

**SPECIAL & REGULAR MEETINGS OF THE SONOMA CITY COUNCIL  
&  
CONCURRENT REGULAR MEETING OF SONOMA CITY COUNCIL AS THE  
SUCCESSOR AGENCY TO THE DISSOLVED SONOMA COMMUNITY  
DEVELOPMENT AGENCY**

**Community Meeting Room, 177 First Street West, Sonoma CA**



**Monday, December 21, 2015  
5:15 p.m. Closed Session (Special Meeting)  
6:00 p.m. Regular Meeting**

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**AGENDA**

City Council  
Laurie Gallian, Mayor  
Madolyn Agrimonti, MPT  
David Cook  
Gary Edwards  
Rachel Hundley

Be Courteous - **TURN OFF** your cell phones and pagers while the meeting is in session.

**5:15 P.M. – SPECIAL MEETING - CLOSED SESSION**

**1. CALL TO ORDER**

The Mayor will open the meeting and take public testimony on closed session items only. The Council will then recess into closed session.

**2. CLOSED SESSION**

**CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9 of the Cal. Gov't Code. Number of potential cases: One.

**6:00 P.M. – REGULAR MEETING**

**RECONVENE, CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**ROLL CALL** (Hundley, Cook, Agrimonti, Edwards, Gallian)

**REPORT ON CLOSED SESSION**

**1. COMMENTS FROM THE PUBLIC**

*At this time, members of the public may comment on any item not appearing on the agenda. It is recommended that you keep your comments to three minutes or less. Under State Law, matters presented under this item cannot be discussed or acted upon by the City Council at this time. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for Council consideration. Upon being acknowledged by the Mayor, please step to the podium and speak into the microphone. Begin by stating and spelling your name.*

**2. MEETING DEDICATIONS**

**3. PRESENTATIONS – None Scheduled**

#### 4. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL

*All items listed on the Consent Calendar are considered to be routine and will be acted upon by a single motion. There will be no separate discussion of these items unless members of the Council, staff, or public request specific items to be removed for separate action. At this time Council may decide to change the order of the agenda.*

**Item 4A:** Waive Further reading and Authorize Introduction and/or Adoption of Ordinances by Title Only. (Standard procedural action - no backup information provided)

**Item 4B:** Approval of the Minutes of the December 7, 2015 City Council Meeting.  
Staff Recommendation: Approve the minutes.

**Item 4C:** Adoption of ordinance amending Title 18 of the Sonoma Municipal Code (Sign Regulations).  
Staff Recommendation: Adopt the ordinance.

#### 5. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL AS SUCCESSOR AGENCY

*All items listed on the Consent Calendar are considered to be routine and will be acted upon by a single motion. There will be no separate discussion of these items unless members of the Council, staff, or public request specific items to be removed for separate action. At this time Council may decide to change the order of the agenda.*

**Item 5A:** Approval of the Portions of the Minutes of the December 7, 2015 City Council Meeting Pertaining to the Successor Agency.  
Staff Recommendation: Approve the minutes.

#### 6. PUBLIC HEARING – None Scheduled

#### 7. REGULAR CALENDAR – CITY COUNCIL

*(Matters requiring discussion and/or action by the City Council)*

**Item 7A:** Discussion, consideration and possible action selecting the 2016 City of Sonoma Alcalde. (City Manager)  
Staff Recommendation: Receive and ratify the nomination of the 2016 Alcalde from Mayor Gallian.

**Item 7B:** Discussion, consideration and possible direction to staff concerning options for the use of the Maysonave Cottage. (Planning Director)  
Staff Recommendation: Provide direction to staff.

**Item 7C:** Discussion, consideration, and possible action on a draft resolution that: 1) makes findings of exemption from CEQA pursuant to CEQA Guidelines Sec. 15061(b)(3); and 2) confirms the existing Development Code prohibition on medical marijuana dispensaries and related activities. (Planning Director)  
Staff Recommendation: Adopt the resolution.

**Item 7D:** Discussion, Consideration and possible action regarding the annual assignment of Councilmembers to various Boards and Committees. (City Manager)  
Staff Recommendation: Assignment by Mayor with concurrence of the Council.

**7. REGULAR CALENDAR – CITY COUNCIL, Continued**

**Item 7E:** Discussion, consideration and possible action adopting a resolution of the City Council and the City Council as Successor Agency establishing the regular meeting dates for the 2016 calendar year and the month of January 2017. (City Manager)  
Staff Recommendation: 1) Consider dates for special meetings/study sessions, and approve the annual meeting calendar. 2) Adopt the resolution establishing the regular Council meeting dates for 2016.

**8. REGULAR CALENDAR – CITY COUNCIL AS THE SUCCESSOR AGENCY**

*(Matters requiring discussion and/or action by the Council as the Successor Agency)*

**9. COUNCILMEMBERS' REPORTS AND COMMENTS**

**10. CITY MANAGER COMMENTS AND ANNOUNCEMENTS INCLUDING ANNOUNCEMENTS FROM SUCCESSOR AGENCY STAFF**

**11. COMMENTS FROM THE PUBLIC**

*At this time, members of the public may comment on any item not appearing on the agenda*

**12. ADJOURNMENT**

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on December 17, 2015. Gay Johann, Assistant City Manager/City Clerk

***Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are normally available for public inspection the Wednesday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the City Council regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the City Clerk's office, No. 1 The Plaza, Sonoma CA during regular business hours.***

***If you challenge the action of the City Council 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 City Clerk, 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***  
***City Council***  
**Agenda Item Summary**

City Council Agenda Item: 4B

Meeting Date: 12/21/2015

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**Department**

Administration

**Staff Contact**

Gay Johann, Assistant City Manager/City Clerk

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**Agenda Item Title**

Approval of the Minutes of the December 7, 2015 City Council Meeting.

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**Summary**

The minutes have been prepared for Council review and approval.

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**Recommended Council Action**

Approve the minutes.

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**Alternative Actions**

Correct or amend the minutes prior to approval.

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**Financial Impact**

N/A

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
- No Action Required
- Action Requested

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**Attachments:**

Minutes

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**Alignment with Council Goals:** N/A

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**cc:** N/A

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**CONCURRENT REGULAR MEETINGS OF THE  
SONOMA CITY COUNCIL  
&  
SONOMA CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE  
DISSOLVED SONOMA COMMUNITY DEVELOPMENT AGENCY**

**Community Meeting Room, 177 First Street West, Sonoma CA**



**Monday December 7, 2015**

**6:00 p.m.**

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**MINUTES**

City Council  
David Cook, Mayor  
Laurie Gallian, Mayor Pro Tem  
Madolyn Agrimonti  
Gary Edwards  
Rachel Hundley

**OPENING**

Mayor Cook called the meeting to order at 6:00 p.m. Ed Kenney led the Pledge of Allegiance.

CITY COUNCILMEMBERS PRESENT: Edwards, Gallian, Hundley, Agrimonti and Mayor Cook  
ABSENT: None

OTHERS PRESENT: City Manager Giovanatto, Assistant City Manager/City Clerk Johann, City Attorney Walter, Public Works Director/City Engineer Takasugi, Associate Planner Atkins

**1. COMMENTS FROM THE PUBLIC**

Patricia Cullinan reported an effort to establish the El Camino Real as a UNESCO World Heritage Site and urged the Council's support in the future.

**2. MEETING DEDICATIONS**

Mayor Cook dedicated the meeting in the memory of Chuck Williams (creator of the Williams-Sonoma stores) and David Lumpy Williams (Santa Claus for many years).

Clm. Gallian dedicated the meeting in the memory of Col. Harry Douglas Pratt, USMC Retired.

Clm. Edwards dedicated the meeting in the memory of Father Mike Kelley.

**3. PRESENTATIONS – None Scheduled**

**4. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL**

**Item 4A:** Waive Further reading and Authorize Introduction and/or Adoption of Ordinances by Title Only.

**Item 4B:** Approval of the Minutes of the November 16, 2015 City Council Meeting.

The public comment period was opened and closed with none received. It was moved by Clm. Agrimonti, seconded by Clm. Edwards, to approve the consent calendar as submitted. The motion carried unanimously.

**5. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL AS SUCCESSOR AGENCY**

**Item 5A: Approval of the Portions of the Minutes of the November 16, 2015 City Council Meeting Pertaining to the Successor Agency.**

The public comment period was opened and closed with none received. It was moved by Clm. Gallian, seconded by Clm. Hundley, to approve the consent calendar as submitted. The motion carried unanimously.

**6. PUBLIC HEARING**

**Item 6A: Discussion, consideration, and possible introduction of an ordinance amending Title 18 of the Sonoma Municipal Code (Sign Regulations).**

Associate Planner Atkins reported that the Design Review and Historic Preservation Commission (DRHPC) worked with sign makers, real estate community, and the Sonoma Valley Economic Vitality Partnership (SVEVP) to develop sign regulations that were more business-friendly by streamlining the sign review process and allowing for more administrative review of sign applications. The proposed ordinance would allow businesses located within an alley to submit an application for the placement of a business-related portable freestanding sign within five feet of the entrance of the alley business. It also provided for administrative review and approval of certain freestanding sign applications.

Mayor Cook invited comments from the public. Jeannette Fung, owner of Sox Devine, stated her appreciation to the City for the more business-friendly regulations.

Laurie Decker, SVEVP, stated that the proposed ordinance would allow over the counter review, provided additional clarity and addressed the special challenges that businesses not located on a street have in drawing foot traffic off the Plaza.

It was moved by Clm. Gallian, seconded by Clm. Hundley, to introduce AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONOMA AMENDING TITLE 18 OF THE SONOMA MUNICIPAL CODE BY AMENDING THE SIGN REGULATIONS AS THEY PERTAIN TO PORTABLE FREESTANDING SIGNS. The motion carried unanimously.

**7. REGULAR CALENDAR – CITY COUNCIL**

**Item 7A: City Council Reorganization (Selection of Mayor and Mayor Pro Tem).**

Mayor Cook called for nominations for Mayor and nominated Clm. Gallian. Clm. Edwards nominated Clm. Agrimonti. There were no comments from the public. Being put to a vote, the nomination of Clm. Gallian was approved four to one, Clm. Edwards dissented.

Mayor Gallian called for nominations for Mayor Pro Tem and nominated Clm. Agrimonti. Clm. Edwards nominated Clm. Hundley. There were no comments from the public. Being put to a vote, the nomination of Clm. Agrimonti was approved four to one, Clm. Edwards dissented.

**RECESS:** The meeting recessed 6:19 to 6:30 p.m.

**PRESENTATION TO OUTGOING MAYOR:** Mayor Gallian thanked outgoing Mayor Cook and noted the Council accomplishments during his term. She presented him with a ceremonial Mayor's gavel and Councilmembers expressed their gratitude for the Mayor's service.

**Item 7B: Discussion, consideration, and possible action to approve a preferred alternative to the City Watersheds Proposition 1E Grant for Drainage Improvements.**

Kent Gyle and Greg Guensch, Sonoma County Water Agency, reported that areas of Sonoma Valley were at risk of flooding during large storms such as the 2005/2006 New Year's Storm. Recent stormwater studies concluded that portions of Fryer Creek had the potential to overflow and cause flooding during large storms. The City Watersheds of Sonoma Valley Project, which received \$1.9 million in Proposition 1E (Disaster Preparedness and Flood Prevention Bond Act of 2006) grant funding, was a multi-benefit project being developed to help address local flooding, promote groundwater recharge, and enhance habitat along Fryer Creek. The project was co-sponsored by the Water Agency, Sonoma Ecology Center, and the City. A major portion of the City Watersheds project was a groundwater recharge basin on the Montini preserve; however, during the planning process, engineering data showed that the groundwater recharge value at that site was poor. Other sites for groundwater recharge were explored, but rejected for various reasons. With preliminary approval from DWR, sites with flood prevention value were then explored. One of the more flood-prone sites in the City resulted from the stormwater constrictions along First St. West. This area also presented concerns for safety and pedestrian access. They stated that public comment on the drainage improvement options had been received at public meetings held on February 4, 2015 and November 19, 2015. Mr. Gyle explained that the deadline to substitute another grant-compliant project in place of the Montini recharge basin was at hand and that even with Council agreement of a drainage improvement alternative, the \$1.9 million grant may still be subject to rescission by DWR.

Mr. Guensch provided detailed information on the three alternatives summarized below:

Alternative 1 (~\$4.7M):

- 6 acre-foot underground stormwater detention basin at the Veteran's Center to mitigate a 100-year storm event.
- Minor channel improvements along First St. West.

Alternative 2 (~\$5.6M):

- 3 acre-foot underground stormwater detention basin at the Veteran's Center to mitigate a 25-year storm event.
- A 54-inch buried stormwater conveyance pipe along First St. West between Depot Park and the Trash Gate, effectively eliminating the deep roadside channel and trash grate.
- Pavement Rehabilitation of First St. West.
- A Class 1 Pedestrian/Bicycle pathway connecting the existing sidewalk ending at the Trash Gate to the City bicycle path at Depot Park.
- A Low-Impact Development swale separating the Pedestrian/Bicycle pathway from the traffic along First St. West, while filtering/recharging stormwater and enhancing habitat.

Alternative 3 (~\$3.2M):

- 3 acre-foot underground stormwater detention basin at the Veteran's Center to mitigate a 25-year storm event.
- Minor channel improvements along First St. West.

Public Works Director/City Engineer Takasugi, stated that staff supported Alternative 2 and explained how it would address the following concerns:

- Flooding caused by constrictions in the open channel. There are several constrictions in this channel, caused by the trash grate, undersized culverts, and impinging tree structure. The localized flooding caused by these constrictions extends further south along the west side of the Plaza and south of West Napa St., adversely affecting businesses and residential properties.
- Safety of pedestrians, vehicles, and maintenance staff due to channel flows. During moderate storm events, the stormwater flow in the channel is quite fast and the top-of-bank in the channel is not clearly visible when the floodwater tops its banks. Pedestrians, vehicles and maintenance staff could accidentally fall into this fast-flowing channel, unable to visibly see the top-of-bank.
- Maintenance of the trash grate at the lower end of this open channel. Without continuous clearing of this trash grate during a storm event, the grate will become significantly obstructed with debris and will accentuate the flooding to the street.
- Lack of safe pedestrian connectivity between Depot Park and the Plaza on the east side of First St. West. The existing condition presents only a very narrow shoulder between the edge of pavement and the top of the open channel bank. If two pedestrians are walking side-by-side, one pedestrian would likely be encroaching into the vehicular lane of traffic. Although there is sidewalk on the west side of First St. West, there is a natural proximal desire to walk along the east side of First St. West between the Plaza and the many facilities in and around Depot Park, including the Veterans Memorial Building, Field of Dreams, the Depot Museum, the bicycle path to General Vallejo's home, Arnold Field and Sonoma Stomper games, the Overlook trail, and auxiliary parking facilities near Depot Park.

Mayor Gallian invited comments from the public. Karla Noyes stated her happiness with the process and that she would support alternative 1.

Fred Allebach suggested increasing the trash grate opening to 54 inches and added that he did not feel any of the alternatives would provide a substantial amount of recharge.

Jack Wagner encouraged the Council to look for solutions to the water and flooding issues while at the same time protect natural resources and open space.

Terry Leen suggested placing a retention pond underneath Arnold Field and using the water for irrigation purposes. He questioned which veteran group or person the Agency had spoken to about the proposal.

Dick Fogg stated that SCWA and City staff had been very helpful and the process had been an open and helpful one. He suggested removal of the eucalyptus trees and supported Alternative 3.

Jim Bohar stated that the neighboring property owners supported Alternative 3 and suggested removal of the trees, redesign of the trash gate and enlargement of the culvert under Depot Park.

George McKale stated that he opposed Alternative 2 and he questioned how a decision could be made until the environmental study had been conducted.

Mary Smith supported Alternative 3 and asked the Council to keep Sonoma rural.

Tom Conlon stated that it did not appear to him that the proposals met the objectives of the Prop 1 funding. He felt Alternative 1 was the most cost effective proposal.

James Cannard stated that recharge was vital to the area and he supported Alternative 3.

Rosemarie Pedranzini agreed with Mary Smith.

Patricia Cullinan and Christine Bohar also stated their support Alternative 3.

John Schantz stated that it was important to maintain the creek status and he supported Alternative 1 and 3. He suggested replacing the debris remover, removal of the eucalyptus trees and clear cutting the cemetery trees.

CIm. Hundley stated that the process has worked really well and that she found staff's concerns about safety to be very valid. She also worried about vehicles and pedestrians navigating the area during high water events and wondered if there was some way to delineate the edge of the roadway.

CIm. Edwards agreed it was a creek not a ditch and stated his support for removal of the trees and Alternative 3.

CIm. Agrimonti agreed with CIm. Edwards and suggested placement of a sign along that stretch to read "not a pedestrian right of way".

CIm. Cook stated that he would prefer Alternative 2 which would provide handicap and pedestrian accessibility but that he would go along with Alternative 3.

It was moved by CIm. Hundley, seconded by CIm. Edwards, to go with Alternative 3 and adopt the resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA APPROVING A PREFERRED ALTERNATIVE TO THE CITY WATERSHEDS PROPOSITION 1E GRANT FOR DRAINAGE IMPROVEMENTS. The motion carried unanimously.

**8. REGULAR CALENDAR – CITY COUNCIL AS THE SUCCESSOR AGENCY**

**9. COUNCILMEMBERS' REPORTS AND COMMENTS**

CIm. Cook reported on the Sonoma Clean Power and Library Advisory Board meetings. He stated that Mendocino and Lake County had expressed an interest in joining Sonoma Clean Power.

CIm. Hundley reported on the Economic Vitality Partnership meeting.

CIm. Agrimonti invited all to an event sponsored by the Sonoma Splash Committee and reported attendance at the Sonoma United Methodist Church regarding the housing issue.

Mayor Gallian stated she looked forward to the coming year and all that was ahead.

Clm. Edwards reported that Cittaslow and the Chamber were discussing a possible collaboration and that over 500 meals were served at the annual Thanksgiving Dinner.

**10. CITY MANAGER COMMENTS AND ANNOUNCEMENTS INCLUDING ANNOUNCEMENTS FROM SUCCESSOR AGENCY STAFF**

City Manager Giovanatto stated that the issue of the Community Fund would be before the Council in January.

**11. COMMENTS FROM THE PUBLIC**

Rosemarie Pedranzini thanked the Council for putting up with her.

Dave Ransom encouraged Council to address the housing and financial issues facing Sonoma Valley residents.

**12. ADJOURNMENT**

The meeting was adjourned at 8:26 p.m. in the memory of Chuck Williams, David Lumpy Williams, Col. Harry Douglas Pratt, USMC Retired, and Father Mike Kelley.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Sonoma City Council on the        day of        2015.

\_\_\_\_\_  
Gay Johann  
Assistant City Manager / City Clerk



*City of Sonoma*  
**City Council**  
**Agenda Item Summary**

**City Council Agenda Item: 4C**

**Meeting Date: 12/21/2015**

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**Department**

Planning

**Staff Contact**

Wendy Atkins, Associate Planner

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**Agenda Item Title**

Adoption of ordinance amending Title 18 of the Sonoma Municipal Code (Sign Regulations).

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**Summary**

The Design Review and Historic Preservation Commission (DRHPC), as requested by the City Council, has developed proposed changes to the Sign Ordinance that would allow businesses located along private alleys that connect to the Plaza the ability to display portable freestanding signs in front of the business in the interior of an alley and add an allowance for administrative review of signs (that meet the size requirements), which incorporate a black dry erase board face. The City Council introduced the ordinance at its meeting of December 7, 2015, by a unanimous vote.

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**Recommended Council Action**

Adopt the ordinance amending Title 18 (Sign Regulations) of the Sonoma Municipal Code.

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**Alternative Actions**

N.A.

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**Financial Impact**

The review of the Sign Ordinance is being accomplished through the normal operation of the Planning Department.

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
  - No Action Required
  - Action Requested
- 

**Attachments:**

1. Ordinance
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**Alignment with Council Goals:**

The update of the Sign Ordinance relates to the "Public Service" goal, as it makes it more business-friendly by streamlining sign review regulations.

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**cc:** DRHPC Sign Regulations Mailing List

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# CITY OF SONOMA

ORDINANCE NO. 09 - 2015

## AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONOMA AMENDING TITLE 18 OF THE SONOMA MUNICIPAL CODE BY AMENDING THE SIGN REGULATIONS AS THEY PERTAIN TO PORTABLE FREESTANDING SIGNS

THE CITY COUNCIL OF THE CITY OF SONOMA DOES ORDAIN AS FOLLOWS:

Section 1. Title 18 of the Sonoma Municipal Code is hereby amended to read as follows (revisions indicated through the use of strikeouts and underlining).

### **18.20.140 Portable freestanding signs.**

A. Intent. It is the intent of this section to minimize the use of portable freestanding signs in order to minimize visual clutter and conflicts on sidewalks and to ensure that when portable freestanding signs are allowed that they are harmonious with their surroundings and distinctive in their design and creativity. Portable freestanding signs shall be allowed only when approved by the planning director or his or her designee upon a finding that special circumstances exist regarding the applicant's business location that require a freestanding portable sign. Examples of such special circumstances include, but are not limited to: (1) the business is not visible from the street on which it lies; (2) options for permanent signs have been exhausted; or (3) some other valid physical justification. Portable freestanding signs shall be designed so as to be compatible with the architecture of the building in which the applicant's business is located and compatible with other buildings on the same block and in the same vicinity as the applicant's business. Generic design, ~~signs having an A-frame design~~, prefabricated A-frame signs, and plastic material shall be discouraged ~~and shall be subject to DRHPC review.~~

B. Portable freestanding signs may be approved by the planning director or his or her designee anywhere in the city in conformance with this section except in commercial shopping centers with approved sign programs and on sidewalks surrounding the Plaza with the exception of the Place des Pyrenees. Examples of Portable freestanding signs that may be approved administratively include signs consisting of a dry erase board face featuring a black background, wording that is primarily hand-drawn, and a border finish that includes brushed steel, maple, or reclaimed wood.

C. An applicant that moves his or her business to a new location must apply for a new approval if the applicant desires to place a portable freestanding sign at the new business location. Approval for a portable freestanding sign at one location is not transferable to another location.

D. The following limitations shall apply to portable freestanding signs:

1. If the lineal feet of street or alley frontage at the location at which an applicant desires to place a portable freestanding sign is less than 40 feet, the maximum allowable size of a freestanding sign shall be five square feet. The freestanding sign shall not exceed a maximum width of 24 inches and a maximum height of 48 inches.
2. If the lineal feet of street or alley frontage at the location at which an applicant desires to place a portable freestanding sign is 40 feet or greater, the maximum allowable size of a freestanding sign shall be six square feet. The freestanding sign shall not exceed a maximum width of 30 inches and a maximum height of 48 inches.

3. Portable freestanding signs shall be of stable construction and braced as necessary to prevent collapse or toppling. If a sign has wheels, the wheels must be capable of locking.
4. Portable freestanding signs shall be located on the property of the business which it advertises or on the sidewalk fronting that property. Portable freestanding signs for businesses located in alleys shall be located within five feet of the entrance of the alley business. Portable freestanding signs shall not be placed on the street. Portable freestanding signs located on sidewalks shall be located within two feet of the building frontage or the interior of a sidewalk. Portable freestanding signs shall be located so as not to obstruct pedestrian traffic or disabled person access and shall not be placed in a location that presents a hazard. A minimum sidewalk clearance of five feet shall be required. Portable freestanding signs shall not have any moving parts, projections, or lighting.
5. Only one portable freestanding sign shall be allowed per business. Portable freestanding signs authorized by the planning director or his or her designee shall not be counted against the number and aggregate sign area to which a property is otherwise entitled under this title.
6. No more than two portable freestanding signs shall be displayed at any time at one ~~building or~~ business property, except that each business located on an alley may be permitted to display one portable freestanding sign, except that the Place des Pyrenees alley businesses may be permitted to display a maximum of three portable freestanding signs at any one time at a building or business property.
7. Portable freestanding signs shall be displayed only during business hours.
8. There shall be at least 10 feet between portable freestanding signs, except that the Place des Pyrenees alley businesses shall be permitted a four-foot spacing between portable freestanding signs.
9. As a condition to the authorization of portable freestanding signs by the planning director or his or her designee, the applicant shall be required to furnish to the city proof of insurance and to execute an agreement obligating the permittee to indemnify and hold the city harmless from any action, claim or expense that may occur as a result of the placement of the portable freestanding sign on any sidewalk or public right-of-way. Any person who fails to furnish the required proof of insurance and indemnification in connection with the placement of a portable freestanding sign shall be in violation of this chapter and the sign shall be subject to immediate removal by the city.
10. At such time as vehicular traffic is no longer permitted at the Place des Pyrenees, portable freestanding signs shall no longer be permitted. All authorizations for portable freestanding signs issued by the planning director or his or her designee shall immediately terminate and be of no further force or effect. All temporary freestanding signs placed at the Place des Pyrenees after the date traffic is no longer permitted shall constitute a violation of this chapter.

E. Applications for portable freestanding signs that do not meet the limitations set forth above shall be subject to the review and approval of the DRHPC, which may, but is not required to, permit exceptions to the dimensional standards set forth above if it finds that:

1. The circumstances of the sign location or design necessitate the granting of such exceptions in order to provide adequate visibility, address unique site conditions, or provide for enhanced design quality or creativity; and
2. The proposed exception to dimensional standards is consistent with the intent of this section; and

3. The proposed exception to dimensional standards, if granted, would not result in the approval of a portable freestanding sign that is in excess of 72 inches in height. (Ord. 01-2015 § 1, 2015; Ord. 06-2013 § 3, 2013; Ord. 03-2011 § 1, 2011; Ord. 2000-9 § 1, 2000. Formerly 18.20.017).

**Section 2.** Effective Date.

This ordinance shall become effective thirty (30) days from and after the date of its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Sonoma this 21<sup>st</sup> day of December 2015.

\_\_\_\_\_  
Laurie Gallian, Mayor

ATTEST:

\_\_\_\_\_  
Gay Johann  
Assistant City Manager/City Clerk

State of California )  
County of Sonoma )  
City of Sonoma )

I, Gay Johann, Assistant City Manager/City Clerk of the City of Sonoma, do hereby certify that the foregoing ordinance was adopted on the 21<sup>st</sup> day of December 2015 by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Gay Johann  
Assistant City Manager/City Clerk



**CITY OF SONOMA**  
**City Council/Successor Agency**  
Agenda Item Summary

City Council Agenda Item: 5A

Meeting Date: 12/21/2015

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**Department**

Administration

**Staff Contact**

Gay Johann, Assistant City Manager/City Clerk

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**Agenda Item Title**

Approval of the Portions of the Minutes of the December 7, 2015 City Council Meeting Pertaining to the Successor Agency.

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**Summary**

The minutes have been prepared for Council review and approval.

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**Recommended Council Action**

Approve the minutes.

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**Alternative Actions**

Correct or amend the minutes prior to approval.

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**Financial Impact**

N/A

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
- No Action Required
- Action Requested

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**Attachments:**

See Agenda Item 4B for the minutes

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**Alignment with Council Goals:** N/A

cc: NA

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*City of Sonoma*  
**City Council**  
**Agenda Item Summary**

**City Council Agenda Item: 7A**

**Meeting Date: 12/21/2015**

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**Department**

Administration

**Staff Contact**

Carol E. Giovanatto, City Manager

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**Agenda Item Title**

Discussion, consideration and possible action selecting the 2016 City of Sonoma Alcalde.

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**Summary**

Pursuant to the Alcalde Selection Policy (attached), the nominating committee met on November 28 to review nominations received in response to the required newspaper ad. The committee also was provided a list of nominees from prior years. The nominating committee was comprised of former Mayor Cook, current and immediate Past Alcaldes Suzanne Brangham and Les & Judy Vadasz, current Alcaldessa Marcy Waldron and City Manager Carol Giovanatto.

The committee members reviewed new nominations submitted this year, along with the list of previous nominees. As stated in the policy, Alcalde nominees should embody several of the following criteria:

- A broad spectrum of voluntary community service to Sonoma Valley
- Service in a leadership role in at least one non-profit organization
- Has spearheaded at least one community-serving project without compensation
- Is well-known for consistent behind-the-scenes good deeds
- Does not seek public accolades or recognition for work done
- Adheres to a high standard of moral and ethical values

In accordance with the Alcalde Selection Policy, the committee is forwarded three candidates for the Mayor's consideration. Mayor Gallian will announce the name of her nominee for the 2016 Alcalde or Alcaldessa.

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**Recommended Council Action**

Receive and ratify the nomination of the 2016 Alcalde from Mayor Gallian

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**Alternative Actions**

Defer action to the first regular Council meeting in January.

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**Financial Impact**

The City Council appropriated \$300 in the General Fund for recognition of the 2016 Alcalde.

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
  - No Action Required
  - Action Requested
- 

**Alignment with Council Goals:**

Public Service: Fosters communication and informs and educates the public.

**Attachments:**

Alcalde Selection Policy

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**cc:**

# Memo

**DATE:** July 16, 2001

**TO:** Mayor and City Council

**FROM:** Pamela Gibson, City Manager

**SUBJECT:** Alcalde Selection Process, Role, Responsibilities

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## Background

Each December the City Council of the City of Sonoma selects a citizen of the year who is called the honorary Alcalde. This policy outlines the selection, criteria, and role of the honored person.

### Origin of Alcaldes

Alcaldes in California came about through the rise of the pueblo system and the establishment of town councils (called ayuntamientos). The councils were headed by mayors (called alcaldes), and together they provided a semblance of government, hearing a wide range of issues from land disputes to criminal matters.

The annually elected alcalde was not only the chief local law practitioner, but judge, justice of the peace (if no one else filled that function), notary public, recorder, escrow agent in land transactions, boss of the town Council, jack of all trades, and was probably the town's most useful citizen.

He often had to rule on disputes over cattle, horses, branding irons, hides, horse race wagers, bankruptcy, adoption, promissory notes, barrels of wine, and vacant lands. Alcaldes were the recorders of mortgages, wills, and conveyances, and also had to deal with criminal activity including murder.

The alcalde's position and importance did not end with Mexican Rule. In his speech following the raising of the American Flag over Monterey on July 7, 1846 Commodore John Sloat restated the importance of alcaldes and invited them to continue to execute their duties. The function of alcaldes did not legally change until after the state Constitution was adopted, and duties previously performed by one person were separated into several positions. Today the Spanish word "alcalde" literally means Mayor.

In 1975 the City of Sonoma decided to once again find "the town's most useful citizen" and bestow upon them the title Honorary Alcalde. August Pinelli, the first to be honored, began his year January 1, 1976. The Council has voted for an "honorary alcalde" every year since. The honoree is given a gold-headed cane as a symbol of the honor and appears in parades and at grand openings.

### Selection Process

1. Around the first week of November, an ad will be placed in the newspaper announcing the nomination period for Honorary Alcalde of the City of Sonoma. A summary of the criteria shall also

be published with a deadline of Thanksgiving. Persons submitting a nomination will do so in a letter format, addressing as many of the criteria as possible, and sending the letter to the City Manager.

2. Early in December the City Manager will convene the nominating committee who shall be the three most immediate past alcaldes available, the current Mayor, and the City Manager. This committee will review the nominations and will select three candidates to be forwarded to the new Mayor prior to the second meeting in December. The Mayor will then make the nomination and the Council will vote to ratify at this meeting or the first meeting in January.

### **Criteria for Selection**

Nominee shall embody several of the following:

- Broad spectrum of voluntary community service to Sonoma Valley
- Has served in a leadership role in at least one non-profit organization
- Has spearheaded at least one community-serving project without compensation
- Is well-known for consistent behind-the-scenes good deeds
- Does not seek public accolades or recognition for work done
- Adheres to a high standard of moral and ethical values

### **Role and Responsibilities**

- Participates in Alcalde Luncheon
- Participates in other public events, as requested
- Agrees to use Council's Code of Ethics as a guideline



*City of Sonoma*  
**City Council**  
**Agenda Item Summary**

**City Council Agenda Item: 7B**

**Meeting Date: 12/21/2015**

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**Department**

Planning

**Staff Contact**

David Goodison, Planning Director

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**Agenda Item Title**

Discussion, consideration, and possible direction to staff concerning options for the use of the Maysonnave Cottage.

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**Summary**

Since February of 2012, when the City Council declined to proceed with its demolition, the Council has been exploring various options for upgrading and re-using the Maysonnave Cottage. Under the terms of the bequest that led to the City taking ownership of the Maysonnave property, the use of the property is limited to a “memorial park or museum.” In this regard the bequest has been fulfilled as the main residence on the property has been renovated for use by the League for Historic Preservation as a historical museum and a large portion of the site west of the residence is in use as petanque and bocce courts. However, the cottage that lies between these two areas is vacant and cannot be occupied for any purpose until extensive renovation measures are implemented. In 2013, the City issued a request for proposals inviting ideas for the renovation and re-use of the cottage. Ultimately, only one proposal received, from a local group known as Benchmark-Hoover, in which they proposed to renovate the cottage and use it as a vacation rental under a 20-year lease with the City. Benchmark-Hoover anticipated that they would incur upfront expenses in renovating the building mounting to approximately \$150,000. However, after the lease was executed and they began detailed design development, they concluded that improvement expense would be significantly greater than anticipated and they withdrew from the agreement. When the Facilities Committee received this update in October 2015, the Committee directed staff to return to the City Council with an updated list of options. These are reviewed in the attached Supplemental Report.

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**Recommended Council Action**

Provide direction to staff as to a preferred option.

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**Alternative Actions**

Direct staff to develop additional information that may be required.

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**Financial Impact**

As detailed in the supplemental report, all of the options identified have significant up-front costs—ranging from \$20,000 to \$414,000—that could only be paid for through the General Fund or the Special Project fund, which is a General Fund reserve account.

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
  - No Action Required
  - Action Requested
- 

**Alignment with Council Goals**

The review of this issue relates to City Council goals regarding city character, fiscal management, and infrastructure.

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**Attachments:**

1. Supplemental Report
2. Property Map
3. Preliminary Cost Estimates
4. Evaluation of Historic Significance

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**cc:** Maysonave Cottage Mailing List (via email)

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## SUPPLEMENTAL REPORT

Update and review of options concerning alternative uses of the Maysonnave Cottage

*For the City Council meeting of December 21, 2015*

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### **Background**

Since February of 2012, when the City Council declined to proceed with its demolition, the Council has been exploring various options for upgrading and re-using the Maysonnave Cottage. Under the terms of the bequest that led to the City taking ownership of the Maysonnave property, the use of the property is limited to a “memorial park or museum.” In this regard the bequest has been fulfilled as the main residence on the property has been renovated for use by the League for Historic Preservation as a historical museum and a large portion of the site west of the residence is in use as petanque and bocce courts. However, the cottage that lies between these two areas is vacant and cannot be occupied for any purpose until extensive renovation measures are implemented. In 2013, the City issued a request for proposals inviting ideas for the renovation and re-use of the cottage. Ultimately, only one proposal received, from a local group known as Benchmark-Hoover, in which they proposed to renovate the cottage at an anticipated cost of approximately \$150,000 and use it as a vacation rental under a 20-year lease with the City.

The Council supported the vacation rental concept and a number of steps were taken to implement it, including the preparation and execution of a lease, which was approved by the City Council in April 2015. As noted above, Benchmark-Hoover estimated that they would incur upfront expenses in renovating the building amounting to approximately \$150,000. However, after the lease was executed and they began detailed design development, they concluded that the improvement expense would be significantly greater than anticipated and they withdrew from the agreement. When the Facilities Committee received this update in October 2015, the Committee directed staff to return to the City Council with an updated list of options. (Note: while the lease was in effect, Benchmark-Hoover did some interior demolition, removing the kitchen and bathroom facilities. Because these elements did not meet ADA or Building Code standards, they would need to be removed under any re-use scenario and their removal has no significant effect on options for re-using the building.)

### **Property Description**

In 1991, Henri Maysonnave bequeathed to the City the properties located at 289 and 291 First Street East. The City leases the Maysonnave Home (291 First Street East), a separate parcel, to the Sonoma League for Historic Preservation for use as a museum/heritage center. The western portion of the subject site is leased to the Sonoma Pétanque Association who, in association with the Sonoma Sister Cities Association, had developed pétanque and bocce courts. The remaining portion of the parcel, which is the subject of this discussion, encompasses approximately 11,000 square feet. It contains a secondary residential dwelling, known as the Maysonnave Cottage. The Cottage was built in 1910 and has an area of 1,090 square feet. A detached garage or barn had been located on the property, but this was removed by the City in 2015.

## Updated Review of Options

The options summarized in the following table are discussed in greater detail, below.

<b>Concept</b>	<b>Preserves Cottage?</b>	<b>Maintains Public Use</b>	<b>Consistent with Bequest?</b>	<b>Estimated Upfront Cost to City</b>
Convert Cottage to Storage Use	Yes	Yes	Yes	\$414,000
Demolition/Use for Park Activities	No	Yes	Yes	\$65,000
Long-term Lease as Vacation Rental with New Partner	Yes	Yes (1)	Yes	\$20,000 (2)
Subdivision	Yes	No	No	\$85,000 (3)

(1) Cottage would be returned to public use after 20 years.

(2) Construction of ADA path of travel connection to sidewalk.

(3) Possibly recouped through sale of property.

### 1. *Conversion to Storage Use*

The building could be renovated for storage use and turned over to the League for Historic Preservation, as they have a need for archival storage space. Under this option, updated kitchen and bathroom facilities would not be needed, nor would additional off-street parking, would somewhat reducing cost of renovation. However, due to the dilapidated condition of the building and the need to replace its foundation, these costs are still high, estimated by the Building Official at approximately \$414,000 if implemented by the City. The League for Historic Preservation has stated that it welcomes any proposal that would preserve the structure and that they are willing to take on the long-term maintenance of the building if it were converted to storage use. However, they have also stated that they cannot contribute to the up-front cost of renovation, which would make it solely the City's responsibility. This option is consistent with the terms of the bequest.

### 2. *Demolition/Use for Park Activities*

The City Council may choose to demolish the substandard cottage. Doing so would not violate the terms of the bequest and, as previously reported to the City Council, the structure has been evaluated by a qualified specialist in historic resources who found that it is not historically significant. While the City would incur a one-time cost of approximately \$65,000, which is not insignificant, this option avoids future building maintenance and upgrade costs. If this option were implemented, the land area would remain in public ownership and could be devoted to an expansion of park activities of some kind, which would be fully consistent with the terms of the bequest. If the cottage were removed, a number of options are available for park activities.

- The local petanque organization has for many years expressed interest in making use of the property for additional courts. The local bocce group has also expressed interest.

- Several Council members, in discussions concerning an allowance for leashed dogs on the Montini property, expressed interest in finding a site for an additional dog park. The area of the property is somewhat larger than the existing dog park, which is divided into an all-dog area and a small-dog area. Dog advocates would prefer that these two areas take the form of separate parks since both are rather small in the current configuration.
- Other specific park uses that have been raised from time-to-time, including a pickle-ball court and space for community garden plots.

Any new use would involve costs for construction new facilities, installation of landscaping, and other implementation expenses, as well as long-term maintenance. However, depending on the use, there might be support from community members and/or local non-profits for some of those expenses.

### 3. *Long-term Lease as Vacation Rental with New Partner*

Under this option, the City would continue to pursue the concept of finding a partner to upgrade the cottage as a vacation rental and operate it as such under a long-term lease. At the request of the Facilities Committee, staff made some preliminary inquiries to the owners of the vacation rentals adjoining the subject property on the south and to another local owner/operator of vacation rentals who has experience renovating older buildings. Both declined due to the substantial up-front cost of renovation. That said, if there is Council interest, staff could make wider inquiries in this regard.

### 4. *Subdivision*

In previous discussions by the City Council, the concept was raised of subdividing the property to create an 11,000 square foot parcel encompassing the cottage that could be sold for occupancy as a single-family residence, with a conservation easement to ensure that renovations or additions would be made in conformance with the Secretary of Interior standards for historic preservation. Under this approach, the cottage and a significant portion of the Maysonnave parcel would be removed from public ownership; however, the cottage itself would be preserved and the financial responsibility of its restoration would be removed from the City. As discussed below, in order to implement this concept the bequest would need to be altered at an estimated cost of \$15,000-\$25,000. In addition, the cost of implementing the subdivision itself (which would require engineering, the installation of separate utilities, and the preparation and implementation of a grading plan) is estimated at approximately \$60,000. It is possible these costs could be fully recovered through proceeds from the sale of the parcel. However, it should be recognized that requirements limiting the size of the cottage would reduce its value. Staff would also note that it would be necessary amend the General Plan and the Development Code, because the land use designation of the parcel encompassing the cottage would need to be changed.

### **Equitable Deviation--Findings of the City Attorney's Office**

Among the options discussed above is that of subdividing the property so that a parcel containing the cottage could be created and sold into private ownership. Because this course of action is not

consistent with the terms of the bequest under which the City obtained the property, it would be necessary to amend the terms of the bequest through a legal process known as “equitable deviation” in order to process a subdivision. Valerie Pistole, of the City Attorney’s office, conducted preliminary research on the feasibility of pursuing that process, with following results:

- When an equitable deviation is undertaken, the court typically requires the petitioner to inform persons or organizations that might have some claim or interest in the estate in order to determine whether there is any opposition on the part of one or more of those parties to the deviation from the terms of the bequest. The residuary beneficiaries might argue that because the City is unable to fulfill the terms of the bequest, the gift would ‘lapse’ and go the residuary beneficiaries. The Maysonnave Will lists ten residuary beneficiaries, including the Boys and Girls Club, the Sonoma Valley Hospital, St. Francis de Solano, the Sonoma Valley High School, the French Hospital in San Francisco, St. Anthony’s Church in San Francisco, and at least one organization based in France. If it were necessary to consult with each of these residuary groups and obtain their clearance, the process would be lengthy. (Note: the City Attorney’s office has been in communication with State Parks, another named beneficiary, and they have confirmed informally that they are not interested in taking possession of the property and would likely not oppose a request for an equitable deviation.)
- In terms of other information that would be required to pursue the process, a conservation easement would need to be drafted, the price and terms of the sales listing would need to be outlined, and a declaration from the City as to its inability to fund the preservation of the property would need to be provided.
- The cost of implementing the equitable deviation process is estimated at \$15,000-\$25,000.

The time required to complete these tasks could be as long as eighteen months, although due to the necessity of coordinating with ten separate organizations and their boards of directors, it could take longer.

### **Recommendation**

Provide direction to staff as to the City Council’s preferred option.

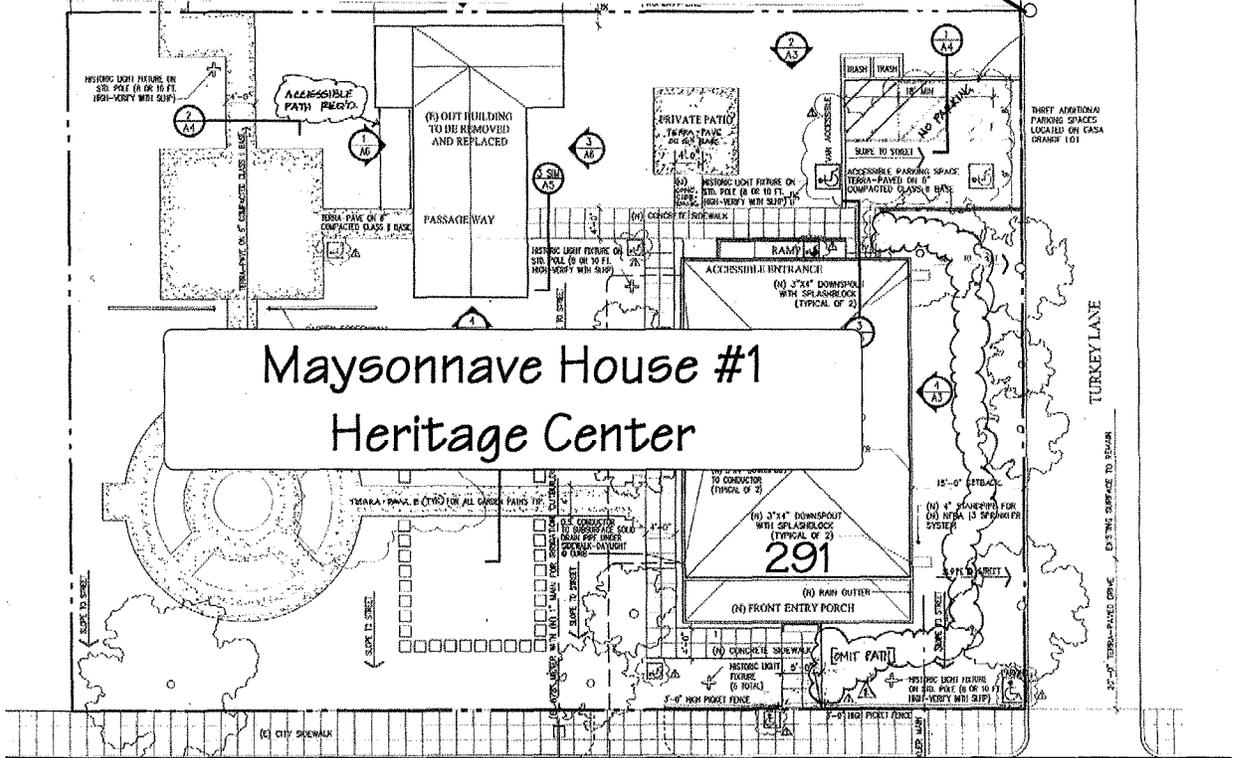
Habitable Residence: 1,059 s.f.  
Front Porch: 130 s.f.

Approximate Location of Fence

Maysonnave Cottage

Additions

Driveway



First Street East

Scale: 1in = 20ft. 0in.



**Estimate of Probable Costs  
Repairs For Storage Only Use  
Maysonnave Cottage - 289 First Street East**

<b>Description</b>	<b>Estimate</b>	
General Conditions	15,000	
Mobilization & Temp Facilities	7,500	
Site Grading & Soil Distribution	1,000	
Trenching & Water Line /Meter Installation	-	
AC Paving @ Driveway Approach and Improvements	-	
Foundation Repair (Structural & Seismic Upgrades)	65,000	CEBC A303
Hazardous Material Abatement	7,000	
Site Concrete, Stairs, Ramps & Walkways	12,000	
Storm Drainage and SWPP Compliance	500	
Fencing & Gates	10,000	
Landscaping & Irrigation	-	
Selective Demolition, Recycling, Disposal	8,500	
Rough Carpentry & Structural Improvements	11,000	
Misc. Structural Dry Rot & Exterior Repairs	13,500	
Coutertops	-	
Finish Carpentry, Trim, & Woodwork Restoration	17,000	
Handrails and Guardrails	2,500	
Doors, Frames & Hardware	8,000	
Insulation (Ceilings, Walls & Floor)	7,000	
Architectural Sheetmetal, Gutters, Flashings	3,500	
Caulking & Sealants	900	
Access Doors	450	
Foundation Vent Repair	850	
Window Repair/Replacement	22,500	
Drywall	9,000	
Painting (interior & exterior)	25,000	
Flooring	7,000	
Appliances	-	
Window Coverings	4,500	
HVAC and Mechanical	9,500	
Fire Protection Sprinkler System	12,000	
Plumbing (cap waste line - no interior plumbing fixtures provided)	2,500	
Electrical (repairs and new lighting)	8,000	
Security System	2,000	
Final Cleaning & Closeout	3,500	
<b>Construction Subtotal</b>	<b>281,700</b>	
Bonds & Insurance @ 5%	14,085	
Soft Costs - Design, Bid Specifications, Project Costs, Permits, Contingencies and Project Management @ 40%	118,314	
<b>Total</b>	<b>414,099</b>	

Maysonnave Cottage Deconstruction Project  
Preliminary Estimate of Probable Project Costs

Revised - 11/5/15

**Deconstruction Costs**

<b>Item</b>	<b>Estimate</b>
General Conditions	1,400
Fees & Permits	1,000
Erosion & Sediment Control - SWMPP Compliance	500
Building / Structure Deconstruction, Disposal & Diversion	19,848
Water System Closure	500
Sewer System Closure	500
Fence Removal and Disposal	500
Asbestos Removal and Disposal	1,000
Lead Paint Removal and Disposal	4,250
Lead Products Removal and Disposal	750
Fluorescent Light Fixture Removal & Disposal	150
Utility Separation and Capping (including Utility fees)	1,000
Rough Grading	500
Hydro-seeding	750
Daily Clean Up	included
Final Clean up	included
Insurance	1,500
<b>Deconstruction Sub Total</b>	<b>34,148</b>
Bond Premium @ 2%	683
Profit & Overhead @15%	5,122
<b>Projected Deconstruction Contract Costs</b>	<b>39,953</b>

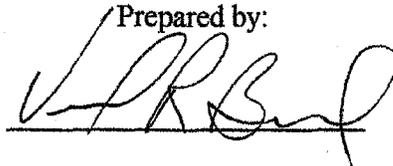
**Project Soft Costs**

Bid publication & printing	1,100
Bid Document Preparation (including Haz Mat mitigation)	8,000
Construction Administration and Management	3,000
HAZ MAT Monitoring & Clearance	6,027
Project Contingency @ 10%	5,808
<b>Projected Project Soft Costs</b>	<b>23,935</b>

<b>Preliminary Estimate of Probable Project Costs</b>	<b>63,888</b>
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**Historical Evaluation of the Buildings at  
289/291b First Street East in Sonoma  
Sonoma County, California**

Prepared by:

A handwritten signature in black ink, appearing to read 'V.R. Beard', written over a horizontal line.

Vicki R. Beard, M.A.

Tom Origer & Associates  
Post Office Box 1531  
Rohnert Park, California 94927  
(707) 584-8200

Prepared for:

Rob Gjestland  
City of Sonoma  
No. 1 The Plaza  
Sonoma, California 95476-6618

October 23, 2008

### **ABSTRACT**

Tom Origer & Associates completed an architectural and historical evaluation of the buildings at 289/291b First Street East in Sonoma, Sonoma County California, as requested by Rob Gjestland of the City of Sonoma.

During this study, historical research was conducted at the Sonoma County Recorder's Office, the office of the County Assessor, the Sonoma Depot Museum, and the Sonoma League for Historic Preservation. Efforts were also made to contact people with who might have information about the property. The building was examined, and photographs were taken of the exterior.

This study found that the house does not appear eligible for inclusion on the California Register of Historical Resources Documentation pertaining to the study is on file at the offices of Tom Origer & Associates (File No. 08-91BE).

### **Project Personnel**

This report was prepared by Vicki R. Beard, who has been with Tom Origer & Associates since 1990. Ms. Beard holds a Master of Arts in cultural resources management with an emphasis in historic-period resources, and meets the Secretary of the Interior's standards for Architectural History. Graduate coursework and applied studies included building and structure evaluation, and historical research. Post-graduate work has been completed in historical architecture through the Architecture Department at the University of California Berkeley; heritage resource management at the University of Nevada, Reno; and architectural history and historic landscapes through the National Preservation Institute, Alexandria, Virginia. Professional affiliations include the Society of Architectural Historians, Northern California Chapter of the Society of Architectural Historians, and Vernacular Architecture Forum. She is also listed on the Register of Professional Archaeologists.

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APPENDIX A: Resource Documentation

**FIGURES**

Figure 1. Project vicinity ..... 1  
Figure 2. Study Location..... 3

## INTRODUCTION

Tom Origer & Associates completed an architectural and historical evaluation of the buildings at 289/291b First Street East in Sonoma, Sonoma County California (Figure 1). The study was requested by Rob Gjestland of the City of Sonoma. Pursuant to the California Environmental Quality Act, the study was designed to determine the property's potential eligibility for inclusion on the California Register of Historical Resources (California Register) based on the register's eligibility criteria set forth in Title 14 California Code of Regulations §4852.

During this evaluation, buildings were examined and photographed, and primary research was completed to determine if the property met criteria for inclusion on the California Register. The results of the study are presented in this report and on the Department of Parks and Recreation (DPR) forms provided in Appendix A. Documentation pertaining to the study is on file at Tom Origer & Associates (File No. 08-91BE).

## REGULATORY CONTEXT

This study adhered to requirements of the California Environmental Quality Act (CEQA), which mandates that cultural resources be considered as part of the environmental review process. This is accomplished by an inventory of resources within a study area and assessing the potential that important cultural resources could be affected by a project.

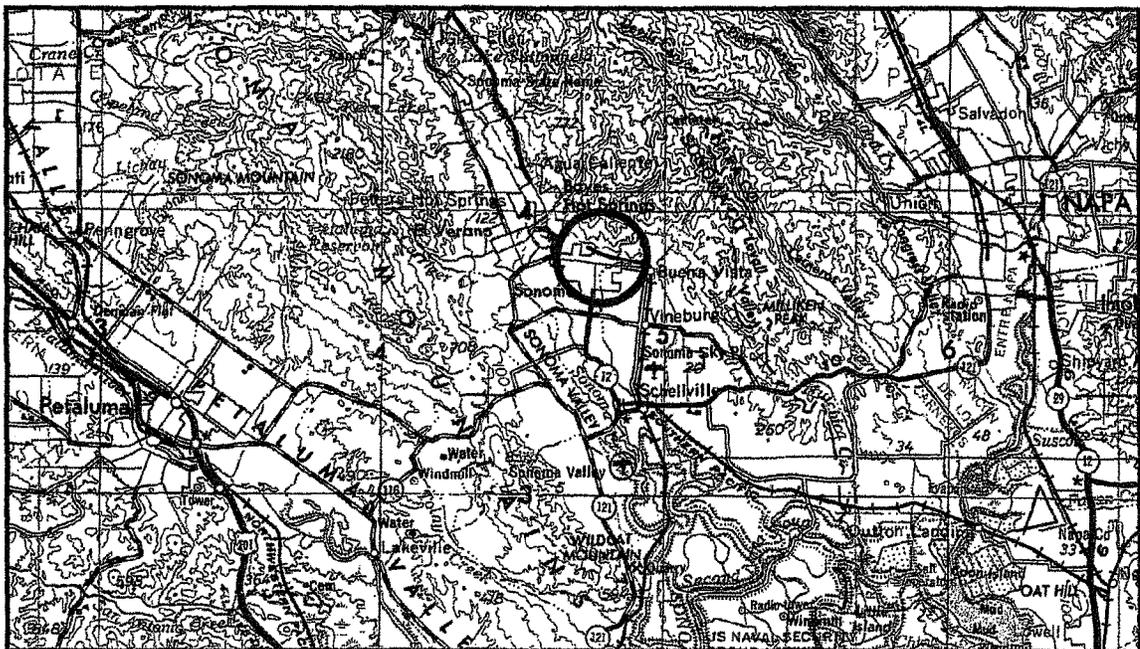


Figure 1. Project vicinity (adapted from the 1980 Santa Rosa 1:250,000-scale USGS map).

### **Significance Criteria**

Under CEQA, when a project might affect a cultural resource (i.e., site, building, structure, object, or district) the project proponent is required to conduct an assessment to determine whether the effect may be one that is significant. Consequently, it is necessary to determine the importance of resources that could be affected. The importance of a resource is measured in terms of criteria for inclusion on the California Register (Title 14 CCR, §4852) listed below. A resource may be important if it meets any one of the criteria below, or if it is already listed on the California Register or a local register of historical resources.

An important historical resource is one which:

1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. Is 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 may be likely to yield, information important to the prehistory or history of the local area, California or the nation.

## **STUDY PROCEDURES**

### **Archival Research**

Archival research was completed at the Sonoma County Recorder's Office, the office of the County Assessor, the Sonoma Depot Museum, the Sonoma League for Historic Preservation, and the offices of Tom Origer & Associates. Efforts were also made to contact people familiar with the property's historical use. Research results are presented in the Historical Overview and Historic Context sections of the report.

### **Field Recording**

A field examination of buildings on the property was conducted on October 17, 2008. At that time, photographs were taken of the exteriors, and note was made of construction techniques and modifications.

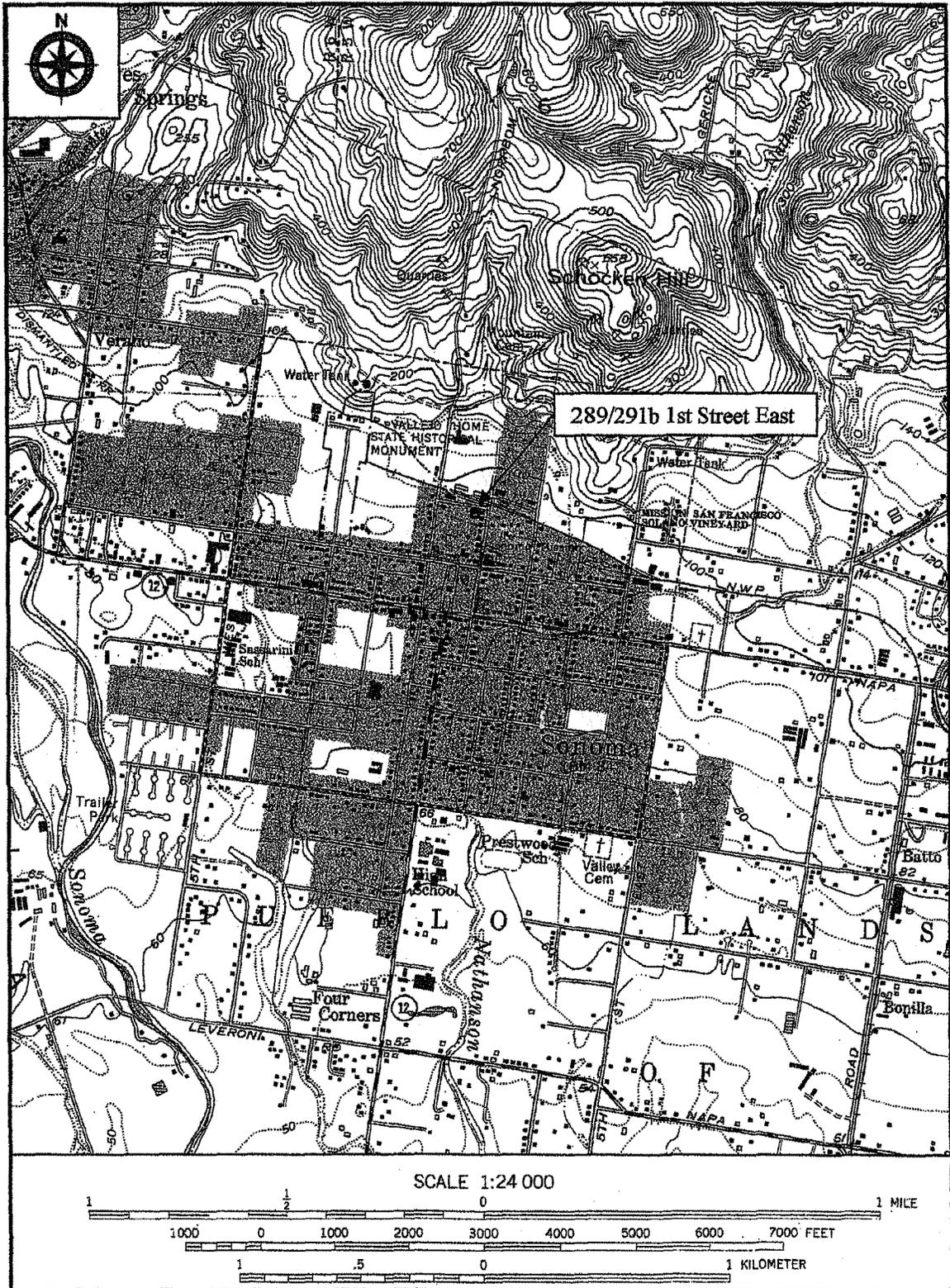


Figure 2. Study Location (adapted from the 1980 USGS Sonoma 7.5' quadrangle map).

## HISTORICAL SETTING

The study parcel is located about 0.2 miles north-northeast of the plaza in downtown Sonoma, as shown on the Sonoma 7.5' USGS topographic map (Figure 2). Historically, the study area is situated on lands once claimed by the Mission San Francisco Solano de Sonoma (hereafter, the Sonoma Mission). This mission was the last of 21 missions established in California by Franciscan missionaries between 1769 and 1823. In 1833, the Mexican government began secularizing California mission lands. After futile starts in the Petaluma and Santa Rosa areas, Governor José Figueroa commissioned General Mariano Vallejo, former *Commandante* of the San Francisco Presidio and *comissionado* of the Mission San Francisco de Solano, to establish a presidio and pueblo at Sonoma. About 6,064 acres of mission lands were set aside for the pueblo in 1834, excluding a two-acre parcel containing the mission buildings and the 12-acre mission vineyard.

The Mexican pueblo of Sonoma grew and prospered between 1835 and 1846, in part due to a steady influx of Americans. Many of the American men married into prominent Mexican families. Through these unions, American men became landowners, and they brought with them many American attitudes regarding land use and business dealings. This phenomenon occurred throughout California and served to weaken the Mexican government's grasp on region. During the mid-1840s, the United States government actively pursued nonviolent acquisition of California as a U.S. territory but progress toward that end was too slow for some. In early 1846, disgruntled Americans in the Sacramento Valley rallied around U.S. explorer John C. Fremont and in June of that year, a group of men seized Mariano Vallejo and imprisoned him in Sacramento. A crude flag with the image of a bear was raised in the Sonoma plaza, giving rise to the name Bear Flag Revolt. The year 1846 marked the end of Mexican domain and the beginning of the American era in Sonoma, and in September 1850, the Mexican pueblo of Sonoma officially became a United States town as California was admitted to the union.

Surveyor, Jasper O'Farrell prepared a plat of the town in 1850 dividing Sonoma into small "town lots" and various sized "out lots" (O'Farrell 1850). The subject parcel was part of town lots 5 and 6. These lots were owned by prominent winemaker, Camille Fortune Aguillon during the late 1800s. Aguillon came to California from the Basse Alpes (now the Alpes De Haute Provence) in 1851. The son of a French wine-maker, Aguillon worked as a gardener in San Francisco. He married Camille A. Turrel circa 1860, and they came to Sonoma in 1865. [Note that both husband and wife are named Camille]

Aguillon established a winery in one of the buildings along the plaza, where he and Marius Turrel (possibly Camille's brother) were winemakers. Aguillon did not plant his own vineyards; instead he used grapes from local growers to create his wines (Pinney 1989:338). Aguillon's Sonoma winery was located at the corner of 1st Street West and West Spain Street. He and Gottardo Bustelli also had a winery in Livermore, where again they produced wines from grapes grown by others. The 1914 History of Alameda County reported that:

In the spring of 1882 there were planted in the Livermore district 880 acres in grape vines, all being of the wine variety, except thirty acres of table

grapes. It was a dry season and about 35 per cent were lost. The next year about 15 per cent of the replant was lost; but in 1884, an excellent season, about five hundred and fifty acres of plants were in good condition. With the exception of the Zinfandel few of the varieties grew much fruit after the third year. The grape crop of the 1883 planting amounted to about one hundred and fifty-five tons of first and twenty-eight tons of second crop. All was sold to C. F. Aguilon's winery in Livermore at \$30 per ton for the first and \$15 per ton for the second crop [Baker 1914:178].

The Aguilons owned about 45 acres north of the plaza in Sonoma, including the subject parcel and the surrounding lands, where reportedly they grew "French prunes, cherries, apples, pears, peaches, [and] quinces" (Sweet 1978). Camille A. Aguilon died in 1901, and her husband, Camille F. Aguilon, died in 1906 leaving the family's holdings to their daughters, Gabrielle, Elisa, and Bertha. By that time, Gabrielle was married to Norman Heggie, who was running the wine business for his father-in-law. Neither Elisa nor Bertha ever married, and after the death of their father, they resided with their sister's family (USBC 1910). In 1923, Elisa or Bertha deeded their interest in the property to Gabrielle (Official Records 53:359).

In 1952, Fabian Maysonnave purchased the subject parcel from the estate of Gabrielle Heggie (Official Records 1098:265); although he had been renting the property from Heggie prior to that time (Sonoma Valley Historical Society 1983). Maysonnave, his wife Margurette, and seven-year-old son Henri came to Sonoma in 1920 after Fabian was advised to move to the country for health reasons. The elder Maysonnaves were both French emigrants who arrived in the United States in the early part of the century. Fabian worked at the state home in Eldredge, and then for the City of Sonoma for many years. Margurette died in 1963, and the following year Fabian deeded the property to his son, Henri (Official Records 2093:923). The property was deeded to the City of Sonoma after Henri Maysonnave's death.

### HISTORIC CONTEXT

The context used in evaluating the house at 289/291b 1st Street East was the evolution of residential architecture, 1835 to 1950. The city of Sonoma is marked by a wide range of architectural styles reflecting the lives of many economic classes. The earliest non-native dwellings were adobe structures and rustic cabins built by newly arriving settlers from locally available materials. As time went by and the town grew and prospered, homes became more sophisticated. Architecturally defined styles such as the Italianate, Second Empire, Gothic, Greek Revival, Queen Anne, and Craftsman are well represented, as are vernacular forms that sometimes take on attributes of the formal styles.

In the mid-19th century, people from all over the world flocked to California. Until that time, Californio life revolved around ranching on a grand scale, with vast acres of land tied up in Mexican ranchos. The typical rancho home was an adobe-brick structure, often one-storied,

and L- or U-shaped or built around a courtyard. Where two stories were present there was sometimes a cantilevered, second-story porch.

With the influx of people during the mid-nineteenth century, new house forms were added to the California building stock. People tended to bring with them regional ideas of what a house should be. Historian Harold Kirker writes of that time, "[t]he coming together of a score of cultures on a rich and isolated frontier produced the California Renaissance" (Kirker 1986:55). The nineteenth century was a time of romantic revivals and eclecticism in architecture. California experienced a lag in adopting new styles because of its relative isolation, especially away from metropolitan areas, but with the arrival of the railroad in 1869 the state was able to close the gap.

In the decades preceding the population boom in California the architectural world experienced a period of Greek Revival architecture (circa 1790 to 1850) during which time homes often featured classic elements such as columns, pediments, and other details inspired by Greek forms. Toward the end of that period, industrialization brought many innovations to architecture resulting in Victorian Architecture (circa 1840 to 1900) with such popular forms as Gothic Revival, Italianate, Stick, Eastlake, Queen Anne, Romanesque, and Second Empire.

In response to industrial influence in architecture, the 1860s saw a renewed concern for handicraft and interest in the surrounding environment. The architectural atmosphere of the time was one of simplification rather than elaboration, and new homes emphasized efficiency, informality, and neatness. The resulting homes reflect the principles of "structural simplicity, balanced proportions, and minimal decoration" (Clark 1986:132). Ornate house styles of the preceding Victorian era were considered European imitations, and America and its architects were seeking their own identity. The Craftsman and Prairie styles grew out of this movement, as did a more generic group of homes that borrowed minimally from specific styles. Architectural historians Massey and Maxwell (1996:211) offer the term "Builder Style" to describe these working-class homes of the late-19th and early-20th centuries, homes that were "long on function, and short on stylistic effects and architectural grandeur." These homes were widespread throughout the United States, chiefly because they were promoted by pattern book designers, constructed in great numbers by early developers, and were readily available through mail-order catalogs after about 1908.

Traditional, architect-designed homes also continued during the twentieth century as modern styles began to take hold. Between 1920 and 1940, two distinct modernistic styles evolved: the zigzagging patterns and vertical lines of Art Deco architecture and the smooth, white walls and the streamlined appearance of Art Moderne architecture. Contemporaneous with these was the International style which continues into the present. This style featured asymmetrical facades, flat roofs, flush windows, and unadorned wall surfaces, doorways, and windows. During World War II, house construction in the United States declined sharply but resumed with vigor in the post war years. New home designs were initially based on the Tudor design of the 1920s and 1930s, but were replaced in the 1950s by the long, rambling Ranch style, which became the dominate house form in the United States. Sonoma's house stock shows that it followed a similar evolution in residential architecture.

Also influencing the diversity of Sonoma's residential architecture was the development of the wine industry. As the wine industry grew into an important economic factor the number of homes reflecting affluence and social stature also grew, as did homes on the other end of the economic scale that were needed for housing vineyard and winery workers. Thus Sonoma's housing stock includes many modest homes occupied by local laborers. These houses tend to be smaller, wood-frame buildings (often referred to as vernacular buildings) that exhibiting little or no architectural detailing.

**Property Types.** Resources associated with the theme of residential architecture include houses and apartment buildings.

### PROPERTY DESCRIPTION

The subject house is depicted on the 1923 Sanborn insurance map of Sonoma with generally the same rectangular footprint as it has now (Sanborn Map Company 1923). The house is a small, one-story, hipped-roof building with shed additions at the rear. The additions were made after the 1923 as they are not shown on the Sanborn map. The Sanborn Map Company published no exposures for this part of Sonoma prior to 1923.

This frame building is clad with six-inch drop siding and has corner boards. The roof/wall junction is marked by a simple box cornice and frieze board. The front entry has a full-width porch beneath a separate roof that is supported by turned spindles with decorative brackets. The porch balustrades are a mix of wood slats and iron work. The façade is symmetrical with a centrally placed door flanked by one-over-one, double-hung windows. One-over-one, double-hung sashes are found throughout the original house. The shed-roofed additions at the rear have aluminum slider windows. The foundation is constructed with quarried stone.

Adjacent to the house is gable-roofed shed primarily clad with vertical boards and battens. One window was noted, and it appears to have a fixed, four-light sash. This building is identified as a garage on the 1923 Sanborn insurance map.

### CONCLUSIONS

The purpose of this evaluation was to determine the California Register eligibility of the house at 289/291b First Street East based on eligibility criteria provided in an earlier section of the report. Restated briefly, a cultural resource acquires significance from its association with an important event or pattern in history; through its association with an important person; because it represents a particular type, period, region or method of construction, the work of a master, or possesses high artistic values; or because it contains information that can be studied to enhance our understanding of history.

In addition to meeting one or more of the criteria, eligibility to the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or

importance. Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

### **California Register Eligibility Criteria**

The context used for evaluating this property was the evolution of residential architecture, 1835 to 1950, and the following findings were made with respect to the California Register eligibility criteria.

**Criterion 1.** In order to be considered important under Criterion 1, the property should be a good representative of an architectural style or a transitional form between styles. In our opinion, this building is not an especially good representative, and does not meet Criterion 1.

**Criterion 2.** Under Criterion 2, a property can be significant because of its association with an important person, but the association must be one that reflects the reason for the person's importance. While the property was once owned by the prominent Aguilon family, there is no direct tie between any family members and the subject house (i.e., they did not live at this location). The Maysonave family is best associated with their adjacent residence at 291 1st Street East. Criterion 2 is not met.

**Criterion 3.** Criterion 3 speaks to the architectural significance of a property. This house is a vernacular structure with very minimal Victorian detailing. It is not architecturally distinctive or unique, and Criterion 3 is not met.

**Criterion 4.** Criterion 4 generally applies to archaeological resources, or other resources that through study of construction details can provide information that can not be obtained in other ways. These buildings possess no intrinsic qualities that could answer questions or provide important information about our history, and Criterion 4 is not met.

### **SUMMARY**

Tom Origer & Associates completed an architectural/historical evaluation of the early-20th century, vernacular house at 289/291b First Street East in Sonoma, Sonoma County, California, as requested by Rob Gjestland of the City of Sonoma. This study found that the house on this parcel does not meet the eligibility criteria for inclusion on the California Register.

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1860 Sonoma County, California. Manuscript census, population schedule.

1870 Sonoma County, California. Manuscript census, population schedule.

1900 Sonoma County, California. Manuscript census, population schedule.

1910 Sonoma County, California. Manuscript census, population schedule.

1920 Sonoma County, California. Manuscript census, population schedule.

1930 Sonoma County, California. Manuscript census, population schedule.

**Appendix A**  
**Resource Documentation**

**PRIMARY RECORD****Other Listings:**

Review Code:

Reviewer:

Date:

Page 1 of 9

Primary # P-

HRI # 49-5476-52

Trinomial:

NRHP Status Code:

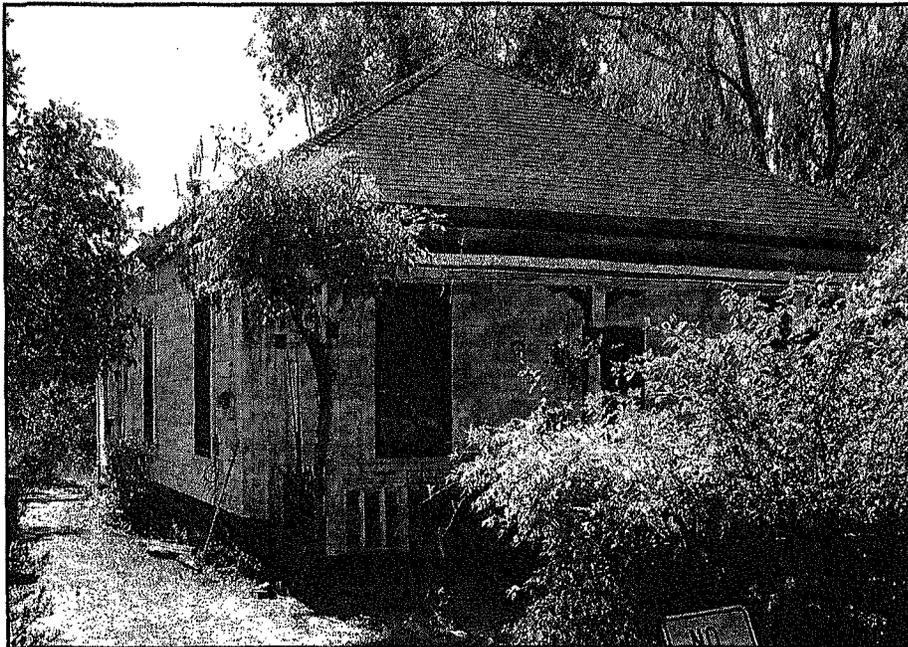
Resource Name or #: 289-291b First Street East

**P1. Other Identifier:****P2. Location:** Unrestricted**a. County:** Sonoma**b. USGS 7.5' Quad:** Sonoma**Date:** 1980**T N/R W; 1/4 of 1/4 of Sec. ;** MDBM Pueblo Lands of Sonoma**c. Address:** 289/291b 1st Street East**City:** Sonoma**Zip:** 95476**d. UTM: Zone:** 10 547530 mE

4238760 mN

**e. Other Locational Information:** APN 018-131-026

**P3a. Description:** This resource consists of an early 20th century dwelling and an associated outbuilding. The house is a small, one-story, hipped-roof building built on a rectangular plan. It is depicted on the 1923 Sanborn insurance map of Sonoma with generally the same rectangular footprint as it has now (Sanborn Map Company 1923). The house has shed additions at the rear, which were made after the 1923, as they are not shown on the Sanborn map. The Sanborn Map Company published no exposures for this part of Sonoma prior to 1923.

**P3b. Resource Attributes:** HP2 (Single Family property)**P4. Resources Present:** Buildings**P5. Photograph or Drawing:****P5b. Description of Photo:** View of house, facing southwest.**P6. Date Constructed/Age and Sources:**

c. 1900

(from previous HRI form and field observations)

**P7. Owner and Address:**

City of Sonoma

No. 1 The Plaza

Sonoma, CA 95476-6618

**P8. Recorded by:**

V. Beard

Tom Origer &amp; Associates

P.O. Box 1531

Rohnert Park, CA 94927

**P9. Date Recorded:**

October 2008

**P10. Type of Survey:**

Property specific

**P11. Report Citation:**Beard, V. 2008. *Historical Evaluation of 289/291b First Street East in Sonoma, Sonoma County, California.***P12. Attachments:** Building, Structure, and Object Record; Continuation Sheets (7); Location Map

## CONTINUATION SHEET

Page 2 of 9

Recorded by: V. Beard

Primary #:

HRI #: 49-5476-52

Trinomial:

Resource Name or #: 289-291b First Street East

Date: October 2008

**P3a. Description:** (Continued from page 1)

This frame building is clad with six-inch drop siding and has corner boards. The roof/wall junction is marked by a simple box cornice and frieze board. The front entry has a full-width porch beneath a separate roof that is supported by turned spindles with decorative brackets. The porch balustrades are a mix of wood slats and iron work. The façade is symmetrical with a centrally placed door flanked by one-over-one, double-hung windows. One-over-one, double-hung sashes are found throughout the original house. The shed-roofed additions at the rear have aluminum slider windows. The foundation is constructed with quarried stone.

Adjacent to the house is gable-roofed shed primarily clad with vertical boards and battens. One window was noted and it appears to have a fixed, four-light sash. This building is identified as a garage on the 1923 Sanborn insurance map.

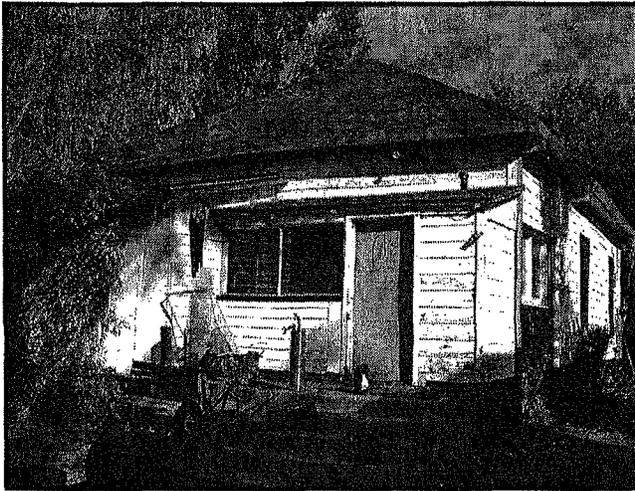


Figure 2. south elevation with shed additions.

Figure 3. Stone foundation on west side of house.

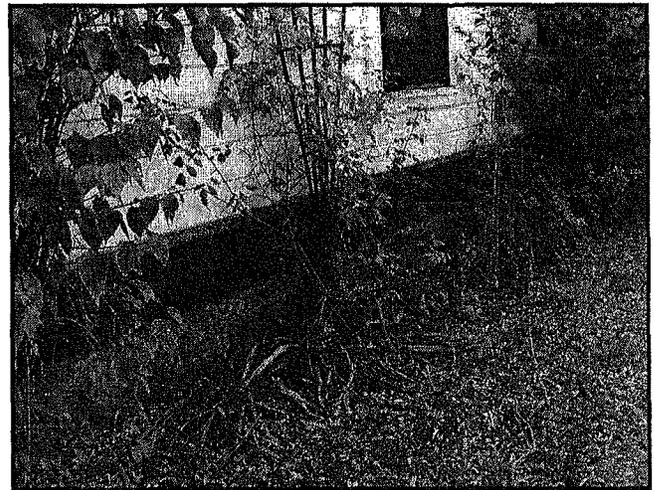


Figure 4. Shed behind house, facing north.

**BUILDING, STRUCTURE,  
AND OBJECT RECORD**

Primary # P-  
HRI # 49-5476-52  
NRHP Status Code:  
Resource Name or #: 289-291b First Street East

Page 3 of 9

- B1. Historic Name: Unknown
- B2. Common Name: None
- B3. Original Use: Residence
- B4. Present Use: Residence
- B5. Architectural Style: Vernacular with minimal Victorian embellishments
- B6. Construction History: This house was constructed at about the turn of the 20th century. The only noted alterations are two shed additions at the rear of the house that were made after 1923.
- B7. Moved? No                      Date: NA                      Original Location: NA
- B8. Related Features: NA
- B9a. Architect: Unknown                      B9b. Builder: Unknown
- B10. Significance:                      Theme: Residential Architecture                      Area: Sonoma  
       Period of Significance: 1835 to 1950  
       Property Type: Dwelling  
       Applicable Criteria: None

**Context Statement**

The context used in evaluating the house at 289/291b 1st Street East was the evolution of residential architecture, 1835 to 1950. The city of Sonoma is marked by a wide range of architectural styles reflecting the lives of many economic classes. The earliest non-native dwellings were adobe structures and rustic cabins built by newly arriving settlers from locally available materials. As time went by and the town grew and prospered, homes became more sophisticated. Architecturally defined styles such as the Italianate, Second Empire, Gothic, Greek Revival, Queen Anne, and Craftsman are well represented, as are vernacular forms that sometimes take on attributes of the formal styles.

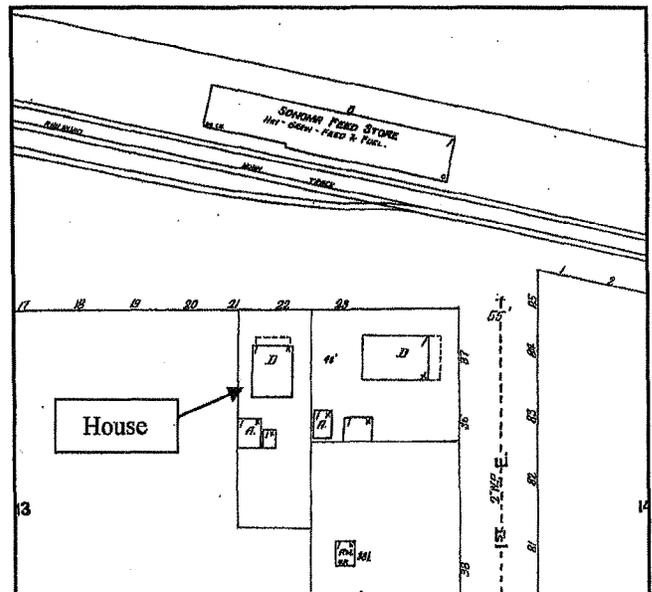
In the mid-19th century, people from all over the world flocked to California. Until that time, California life revolved around ranching on a grand scale, with vast acres of land tied up in Mexican ranchos. The typical rancho home was an adobe-brick structure, often one-storied, and L- or U-shaped or built around a courtyard. Where two stories were present there was sometimes a cantilevered, second-story porch.

B11. Additional Resource Attributes:

B12. References:  
See Continuation Sheet page 7

B13. Remarks:

B14. Evaluator: V. Beard  
Date of Evaluation: October 2008



North ↑

## CONTINUATION SHEET

Page 4 of 9

Recorded by: V. Beard

Primary #:

HRI #: 49-5476-52

Trinomial:

Resource Name or #: 289-291b First Street East

Date: October 2008

**B10. Significance:** (Continued from page 3)

With the influx of people during the mid-nineteenth century, new house forms were added to the California building stock. People tended to bring with them regional ideas of what a house should be. Historian Harold Kirker writes of that time, "[t]he coming together of a score of cultures on a rich and isolated frontier produced the California Renaissance" (Kirker 1986:55). The nineteenth century was a time of romantic revivals and eclecticism in architecture. California experienced a lag in adopting new styles because of its relative isolation, especially away from metropolitan areas, but with the arrival of the railroad in 1869 the state was able to close the gap.

In the decades preceding the population boom in California the architectural world experienced a period of Greek Revival architecture (circa 1790 to 1850) during which time homes often featured classic elements such as columns, pediments, and other details inspired by Greek forms. Toward the end of that period, industrialization brought many innovations to architecture resulting in Victorian Architecture (circa 1840 to 1900) with such popular forms as Gothic Revival, Italianate, Stick, Eastlake, Queen Anne, Romanesque, and Second Empire.

In response to industrial influence in architecture, the 1860s saw a renewed concern for handicraft and interest in the surrounding environment. The architectural atmosphere of the time was one of simplification rather than elaboration, and new homes emphasized efficiency, informality, and neatness. The resulting homes reflect the principles of "structural simplicity, balanced proportions, and minimal decoration" (Clark 1986:132). Ornate house styles of the preceding Victorian era were considered European imitations, and America and its architects were seeking their own identity. The Craftsman and Prairie styles grew out of this movement, as did a more generic group of homes that borrowed minimally from specific styles. Architectural historians Massey and Maxwell (1996:211) offer the term "Builder Style" to describe these working-class homes of the late-19th and early-20th centuries, homes that were "long on function, and short on stylistic effects and architectural grandeur." These homes were widespread throughout the United States, chiefly because they were promoted by pattern book designers, constructed in great numbers by early developers, and were readily available through mail-order catalogs after about 1908.

Traditional, architect-designed homes also continued during the twentieth century as modern styles began to take hold. Between 1920 and 1940, two distinct modernistic styles evolved: the zigzagging patterns and vertical lines of Art Deco architecture and the smooth, white walls and the streamlined appearance of Art Moderne architecture. Contemporaneous with these was the International style which continues into the present. This style featured asymmetrical facades, flat roofs, flush windows, and unadorned wall surfaces, doorways, and windows. During World War II, house construction in the United States declined sharply but resumed with vigor in the post war years. New home designs were initially based on the Tudor design of the 1920s and 1930s, but were replaced in the 1950s by the long, rambling Ranch style, which became the dominate house form in the United States. Sonoma's house stock shows that it followed a similar evolution in residential architecture.

Also influencing the diversity of Sonoma's residential architecture was the development of the wine industry. As the wine industry grew into an important economic factor the number of homes reflecting affluence and social stature also grew, as did homes on the other end of the economic scale that were needed for housing vineyard and winery workers. Thus Sonoma's housing stock includes many modest homes occupied by local laborers. These houses tend to be smaller, wood-frame buildings (often referred to as vernacular buildings) that exhibiting little or no architectural detailing.

**Property Types**

Resources associated with the theme of residential architecture include houses and apartment buildings.

**Property History**

This house is situated on lands once claimed by the Mission San Francisco Solano de Sonoma (hereafter, the Sonoma Mission). This mission was the last of 21 missions established in California by Franciscan missionaries between 1769 and 1823. In 1833, the Mexican government began secularizing California mission lands. After futile starts in the Petaluma and Santa Rosa areas, Governor José Figueroa commissioned General Mariano Vallejo, former *Commandante* of the San Francisco Presidio and *comissionado* of the Mission San Francisco de Solano, to establish a presidio and pueblo at Sonoma. About 6,064 acres of mission lands were set aside for the pueblo in 1834, excluding a two-acre parcel containing the mission buildings and the 12-acre mission vineyard.

## CONTINUATION SHEET

Page 5 of 9  
 Recorded by: V. Beard

Primary #:  
 HRI #: 49-5476-52  
 Trinomial:  
 Resource Name or #: 289-291b First Street East  
 Date: October 2008

**B10. Significance:** (Continued from page 4)

The Mexican pueblo of Sonoma grew and prospered between 1835 and 1846, in part due to a steady influx of Americans. Many of the American men married into prominent Mexican families. Through these unions, American men became landowners, and they brought with them many American attitudes regarding land use and business dealings. This phenomenon occurred throughout California and served to weaken the Mexican government's grasp on region. During the mid-1840s, the United States government actively pursued nonviolent acquisition of California as a U.S. territory but progress toward that end was too slow for some. In early 1846, disgruntled Americans in the Sacramento Valley rallied around U.S. explorer John C. Fremont and in June of that year, a group of men seized Mariano Vallejo and imprisoned him in Sacramento. A crude flag with the image of a bear was raised in the Sonoma plaza, giving rise to the name Bear Flag Revolt. The year 1846 marked the end of Mexican domain and the beginning of the American era in Sonoma, and in September 1850, the Mexican pueblo of Sonoma officially became a United States town as California was admitted to the union.

Surveyor, Jasper O'Farrell prepared a plat of the town in 1850 dividing Sonoma into small "town lots" and various sized "out lots" (O'Farrell 1850). The subject parcel was part of town lots 5 and 6. These lots were owned by prominent winemaker, Camille Fortune Aguillon during the late 1800s. Aguillon came to California from the Basse Alpes (now the Alpes De Haute Provence) in 1851. The son of a French wine-maker, Aguillon worked as a gardener in San Francisco. He married Camille A. Turrel circa 1860, and they came to Sonoma in 1865. [Note that both husband and wife are named Camille]

Aguillon established a winery in one of the buildings along the plaza, where he and Marius Turrel (possibly his wife's brother) were winemakers. Aguillon did not plant his own vineyards; instead he used grapes from local growers to create his wines (Pinney 1989:338). Aguillon's Sonoma winery was located at the corner of 1st Street West and West Spain Street. He and Gottardo Bustelli also had a winery in Livermore, where again they produced wines from grapes grown by others. The 1914 History of Alameda County reported that:

In the spring of 1882 there were planted in the Livermore district 880 acres in grape vines, all being of the wine variety, except thirty acres of table grapes. It was a dry season and about 35 per cent were lost. The next year about 15 per cent of the replant was lost; but in 1884, an excellent season, about five hundred and fifty acres of plants were in good condition. With the exception of the Zinfandel few of the varieties grew much fruit after the third year. The grape crop of the 1883 planting amounted to about one hundred and fifty-five tons of first and twenty-eight tons of second crop. All was sold to C. F. Aguillon's winery in Livermore at \$30 per ton for the first and \$15 per ton for the second crop [Baker 1914:178].

The Aguillons owned about 45 acres north of the plaza in Sonoma, including the subject parcel and the surrounding lands, where reportedly they grew "French prunes, cherries, apples, pears, peaches, [and] quinces" (Sweet 1978). Camille A. Aguillon died in 1901, and her husband, Camille F. Aguillon, died in 1906 leaving the family's holdings to their daughters, Gabrielle, Elisa, and Bertha. By that time, Gabrielle was married to Norman Heggie, who was running the wine business for his father-in-law. Neither Elisa nor Bertha ever married, and after the death of their father, they resided with their sister's family (USBC 1910). In 1923, Elisa or Bertha deeded their interest in the property to Gabrielle (Official Records 53:359).

In 1952, Fabian Maysonnave purchased the subject parcel from the estate of Gabrielle Heggie (Official Records 1098:265); although he had been renting the property from Heggie prior to that time (Sonoma Valley Historical Society 1983). Maysonnave, his wife Margurette, and seven-year-old son Henri came to Sonoma in 1920 after Fabian was advised to move to the country for health reasons. The elder Maysonnaves were both French emigrants who arrived in the United States in the early part of the century. Fabian worked at the state home in Eldredge, and then for the City of Sonoma for many years. Margurette died in 1963, and the following year Fabian deeded the property to his son, Henri (Official Records 2093:923). The property was deeded to the City of Sonoma after Henri Maysonnave's death.

**CONTINUATION SHEET**

Page 6 of 9  
 Recorded by: V. Beard

Primary #: P-  
 HRI #: 49-5476-52  
 Trinomial:  
 Resource Name or #: 289-291b First Street East  
 Date: October 2008

(Continued from page 5)

**Statement of Significance**

This building was evaluated for inclusion on the California Register of Historical Resources (California Register). Briefly, a resource eligible for the California Register is one that meets one of the following criteria.

1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. Is 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 may be likely to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, eligibility to the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance. As defined by the State, "Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2001:11). Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

The context used for evaluating this property was the evolution of residential architecture, 1835 to 1950, and the following findings were made with respect to the California Register eligibility criteria.

**Criterion 1.** In order to be considered important under Criterion 1, the property should be a good representative of an architectural style or a transitional form between styles. In our opinion, this building is not an especially good representative, and does not meet Criterion 1.

**Criterion 2.** Under Criterion 2, a property can be significant because of its association with an important person, but the association must be one that reflects the reason for the person's importance. While the property was once owned by the prominent Aguillon family, there is no direct tie between any family members and the subject house (i.e., they did not live at this location). The Maysonnave family is best associated with their adjacent residence at 291 1st Street East. Criterion 2 is not met.

**Criterion 3.** Criterion 3 speaks to the architectural significance of a property. This house is a vernacular structure with very minimal Victorian detailing. It is not architecturally distinctive or unique, and Criterion 3 is not met.

**Criterion 4.** Criterion 4 generally applies to archaeological resources, or other resources that through study of construction details can provide information that can not be obtained in other ways. These buildings possess no intrinsic qualities that could answer questions or provide important information about our history, and Criterion 4 is not met.

**Conclusion**

This study found that the house on this parcel does not meet the eligibility criteria for inclusion on the California Register.

## CONTINUATION SHEET

Page 7 of 9

Recorded by: V. Beard

Primary #: P-

HRI #: 49-5476-52

Trinomial:

Resource Name or #: 289-291b First Street East

Date: October 2008

## Property Ownership

Owner	Date of Action	Description	Reference
Camille Aquillon	c.1865	45 acres north of the plaza	Block Book
Elise & Bertha Aquillon & G.F. Heggie	12/6/1906	Lots 4, 5, 6, and part of 3, south of railroad	Deeds 232:466
Gabrielle F. Heggie	8/31/1923	Lots 4, 5, 6, and part of 3, south of railroad	Official Records 53:359
Gabrielle F. Heggie	1/21/1926	Abandoned Street S of lots 4, 5, 6	Official Records 129:288
Fabian Maysonnave	1/4/1952	All of the above	Official Records 1098:265
Henri Maysonnave	12/1964	All of the above	Official Records 2093:923
City of Sonoma	1/28/1991	All of the above	Official Records 0007142

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## CONTINUATION SHEET

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Recorded by: V. Beard

Primary #: P-

HRI #: 49-5476-52

Trinomial:

Resource Name or #: 289-291b First Street East

Date: October 2008

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1979 City of Sonoma, Sonoma County, California Historic Resources Survey. Report on file at the Northwest Information Center, Rohnert Park, California.

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1877 Historical Atlas Map of Sonoma County, California. T.H. Thompson &amp; Co., Oakland, California.

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1860 Sonoma County, California. Manuscript census, population schedule.

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1910 Sonoma County, California. Manuscript census, population schedule.

1920 Sonoma County, California. Manuscript census, population schedule.

1930 Sonoma County, California. Manuscript census, population schedule.

LOCATION MAP

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Map Name: Sonoma

Scale: 7.5'

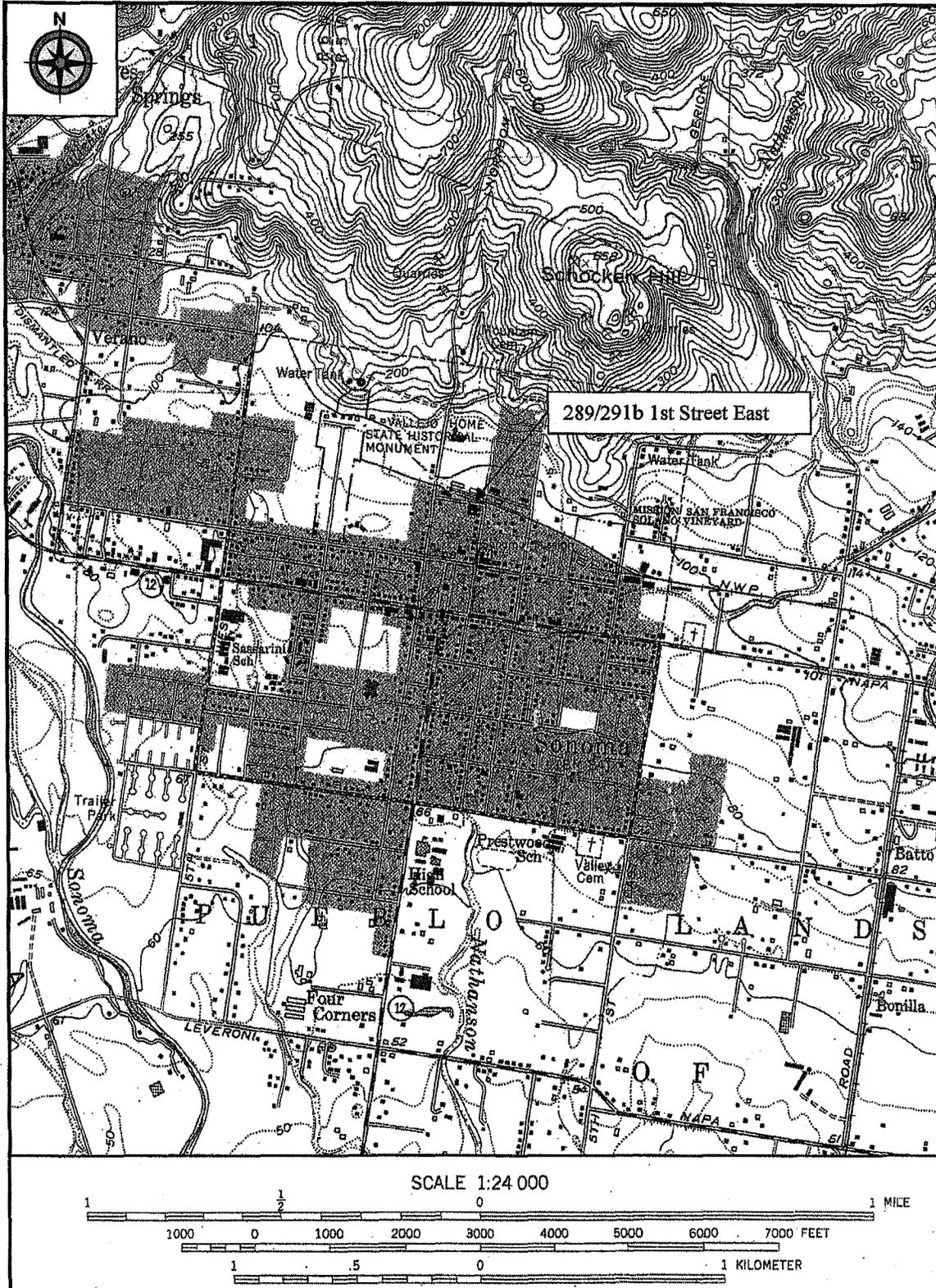
Primary #: P-

HRI #: 49-5476-52

Trinomial:

Resource Name or #: 289-291b First Street East

Date of Map: 1980





*City of Sonoma*  
**City Council**  
**Agenda Item Summary**

**City Council Agenda Item: 7C**

**Meeting Date: 12/21/15**

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**Department**

Planning and Community Services

**Contact**

David Goodison, Planning Director

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**Agenda Item Title**

Discussion, consideration, and possible action on a draft resolution confirming the existing Development Code prohibition on medical marijuana dispensaries and related activities.

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**Summary**

In October 2015, Governor Brown signed into law the Medical Marijuana Regulation and Safety Act (“MMRSA”), which establishes comprehensive State-level regulations on medical marijuana. Currently, the City Development Code prohibits medical marijuana dispensaries, and related activities such as delivery services and cultivation. Following the adoption of the State legislation, staff received a number of inquiries as to whether the new law over-rides the City’s land use authority with respect to medical marijuana. The MMRSA does not trump local land use authority, provided that the City takes steps to re-affirm that authority. The City Attorney has determined that to protect its local land use authority and preserve its options going forward, the City Council is best served by adopting a resolution re-affirming the existing prohibitions. Otherwise, the City Council’s ability to either prohibit or regulate certain medical marijuana-related activities in the future could be compromised.

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**Recommended Council Action**

Adopt the draft resolution confirming the existing prohibition on medical marijuana dispensaries and related activities.

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**Alternative Actions**

Council discretion.

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**Financial Impact**

N.A.

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
  - No Action Required
  - Action Requested
- 

**Alignment with Council Goals**

The adoption of a resolution confirming the existing prohibition on medical marijuana dispensaries and related activities relates to the “Policy and Leadership” goal, as it preserves all options for local regulation of such uses in the future.

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**Attachments**

1. Draft Resolution.
- 

cc: Bret Sackett, Police Chief

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## SUPPLEMENTAL REPORT

Discussion, consideration, and possible action to approve a resolution confirming the existing Development Code prohibition on medical marijuana dispensaries and related activities

*For the City Council meeting of December 21, 2015*

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### Summary

In October 2015, Governor Brown signed into law the Medical Marijuana Regulation and Safety Act (“MMRSA”), which establishes comprehensive State-level regulations on medical marijuana.<sup>1</sup> Currently, the City Development Code prohibits medical marijuana dispensaries, and related activities such as delivery services and cultivation. Following the adoption of the State legislation, staff received a number of inquiries as to whether the new law over-rides the City’s land use authority with respect to medical marijuana. The MMRSA does not trump local land use authority, provided that the City takes steps to re-affirm that authority. The City Attorney has determined that to protect its local land use authority and preserve its options going forward, the City Council is best served by adopting a resolution re-affirming the existing prohibitions. Otherwise, the City Council’s ability to either prohibit or regulate certain medical marijuana-related activities in the future could be compromised.

### Existing Prohibitions

The Development Code identifies allowable uses of land within city limits and identifies permit requirements, if any, for those uses. As set forth in section 19.02.020.D of the Development Code, a proposed use that is not specifically identified as being allowed is prohibited, unless it is determined by the Planning Director that the characteristics of the use in question are “substantially similar in nature and intensity” to a use that is identified in the Development Code as being allowed. In short, the Development Code is premised on principles of “permissive zoning,” namely, if it is not expressly permitted, it is prohibited. It has been the long-standing determination of Planning staff that medical marijuana dispensaries and related uses such as delivery services, personal cultivation and commercial growing operations are unlike any allowed use identified in the Development Code and are therefore prohibited. This interpretation has previously been reported to and accepted by the City Council, most recently over the course of 2007-2009. During that time, the City Council was interested in exploring the concept of allowing dispensaries within city limits subject to regulation. Accordingly, the Council directed staff and the Planning Commission to prepare a draft ordinance to that effect. Ultimately, when the draft ordinance was presented to the City Council for its consideration, at its meeting of May 20, 2009, it failed to be introduced because there was not a Council majority to do so, leaving the prohibition on dispensaries in place.

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<sup>1</sup> The MMRSA set up a State licensing scheme for commercial medical cannabis activities while protecting local control by requiring that all such businesses must have a local license or permit to operate (if the locality does not ban such activities outright) in addition to a State license.

## **Medical Marijuana Regulation and Safety Act (“MMRSA”)**

Although the main effect of the MMRSA is to establish a broad, State-wide regulatory framework for the regulation of medical marijuana, it has a number of potential implications with respect to local land use regulation. Generally speaking, it appears that the legislative intent is to allow cities and counties to continue to adopt local regulations—up to and including prohibitions—on dispensaries, delivery services, personal cultivation, and commercial growing operations. However, in order to protect the City’s regulatory authority, it must be made manifest and re-confirmed. The most significant issue in this regard relates to cultivation. The MMRSA sets a February 29, 2016, deadline to ban or regulate the cultivation of medical cannabis. Otherwise, the City’s current prohibition would be automatically eliminated, the State would become the sole authority to license and regulate such cultivation, and the City would risk losing its authority to ever impose locally-based regulations. To comply with the February 2016 deadline, such a local prohibition may take the form of an existing, permissive zoning scheme that does not expressly list medical cannabis cultivation as a permitted use. As discussed above, the City has such a zoning scheme and cannabis cultivation has been and is currently banned.

To reiterate, given the “permissive zoning” tenets upon which Sonoma’s Development Code is based, land use activities related to medical cannabis are prohibited because there are no corresponding listed, permitted uses in any zoning district. Thus, there is no need for the Council to adopt a new land use regulation or ordinance prohibiting such activities in the City. However, the League of California Cities is recommending that “permissive zoning” cities such as Sonoma nonetheless adopt a resolution affirming its “permissive zoning” principles and expressly state that its land use regulations do not permit medical cannabis cultivation. Accordingly, a draft resolution has been prepared for the Council’s consideration that accomplishes this objective. The key activities, as defined in the MMRSA, regarded as prohibited under the Development Code are as follows:

- “‘Commercial’ cannabis activity” includes cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, or sale of medical cannabis or a medical cannabis product, except as set forth in Section 19319 [of the Bus. & Profs. Code], related to qualifying patients and primary caregivers.”
- “‘Cultivation’ means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.”
- “‘Delivery’ means the commercial transfer of medical cannabis or medical cannabis products from a dispensary, up to an amount determined by the bureau to a primary caregiver or qualified patient as defined in Section 11362.7 of the Health and Safety Code, or a testing laboratory. ‘Delivery’ also includes the use by a dispensary of any technology platform owned and controlled by the dispensary, or independently licensed under this chapter, that enables qualified patients or primary caregivers to arrange for or facilitate the commercial transfer by a licensed dispensary of medical cannabis or medical cannabis products.”

The proposed resolution would re-affirm the existing local prohibitions on these activities. However, as discussed below, the Council would retain its authority to adopt more permissive regulations of these activities in the future, should it choose to do so.

### **Potential for Future Changes in Local Regulations**

Staff recognizes that the composition of the City Council has changed since the last time the Council considered adopting regulations that would have allowed dispensaries within city limits. However, even if there is majority interest on the part of the current Council in revisiting local regulations on medical marijuana, given that the MMRSA sets a February 29, 2016, deadline to ban or regulate the cultivation of medical cannabis (on pain of having the State become the sole authority to license and regulate such cultivation), staff still recommends adopting the resolution re-affirming and confirming the existing policy prohibiting cultivation as it would likely take many months to prepare and process a Development Code amendment establishing local regulations on medical marijuana cultivation (and whatever other medical cannabis activities the Council may wish to permit with regulations). Therefore, in order to retain local control for the future, it is preferable to meet the deadline by timely reaffirming the long-standing interpretation of the City's Development Code. Should the Council wish to revisit any of these activities in the future with an eye toward permitting them subject to local regulations, the MMRSA appears to allow that to occur.<sup>2</sup>

### **Financial Impacts**

Because the proposed resolution simply maintains the status quo with respect to local regulations on medical marijuana, there is no financial impact associated with its adoption.

### **Recommendation**

Staff recommends that the City Council adopt the attached resolution affirming the existing Development Code prohibitions on medical marijuana dispensaries and related activities.

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<sup>2</sup> Even though the attached Resolution confirms the operative effect of the Development Code, namely, that it by necessary implication prohibits commercial medical cannabis activities, including deliveries of such cannabis, in order to continue that ban against deliveries, the MMSRA singles out deliveries and states that should a local agency wish to prohibit deliveries of medical cannabis, it must do so expressly by way of adopting ordinances and/or land use regulations. And, those ordinances and/or regulations must be adopted and in place before the State issues its regulations governing its licensing of cannabis deliveries, which the State expects it will promulgate in early 2018. Therefore, at this time, it is anticipated that in 2016, Staff will be bringing to the Planning Commission and then to the City Council an ordinance expressly banning medical cannabis deliveries.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA REAFFIRMING AND CONFIRMING THAT THE CITY'S ZONING CODE OPERATES UNDER PRINCIPLES OF PERMISSIVE ZONING, WHICH MEANS THAT MEDICAL MARIJUANA DISPENSARIES AND RELATED ACTIVITIES ARE NOT ALLOWED WITHIN THE CITY**

WHEREAS, in October 2015, the Governor of the State of California signed into law the Medical Marijuana Regulation and Safety Act (the "Act"), which Act will take effect on January 1, 2016;

WHEREAS, the Act establishes a dual licensing structure requiring State licenses and a local license or permit for the cultivation, delivery, transporting, distribution, manufacturing and dispensing of medical cannabis;

WHEREAS, the Act recognizes and reserves to local agencies the power and authority to ban any or all of these activities;

WHEREAS, the Act provides that in the event that a local agency desires to permit and regulate the cultivation of medical cannabis, it must adopt land use regulations or ordinances accomplishing these objectives such that the land use regulations are in effect prior to March 1, 2016. Otherwise, if the local agency fails to timely (i) prohibit such cultivation or (ii) adopt land use regulations governing cultivation, it will be presumed that the cultivation of marijuana within a local agency is permitted but the State will be the sole licensing and regulatory authority over such cultivation operations;

WHEREAS, the City of Sonoma's zoning and development code are adopted and implemented under the principles of permissive zoning which means that if a particular use of land is not expressly listed or permitted, it is prohibited. See, Sonoma Municipal Code Section 19.10.050;

WHEREAS, in the period 2007-2009, City Planning staff advised the City Council that the City's Development Code had been interpreted to prohibit medical cannabis dispensaries because medical cannabis dispensaries were not listed as a permitted use in any zoning district within the City of Sonoma. At that time, the City Council accepted the Staff's interpretation of the Development Code, which said interpretation has been followed and implemented to the present time;

WHEREAS, because the medical marijuana dispensaries, delivery services for medical marijuana, and cultivation of cannabis, among other medical cannabis activities, are not expressly listed as permitted uses in the City's development code, they are prohibited;

WHEREAS, the following terms where used in this Resolution shall have the same meaning ascribed to them in the Act:

"cannabis", "commercial cannabis activity", "cultivation", "delivery," "dispensary", "distribution", "manufactured cannabis", "transport", "person", "license", and "medical cannabis".

NOW, THEREFORE, the City Council of the City of Sonoma resolves as follows:

1. The above recitals are true and are hereby incorporated by this reference.

2. The Act adds Section 11362.77(b)(3) to the California Health & Safety Code, which provides that the Department of Food and Agriculture may not issue a State license to cultivate medical cannabis within a city that prohibits cultivation under principles of permissive zoning.

3. The City's development and zoning code were adopted and operate under the principles of permissive zoning and this Resolution is adopted to reaffirm and confirm the fact that the City's development code and zoning code were so adopted and operate under the principles of permissive zoning.

4. This means that commercial cannabis activity, the delivery of medical cannabis and the cultivation of medical cannabis by any person are prohibited and not allowed within the City of Sonoma because they are not expressly permitted.

5. Therefore, the State is not allowed to issue a license for the cultivation of medical cannabis or for any other commercial cannabis activity within the City of Sonoma.

6. This resolution is exempt from CEQA pursuant to CEQA Guidelines Sec. 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment and CEQA does not apply where, as here, it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. The City's permissive zoning provisions already prohibit all uses that are identified in this resolution. Therefore, this resolution has no impact on the physical environment as it will not result in any changes.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:

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Laurie Gallian, Mayor

ATTEST:

---

Gay Johann, City Clerk



**CITY OF SONOMA**  
**City Council**  
Agenda Item Summary

City Council Agenda Item: 7D

Meeting Date: 12/21/15

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**Department**

Administration

**Staff Contact**

Carol E. Giovanatto, City Manager

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**Agenda Item Title**

Discussion, Consideration and possible action regarding the annual assignment of Councilmembers to various Boards and Committees.

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**Summary**

Council members are assigned to represent the City on various boards and committees on an annual basis. The attached worksheet reflects the list of boards, committees and commissions to which current and former Council members were assigned for 2015. A final list will be distributed upon completion of the assignments.

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**Recommended Council Action**

Assignment by Mayor with concurrence of the Council.

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**Alternative Actions**

n/a

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**Financial Impact**

n/a

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
- No Action Required
- Action Requested

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**Attachments:**

- 1) Council assignment work sheet
-

***CITY OF SONOMA***  
**2016 CITY COUNCIL ASSIGNMENTS  
 TO BOARDS AND COMMISSIONS  
 WORKSHEET**

Board/Committee/Commission	2015 Representative	2016 Representative
<b>Association of Bay Area Governments (ABAG), General Assembly</b> Annual April meeting in S F	Laurie Gallian Gary Edwards, Alternate	
<b>Cittaslow Sonoma Valley Advisory Council</b>	Gary Edwards Laurie Gallian, Alternate	
<b>City Audit Committee</b> Meets as needed	Laurie Gallian David Cook	
<b>City Facilities Committee</b> Meets on an as needed basis	David Cook Gary Edwards	
<b>League of California Cities N.B. Div. Liaison</b> Quarterly evening meetings, various locations	David Cook Laurie Gallian, Alternate	
<b>Marin/Sonoma Mosquito&amp;Vector Control Dist.</b> Meets second Wednesday, 7 p.m. in Cotati	Laurie Gallian	Laurie Gallian, term ends 12/31/18
<b>North Bay Watershed Assn. Board of Directors</b> Monthly morning meetings, first Friday of Month, in Novato	Madolyn Agrimonti Public Works Director, Alt.	
<b>Oversight Board to the Dissolved Sonoma Community Development Agency (CDA)</b>	David Cook Laurie Gallian, Alternate	
<b>Sonoma Clean Power Authority</b>	David Cook Rachel Hundley, Alternate	
<b>Sonoma County Health Action &amp; SV Health Roundtable</b> Monthly meetings, First Friday in Santa Rosa	Madolyn Agrimonti	
<b>Sonoma County Mayor and Councilmembers Association Board of Directors</b> (Mayor and Mayor Pro Tem)	David Cook Laurie Gallian	Laurie Gallian Madolyn Agrimonti
<b>Sonoma County Mayor and Councilmembers Association Legislative Committee</b> – First Friday in Santa Rosa, 9:30 a.m.	Rachel Hundley Laurie Gallian, Alternate	
<b>Sonoma County Transportation Authority &amp; Regional Climate Protection Authority</b> – Monthly Monday meetings in Santa Rosa	Laurie Gallian Madolyn Agrimonti, Alternate	
<b>Sonoma County Waste Management Agency</b> Monthly morning meetings, third Wednesday, Santa Rosa	Madolyn Agrimonti City Manager, Alternate Public Works Dir., 2 <sup>nd</sup> Alt.	
<b>Sonoma Disaster Council</b> (Mayor and Mayor Pro Tem per Muni Code)	David Cook Laurie Gallian, Alternate	Laurie Gallian Madolyn Agrimonti
<b>Sonoma Housing Corporation</b> (Mayor and Mayor Pro Tem) Meets as needed	David Cook Laurie Gallian	Laurie Gallian Madolyn Agrimonti
<b>Sonoma Tourism Improvement District Board</b>	City Manager Giovanatto Asst. CM Johann	
<b>Sonoma Valley Citizens Advisory Commission</b> Monthly evening meetings, fourth Wed., in Sonoma	Rachel Hundley David Cook, Alternate	
<b>Sonoma Valley County Sanitation District Board of Directors</b> (Mayor & Mayor Pro Tem) Meets as needed, Tuesday mornings	David Cook Laurie Gallian	Laurie Gallian Madolyn Agrimonti
<b>S.V. Economic Development Steering Committee</b> Monthly morning meetings, first or second Monday	David Cook Rachel Hundley, Alternate	
<b>Sonoma Valley Fire &amp; Rescue Authority Oversight Committee</b> (Mayor and Mayor Pro Tem)	David Cook Laurie Gallian	Laurie Gallian Madolyn Agrimonti
<b>Sonoma Valley Library Advisory Committee</b> , Meets second Thursday, 4 p.m.	David Cook Rachel Hundley, Alternate	
<b>Valley of the Moon Water District / City of Sonoma Ad Hoc Committee</b> Meets as needed	Laurie Gallian Madolyn Agrimonti, Alt.	
<b>Water Advisory Committee</b> Quarterly morning meetings, first Monday, in Santa Rosa	Laurie Gallian Madolyn Agrimonti, Alt.	



**CITY OF SONOMA**  
*City Council &  
City Council as Successor Agency*  
Agenda Item Summary

City Council Agenda Item: 7E

Meeting Date: 12/21/15

<b>Department</b> Administration	<b>Staff Contact</b> Carol E. Giovanatto, City Manager
<b>Agenda Item Title</b> Discussion, consideration and possible action adopting a resolution of the City Council and the City Council as Successor Agency establishing the regular meeting dates for the 2016 calendar year and the month of January 2017.	
<b>Summary</b> As an aid in planning the annual schedule of City meetings and to avoid conflicts with various City events and with major holidays, staff has prepared the attached annual calendar of City meetings from January 2016 through January 2017. The calendar lists all regularly scheduled meetings of the City Council and of all City Boards and Commissions; all official City Holidays; dates of major Jewish holidays; and meetings of the Mayors and Councilmembers Association of Sonoma County.  Council previously established the authority for the Mayor and City Manager to cancel Council meetings when there were no immediate City Business to be conducted to aid in the efficiency and cost savings. Mayor Gallian and City Manager Giovanatto have determined that the first meeting of January 2016 will be cancelled in consideration that no urgent agenda business need be conducted.  <b>Scheduling Study Sessions:</b> If the City Council would like to hold special study sessions or joint study sessions with outside agencies, beyond the customary budget and water study sessions, it is suggested that special meetings/study session dates be penciled in on the calendar early in order to allow for meeting planning time.  <b>Summer Break:</b> As was the case for the last several years, City Councilmembers may wish to cancel the first meeting in August 2016 to facilitate scheduling summer vacations.	
<b>Recommended Council Action</b> 1) Consider dates for special meetings/study sessions, and approve the annual meeting calendar. 2) Adopt the resolution establishing the regular Council meeting dates for 2016.	
<b>Alternative Actions</b> Council discretion.	
<b>Financial Impact</b> N/A	
<b>Environmental Review</b> <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Exempt <input checked="" type="checkbox"/> Not Applicable	<b>Status</b> <input type="checkbox"/> Approved/Certified <input type="checkbox"/> No Action Required <input type="checkbox"/> Action Requested
<b>Attachments:</b> Monthly calendars: January 2016 – January 2017 and Resolution	

**CITY OF SONOMA**

**~ January 2016 ~**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 New Year's Day Holiday	2
3	4	5	6 City Council	7	8	9
10	11	12	13 CSEC Oversight Board	14 Planning Commission	15	16
17	18 Dr. Martin Luther King Holiday	19 DRHPC	20 City Council	21	22	23
			LOCC New Mayors & Clm. Academy, Sacto			
24	25	26 Oversight Board	27 SVCAC	28 NB LOCC, Vacaville CFAC	29	30
31	Notes:					

**CITY OF SONOMA**

**~ February 2016 ~**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 City Council	2	3	4	5	6
7	8	9	10 CSEC Oversight Board	11 Planning Commission M & C, Sebastopol	12	13
14	15 Presidents' Day Holiday	16 DRHPC	17 City Council	18	19	20
21	22	23	24 SVCAC	25 CFAC	26	27
28	29	Notes:				

**CITY OF SONOMA**

**~ March 2016 ~**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7 City Council	8	9 CSEC Oversight Board	10 Planning Commission	11	12
13	14	15 DRHPC	16	17	18	19
20	21 City Council	22	23 SVCAC	24	25	26
27	28	29	30	31	Notes:	

**CITY OF SONOMA**

**~ April 2016 ~**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 City Council	5	6	7	8	9
10	11	12	13 CSEC Oversight Board	14 Planning Commission	15	16
17	18 City Council	19 DRHPC	20 NB LOCC Mtg	21	22	23
24	25	26	27 SVCAC LOCC Leg. Action, Sacto	28	29	30

**CITY OF SONOMA**

**~ May 2016 ~**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 City Council	3	4	5	6	7
8	9	10	11 CSEC Oversight Board	12 Planning Commission M & C, Sonoma	13	14
15	16 City Council	17 DRHPC	18	19	20	21
22	23	24	25 SVCAC	26	27	28
29	30 Memorial Day Holiday	31	Notes:			

**CITY OF SONOMA**

**~ June 2016 ~**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 City Council	7	8 CSEC Oversight Board	9 Planning Commission	10	11
12	13	14	15	16	17	18
19	20 City Council	21 DRHPC	22 SVCAC	23 LOCC M & C Executive Forum, Monterey	24	25
26	27	28	29	30	Notes:	

**CITY OF SONOMA**

**~ July 2016 ~**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 4th of July Holiday	5	6 City Council	7	8	9
10	11	12	13 CSEC Oversight Board	14 Planning Commission	15	16
17	18 City Council	19 DRHPC	20 NB LOCC	21	22	23
24	25	26	27 SVCAC	28	29	30
31	Notes:					

CITY OF SONOMA

~ August 2016 ~

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 City Council	2	3	4	5	6
7	8	9	10 CSEC Oversight Board	11 Planning Commission M & C, Windsor	12	13
14	15 City Council	16 DRHPC	17	18	19	20
21	22	23	24 SVCAC	25	26	27
28 NB LOCC Bocce, Citi Pac	29	30	31	Notes:		

CITY OF SONOMA

~ September 2016 ~

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 Labor Day Holiday	6	7 City Council	8 Planning Commission	9	10
11	12	13	14 CSEC Oversight Board	15	16	17
18	19 City Council	20 DRHPC	21	22 CFAC	23	24
25	26	27	28 SVCAC	29	30	Notes:

**CITY OF SONOMA**

**~ October 2016 ~**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2 Rosh Hashanah Begins	3 City Council	4 Rosh Hasanah Ends	5	6 LOCC Annual Conf, Long Beach	7	8
9	10 Columbus Day Holiday	11 Yom Kippur Begins	12 Yom Kippur Ends CSEC Oversight Board	13 Planning Commission	14	15
16	17 City Council	18 DRHPC	19	20	21	22
23	24	25	26 SVCAC	27	28	29
30	31	Notes:				

**CITY OF SONOMA**

**~ November 2016 ~**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7 City Council	8 Election Day	9 CSEC Oversight Board	10 Planning Commission M & C, Cloverdale	11 Veterans Day Holiday	12
13	14	15 DRHPC	16	17	18	19
20	21 City Council	22	23 SVCAC	24 Thanksgiving Holiday	25 Thanksgiving Holiday	26
27	28	29	30	Notes:		

CITY OF SONOMA

~ December 2016 ~

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 City Council	6	7	8 Planning Commission	9	10
11	12	13	14 CSEC Oversight Board	15	16	17
18	19 City Council	20 DRHPC	21	22	23 1/2 Day Christmas Eve Holiday	24 Christmas Eve Chanukah 12/24- 1/1/16
25 Christmas Day	26 Christmas Holiday Observation	27	28 SVCAC	29	30	31

**CITY OF SONOMA**

**~ January 2017 ~**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 New Year's Day	2 New Year's Day Holiday Observation	3	4 City Council	5	6	7
8	9	10	11 CSEC Oversight Board	12 Planning Commission	13	14
15	16 Dr. Martin Luther King Holiday	17 DRHPC	18 City Council	19	20	21
22	23	24	25 SVCAC	26	27	28
29	30	31	Notes:			

**CITY OF SONOMA**

RESOLUTION NO. xx - 2015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA AND THE CITY COUNCIL AS SUCCESSOR AGENCY ESTABLISHING THE REGULAR MEETING DATES OF THE CITY COUNCIL FOR THE 2016 CALENDAR YEAR

WHEREAS, Section 2.01.010 of the Sonoma Municipal Code requires the City Council to establish, by resolution, the date and time of regular Council meetings; and

WHEREAS, pursuant to AB1x26, the City Council elected to have the City act as the Successor Agency to the former Community Development Agency, as "successor agency" is defined in AB1x26; and

WHEREAS, the City Council and City Council as Successor Agency desire to establish the date and time of their regular meetings; and

WHEREAS, City Council Resolution No. 03-2011 sets forth the days and times of regular meetings of the City Council pursuant to Section 2.01.010 of the Sonoma Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sonoma and the City Council as Successor Agency that:

1. Regular meetings of the City Council and the City Council as Successor Agency will be held on the first and third Mondays beginning at 6:00 p.m. and will be held at 177 First Street West, Sonoma California; and
2. For the calendar year 2016 and January 2017, the regular meetings of the City Council and the City Council as Successor Agency shall be held on the dates set forth on Exhibit A to this resolution.
3. This resolution shall supersede and render null and void the provisions of any prior resolution establishing dates and times of regular City Council meetings.

ADOPTED this xx day of December 2015 by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Laurie Gallian, Mayor

ATTEST:

\_\_\_\_\_  
Gay Johann  
Assistant City Manager / City Clerk

<b>REGULAR CITY COUNCIL AND CITY COUNCIL AS SUCCESSOR AGENCY MEETING SCHEDULE - 2016</b>		
Wednesday	January 6, 2016	Cancelled
Wednesday	January 20, 2016	Monday January 18, 2016 is an official City Holiday
Monday	February 1, 2016	
Wednesday	February 17, 2016	Monday February 15, 2016 is an official City Holiday
Monday	March 7, 2016	
Monday	March 21, 2016	
Monday	April 4, 2016	
Monday	April 18, 2016	
Monday	May 2, 2016	
Monday	May 16, 2016	
Monday	June 6, 2016	
Monday	June 20, 2016	
Wednesday	July 6, 2016	Monday July 4, 2016 is an official City Holiday
Monday	July 18, 2016	
Monday	August 1, 2016	(Possible summer recess?)
Monday	August 15, 2016	
Wednesday	September 7, 2016	Monday September 5, 2016 is an official City Holiday
Monday	September 19, 2016	
Monday	October 3, 2016	
Monday	October 17, 2016	
Monday	November 7, 2016	
Monday	November 21, 2016	
Monday	December 5, 2016	
Monday	December 19, 2016	
Wednesday	January 4, 2016	Monday January 2, 2016 is an official City Holiday
Wednesday	January 18, 2016	Monday January 16, 2016 is an official City Holiday



**CITY OF SONOMA**  
 City Council  
 Agenda Item Summary

<b>Agenda Item:</b>	<b>9</b>
<b>Meeting Date:</b>	<b>12/21/2015</b>

<b>Department</b> Administration	<b>Staff Contact</b> Gay Johann, Assistant City Manager/City Clerk
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**Agenda Item Title**

Councilmembers' Reports on Committee Activities.

**Summary**

Council members will report on activities, if any, of the various committees to which they are assigned.

CLM. COOK	MAYOR GALLIAN	MPT AGRIMONTI	CLM. EDWARDS	CLM. HUNDLEY
City Audit Committee	ABAG Delegate	North Bay Watershed Association	ABAG Alternate	Sonoma Clean Power Alt.
City Facilities Committee	Cittaslow Sonoma Valley Advisory Council, Alt.	Sonoma County Health Action & SV Health Roundtable	Cittaslow Sonoma Valley Advisory Council	Sonoma County M & C Assoc. Legislative Committee
LOCC North Bay Division Liaison	City Audit Committee	Sonoma County Trans. & Regional Climate Protection Authority, Alternate	City Facilities Committee	S. V. Citizens Advisory Commission
Oversight Board to the Dissolved CDA	LOCC North Bay Division Liaison, Alternate	Sonoma County Waste Management Agency		S.V. Economic Dev. Steering Committee, Alt.
Sonoma Clean Power	Oversight Board to the Dissolved CDA, Alt.	VOM Water District Ad Hoc Committee, Alternate		S. V. Library Advisory Committee, Alternate
Sonoma County Mayors & Clm. Assoc. BOD	Marin/Sonoma Mosquito & Vector Control District	Water Advisory Committee, Alternate		
Sonoma Disaster Council	Sonoma County Mayors & Clm. Assoc. BOD, Alt.			
Sonoma Housing Corporation	Sonoma County M & C Assoc. Legislative Committee, Alt.			
Sonoma Valley Citizens Advisory Comm. Alt.	Sonoma County Trans. Authority & Regional Climate Protection Authority			
S.V.C. Sanitation District BOD	Sonoma Disaster Council, Alternate			
S.V. Economic Dev. Steering Committee	Sonoma Housing Corporation			
S.V. Fire & Rescue Authority Oversight Committee	S.V.C. Sanitation District BOD, Alt.			
S. V. Library Advisory Committee	S.V. Fire & Rescue Authority Oversight Committee			
	Ag Preservation and Open Space (M & C Appointment)			
	VOM Water District Ad Hoc Committee			
	Water Advisory Committee			

**Recommended Council Action** – Receive Reports

**Attachments:** None