

**CITY OF SONOMA  
DESIGN REVIEW AND HISTORIC PRESERVATION COMMISSION  
MEETING  
October 20, 2015**

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

**MINUTES**

Chair Anderson called the meeting to order at 6:33 p.m.

**Roll Call:**

Present:	Chair Anderson, Comms. Johnson, Essert, Tippell
Absent:	Chair Barnett, Comm. Randolph
Others	Planning Director Goodison,, Administrative Assistant Morris
Present:	

Chair Anderson 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: CHANGES TO AGENDA ORDER:** None

**CORRESPONDENCE:** Late mail on Item #5 from Patricia Cullinan and Marilynn Caccia.

**Item #1 – Consideration of a projecting sign and a portable freestanding sign for a restaurant (Tasca Tasca) at 122 West Napa Street.**

**Applicant: Tasca Tasca**

Planning Director Goodison presented staff's report.

**Chair Anderson opened the item to public comment.**

Manuel Azevedo, Tasca Tasca restaurant owner/applicant, described the replacement signs and wanted to draw more attention to the new commercial business.

**Chair Anderson closed the item to public comment.**

Comms. Johnson is satisfied with the signs.

Chair Anderson and Comm. Tippell felt the shape and configuration of the signs are an improvement.

Comm. Essert concurred with his fellow Commissioners and approved of the new business signage.

Comm. Tippell made a motion to approve the application as submitted. Comm. Johnson seconded. The motion carried unanimously (4-0).

**Item # 2 – Consideration of design review and two wall signs for a commercial building (G&C Auto Body) at 19286 Sonoma Highway.**

**Applicant: G&C Auto Body**

Planning Director Goodison presented staff's report.

**Chair Anderson opened the item to public comment.**

Shawn Crozet, Crozat Family Properties LLC/applicant, said that his goal is to freshen up the storefront with a new color scheme for the building, new door awnings, and a new stone facing.

**Chair Anderson closed the item to public comment.**

Comms. Johnson liked the new proposal and viewed as an improvement to the Highway 12 corridor.

Comm. Tippell appreciated the stonework and in her view the colors made sense. She agreed with Comm. Johnson that the proposed changes improved the building façade.

Chair Anderson concurred with Comm. Tippell and liked the stonework and color scheme presented and felt the new logo is attractive.

Comms. Johnson and Essert agreed with the colors selected.

All the Commissioners felt the building refresh will be an enhancement.

Comm. Johnson made a motion to approve the proposal as submitted. Comm. Essert seconded. The motion carried unanimously (4-0).

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**Item # 3 – Consideration of design review and additions to a residence at 597 Third St. East.**

**Applicant: Cliff Clark**

Planning Director Goodison presented staff's report.

**Chair Anderson opened the item to public comment.**

Fred O'Donnell, FIGO Design, represented the applicant and explained that the owners wanted to preserve the integrity of the historical home with the remodel. The building façade will blend into the neighborhood.

**Chair Anderson closed the item to public comment.**

Comm. Johnson supported the home remodel as complementing the qualities of the existing residence.

Comm. Tippell is pleased with the recognition of the characteristics in the home that will be retained since it is in the Historic District.

Chair Anderson agreed that the proposed changes will blend in with the existing homes in the neighborhood and preserve the historic features of the residence.

Comm. Essert made a motion to approve as submitted. Comm. Johnson seconded. The motion carried unanimously (4-0)

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**Item # 4 – Consideration of design review for a vacation rental at 835 Broadway.**

**Applicant: 835 Broadway LLC**

**Chair Anderson recused due to proximity and left the room.**

Planning Director Goodison presented staff's report.

**Chair Tippell opened the item to public comment.**

Ryan Snow, part owner, worked with the Building and Planning departments and as a result is before the DRHPC for further review. He said that Fred O'Donnell, Project Designer, was available to answer any questions about the project specifics.

Comm. Essert inquired about the window specifications.

Fred O'Donnell, Project Designer, responded, that although he did not select the window type, it was his understanding the new windows are wood trimmed to match the existing window style.

**Chair Tippell closed the item to public comment.**

Comm. Johnson confirmed with the applicant the main elements of the project are exterior modifications to the existing building, ADA compliant platform lift at the northeast corner of the house, addition of a layer of concrete to raise the front porch to the level of the interior floor, rebuilding of steps and step railing to accommodate the new height of the porch, meeting accessibility standards and modification of master bath window on the north side of the house.

Comm. Essert agreed with the conversion to a vacation rental and but wanted to be sure that that the proposed 200 series double-hung windows would match the existing window designs.

Comms. Tippell and Johnson supported the use in this mixed use location.

All the Commissioners viewed the proposal as an improvement and were confident the owners would select the correct type of windows.

Comm. Johnson made a motion to approve with the condition that the window replacement re-use the existing window or match the existing window. Comm. Essert seconded. The motion was unanimously approved 3-0 (Chair Anderson recused)

***Chair Anderson returned to the dais.***

**Item # 5 – Consideration of a demolition of a single-family residence at 790 Second St. East.**

**Applicant: Sandra and William Burcham**

Planning Director Goodison presented staff's report.

Chair Anderson confirmed with staff that the project is in the Historic Overlay Zone but it is not listed on the local Historic Resources Survey.

**Chair Anderson opened the item to public comment.**

Sandra Burcham and William Burcham, new property owners/applicants, said they recently purchased the home. It was their understanding it had been neglected for many years and needed renovation. They commissioned Alice P. Dufee, Historic Preservation Planner, to prepare a Historic Resource Evaluation for the site. After careful consideration a decision was made to demolish the home and build a new residence.

Chair Anderson confirmed with the applicant that the landscaping will be replaced.

**Chair Anderson closed the item to public comment.**

Comm. Johnson is satisfied with the demolition and supports the concept of replacing it with a single-story structure.

Comm. Essert visited the site accepts the demolition proposal since the structure is not deemed Historic according to the historic resource evaluation.

Chair Anderson agreed with Comm. Johnson that given the analysis presented, demolition may be supported and that the proposed concept for the replacement residence is appropriate.

All the Commissioners requested that neighborhood outreach continue during the home construction and that the applicant monitor construction work hours to comply with City rules.

Comm. Tippell made a motion to approve the demolition. Comm. Johnson seconded. The motion was unanimously approved (4-0).

**Planning Director Goodison reported the following:**

Staff is working with Page and Turnbull to prepare the Downtown Housing Guidelines and a steering committee will be formed that will include DRHPC members, staff, and the Chamber of Commerce. A date for the kickoff meeting is being discussed.

A 2-acre site at 20269 Broadway is owned by the Sonoma County Housing Authority, which has recently issued an RFP seeking a development partner for an affordable housing project on the site.

**Comments from the Commission:** Chair Anderson is pleased with the projects in town that were reviewed by the Commission especially Corner 101 and Pangloss Cellars in the Plaza Historic District.

**Adjournment:** Chair Anderson made a motion to adjourn the meeting at 7:40 p.m. Comm. Tippell seconded. The motion was unanimously carried. The next regular meeting scheduled is at 6:30 p.m. on Tuesday, November 17, 2015.

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 November 2015.

Respectfully submitted

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Cristina Morris, Administrative Assistant