

**CITY OF SONOMA
DESIGN REVIEW AND HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
November 18, 2014**

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

Chair Barnett called the meeting to order at 6:30 p.m.

Roll Call:

Present: Chair Barnett, Comms. Randolph, Tippell, Anderson, McDonald
Absent: Comm. Johnson
Others Associate Planner Atkins, Administrative Assistant Morris
Present:

Chair Barnett stated that no new items would be heard after 10:30 p.m. unless the Design Review and Historic Preservation Commission so decides. Any decisions made tonight can be appealed within 15 days to the City Council. He reminded everyone to turn off cell phones and pagers.

COMMENTS FROM THE PUBLIC: None

APPROVAL OF MINUTES: None

CHANGES TO AGENDA ORDER: None

CORRESPONDENCE: Late mail was received for Item #2 & #3

Item #1 – Consideration of a new wall sign and a new monument sign for a mixed-use building at 19230 Sonoma Highway postponed at the request of the applicant.

Applicant: Audrey Lee

Item #2 – Consideration of a sign review, new awnings, and new windows for a retail business (Corner 103) at 103 West Napa Street

Applicant: Lloyd Davis

Associate Planner Atkins presented staff's report.

Robert Sanders, Robert Sanders & Company, proposed an upgrade to the awnings, signage, and windows for a cleaner look.

Bennett Martin, Strata Strategic Design Studio, discussed the energy efficient replacement windows that will replicate the existing and that the colors will tie in with the other awnings.

Lloyd Davis, business owner, envisioned an understated elegant educational wine tasting experience for his customers. He is excited to operate a business in Sonoma and become integrated in the community. He preferred the cooper color for a clean classic look along First Street West.

Chair Barnett opened the item to public comment.

No public comment.

Chair Barnett closed the item to public comment.

Comm. McDonald confirmed with the applicant that the only awning change is at the corner of First Street West and West Napa Street. He supported a sign variance and agreed with the copper color and did not recommend mixing wood with metal windows.

Comm. Tippell agreed with Comm. McDonald that the color palette is important for this historically significant building. She suggested a "pin stripe" design and medium toned color.

Chair Barnett commended the new owner for selecting a wine tasting business at this location. He acknowledged that the building has not been determined to be of historic significance yet felt the proposal needed cautious review. He questioned the integrity of the window replacements.

Staff said a continuance of the item is required to review the window replacements.

Comm. Tippell recommended the continuance.

Comm. Randolph felt the use accommodated a standalone space as intended.

Comm. Anderson broadly accepted the tenant improvements proposed.

Robert Sanders said the applicant will consider suggestions and is flexible.

Comm. Randolph is pleased with the hue of the copper color and charcoal awnings.

Comm. Anderson appreciated the clean solid look presented especially around the Plaza. He felt there might be an opportunity to "lighten up" the look.

Bennett Martin, Architect, responded to concerns about the internal changes to the building that is prominent at this heavily traveled street corner. The interior will be lit the majority of the time.

Comm. Anderson inquired about the sliding windows and doors.

Bennett Martin responded that the single pane glass sliding windows would be wood instead of glass.

Staff indicated that modifications could be made administratively.

Comm. McDonald made a motion to approve the proposal with the following conditions: 1) The new windows shall feature a wood frame; 2) The new windows shall be engineered to slide versus fold; 3) The final section of the windows shall require review and approval by staff, and shall be determined to be compatible with the existing windows and building; 4) The valance of the awnings shall contain a copper color to match the logo color for the business; and, 5) The text of the awning sign on the valance shall incorporate a charcoal color to match the window trim and front door color. In addition, if possible, a mullion shall be incorporated into the design of the new windows to integrate them with the existing windows. Comm. Anderson seconded. The motion carried unanimously.

Item #3 – Consideration of design review for a new single-family residence at 1028 Fifth Street East.

Applicant/Property Owner: Chris Dluzak

Associate Planner Atkins presented staff's report.

Chair Barnett recommended hearing Item #3 & #4 together.

Staff read the differences between the two proposals. It was noted that there is less FAR than allowed in the Development Code.

Comm. McDonald confirmed that the Planning Commission approved the plan so this Commission has no authority to make any changes.

Chris Dluzak, applicant, said he has been working on this site for over a year and is respectful of the neighbors.

Comm. Anderson confirmed that the sample accent color will be the window frame color.

Comm. Tippell confirmed that the window color will match the body color.

Chair Barnett opened the item to public comment.

Bob Felder, neighbor across the street, questioned condition of approval #16 and suggested that a second story element might be built.

Chair Barnett closed the item to public comment.

Comm. McDonald thanked the public for clarifying some flexibility with condition of approval #16. He supported single level high quality custom homes for the site and appreciated the applicant providing building material samples.

Comm. Tippell liked the colors except for the teal color that she considered "outdated".

Comm. Barnett concurred with Comm. Felder's comments but attractive addition to the neighborhood, Comm. Felder's comments about what is approved is the actual plan for the homes being built.

Comm. Randolph is satisfied with the architectural design and agreed with Comm. Tippell about the teal color.

Comm. Anderson concurred with fellow commissioners and appreciated the visual samples.

Comm. Randolph made a motion to approve the proposal with the exception of the Caribbean teal trim color. In addition, the DRHPC recommended the following alternative trim colors for your consideration: Benjamin Moore eclipse (2132-40), Benjamin Moore white dove (OC-17) and Charcoal. It was also recommended that the window color be changed to a darker charcoal color. Comm. Anderson seconded. The motion carried unanimously.

Item #4 — Consideration of design review for a new single-family residence at 1036 Fifth Street East

Applicant/Property Owner: Chris Dluzak

Associate Planner Atkins presented staff's report.

Comm. McDonald inquired about a utility plan.

Staff recommended that the applicant address the utility services in their landscape plan.

Chair Tippell opened the item to public comment.

No public comment.

Chair Tippell closed the item to public comment.

Comm. Randolph made a motion to approve the proposal with the suggestion that the window color be changed to black, charcoal gray, or dark/ blackish green. Comm. Anderson seconded. The motion carried unanimously.

Item #5- Consideration of building elevations, exterior colors, materials, lighting, and landscaping for a 7-unit Planned 800 West Spain Street

Applicant: Ed Routhier, Caymus Capital

Associate Planner Atkins presented staff's report.

Comm. McDonald inquired about a utility plan.

Staff suggested that the applicant address the new utilities in their landscape plan.

Erin Smith, Axia Architects, discussed the proposal.

Chair Barnett opened the item to public comment.

Doug Hillmerman, Project Architect, made modifications to the project based on the recommendations from the last meeting; roofing materials and garage doors. The two story homes are in cluster buildings with a farmhouse motif. He is pleased with the simple efficient layout and close proximity to downtown.

Bill Rinehart, Landscape Architect/Caryle Mason, coordinated with the owner for the placement of the utilities.

Comm. McDonald confirmed the yards are spacious enough to provide the utilities, such as cable and PGE, and he preferred no utilities in the common areas. He advocated that utilities be in place before the building permits are issued.

Ed Routhier, resident, agreed with Comm. McDonald about aesthetic decisions.

Chair Barnett opened the item to public comment.

No public comment.

Chair Barnett closed the item to public comment.

Comm. McDonald appreciated the thoughtful consideration given for providing a variety of floor plans and neighborhood compatibility. He recommended carriage style doors for lots 1 & 2.

Chair Barnett agreed with the design principles and approved with referencing the name/history of the site.

Comm. Anderson liked the Farmhouse Village concept and the four points of entry to the project. He recommended underground utility boxes.

Comms. Randolph and Tippell agreed with the traditional colors and were satisfied with the configuration of the landscape plan that might encourage the neighbors to meet. The only recommendation he had was to upgrade the carriage doors and change the front door color.

Comm. Anderson made a motion to approve the proposal as presented at the meeting (including the modified garage door with the option to upgrade to a carriage house door, incorporating composition roofing material, and no installation of street lights on the private drive) with the following suggestions for your consideration: 1) Incorporate a variety of different colors on the front doors such as lemon yellow, coral blue, and black;and, 2) Install carriage house garage doors on Lots 1 and 2, if possible. Comm. Randolph seconded. The motion carried unanimously.

Associate Planner Atkins reported the following:

The City Council will consider revisions to the sign ordinance at the meeting on December 15, 2014.

Comments from the Audience:

Adjournment: Chair Barnett made a motion to adjourn at 8:50 p.m. to the next regular meeting scheduled for 6:30 p.m. on Tuesday, December 16, 2014.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Design Review and Historic Preservation Commission on the 21st day of July, 2015.

Approved:

Cristina Morris, Administrative Assistant