



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

**Meeting of January 19, 2016 - 6:30 P.M.  
Community Meeting Room, 177 First Street West  
Sonoma, CA 95476**

Meeting Length: No new items will be heard by the Design Review and Historic Preservation Commission after 10:30 PM, unless the Commission, by majority vote, specifically decides to continue reviewing items. If an item is not heard due to the length of the meeting, the Commission will attempt to schedule a special meeting for the following week. If a special meeting is necessary, potential dates will be established at the close of this meeting, and a date set as soon as possible thereafter.

**CALL TO ORDER** – Micaelia Randolph Chair

Commissioners: Kelso Barnett  
Christopher Johnson  
Leslie Tippell  
Bill Essert

**COMMENTS FROM THE PUBLIC**

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

**APPROVAL OF MINUTES**

Minutes from the meetings of November 17, 2015 and December 15, 2015

**CORRESPONDENCE**

<b>ITEM #1 – Continued Design Review</b>	<b>Project Location:</b> 405 First Street West	<b>RECOMMENDED ACTION:</b>  Commission discretion.
<b>REQUEST:</b> Consideration of new paint colors for a hotel (El Dorado Hotel).	<b>General Plan Designation:</b> Commercial (C)	<b>CEQA Status:</b> Categorically Exempt
<b>Applicant:</b> El Dorado Hotel	<b>Zoning:</b> <b>Planning Area:</b> Downtown District	
Staff: Wendy Atkins	<b>Base:</b> Commercial (C) <b>Overlay:</b> Historic (/H)	
<b>ITEM 2 – Continued Design Review</b>	<b>Project Location:</b> 227 East Spain Street	<b>RECOMMENDED ACTION:</b>  Commission discretion.
<b>REQUEST:</b> Site design and architectural review of proposed alterations and an addition to a residence.	<b>General Plan Designation:</b> Low Density Residential (LR)	<b>CEQA Status:</b> Categorically Exempt
<b>Applicant:</b> Robert Baumann & Associates	<b>Zoning:</b> <b>Planning Area:</b> Northeast Area	
Staff: Wendy Atkins	<b>Base:</b> Low Density Residential (R-L) <b>Overlay:</b> Historic (/H)	

<p><b>ITEM 3 – Sign Review</b></p> <p><b><u>REQUEST:</u></b> Consideration of six window signs for a convenience store (Easy Stop Market #1).</p> <p><b><u>Applicant:</u></b> East Stop Market #1</p> <p>Staff: Wendy Atkins</p>	<p><b><u>Project Location:</u></b> 925 Broadway</p> <p><b><u>General Plan Designation:</u></b> Mixed Use (MU)</p> <p><b><u>Zoning:</u></b> <b><u>Planning Area:</u></b> Broadway Corridor</p> <p><b><u>Base:</u></b> Mixed Use (MX) <b><u>Overlay:</u></b> Historic (/H)</p>	<p><b><u>RECOMMENDED ACTION:</u></b> Commission discretion.</p> <p><b><u>CEQA Status:</u></b> Categorically Exempt</p>
<p><b>ITEM #4 – Sign Review</b></p> <p><b><u>REQUEST:</u></b> Consideration of a new illuminated monument sign for a gas station (76 Service Station).</p> <p><b><u>Applicant:</u></b> United Sign System</p> <p>Staff: Wendy Atkins</p>	<p><b><u>Project Location:</u></b> 19249 Sonoma Highway</p> <p><b><u>General Plan Designation:</u></b> Commercial (C)</p> <p><b><u>Zoning:</u></b> <b><u>Planning Area:</u></b> West Napa/Sonoma Corridor <b><u>Base:</u></b> Commercial (C) <b><u>Overlay:</u></b> None</p>	<p><b><u>RECOMMENDED ACTION:</u></b> Commission discretion.</p> <p><b><u>CEQA Status:</u></b> Categorically Exempt</p>
<p><b>ITEM #5 – Sign and Design Review</b></p> <p><b><u>REQUEST:</u></b> Consideration of design review and new canopy signs for a gas station (76 Service Station).</p> <p><b><u>Applicant:</u></b> Perry Builders, Inc.</p> <p>Staff: Wendy Atkins</p>	<p><b><u>Project Location:</u></b> 19249 Sonoma Highway</p> <p><b><u>General Plan Designation:</u></b> Commercial (C)</p> <p><b><u>Zoning:</u></b> <b><u>Planning Area:</u></b> West Napa/Sonoma Corridor <b><u>Base:</u></b> Commercial (C) <b><u>Overlay:</u></b> None</p>	<p><b><u>RECOMMENDED ACTION:</u></b> Commission discretion.</p> <p><b><u>CEQA Status:</u></b> Categorically Exempt</p>
<p><b>ITEM #6 – Design Review</b></p> <p><b><u>REQUEST:</u></b> Design review for a new single family residence and attached garage.</p> <p><b><u>Applicant:</u></b> Russell Nobles.</p> <p>Staff: Wendy Atkins</p>	<p><b><u>Project Location:</u></b> 790 Second Street East</p> <p><b><u>General Plan Designation:</u></b> Low Density Residential (LR)</p> <p><b><u>Zoning:</u></b> <b><u>Planning Area:</u></b> Central-East Area <b><u>Base:</u></b> Low Density Residential (R-L) <b><u>Overlay:</u></b> Historic (/H)</p>	<p><b><u>RECOMMENDED ACTION:</u></b> Commission discretion.</p> <p><b><u>CEQA Status:</u></b> Categorically Exempt</p>
<p><b>ITEM #7 – Design Review</b></p> <p><b><u>REQUEST:</u></b> Consideration of design review for a restaurant (Slice by Mary's).</p> <p><b><u>Applicant:</u></b> Michael B. Ross, AIA</p> <p>Staff: Wendy Atkins</p>	<p><b><u>Project Location:</u></b> 14 West Spain Street</p> <p><b><u>General Plan Designation:</u></b> Commercial (C)</p> <p><b><u>Zoning:</u></b> <b><u>Planning Area:</u></b> Downtown District <b><u>Base:</u></b> Commercial (C) <b><u>Overlay:</u></b> Historic (/H)</p>	<p><b><u>RECOMMENDED ACTION:</u></b> Commission discretion.</p> <p><b><u>CEQA Status:</u></b> Categorically Exempt</p>

<p><b>ITEM #8 – Design Review</b></p> <p><b><u>REQUEST:</u></b> Design review of exterior modifications for two vacation rental units.</p> <p><b><u>Applicant:</u></b> Laura Olson</p> <p>Staff: Wendy Atkins</p>	<p><b><u>Project Location:</u></b> 162-166 West Spain Street</p> <p><b><u>General Plan Designation:</u></b> Medium Density Residential (MR)</p> <p><b><u>Zoning:</u></b> <b><u>Planning Area:</u></b> Downtown District</p> <p><b><u>Base:</u></b> Medium Density Residential (R-M)</p> <p><b><u>Overlay:</u></b> Historic (/H)</p>	<p><b><u>RECOMMENDED ACTION:</u></b> Commission discretion.</p> <p><b><u>CEQA Status:</u></b> Categorically Exempt</p>
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**ISSUES UPDATE**

**COMMENTS FROM THE COMMISSION**

**COMMENTS FROM THE AUDIENCE**

**ADJOURNMENT**

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on January 15, 2016.

CRISTINA MORRIS, ADMINISTRATIVE ASSISTANT

**Rights of Appeal:** Any decision of the Design Review and Historic Preservation Commission may be appealed to the City Council. Appeals must be filed with the City Clerk within fifteen (15) calendar days following the Design Review and Historic Preservation Commission’s decision, unless the fifteenth day falls on a weekend or a holiday, in which case the appeal period ends at the close of the next working day at City Hall. Appeals must be made in writing and must clearly state the reason for the appeal. Appeals will be set for hearing before the City Council on the earliest available agenda.

***Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Monday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA, (707) 938-3681. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Design Review and Historic Preservation Commission regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the Administrative Assistant office, No. 1 The Plaza, Sonoma CA during regular business hours.***

***If you challenge the action of the Design Review and Historic Preservation Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on the agenda, or in written correspondence delivered to the Administrative Assistant, at or prior to the public hearing.***

***In accordance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 933-2216. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.***