

**CITY OF SONOMA
DESIGN REVIEW AND HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
July 15, 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. Anderson, Tippell, McDonald, Johnson (Alternate)
Absent:	Comm. Randolph
Others Present:	Associate Planner Atkins, Administrative Assistant Morris

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. She reminded everyone to turn off cell phones and pagers.

COMMENTS FROM THE PUBLIC: None

APPROVAL OF MINUTES: Comm. Tippell made a motion to approve the minutes of May 20, 2014. Comm. Johnson seconded. The motion carried unanimously.

CHANGES TO AGENDA ORDER: None

CORRESPONDENCE: Late mail was received on Item #2, #5, and #6 (color photos).

Item #1 –Consent calendar.

Applicant: Sonoma Valley Museum of Art

Comm. Tippell made a motion to approve the consent calendar as submitted. Comm. Johnson seconded. The motion carried unanimously.

Item #2 –Continued Design Review of a proposed addition to a residence at 563 Second Street East.

Applicant: Wade Design Associates

Associate Planner Atkins presented staff's report.

Chair Barnett opened the item to public comment.

Luke Wade, Designer/Applicant stated that after hearing the comments from the last meeting he brought in Tom Thornley, General Contractor since 1979 and Juliana Inman, Architect/Historian,

who are both highly recognized by local and State agencies, which evaluated various aspects of the project design.

Juliana Inman, Architect/Historian, has extensive experience performing mediations on disputes in regards to the historical significance of commercial buildings and residential homes. She represented the City of Napa on cultural heritage issues, is past President of the Napa County Landmark's Division, and is currently the Vice Mayor for the City of Napa. Although she agreed with Diana Painter, Consultant, on the importance and historic significance of Ralph Murphy built homes in Sonoma, she drew a different conclusion on the integrity of the main structure. Although it has been altered so heavily, she considers the residence historically significant. Recommendations have been made to the project team, which have been incorporated in the plans.

The applicant, desired to improve the home by removing stucco and remodeling for better symmetry and proportion with a primary goal to restore the historic fabric of the home. The master suite addition on the main floor will allow the homeowners to remain in the neighborhood long term as they age. The homeowner communicated with neighbors and based on the feedback reduced the mass and scale of the project. Tom Thorley, General Contractor, was hired by the designer after the last DRHPC meeting. He explained that the building has been significantly altered over the years and is now a mere shadow of the form of the original building.

Jenny Hoover, Axia Design, presented samples of the materials proposed for the building.

Comm. McDonald requested to see a sample of the glass from the vendor.

Chair Barnett inquired about the Secretary of Interior Standards and confirmed with Ms. Inman that it is her opinion that the project conforms with these standards. He questioned how the proposal complies with the Secretary of Interior Standards when the addition is larger than the existing residence. Ms. Inman replied that the guidelines that support the Standards allow for flexibility from the standards.

Chair Barnett opened the public comment.

Suzanne Brangham, resident, supported the changes since it provided a transition for homeowners to "age in place" without having to relocate.

Alice Duffee, APD Preservation LLC, agreed with the design modifications and congratulated the Hughes and the Consultants for their efforts.

Joe Erandt, neighbor, had no opposition to the revised plan.

Will Honeybaum, resident, stated that his concerns related to preservation of historical features and setbacks were addressed;. He recognized that the revised plan is a major improvement and a positive reflection on those that contributed to the process. He is satisfied that the structure would not infringe on the block and would not be visible from the street. It is his personal opinion that a modern addition is not compatible with the historic neighborhood.

Chip Allen, resident, commended the property owners for making the recommended changes.

Chair Barnett closed the item to public comment.

Comm. McDonald is pleased with the cohesiveness of the addition and recognized that infill projects have long-term impacts on the fabric of the neighborhood. He recommended that staff review the window glass selection before final approval.

Comms. Tippell and Anderson agreed that the addition proposed is “tastefully done” and would restore the original integrity of the time period.

Comm. Johnson and Chair Barnett concurred with their fellow commissioners about the positive changes made.

Comm. McDonald made a motion to approve the application as submitted with a condition of approval that the final glass selection for the atrium and modern addition be clear in nature reviewed by the historic consultant and City staff prior to issuance of a building permit. Comm. Anderson seconded. The motion carried unanimously.

Item #3 –Public Hearing – Consideration of a monument sign, three wall signs, three window signs and a projecting sign for a mixed-use building (Williams-Sonoma) at 599 Broadway.

Applicant/Property Owner: Williams-Sonoma, Inc.

Associate Planner Atkins presented staff’s report.

The applicant was not present.

Comm. McDonald requested that conditions of approval include Public Works review of pedestrian and traffic flow patterns to minimize the potential for negative impacts of the proposed monument and projected signs for this mixed use building.

Chair Barnett opened the item to public comment.

No public comment.

Chair Barnett closed the item until further noticed.

Item #4 — Public Hearing — Consideration of a new awning for a commercial building

(Grandma Linda’s Ice Cream) at 408 First Street East.

Applicant/Property Owner: Grandma Linda’s Ice Cream

Associate Planner Atkins presented staff’s report.

Troy Marmaduke, applicant, proposed a new awning after staff noted code violations with the signs and outdoor seating outside the building. In his opinion, the current color closely matched the awning that was approved by the DRHPC and he felt the cost to change was prohibitive.

Chair Barnett confirmed that stripes are not proposed.

Comm. Anderson confirmed with the applicant that the only change from the previous approval for a painted awning is the awning material and no stripes are proposed.

Chair Barnett opened the item to public comment.

No public comment.

Chair Barnett closed the item to public comment.

Comm. Johnson is satisfied with the awning color. He is concerned that the business owner did not obtain the permits required for additional signs and outdoor seating.

Comm. Anderson stated he supported the awing as proposed.

Comm. Tippell stated the proposed awning is a vast improvement that will improve the building.

Comm. McDonald stated he does not have issue with the awning color.

Chair Barnett concurred with his fellow commissioners.

Comm. McDonald made a motion to approve color and text for the awning. Comm. Johnson seconded. The motion carried unanimously.

Item #5 — Public Hearing— Design review of a proposed addition to a residence at 456 Patten Street.

Applicant: Jeff Zimmerman

Associate Planner Atkins presented staff's report.

Chair Barnett opened the item to public comment.

Jeff Zimmerman, Architect, discussed that the intent of the proposal is to provide more space for the homeowner while maintaining the character of the existing structure.

Jeanne Allen, neighbor, supported the addition because it will accommodate a family of four.

Chair Barnett closed the item to public comment.

Comm. McDonald appreciated the historical report provided and supported the new addition since it will not be visible from the street.

Comms. Tippell, Anderson, Johnson and Chair Barnett supported the color combinations.

Comm. Anderson made a motion to approve the application as submitted. Comm. McDonald seconded. The motion carried unanimously.

Item # 6- Public Hearing- Landscape Review-consideration of a landscape plan for the Mission Square project at 165 East Spain Street.

Applicant: Marcus & Willers Architects

Associate Planner Atkins presented staff's report.

Comm. McDonald is concerned with having no landscaping along the back property line and recommended a tree canopy. He wanted to review the irrigation and utility plans before making a decision. He also confirmed the location of the fences with staff.

Chair Barnett advocated to preserve the existing trees.

Associate Planner Atkins confirmed that due to the required street improvements the sycamore tree cannot be preserved.

Chair Barnett opened the item to public comment.

Carol Marcus, Marcus & Willers Architects, clarified the landscape plan included the removal of eight trees.

Comm. McDonald's primary concern is the placement of the backflow prevention and PGE vault utility boxes since the Developer has influence at this stage of the development.

Carol Marcus, applicant, stated the lighting plan will be submitted in a future application. She distributed pictures of the existing trees at the back of the property. Storm water measures prevent the ability to plant trees along the south property line.

Paul Harris, Imagine Sonoma Landscape Architect, discussed that storm water mitigation requirements prevents tree planting along the south property line. Landscape screening will be provided on the south side of the building.

Comm. McDonald confirmed with the applicant that the trash enclosures were previously approved by the DRHPC and that any demolition plans must be approved by the Building department. He also questioned why an irrigation plan was not submitted. Mr. Harris replied that he was only required to submit a conceptual irrigation plan for review by the DRHPC. Mr. Harris also confirmed that a mitigation plan for protection of the pecan tree was a Planning Commission condition of approval.

Chair Barnett confirmed that the oak tree in the southeast corner will not be preserved due to storm water mitigation requirements.

Chair Barnett closed the item to public comment.

Comm. McDonald is pleased that the new design incorporated is viable and represented many reconfigurations of the development plan. Although he would like to see more variety of trees he is limited by the parking standards approved by the Planning Commission. He supported the storm water ordinance and promoted retention of water on site and suggested a condition of approval to require that the demolition permit address tree preservation. He also suggested that evergreen trees be added to the south elevation so the site is not void of vegetation during the winter months.

Comm. Tippell is in support of the landscape plan and requested the preservation of the existing pecan tree.

Comm. Anderson recognized the huge effort made to comply with regulations and liked the lighting choices made in the landscape plan.

Comm. Johnson agreed with Comm. McDonald about providing a variety of trees.

Chair Barnett supported the plan yet expressed a major concern with the parking lot and limitations on the landscaping.

Associate Planner Atkins noted that the Planning Commission considered standard rather than compact parking spaces before making their decision.

Chair Barnett confirmed with Ms. Atkins that the landscape plan must be considered under current parking regulations.

Chair Barnett is of the opinion that the project is a good example of working under the limitations without making major compromises to the project.

Comm. Anderson recommended that the City plant trees in the City parking lot to the south of the property.

Comm. McDonald made a motion to approve the application with the following conditions; 1.) Provide a variety of evergreen trees on the western and southern elevations (southern being north of the parking lot area). 2.) The building permit demolition plan shall provide specific tree preservation mitigation for the pecan tree. 3.) An irrigation and utility plan shall be submitted with the lighting plan for the project. Comm. Tippell seconded. The motion carried unanimously.

Item #7 – Re-opened the Public Hearing for Item #3 – Consideration of a monument sign, three wall signs, three window signs and a projecting sign for a mixed-use building.

(Williams-Sonoma) at 599 Broadway.

Applicant/Property Owner: Williams-Sonoma, Inc.

Associate Planner Atkins presented staff's report.

Comms. McDonald, Tippell, Anderson and Johnson supported the proposal.

Chair Barnett recommended the applicant include the verbiage "Established here in 1956 Sonoma, CA."

Comm. McDonald made a motion to approve the application with a recommendation for the applicant to incorporate "Established here in 1956 Sonoma, CA". Comm. Johnson seconded. The motion carried unanimously.

Comments from the Audience: None

Adjournment: Chair Barnett adjourned the meeting at 9:42 p.m. to the next regular meeting scheduled for 6:30 p.m. on Thursday, August 19, 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 17th day of March, 2015.

Approved:

Cristina Morris, Administrative Assistant