

## PROJECT DATA

**Address:** 6 Fifth Street, Petaluma CA. 94952  
**Parcels & Area:** APN 008-046-007 ±0.21 acres, ±9000.0 square feet  
**General Plan & Zoning:** Mixed Use / MU-2 + "A" Street Historic Combining District

## PROJECT TEAM

**Property Owner:** Ticino-Azores, LLC  
**Applicant:** vR/a Architects, Steve vonRaesfeld  
**Historic Preservation** Evans & De Shazo LLC  
**Civil Engineer** Steven J LaFranchi & Associates  
**Landscape Arch:** Stephanie McAllister  
**Surveyor:** Cinquini & Passarino, Inc.

## CONTEXT

In 2017 Ticino-Azores, LLC purchased two parcels located at 6 and 10 Fifth Street. The parcels are within the downtown MU-2 mixed-use zone and the "A" Street Historic District. Situated midblock between "A" and "B" Streets, the parcels each have a 50-foot frontage on Fifth Street and are 180 feet in depth. The 6 Fifth Street is accessed via a single lane driveway on its southern edge. 10 Fifth Street technically has no legal access but is 'informally' accessed through the 6 Fifth Street parcel.

## PROPERTY & HISTORICAL REVIEW

The property at 6 Fifth Street is comprised of roughly 0.21 acres, containing a ±1750 square foot single story building and eleven paved parking spaces at the rear of the structure. The building was constructed in two phases, the first phase (the rear half) was constructed around 1963, and consisted of a simple concrete block building. In 1973/1974 the front portion and the wrap around roof element were added.

The original use of the building is uncertain, but it was a medical office building from 1974 until the early 2000's. It subsequently became a tanning salon that operated until just before the Covid pandemic. Since the property lies within the City's "A" Street Historic District, the owners retained Evans & DeShazo Inc. to prepare a Historic Resource Evaluation of both properties. At the time there was no formal project proposed for the properties, but the report concluded that the office building at 6 Fifth Street did not appear eligible for listing on the CRHR (California Register of Historic Resources). A copy of their May 2017 report is included with this application.

Subsequently, the applicant developed a formal project proposal (this project), and asked Evans & DeShazo to prepare a Secretary of Interior's Standards for the Treatment of Historic Properties (Standards) review for the project. The Standards review determined that the proposed project would not result in the material impairment of the 'A' Street Historic District and conforms with the Standards. As such, there will be no impacts to the historical resources under the California Environmental Quality Act (CEQA). A copy of their review is included with this application

## PROPOSAL

In August of 2020, demolition permit (BLD20-1363) was issued for the removal of dated and substandard interior improvements in order to evaluate the building's structure. It was determined that the building, while structurally sound, does not meet several current building code requirements; these include; accessible parking and exterior path-of-travel, interior accessibility elements, accessible toilet room, building envelope, mechanical, Title-24 and Cal-Green building standards.

This proposal requests the City's consideration of site work, minor exterior renovations and interior improvements of the office building at 6 Fifth Street. A majority of the proposed site work is necessary to provide viable site access while providing code compliant accessibility to the office building. Specifically, the following improvements are proposed:

### **Site & Landscaping**

1. New accessible parking stall and path of travel to the rear and front entries.
2. Modifications to the existing entry drive to provide, shared access for both parcels, while providing accessible paths-of-travel from the rear parking lot and the public-way,
3. Upgraded frontage landscaping, new south and rear landscape areas.
4. Trash enclosure and landscaping and rear entry/patio.

**Building Exterior**

5. New front landing and of stairs to the sidewalk, (part of site accessibility)
6. Replace existing doors and windows, and adding two additional windows on the south side
7. Remove existing electrical panels and replace with new, smaller panel.
8. Introduction of a wood horizontal cladding system on portions of the building (see elevations and plans included in the application).
9. New paint
10. Replace existing roof (like for like) with new insulation

**Interior Improvements**

11. Simplified office interiors
12. New electrical service, interior lighting and power.
13. Replace existing HVAC (duct work plus roof unit)
14. Upgrading the building envelop to current Title-24 standards

The above improvements are further described on the plans submitted with the application



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