

# SONOMA COUNTY LANDMARKS COMMISSION

2550 Ventura Avenue, Santa Rosa, California 95403  
Telephone (707) 565-1900 Fax (707) 565-3767

## MEETING AGENDA

TUESDAY, OCTOBER 7, 2008

### 5:00 P.M. Regular Meeting

Convening in the Hearing Room at the  
Permit and Resource Management Department  
2550 Ventura Avenue, Santa Rosa, California

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#### COMMISSIONERS:

VACANT, 1<sup>st</sup> District, SHAWN MONTROYA, 2nd District;  
HEATHER HINES, 3rd District, Chair; DANA DI RICCO, 4th District;  
HOLLY HOODS, 5th District, Vice-Chair  
Staff: LISA POSTERNAK

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If you wish to speak on an item under discussion by the Commission, you may do so upon receiving recognition from the Chairman. Please approach the table in the center of the hearing room, sign in, and state your name and address and your comments or questions.

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#### PRELIMINARY BUSINESS

Call to Order by Chair  
Roll Call by Staff  
Changes to Agenda/Other Business  
Statements of Personal Contact/Conflict of Interest  
Public Appearances on Non-Agenda Items

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#### NEW BUSINESS

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#### OLD BUSINESS

#### PUBLIC HEARING

1. **Mixed-Use Building, 361 Woodward Avenue and 9550 Main Street, Penngrove, APN 047-173-011; Penngrove Historic District; PLP08-0013**

This item is a referral from the PRMD Project Review Division on an application for a Use Permit and Design Review for a new mixed-use building on a property in the Penngrove Historic District that is occupied by a single-family dwelling, shed, and structure that used to be an auto repair garage. The proposal is to demolish the existing structures and construct a two-story mixed-use building

containing commercial use on the 1st floor and residential use on the 2nd floor.

At the public hearing on June 5, 2008 the Landmarks Commission reviewed the proposed project and continued the public hearing to a date and time uncertain so that the Applicant could revise the design of the proposed project based on the Commission's comments; the Applicant's consultant could prepare DPR Forms on the structures proposed for demolition; and the Commission could review the cultural resources report, review the Penngrove Historic District design guidelines, and visit the project site. The draft minutes of the June 5, 2008 meeting are attached.

The Applicant has provided revised elevations, floor plans, landscape plan, and site plan. The differences between the previous and current proposed project are as follows. The Applicant will bring a color board and material samples to the hearing.

- The elevations have been changed to reflect a more traditional design, strengthening the prominence of the storefront by lowering the columns and making a distinction between the top cornice and the storefront cornice. More detail is shown in the elevations regarding signage, awnings, and canopies.
- The parking on Woodward Avenue has been changed from diagonal to parallel to accommodate Public Works Engineering comments. This change in parking changed the shape of the building slightly, making the Main Street frontage longer and the Woodward Avenue frontage shorter.
- The bus stop on Main Street has been enlarged to accommodate Public Works Engineering comments.
- The bedrooms in the apartments have been moved to the rear, to mitigate noise from the railroad and street.
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The Applicant has provided both a "Primary Record" (DPR 523A) and a "Building, Structure, and Object Record" (DPR 523B) for the structures proposed for demolition, the DPR Forms requested by the Commission. The "Building, Structure, and Object Records" indicate that the structures are not significant historic structures under the California Register of Historic Resources.

At the June hearing Commissioner Hines requested clarification on the authority and responsibility of the Landmarks Commission relative to CEQA and the procedure to use when making a decision on a demolition permit on a property zoned HD. Staff will apprise the Commission on this issue before the hearing.

**RECOMMENDED ACTION:** The Commission will do the following:

**1. Determine Adequacy of Cultural Resources Report/DPR Forms**

Determine whether the Cultural Resources Report/DPR Forms are adequate to determine whether the structures proposed for demolition are significant historic resources.

- a. If the Cultural Resources Report/DPR Forms are inadequate, determine how they must be revised in order to be adequate, and require the Applicant to submit adequate Report/Forms to the Landmarks Commission.
- b. If the Cultural Resources Report/DPR Forms are adequate, Step 2.

**2. Determine Whether Structures to be Demolished Are Significant Historic Resources**

Determine whether the structures proposed for demolition are significant historic resources.

- a. If none of the structures proposed for demolition are significant historic resources, approve demolition of the structures.
- b. If the structures to be demolished are significant historic resources, identify the appropriate mitigation measures for loss of the significant historic structures, and approve demolition of the structures conditioned on completion of the mitigation measures to the satisfaction of Landmarks Commission Staff.

**3. Determine Whether Proposed Building Would Have Significant Adverse Impact on Historic Resources**

Determine whether the proposed building would have a significant adverse impact on the significant historic resources of the Penngrove Historic District.

- a. If the proposed building would not have a significant adverse impact on the Penngrove Historic District, approve the design of the proposed building.
- b. If the proposed building would have a significant adverse impact on the Penngrove Historic District, identify the revisions to the building design that would reduce the impact to a level of less than significant, and require the Applicant to make those revisions to the building design.

Require the Applicant to either bring the revised building plans back to the Landmarks Commission or to Staff for review and approval.

**2. 2008-2009 TOT Advertising Fund Grant**

The Landmarks Commission will discuss the status of the \$45,000 2008-2009 Advertising Fund Grant.

**3. Authority and Responsibility of Landmarks Commission Relative to CEQA**

Staff and Greg Dion of County Counsel met in June to discuss the issue. Staff, Greg Dion, and PRMD Deputy Planning Director Jennifer Barrett met in October to further discuss the issue. Staff will discuss the results of those meetings with the Landmarks Commission.

**APPROVAL OF MINUTES**

**4. Minutes of June 5, 2008 Meeting**

Minutes of the July and August 2008 meetings have not yet been completed.

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**REPORTS FROM COMMISSIONERS**

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**REPORTS FROM STAFF**

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**ADJOURNMENT**

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**ENCLOSURES**

Materials for 361 Woodward Avenue and 9550 Main Street, Penngrove  
Minutes of June 5, 2008 Meeting