet in area (3 feet tall by 2 feet wide). The signs would consist of black text with an image of a brown tree.

Window Sign Regulations (§18.20.200): Permanent or temporary window signs shall not cover more than 20 percent of the aggregate area of each window facing a public right-of-way. Permanent window signs (except as specified in SMC 18.12.020(A)(7)) shall require review by the DRHPC, and shall be included in the total aggregate sign area allowable for the site. The proposal is not consistent with this requirement in that each window sign would cover 79 percent of the aggregate area of each window, as each window is 38 inches tall by 29 inches wide. The applicant is requesting a variance from this requirement.

Aggregate Sign Area: Based on the property's frontage on First Street West (22 feet), the maximum aggregate sign area allowed for the parcel is 13.2 square feet. The total aggregate sign area for the property would be ±36.75 square feet, including the existing projecting sign (6 square feet in area), wall sign (15.75 square feet in area), and window signs (12 square feet in 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 two-sided sign shall not exceed 32 square feet in area (§18.16.022). The proposal is consistent with this requirement in that the wall sign would have an area 15.75 square 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 does not comply with these requirements in that there would be four signs for the business including the projecting sign, wall sign, and two window signs.

Variances: The proposal would exceed the aggregate sign area allowed for the parcel and exceed the number of signs normally permit for any one business. 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.

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. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact Lisa Sevilla at (707) 933-2205 for information regarding City Encroachment Permits.

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. Picture of wall sign.
2. Drawing of window signs.

cc: Christine Tribolet
483 First Street West
Sonoma, CA 95476

Linda Detert
P.O. Box 1561
Sonoma, CA 94576

Lori Bremner, via email

Mary Martinez, via will call at City Hall

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

TOP WALL / ROOF 27 3/4" X 84 3/8"

FIGONE'S
OLIVE OIL CO.

← 24" →

FIGONE'S



↑
36"
↓

OLIVE OIL CO.

LEFT & RIGHT WINDOW
FROSTING!



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

DRHPC Agenda 3
Item:

Meeting Date: 02/17/15

Applicant

Anne and Jeff McKibben

Project Location

921 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: ±1954
-

Request

Continued consideration of the roof color, landscaping plan, trash enclosure, wall fountain, fire pit, bicycle rack, and new signs for a mixed-use building (CocoaPlanet) located at 921 Broadway.

Summary

Background: On December 11, 2014, the Planning Commission considered and approved a Use Permit to remodel and convert the commercial building at 921 Broadway to allow for the production and retail sale of chocolates (see attached approval letter and conditions of approval). On January 20, 2015, the DRHPC approved building elevation details, exterior colors and materials, and outdoor lighting for the property with the condition that a final color sample of the roof come back to the DRHPC with several options that are consistent with the corrugated metal siding, fenestration, window systems, and slate.

Exterior Materials & Details: The following is a summary of the proposed exterior modifications.

- Roof color: A new standing seam metal roof for the entire building is proposed, Cool Metallic Copper in color (actual painted material samples will be presented at the DRHPC meeting).
- Corrugated metal siding: The applicant is proposing a new color for the corrugated metal siding, Cool Metallic Silver in color (actual painted material samples will be presented at the DRHPC meeting). *Note:* at the DRHPC meeting on January 20th, the DRHPC approved Galvalume plus siding in color.
- Natural stone veneer (Craftsman” style stacked stone) in “Black Mountain” color is proposed to be installed on the front (east) elevation. *Note:* at the DRHPC meeting on January 20th, the DRHPC approved the natural stone veneer in a Placer gold color.

Trash Enclosure: A 5-foot wide by 8 foot long trash enclosure is proposed southwest of the building. The trash enclosure would be supported by 4x4 pressure treated wood posts, set in concrete footings and clad with horizontal 5.5-inch naturally finished Brazilian hardwood boards, with 3.5-inch horizontal open spaces between each board.

Security Gate: A six foot tall and 85 foot long telescoping security gate is proposed in between the garden area and the building. The security gate would be fabricated using 1.5-inch angle iron. The security gate section would be set on wheels that roll on tracks. The security gate would be clad with horizontal 5.5-inch naturally finished Brazilian hardwood boards with 3.5-inch horizontal open spaces between each board.

Water Fountain: A 46-inch wide by 17-inch deep Weathered Zinc Wall Fountain is proposed in the garden area (see attached specification sheet).

Fire Pits: Two fire pits (see attached specification sheet) are proposed in the garden area. The fire pits would contain an HWI Fire Pit Insert (see attached picture).

Bicycle Racks: Three Welle Circular Rack bicycle racks (Hot Dipped Galvanized finish) (see attached specification sheet) are proposed on the northeast portion of the parking area.

Exterior Lighting: As indicated on the attached lighting plan, two each deck lights (Nature Power 21060 Solar Powered LED Bronze Step Lights) are proposed for the new low sign wall (see details on the low landscaping wall below). The deck lights are proposed to be illuminated from 6 p.m. to 10 p.m. In addition, as indicated on the attached lighting plan, 37 each Paradise Stainless Steel Solar Bollard Lights with white LEDs are proposed on the west, north, and east portions of the property. The solar lights are proposed to be illuminated from dusk to dawn. Normal business hours are from 8 a.m. to 7 p.m. daily, with invitation only events associated with the business until 11 p.m. *Note:* at the DRHPC meeting on January 20th, the DRHPC approved Malibu Outdoor Living low voltage half brick deck lights and Malibu Outdoor Living LED solar brushed nickel walk lights.

Low Landscaping Wall: Two low landscaping walls are proposed on the north side of the building. The landscape wall adjacent to the parking area is 15 feet long by 1.5 feet tall. The landscaping wall at the northeast corner of the building is 1.5 feet tall and consists of two sections: 15 feet; and, 11 feet 2.5 inches. Both the walls are proposed to be faced with Craftsman style Black Mountain stone. The top of the wall would consist of limestone coping.

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

1. The project complies with applicable policies and regulations, as set forth in this Development Code, other City ordinances, and the General Plan.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
4. The project will not impair the historic character of its surroundings.
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
6. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and infill in the Historic Zone).
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.

Landscaping Plan: At this time the applicant is requesting review of a landscape plan (attached) for the property. The applicant is proposing to plant ten ornamental olive trees and two fig trees supplemented with shrubs, herbs, and grasses. In addition, stone pavers Cobblemats in Eastern Coal color (see attached specification sheet) are proposed in the garden area.

Water Efficient Landscape Ordinance: A legend listing proposed species is provided for reference. The applicant has indicated that 10 to 15 gallon trees are proposed to be planted. 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 13,328 gallons or 94% of the associated annual water budget allotment of 14,104 gallons.

Sign Review:

Wall sign: A one-sided illuminated wall sign is proposed on the east facing elevation facing Broadway. The proposed sign is 16 square feet in area (4 feet tall by 4 feet wide). The sign would consist of multi-layered internally illuminated LED sign aluminum cabinets in the form of a brown circle cabinet mounted on a blue cabinet recessed in the stone wall with white push-thru acrylic letters. The applicant has stated the sign is proposed to be illuminated from 10 a.m. to 11 p.m. daily. Normal business hours are from 8 a.m. to 7 p.m. daily, with invitation only events associated with the business until 11 p.m.

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.

Monument Signs: Two new monument signs are proposed: A two-sided illuminated freestanding and one-sided directional.

- The illuminated freestanding sign 16.25 square feet in area per side (2.5 feet tall by 6.5 feet wide) is proposed in front of the building on the Broadway frontage. The maximum height of the sign would be 8.33 feet. The sign would be located perpendicular to Broadway, south of the driveway entrance. In terms of construction, the sign face

would consist of a stainless steel sign cabinet with internally illuminated LED push-thru white acrylic letters. In addition, the sign would sit atop a “Black Mountain” color natural stone base that is 5 foot tall by 6.5 feet wide. Because the base does not substantially contribute to the advertising qualities of the sign, it is not included in the calculation of sign area pursuant to the sign regulations (§18.50.390). Exterior illumination is proposed in the form of an internally illuminated LED. The applicant has indicated that the sign would be illuminated from 5 p.m. to 11 p.m. daily. Normal business hours are from Normal business hours are from 8 a.m. to 7 p.m. daily, with invitation only events associated with the business until 11 p.m.

- The one sided directional freestanding sign 6 square feet in area (3 feet tall by 2 feet wide). The sign would be located parallel to Broadway, north of the driveway entrance. In terms of construction, the sign face would consist of an aluminum material with silk screening and vinyl graphics. The sign face would consist of brown, blue, and white copy with white posts. The maximum height of the sign would be 42 inches. In addition, the sign would sit atop a stainless steel base that is 1 foot tall by 2 feet wide. Because the base does not substantially contribute to the advertising qualities of the sign, it is not included in the calculation of sign area pursuant to the sign regulations (§18.50.390).

Aggregate Sign Area: Based on the property’s frontage on Broadway (45 feet), the maximum aggregate sign area allowed for the parcel is 24 square feet. The total aggregate sign area for the property would be ±46.4 square feet, including the proposed wall sign and two monument sign. 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.

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. The applicant is requesting a variance from 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 19.15 square 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 is not consistent with this requirement. The applicant is requesting a variance from this requirement.

Variances: The proposal would exceed the aggregate sign area allowed for the parcel, exceed the number of freestanding signs normally allowed, and exceed the number of signs normally allowed for one business. 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.

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

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRHPC Conditions or ModificationsAttachments

1. *Project narrative*
2. *Use Permit conditions of approval, dated December 19, 2014.*
3. *Management summary of a Historical Evaluation of the building at 921 Broadway in Sonoma, Sonoma County, California.*
4. *Outdoor lighting manufacturer specification sheets.*
5. *Lighting plan*
6. *Fountain manufacture specification sheet.*
7. *Pictures of fireplace*
8. *Picture of fire glass beads*
9. *Bicycle rack manufacture specification sheet.*
10. *Fire pit insert manufacture specification sheet.*
11. *Brazilian hardwood manufacturer specification sheet*
12. *MAWA Forms*
13. *Pavers manufacturer specification sheet*
14. *Landscaping Plan*
15. *Irrigation plan*
16. *Fence and trash enclosure elevations.*
17. *Sign project narrative*
18. *Sign drawings*
19. *Renderings of proposed building.*

cc: Anne and Jeff McKibben
1198 Ingram Drive
Sonoma, CA 95476

Tom Anderson & Co.
822 Broadway
Sonoma, CA 95476

Lloyd and Nancy Griffith
921 Broadway
Sonoma, CA 95476

Robert Sanders, via email

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall

COCOPLANET, INC.

**921 BROADWAY
SONOMA, CA 95476**

COMMERCIAL REMODEL PROJECT

EXECUTIVE SUMMARY

This commercial project has been approved by the Planning Commission. The project consists of the remodel of an existing 2,000 square feet building on a 13,000 square feet city lot in the mixed-use zoning district.

The Owners propose to remodel the building to update it consistent with their retail light manufacturing business, producing all natural chocolates.

The project presents a unique opportunity regarding the site and building remodel. The combination of the existing structure and two spectacular olive trees bracketing the street frontage offers a strong case for providing additional plantings and enhancement of landscape features to buffer the parking area and preserve the streetscape.

OBSERVATIONS

The structural and non-structural street and north elevations go a long way in presenting a modern, yet friendly, image to the surrounding community. Saving the trees along Broadway results in a nicer and much softer street scene.

For the roof and building exterior finishes, the Owners have chosen subtle colors that reflect the company's colors and design philosophy. The chosen colors are an alternative to multi-level urban plans and a rejection of the corporate imprint style of preconceived statement.

The architectural color for the proposed standing seam metal roof is "Cool Metallic Copper" by AEP Span and the color for the proposed corrugated metal siding is "Cool Metallic Silver" by AEP Span (actual painted material samples will be presented during the February 17, 2015 DRHPC meeting/hearing). The proposed commercial storefront glazing system at the northeast corner of the building consists of clear glass in traditional clear anodized aluminum frames (silver color), similar to the proposed fixed window on the west (rear) elevation.

The two proposed overhead/garage doors, manufactured by Overhead Door Corporation (Model 511 or Model 521), are modern aluminum and glass designed to match the storefront system.

Additionally, the front (east) elevation features natural stone veneer ("Craftsman" style stacked stone in "Black Mountain" color), manufactured by Rox Pro (Rox Products International). Stone pavers ("Cobblemats" in "Eastern Coal" color), also manufactured by Rox Pro will be installed in the landscaped garden area.

JAN 30 2015

TELESCOPING SECURITY GATE & TRASH ENCLOSURE

The structure of the proposed telescoping security gate will be fabricated using 1.5-inch angle iron. The security gate sections will be set on wheels that roll on tracks. The proposed trash enclosure will be supported by 4x4 pressure treated wood posts set in concrete footings. Both the security gate and the trash enclosure will be clad with horizontal 5.5-inch Brazilian hardwood boards (Ipé) with 3.5-inch horizontal open spaces between each board. The Brazilian hardwood boards will be naturally finished using Messmer's UV Plus Deck Oil.

LANDSCAPE/GARDEN/SIGN

Submittal package includes Landscape and Irrigation Design Drawings, Sign Design Drawings, Lighting Design Specifications and Photographs, and Bicycle Rack Drawings, Details and Specifications.

WATER FOUNTAIN

The applicants propose the "Weathered Zinc Wall Fountain 5-Spout Trough" water fountain by Restoration Hardware (product information included in submittal package) in the garden area (Landscape Plan included in submittal package).

FIRE PITS

The proposed fire pits will be constructed of concrete, clad with stone veneer, and will be fed by natural gas. The pit will be filled with "Sapphire Blue ¼-inch Eco Fire Glass." The overall appearance looks similar to the Carneros Inn fire pits (photographs included in submittal package).

CONCLUSION

This application attempts to interpret application requirements and to set the standard in both form and presentation style by presenting a clearer picture and understanding of the project and its goals within the context of its surroundings.

No. 1 The Plaza
Sonoma, California 95476-6618
Phone (707) 938-3681 Fax (707) 938-8775
E-Mail: cityhall@sonomacity.org



Aswan Egypt
Chambolle-Musigny France
Greve Italy
Kaniv Ukraine
Patzcuaro Mexico
Penglai China
Tokaj Hungary

December 19, 2014

Anne & Jeff McKibben
1198 Ingram Drive
Sonoma, CA 95476

Subject: Application for a Use Permit to remodel and convert the commercial building at 921 Broadway to allow for the production and retail sale of chocolates (CocoaPlanet).

Dear Mr. and Mrs. McKibben:

On Thursday, December 11, 2014, the Planning Commission considered your application for a Use Permit to remodel and convert the commercial building at 921 Broadway to allow for the production and retail sale of chocolates. After discussion and public testimony, the Planning Commission voted unanimously to approve the Use Permit, subject to the attached conditions of approval. Please note that the Use Permit approval will expire in one year unless it is implemented or an Extension is granted in accordance with Section 19.56.040 of the Development Code.

If you have any questions regarding this matter, do not hesitate to contact me at 933-2202.

Sincerely,

Rob Gjestland
Senior Planner

cc: Tom Anderson (via email)
Thomas Anderson & Co.
822 Broadway
Sonoma, CA 95476

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
CocoaPlanet Use Permit
921 Broadway

December 11, 2014

1. The building and property shall be improved and used in conformance with the project narrative, approved site plan, and exterior building elevations, except as modified by these conditions and the following:
 - a. Production/manufacturing activities shall be limited to the hours between 8a.m. and 5p.m. daily.
 - b. Retail hours of operation shall be limited to the hours between 8a.m and 7p.m. daily
 - c. Invitation only events associated with the business shall be allowed up to 11p.m.
 - d. Parking areas shall be restriped consistent with the City's dimensional parking standards and ADA requirements specific to accessible parking.
 - e. The low wall/bench (planter) proposed north of the building shall be removed or relocated outside the required back-up distance.
 - f. The chain link/barbed wire fence and junk currently located behind the building shall be removed.
 - g. All inoperable vehicles shall be removed from the property.
 - h. The bamboo and overgrown vines along the north and west property lines shall be removed.

Enforcement Responsibility: Planning Department; Building Division; Pubic Works Division, City Engineer
Timing: Ongoing

2. All Building Department requirements shall be met, including applicable Building Code requirements related to the change in use of the structure, CALGreen standards, and ADA requirements (i.e. disabled access, handicap parking, accessible paths of travel, bathrooms, etc.). A building permit shall be required.

Enforcement Responsibility: Building Department
Timing: Prior to construction; Prior to operation

3. All Fire Department requirements shall be met, including applicable requirements related to automatic fire sprinkler systems, and water line/connections for fire service.

Enforcement Responsibility: Fire Department; City Engineer; Building Department
Timing: Prior to issuance of any building permit; Prior to operation

4. An encroachment permit from both the City of Sonoma and the Department of Transportation (Caltrans) shall be required for any work within the public right-of-way on Highway 12/Broadway.

Enforcement Responsibility: Caltrans; City Engineer; Public Works Department; Building Department
Timing: Prior to any work/construction within the public right of way

5. The applicant shall obtain any necessary permits, licenses, and/or clearances from the Sonoma County Environmental Health Division for the chocolate production and chocolate tasting. Business operations shall conform to the limitations of those permits.

Enforcement Responsibility: Sonoma County Health Division; Planning Department
Timing: Prior to operation; Ongoing

6. The applicant shall comply with the following requirements of the Sanitation Division of Sonoma County Permit & Resource Management Department (PRMD) and the Sonoma County Water Agency (SCWA):

- a. The applicant shall submit a Wastewater Discharge Survey to PRMD. The Applicant shall obtain a Survey for Commercial/Industrial Wastewater Discharge Requirements ("Green form") from PRMD, and shall submit the

completed Survey, along with two (2) copies of the project site plan, floor plan and plumbing plan to the Sanitation Section of PRMD. The Survey evaluation must be completed by the Sonoma County Water Agency and submitted to the PRMD Engineering Division before a building permit for the project can be approved.

- b. If additional sewer pre-treatment and/or monitoring facilities (i.e. Grease trap, Sampling Manhole, etc.) are required by the Sonoma Valley County Sanitation District per the Wastewater Discharge Survey, the Applicant shall comply with the terms and requirements of the Survey prior to commencing any food manufacturing. If required, the Sampling Manhole shall be constructed in accordance with Sonoma County Water Agency *Design and Construction Standards for Sanitation Facilities*, and shall be constructed under a separate permit issued by the Engineering Division of PRMD.
- c. In accordance with Section 5.05, "Alteration of Use", of the Sonoma Valley County Sanitation District Ordinances, the Applicant shall pay increased sewer use fees as applicable for changes in the use of the existing structure. Any required increased sewer use fees shall be paid the Engineering Division of PRMD prior to the commencement of the use(s).
- d. A sewer clearance shall be provided to the City of Sonoma Building Department verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Sanitation Division immediately to determine whether such fees apply.**

Enforcement Responsibility: Sanitation Division of Sonoma County Planning & Management Resource Department; Sonoma County Water Agency; City of Sonoma Building Department

Timing: Prior to issuance of a building permit; Prior to operation

7. The Applicant shall pay any required increased water fees applicable to the changes in use in accordance with the latest adopted rate schedule.

Enforcement Responsibility: Public Works Department; Water Operations Supervisor; City Engineer

Timing: Prior to finaling any building permit; Prior to operation

8. In addition to those already identified, the following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:

- a. Sonoma Valley Unified School District [For school impact fees]
- b. Caltrans [For encroachment permits on State Highway 12/Broadway]

Enforcement Responsibility: Building Department

Timing: Prior to issuance of a building permit

9. The project shall be subject to design review by the Design Review & Historic Preservation Commission (DRHPC), encompassing elevation details, exterior colors and materials, landscaping (including fences and walls), lighting, trash enclosure and bicycle parking.

Enforcement Responsibility: Planning Department; DRHPC

Timing: Prior to the issuance of a building permit

10. A landscape plan shall be prepared by a licensed landscape architect. The plan shall be subject to the review and approval of the Design Review & Historic Preservation Commission (DRHPC). The plan shall address site landscaping (including planters/containers), hardscape improvements, pedestrian furniture/amenities, and any fencing/walls. The landscape plan shall comply with City of Sonoma's Water Efficient Landscaping Ordinance (Municipal Code §14.32) and Development Code Sections 19.46 (Fences, Hedges, and Walls), 19.48.090 (Landscaping of Parking Facilities), and 19.40.060 (Landscape Standards).

Enforcement Responsibility: Planning Department; DRHPC

Timing: Prior to the issuance of a building permit

11. Onsite lighting shall be addressed through a lighting plan, subject to the review and approval of the Design Review & Historic Preservation Commission (DRHPC). All proposed exterior lighting for the building 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 height of 15 feet.

Enforcement Responsibility: Planning Department; DRHPC
Timing: Prior to the issuance of a building permit

12. Any outdoor storage of garbage cans, dumpsters, recycling bins or other similar containers shall be enclosed by a solid wooden fence, masonry wall, or other similar enclosure. The enclosure shall be located on the site so as to minimize potential noise, odor and visual impacts on adjacent properties. The location and design of the enclosure shall be subject to review and approval by the Design Review & Historic Preservation Commission (DRHPC). All dumpsters, garbage and/or recycling bins shall have lids, which shall remain closed at all times

Enforcement Responsibility: Planning Department; Stormwater Coordinator; DRHPC
Timing: Prior to the issuance of a building permit; Ongoing

13. As normally required, any signage for the business/property shall be subject to review and approval by Planning Department staff or the Design Review & Historic Preservation Commission as applicable.

Enforcement Responsibility: Planning Department; DRHPC
Timing: Prior to installation of signage

14. All applicable stormwater requirements shall be met and implemented on site prior to final occupancy.

Enforcement Responsibility: Stormwater Coordinator; City Engineer
Timing: Prior to final occupancy

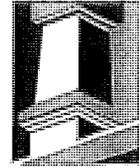
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Item #2

DEC 11 2014

CITY OF SONOMA

LATE MAIL



BRUNZELL
HISTORICAL

December 10, 2014

Anne McKibben
c/o Tom Anderson
P.O. Box 1872
Sonoma, California 95476

Subject: Management Summary of a Historical Evaluation of the building at 921 Broadway in Sonoma, Sonoma County, California.

Dear Anne,

In advance of Brunzell Historical's complete letter report and DPR, 523 form, I am pleased to present the following management summary.

Management Summary

Brunzell Historical is under contract with Anne McKibben to conduct a historical evaluation of a commercial building at 921 Broadway, (Assessor Parcel Number 128-082-011), in Sonoma, Sonoma County, California. The current study is being conducted at the request of the City of Sonoma Planning Department to determine whether a proposed project (see below) will cause a significant impact to any historical resources, pursuant to the California Environmental Quality Act (CEQA).

The proposed project involves a change in use for the building, which has been a print shop since circa 1975. Anne McKibben, who is in the process of purchasing the property, plans to convert the building to a facility for the production of chocolate. A cultural resources records search, additional research, and intensive field survey were conducted for the current study.

The records search revealed that twelve cultural resource studies have previously been undertaken within a half-mile radius of the parcel. Of these studies, only the 2002 report assessing Broadway's eligibility as a National Register of Historic Places (NRHP) historic district resulted in the recordation of historic resources. The report found Broadway eligible as a historic district, although the district was never formally adopted. The subject property is outside the proposed Broadway Street Historic District, which is confined to the 600 through the 800 blocks of Broadway. In addition to this potential district, the Sonoma Plaza Historic District was listed on the NRHP in 1992. Sonoma's rich history, which is most strongly represented by the concentrated historic resources that comprise the Sonoma Plaza Historic District, provides context for the building at 921 Broadway. At roughly .6 miles from the Sonoma Plaza, however, the subject property is too far removed to be directly related to the district and its history.

The one-story front-gabled building at 921 Broadway is rectangular in plan. It has a full-width shed porch supported by plain square columns. Its entry, which is centered on the main (east) façade, is fitted with a partially glazed door. Windows are on the main façade and are vinyl sliders, and side and rear elevations lack fenestration. The rear (west) of the building has a double metal industrial door at its southwest corner. The

building rests on a concrete slab foundation, and is clad in stucco. It is set in a paved parking lot, with a fenced storage area at the rear (see photograph).



Photograph facing southwest, Kara Brunzell, December 6, 2014

While the history of the property is incomplete, the parcel was owned by the First Congregational Church of Sonoma in the 1890s. At that time, the area was just outside the southern border of Sonoma's city limits. In 1898, the church sold most of the block to Ida A. Dunbar. Dunbar and her husband J.J. Dunbar deeded the property to their daughter, Eliza Sadie Wilson, in 1932. Wilson and her husband formed a poultry business in partnership with another couple in the 1930s, later opening Wilson Hatchery on the site. The building, which was constructed between 1923 and 1948, appears to have been part of the hatchery complex. In the mid-1960s the Wilson family sold the property, and it passed through several owners before being purchased by Nancy and Lloyd Griffith in 1986. None of the property's owners are known to be significantly associated with the history of Sonoma.

The subject property is not considered individually eligible for the NRHP or the California Register of Historical Resources (CRHR). Furthermore it does not qualify for City of Sonoma Landmark status, and is not part of a Historic District. The building is aesthetically undistinguished, and not eligible for historic listing based on its architecture. It appears to have been constructed as a modest dwelling or to house poultry. Whatever its original use, it has been heavily altered with stucco cladding and other changes. The only trace of its historic appearance are its size and form. Because of these alterations, the building lacks integrity, and

would be unlikely to qualify as a historic resource even if further research revealed a significant connection to Sonoma History.

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

Sincerely,

A handwritten signature in cursive script that reads "Kara Brunzell". The signature is written in dark ink and is positioned above the typed name.

Kara Brunzell, M.A.
Architectural Historian

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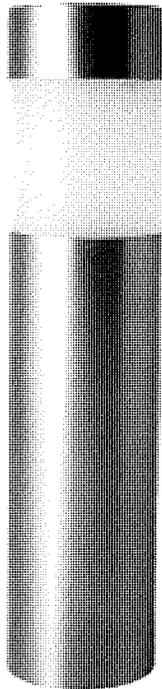
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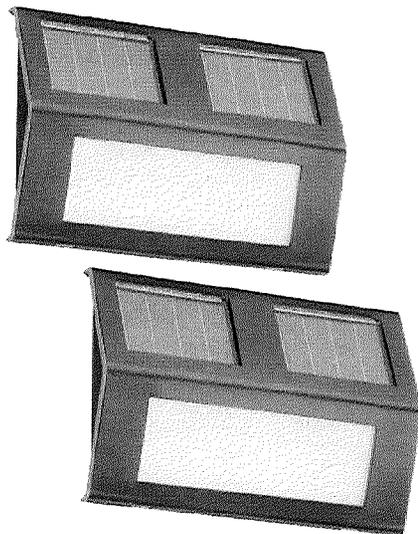
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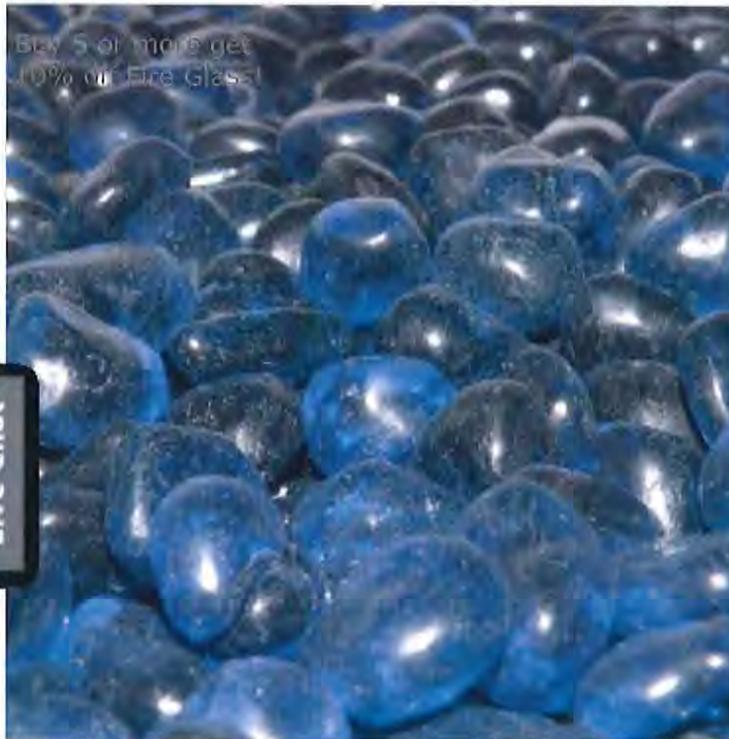
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All of our American Fireglass products are made from tempered glass that's been tumbled to guarantee no dangerous edges. What's more, all fire glass products have been quality inspected by highly trained professionals to ensure performance, elegance, and 100% customer satisfaction.

How Much Fire Glass Do You Need?

All of our fire glass comes in standard (10) pound increments - (10) pounds of fire glass amounts to a volume that is slightly less than 1 gallon. Picture a gallon of milk, and imagine that (10) pounds of fire glass will not quite fill that gallon jug. So how much do you need? Use our fire pit calculator and enter in the dimensions (in inches) you wish to fill. Usually, we recommend covering your burner until just covered, which can take anywhere from 1.5" to 4". Commonly, people find they end up needing more fire glass than they originally anticipated; for example - a standard 18" burner ring with a 24"

diameter opening needs roughly (70) pounds, while a 24" burner ring with a 30" diameter opening needs roughly (110) pounds.

When considering fire glass, take into account the cost of 10 lbs. and adjust your budget accordingly. Larger fire pit enclosures are going to require larger amounts of fire glass; but rest assured that all of our AFG fire glass is of the highest quality and will last you a lifetime.

About American Fireglass

Located in Lake Elsinore, California, American Fireglass is the world's premier manufacturer of Fireplace and Fire Pit glass, their products can be found in many of the world's most lavish homes, hotels, and restaurants. All of American Fireglass' products are made from tempered glass that's been tumbled to guarantee no dangerous edges- what's more, all fire glass products have been quality inspected by highly trained professionals to ensure performance, elegance, and 100% customer satisfaction. Be sure to add American Fireglass' gas fire media to your next fireplace or fire pit project.



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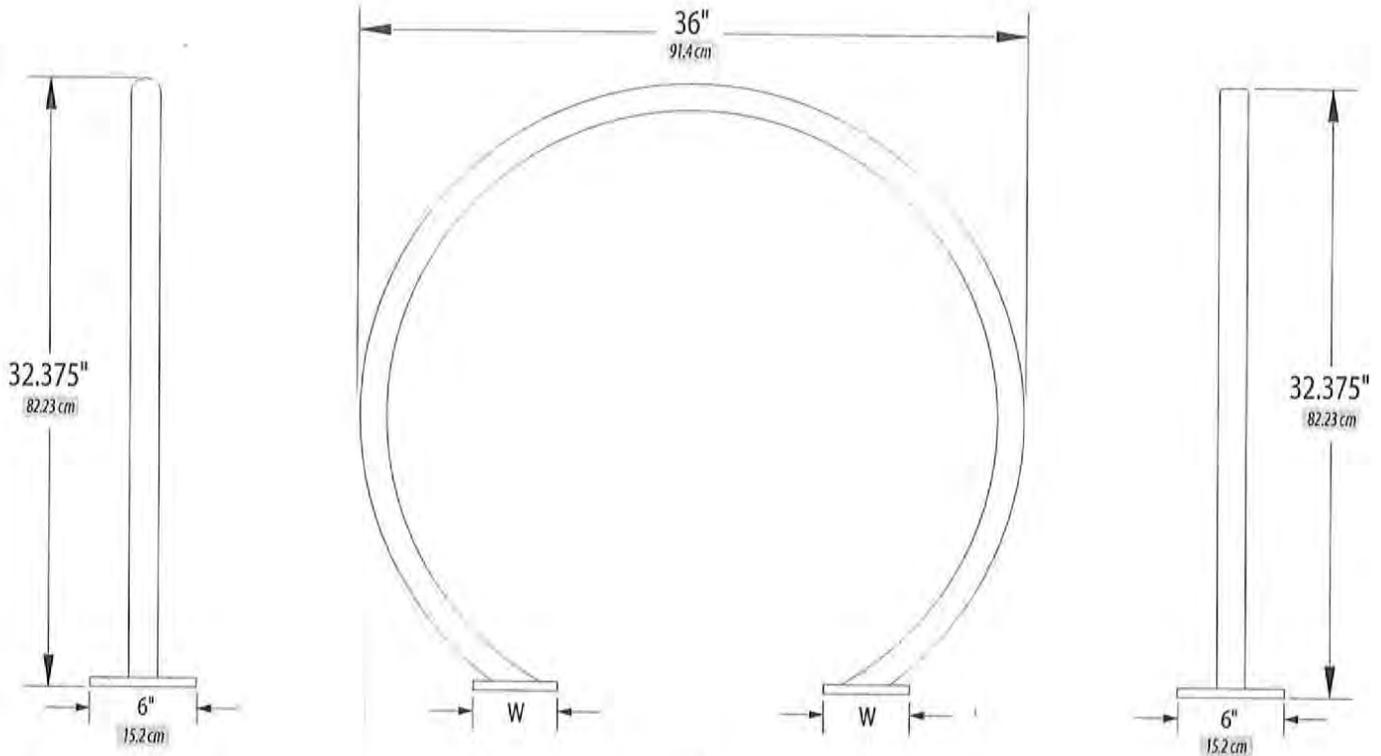
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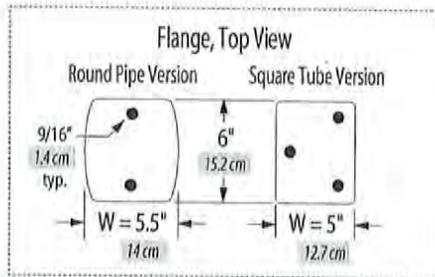
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WCR02-SF
(Round Pipe)

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Welle™ Circular Rack, Surface Flange

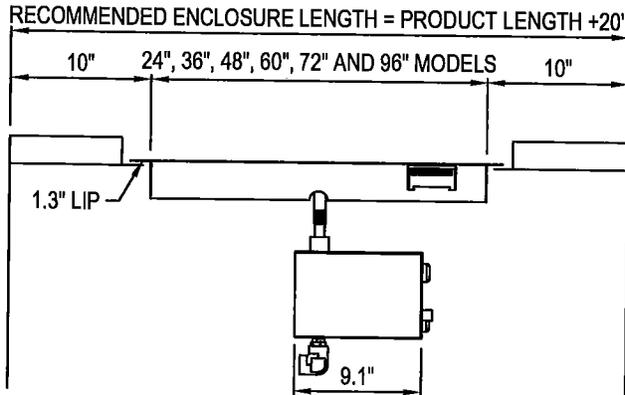
Tubing	Model	Weight	Finish Options	Hoop	Surface Mount Flanges (Same material as Hoop)	Anchors	
Round Pipe	WCR02-SF	32 lbs (16.2 kg)	<ul style="list-style-type: none"> -G Hot Dipped Galvanized -P Powder Coated (color) -GP Hot Dipped Galvanized with Powder Coat (color) Top-Coat 	-G, -P, -GP 2.375" O.D. x 0.154" Wall 6.0 cm 4.0 mm	Schedule 40 Pipe (Regular Steel)	(2) 5" x 6" x 3/8" Plates, 12.7 cm x 15.2 cm x 10 mm each with (2) 9/16" Holes 14 mm	(2) 1/2" x 2.75" 13 mm x 7 cm Rawl Spike
				-SS 2.375" O.D. x 0.154" Wall 6.0 cm 4.0 mm	Schedule 40 Pipe (304 SS Alloy)		(2) 1/2" x 3.75" 13 mm x 9.5 cm Wedge Anchor Bolt
Square Tube	WCR02-SQ-SF	38 lbs (17.1 kg)	<ul style="list-style-type: none"> -GP Hot Dipped Galvanized with Powder Coat (color) Top-Coat -SS Stainless #4 Brush Finish 	-G, -P, -GP 2" x 2" x 0.188" Square Tube 5.1 cm x 5.1 cm x 5 mm	(Regular Steel)	(2) 5" x 6" x 3/8" Plates, 12.7 cm x 15.2 cm x 10 mm each with (3) 9/16" Holes 14 mm	(2) 1/2" x 2.75" 13 mm x 7 cm Rawl Spike
				-SS 2" x 2" x 0.188" Square Tube 5.1 cm x 5.1 cm x 5 mm	(304 SS Alloy)		(4) 1/2" x 3.75" 13 mm x 9.5 cm Wedge Anchor Bolt



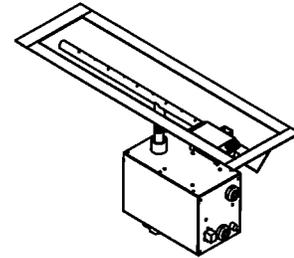
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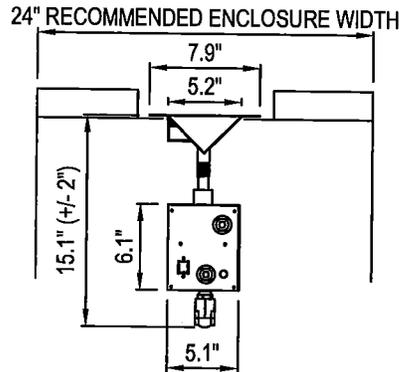
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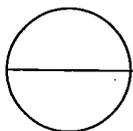
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36SS75HWI-TRGH	75K
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72SS150HWI-TRGH	150K
96SS200HWI-TRGH	200K

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- THESE DRAWINGS ARE FOR SIZING AND PLANNING PURPOSES. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT. THE MANUFACTURER IS RESPONSIBLE FOR THE ACCURACY OF THE DRAWING
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Electronic Ignition Gas Fire Pit Burner Kits With Linear T-Burner And Trough Pan

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Natural Gas



***Burner and Pan Size**

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***Voltage**

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Product Description

Description:

Additional Information

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[Product's Review](#)[Calculators](#)[Questions](#)A black speech bubble icon with the text "Live Chat" written vertically inside it.

This fire pit kit comes hard piped together and includes a trough-style stainless steel bowl pan, a stainless steel T-burner fire ring, stainless steel control box, and vinyl fire pit cover. The HPC stainless steel T-burner ring delivers a vibrant, tall flame and is neatly machine welded to produce a seamless, durable product-providing long-lasting enjoyment to any patio setting!

This burner kit can be installed DIY or by a professional installer and can be used for either Natural Gas or Liquid Propane applications; kit will come pre-assembled with your specifications.

Features:

- **Preassembled Kit Includes** - Stainless steel linear T-burner, trough-style stainless steel bowl pan, stainless steel control box, and vinyl fire pit cover; make sure to add lava rock or fire glass to complete your fire pit
- **Hot Wire Ignition System** - Electronic startup utilizes hot wire ignition - not spark ignition; also automatically relights flame if blown out- the safest and most reliable ignition system
- **Staggered Hole Configuration** - Holes are drilled in a staggered pattern on the tube for a broader, more natural-looking flame
- **Sealed Control Box** - Sealed water-resistant stainless steel control box stays protected from the elements
- **Stainless Steel Tubing** - Heavy duty stainless steel ensures a long-lasting product
- **Raised Center Hub** - The burner hub is raised above the concentric rings to prevent water from entering the valve or gas line
- **CSA Certified** - Ensuring the highest quality and safety, the HWI series is the only fire pit in U.S./Canada certified up to 400,000 BTU
- **Natural Gas (NG) or Liquid Propane (LP)** - Burner ring kit can adapt to either application

About HPC:

HPC is on the cutting edge of outdoor gas fire pit technology and offers a wide variety of burners to fit the need of any construction or do-it-yourself project. All HPC fire pit rings have staggered burner ports for a more natural-looking flame pattern and presence. Both stainless steel and cold rolled steel burners are available, and both feature ports that are drilled, not punched, for optimal quality; the burner hub is raised above the concentric rings to reduce the risk of water in the valve or gas line.

Downloads:

- [Installation & Operation Instructions](#)
- [Line Drawings](#)
- [3D View](#)
- [CSA Certification](#)



HPC Remote Electronic Ignition Fire Pit Inserts								
Model #	Burner				Pan		Media	
	Burner Size	Btu (max)	Hub Size	Center Flame	Pan ID	Pan OD	Lava Rock*	Fire Glass*
24SS50HWI-TRGH	23.5"	50k	1/2"	10"	24 x 5.3"	26.6"L x 7.9"W x 2.5"D	1 Cu Ft	10 lbs
36SS75HWI-TRGH	35.5"	75k	1/2"	10"	36 x 5.3"	38.6"L x 7.9"W x 2.5"D	1 Cu Ft	20 lbs
48SS100HWI-TRGH	47.5"	100k	1/2"	10"	48 x 5.3"	50.6"L x 7.9"W x 2.5"D	1 Cu Ft	30 lbs
60SS125HWI-TRGH	59.5"	125k	1/2"	10"	60 x 5.3"	62.6"L x 7.9"W x 2.5"D	1 Cu Ft	30 lbs
72SS150HWI-TRGH	71.5"	150k	1/2"	10"	72 x 5.3"	74.6"L x 7.9"W x 2.5"D	1 Cu Ft	40 lbs
96SS200HWI-TRGH	95.5"	200k	1/2"	10"	96 x 5.3"	98.6"L x 7.9"W x 2.5"D	1 Cu Ft	50 lbs

*Minimum Recommended

***Have any questions about your gas fire pit ideas? Call us at 877-374-6777**

BRAZILIAN WOOD DEPOT

The Southeast's Premier Importer of Brazilian Hardwoods

Call for Pricing: **770-242-0045**

Contact Us



[Home](#) | [Decking](#) | [FAQ](#) | [Siding](#) | [Accessories](#) | [Installation](#) | [Gallery](#) | [Documents](#) | [Company/Contact](#)

Brazilian Hardwood Information & Pricing

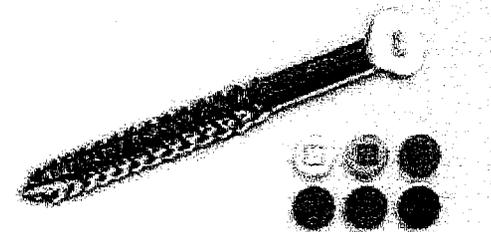
Fasteners:

Headcote Screws

These are the best screws that we've found for installing premium hardwood decking.

- 8 x 2 1/2" size is perfect for 3/4" or 1" boards,
- #2 square drive does not strip out,
- Powder coat paint does not come off during installation
- 350 pc and 1750 piece boxes

Visit [Headcote Screws](#) for more information



Call Brazilian Wood Depot
770-242-0045
 for Current Market Pricing

Ipé

Tigerwood

Garapa

Massaranduba

Cumaru

Purpleheart

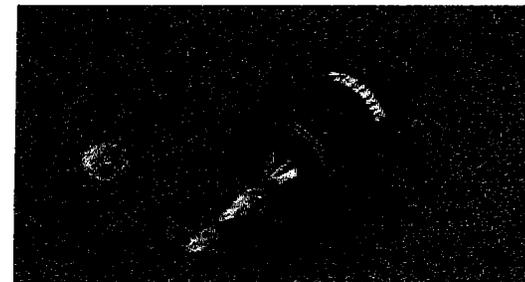
Got Questions? Visit our
FAQ Page

CLICK HERE FOR
CUTTING EDGE
 Design &
 Installation Tips

Read our blog for the most recent, in-depth information on deck installation, design and care.

Smart – Bit

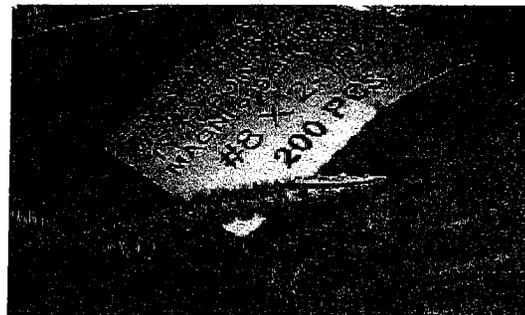
This combined parabolic drill bit and counter sink is the best tool to drill perfect holes for the Headcote screws. The counter sink stops at the perfect depth every time. Available in #8 or #7 and comes with 2 replacement bits. The replacement pack has 5 replacement bits. Visit Headcote Screws for more information



Coated Screws

These screws are sturdy hardened steel screws for a bargain price.

- 8 x 2 1/2" size is perfect for 3/4" or 1" boards,
- #2 square drive does not strip out,
- 599 Magni reddish brown coating to match boards and provide protective corrosion-resistant finish,
- Sturdy course thread with #17 drill tip installs easily (pre-drilling makes installation easier)
- 200 piece bags



Hidden Fasteners:

We recommend against all hidden fasteners of ANY brand that are solid plastic. They break, screws drive through them and some of them squeak. There are other quality fasteners costing about the same as plastic fasteners that don't have these problems. Durable decking needs durable fasteners to ensure the longest useful life.

Camo Hidden Deck Fasteners

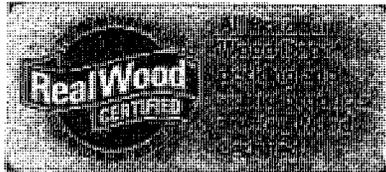
The Camo Tool guides your drill bit and then your screw into the side of the board and into the joist. This provides much better holding power than using clips and since you can use coated steel screws, these fasteners cost much less than any other option.



View our Camo System installation video or click here for more information on the Camo Tool and Fasteners.

Read our Glossary of Wood Grading Terms

An informed buyer is a smart buyer.



Additional Resources:

Railing Sections:
www.FortressIron.com

Headcote Screws &
 Pro Plug System
StarbornIndustries.com

Our favorite wood finish:
www.Messmers.com

Camo Hidden Deck Fastening
 System
www.CamoFasteners.com

An overview of Rain Forest
 Preservation Standards
www.RealWood.Org

Ipe Clip Extreme

This clip is brown plastic coated stainless steel. Screw must be driven through clip and board at 45 degree angle because screw hole is slotted. Driving straight down will allow boards to move. Items included will provide hardware for 100 sf of decking using 16" centers.

- 175 clips
- 190 Stainless steel torx head screws
- Drive chuck
- 12 ipe plugs
- 1/8" drill bit



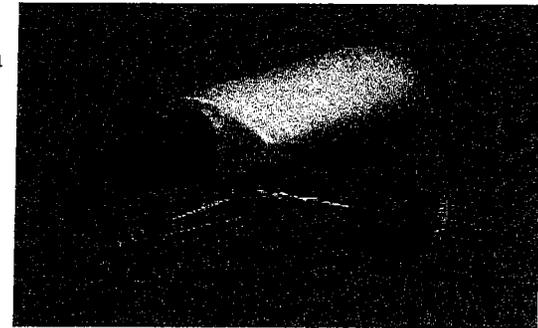
Pro Plug System by Headcote

The tools and plugs offered in this system provide for a totally hidden fastener that can be installed from on top of the deck. It provides the same holding power of face-screwed boards and twice as much power as hidden clips.

Plugging boards using this system can be done with about the same labor as installing hidden clip fasteners at about the same cost. Compared to standard plugging methods, these tools provide for easier drilling, no plug trimming needed, better glue control, and perfect fit plugs.

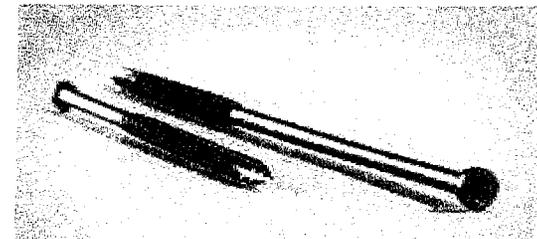
- Pro Plug bit drills the perfect holes for the screw and the plug at the same time.
- Uniquely designed glue tip puts the glue on the sides of the holes where it's needed
- Plugs that fit perfectly in the holes without the need for trimming later

Visit Starborn Industries for more information on the Pro Plug System.



Hidden Screws GRK

These are not really hidden but are easy to hide. When installing a deck with hidden fasteners, you're left with only a few options for steps, border boards and fascia boards.



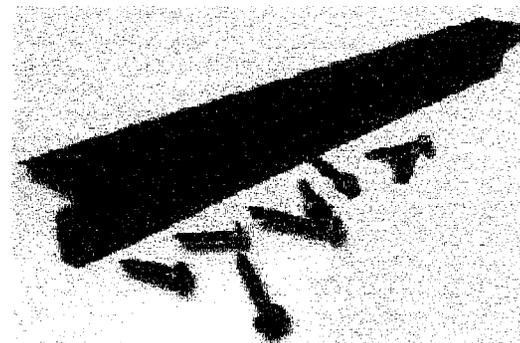
Guidelines for ensuring product quality and origin
www.RealWoodDepot.com

You can install with plugs to match the decking (we supply plugs to match any species), the Deckmaster system below or using tiny headed screws like these GRK screws. GRK are available in steel with corrosion resistant coating or stainless steel, these #8 x 2" or 2 1/2" screws can be driven into a pre-drilled hardwood board 1/8" below the surface.

Filling over this screw with a glue and sawdust mixture (wipe with wet rag to clean off excess) will hide the screw. This is a fast and easy hidden screw application.

Deckmaster Grabber Under Deck Installation System

The Deckmaster Grabber Under Deck Installation System comes complete with brackets and the exact screws you need. Powder coated to match hardwood decking. Boxes of 10 or 50 brackets 21 1/2" long.



Fortress Railing

Fortress Rail Sections and connectors.

This is the easiest railing to install, makes the most solid railing and provides the best high end look of any other choices. It also COSTS LESS than the other high end options (which excludes pressure treated lumber). These are double dip galvanized, then powder coated and carry a 10 year warrantee. After mounting the posts, cut your rail section to fit (6' and 8' sections available), mount them with our attractive brackets and install a hardwood handrail across the top. They are very easy to install with our Fortress Railing installation guide.



Brazilian Lumber Products Railing Lumber



Brazilian Wood Depot stocks dimensional lumber, 1x4, 2x2, 2x4, and 4x4 for railing designs. We also carry 2 options for top handrail. A 2x4 profile for installing between posts and a 5/4x6 for installing over posts.



Protective Crating

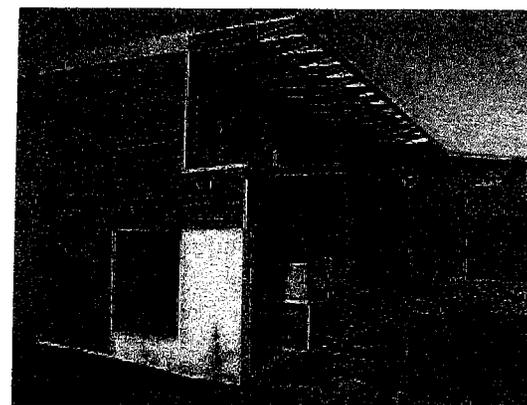
Damaged quality lumber is no better than poor quality lumber. When shipping lumber to customers by van, we must crate shipments carefully to protect lumber from careless forklift operators. Shipping by flatbed does not require the same level of protection because the crate does not leave the trailer until it arrives at its destination.

Tongue and Groove Decking

T&G decking is recommended ONLY for covered porches. This decking can take blowing rain and will last a lifetime. We don't like it without a roof because the tightness of the boards promotes puddles, which leave stains over time. READ "Decking Words of Wisdom" before installing your deck

Real Rain Screen Siding

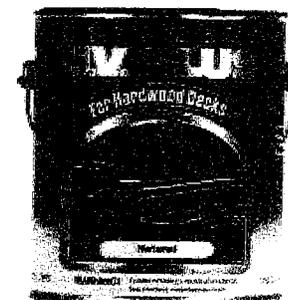
Real Rain Screen Siding is available in Ipe, garapa, massaranduba and other species. We mill siding to order and ship anywhere. Our signature Real Rain Screen H-Clip fastens the boards without the need for any screw heads showing, which provides beautiful siding that last a lifetime. Visit www.RealRainScreen.com for more information



Deck Finish

Messmer's UV Plus for Hardwood Decks

Messmer's Hardwood Deck Oil out performs all other deck finishes that we've tried. Wait five to ten days after installation and apply only one coat of deck finish. Apply 2nd application after finish begins to fade, which could be as soon as six to eight months on decks that have full sun in southern climates and as long as 12 months for decks with limited sun exposure. Follow-up applications will be needed at progressively longer time periods between applications. Don't apply a new coat of finish



before deck begins to fade. This will prevent over application, which could result in a sticky finish.

Deck Cleaner

Flood Wood Cleaner

This cleaner cleans off dirt, mildew, water spots and residue before finishing deck. This liquid mixes with water much more easily than powder cleaners.

Not necessary to use this on new deck if it is clean. Be sure to **LEAVE WET FOR 30 MINUTES** before brushing off residue. Follow instructions on Flood Company's web site.



Decking Final Touches

Rail End connectors

Rail end connectors are attached to the ends of 2x4s that are fixed to 4x4 posts. By screwing these to the 2x4 and to the 4x4, there will be much more holding power, no spit boards and a nice finished appearance.



End Wax

End wax application ensures against end checking for the lifetime of the board. All boards are end waxed when purchased. When making crosscuts apply wax to the freshly cut end. This is not necessary to do when ripping or cutting with the grain. Avoid getting excess wax on the face (top) of the deck board because this will discolor the decking until it weathers away. The end wax wicks into the ends of the boards sealing water out to prevent cracking. You will be able to see the wax on the face of the deck boards after finishing the deck the first time but this will disappear after a few months of weather. You never need to re apply wax after the first time.

*Hardwood finish application required for color maintenance but not to maintain durability.

©2014 Brazilian Wood Depot - 6770 Buford Highway, Atlanta, GA 30340 - 770-242-0045 | Site design and maintenance by HammerHead Design, Inc.

Go Natural™

Premium Hardwood Real Rain Screen™ Siding

Real wood
 Unsurpassed durability and beauty
 Naturally resistant to rot and decay
 Little or no maintenance required

Real Ipe

Real Tigerwood

Real Cumaru

Real Garapa

Real Massaranduba

Real Jatoba

Why use Real Rain Screen™ siding?

Real Rain Screen™ siding is beautiful, durable, easy to install and maintenance-free*. Shiplap siding of ipe, jatoba, massaranduba and other premium hardwoods is very popular and Real Rain Screen siding offers the added advantages of hidden fasteners and necessary ventilation . . . for about the same price.

Many choices are available for color preference and our RealWood™ hardwood lumber is rated to last a lifetime ^ 40 to 100 years. Our signature H-clip and siding profile system makes installation easy and our siding requires no maintenance to maintain its durability.

Real Rain Screen™ siding also provides better protection from mold causing moisture than other construction methods. Over the past two decades, moisture damage to buildings has caused insurance rates to increase significantly. Some

Real Rain Screen™ Wood Species

Premium RealWood™ hardwood provides unsurpassed durability and beauty. Harvested in the Central and South Americas, RealWood™ hardwood is naturally resistant to rot and decay. No pressure-treating with protective chemicals is required. Conventional pressure treated siding requires annual maintenance to retain its termite protection and resistance to rot and decay. Softer woods like oak, redwood and pine are not as resistant to weather and rot and are easily eaten by bugs. Because it is naturally resistant, RealWood™ hardwood remains maintenance-free*.



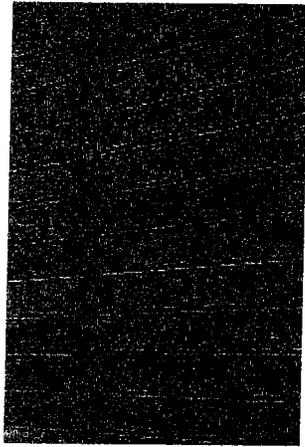
Real Rain Screen Siding is Exclusively Manufactured by:



1-770-242-0045

Installation

insurers have considered requiring rain screen siding to curtail ever-escalating claims caused by moisture damage. Moisture damage is most often caused by poor installation of conventional siding and window openings.



British Columbia, Canada already requires rain screen siding over conventional siding on all new construction. Rain screen siding has become more widely used in Europe and Canada in recent decades. This interest and further study compelled HUD to publish a circular, "Moisture Resistant Homes", which recommends rain screen exterior construction because it protects against moisture build up so efficiently. This is especially important in more humid climates.



These tags ensure that you are buying the species providing the most beautiful and the most rot and insect resistant siding IN THE WORLD.

[Visit RealWood.org](http://www.RealWood.org)



Species Guide: Click each title or sample square for more information:

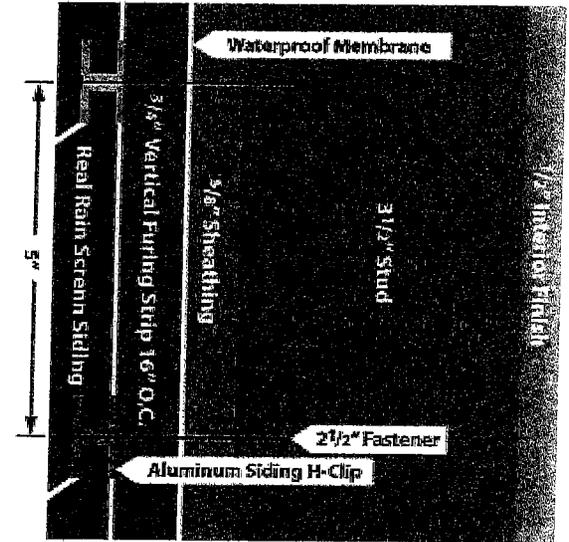
Ipe' (Brazilian Walnut) is olive brown to dark brown and one of the hardest woods on the planet. This is an extremely popular wood for decking, siding and other outdoor applications in the US, Europe, Asia and South America.

Tigerwood is light maple color quickly weathering to reddish brown with black "tiger stripes". It is harder than any other domestic species.

Garapa is honey-yellow with a slight ribbon aspect that becomes honey brown with age.

Cumaru Rosa (Red) is extremely hard like ipe'. The cherry color offers a pronounced grain pattern with more consistent color than yellow or champagne cumaru.

Massaranduba (Brazilian Redwood) is plum colored with a very subtle grain demarcation.



Real Rain Screen™ installation requires furring strips fastened to exterior walls over a vapor barrier. Siding is fastened to furring strips – most commonly with 16" centers. Our coated aluminum H-clips are installed using our coated and galvanized steel square drive screws. This installation provides channels in the walls, which allow the siding to breathe eliminating moisture and minimizing thermal transfer.

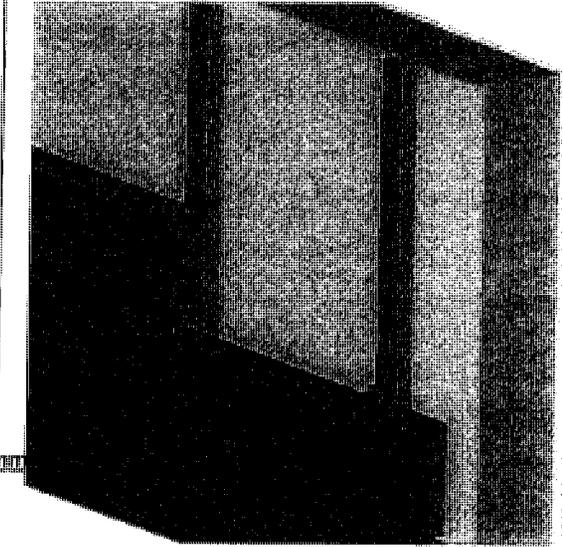
For additional installation information, visit the [Brazilian Wood Depot Instructions Page](#).

The use of natural materials for exterior construction helps to reduce non-biodegradable waste accumulation while providing an oasis for outdoor enjoyment.

This hardwood is very hard and durable.



Jatoba (Brazilian Cherry) is salmon colored when freshly milled turning dramatically to a deep red very quickly in sunlight.



All Content ©2011 [Brazilian Wood Depot](#) | Site design and maintenance by [Hamm](#)

** Finish application required for color maintenance but not to maintain durability.*

RECEIVED

JAN 30 2015

CITY OF SONOMA

Robert Sanders & CO.

Signage Systems

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

Date: Jan. 30, 2015

From: Ann McKibben, Applicant/Owner

Project Statement Signage Program for CocaPlanet

Scope of Work: Signage for New Business and Building Remodel

- Remove existing freestanding sign
- Integrate new corporate branding and signage with new building plans, elevations, materials and design recently approved by DRC.

Three new signs are proposed:

Custom Logo Wall Sign Single-Faced on East Elevation

This wall sign reflects colors and logotype of CocoaPlant with push-thru LED letters and backlit glow of corporate color blue. The sign is integrated into the new ledgestone wall recess.

Custom Freestanding Sign Double-Faced North/South Elevation

The new stainless steel freestanding sign structure features the logotype of CocoaPlant with push-thru letters and backlit glow of corporate color blue and a bull nosed front design of blue. This sign is mounted to the new ledgestone wall with a reveal.

Custom Directional Sign Single-Faced at Entrance in Landscape Area

The new small directional freestanding sign structure features the logotype of CocoaPlant corporate colors and is installed in landscape area.

CocoaPlanet Sign Program

921 Broadway Sonoma

Applicant
Anne McKibben

CEO, CocoaPlanet
707 721 1275 office
707 721 1338 fax
650 454 0757 mobile



Proposed Perspective Rendering

robert sanders & co.

environmental graphic design
fabrication • installation
707 326-5851
robsand@vom.com

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



Site location



Existing sign to be removed. 4' x 7' = 28 sq. ft., 14' high

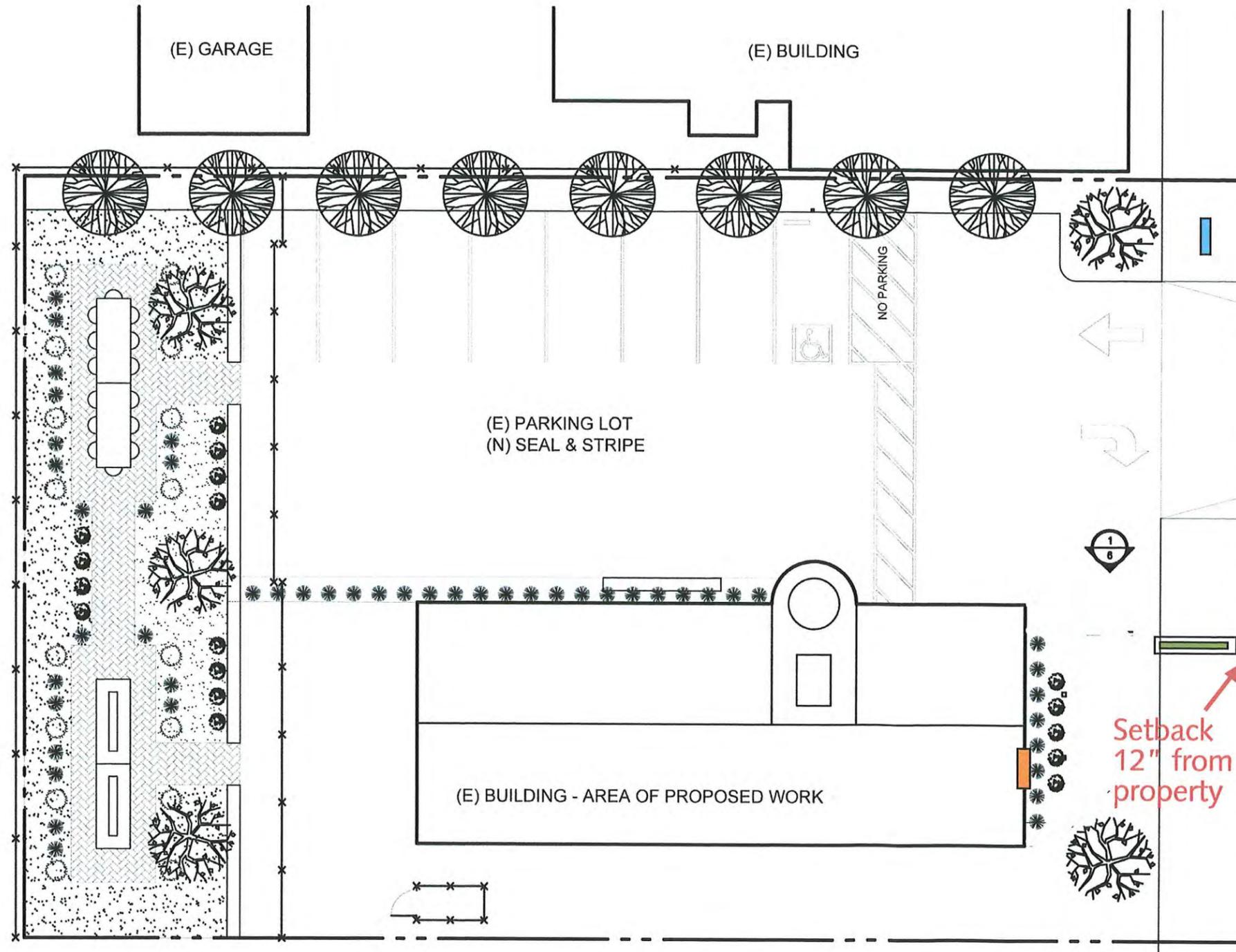
CocoaPlanet
Site Plan and Locations

921 Broadway Sonoma

robert sanders & co.

environmental graphic design
fabrication • installation

707 326-5851
robsand@vom.com



● Single-Faced Directional Sign located in landscape Planter Area 2' x 3' = 6 sq. ft.

● Double-Faced Freestanding Sign located in landscape Planter Area 3'-0" x 6'-0" = 18 sq. ft.

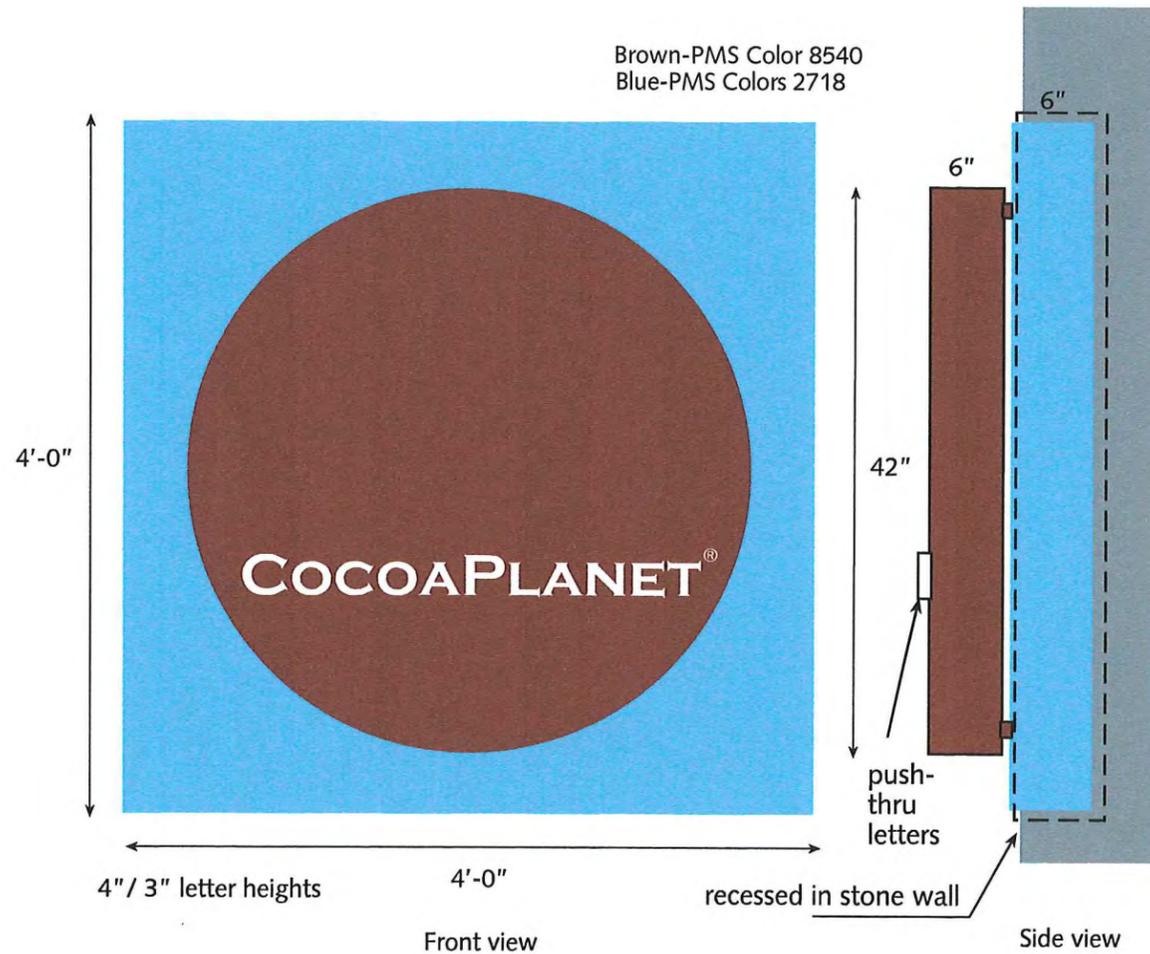
● Single-Faced Wall Sign located in landscape Planter Area 4'-0" x 4'-0" = 16 sq. ft.

Proposed Sign Designs

environmental graphic design
fabrication • installation

707 326-5851
robsand@vom.com

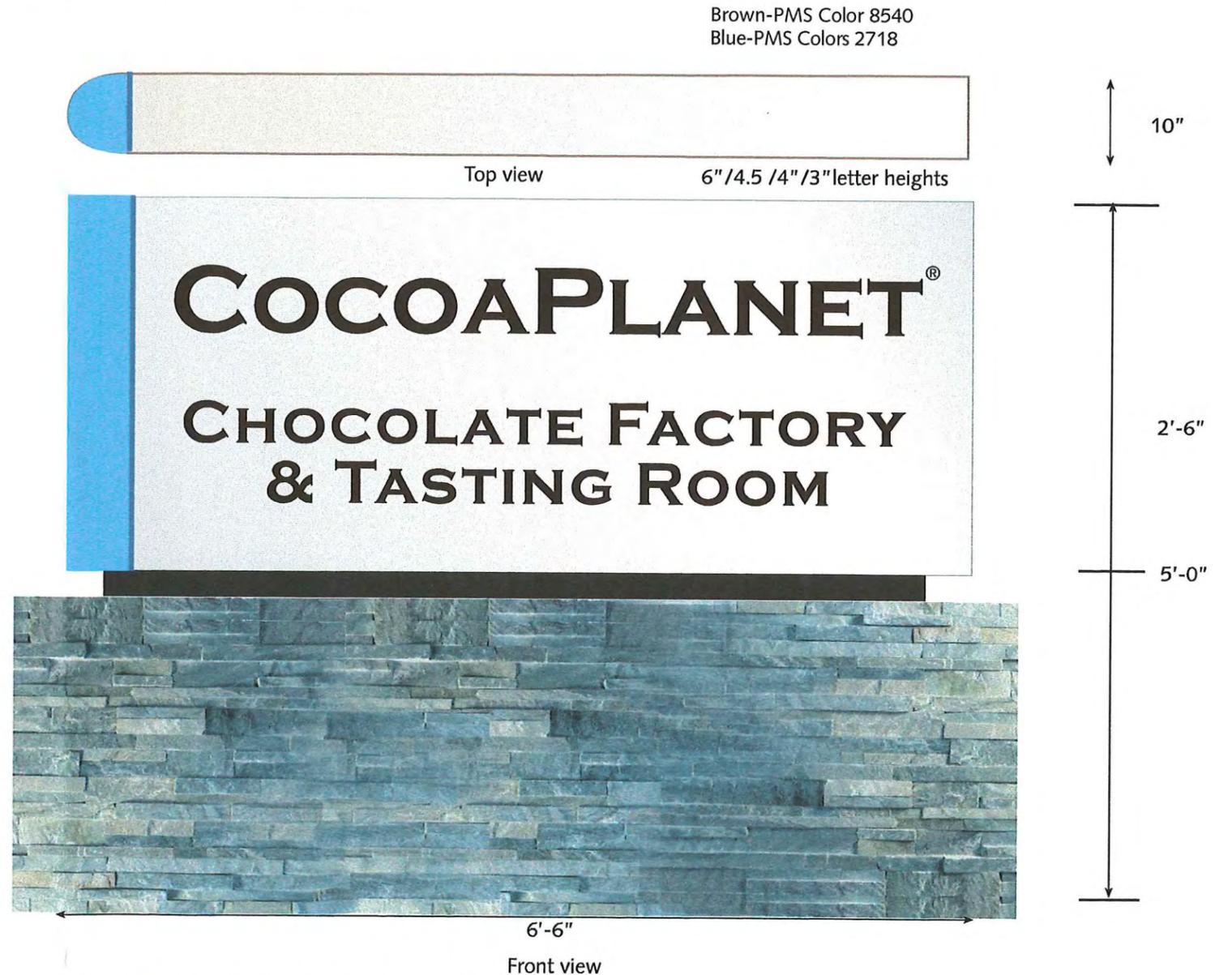
● Single-Faced Wall Sign



Custom Logo Wall Sign Single-Faced

- Multi-layered internally illuminated LED sign cabinets (Round/Square) 6" deep
- Mounted and recessed in front East elevation stone wall
- Logo sign to reflect corporate branding design and colors
- Front circle cabinet, back-lit with low voltage LED lighting pinned off back cabinet
- Individual push-thru white acrylic letters, 1/2" thick of Logotype copy - "CocoaPlanet" through opaque routed face
- Square cabinet back-lit with low voltage LED lighting blue glow
- Sign connected to electrical dedicated circuit 120V/20 amp on timer

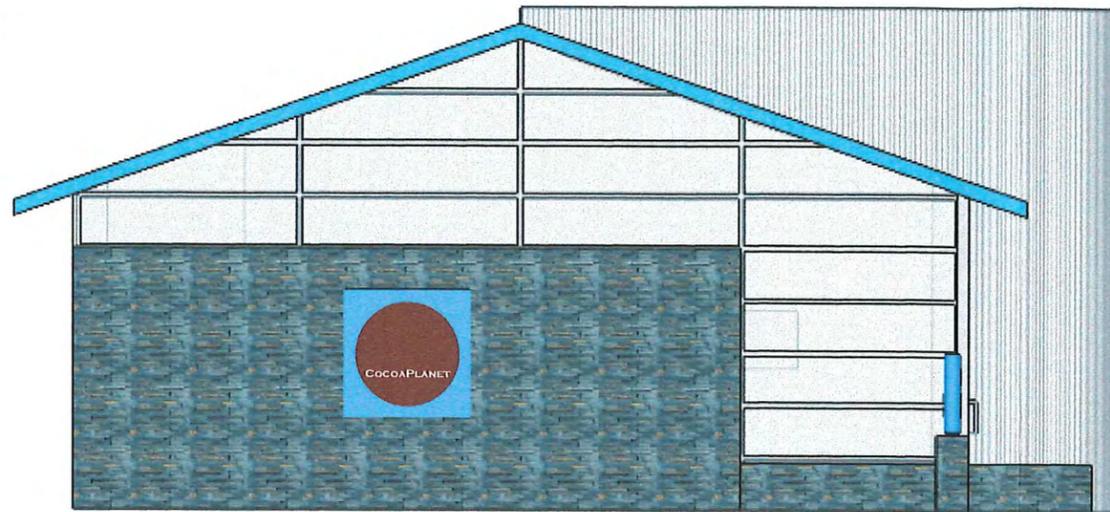
● Double-Faced Freestanding Sign



Custom Freestanding Sign Double-Faced

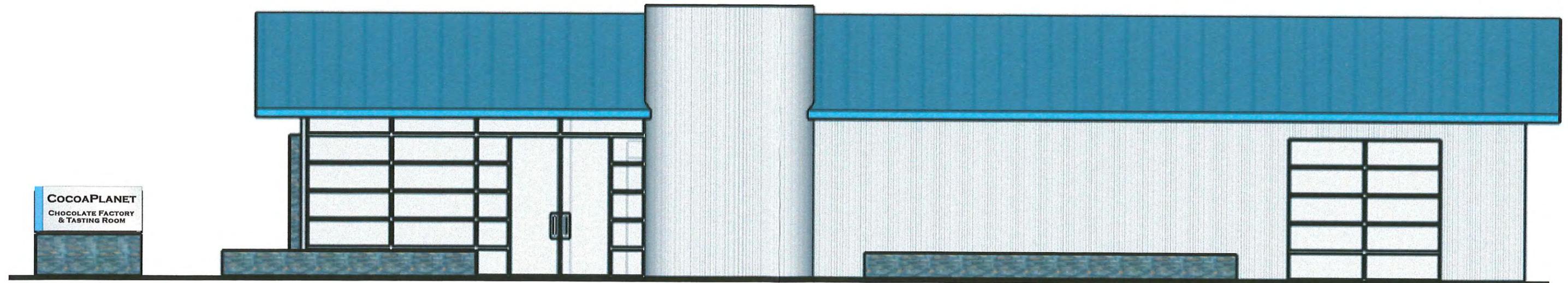
- Sign cabinet/structure internally illuminated LED made of stainless steel - 2'-6" x 6'-6" x 10" deep
- Mounted on stone wall (setback 12" from P/L) with heavy duty studs and bolts with reveal on stone wall
- Sign to reflect corporate branding design and colors, front of sign w/ radius in corporate blue color
- Individual push-thru white acrylic letters, 3/4" thick of Logotype copy - "CocoaPlanet" "Chocolate Factory & Tasting Room" with routed opaque stainless steel face
- Low voltage LED lighting in cabinet, back-lit letters with brown translucent face and ledge lighting of blue glow
- Sign connected to electrical dedicated circuit 120V/20 amp on timer

● Single-Faced
Wall Sign



East Elevation

● Double-Faced
Freestanding Sign

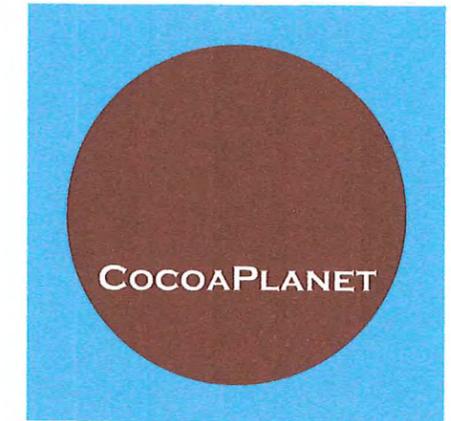


North Elevation

● Single-Faced
Directional Sign

Custom Directional Sign Single-Faced

- Directional sign structure aluminum
- 2'-0" x 3'-0" x 2" deep
- Mounted in landscape area/2 concrete footings
- Sign face to reflect corporate branding design and colors, with arrow and "Parking" with silk screening and vinyl graphics



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 =

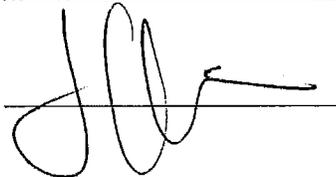
Irrigation Efficiency (IE) Table	
Percent of total landscape irrigated with Drip	
0 – 25%	0.71
26 – 50%	0.75
51 – 75%	0.80
76 – 100%	0.85
Manual watering	1.00

ETWU Calculations (show calculations)					
PF	HA Sq. Ft.	IE (See IE Table)	$\frac{PF \times HA}{IE}$ IE (a)	SLA Sq. Ft. (b)	$ETWU = 28.58 \times \frac{PF \times HA}{IE} + 28.58 \times SLA$
0.6	151	0.85	106.6	58	$(28.58 \times \frac{106.6}{0.85}) + (28.58 \times 58) = 4,704$ gallons/year
0.3	223	0.85	78.7	223	$(28.58 \times \frac{78.7}{0.85}) + (28.58 \times 223) = 8,623$ gallons/year
					$(28.58 \times \frac{\quad}{\quad}) + (28.58 \times \quad) = \quad$ gallons/year
					$(28.58 \times \frac{\quad}{\quad}) + (28.58 \times \quad) = \quad$ gallons/year
ETWU					Sum of above = <u>13,328</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").

J. McKibben (Print)

 (Signature)

2/5/15 (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:

$$\text{MAWA} = 28.58 \times \left[(0.60 \times \frac{682}{\text{LA}}) + (0.3 \times \frac{281}{\text{SLA}}) \right] = \underline{14,104} \text{ gallons/year}$$

**CITY OF SONOMA
HYDROZONE TABLE FORM**

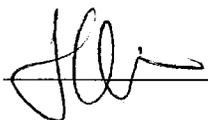
Revised: 11/11/10

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				
High water use				
Medium water use	1	DRIP	93	14%
Medium water use	2	DRIP	58	9%
Low water use	3	DRIP	76	11%
Low water use	4	DRIP	23	3%
LOW WATER USE	5	DRIP	124	18%
NOT IRRIGATED		N/A	308	45%
Total			682	100%

Summary Hydrozone Table		
Hydrozone*	Area (Square Feet)	% of Landscape Area
High water use		
High water use		
Medium water use		
Medium water use	151	22%
Low water use	223	33%
NO water use	308	45%
Total		100%
		682

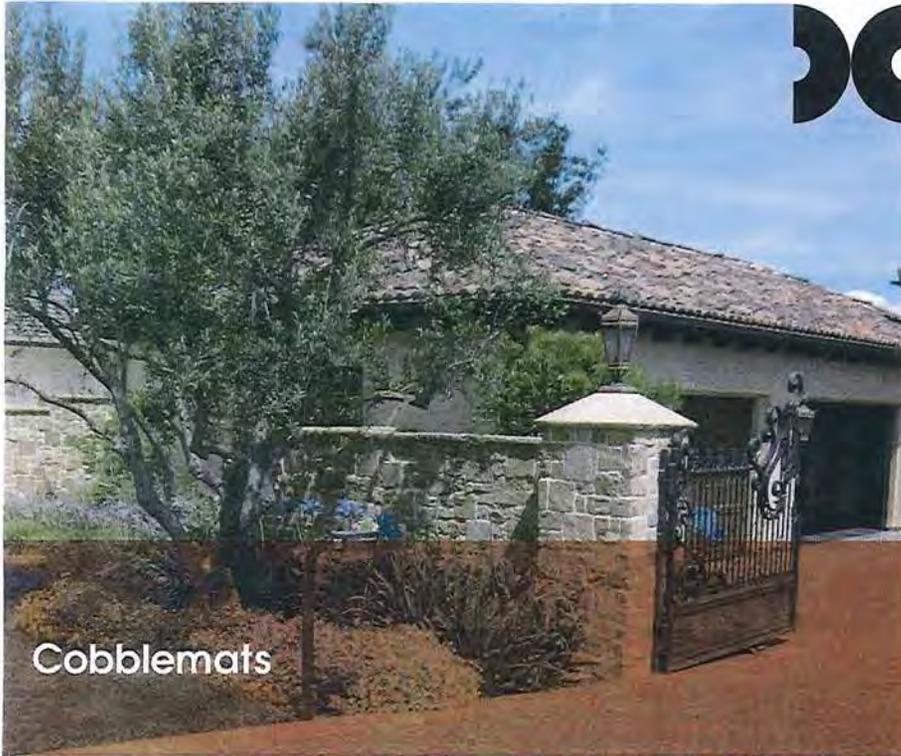
Submitted by: J. McWIBBEN (Print)

 (Signature)

1/19/15 (Date)

COCOA PLANET

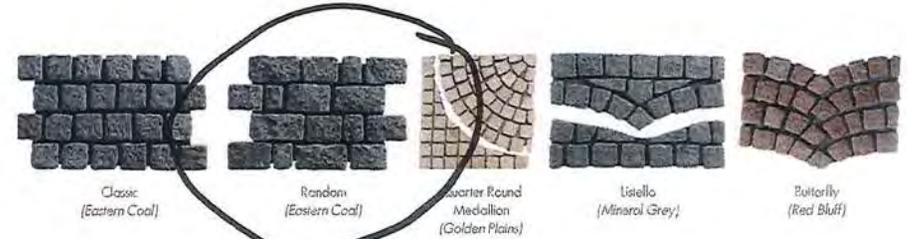
PAVERS



Cobblemats



COBBLEMAT - Eastern Coal



Classic (Eastern Coal) Random (Eastern Coal) Quarter Round Medallion (Golden Plains) Lisello (Mineral Grey) Butterfly (Red Bluff)

	Size Per Mat	Approx. Weight	Avg. Thickness	Dimension
Classic	2.40 sq. ft. (1 pc. mat)	37 lbs./ea.	Approx. 1 1/2"	15" h x 23" w
Random	3.50 sq. ft. (1 pc. mat)	65 lbs./ea.	Approx. 1 1/2"	19" h x 26.5" w
Quarter Round Medallion	0.67 sq. ft. (2 pc. mat)	85 lbs./ea.	Approx. 1 1/2"	31" h x 31" w
Lisello	2.60 sq. ft. (2 pc. mat)	35 lbs./ea.	Approx. 1 1/2"	15" h x 25" w
Butterfly	2.60 sq. ft. (1 pc. mat)	35 lbs./ea.	Approx. 1 1/2"	15" h x 25" w

Colors available: Eastern Coal, Golden Plains, Mineral Grey, Red Bluff

Cobblemats

Combine the style and design of old world cobblestone paving with the modern appeal of streamlined installation. Paving entire areas such as driveways, patios and walkways is simplified using modular ROX COBBLEMATS. Create your own style and design by incorporating our interchangeable components into custom borders and accents.

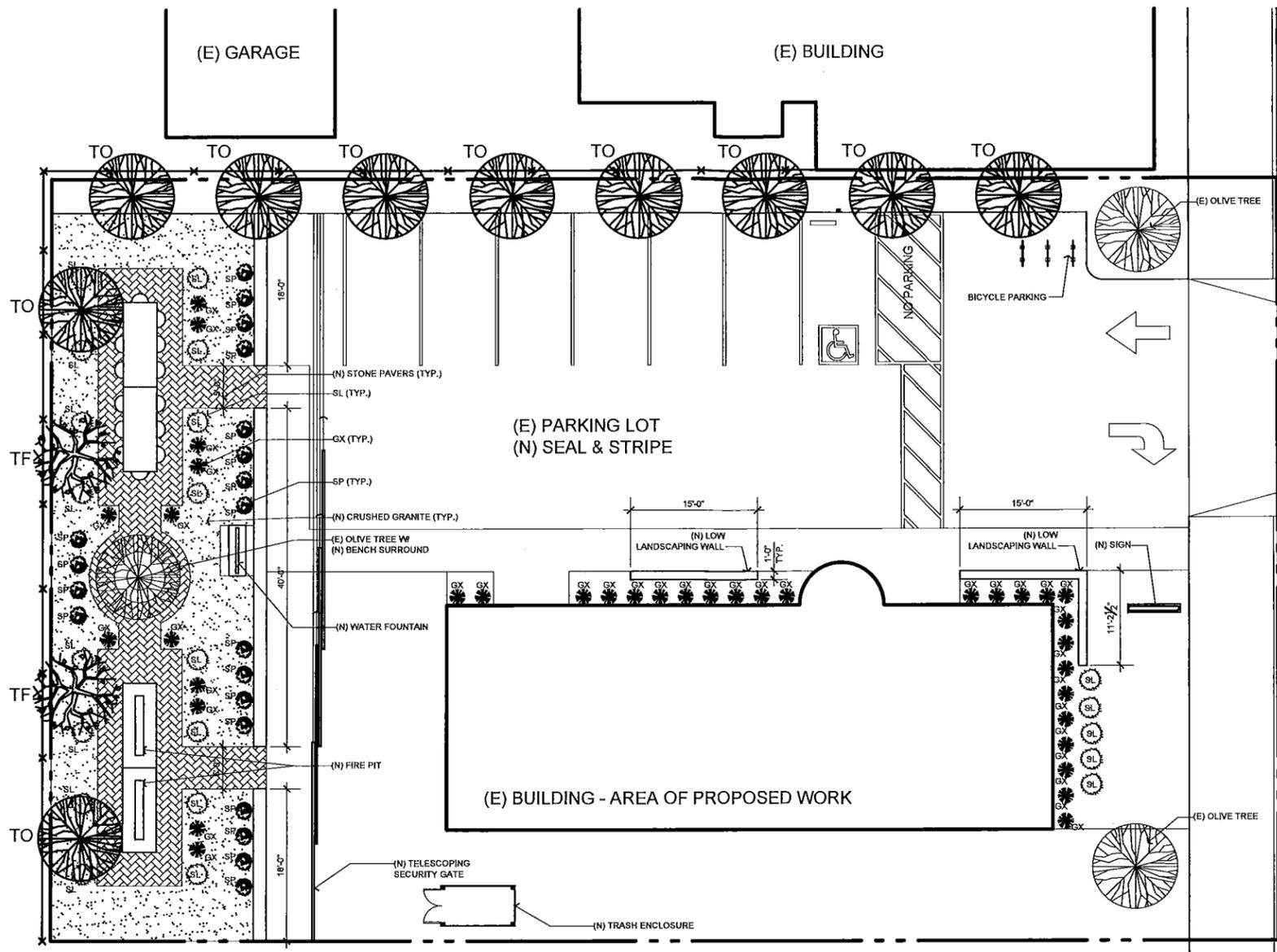


www.redstonepavers.com



Eastern Coal Golden Plains Mineral Grey Red Bluff

Natural stone products are products of nature and inherently laid, uniformity and are subject to variation in aesthetics, color, shade, finish, line, hardness, strength, the resistance, density etc. The foregoing qualities are inherent in the nature of the product to be sold and shall not be considered a defect. It is customer's responsibility to determine the suitability and maintainability for the natural stone product to be sold. Some natural stone products may require maintenance when substituted under certain conditions. Please make a final selection on a natural stone product based on a photograph or website image. For additional information and literature, please consult your dealer or ROX PRO representative. Any installation methods shown are guidelines only. Final installation procedures are specific to individual projects and should be approved by the project engineer.



SYMBOL	NAME	QUANTITY
TO	ORNAMENTAL OLIVE TREE	10
TF	FIG TREE	2
SP	PITTOSPORUM SHRUB	20
SL	ENGLISH LAVENDER	21
GX	XERISCAPE ORNAMENTAL GRASS	37



Thomas Anderson & Co.
822 Broadway
Sonoma, CA 95476
707-938-2146 office
707-938-5023 fax

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ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW	01-20-15

PROJECT

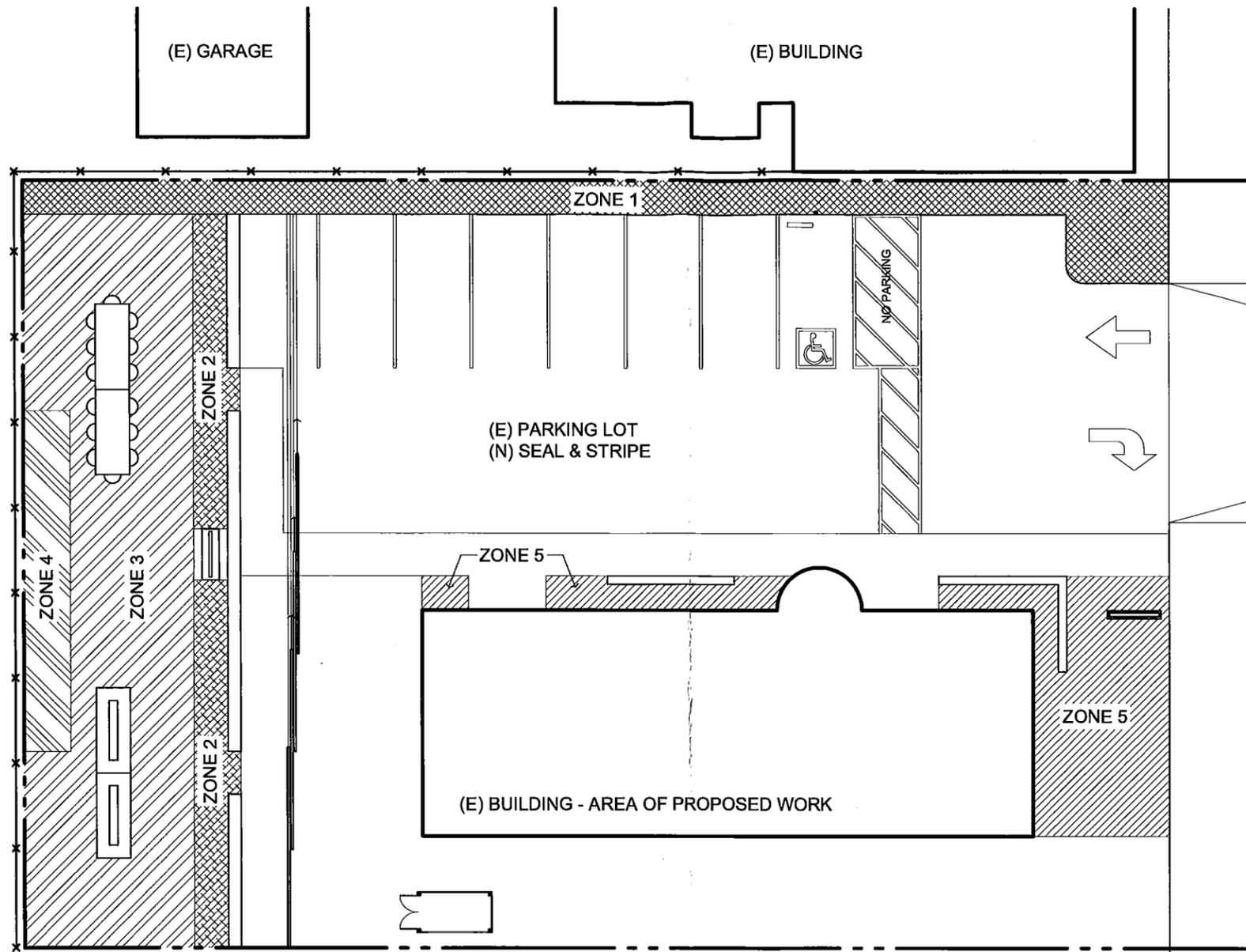
COCOPLANET, INC.
COMMERCIAL REMODEL PROJECT
921 BROADWAY
SONOMA, CA 95476

TITLE
LANDSCAPE
PLAN

DRAWN
JP
SCALE
AS NOTED
CHECKED
TA
DATE
JANUARY 20, 2015

SHEET
1
OF 3 SHEETS

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(E) BUILDING

(E) GARAGE

(E) BUILDING

ZONE 1

(E) PARKING LOT
(N) SEAL & STRIPE

(E) BUILDING - AREA OF PROPOSED WORK

ZONE 4

ZONE 3

ZONE 2

ZONE 5

ZONE 5

NO PARKING



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1	DESIGN REVIEW	01-20-15

PROJECT

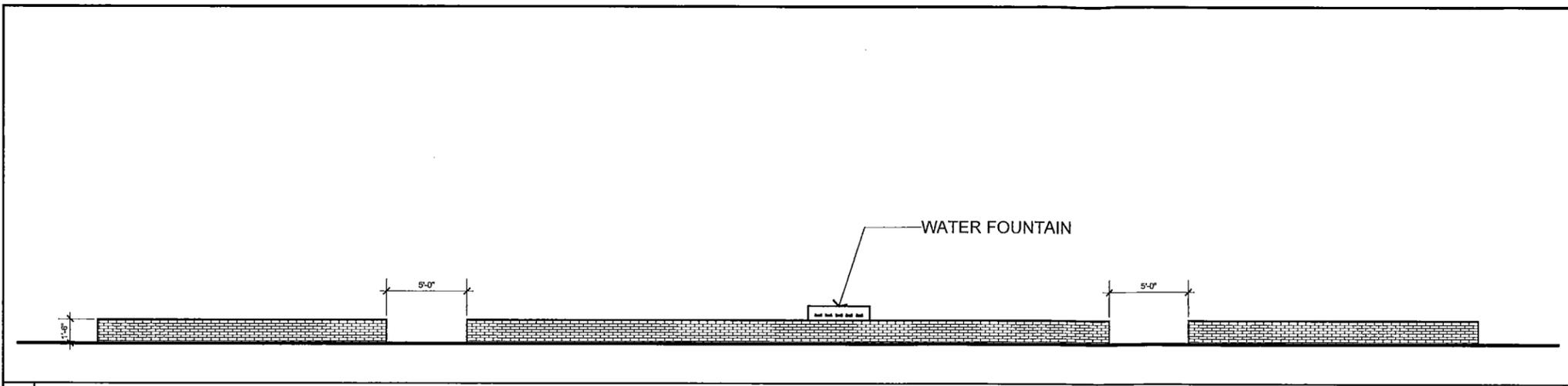
COCOPLANET, INC.
COMMERCIAL REMODEL PROJECT
921 BROADWAY
SONOMA, CA 95476

TITLE

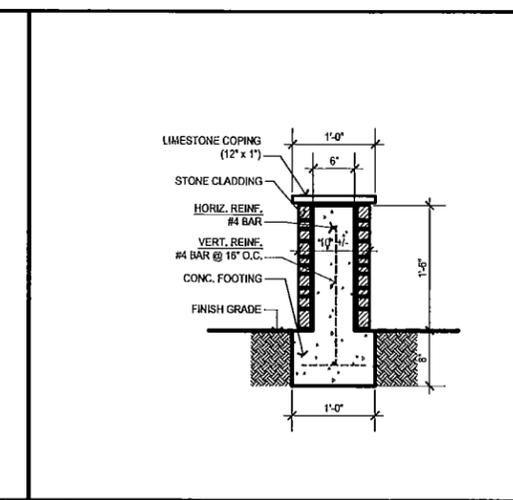
IRRIGATION
PLAN

DRAWN	JF
SCALE	AS NOTED
CHECKED	TA
DATE	JANUARY 20, 2015

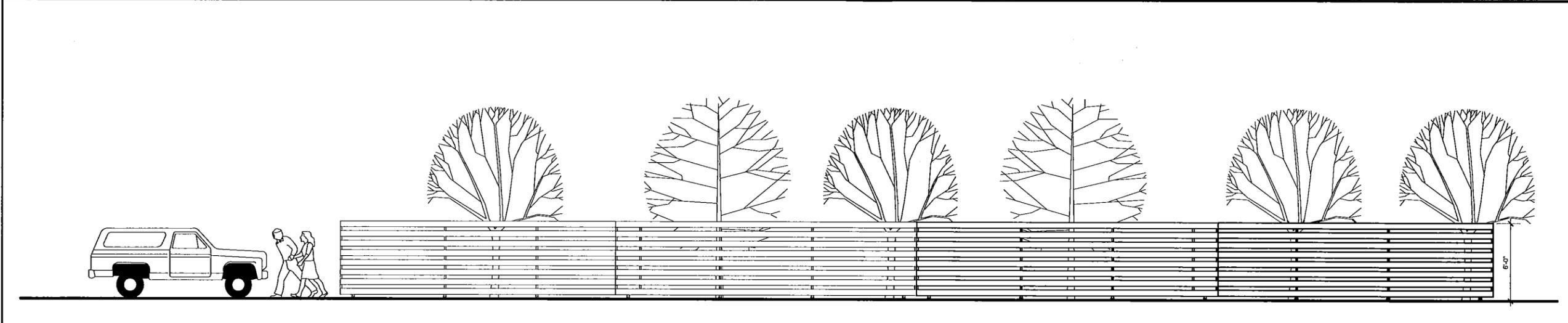
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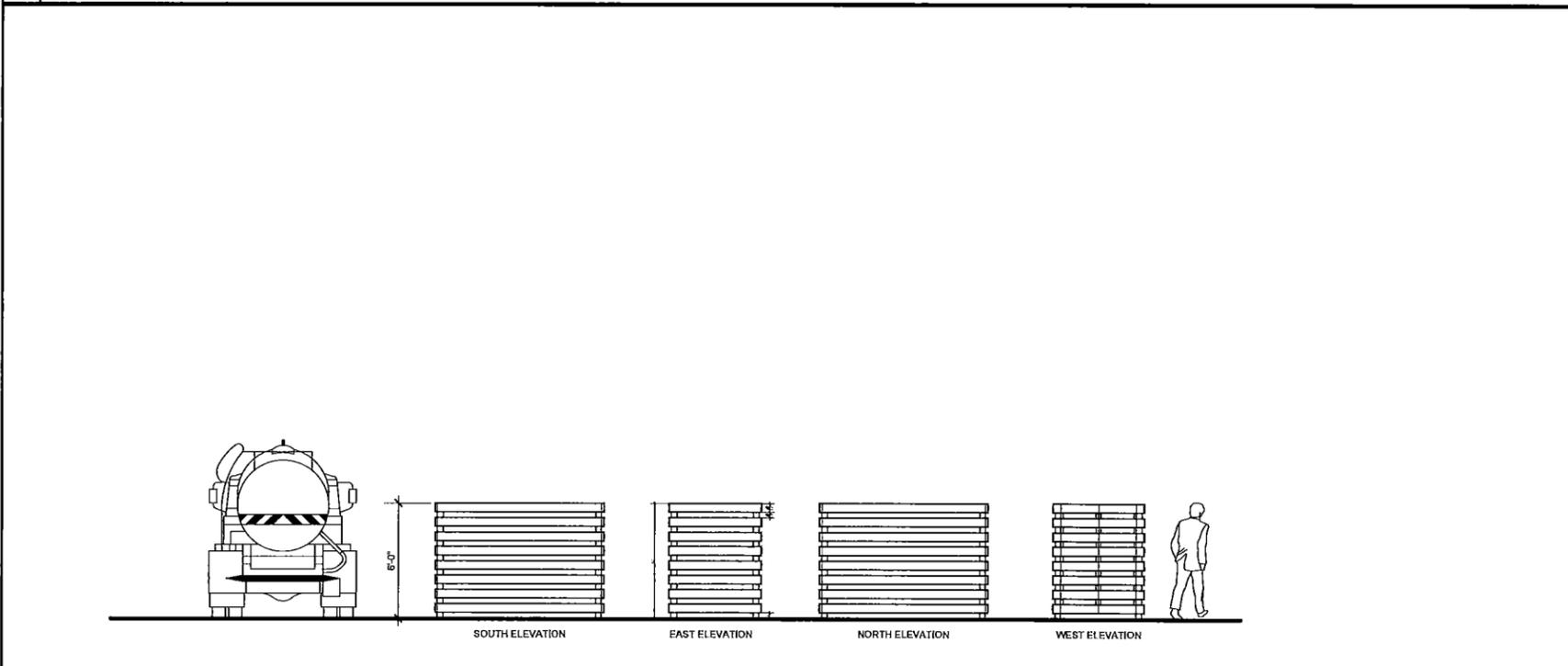
3 GARDEN WALL - EAST ELEVATION SCALE: 1/4" = 1'-0"



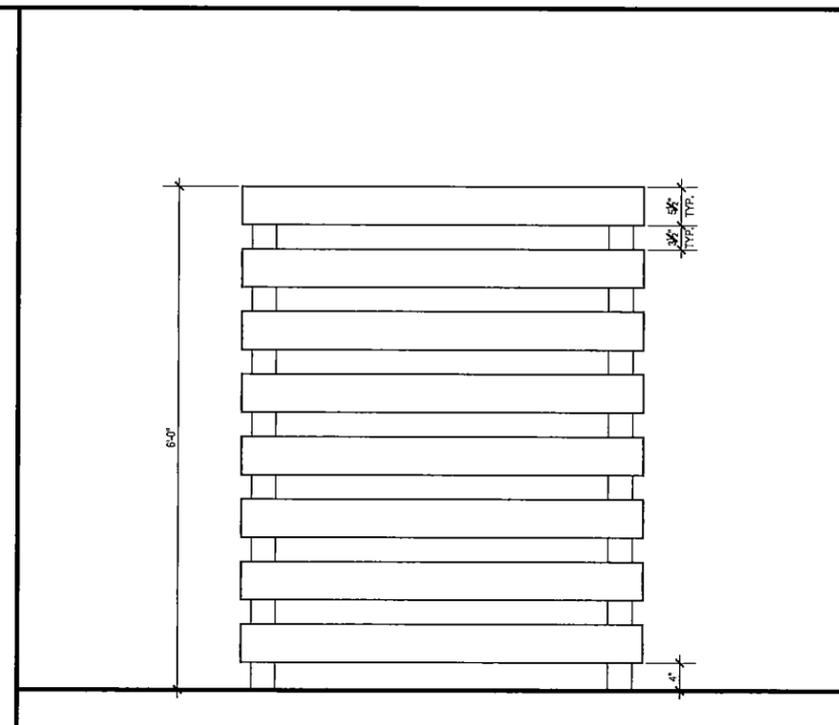
3A GARDEN WALL SECTION SCALE: 1" = 1'-0"



3 TELESCOPING SECURITY GATE - EAST ELEVATION SCALE: 1/4" = 1'-0"



1 TRASH ENCLOSURE - ALL ELEVATIONS SCALE: 1/4" = 1'-0"



2 ENCLOSURE & GATE DETAIL SCALE: 1" = 1'-0"

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ISSUE	DESCRIPTION	DATE
1	DESIGN REVIEW	01-20-15

PROJECT

COCOPLANET, INC.
 COMMERCIAL REMODEL PROJECT
 921 BROADWAY
 SONOMA, CA 95476

TITLE	FENCE ELEVATIONS & TRASH ENCL. ELEVATIONS
DRAWN	JP
SCALE	AS NOTED
CHECKED	TA
DATE	JANUARY 20, 2015

SHEET

3

OF 3 SHEETS

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

**DRHPC Agenda 4
Item:**

Meeting Date: 02/17/15

Applicant

Enterra Associates

Project Location

35 East 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: ±1902
-

Request

Consideration of building elevation details, exterior color and materials, and outdoor lighting for a commercial building (Pangloss Cellars) located at 35 East Napa Street.

Summary

Exterior Materials & Details: While the form and footprint of the building would be maintained, a number of exterior alterations are proposed, including removing the existing awning, reconfiguring the ground floor windows to match the existing upper windows, and exposing the original quarry rock on the building. Specifically, modifications to the building elevations consist of the following:

- *North elevation:* remove the awning, reconfigure the ground floor windows, replace the front doors, remove the fake rafter ends, install wall scones and a chandelier, and expose the original quarry rock.
- *East elevation:* expose the original quarry rock, install a solid hardwood double door, install wall scones, display a 5 inch wide planter box, install a new electronic rolling gate to the parking area, and install post lamps on each side of the gate.

Specification sheets on the doors, gate, windows, door hardware, Knock-Box, and slide gate operator are attached for consideration.

Exterior Colors: two options for color schemes have been put forward for the DRHPC's consideration (Option A and Option B):

- Option A: AF-710 (secret) on the area above the windows; HC-166 (Kendall charcoal) for the beam directly over the windows, and 2118-10 (universal black) for the window trim.
- Option B: AF-675 (fusion) on the area above the windows; 2121-10 (grey) for the beam directly over the windows, and PM-9 (black) for the window trim.

The applicant has indicated in the attached project narrative that the proposed color schemes were chosen to complement the color of the natural stone wall of the building, which is a dark shade of gray, Color samples are attached, brush-outs have been applied to the building, and a color board will be presented by the applicants at the upcoming DRHPC meeting.

Exterior Lighting: As indicted on the attached project narrative, one chandelier is proposed above the front door, two wall scones are proposed on both sides of the entry door and side door on the east elevation, and two post lamps are proposed to be installed on the wall, on each side of the gate (see attached specification sheets). The exterior lighting is proposed to be illuminated during normal business hours (11 a.m. to 10 p.m. daily).

Design Review: External building modification for which a building permit is required and new building colors in the Commercial 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;
An historic resource evaluation review was completed for the property in January 2015. This evaluation found that the building is not a historic resource and is not eligible for listing on the California Register of Historic, which means that the residence is not an "historical resource" under CEQA.
2. Environmental features on or adjacent to the site;
Staff is not aware of any environmental features on or adjacent to the site.
3. The context of uses and architecture established by adjacent development;
The adjacent properties to the south and east are commercially developed properties.
4. The location, design, site plan configuration, and effect of the proposed development.
An historic resource evaluation was completed for the property in January 2015. This report determined that the building has lost enough integrity to render it no longer historically significant and that the proposed alterations to the non-historically significant structure do not constitute an adverse effect under the California Environmental Quality Act.

CEQA Compliance: As a discretionary project, the proposal is subject to the requirements of the California Environmental Quality Act (CEQA). As previously noted, an historic resource evaluation of the structure determined that it does not meet the CEQA definition of a historical resource. Accordingly, the structure is not considered an historical resource as defined under CEQA and, pursuant to Section 15301 of the CEQA Guidelines, the remodel/addition project is categorically exempt (Class 1 – Existing Facilities).

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

1. The project complies with applicable policies and regulations, as set forth in this Development Code, other City ordinances, and the General Plan.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
4. The project will not impair the historic character of its surroundings.
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
6. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and infill in the Historic Zone).
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.

Signs: All signs shall be subject to Planning Department staff or the DRHPC as applicable.

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. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact Lisa Sevilla at (707) 933-2205 for information regarding City Encroachment Permits.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRHPC Conditions or ModificationsAttachments

1. *Project narrative*
2. *Door specification sheet*
3. *Window specification sheet*
4. *Gate specification sheet*
5. *Picture of doors*
6. *Picture of "speak easy" hole on door*
7. *Picture of proposed gate*
8. *Door hardware specification sheet*
9. *Chandler picture and specification sheet*
10. *Scones picture*
11. *Post lamp picture*
12. *Planter box picture*
13. *Picture of building with color brush outs*
14. *Knox-Box picture and specification sheet*
15. *Current and past pictures of building*
16. *Picture of original rock quarry*
17. *Historic Resource Evaluation 25 East Napa Street East, Sonoma, Sonoma County, California*
18. *Color samples*
19. *Picture of brush out on building*
20. *Site plan, existing floor plan, proposed floor plan, elevations, and color rendering*

cc: Enterra Associates
1275 4th Street #240
Santa Rosa, CA 95404

Richard and Mary Ann Cuneo
P.O. Box 4
Vineburg, CA 95487-0004

Rick Swinth, via email

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall



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The applicant is Pangloss Cellars, a local winery crafting limited quantities of high-end wines from organic grapes grown locally in Sonoma. Pangloss Cellars is currently operating out of its tasting room in the historic Poppe building in downtown Glen Ellen (a designated historic landmark). The applicant restored its current tasting room in cooperation with the Glen Ellen Historic Society, bringing the historic room back to its original roots as a Dry Goods Store using reclaimed materials and getting rid of non-original materials and modifications added over the years. Pangloss Cellars has outgrown its space in Glen Ellen and is excited to be moving to the Sonoma plaza.

The applicant has signed a lease on the building located at 35 East Napa Street and is proposing to renovate the north and east facades of the building to bring the look and feel of the building back closer to its original appearance when it was built 112 years ago. To give the Committee a good sense of what the finished project will look like, the applicant has included color illustrations of both facades as well as design boards prepared by project designer Tonya Bellusci. The applicant's goal is not only to respect the original architecture of the building but also to enhance it, both inside and outside, to create a warm, inviting wine tasting lounge for its winery Pangloss Cellars. All design choices were made to be as true as possible to the original architecture and to be consistent with the surrounding buildings. It is the applicant's goal to renovate the building to bring it back to its original beauty, creating a destination and visual aesthetic that the community will appreciate and recognize as both beautiful and respectfully done. All material, color and other design choices have been made with this goal in mind.

The applicant is convinced that the proposed design of the building will be an asset to the community because the proposed design will restore and enhance the beauty of this magnificent old building that currently is in dire need of restoration and has been modified so many times over its 112 year history that its original beauty has been significantly impacted and in many ways lost. In short, the applicant wants to bring the building back to its former glory.

With respect to the use of the building, the applicant is determined to create a space for the community and visitors that is very different from other wine tasting experiences on the square. The building currently houses 4 wineries, each with their

own tasting bar, and as such is a very high throughput, busy sales focused environment. Because the applicant will be the only winery in the building, the applicant will take advantage of the large size of the building to create a much more relaxed wine tasting environment – a wine lounge using primarily couches for seating – with plenty of time and room for members of the community and our visitors to sit back and relax, enjoy each other's company, and appreciate the beauty of the old, historic building while sipping on a glass of wine. Nothing like this exists on the square today and the applicant is excited to create such a space for everybody in Sonoma to enjoy.

To assist the applicant and the Commission, the applicant engaged Historic Preservation Planner Alice P. Duffee to produce a Historic Resource Evaluation report. The conclusion of the report is that because the building has undergone several significant remodels and changes over the years *"it no longer retains enough integrity of design, materials, workmanship or feeling to convey its potential historical significance"* and the building is not determined eligible for the California Register.

That said, the Historic Resource Evaluation report does identify several "character defining" features that could be retained to tell the story of the building's association with the Hotz family. It is the applicant's intent to not only preserve these features but to enhance them as outlined below. The features include: the wrought iron Hotz sign, the shallow niche and iron balconet, the east façade stone work and lunettes, and the east façade iron wall anchors.

The applicant is proposing to remove the paint that has been applied to the East Façade covering the natural rock wall. This will bring the building back to its original look, exposing the beautiful natural stone, which is very similar to the exposed stone on the building across the street (home to Maya Restaurant). With respect to the North Façade the applicant is proposing installing a window system true in design to the look of the window system originally used when the building was built.

With respect to colors, a light gray is proposed for the front of the building above the windows to complement the color of the natural stone wall of the original building, which stone is a darker shade of gray. A light gray color is also consistent with the surrounding buildings (complementary and muted) and will make the building naturally blend into its surroundings.

The proposed renovation will involve the following specific steps:

North Façade (please refer to included design board):

- Remove the awning (not original and currently a safety hazard)
- Remove the paint from the original Hotz sign and the iron balconet, and apply rust sealer, all to protect and enhance these features of the building
- Reconfigure the ground floor windows to match the existing upper windows (bringing the glass part of the façade back closer to its original look and feel of the building as described in Mrs. Duffee's report)

- Replace the existing modern front doors with doors matching the more historically accurate design and materials of the reconfigured windows
- Remove the fake rafter ends across the beam (not original, not actual rafters)
- Reduce the existing multiple signs across the awning to one sign across a 12 foot section of the original wood beam above the windows
- Reinstall a hanging sign in the same location as the original hanging sign (refer to the H. Hotz Goods sign in the provided picture)
- Install wall sconces on both sides of the entry as well as a chandelier above the front door. As an option, the wall sconces can be natural gas fired to closer resemble sconces from the time the building was constructed. Opening hours will be within City of Sonoma ordinance # 03 - 2014 and no exterior lights will be on outside of hours of operation, nor will any exterior lights be on during hours of the day when it is not dark outside
- Expose the original quarry rock on the north east corner of the building, including the original cornerstone marking the age of the building (1902)

East Façade (please refer to included design board):

- Bead blast the stonewall, removing the paint to expose the original stone (bead blasting is much gentler than sandblasting, protecting the original mortar)
- Preserve and enhance the original wall anchors. Remove paint, apply rust seal
- Restore the original lunette windows (dry rot). Paint to match front façade windows
- Install solid hardwood double door to match original double door. The door hardware is called Rocky Mountain and the door will have a "speak easy" type peek hole covered by an iron grid as depicted on the design board
- Install wall sconces on each side of the door (see hours of operation above)
- Install gate to the rear on-site (non public) parking area. This gate would be new as there is currently no existing gate. The gate will operate electrically, sliding to the side (left) so it will be covered by the existing wall when in the open position. The gate will be made from reclaimed/distressed wood to match the historic look of the building and will have a key box for fire department access
- Install post lamps on each side of the gate
- Install a 5" wide planter box along the side of the section of the building that was added on to the old original building to allow ivy to cover this less attractive section of the building.

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Maintenance Information.

Portella recommends using Murphy's oil to maintain your door(s). Dilute Murphy's oil with water (2/3 of water to 1/3 of Murphy Oil). Use a soft cloth and wipe door gently inside and out removing all accumulated dust. DO NOT USE ANY HARSH CHEMICALS OR ABRASIVE CLEANING MATERIALS.

Download full specifications:

[Hardware Boring](#)

[Mortice Lock](#)

[Installation Schematic](#)

[Door Swing Configurations](#)

Technical Specifications

Portella products exceed industry standards so our doors are not only beautiful—they are built to last.

Portella is the only iron door manufacturer who offers a rabbeted one piece jamb with shaped kerf mold and one piece door stile/rails. Our unique patented design eliminates the use of multi-pieced together tube steel covered with bondo used by our competitors.

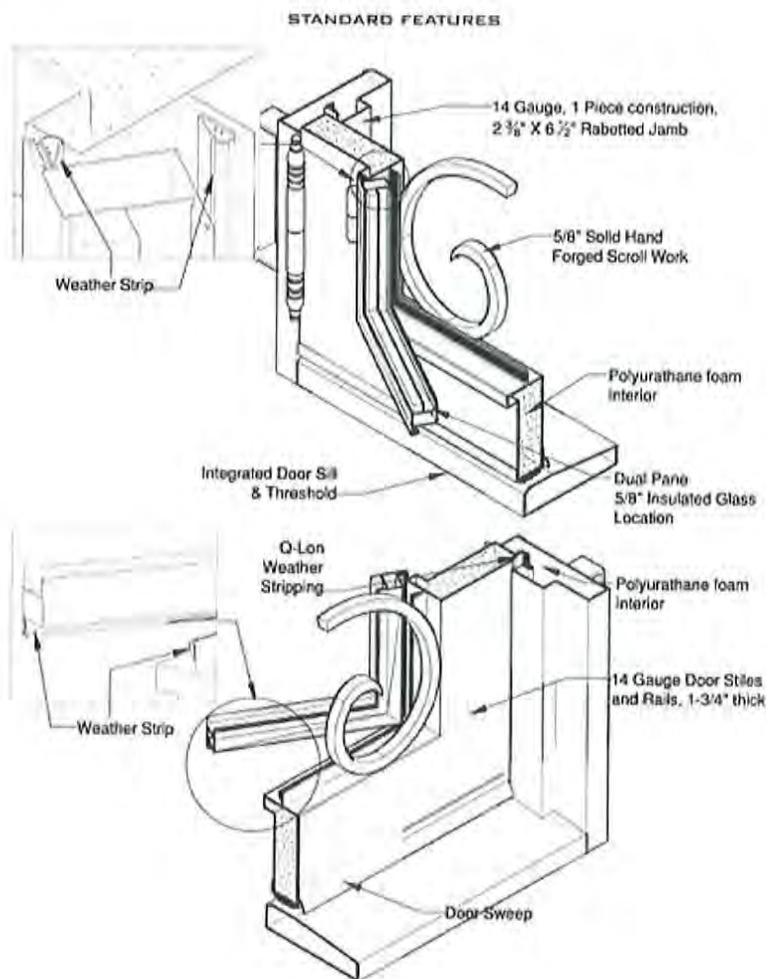
Portella Iron Doors provides exceptional service which includes:

- - experienced sales representatives allow you to view our products firsthand and answer any questions you may have
- - highly-trained professional installation team on staff

Our quality is so exceptional we back it with a [10 Year Warranty](#).

A complete fully integrated system includes:

- - one piece construction fully welded 14 gauge steel frame
- - pre-hung fully welded 14 gauge, 1 3/4" thick door
- - dual sealed operable glass window frames
- - heavy duty concealed ball bearing mortised hinges
- - closed cell polyurethane foam cores on jambs and stiles
- - factory applied and sealed, integrated sub-sill and threshold
- - durable factory applied faux finishes with 5 year warranty
- - Air and water resistant Q-lon compression weather stripping and durable drip edge, multi-bulb door sweeps
- - handle systems with a premium dead bolt and pull handles which utilize an innovative roller-catch closure system allowing doors to open and close with minimum amount of effort (standard and mortise boring available options)



Architect Series Technical Specifications

Our steel and iron products exceed industry standards...making our doors not only beautiful—they are built to last.

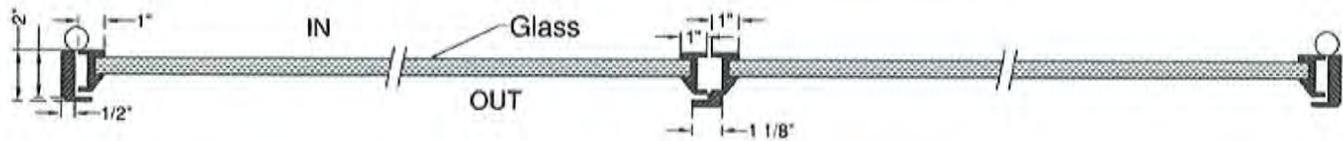
Narrow sight lines, exceptional strength, and unique sizing are a few of the trademark features of these hot rolled steel doors and windows. Other features include factory glazed, insulated Low-E glass for safety and UV protection and hardware options including mortise locking hardware and custom pull handles. Our Architect Series is the perfect choice for design and quality that to for generations to come.

Our Architect Series doors and windows include:

- - Narrow sight lines
- - Dual glazed, insulated Low-E glass to meet current energy rating requirements
- - Oversized door design and construction for doors over 10 ft. tall
- - Three factory finish options (custom finishes also available): Dark Bronze, Steel Gray, Charcoal
- - Factory glazed in a controlled environment
- - Deep steel divisions allow for thicker glazing combinations and improved energy values
- - A continuous 1/4" x 3" steel mounting flange and flashing for increased structural integrity and moisture protection

- - Factory applied and sealed integrated threshold
- - Windows with Roto-Crank Adjusters or Hold-Open Stays
- - Windows include high-quality bronze hardware
- - Steel window screens optional

ARCHITECT SERIES CROSS SECTION



EXTERIOR DETAIL



3" Wide Mounting
Flange for Additional
Moisture Control and
Structural Integrity

Seamlessly Applied,
Deep Glazing

Crisp, Clean
Points-of-Intersection

INTERIOR DETAIL



Industrial
Grade Hinges

Tight Reveals

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Portella is a nationally recognized manufacturer of custom steel doors, steel windows, contemporary metal doors, iron doors, steel French and European doors, iron gates, iron railings, iron hardware and other metal products. Our reputation for quality of workmanship, attention to detail, and superior customer service is highly regarded by our peers in the building industry. If you are building or remodeling, we have a steel door, steel window, gate or railing to complement your architectural style (traditional, classic, or modern), and if we don't - we'll design something absolutely perfect just for you.

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Welcome > [Rough Opening and Net Unit](#) > [Measurement Diagram](#)



Technical info

Standard Sizing and Prehung

ROUGH OPENING AND NET UNIT
Measurement Diagram

Single Door

Double Doors

Single Door One Sidelight

Single Door Two Sidelights

Double Doors One Sidelight

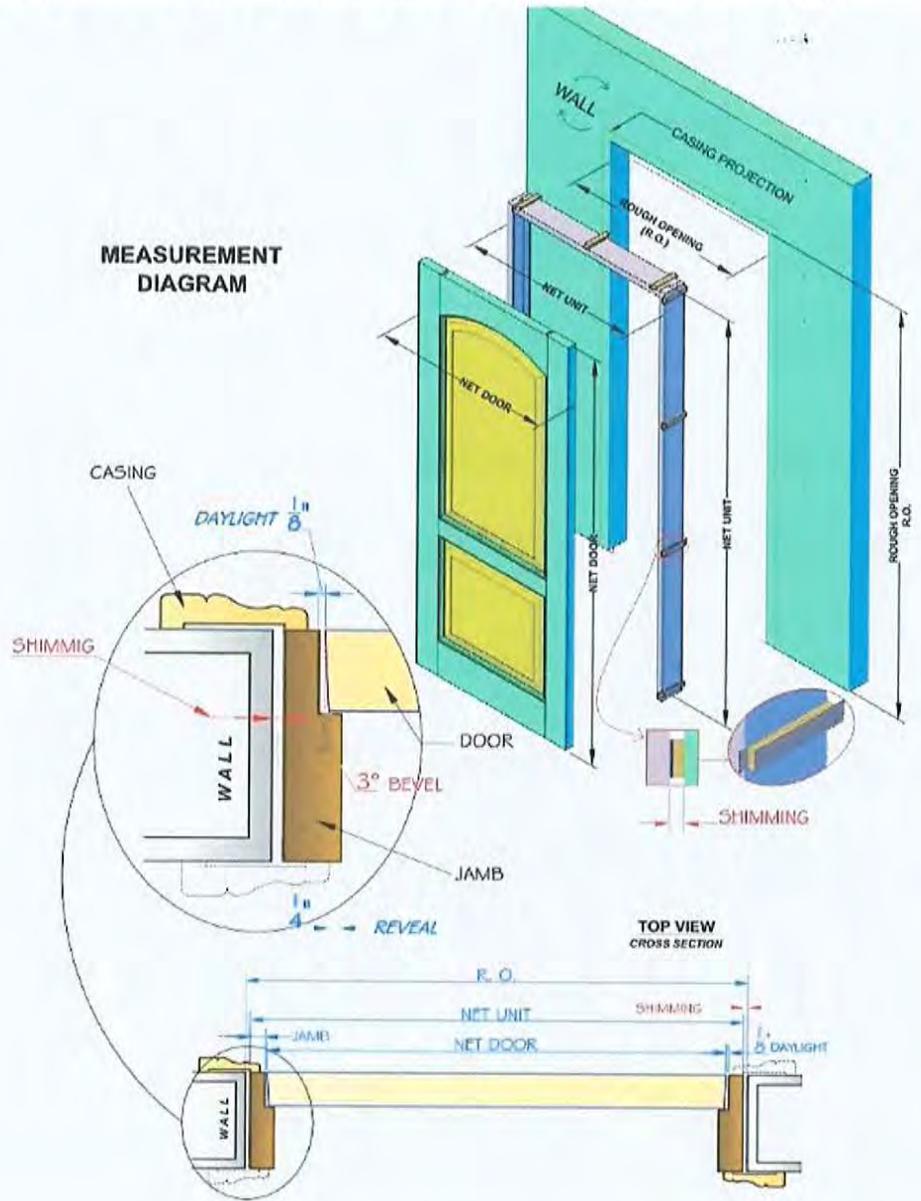
Double Doors Two Sidelights

Glass Standards

Millwork Standards

More To Explore:

 hardware	 glass
 millwork	 profiles
 custom	 find a dealer
 configurations	 technical info



Rough Opening	Door Width	Jamb Thickness	Net Unit	Shimming	Opening Radius
38"	18" x 2	3/4" x 2	37 1/2"	1/4" x 2	
38 1/4"	18" x 2	3/4" x 2	37 1/2"	3/8" x 2	
38 1/2"	18" x 2	3/4" x 2	37 1/2"	1/2" x 2	
38 3/4"	18" x 2	1" x 2	38"	3/8" x 2	
39"	18" x 2	1" x 2	38"	1/2" x 2	
39 1/4"	18" x 2	1 1/4" x 2	38 1/2"	3/8" x 2	
39 1/2"	18" x 2	1 1/4" x 2	38 1/2"	1/2" x 2	
39 3/4"	18" x 2	1 1/2" x 2	39"	3/8" x 2	
40"	18" x 2	1 1/2" x 2	39"	1/2" x 2	
40 1/4"	18" x 2	1 1/4" x 2	39 1/2"	3/8" x 2	
40 1/2"	18" x 2	1 1/4" x 2	39 1/2"	1/2" x 2	
40 3/4"	19" x 2	1" x 2	40"	3/8" x 2	
41"	19" x 2	1" x 2	40"	1/2" x 2	
41 1/4"	19" x 2	1 1/4" x 2	40 1/2"	3/8" x 2	
41 1/2"	19" x 2	1 1/4" x 2	40 1/2"	1/2" x 2	
41 3/4"	19" x 2	1 1/2" x 2	41"	3/8" x 2	
42"	19" x 2	1 1/2" x 2	41"	1/2" x 2	
42 1/4"	19" x 2	1 1/4" x 2	41 1/2"	3/8" x 2	
42 1/2"	19" x 2	1 1/4" x 2	41 1/2"	1/2" x 2	
42 3/4"	20" x 2	1" x 2	42"	3/8" x 2	
43"	20" x 2	1" x 2	42"	1/2" x 2	
43 1/4"	20" x 2	1 1/4" x 2	42 1/2"	3/8" x 2	
43 1/2"	20" x 2	1 1/4" x 2	42 1/2"	1/2" x 2	
43 3/4"	20" x 2	1 1/2" x 2	43"	3/8" x 2	
44"	20" x 2	1 1/2" x 2	43"	1/2" x 2	
44 1/4"	20" x 2	1 1/4" x 2	43 1/2"	3/8" x 2	
44 1/2"	20" x 2	1 1/4" x 2	43 1/2"	1/2" x 2	
44 3/4"	21" x 2	1" x 2	44"	3/8" x 2	
45"	21" x 2	1" x 2	44"	1/2" x 2	
45 1/4"	21" x 2	1 1/4" x 2	44 1/2"	3/8" x 2	
45 1/2"	21" x 2	1 1/4" x 2	44 1/2"	1/2" x 2	
45 3/4"	21" x 2	1 1/2" x 2	45"	3/8" x 2	
46"	21" x 2	1 1/2" x 2	45"	1/2" x 2	
46 1/4"	21" x 2	1 1/4" x 2	45 1/2"	3/8" x 2	
46 1/2"	21" x 2	1 1/4" x 2	45 1/2"	1/2" x 2	
46 3/4"	22" x 2	1" x 2	46"	3/8" x 2	
47"	22" x 2	1" x 2	46"	1/2" x 2	
47 1/4"	22" x 2	1 1/4" x 2	46 1/2"	3/8" x 2	
47 1/2"	22" x 2	1 1/4" x 2	46 1/2"	1/2" x 2	
47 3/4"	22" x 2	1 1/2" x 2	47"	3/8" x 2	
48"	22" x 2	1 1/2" x 2	47"	1/2" x 2	
48 1/4"	22" x 2	1 1/4" x 2	47 1/2"	3/8" x 2	
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48 3/4"	23" x 2	1" x 2	48"	3/8" x 2	
49"	23" x 2	1" x 2	48"	1/2" x 2	
49 1/4"	23" x 2	1 1/4" x 2	48 1/2"	3/8" x 2	
49 1/2"	23" x 2	1 1/4" x 2	48 1/2"	1/2" x 2	
49 3/4"	23" x 2	1 1/2" x 2	49"	3/8" x 2	
50"	24" x 2	3/4" x 2	49 1/4"	1/4" x 2	
50 1/4"	24" x 2	3/4" x 2	49 1/2"	3/8" x 2	
50 1/2"	24" x 2	3/4" x 2	49 1/2"	1/2" x 2	
50 3/4"	24" x 2	1" x 2	50"	3/8" x 2	
51"	24" x 2	1" x 2	50"	1/2" x 2	
51 1/4"	24" x 2	1 1/4" x 2	50 1/2"	3/8" x 2	
51 1/2"	24" x 2	1 1/4" x 2	50 1/2"	1/2" x 2	
51 3/4"	24" x 2	1 1/2" x 2	51"	3/8" x 2	
52"	24" x 2	1 1/2" x 2	51"	1/2" x 2	
52 1/4"	24" x 2	1 1/4" x 2	51 1/2"	3/8" x 2	
52 1/2"	24" x 2	1 1/4" x 2	51 1/2"	1/2" x 2	
52 3/4"	25" x 2	1" x 2	52"	3/8" x 2	
53"	25" x 2	1" x 2	52"	1/2" x 2	
53 1/4"	25" x 2	1 1/4" x 2	52 1/2"	3/8" x 2	
53 1/2"	25" x 2	1 1/4" x 2	52 1/2"	1/2" x 2	
53 3/4"	25" x 2	1 1/2" x 2	53"	3/8" x 2	

Portella Iron Doors

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Custom Steel Windows

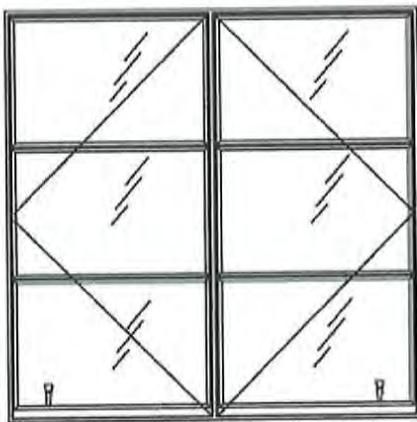
Our steel windows exceed all industry standards so they are not only beautiful—they are built to last.

Portella Windows feature:

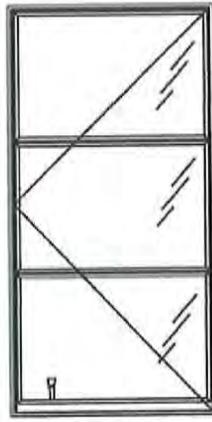
- Narrow sight lines
- Dual, factory glazed in a controlled environment
- Deep steel divisions allow for thicker glazing combinations and improved energy values
- A continuous 1/4" x 3" steel mounting flange and flashing for increased structural integrity and moisture protection
- Insulated, Low-E glass meets current energy rating requirements and UV protection
- Three factory finish options: dark bronze, steel gray, charcoal (custom finishes also available)
- Roto-Crank Adjusters or Hold-Open Stays
- High-quality bronze hardware
- Steel screens optional



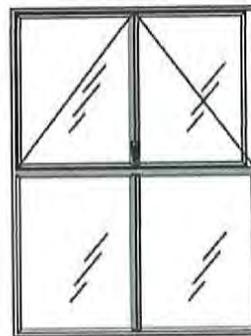
Steel Window – Double Casement with hold open stays, historical window



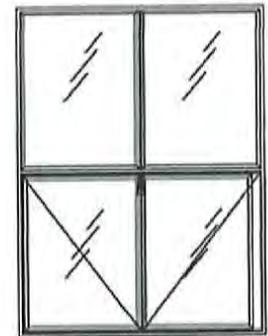
Double Casement



Single Casement



Awning



Hopper

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Portella is a nationally recognized manufacturer of custom steel doors, steel windows, contemporary metal doors,

iron doors, steel French and European doors, iron gates, iron railings, iron hardware and other metal products. Our reputation for quality of workmanship, attention to detail, and superior customer service is highly regarded by our peers in the building industry. If you are building or remodeling, we have a steel door, steel window, gate or railing to complement your architectural style (traditional, classic, or modern), and if we don't - we'll design something absolutely perfect just for you.



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Driveway Gates

Motorized Entry Gates are the perfect compliment to Ziegler custom wood garage doors. Our gates can be made on steel frame or by using a triple layer method of construction. Either way, we will custom build it for you.

View the embedded image gallery online at:
<http://www.zieglerdoorsinc.com/carriagedoors/drivewaygates.html#sigProGalleria9162e2e15d>

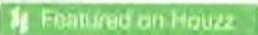
About us

Ziegler Doors Inc.

Our doors are unique one of a kind custom wood garage doors, designed to create the charm of yesteryear. Each door is authentically detailed & hand crafted to replicate "old world" architecture. The result is the best quality & style custom wood garage doors available.

The Ziegler family has been building wood garage doors in Orange County since 1969. As the value of land surged so have the expectations in quality & style related to our homes...

[Read more](#)

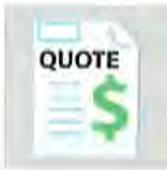


Customer Service



Purchasing & Shipping

You can simply order one of our original garage door designs or work with our designers to customize...



Request a Quote

Simply fill out our quote form to receive a quote for your next wooden garage door or carriage door....

Contact Us
714-437-0870
 1323A Saint Gertrude Place
 Santa Ana, CA 92705

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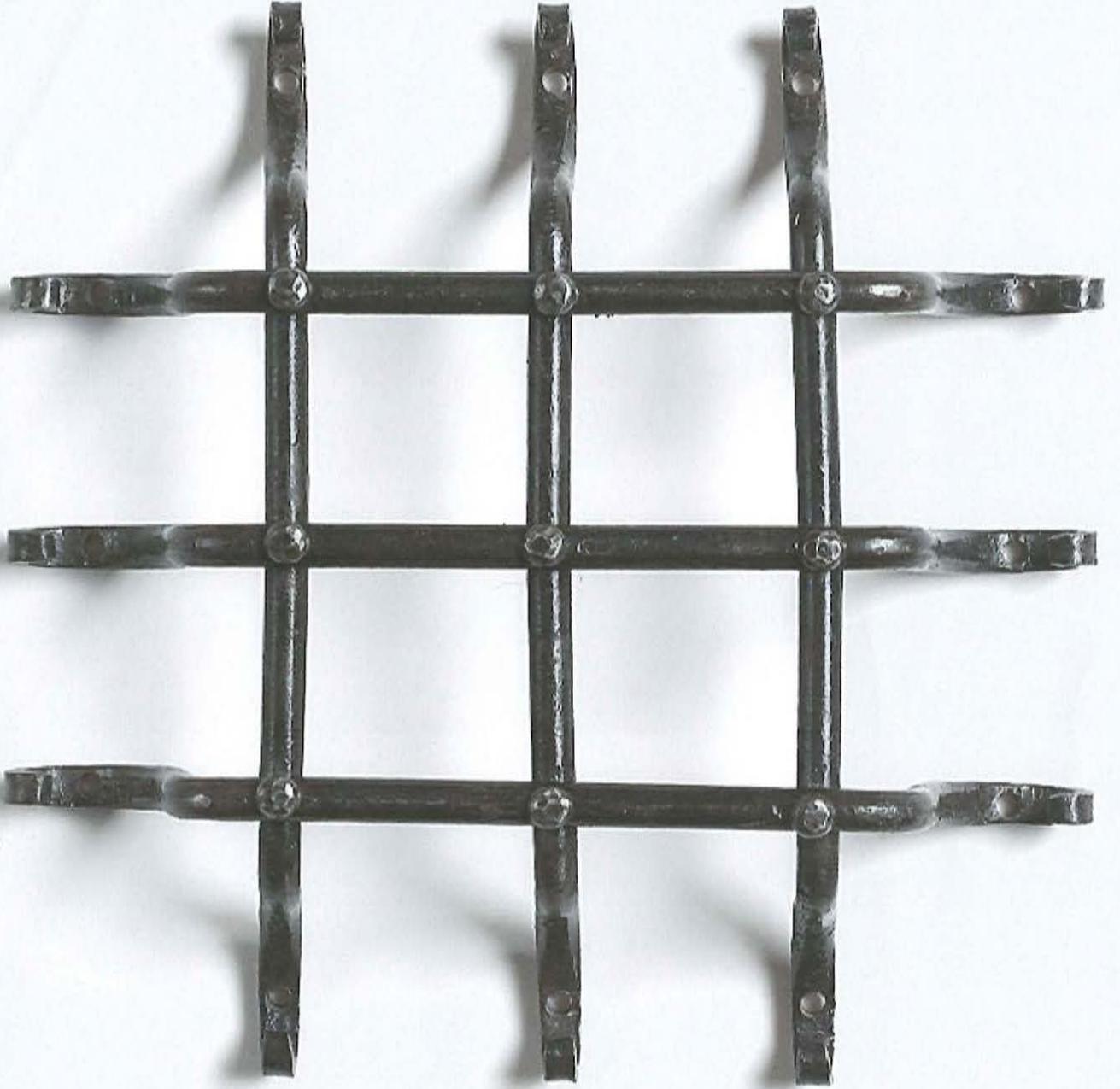
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Mack Passage Set - 2 1/2" x 10"

MACK

E21056-E21056

Geometrically pleasing, our Mack Collection is characterized by soft, angular planes that highlight the artistry of hand-cast bronze. Offered in an assortment of versatile profiles, each with a hand-applied patina that grows richer and deeper with age.

OPTIONS

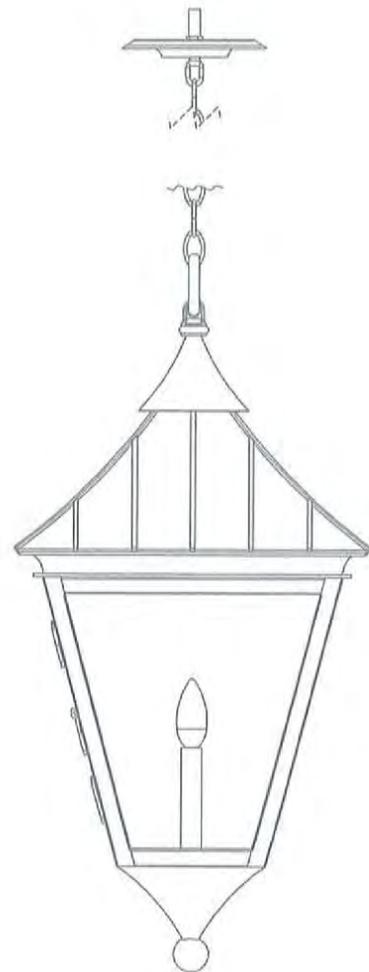
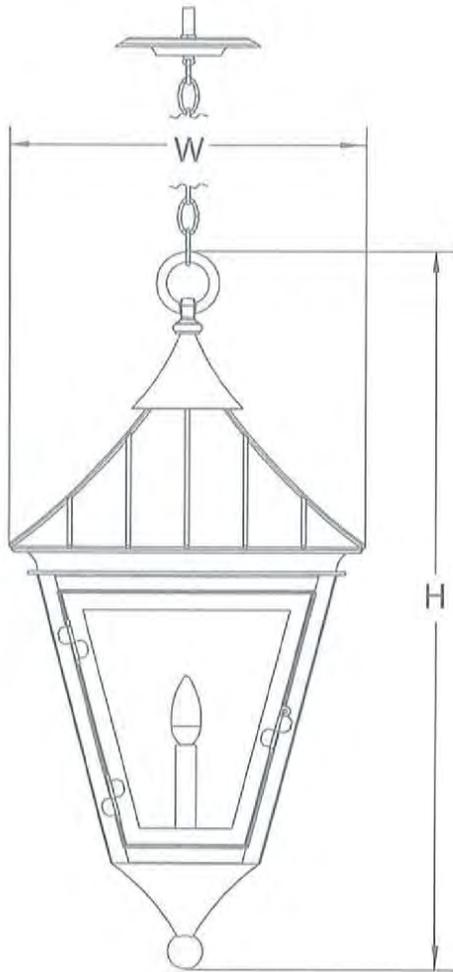
The interior door hardware set as seen above is shown in passage function with the L21005 Emile lever in silicon bronze, dark patina. Interior door sets can be designed as passage, privacy or dummy locksets, you would find this hardware on bedroom and bathroom doors as well as on closets and pantries. Available in a wide variety of patina options with your choice of handle. Visit www.rockymountainhardware.com to view more options.



MARESCA STANDING SEAM HANG

CEILING

© 2015



MARESCA STANDING SEAM		W	H	D	LAMP	CANOPY	X	Y	Z	ETL	WEIGHT
HANG LARGE	MM-1300HL	21	41.5		2-60W-C*	6" DIAM				DAMP	45 LBS
HANG REGULAR	MM-1300HR	15	30.75		1-60W-C*	6" DIAM				DAMP	22 LBS

AVAILABLE FINISHES

- STANDARD BC, BL, BP, DC, FC, HB, RC, WH
- PREMIUM I DB, PT, SB, VN, ZC
- PREMIUM II N/A

AVAILABLE GLASS

- STANDARD CL
- PREMIUM CG, ET, IC, GN, MI, PT, RT, SD, TM

DETAILS



Designed by Mark Maresca.

Photographed in flux copper with clear glass.

*Also available with three candelabra cluster. Please specify.

WARNING: Large version weighs 45 lbs. Installer MUST use an appropriately rated junction box. Please contact your sales coordinator for pre-installation assistance.

Ships with complimentary bulb(s).

A Division of Urban Electric Co., Inc.

JAN 20 2015



Governor® Bracket Mount



Standard Lantern Sizes

Height

24.0"

30.0"

36.0"

Width

6.0"

7.5"

9.25"

Depth

6.0"

7.5"

9.25"



Six-Sided French Quarter® Post/Column Mount



Standard Lantern Sizes

Height	Width	Depth
19"	13"	11.75"
22"	14"	12.5"
25"	15"	13.75"
27"	17"	14.5"



CSL24VDC

COMMERCIAL HIGH TRAFFIC DC
SLIDE GATE OPERATOR



Unrivalled Performance, Security and Accessibility

Engineered for more than a million cycles in high-traffic heavy-duty applications, the CSL24VDC is ideal for the most demanding slide gate environments. Industry-leading power management technology extends battery backup for up to 24 days* without recharging, providing greater security and reliability. No one else can offer you that peace of mind. Access your property like never before. With MyQ[®] Technology you can monitor and control your gate from anywhere and get in quickly and securely with the built-in interference eliminating Security+ 2.0[™] radio.

Connectivity

- **MyQ Technology** enables you to securely monitor and control your gate operator and houselights with your smartphone for greater peace of mind.
- **Alerts** can be received as email or pop-up (push) notifications on your mobile device so that you always know the status of your gate operator.
- **MyQ Mobile App** is a free download with no annual activation fee.
- **Wireless Dual-Gate Communication** saves unsightly driveway scars by eliminating expensive conduit for dual-gate communication.

Performance

- **Million Cycle DC Motor** is engineered for more than a million cycles and is designed to perform in the most demanding applications. Soft start/stop operation extends operator and hardware life for heavy-duty gate use.
- **Battery Backup** safeguards your property by providing up to 208 cycles* or up to 24 days* of standby power when the power is down.
- **Solar Ready Ultra-Reliable System** delivers power when you need it most to operate the gate and is extremely power efficient at all other times to maximize solar performance. Home owners may qualify for 30% solar tax credit.
- **Gate Size** rated for gates up to 50 ft. in length or weighing up to 1500 lbs.

Safety and Security

- **Security+ 2.0[™] Patented Multi-Frequency Secure Radio Technology** virtually eliminates interference and offers 2X the range of standard remotes so you can access your facility quickly and safely.
- **Quick Close/Anti Tailgate Selectable Feature** quickly secures gate and prevents unauthorized access.
- **Plug-in Loop Detector Inputs Innovative Design** ensures vehicles are easily identified to exit property or interrupt gate travel if a vehicle is in its path.
- **Safety Inputs** are provided for the addition of safety reversing devices, each entrapment point should be protected with its own device.
- **UL/cUL Listed** tested to the most stringent industry guidelines.

OPTIONAL ACCESSORIES:



LiftMaster Internet Gateway (828LM)^{***}

Receive alerts or monitor and activate gate via an Internet-enabled device anywhere in the world.



Door and Gate Monitor (829LM)^{***}

Monitor or close the gate from any room in your facility.



Universal Single and 3-Button Remote Controls (811LM) (813LM)

Ideal for applications requiring a large number of remotes for a common entrance.



2-Button and 4-Button Security+ 2.0[™] Learning Remote Controls (892LT) (894LT)

One button can control a gate operator and the other(s) can control garage door(s). It can also be programmed to Security+[®] or Security+ 2.0[™] code format.



Monitored Entrapment Protection Retro-Reflective Photoelectric Sensor (CPS-RPEN4GM)^{**}

Safeguards your property. Single-sided means no expensive trenching or wiring.



Solar Panel (SOLPNL10W12V)

Solar option available. Efficient reliable system.



Internet Protocol Access Control (IPAC)

Internet-enabled outdoor access control system with Voice-over Internet Protocol.

CSL24VDC

COMMERCIAL HIGH TRAFFIC DC
SLIDE GATE OPERATOR

FEATURES

FIRE DEPARTMENT COMPLIANT

Selectable settings allow gate to auto open upon loss of AC power or battery depletion.

POSILOCK®FEATURE

If gate is pushed off of closed limit, operator will power on and return gate to closed position quickly securing property.

PRE-MOTION WARNING ALARM

Selectable feature activates on board alarm three seconds prior to gate motion.

WIRELESS DUAL-GATE COMMUNICATION

Saves unsightly driveway scars by eliminating expensive conduit for dual-gate communication.

BI-PART DELAY

Monitors the speed and position of each wing and adjusts the speed as necessary to ensure primary gate closes last, avoiding potential damage to the gate.

SYNCHRONIZED CLOSE

Simultaneously closes gates.

PROGRAMMABLE AUXILIARY RELAYS

Two programmable relays with six settings each simplify adding additional features. Switch on/off devices at open or close limits.

ADVANCED TRAFFIC MANAGEMENT CONTROL

Secures your property.

ANTI TAILGATE

Prevents unauthorized access. Gate will pause when closing as vehicle pulls onto interrupt loop or breaks photo beam. Once vehicle backs up, gate will continue to close.

QUICK CLOSE

Closes the gate immediately after a vehicle pulls off the interrupt loop.

ONE TOUCH PUSH BUTTON PROGRAMMABLE ELECTRONIC LIMIT SYSTEM

Maintains accurate gate position throughout gate travel. Maintains open and close limit position at all times, even after using manual disconnect.

HOMELINK® COMPATIBLE

Version 4 and higher.

WARRANTY

Five years commercial.
Seven years residential.

LED DIAGNOSTIC DISPLAY

Easy-to-read, simplifies installation and troubleshooting.



SECURITY+ 2.0™ ON-BOARD RADIO RECEIVER

Up to 50 remotes.

SPECIFICATIONS

POWER

110V/220V Single Phase.

ACCESSORY POWER

24VDC 500mA output.
Switched and unswitched power.

SURGE

Industrial strength suppression on high and low voltage inputs.

TEMPERATURE SPECIFICATIONS

-40°F (-40C) to 140°F (60C).

GATE TRAVEL SPEED

12" per second.

CONSTRUCTION

MOTOR

24VDC continuous-duty motor.

OPERATOR DUTY RATING

Continuous duty.

CHASSIS

Constructed with 1/4" gold zinc plated steel for rust prevention.

WORM GEAR REDUCTION

Commercial oil bath gearbox providing a 30:1 worm gear reduction.

COVER

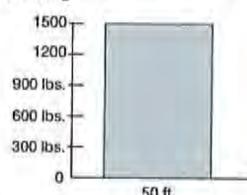
High-density, UV-resistant polycarbonate 2-piece cover for excellent heat and corrosion resistance.

OPERATOR WEIGHT

140 lbs.

RECOMMENDED CAPACITIES

Slide Rating



BATTERY BACKUP OPERATION

(16 ft. / 400 lbs. swing gate)

BATTERY	CYCLES	STANDBY TIME
2-7 AH	208	24 Days
2-33 AH	1179	105 Days

DIMENSIONS



* Basic set up with remotes programmed. Does not include added accessory power draw. LiftMaster low power draw accessories recommended to extend cycles and standby time on battery backup.

**Power efficient LiftMaster design saves power when running on battery or solar mode.

***LiftMaster® Internet Gateway Accessory functionality is dependent on communication with a MyQ Enabled gate operator. MyQ Technology communication can be limited by distance and type of exterior building materials. A general range estimate is 300 ft.

LiftMaster gate operators comply with UL 325 standards. External entrapment devices must be added to meet UL 325 standards. Your installer will recommend suitable entrapment devices such as photoelectric sensors or edge sensors.

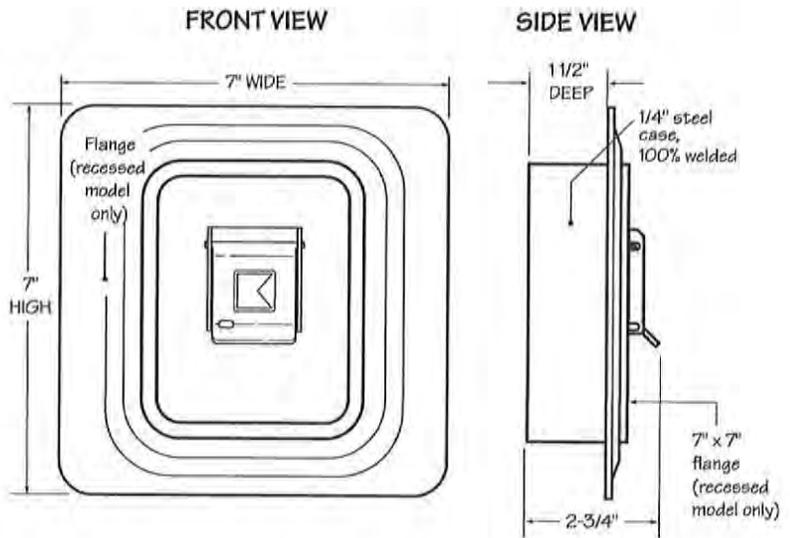
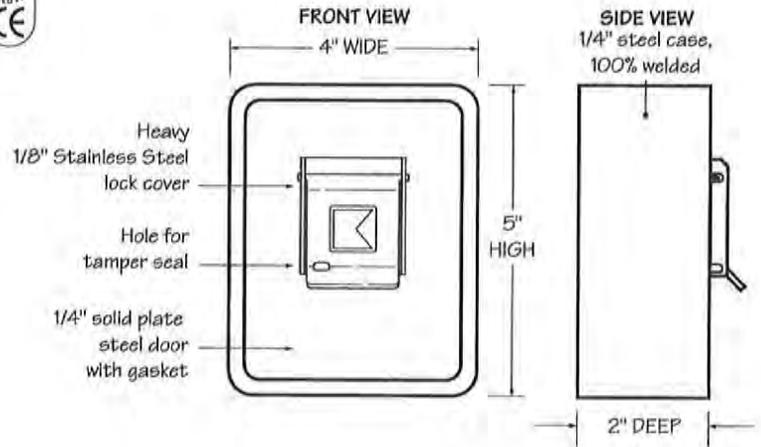
SECURITY
UL LISTED EQUIPMENT
2363 CE



 **MODEL 1650**
SN 16-064836
OUTDOOR USE
THE KNOX COMPANY, PHOENIX, AZ



High Security Residential Key Box



Note: For commercial applications, see 3200 Series Knox-Box® or 4400 Series Knox-Vault™.

Ordering Specifications

To insure procurement and delivery of the 1650 Series KNOX-BOX lift-off door model, it is suggested that the following specification paragraph be used:

KNOX-BOX surface or door mount. 1/4" plate steel housing, 1/4" thick steel door with interior gasket seal. Box and lock UL® Listed. Lock has 1/8" stainless steel dust cover with tamper seal mounting capability.

Exterior Dimensions: Surface mount - 5"H x 4"W x 2-3/4"D

Door hanger - 5"H x 4"W x 2-3/4"D

Recessed - 7" x 7" (flange)

Lock: UL Listed. Double-action rotating tumblers and hardened steel pins accessed by a biased cul key.

Finish: Knox-Coat® proprietary finishing process

Colors: Black, Dark Bronze, Aluminum

P/N: 1650 Series KNOX-BOX (mfr's cat. ID)

Mfr's Name: **KNOX COMPANY**

The 1650 Series KNOX-BOX® key box was developed to secure residential entrance keys. Knox Residential is used for fire, police and medical emergency entry in gated communities, single family residences and apartment complexes. The residential key box is also available with a door-hanging bracket for emergency medical access during temporary convalescence.

Features and Benefits

- Holds up to 2 keys in interior compartment
- Ensures high security with UL Listed Medeco lock
- Includes a Knox-Coat® proprietary finishing process that protects Knox products up to four times better than standard powder coat
- Resists moist conditions with a weather resistant door gasket
- Colors: Black, Dark Bronze, Aluminum
- Weight: 7 lbs.

Options

- Alarm Tamper Switch (UL Listed)
- Door bracket for hanging over 1-7/8" door for temporary applications
- Recessed Mounting Kit

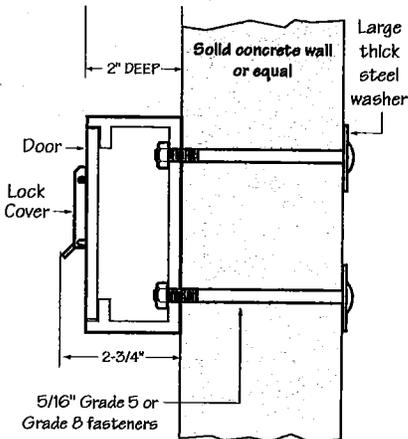
Attention: KNOX-BOX® key box is a very strong device that **MUST** be mounted properly to ensure maximum security and resist physical attack.

Knox® Rapid Entry System

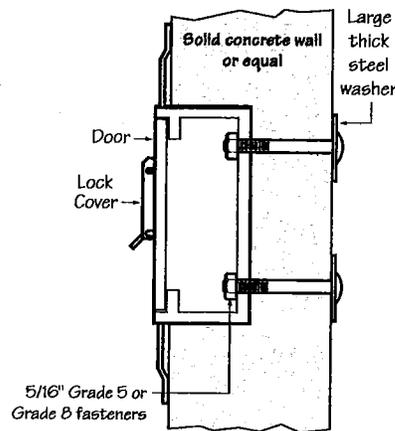
The Knox Company manufactures a complete line of high security products including Knox-Box key boxes, key vaults, cabinets, key switches, padlocks, locking FDC caps, plugs and electronic master key security systems. For more information or technical assistance, please call Customer Service at 1-800-552-5669.

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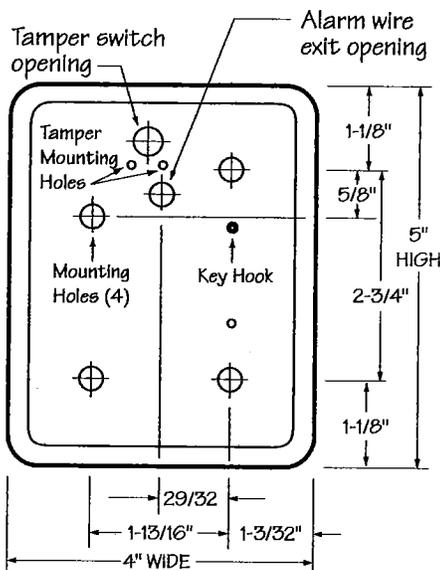
**Suggested minimum mounting height
 6 feet above ground**



Series 1650 Surface Mount



Series 1650 Recess Mount



Front View of Back Plate

Attention: KNOX-BOX[®] is a very strong device that MUST be mounted properly to ensure maximum security and resist physical attack.

Knox[®] Rapid Entry System

The Knox Company manufactures a complete line of high security products including Knox-Box key boxes, key vaults, cabinets, key switches, padlocks, locking FDC caps, plugs and electronic master key security systems. For more information or technical assistance, please call Customer Service at 1-800-552-5669.

Recessed Mounting Kit

The 1650 Recessed Mounting Kit (RMK) is used for recessed models only. It contains a shell housing and mounting hardware to be cast-in-place in new concrete or masonry construction. After construction is completed, the KNOX-BOX mounts inside the RMK. The RMK may only be used in new concrete or masonry construction.

Installation In Cast Concrete

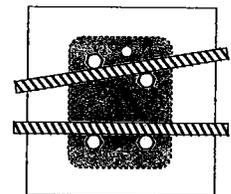
The optional Recessed Mounting Kit is for use in new concrete or masonry construction only. The kit includes a shell housing and mounting hardware to be cast-in-place. The KNOX-BOX is mounted into the shell housing after construction is completed.

Dimensions

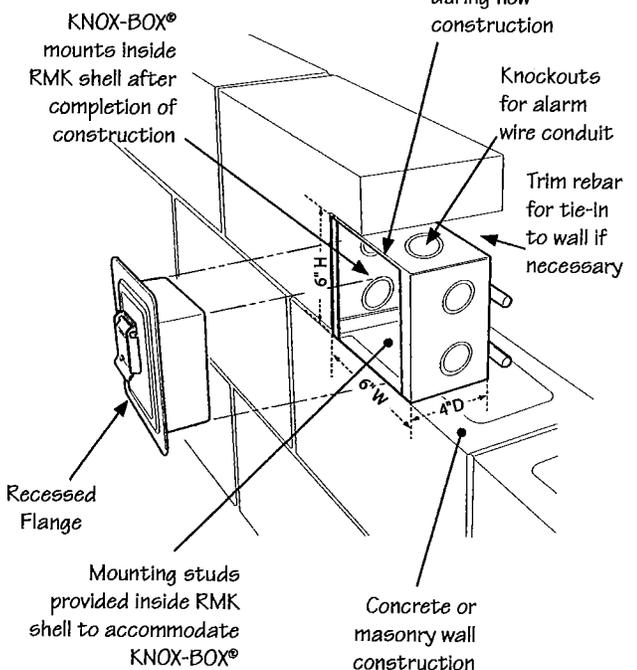
Rough-in Dimensions: 6-1/2"H x 6-1/2"W x 5"D

IMPORTANT: Care should be taken to insure that the front of the RMK shell housing, including the cover plate and screw heads, is flush with the finish wall. The RMK must be plumbed to insure vertical alignment of the vault.

REAR VIEW showing orientation of RMK to Lift-Off Residential Knox-Box Backplate



Recessed Mounting Using Recessed Mounting Kit (RMK)





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SHOES

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Historic Resource Evaluation
35 Napa Street East, Sonoma,
Sonoma County, California

(APN 018-212-008-000)



Prepared for:

Enterra Associates
1275 4th Street, #240
Santa Rosa, CA 95404



Prepared by:

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Project Overview & Executive Summary

The tenants of the building at 35 Napa Street East in Sonoma, California, are planning a project to remodel the primary and east façades of the building. As part of the planning process, they hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to determine if the building qualifies for listing in the California Register of Historic Resources (California Register) and, if so, to assess the potential impact of the proposed project on the property.

The proposed project entails removing the wooden awning and exposed, decorative rafter ends across the length of the primary (north) façade; reconfiguring the ground floor windows to match the band of ribbon windows across the middle of the façade; replacing the front doors to match the new window configuration; sand blasting the east façade to remove many layers of paint applied to the original quarry cut stone; and adding lighting and signage. The footprint of the building would remain unchanged, as would its overall shape and presence within the streetscape.

The original section of the building was built in 1902 and was significantly expanded and remodeled in 1938 and 1973. The parcel is within both the City of Sonoma Historic Overlay District and the Sonoma Plaza National Historic Landmark (NHL) Historic District. The Hotz Building, however, is not listed as a contributing resource to the NHL, nor is it included in the 1978 Sonoma League for Historic Preservation's Historic Resources Survey, as updated.

Though the building is over one hundred years old, it no longer retains enough integrity of design, materials, workmanship or feeling to convey its potential historical significance and/or association with the Hotz Family. Had either the 1902 or the 1938 façade remained intact, the building could have been determined eligible for the California Register under Criterion 2 (association with the lives of persons important to **local**, California or national history). The building would not have qualified under Criterion 1 (association with significant events) or Criterion 3 (architectural significance). The 1973 renovation radically altered the design, materials and feeling of the building to the extent that the original tenants, the Hotz Family, would hardly have recognized the building were they to see it today.

That said, the proposed project does retain several "character defining" features of the 1938 remodel to tell the story of the building's association with the Hotz family: the wrought iron "G.H. Hotz" sign on the north façade, the barrel tile along the ridge line, the shallow niche and iron balconet on the north façade, the band of ribbon windows over the entrance, the stone work on the east facade, the lunette windows on the east façade, and the decorative iron wall anchors on the east façade.

Methodology

On December 31, 2014, Alice P. Duffee undertook a field survey of the property to conduct a visual review and assessment of the building. Records searches were conducted at the following repositories, as well as a variety of online research websites:

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

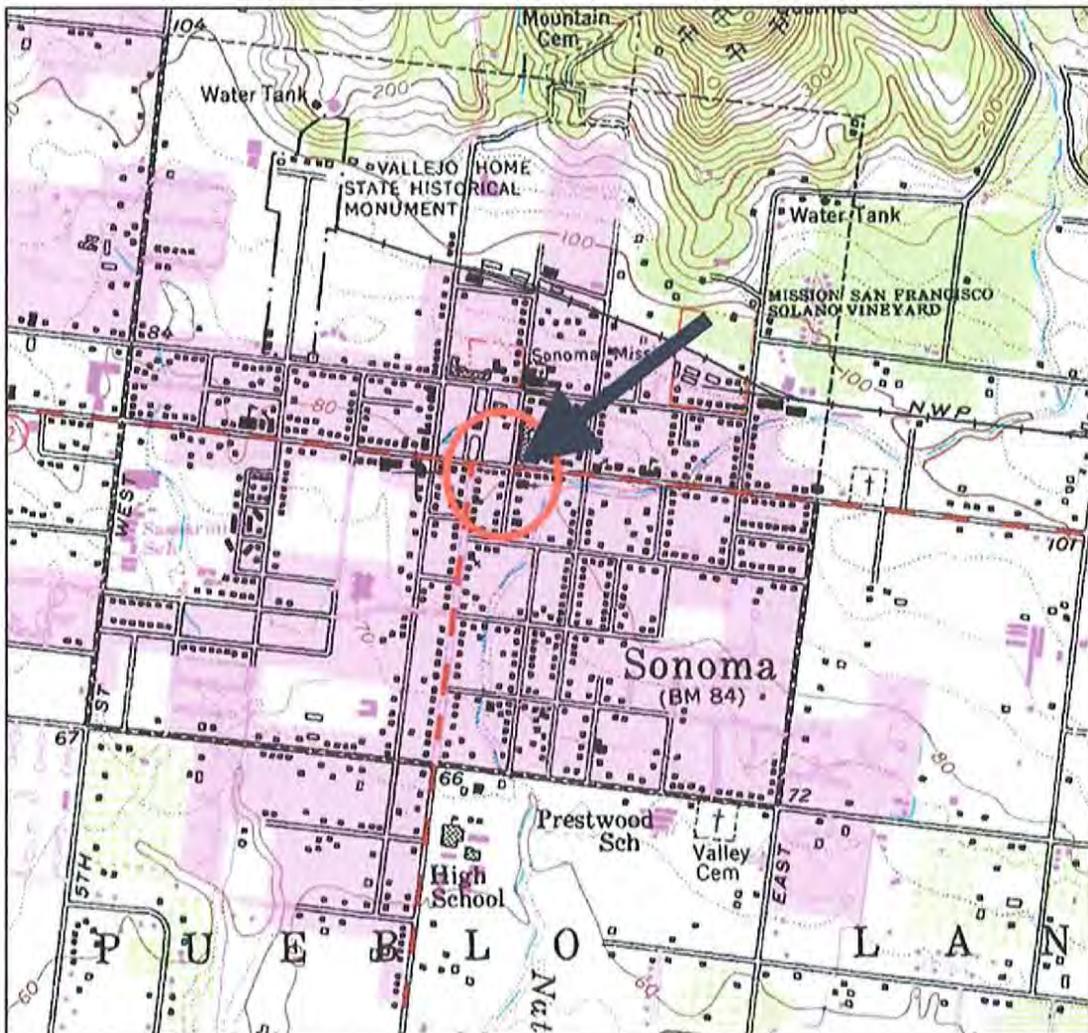
Evaluator qualifications



Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the building at 35 Napa Street East in Sonoma, California. Ms. Duffee is a qualified architectural historian as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History. She holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia.

Physical Description & Site Location

The building at 35 Napa Street East sits on the south side of Napa Street East, on the southwest corner of the intersection of Napa Street East and First Street East in the City of Sonoma. It abuts its neighbor on the west and is separated from its neighbor on the south by an asphalt parking lot and low stone wall. The rear of the property is visible from First Street East. The streetscape is two-storey commercial buildings fronted by a continuous concrete sidewalk, and diagonal parking. This section of Napa Street East borders the historic Sonoma Plaza and has two lanes of traffic.



Location of 35 Napa Street East (Sonoma Quadrangle, USGS Map, 2013)



Aerial view of Project Area - Parcel 018-212-008

Description

The building at 35 Napa Street East consists of a two-storey block with two one-storey additions off of the rear (south) facade. It is aligned with its neighbors along Napa Street East, and fronted by a modern concrete sidewalk on the north and east sides. The rear of the lot is paved in asphalt for use as a parking lot and loading dock. While no part of the site is landscaped, the entire site has been significantly disturbed by various development campaigns on the site pre-dating the existing building, at least as early as the 1840s.

The oldest section of the building dates to 1902 and consists of a two-storey square block with a flat roof and a concrete and rubble masonry foundation. The primary (north) elevation is faced in roughly textured stucco with a pedimented parapet at the roofline. A single row of barrel tile roof shingles adorns the ridge of the primary elevation as a decorative element. A shallow, arched niche is centered over the front entrance and decorated with a cast iron balconet. Exposed rafter ends project over a band of ribbon windows beneath the niche, and are decorative in nature. A modern, flat roofed, wood awning spans the length of the building. At the ground level, a pair of plate glass doors is flanked by plate glass sidelights and three bays of single-paned, wood framed windows resting on decorative grill vents. A single row of vertically laid bricks separates the building from the sidewalk. Tile pavers delineate the entrance.

The east elevation (First Street East) reveals the original random ranged, quarry-faced stone masonry construction, which has been painted numerous times. The flat façade steps down three times, with the squared-off roof line trimmed in a simple stone course on the 1902 section and slightly projecting cornice on the easternmost (1938) addition. Viewed from behind (the west), one sees that most of the wall is a false façade, concealing the slope of the shed roof on the addition. The stuccoed façade of the 1938 addition has been coarsely textured to mimic the stone masonry of the original block. Paint visually links the two building components. On the original block three arched, four-paned lunette windows are trimmed with arched stonework capped with a keystone. A similar arch covers the entrance on this side of the building. The solid wood door to this opening is covered by a canvas awning and flanked on one side by a single sidelight. Further south on the façade, on the 1938 addition, a door with no decorative arches or accompanying sidelights has been cut into the side of the building (ca. 2003). This second door is elevated from the sidewalk by approximately two feet without a stoop or steps. Three decorative,

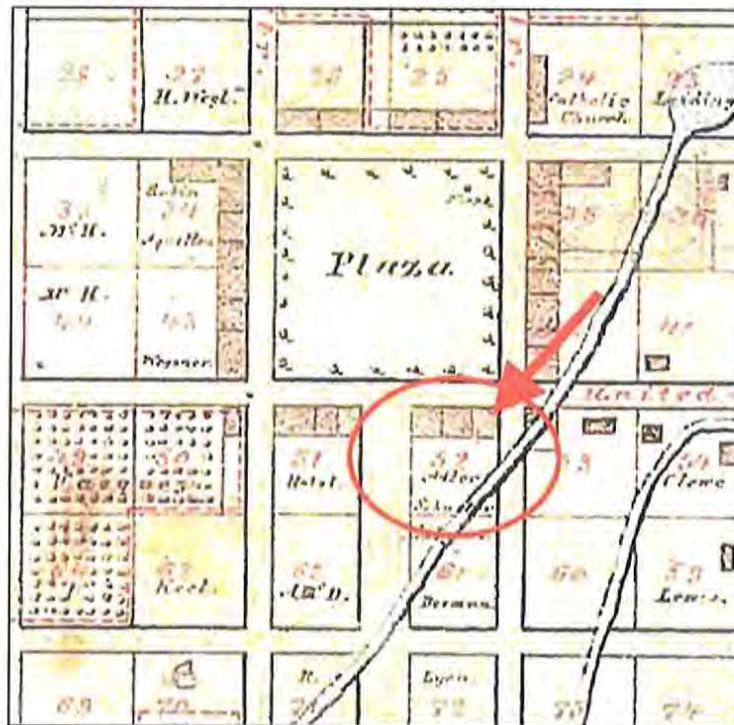
wrought iron wall anchors are spaced unevenly along the original block of building on this façade between the windows and cornice.

From the south, only the second storey of the 1902 block of the building is visible from the street. Two modern additions extend the width of the building, obscuring the older section. Both additions are stuccoed and rest on poured concrete foundations. The easternmost addition (ca. 1938) has a shed roof clad in asphalt shingles, while the roof of the westernmost addition (ca. 1973) is not visible from the street. The false façade of the eastern elevation is clearly visible from this vantage. A solid door on the west side accesses the eastern addition and is protected by a canvas awning and fronted by a concrete loading dock. A similar door and awning is centered on the western addition that is fronted by a lower concrete deck.

Historical Context of Sonoma

The building at 35 Napa Street East is situated on lands granted by the Mexican Government to the San Francisco Solano Mission in 1823. In 1835 General Mariano Guadalupe Vallejo set about transitioning the area from mission to pueblo, using the name "Sonoma" in his progress report to the governor. Later that year, on June 24, 1835, the governor signed an order officially establishing Sonoma as a "presidial" town—the headquarters for the military in the north. With the help of William A. Richardson from Yerba Buena (the precursor to the city of San Francisco), General Vallejo laid out the town of Sonoma around a traditional plaza and grid design. The 8-acre plaza they laid out was the largest plaza in California, and remains so today. The orderly street grid was symmetrical around the 110' wide Broadway, centered on the Plaza.

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



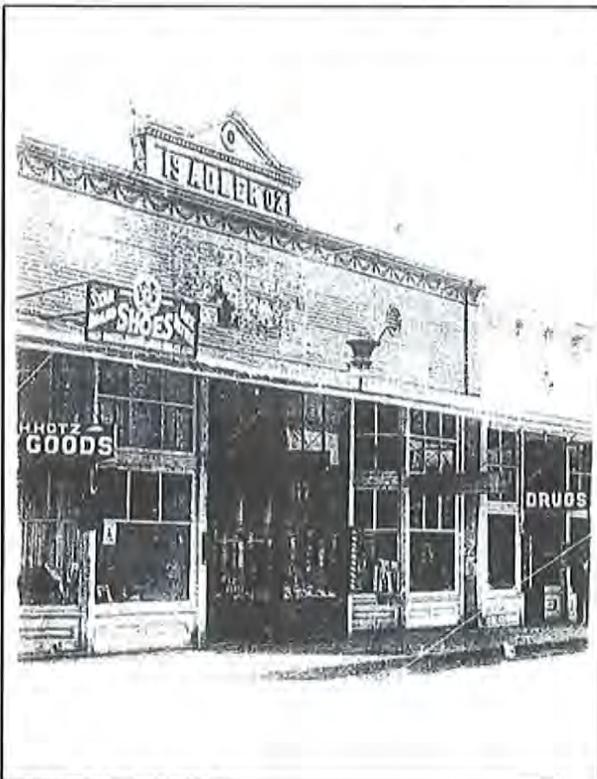
Detail of Otto V. Geldern's 1875 Plan of Sonoma showing project area.

History of 35 Napa Street East

The lot containing 35 Napa Street East is on the northeast corner of what was originally known as Lot 52 on the early pueblo map. It was among the earliest lots developed in Sonoma, showing continuous occupation by the American from at least the 1840s. The first documented structure on the lot was the Pioneer Saloon, built by Lewis Adler, who was one of Sonoma's pioneer settlers. In 1900 Adam Adler, the only child of Lewis Adler, renovated the Saloon but soon thereafter rethought his plans. He sold the building to Henry Castagnosso who moved the frame structure in 1902 to clear the site for Adam Adler to build a new, more substantial stone building.¹

On November 1, 1902, the Sonoma Index-Tribune announced the grand opening of G.H. Hotz's relocated dry goods store:

G.H. Hotz, Sonoma's enterprising dry goods merchant, has moved into his new store in the Adler Building. The store is large and _____gated and has two large plate glass show windows, which will be handsomely draped by the deft hands of Clarence Cheney, who acquired the art while employed in _____ Bros & Co's big store in Petaluma. The counters, showcases and shelving are new and of the latest design. Mr. Hotz has stocked the store with the very latest dress _____, ribbons, gents clothing, new millinery, etc. The millinery department is well equipped for the _____ of ladies who can select their purchases without _____. Mr. Hotz has been in business in Sonoma continuously for fifteen years and by a strict business method and accommodating manner has built up a fine business. His many friends are congratulating him on having the most up-to-date dry goods store in this town.



Adler Building, ca. 1902

Historic photographs show the Adler Building as having a classical or Edwardian style. The primary façade was clapboard siding at the second storey over a wall of windows at the full height of the ground level. A classical, false pediment was centered over the primary façade, and ornamented with dentils, a rosette, and the building's name and construction date ("19 ADLER 02"). A festooned cornice spanned the width of the building, terminating in shallow pilasters topped with simplified capitals. At least one louvered, round ventilation opening interrupted the second floor expanse. A pair of double, wood and glass doors was centered on the elevation and flanked by the two large display windows (as mentioned in the Sonoma Index-Tribune article). Unlike the newspaper description, however, the windows were not exclusively solid panes of plate glass: they were panes of plate glass topped by three panels. The historic photograph suggests that the windows may have been projecting bays. They rested on a paneled base extending to the sidewalk. A ribbon band of windows crossed the width of the building over the display windows and door. No historic photos of the east elevation have been located. (See figure to left).

¹ Kathleen Thompson Hill, Sonoma Valley: The Secret Wine Country (Sonoma, CA: Hilltop Publishing, Co. October 1996), p. 84.



Before Gustave Henry (G.H.) Hotz relocated into this building in 1902, he had been operating a dry goods store in the building immediately west of the new Adler Building since approximately 1885.² Gustave Hotz was born in Zurich, Switzerland, on December 24, 1853, the fourth child of Caspar and Elizabeth Hotz. Soon thereafter, Caspar sold his farm and all of his worldly possessions to move the family to the United States. The family boarded the "R. L. Gilcrest" in Le Havre, France, and arrived in New York on May 31, 1855. Gustave was two years old. His 2 month old sister, Suzanne, had died en route and been buried at sea.³

The family of six moved to Sauk County, Wisconsin where they resumed farming. A year later (1856), following the death of Gustave's mother, the father and four children moved to Scandinavia Township in Waupaca County in Northern Wisconsin where "Indian Lands" were cheaper.⁴ Descendants of Caspar Hotz and his clan remain in Scandinavia Township today. In 1872, Bertha, the oldest daughter, married William Augustus Smith (a German immigrant and Civil War veteran). By 1880 the couple had moved to the Napa Valley, taking her brother Gustave (age 19) with them.⁵

As early as 1880, William and Gustave operated a dry goods store in Napa. By 1885 they had opened another store in Sonoma, running advertisements in the Sonoma Index-Tribune for the opening of a "New Cash Store" next door to Jones' Hotel in Sonoma. W.A. Smith is listed as the proprietor, and G.H. Hotz the manager (see adjacent figure). Gustave was 31; William was 40. This store was one of several operated by the men around the area, including Napa and Vacaville. William remained in Napa while Gustave took up residence in Sonoma, marrying Emma Enslow in 1887. Emma took an active role in the dry goods store, running the millinery side of the business. The couple built a "handsome two-storey" house at 578 Broadway near the corner of Patten Street in early 1893,⁶ where they raised three sons and two grandchildren and entrenched themselves in the civic affairs of Sonoma.

Advertisement from Sonoma Index Tribune, October 3, 1885.

In the early years of the twentieth century, Gustave served on the Sonoma City Council and then as Mayor of Sonoma from 1906 – 1908. He was also an active member of the school board and the free masons. In 1902, Gustave moved his store one building over into the newly built "Adler Building," as described above.⁷ Four years later, the 1906 earthquake caved in the east and south ends, but Adam Adler (owner of the building) immediately repaired the structure.⁸ Gustave and Emma quickly resumed business and ran the store with the help of their sons Ralph and Harold until Gustave's death in July 1933.

² While the 11/1/1902 Sonoma Index-Tribune article says Hotz had been in business fifteen years, advertisements for his first store can be found as early as 1885 in the Sonoma Index-Tribune.

³ www.ancestry.com

⁴ Commemorative Record of the Upper Wisconsin Counties of Waupaca, Portage, Wood, Marathon, Lincoln, Oneida, Vilas, Langlade, and Shawano (Chicago, IL: J.H. Beers & Co, 1895), p. 873. On www.openlibrary.org.

⁵ William Augustus Smith served in the Union Army in the 38th Wisconsin Volunteer Regiment.

⁶ Sonoma Index-Tribune, December 31, 1892. The house remains standing, next to the parking lot of the former police station.

⁷ The Simmons Pharmacy moved into his former space on Napa Street East.

⁸ "Fearful Visitation of Earthquake," Sonoma Index-Tribune, April 21, 1906.

Following Gustave's death, Ralph and Harold took over running the business. In 1937 Emma Hotz gifted the property to Ralph and Harold who promptly embarked on a major remodel of the building. According to the Sonoma Index-Tribune, work began in the summer of 1938 and was described as follows:

"The exterior is to be of stucco with Spanish type architecture adhered to. A building is being constructed at the rear of the store to be used as a warehouse and receiving room, with part of the space to be used as a modern fitting room and dressing room."⁹

Work on the "modern and handsome Hotz store with just an artistic touch of the old Spanish" was completed in September 1938, as a "proud addition to Sonoma's business district" and "a real monument to the late G.H. Hotz." The article goes on to describe the "hardwood basket-type inlaid floors," "fixtures made of gum wood with streamline paneling and chrome," and "the Hotz name in wrought iron over the building." The addition on the southeast corner increased the floor space by fifty percent. Leonard Thomas was the contractor on the project, with Monson and Carlson providing cabinetry and fixtures and William Downey and J. Weymouth painting.¹⁰ The building remained roughly unchanged under the management of Ralph and Harold Hotz for the next 34 years.

On September 29, 1972, Ralph Hotz sold the entire business, including its inventory, to Walter J. and Lucille Stieper.¹¹ His brother, Harold, had died seven years earlier and Ralph's health was failing; he died on March 7, 1973, six months after selling the business. Shortly after purchasing the property, the Stiepers pulled building permits for major renovations to the building including plumbing, framing and sheetrock.¹² The Stiepers owned the property until 2001, when the estate of William J. Stieper sold the property to the current owners, Richard and Mary Ann Cuneo.



35 Napa Street East, looking west. From "Sonoma Plaza National Historic Landmark (NHL) Form," July 28, 1973.

The Cuneos have served as landlords and stewards for the property for over thirteen years, through a variety of tenants. Pangloss Winery is the current tenant and the group planning for the proposed renovations.

Determination of Eligibility

⁹ "Store Being Remodeled – New Lines to be Added by Progressive Sonoma Merchants," Sonoma Index-Tribune, July 22, 1938.

¹⁰ "New Hotz Store Marks 50 Years in Business Success," Sonoma Index-Tribune, September 2, 1938.

¹¹ Sonoma County Recorder's Office, Deed Book 2667 page 544 and Book 2660 page 288.

¹² City of Sonoma Building Department, phone call 12/14/14.

According to the California Office of Historic Preservation (OHP), a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:¹³

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.¹⁴

The building at 35 Napa Street East is about 112 years old and is within the City of Sonoma Historic Overlay District and the Sonoma Plaza National Historic Landmark (NHL) District, though the NHL does not include it as a contributing resource. It was not included in the Sonoma League for Historic Preservation's 1978 Historic Resource Survey (or subsequent updates).

An analysis of the building's eligibility under the California Register criteria follows:

1. The building was not directly associated with a major local or regional development trend or event.
2. Its original tenants (the Hotzs) were significant to local history in that they ran a successful commercial establishment in the heart of Sonoma for nearly 90 years (1885 – 1972.) The G.H. Hotz Store was a veritable institution of Sonoma for nearly a century.
3. While the building is typical of "Spanish" style commercial structures of the late 1930s in terms of design, materials and details, it is not architecturally distinctive.
4. The area has been significantly disturbed by development on the lot for nearly 175 years, including paving of the rear of the property, and is not known to contain any archeological resources.

¹³ Pub. Res. Code 5024.1, Title 14 CCR, Section 4852.

¹⁴ http://ohp.parks.ca.gov/?page_id=21238



INTEGRITY ANALYSIS

Integrity is the ability of a property to convey its historic significance. It consists of seven aspects: location, design, setting, materials, workmanship, feeling and association.¹⁵

Integrity Element	35 Napa Street East	Conclusion
Location (<i>"place where the property was built"</i>)	All sections of the building retain their integrity of location as they have not been moved or relocated.	INTACT
Design (<i>"combination of elements that create the form, plan, space, structure, and style" (NPS)</i>)	The 1902 Edwardian design of the building was radically altered in 1938 when the façade was changed from clapboard to stucco and "Spanish Mission" elements were added, including the barrel tile roof edging, the shallow niche with iron balconet, and exposed decorative rafter ends.	COMPROMISED
Setting (<i>"physical environment"</i>)	Though the building has been altered, the overall commercial setting of the project area remains unchanged from the mid-nineteenth century: one and two-storey commercial structures abutting each other and aligned along Napa Street East.	INTACT
Materials	The original clapboard façade was replaced in 1938 with stucco, as was much of the decorative trim and the windows. Subsequently, the 1938 windows were fully replaced and reconfigured in 1973.	COMPROMISED
Workmanship (<i>"evidence of labor and skill"</i>)	The radical modifications of 1938 and 1973 erased the original 1902 workmanship of the primary elevation. Traces of workmanship, such as the masonry and wrought iron wall anchors, remain on the secondary (east) façade.	COMPROMISED
Feeling (<i>"expression of the aesthetic or historic sense of a particular period of time"</i>)	The 1938 transformation of the building from Edwardian to an "artistic touch of the old Spanish" totally changed the feeling of the 1902 structure. The 1973 remodel further altered the feeling of the 1938 building by reworking the windows again and changing the decorative elements.	COMPROMISED
Association (<i>"direct link between an important historic event or person"</i>)	The identity of the building as the "G.H. Hotz Store" has not been affected by the changes of 1938 or 1973. The alterations have not diminished its association with the Hotz family.	INTACT

Conclusion

¹⁵ http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm



The building at 35 Napa Street East has lost enough integrity to render it no longer historically significant under the criteria of the California Register of Historic Places. At the same time, the project proponent is proposes to keep the few remaining decorative elements that relay the history of the G.H. Hotz building: the wrought iron "G.H. Hotz" sign on the primary façade, the shallow niche and iron balconet on the north façade, the band of ribbon windows over the entrance, the stone work on the east facade, the lunette windows on the east façade, the barrel tiles are the ridge line, and the decorative iron wall anchors on the east façade. The proposed alterations to this non-historically significant structure do not constitute an adverse effect under the California Environmental Quality Act (CEQA).¹⁶

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¹⁶ California Environmental Quality Act Guidelines 15064.5(a)(3) and 15064.5(b).



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Thompson, Thomas H., New Historical Atlas of Sonoma County. Oakland, California: Thos. H. Thompson & Co., 1877 (reprinted by Sonoma County Historical Society, 2003).

Online resources, including:

www.accessible.com

www.ancestry.com

www.archives.com

www.archives.org

www.calisphere.universityofcalifornia.edu

www.cdnc.ucr.edu

www.genealogybank.com

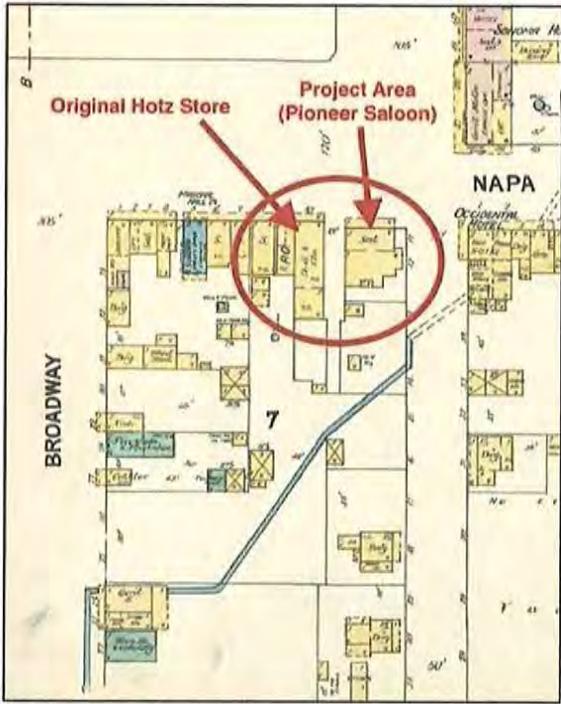
hld.huntington.org/cdm/

www.loc.gov

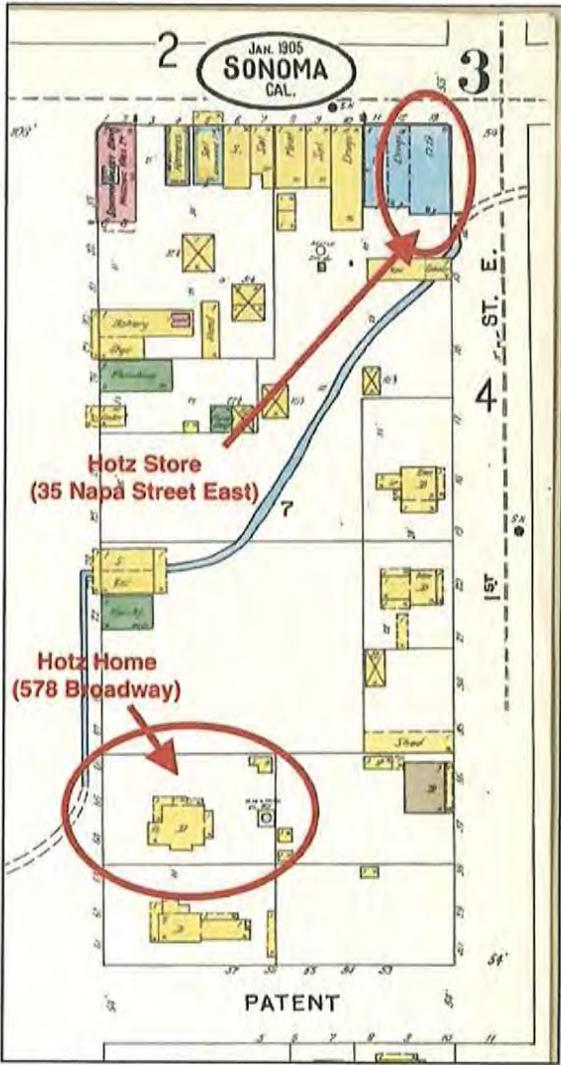
www.sonoma-county.org

www.heritage.sonomalibrary.org

Representative Sanborn Maps (1888, 1905, 1911, 1941)



1888 Sanborn, showing original store location adjacent to project area.



1905 Sanborn Map, showing home and store.

Photographs¹⁷

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¹⁷ All photographs taken by Alice Duffee, December 31, 2014.

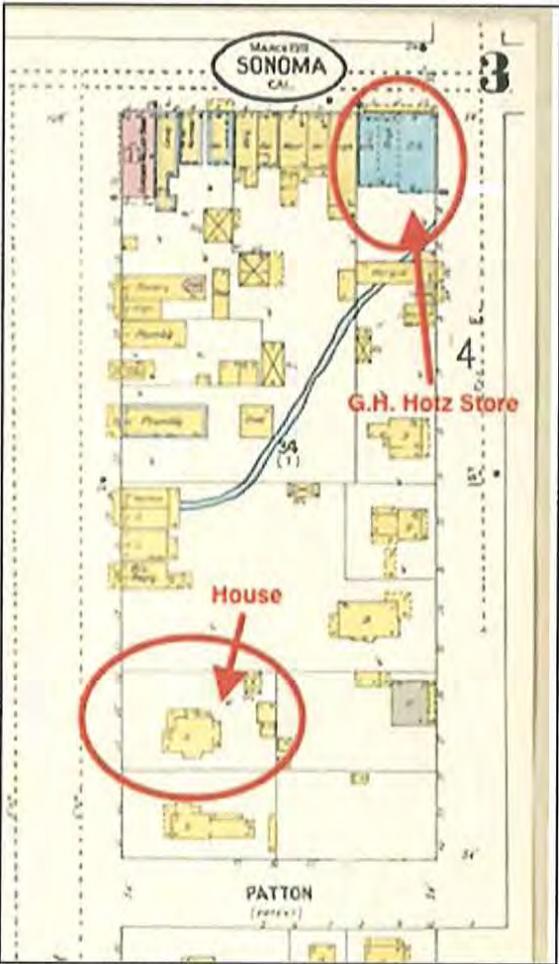




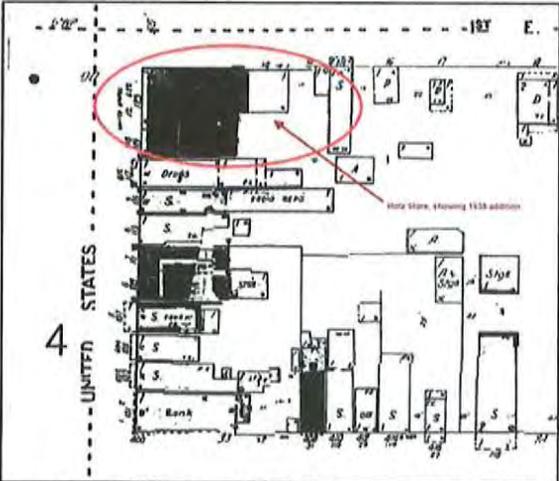
Figure 1: North (primary) elevation, along Napa Street East.



Figure 2: Niche with iron balconet, surmounted by exposed, decorative rafter ends and wrought iron lettering "G.H. Hotz" (ca. 1938).



1911 Sanborn Map.



1941 Sanborn Map showing store and 1938 addition.



Figure 3: Bank of windows at northeast corner, north elevation.



Figure 4: Detail of grill and brick trim at base of primary façade (ca. 1973).



Figure 5: Front door.



Figure 6: Paving at front door.



Figure 7: East Elevation (First Street East), looking south.



Figure 8: Lunette window, east elevation.



Figure 9: Stone arch and awning over side door in 1902 block of building.



Figure 10: Detail of wrought iron wall anchor.



Figure 11: Side door, east elevation addition, ca. 2003.¹⁸



Figure 12: Cornerstone at northeast corner and junction of facade on north with masonry construction.

¹⁸ Per phone call to City of Sonoma Building Department re permit history.

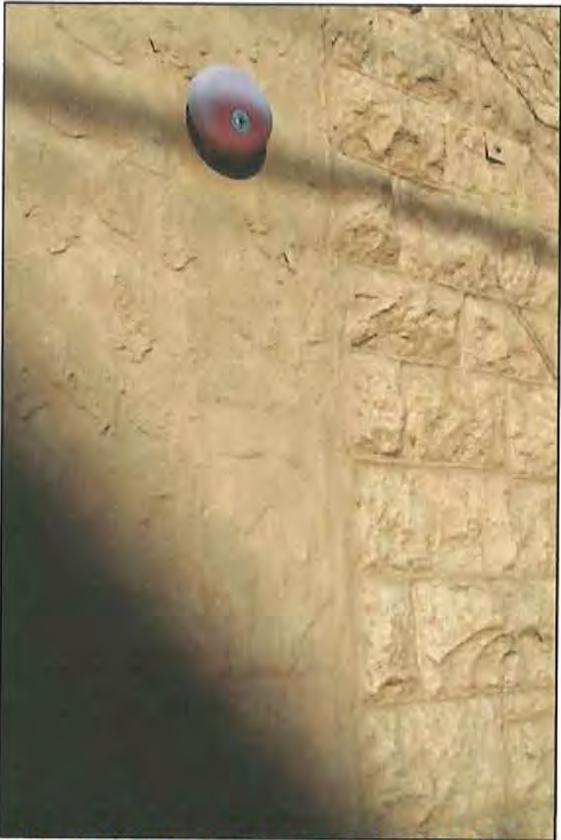


Figure 13: East elevation, junction of 1938 addition with 1902 original building.



Figure 14: Rubble foundation.



Figure 15: South elevation, showing modern addition, ca. 1973.

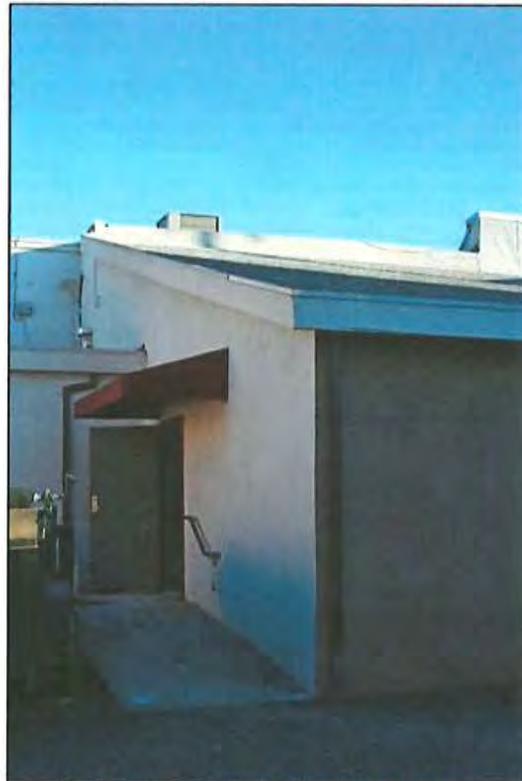


Figure 16: West side of 1938 addition.



Figure 17: Looking east at backside of false facade of east elevation (towards First Street East).



Figure 18: Streetscape of Napa Street East looking southeast.



Figure 19: Streetscape of Napa Street East looking southwest.



A

B

SECURITY
703-544-7035

35 E Napa Street

Paint Selections

All options listed are Benjamin Moore paints

Option A

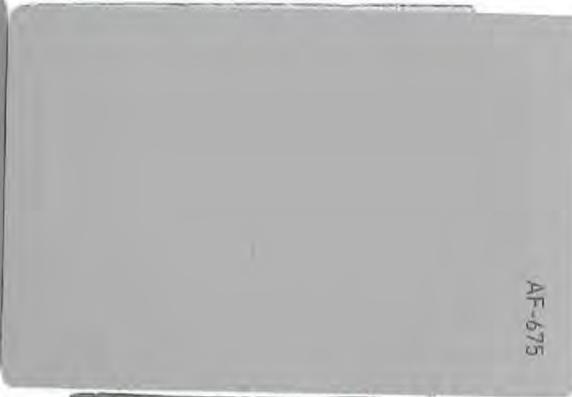
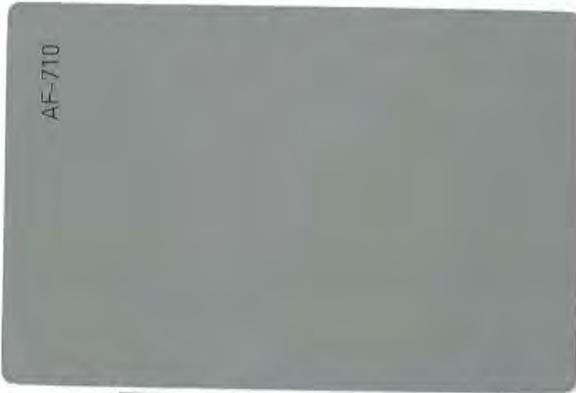
Forehead- AF-710	Beam- Kendall charcoal	Window trim- universal black
------------------	------------------------	------------------------------

Option B

Forehead-AF-675	Beam- gray	Window trim- black
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Lettering selections from left to right

Gold dust P-270	Silver 20	Bronze 30
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BENJAMIN MOORE® **2121**
COLOR PREVIEW®



BENJAMIN MOORE® **HC**
COLOR PREVIEW®



BENJAMIN MOORE® **2118**
COLOR PREVIEW®

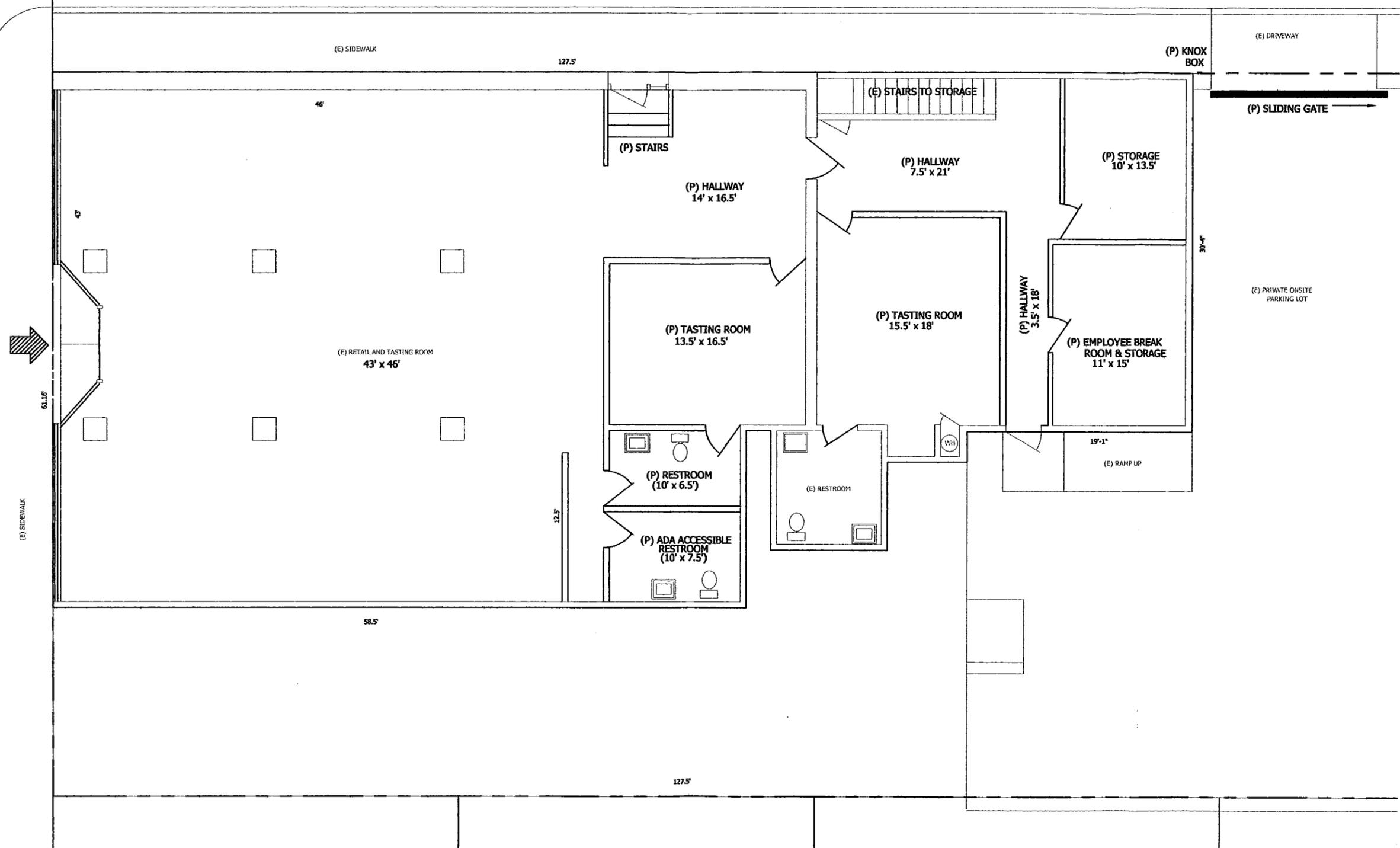


BENJAMIN MOORE® **PM**
COLOR PREVIEW®

JAN 23 2015

EAST NAPA STREET

FIRST STREET EAST



NO.	DATE	REVISION DESCRIPTION	BY	CHK

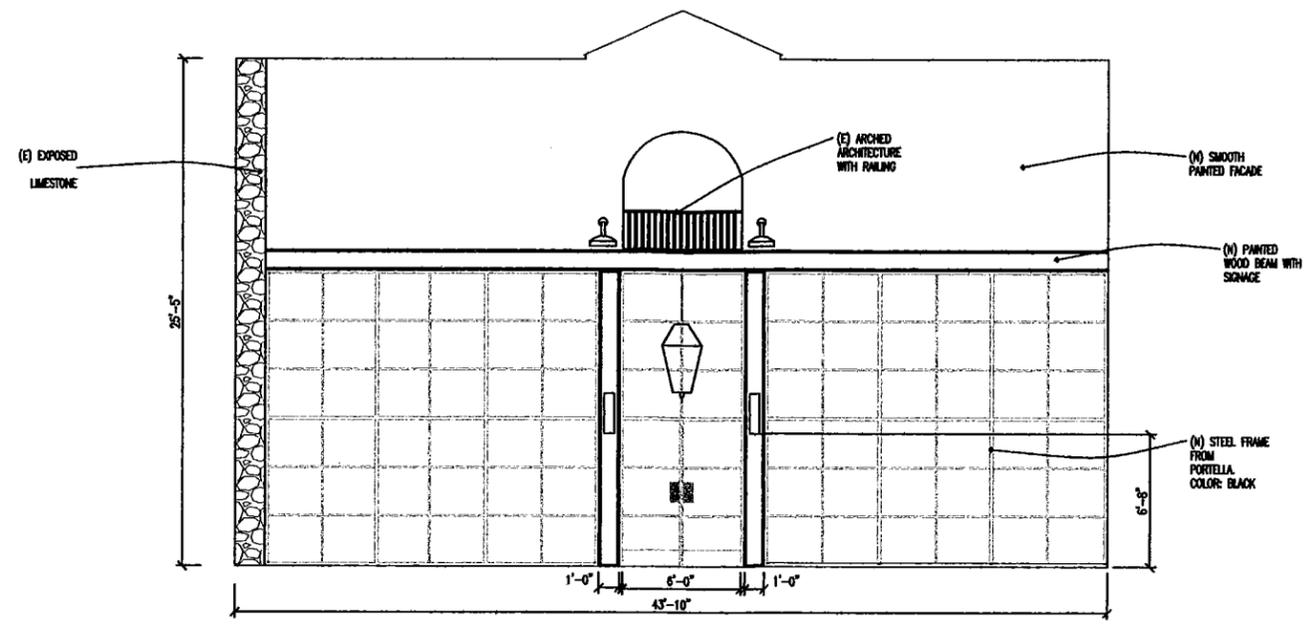
ENTERRA
Associates, Inc.
 CONSULTING CIVIL ENGINEERS AND LAND PLANNERS
 1225 FOURTH STREET, #202, SANTA ROSA, CA 95404
 PH (707) 536-7642 * FAX (707) 536-7642 * EMAIL: enterra@enterra.com

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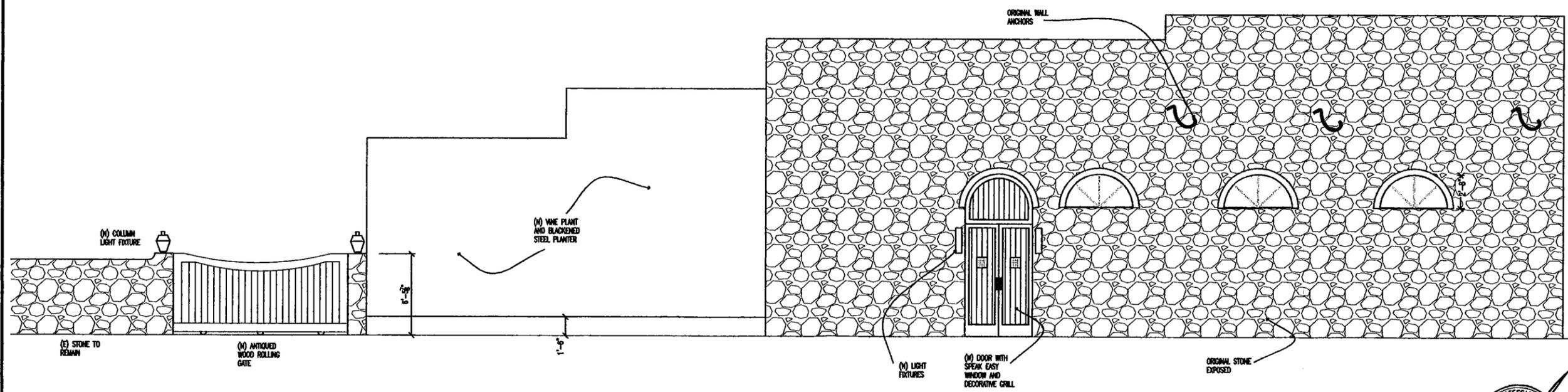
PANGLOSS CELLARS TASTING ROOM
PROPOSED FLOOR PLAN
 35 EAST NAPA STREET
 SONOMA, CALIFORNIA 95476
 APN 018-212-008

DATE:	2.4.15
DESIGNED BY:	RTS
CHECKED BY:	RTS
JOB NO.:	12.140.00
SHEET NO.:	3 OF 4





FRONT (SOUTH) ELEVATION ALONG EAST NAPA STREET
SCALE: 1/4" = 1'-0"



SIDE (WEST) ELEVATION ALONG FIRST STREET EAST
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	BY	CHK

ENTERRA
Associates, Inc.
CONSULTING CIVIL ENGINEERS AND LAND PLANNERS
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PANGLOSS CELLARS TASTING ROOM
BUILDING ELEVATIONS
35 EAST NAPA STREET
SONOMA, CALIFORNIA 95476
APN 018-212-008

DATE:	2.4.15
DESIGNED BY:	RTS
CHECKED BY:	RTS
JOB NO.:	12.140.00
SHEET NO.:	4 OF 4

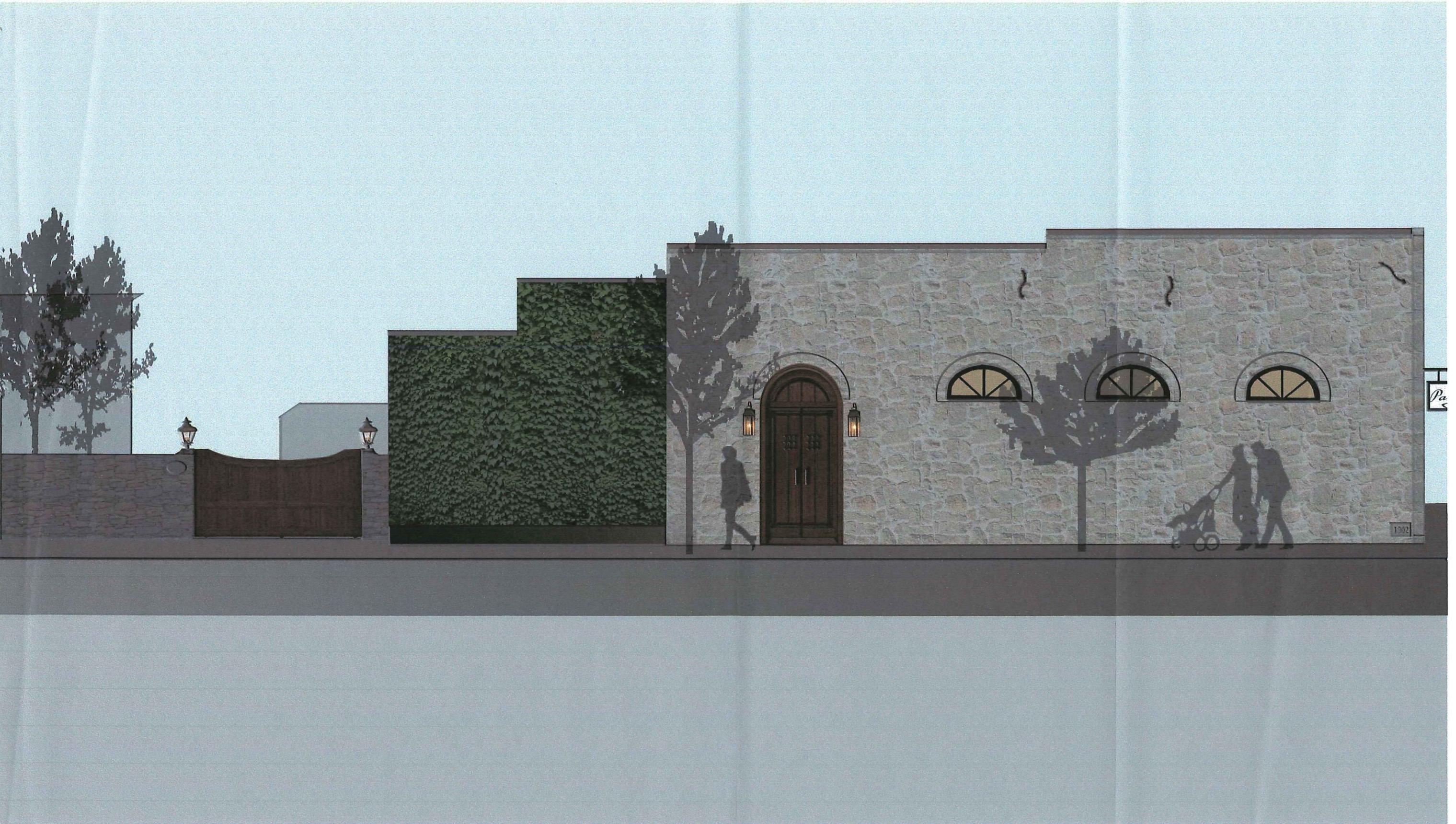


G.H. HOTZ

PANGLOSS CELLARS

Pangloss
CELLARS







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

DRHPC Agenda 5
Item:

Meeting Date: 02/17/15

Applicant

Ron Wellander

Project Location

840 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: In process

Request

Consideration of a landscape plan for an 11-unit apartment development (Rabbitt Apartments) located at 840 West Napa Street.

Summary

Background: On October 9, 2014, the Planning Commission adopted a Negative Declaration and a Use Permit to construct an 11-unit apartment development at 840 West Napa Street (see attached approval letter and conditions of approval). On December 17, 2014, the Design Review and Historic Preservation Commission (DRHPC) approved building elevations, exterior colors, materials, and lighting for the project. 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. A total of 56 replacement trees are proposed for the site consisting of Japanese maples, red sunset maples, Arbutus Marinas, hornbeams, ginkos, white crape myrtles, dwarf magnolias, and one coast live oak. The attached memo from the landscape architect indicates that trees sizes range from 15-gallon to 72-inch box size. The Planning Commission Condition of Approval #21 states that trees removed on the subject property shall be replaced with a 1:1 ratio with a minimum 36-inch box size. The applicant is proposing to plant 11 each 36-inch box size trees, one 72-inch box size tree, supplemented with numerous smaller box sized trees. The DRHPC should determine if it is willing to accept one 72-inch box size tree in lieu of the remaining four required 36-inch box sized trees. The applicant has indicated that large scale drawings will be presented at the meeting.

Water Efficient Landscape Ordinance: A planting plan 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 147,644 gallons or 91% of the associated annual water budget allotment of 162,786 gallons.

Fencing: The attached fence drawings indicate that 6-foot tall solid wood privacy fencing would be installed along the project perimeter and semi-transparent wire fence with vines around private yard areas. In addition, 4.5 foot tall solid wood fencing is proposed to screen the individual garbage and recycling areas.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRHPC Conditions or ModificationsAttachments

1. *City of Sonoma Maximum Applied Water Allowance Form, Estimated Total Water Use Calculations, and Hydrozone Table Form*
2. *Tree memo*
3. *Fence drawings*
4. *Planning Commission Conditions of Approval*
5. *Landscape Concept plans*
6. *Irrigation Plans*
7. *Planting Plans*

cc: Ron Wellander
 294 West Napa Street #103
 Sonoma, CA 95476

 Mike Rabbit
 1223 35th Street
 San Francisco, CA 94122

 Victor Conforti, Architect
 755 Broadway
 Sonoma, CA 95476

RECEIVED

JAN 21 2015

CITY OF SONOMA
MAXIMUM APPLIED WATER ALLOWANCE FORM

CITY OF SONOMA

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:

$$\text{MAWA} = 28.58 \times \left[(0.60 \times \frac{9405}{\text{LA}}) + (0.3 \times \frac{176}{\text{SLA}}) \right] = 162,784 \text{ gallons/year}$$

$$28.58 \times (5,647 + 52.8)$$

$$28.58 \times 5,699.8 = 162,785.96$$

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 =

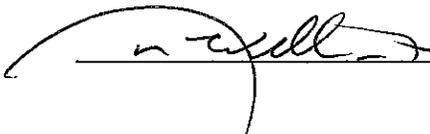
Irrigation Efficiency (IE) Table	
Percent of total landscape irrigated with Drip	
0 – 25%	0.71
26 – 50%	0.75
51 – 75%	0.80
76 – 100%	0.85
Manual watering	1.00

ETWU Calculations (show calculations)					
PF	HA Sq. Ft.	IE (See IE Table)	PF x HA IE (a)	SLA Sq. Ft. (b)	ETWU = $28.58 \times \frac{PF \times HA}{IE} + 28.58 \times SLA$
.30	4,670	.85	$\frac{30 \times 4670}{.85}$		$(28.58 \times \frac{1401}{.85}) + (28.58 \times \frac{0}{.85}) = 47,100$ gallons/year
.60	4,735	.85	$\frac{6 \times 4735}{.85}$	170	$(28.58 \times \frac{3246}{.85}) + (28.58 \times 170) = 100,544$ gallons/year
					$(28.58 \times \frac{\quad}{\quad}) + (28.58 \times \frac{\quad}{\quad}) = \quad$ gallons/year
					$(28.58 \times \frac{\quad}{\quad}) + (28.58 \times \frac{\quad}{\quad}) = \quad$ gallons/year
ETWU					Sum of above = 147,644 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").

RAL WELANDER (Print)

 (Signature)

21 JAN '15 (Date)



**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
MED	High water use	# 1	DRIP	277 SF	.0295
MED	High water use	# 2	DRIP	274 SF	.0297
LOW	Medium water use	# 3	DRIP	752 SF	.0799
SLA	Medium water use	# 4	MICRO SPRAY	16 SF	.0017
MED	Low water use	# 5	DRIP	68 SF	.0072
MED	Low water use	# 6	DRIP	423 SF	.0460
LOW	Low water use	# 7	DRIP	91 SF	.0097
SLA	MEDIUM	# 8	MICRO SPRAY	16 SF	.0017
Total				1,947 SF	100%

9,405

P. ONE Summary Hydrozone Table

Hydrozone*	Area (Square Feet)	% of Landscape Area
High water use		
High water use		
Medium water use SLA	22 SF	
Medium water use	1,072 SF	
Low water use	243 SF	
Low water use		
P. ONE Total	1,947 SF	100%

Submitted by: RON HELLANDER (Print)

[Signature] (Signature)

2/14/15 (Date)

**CITY OF SONOMA
HYDROZONE TABLE FORM**
Revised: 11/11/10

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Hydrozone*	Zone or Valve	Irrigation Method	Area	% of Landscape Area
SLA High water use	# 9	MICRO SPRAY	16 SF	.0017
MEP High water use	# 10	DRIP	203 SF	.0216
LOW Medium water use	# 11	DRIP	105 SF	.0112
SLA Medium water use	# 12	MICRO SPRAY	16 SF	.0017
SLA Low water use	# 13	MICRO SPRAY	16 SF	.0017
Low water use	# 14	DRIP	243 SF	.0258
SLA MEDIUM	# 15	MICRO SPRAY	16 SF	.0017
MEDIUM	# 16	DRIP	465 SF	.0494
Total			1,080 SF	100%

p. TWO Summary Hydrozone Table

Hydrozone*	Area (Square Feet)	% of Landscape Area
High water use		
High water use		
Medium water use SLA	64 SF	
Medium water use	668 SF	
Low water use	348 SF	
Low water use		
p. TWO Total	1,080 SF	100%

Submitted by: Rowell (Print) [Signature] (Signature) 2/11/15 (Date)

**CITY OF SONOMA
HYDROZONE TABLE FORM**
Revised: 11/11/10

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Hydrozone*	Zone or Valve	Irrigation Method	Area	% of Landscape Area
LOW	# 17	DRIP	4523 SF	.0487
LOW	# 18	DRIP	134 SF	.0142
	# 19	DRIP	3201 SF	.0920
	# 20	DRIP	970 SF	.1038
SLA	# 21	MICRO SPRAY	16 SF	.0017
	# 22	DRIP	709 SF	.0754
LOW	# 23	DRIP	2533 SF	.0269
MEDIUM	# 24	DRIP	570 SF	.0012
Total			3,423 SF	100%

P. THREE Summary Hydrozone Table

Hydrozone*	Area (Square Feet)	% of Landscape Area
High water use		
High water use		
Medium water use SLA	16 SF	
Medium water use	2533 SF	
Low water use	1,554 SF	
Low water use		
P. THREE Total	3,423 SF	100%

Submitted by: Paul WELLANDER (Print)  (Signature) 2/11/15 (Date)

**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
SLA SLA LOW HIGH SLA SLA MEDIUM MEDIUM LOW	#25	MICRO SPRAY	16 SF	.0017
	#26	MICRO SPRAY	16 SF	.0017
	#27	DRIP	715 SF	.0760
	#28	DRIP	265 SF	.0282
	#29	MICRO SPRAY	16 SF	.0017
	#30	MICRO SPRAY	16 SF	.0017
	#31	DRIP	395 SF	.0420
	#32	DRIP	306 SF	.0325
	#33	DRIP	284 SF	.0408
	TOTAL		2,229 SF	100%

P. FOUR Summary Hydrozone Table

Hydrozone*	Area (Square Feet)	% of Landscape Area
High water use		
High water use		
Medium water use SLA	64 SF	
Medium water use	966	
Low water use	1,099 SF	
Low water use		
P. FOUR Total	2,229 SF	100%

Submitted by: ROD WELANDER (Print)

 (Signature)

2/11/15 (Date)



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.

Low

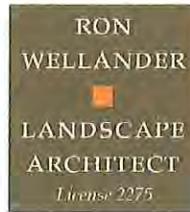
Hydrozone*	Zone or Valve	Irrigation Method	Area	% of Landscape Area
High water use	F 24	DRIP	826 SF	.0878
High water use				
Medium water use				
Medium water use				
Low water use				
Low water use				
Total				100%

P. FIVE Summary Hydrozone Table		
Hydrozone*	Area (Square Feet)	% of Landscape Area
High water use		
High water use		
Medium water use		
Medium water use		
Low water use		
Low water use	826 SF	
P. FIVE Total		826 SF
		100%

Submitted by: REN WELANDER (Print)

[Signature] (Signature)

21 JAN '15 (Date)



DESIGN

CONSTRUCTION
MANAGEMENT

11 February 2015

Trees at 840 West Napa Street

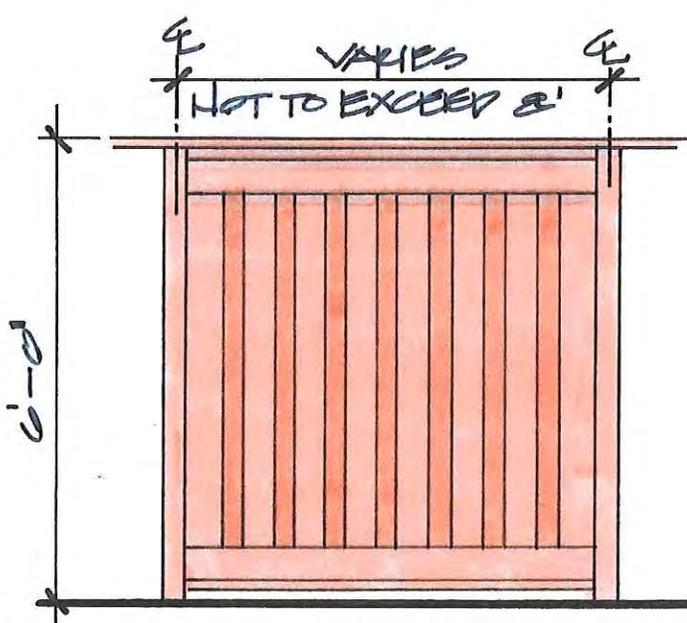
- | | | | |
|---------|------|----------------------------|--------------------|
| 1. (5) | 15G | Acer palmatum | Japanese Maple |
| 2. (9) | 36”B | Acer rubrum ‘Franksred’ | Red Sunset Maple |
| 3. (3) | 24”B | Arbutus ‘Marina’ | NCN |
| 4. (2) | 36”B | Arbutus ‘Marina’ – multi. | NCN |
| 5. (20) | 24”B | Carpinus betulus | Hornbeam |
| 6. (6) | 24”B | Ginkgo biloba ‘Princeton’ | Ginkgo |
| 7. (3) | 24”B | Lagerstroemia ‘Acoma’ | White Crape Myrtle |
| 8. (7) | 24”B | Magnolia ‘Little Gem’ | Dwarf Magnolia |
| 9. (1) | 72”B | Quercus agrifolia – multi. | Coast Live Oak |

TOTAL NUMBER OF TREES ON PROJECT = 56

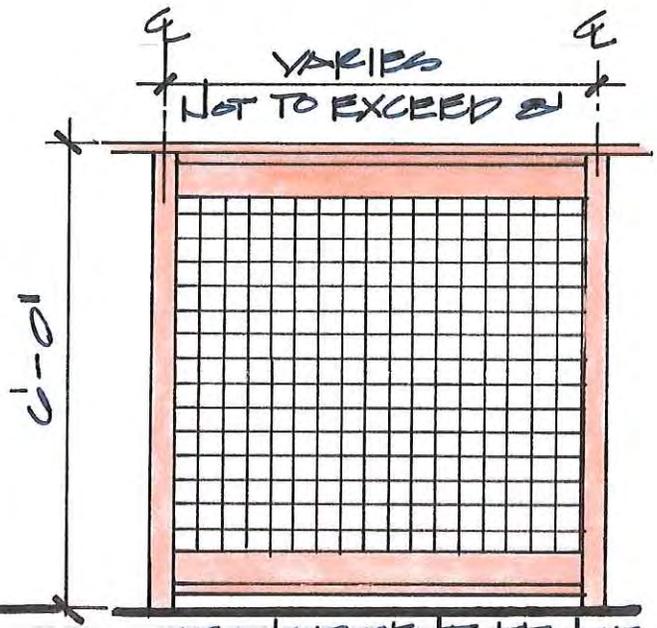
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FEB 11 2015

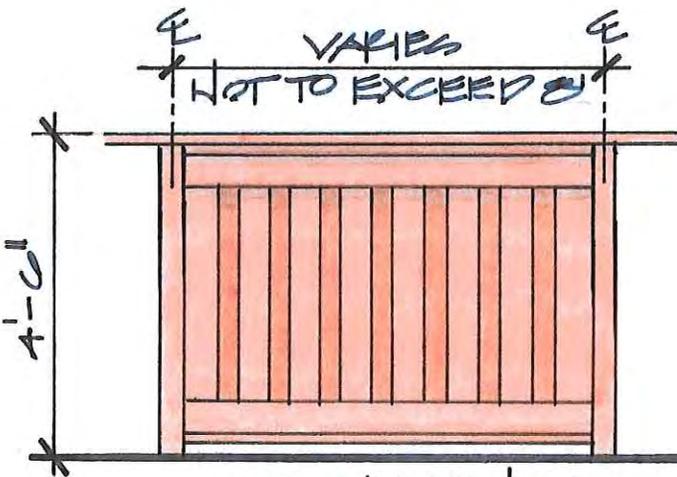
CITY OF SONOMA



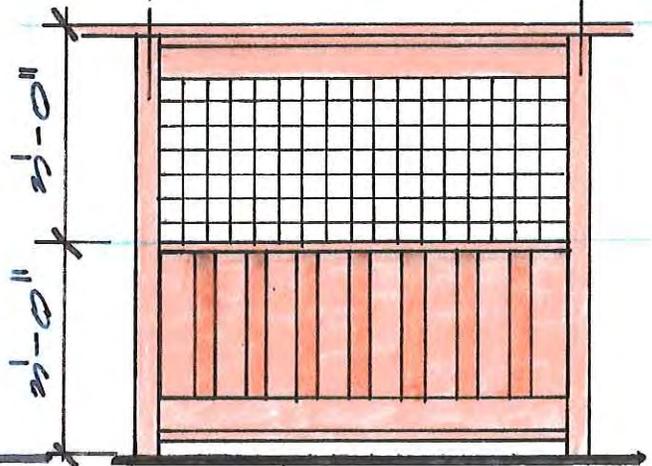
OPAQUE FENCE



TRANSPARENT FENCE



OPAQUE FENCE SCREENING GARBAGE CANS



PARTIAL TRANSPARENT PARTIAL OPAQUE

ELEVATION
 $\frac{3}{8}'' = 1'-0''$

REDWOOD/WIRE FENCE TYPES
 840 WEST HAY ST. SONOMA

11 FEB 15
 RECEIVED

FEB 11 2015

CITY OF SONOMA

City of Sonoma

Sonoma Sister Cities

No. 1 The Plaza
Sonoma, California 95476-6618
Phone (707) 938-3681 Fax (707) 938-8775
E-Mail: cityhall@sonomacity.org



Aswan Egypt
Chambolle-Musigny France
Greve Italy
Kaniv Ukraine
Patzcuaro Mexico
Penglai China
Tokaj Hungary

October 20, 2014

Victor Conforti, Architect
755 Broadway
Sonoma, CA 95476

Subject: **REVISED**--Application for a Use Permit to construct an 11-unit apartment development at 840 West Napa Street (APN 127-211-009).

Dear Mr. Conforti:

On Thursday, October 9, 2014, the Planning Commission considered a Negative Declaration and a Use Permit to construct an 11-unit apartment development at 840 West Napa Street. After discussion and public testimony, the Planning Commission voted 7-0 to take the following action:

1. Adopt Negative Declaration
2. Approve Use Permit, subject to revised conditions of approval including prohibiting the use of turf in the front yard areas of the units.

The resolution adopted by the Planning Commission to implement this decision is attached along with the revised/final conditions of project approval.

If you have any questions regarding this matter, do not hesitate to contact me at 933-2204.

Sincerely,

Wendy Atkins
Associate Planner

cc: Michael Rabbitt
894 35th Avenue
San Francisco, CA 94121-3438

Mike Rabbitt
1223 35th Avenue
San Francisco, CA 94122

Interested Neighbor List

CITY OF SONOMA

RESOLUTION

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SONOMA
ADOPTING FINDINGS OF NEGATIVE DECLARATION WITH REGARD TO THE
PROPOSED 840 WEST NAPA STREET APARTMENTS
AT 840 WEST NAPA STREET

WHEREAS, an application has been made for a Use Permit To construct an 11-unit Apartment Development on a 1.01-acre site at 840 West Napa Street; and,

WHEREAS, because this proposal qualifies as a "project," as defined in the California Environmental Quality Act, an Initial Study was prepared; and,

WHEREAS, the Initial Study identified several areas where the project is anticipated to have an adverse impact on the environment, unless appropriate mitigation measures are taken; and,

WHEREAS, for each area where a significant impact was identified, the Initial Study also identified mitigation measures capable of reducing the impact to a less-than-significant level; and,

WHEREAS, the mitigation measures recommended in the Initial Study have been agreed to by the project sponsor and incorporated into the conditions of project approval and mitigation monitoring program; and,

WHEREAS, the Initial Study was reviewed by the Planning Commission in a duly noticed public hearing held on October 9, 2014.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Sonoma hereby finds and declares as follows:

- a. That the Mitigated Negative Declaration, along with all comments received during the public review period, was considered and acted upon prior to any action or recommendation regarding the project.
- b. That, based on the Initial Study and taking into account the comments received during the public review period, there is no substantial evidence that the project may have a significant effect on the environment; and
- c. That there is no reasonable likelihood that the project will result in any of the impacts specified under the mandatory findings of significance, as defined in the Initial Study.

City of Sonoma Planning Commission
**CONDITIONS OF PROJECT APPROVAL AND
MITIGATION MONITORING PROGRAM**

840 West Napa Street Apartments
840 West Napa Street

October 9, 2014

1. The planned development shall be constructed in conformance with the approved site plan, floor plans and building elevations, except as modified by these conditions.

Enforcement Responsibility: Planning Department; Building Division; Public Works Division, City Engineer
Timing: Ongoing

2. A grading and drainage plan and an erosion and sediment control plan shall be prepared by a registered civil engineer and submitted to the City Engineer and the Sonoma County Water Agency for review and approval. The required plan shall be approved prior to the issuance of a grading permit and commencement of grading/construction activities. The erosion control measures specified in the approved plan shall be implemented during construction prior to the first rains or October 1st. Grade differences between units will not be permitted unless separated by properly designed concrete or masonry retaining walls. This requirement may be modified or waived at the discretion of the City Engineer. An NPDES permit shall be required and the plans shall conform to the 2005 SUSMP Guidelines and the City of Sonoma Grading Ordinance (Chapter 14.20 of the Municipal Code). Applicable erosion control measures shall be identified on the erosion control plan and shall be implemented throughout the construction phase of the project: soil stabilization techniques such as hydroseeding and short-term biodegradable erosion control blankets or wattles, silt fences and/or some kind of inlet protection at downstream storm drain inlets, post-construction inspection of all facilities for accumulated sediment, and post-construction clearing of all drainage structures of debris and sediment. Applicant shall submit a Stormwater Mitigation Plan (SMP) in accordance with the 2005 SUSMP Guidelines with the grading plans. The improvement plans (see Condition #3 below) will not be accepted by the City Engineer for review without first reviewing and approving the SMP.

Enforcement Responsibility: City Engineer; SCWA; Public Works Department
Timing: Prior to issuance of the grading permit

3. The following improvements shall be required and shown on the improvement plans and are subject to the review of the City Engineer, Planning Administrator, and Fire Chief. Public improvements shall meet City standards. The improvement plans shall be prepared by a registered civil engineer and approved by the City Engineer prior to issuance of a grading permit or building permit. All drainage improvements shall be designed in accordance with the Sonoma County Water Agency "Flood Control Design Criteria." Plans and engineering calculations for drainage improvements, and plans for sanitary sewer facilities, shall be submitted to the Sonoma County Water Agency (and a copy of submittal packet to the City Engineer) for review and approval.
 - a. The property frontage on East Napa Street shall be improved with curb, gutter, and sidewalk as required by the City Engineer. Existing paving, curb, gutter, and sidewalk along the West Spain Street frontage that is damaged or deemed to be in disrepair shall be replaced to City/Caltrans standards. The private driveway shall be constructed as required by the City Engineer and Caltrans. The new project driveways shall be constructed in conformance with ADA requirements.
 - b. Storm drains and related facilities, including off-site storm drain facilities as necessary to connect to existing storm drain facilities and on-site drainage systems.
 - c. Stormwater BMPs as approved in the applicant's Stormwater Mitigation Plan (SMP) shall be shown on the drainage and improvement plans.
 - d. Grading plans shall be included in the improvement plans and are subject to the review and approval of the City Engineer, Planning Administrator, and the Building Official.

- e. Sewer mains, laterals and appurtenances, including off-site sewer main and facilities as required by Sonoma County PRMD/Sonoma County Water Agency; water conservation measures installed and/or applicable mitigation fees paid as determined by the Sonoma County Water Agency.
- f. Separate water service lines, connections, and meters shall be required for the landscape irrigation and fire suppression. In addition, sub-metering is recommended for individual apartment units. If use of the existing water service is proposed it shall be upgraded to current standards and appropriate size as necessary. The location of water meters and backflow assemblies shall be identified on the plans and the locations approved by the City Engineer and Fire Chief. The Applicant shall pay any required increased water fees applicable to the new use in accordance with the latest adopted rate schedule
- g. Fire hydrants in the number and at the locations specified by the Fire Chief. Fire hydrants shall be operational prior to beginning combustible construction.
- h. The private driveway shall be designed to support a 40,000 lb. load. Documentation demonstrating compliance with this requirement shall be required
- i. Private underground utility services, including gas, electricity, cable TV and telephone, to all residential units in the development.
- j. Signing and striping plans shall be submitted to the City Engineer for review and approval. Said plans shall include "No Parking Fire Lane" signs, red-curbings or other markings/measures as prescribed by the SVFRA/Fire Chief for the driveway area.
- k. Street trees as required by the Planning Administrator and the Public Works Director. All street trees shall be planted concurrently with completion of street construction and shall be consistent with the City's Tree Planting Program, including the District Tree List. The developer shall provide for irrigation of the trees until occupancy of houses on a lot-by-lot basis within the project.
- l. All driveways, parking areas and drive aisles shall be surfaced with an all-weather surface material as approved by the Building Department.
- m. The address numbers shall be posted at the public street and on the individual structures in a manner visible from the public/private street. Type and location of posting are subject to the review and approval of the City Engineer, Fire Chief, and Planning Administrator.
- n. All public sidewalk, street, storm drainage, water, sewer, access and public utility easements shall be dedicated to the City of Sonoma or to other affected agencies of jurisdiction, as required
- o. The applicant shall show proof of payment of all outstanding engineering plan check fees within thirty (30) days of notice for payment and prior to the approval of the improvement plans, whichever occurs first.
- p. All grading, including all swales, etc., shall be performed between April 1st and October 15th of any year, unless otherwise approved by the City Engineer.

Enforcement Responsibility: City Engineer; Public Works Department; Building Department; Planning Department; Fire Department; SCWA
Timing: Prior to the issuance of any grading, building, or-encroachment permits

- 4. The applicant shall obtain an encroachment permit from the City of Sonoma for all work within the West Napa Street and West Spain Street right-of-way.

Enforcement Responsibility: City Engineer; Public Works Department; Building Department
Timing: Prior to City approval of public improvement plans

- 5. The applicant shall be required to pay for all inspections prior to the acceptance of public improvements, or within 30 days of receipt of invoice; all plan checking fees at the time of the plan checks; and any other fees charged by the City of Sonoma, the Sonoma County Water Agency or other affected agencies with reviewing authority over this project, except those fees from which any designated affordable units are specifically exempted.

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

6. No structures of any kind shall be constructed within the public easements dedicated for public use, except for structures for which the easements are intended.

Enforcement Responsibility: City Engineer; Public Works Department; Planning Department
Timing: Prior to the issuance of any grading/building permit; Ongoing

7. The project shall comply with the standards set forth in the 2005 SUSMP Guidelines (i.e., the City-adopted document entitled "Guidelines for the Standard Urban Storm Water Mitigation Plan" for the Santa Rosa Area and Unincorporated Areas around Petaluma and Sonoma, dated June 3, 2005) herein referred to as SUSMP guidelines. Applicant shall submit a final Stormwater Mitigation Plan (SWP) in accordance with the SUSMP guidelines to the City's Stormwater Coordinator and City Engineer for review and approval. Said SMP shall identify specific BMPs and include the BMPs in the project drainage and improvement plans.

Enforcement Responsibility: City Engineer; Public Works Department
Timing: Prior to the issuance of any grading/building permit

8. The project applicant/developer shall comply with all Phase II NPDES requirements. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and submitted to the State Water Resource Control Board (SWRCB) Division of Water Quality.

Enforcement Responsibility: SWRCB; City Engineer; Public Works Department; Stormwater Coordinator
Timing: Prior to the issuance of any grading/building permit; Ongoing through construction

9. Prior to the issuance of any building permit, a water demand analysis shall be prepared by a licensed civil engineer and submitted by the applicant and shall be subject to the review and approval of the City Engineer. Said analysis shall be in compliance with the City's current policy on water demand and capacity analysis as outlined in Resolution 46-2010. Building permits for the project shall only be issued if the City Engineer finds, based on the water demand analysis in relation to the available water supply, that sufficient capacity is available to serve the proposed development, which finding shall be documented in the form of a will-serve letter, prepared by the City Engineer. Any will-serve letter shall remain valid only so long as the use permit for the project remains valid.

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

10. A soils and geotechnical investigation and report, prepared by a licensed civil engineer, shall be required for the development prior to the issuance of a grading permit and/or approval of the improvement plans, as determined by the City Engineer. Recommendations identified in the geotechnical investigation and report shall be incorporated into the construction plans for the project and into the building permits.

Enforcement Responsibility: City Engineer; Building Department
Timing: Prior to issuance of a grading/building permit or recording of the Final Map

11. Provisions shall be made to provide for temporary parking of construction related vehicles and equipment on or adjacent to the project site, and not in the adjacent neighborhoods, to be approved by the City of Sonoma Building, Planning, and Public Works Department. The contractors shall be required to maintain traffic flow on all affected roadways adjacent to the project site during non-working hours, and to minimize traffic restrictions during construction. The contractors shall notify all appropriate City of Sonoma and Sonoma County emergency service providers of planned construction schedules and roadways affected by construction in writing at least 48 hours in advance of any construction activity that could involve road closure or any significant constraint to emergency vehicle movement through the project area or the adjacent neighborhoods.

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

12. Any septic systems on the site shall be removed or closed in place, consistent with the permit requirements of the Sonoma County Department of Environmental Health. Said septic system(s) shall be shown on the grading plans with details for removal.

Enforcement Responsibility: Sonoma County Department of Environmental Health; City Engineer
Timing: Prior to issuance of the Grading and Improvement Plans

13. Any wells on the site shall be abandoned in accordance with permit requirements of the Sonoma County Department of Environmental Health; or equipped with a back-flow prevention device as approved by the City Engineer. Wells that will remain shall be plumbed to irrigation system only and not for domestic use.

Enforcement Responsibility: City Engineer; Public Works Department
Timing: Prior to approval of the Grading Plans and Improvement Plans

14. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:
- Sonoma County Water Agency. [For sewer connections and modifications and interceptor requirements, and for grading, drainage, and erosion control plans]
 - Sonoma County Department of Public Health [For closure and removal of septic tanks]
 - Sonoma County Department of Environmental Health [For abandonment of wells]
 - Sonoma Valley Unified School District [For school impact fees]

Enforcement Responsibility: Building Department; Public Works Department
Timing: Prior to the issuance of any grading/building permit

15. A sewer clearance shall be provided to the City of Sonoma Building Division verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. **Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Water Agency immediately to determine whether such fees apply.**

Enforcement Responsibility: Building Department
Timing: Prior to the issuance of any building permit

16. The applicant/developer shall comply with all public sanitary sewer and water service requirements of the County of Sonoma Permit and Resource Management Department (PRMD) as outlined in their letter dated June 1, 2012 (attached).

Enforcement Responsibility: PRMD; City Engineer; Public Works Department; Planning Department
Timing: As set forth in the letter dated 6/1/2012; Prior to final occupancy

17. All Building Department requirements shall be met, including Building Code requirements related to compliance with CALGreen standards. Building permits shall be required.

Enforcement Responsibility: Building Department
Timing: Prior to construction

18. All Fire Department requirements shall be met, including any code modifications effective prior to the date of issuance of any building permit. Automatic fire sprinkler systems shall be provided in all buildings. "No Parking Fire Lane" signs, red-curbings or other markings/measures as prescribed by the SVFRA shall be provided along both sides of private driveway. An approved all-weather emergency vehicle access road to within 150 feet of all portions of all structures shall be provided prior to beginning combustible construction.

Enforcement Responsibility: Fire Department; Building Department
Timing: Prior to the issuance of any building permit

19. The following dust control measures shall be implemented as necessary during the construction phase of the project: 1) all exposed soil areas (i.e. building sites, unpaved access roads, parking or staging areas) shall be watered at least twice daily or as required by the City's construction inspector; 2) exposed soil stockpiles shall be enclosed, covered, or watered twice daily; and 3) the portion of West Spain Street providing construction vehicle access to the project site shall be swept daily, if visible soil material is deposited onto the road.

Enforcement Responsibility: Building Inspector; Public Works Inspector.
Timing: Ongoing during construction

20. Two (2) units within the development (the unit south of the common open space area and the second unit in from West Spain Street) shall be designated as affordable units for households in the low or moderate income categories. The affordable units shall be recorded against the deed at the County Recorder's Office, with a standard City Affordability Agreement subject to review and approval by the Planning Administrator. The developer shall enter into a contract with the City assuring the continued affordability of the designated units for a minimum period of 45 years and establishing maximum rents, maximum sale prices, and resale restrictions. The affordable units shall be constructed in conjunction with construction of the market rate units.

Enforcement Responsibility: Planning Department, Building Department
Timing: Prior to occupancy of any unit.

21. The project shall be constructed in accordance with the following requirements related to tree preservation, mitigation and replacement:
- Adhere to the recommendations and tree protection measures set forth in the Arborist Report and Tree Impact Assessment on Neighboring Trees prepared by McNair Associates Consulting Arborist and Horticulturists prepared by Sherby Sanborn Consulting Arborist (dated April 10, 2014 and July 1, 2014).
 - Conduct tree removal activities outside of the nesting season (February 15 and August 15).
 - For the replanting program require that trees removed on adjacent properties be replaced at a ratio of 1:1 with a minimum box size of 15 gallon and trees removed on the subject property be replaced at a 1:1 ratio with a minimum 36-inch box.
 - Maintain existing grades near the property lines.
 - Hand dig drainage lines within tree protection zones.
 - Use an above grade matt slab foundation system to bridge over root zones.

Enforcement Responsibility: Planning Department, Design Review Commission
Timing: Throughout demolition/construction; Prior to the issuance of any occupancy permit

22. The project shall be subject to architectural review by the Design Review and Historic Preservation Commission (DRHPC), encompassing elevation details, exterior colors and materials, site details, and any other issues specifically referred to the DRC by the Planning Commission.

Enforcement Responsibility: Planning Department; DRHPC
Timing: Prior to the issuance of any building permit

23. Solid wood fencing with a minimum height of 6 feet shall be installed along the east and west boundaries of the development 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 Design Review and Historic Preservation Commission (DRHPC) as part of the landscape plan.

Enforcement Responsibility: Planning Department; DRHPC
Timing: Prior to any occupancy permit

24. A landscape plan shall be prepared by a licensed landscape architect. The plan shall be subject to the review and approval of the Design Review and Historic Preservation Commission (DRHPC). The plan shall address site landscaping, the common open space area, fencing/walls, hardscape improvements, and required tree plantings. Street trees along the West Napa Street and West Spain Street frontages and along the private driveway shall be consistent with the City's Tree Planting Program, including the District Tree List. 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), and 19.40.060 (Landscape Standards).

Enforcement Responsibility: Planning Department; DRHPC
Timing: Prior to any occupancy permit

25. Onsite lighting shall be addressed through a lighting plan, subject to the review and approval of the Design Review and Historic Preservation Commission (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 California Energy Standards and 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.

Enforcement Responsibility: Planning Division; Building Department, DRHPC

Timing: Prior to issuance of occupancy permit

26. The following measures shall be implemented as necessary during the construction phase of the project for the protection of nesting birds.
- Grading or removal of nesting trees and habitat should be conducted outside the nesting season, which occurs between approximately February 15 and August 15.
 - If grading between August 15 and February 15 is infeasible and groundbreaking must occur within the nesting season, a pre-construction nesting bird (both passerine and raptor) survey of the grassland and trees shall be performed by a qualified biologist within 7 days of ground breaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent "take" of individual birds that could begin nesting after the survey.
 - If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the nest tree(s) until the young have fledged, as determined by a qualified biologist.
 - The radius of the required buffer zone can vary depending on the species, (i.e., 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFG.
 - To delineate the buffer zone around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude.

Enforcement Responsibility: Planning Department; Public Works Department

Timing: Throughout project construction

27. The project arborist shall attend a pre-construction meeting with the project contractors to review the tree protection and monitoring requirements as outlined in the approved arborist report.

Enforcement Responsibility: Planning Department

Timing: Prior to construction

28. If historic or prehistoric artifacts or sites are observed during future grading or underground excavation, all work in the vicinity of the find shall stop until the discovery area can be evaluated by an archaeologist. Depending on the extent and cultural composition of the discovered materials, data recovery may be necessary and it may be advisable to have subsequent excavation monitored by an archaeologist who should be ready to record, recover, and/or protect significant cultural materials from further damage. Artifacts that are typically found associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as chareoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic resources potentially include all by-products of human land use greater than 50 years of age, including alignments of stone, foundation elements from previous structures, minor earthworks, and surface scatters and subsurface deposits of domestic type debris.

Enforcement Responsibility: Planning Department; Building Department; Public Works Department

Timing: Throughout project construction

29. A Tribal Treatment Plan shall be developed in consultation with the Federated Indians of Graton Rancheria (FIGR) and entered into by the FIGR, the City of Sonoma, the Project Applicant, and the Contractor prior to construction. The plan shall address monitoring of excavation and other earth-moving activities and shall formalize protocol and procedures for the protection and treatment of Native American cultural resources in the event that any are discovered in conjunction with the project's development.

Enforcement Responsibility: Planning Department; Building Department

Timing: Prior to issuance of any grading/building permit

30. If paleontological resources are identified during construction activities, all work in the immediate area will cease until a qualified paleontologist has evaluated the finds in accordance with the standard guidelines established by the Society of Vertebrate Paleontology. If the paleontological resources are considered to be significant, a data recovery program will be implemented in accordance with the guidelines established by the Society of Vertebrate Paleontology.

Enforcement Responsibility: Planning Department; Building Department; Public Works Department
Timing: Throughout project construction

31. If human remains are encountered, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission shall be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.

Enforcement Responsibility: Planning Department; Building Department; County Coroner
Timing: Throughout project construction

32. Depending on which intersection improvement the City decides to implement, the project applicant shall either 1) pay a proportionate share of 0.7% of the cost of signalizing the intersection of West Spain Street/Fifth Street West; or 2) submit funds to help cover the cost of installing red curb on the north side of West Spain Street to create a *de facto* right-turn lane, pending the City taking action to prohibit parking.

Enforcement Responsibility: City Engineer; Planning Department; Traffic Safety Committee; City Council
Timing: Prior to issuance of occupancy permit

33. In order to accommodate fire trucks turning right into and out of the driveways, consideration should be given to installing up to 20 feet of red curb on either side of both driveways.

Enforcement Responsibility: City Engineer
Timing: Prior to issuance of occupancy permit

34. Parking shall be prohibited through installation of red curbing for a distance of ten feet or less on either side of the West Spain Street driveway.

Enforcement Responsibility: City Engineer
Timing: Prior to issuance of occupancy permit

35. Landscaping shall be maintained such that foliage stays above seven feet and below three feet from the ground. Signs or monuments to be installed along the project frontage shall be placed so that sight distance is not obstructed at the project driveways. Red curbing shall be installed for a distance of ten feet on either side of both project driveways.

Enforcement Responsibility: Planning Department; DRHPC; Public Works Department
Timing: Prior to final occupancy; Ongoing

36. To ensure adequate emergency vehicle access, parking shall be prohibited along both sides of private driveway through the installation of "No Parking Fire Lane" signs or other markings/measures as prescribed by the SVFRA.

Enforcement Responsibility: Fire Department/SVFRA; Public Works Department; Planning Department
Timing: Prior to final occupancy; Ongoing

37. The project applicant shall be required to prepare and implement a recycling plan for both the deconstruction of existing structures and new construction detailed in the project description. The recycling plan shall address the major materials generated through deconstruction of existing structures and construction of new buildings, and shall identify the means to divert these materials away from landfill disposal. Typical materials included in such a plan are soil, brush and other vegetative growth, sheetrock, dimensional lumber, metal scraps, cardboard packaging, and plastic wrap.

Enforcement Responsibility: Planning Department; Building Department; Public Works Department
Timing: Prior to demolition and/or construction; Ongoing through construction

38. The facades of apartment buildings adjacent to West Napa Street would require sound rated building elements to control traffic noise intrusion. The facades should achieve an outdoor to indoor composite noise reduction of 37 dBA.

to reduce traffic noise to below 45 dBA L_{dn} with an adequate margin of safety. Based on preliminary calculations, windows of stucco sided building facades would need to range from 30 to 33 STC to adequately reduce noise levels indoors. The north facing facade of the apartment building adjacent to West Spain Street would require sound rated building elements to control traffic noise intrusion. The facade should achieve an outdoor to indoor composite noise reduction of 34 dBA to reduce traffic noise to below 45 dBA L_{dn} with an adequate margin of safety. Windows and doors of stucco sided building facades would need to range from 28 to 30 STC to adequately reduce noise levels indoors. Where interior noise levels would exceed the maximum allowable interior sound level of 45 dBA L_{dn} , forced-air mechanical ventilation satisfactory to the local building official would be required throughout the site to allow occupants to keep the window closed to control noise.

Enforcement Responsibility: Planning Department; Building Department
Timing: Prior to construction

39. The use of turf shall be prohibited in the front yard areas of the units.

Enforcement Responsibility: Planning Department; DRHPC;
Timing: Prior to final occupancy; Ongoing

No. 1 The Plaza
Sonoma, California 95476-6618
Phone (707) 938-3681 Fax (707) 938-8775
E-Mail: cityhall@sonomacity.org



Aswan Egypt
Chambolle-Musigny France
Greve Italy
Kaniv Ukraine
Patzcuaro Mexico
Penglai China
Tokaj Hungary

December 19, 2014

Victor Conforti, Architect
755 Broadway
Sonoma, CA 95476

Subject: Consideration of building elevations, exterior colors, materials, and lighting for an 11-unit apartment development (Rabbitt Apartments) at 840 West Napa Street (APN 127211009).

Dear Mr. Conforti:

On Tuesday, December 17, 2014, the Design Review and Historic Preservation Commission (DRHPC) considered building elevations, exterior colors, materials, and lighting for an 11-unit apartment development (Rabbitt Apartments) at 840 West Napa Street. After discussion and public testimony, the DRHPC voted 5-0 to approve the proposal as submitted.

Please submit the color samples for the door color options that were presented to the DRHPC on December 17, 2014, to the Planning Department.

If you have any questions about this matter, please do not hesitate to call.

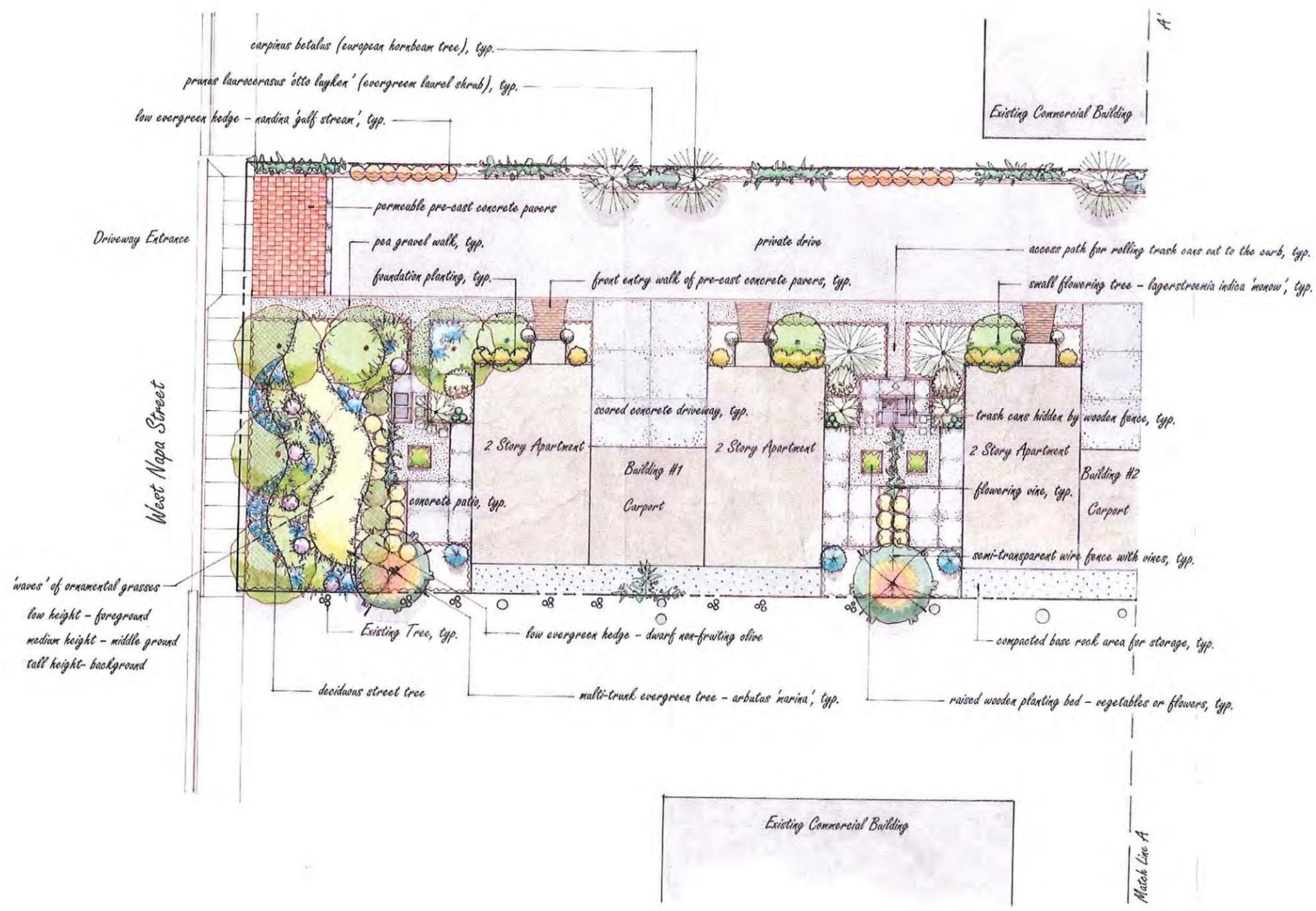
Sincerely,

Wendy Atkins
Associate Planner

cc: Michael Rabbitt
894 35th Avenue
San Francisco, CA 94121-3438

Mike Rabbitt
1223 35th Avenue
San Francisco, CA 94122

Interested Neighbor List



plan
1" = 10' - 0"

Landscape Concept



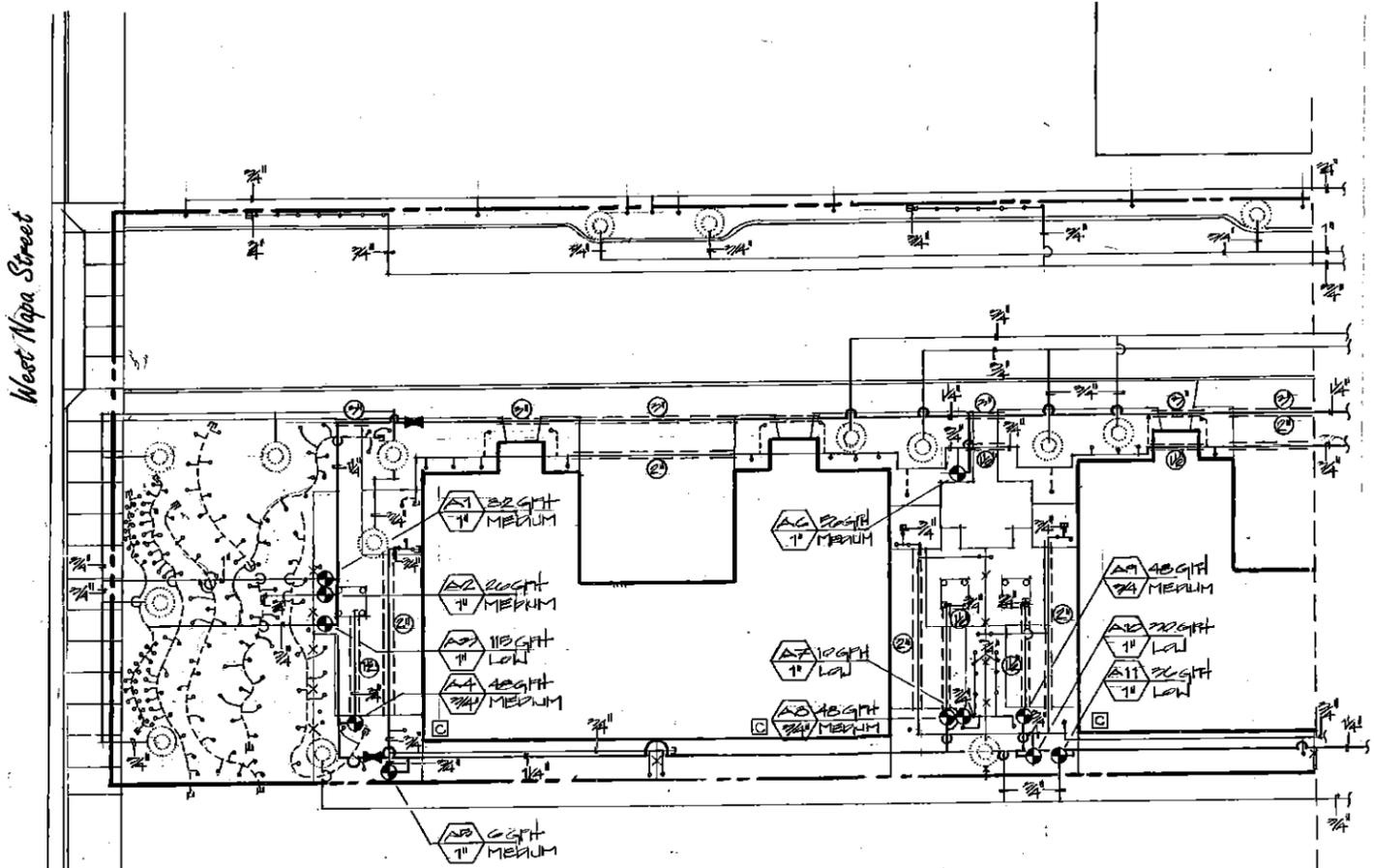
Ron Wellender - Landscape Architect #2275
294 West Napa Street, Suite #103
Sonoma, California 95476
707.480.2748
www.rwland.net

Housing Complex at 840 West Napa Street
Sonoma, California
Mike Rabbit - Owner, Developer, Contractor

Date	
Scale	
Drawn	
Job	
Sheet	
Of	Sheets

IRRIGATION LEGEND

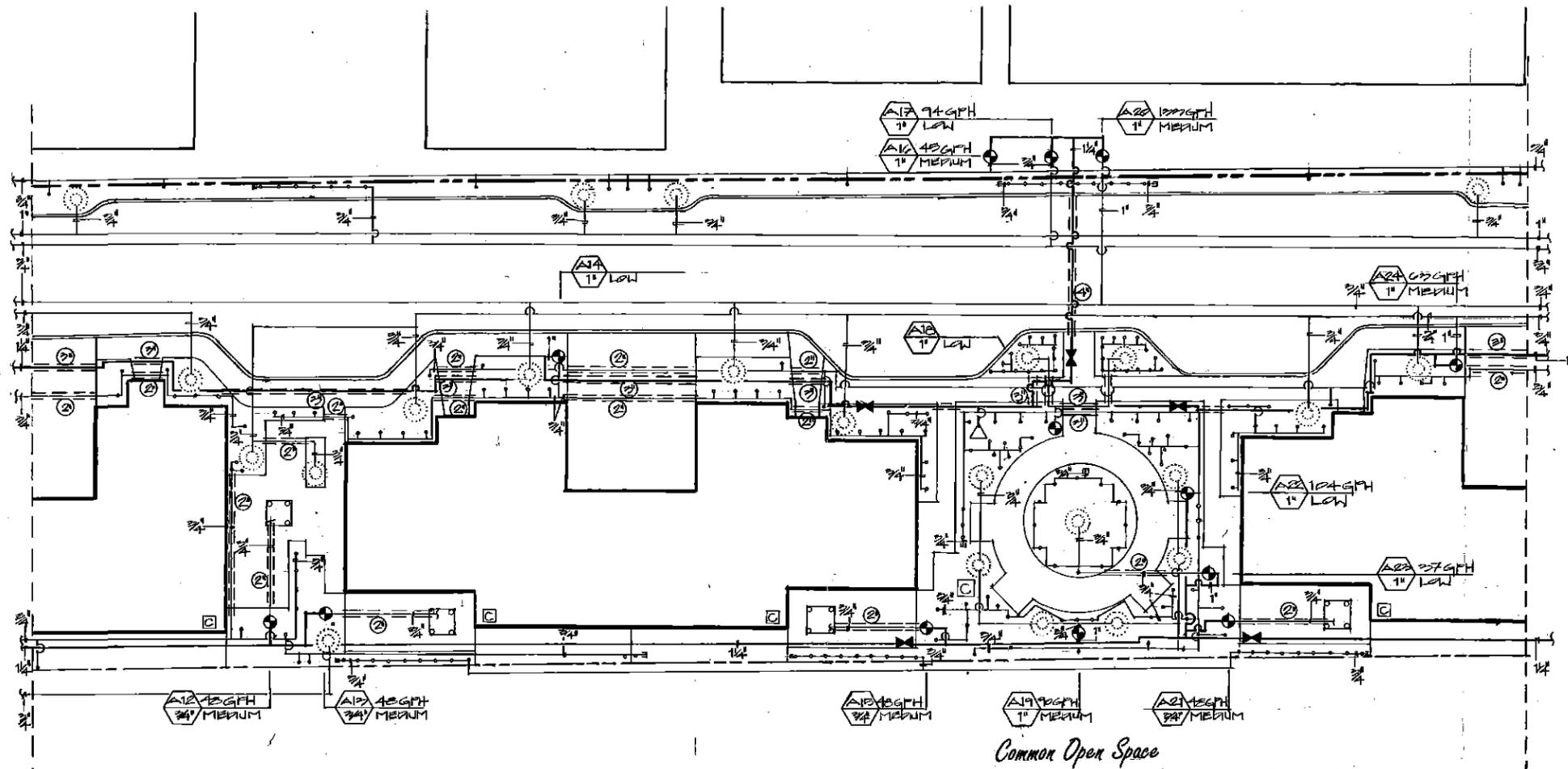
Symbol	Manufacturer	Model Number	Description
	Hunter	PLD-E5D17	Inline drip emitter w/ fleece wrap
	Hunter	HE-10-B	Point Source 1.0 GPH emitter
	Hunter	TS-T-Q	Micro-spray w/ control knob
	Hunter	PLD-CAP	End of line flush cap
	Weathermatic	21024E	Remote control valve w/ drip manifold Size: 1"
	Hunter	PCZ-101	Remote control valve w/ drip manifold Size: 3/4"
	Nibco	T113	Bronze gate valve Line sized.
	Febco	825Y -1"	Reduced pressure backflow
	Hunter	IC-600-SS w/ ICM-600	36 station irrigation controller in stainless steel pedestal
	Pressure Mainline: PVC Sch.40. Size as noted.		
	Non-pressure Lateral Line: PVC Class 200. Size as noted.		
	Polyethylene Tubing: 1/2" diameter		
	Pipe Sleeve: PVC Sch. 40. Size as noted.		
	Pipe size call out		
	Circuit/Station Number and Remote Control Valve Size		



Irrigation Plan

Ron Wellender - Landscape Architect #275
 294 West Napa Street, Suite #103
 Sonoma, California 95476 ron@ronwellender.net

Housing Complex at 840 West Napa Street
 Sonoma, California
 Mike Rabbit - Owner, Developer, Contractor



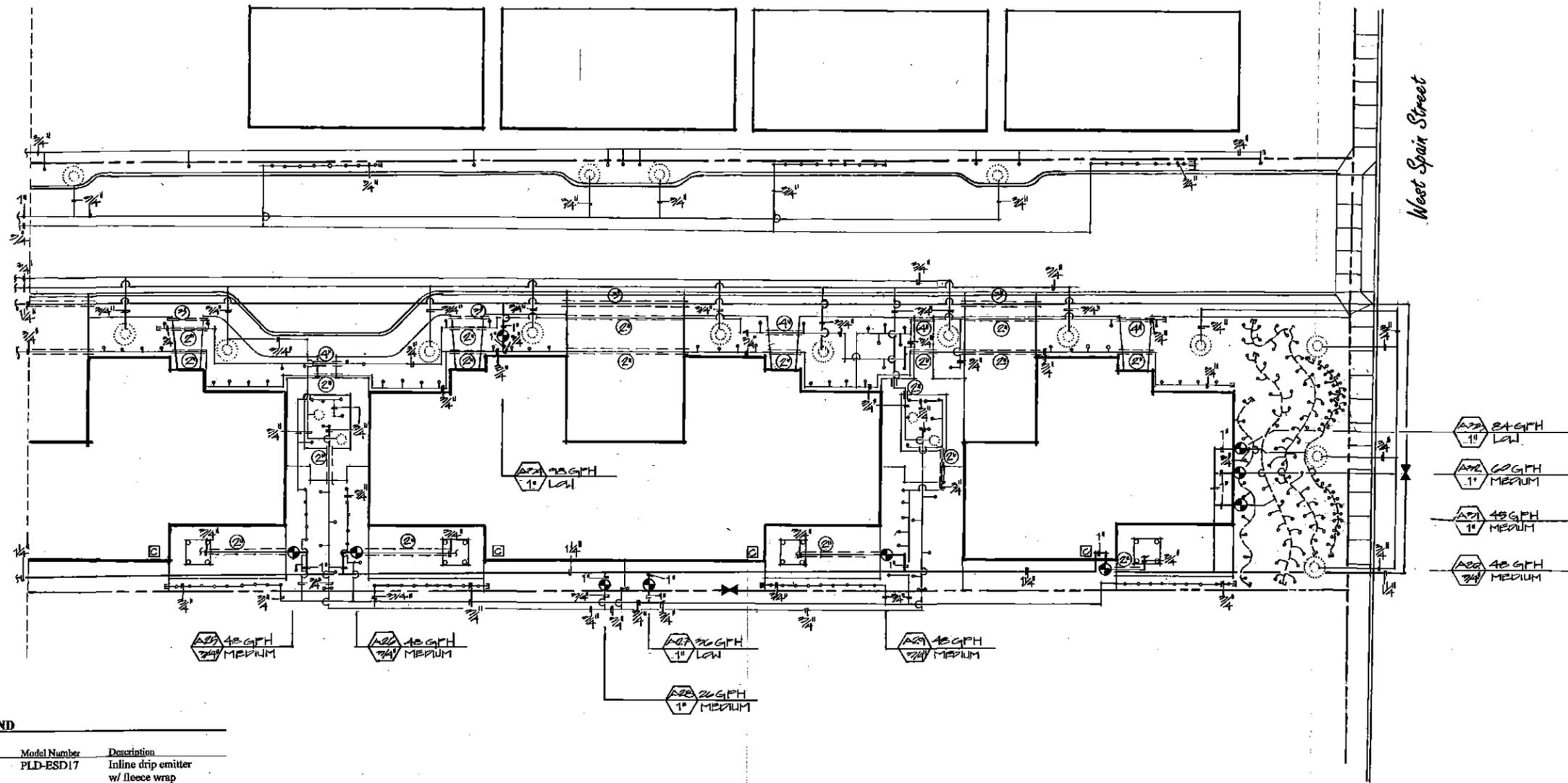
IRRIGATION LEGEND

Symbol	Manufacturer	Model Number	Description
	Hunter	PLD-BSD17	Inline drip emitter w/ fleece wrap
	Hunter	HE-10-B	Point Source 1.0 GPH emitter
	Hunter	TS-T-Q	Micro-spray w/ control knob
	Hunter	PLD-CAP	End of line flush cap
	Weathermatic	21024E	Remote control valve w/ drip manifold Size: 1"
	Hunter	PCZ-101	Remote control valve w/ drip manifold Size: 3/4"
	Nibco	T113	Bronze gate valve Line sized
	Febo	825Y-1"	Reduced pressure backflow
	Hunter	IC-600-SS w/ ICM-600	36 station irrigation controller in stainless steel pedestal

- Pressure Mainline: PVC Sch.40. Size as noted.
- Non-pressure Lateral Line: PVC Class 200. Size as noted.
- Polyethylene Tubing: 1/2" diameter
- Pipe Sleeve: PVC Sch. 40. Size as noted.
- Pipe size call out
- Circuit/Station Number and Remote Control Valve Size

Irrigation Plan

13.1



West Spar Street

IRRIGATION LEGEND

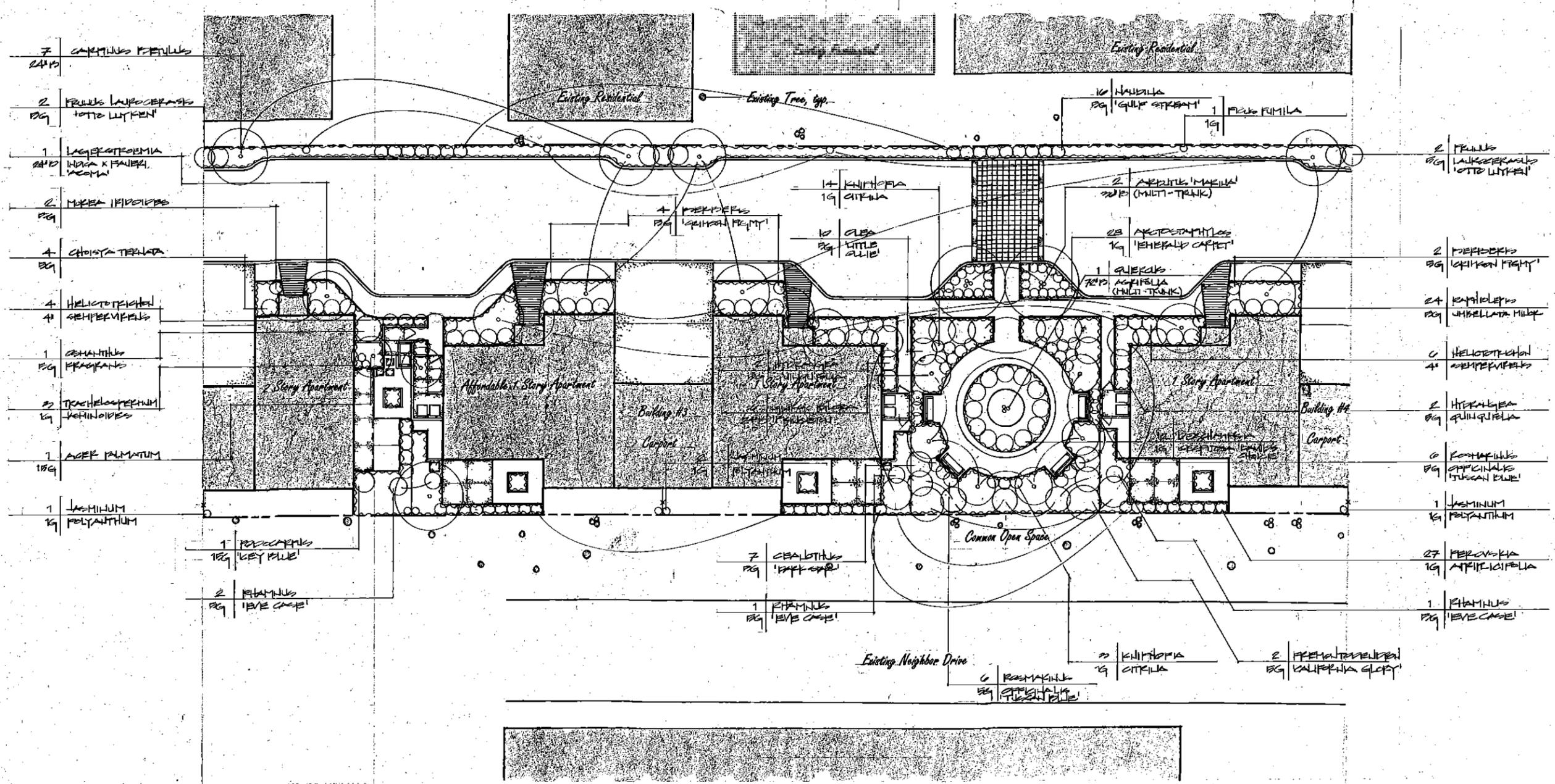
Symbol	Manufacturer	Model Number	Description
⊙	Hunter	PLD-ESD17	Inline drip emitter w/ fleece wrap
+	Hunter	HE-10-B	Point Source 1.0 GPH emitter
⊙	Hunter	TS-T-Q	Micro-spray w/ control knob
—	Hunter	PLD-CAP	End of line flush cap
⊕	Weathermatic	21024E	Remote control valve w/ drip manifold Size: 1"
⊕	Hunter	PCZ-101	Remote control valve w/ drip manifold Size: 3/4"
⊕	Nibco	T113	Bronze gate valve Line sized.
△	Febco	825Y-1"	Reduced pressure backflow
⊠	Hunter	IC-600-SS w/ ICM-600	36 station irrigation controller in stainless steel pedestal

- Pressure Mainline: PVC Sch. 40. Size as noted.
- Non-pressure Lateral Line: PVC Class 200. Size as noted.
- Polyethylene Tubing: 1/2" diameter
- ② Pipe Sleeve: PVC Sch. 40. Size as noted.
- 7/4" Pipe size call out
- A22 1" Circuit/Station Number and Remote Control Valve Size

Irrigation Plan

13.2

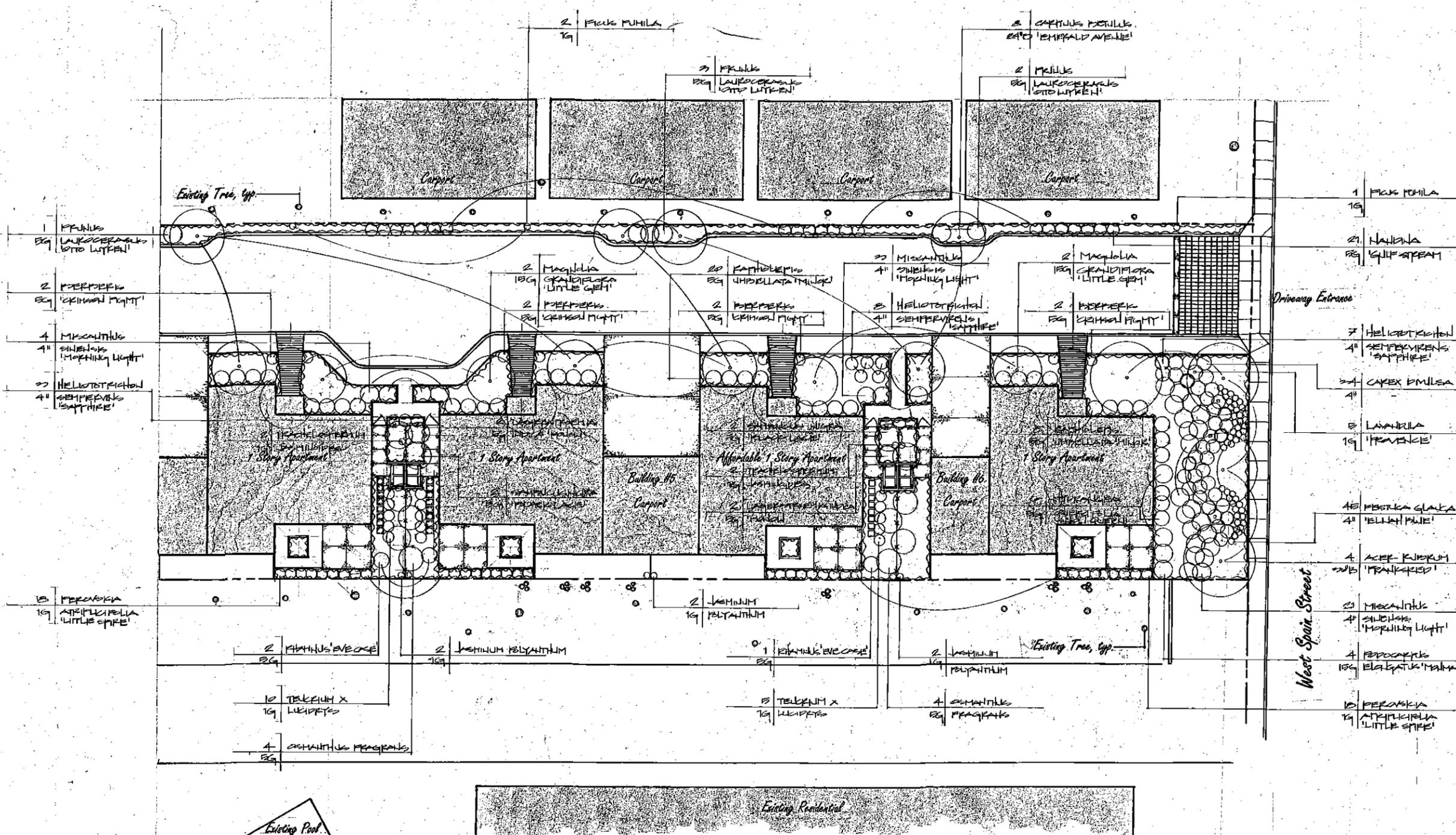
REVISIONS	BY



Planting Plan

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Job	
Sheet	
Of	
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Sheets	

REVISIONS	BY



Planting Plan

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Scale	
Drawn	
Job	
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4.2
Of Sheets

JAN 21 2015