

MEMORANDUM

DATE November 28, 2022 PROJECT NO. 22261
TO Michael Ross PROJECT Sonoma Cheese Factory
OF RossDrulisCusenbery Architecture, FROM Stacy Kozakavich, Page & Turnbull
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CC Carolyn Kiernat, Page & Turnbull VIA Email

REGARDING: Sonoma Cheese Factory – Proposed Project Analysis

Introduction

Page & Turnbull has prepared this proposed project analysis at the request of RossDrulisCusenbery Architecture, Inc. for proposed alterations to and rehabilitation of the Sonoma Cheese Factory building at 2 W. Spain Street, Sonoma, California (APNs 018-162-004 and 018-162-022) (**Figure 1 and Figure 2**). The existing building was completed in 1945 for Ceslo Vivani, and was originally used as the factory, office, and retail store of the Sonoma Cheese Factory. Page & Turnbull evaluated the property in 2014 and found it to be eligible for listing in the California Register of Historical Resources (California Register), significant under Criterion 1 (Events) for its role in the establishment of the cheese industry in Sonoma. Its period of significance is 1945-1968. The Sonoma Cheese Factory building is within the boundaries of the Sonoma Plaza National Historic Landmark and National Register of Historic Places (National Register)-listed Historic District, though it is not listed as a contributor. It is within the City of Sonoma's Historic Overlay Zone and is considered by the City of Sonoma to be a historical resource for the purposes of California Environmental Quality Act (CEQA) review.

The purpose of this memorandum is to analyze the potential for the proposed alterations to the property to impact historical resources, including the Sonoma Cheese Factory building, Sonoma State Historic Park, and the Sonoma Plaza National Historic Landmark/National Register District. Photographs included in the memorandum were taken by Page & Turnbull in 2014, unless otherwise noted. Existing conditions have not substantially changed.



Figure 1. Current aerial photograph of proposed project location. Subject Parcel outlined red. Source: Google Earth, 2020, edited by Page & Turnbull.

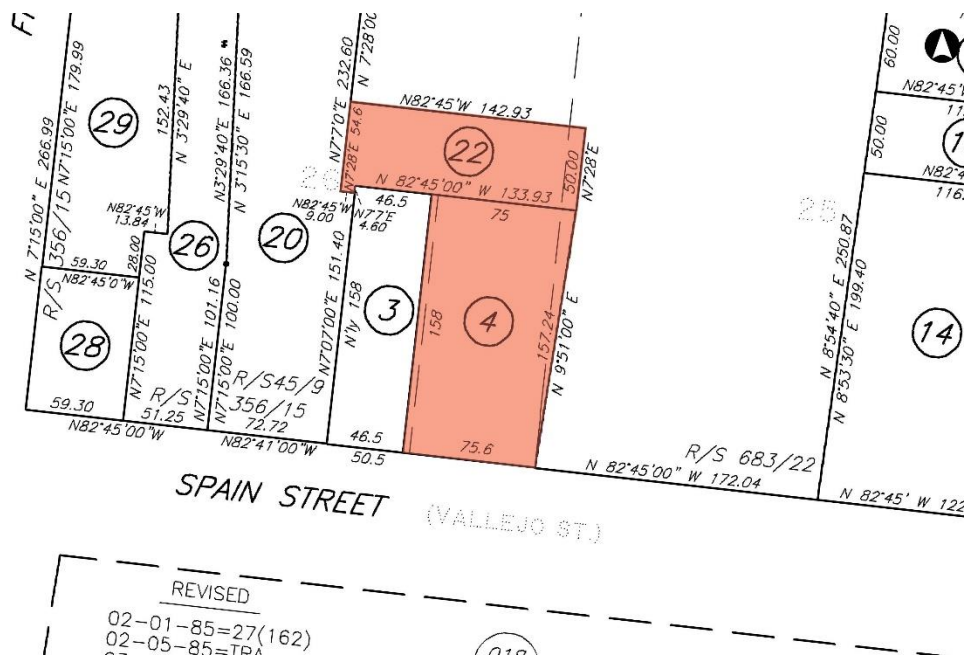


Figure 2. Detail of assessor's parcel map with parcels associated with proposed project shaded red. Source: Sonoma County, edited by Page & Turnbull.

Summary of Findings

Page & Turnbull analyzed the proposed project with respect to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, specifically the *Standards for Rehabilitation*; City of Sonoma Municipal Code Chapter 19.42: Historic Preservation and Infill in the Historic Zone; and *Downtown Sonoma Historic Preservation Design Guidelines*.¹ The analysis found that the proposed project would comply with all ten Standards for Rehabilitation, and would adhere to relevant municipal code and design guidelines. The proposed alterations would be visible from within the Sonoma Plaza National Historic Landmark / National Register Historic District and Sonoma State Historic Park, but would minimally alter the appearance of the existing Sonoma Cheese Factory building and would not be anticipated to cause an impact to the significance or integrity of the historic districts.

Significance and Character-Defining Features

The information in this section is adapted from Page & Turnbull's *Sonoma Cheese Factory, 2 West Spain Street, Sonoma, California – Historic Resource Evaluation*, prepared in November 2014 for RossDrulisCusenbery Architecture and reviewed by the City of Sonoma.

National Register of Historic Places

The National Register is the nation's most comprehensive inventory of historic resources. It is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The Sonoma Cheese Factory building is not currently listed as an individual resource on the National Register.

The subject building is located within the boundaries of, but is not a contributor to, the Sonoma Plaza National Landmark and National Register-listed Sonoma Plaza Historic District (Nos. 75000489 and 92000293). This historic district comprises Sonoma Plaza; the facing blocks of West 1st Street, Spain Street, East 1st Street, and Napa Street; and adjacent blocks to the south and east along Broadway, East Napa Street, and East Spain Street. It has a period of significance of 1835-1944. It is significant for its association with the early European-American settlement of Northern California

¹ National Park Service, Technical Preservation Services: Rehabilitation Standards and Guidelines, electronic resource at <https://www.nps.gov/tps/standards/rehabilitation.htm>, accessed March 31, 2021; Sonoma Municipal Code, electronic resource at <https://www.codepublishing.com/CA/Sonoma/html/Sonoma19/Sonoma1942.html>, accessed March 31, 2021; Page & Turnbull, *Downtown Sonoma Historic Preservation Design Guidelines* (San Francisco: Prepared for the City of Sonoma, 2017).

and with General Mariano Guadalupe Vallejo, and as an example of town planning and architecture.²

California Register of Historical Resources

The California Register is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

The Sonoma Cheese Factory building is not currently listed as an individual resource on the California Register.

The Sonoma Cheese Factory building is located adjacent to Sonoma State Historic Park. The park consists of six sites: the Mission San Francisco Solano, the Sonoma Barracks (sometimes called the Presidio of Sonoma), Toscano Hotel, the Blue Wing Inn, Casa Grande Servants' Quarters, and Lachryma Montis. The Casa Grande Servants' Quarters is located immediately to the east of 2 West Spain Street, while the other buildings in the park (aside from Lachryma Montis, the Vallejo Estate) are located farther east on West Spain Street.

The park was founded in 1909 and originally contained only the Mission San Francisco Solano. The State of California has added additional historic locations to the park over the years. Many of the added venues were associated with the life of Mariano Guadalupe Vallejo who was central to secularization of the Mission, the founding and improvement of the Mexican pueblo of Sonoma, and the development of Sonoma as an American city.³

General Vallejo, who directed Sonoma's development until 1846, built his Casa Grande in 1840 next to the Sonoma Barracks. It was the location of the Bear Flag Revolt in 1846, wherein a group of 30 to 40 American settlers and frontiersmen known as the Bear Flag Party "arrested" General Vallejo and had him imprisoned at Sutter's Fort in a bid to take control of the Pueblo of Sonoma. They announced the establishment of a free and independent Republic of California and raised a new,

² National Park Service, National Survey of Historic Sites and Buildings Record for Sonoma Plaza (San Francisco, 1973); National Park Service, Supplementary Listing Record: Sonoma Plaza Boundary Increase (San Francisco, 1992).

³ California Office of Historic Preservation, "Sonoma State Historic Park: A Short History of Historical Archaeology at Sonoma SHP." Electronic resource at https://www.parks.ca.gov/?page_id=22760, accessed November 21, 2022.

homemade flag — the Bear Flag — in the plaza. The main wing of the house was destroyed by fire in 1867, and only the Servants’ Quarters, to the east of the subject property, remains of Casa Grande today.⁴

California Historical Resource Status Codes

Properties listed or under review by the State of California Office of Historic Preservation are listed within the Built Environment Resource Directory (BERD) and are assigned a California Historical Resource Status Code (Status Code) of “1” to “7” to establish their historical significance in relation to the National Register or California Register.⁵ Properties with a Status Code of “1” or “2” are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of “3” or “4” appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

The Sonoma Cheese Factory building is currently listed in the March 3, 2020 version of the BERD database for Sonoma County with a 1992 status code of 6X, which is assigned to resources which have been found ineligible for listing as individual resources in the National Register by the State Historic Resources Commission or Keeper. The latter status code appears to date to the 1992 update to the Sonoma Plaza National Historic Landmark and National Register Historic District boundary and description.

City of Sonoma Inventory of Historic Sites and Structures

Adopted by Sonoma City Council in 2006, the Inventory of Historic Sites and Structures includes those resources found collectively to “represent an irreplaceable heritage of great significance to the community in terms of its culture, its character, and its economy.”⁶ While the inventory itself does not include a description of criteria for evaluation and inclusion, it states that, subsequent to its adoption by the City of Sonoma, “any site and structure within the city limits of Sonoma that is

⁴ California State Parks, “Sonoma State Historic Park” brochure, website accessed 16 June 2017, <https://www.parks.ca.gov/pages/479/files/SonomaSHPFinalWebLayout051916.pdf>.

⁵ California State Office of Historic Preservation, Built Environment Resource Directory (BERD), San Francisco County, updated March 2020.

⁶ City of Sonoma, Resolution No. 18-2006, A Resolution of the City Council Establishing an Inventory of Historic Sites and Structures (Sonoma, April 5, 2006).

designated as a historic resource by the State Office of Historic Preservation [OHP] shall be automatically added to the inventory.”⁷

The Sonoma Cheese Factory building is not listed in the version of the local inventory adopted by Sonoma City Council in 2006, and it has not been designated by OHP as a historical resource since adoption of the inventory.

Previous Documentation and Evaluations

The Sonoma Cheese Factory building was evaluated in 2014 by Page & Turnbull for eligibility for listing in the California Register. The building, constructed in 1945, was found to be significant under Criterion 1 (Events) for its role in the establishment and growth of cheese making in Sonoma, described as follows:

A generation of cheese makers, including many Viviani and Vella family members as well as others, was trained in the craft of cheese making at the Sonoma Cheese Factory as well as at the Vella Cheese Company. Many of these cheese makers went on to establish cheese companies in Sonoma, the Sonoma Valley, and adjacent Marin County. Over the last two decades, Sonoma and Marin counties have become a well-established premier cheese region; over two dozen cheese makers produce artisanal, hand-crafted cheeses, and the area hosts two cheese festivals. For its role as the first dedicated cheese-making company in Sonoma, and the influence the Sonoma Cheese Company has had on the emergence of cheese making as an industry in Sonoma and the Sonoma and Marin County region, 2 West Spain Street appears eligible for the California Register under Significance Criterion 1 (Events).

The period of significance for this Criterion begins in 1945 when the building was constructed and ends in 1968, when Pete Viviani moved to Mexico and the Sonoma Cheese Factory expanded its business model to include sandwich concession and a broader retail focus; however, the tradition of cheese making continued in this building until 2001.⁸

The character-defining features of the Sonoma Cheese Factory building are listed in the following section.

⁷ Ibid.

⁸ Page & Turnbull, *Sonoma Cheese Factory, 2 West Spain Street, Sonoma, California – Historic Resource Evaluation* (San Francisco: Prepared for RossDrulisCusenbery Architecture, Inc., November 6, 2014), 32.

Status of Historical Resources at the Project Site

In completing an analysis of a project under CEQA, it must first be determined if the project site possesses any historical resource. A site may qualify as a historical resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a). The four categories are:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852)
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

In general, a resource that meets any of the four criteria listed in CEQA Guidelines Section 15064.5(a) is considered to be a historical resource unless "the preponderance of evidence demonstrates that the resource is not historically or culturally significant."⁹

⁹ Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

While not individually listed as a designated historical resource at the local, state, or federal levels, the Sonoma Cheese Factory Building at 2 W. Spain Street is within the boundaries of the Sonoma Plaza National Historic Landmark and National Register-listed historic district. In addition, the property is considered by the City of Sonoma to be eligible for listing on the California Register as an individual resource.¹⁰ Due to its location within a historic district and its individual significance, the City of Sonoma considers the Sonoma Cheese Factory building at 19 West Napa Street to be a historical resource for the purposes of CEQA review.

In addition, the Sonoma Plaza National Historic Landmark and National Register Historic District, within which the subject property is located, and Sonoma State Historic Park, adjacent to the east of the subject property, are historical resources for the purposes of CEQA. At the block of West Spain street to the north of Sonoma Plaza, the National Historic Landmark (1974) and National Register Historic District (1992) have coterminous boundaries, though their south and southeast boundaries diverge. In addition to the buildings that are part of Sonoma State Historic Park to the east of the subject property, the plaza south of the Sonoma Cheese Factory contributes to the National Landmark and National Register Historic District. The building to the immediate west of the subject building at 8 West Spain Street was, according to the 1992 National Register Historic District documentation, built in 1987 and is not a contributor to the district.¹¹

Character-Defining Features

For a property to be eligible for national, state, or local designation under one of the significance criteria, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity.

Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. Significance for architecture is supported by the retention of features that relate to design, materials, workmanship, location, setting, feeling, and association.

The character-defining features of the Sonoma Cheese Factory building at 2 West Spain Street, as defined in the 2014 HRE, include:

¹⁰ Memorandum from Associate Planner Wendy Atkins to the Sonoma Design Review Commission, "19 West Napa Street (G's General Store), May 20, 2014.

¹¹ Michael F. Crowe, Supplementary Listing Record for Sonoma Plaza (National Register Boundary Increase) (San Francisco: National Park Service, 1992), 19.

- The building’s generally rectangular footprint and massing, including two-story portion at the south (front) and one high-bay story at the center portion. These portions convey the building’s historic factory, retail, and office use **(Figure 3 through Figure 5)**.
- Fenestration pattern and material at the first and second story of the primary (south) façade and at the front (south) portion of the east and west façades, including two doors, plate glass windows, glass block windows at the first story, and multi-lite windows at the second story.
- Flat metal awnings with rounded corners above the two primary entrances of the building.
- Rectangular vertically oriented glazed orange tile cladding at the primary (south) façade and front (south) portions of the east and west façades.
- Four full-height white stucco-clad metal ribs at the primary façade.
- Slightly up-pitched roof at the two-story front (south) portion of the building, including the curved white stucco-clad overhang.
- Projecting vertical perimeters of the primary (south) façade.

Alterations made to features that are not considered character-defining are generally not considered to have a negative impact on a building’s eligibility for historic register listing. The 2014 HRE found that elements that are not considered character-defining features of the Sonoma Cheese Factory building include those that were added after the period of significance (1945-1968), as well as features that represent agglomerative utilitarian construction and are not essential to the building’s ability to convey its association with cheese making. These non-historic features specifically include:

- Agglomerative additions to the north (rear) portion of the building that were constructed between 1959 and 1981 **(Figure 6)**.
- Stucco cladding at the east and west façades.
- All material elements of the one-story open porch at the east façade.
- Full-height multi-lite windows with anodized aluminum sash at the east façade.¹²

¹² Page & Turnbull, “Sonoma Cheese Factory, 2 West Spain Street, Sonoma, California: Historic Resource Evaluation,” November 6, 2014.



Figure 3. Primary, south façade of the Sonoma Cheese Factory building, view north. Photo by Page & Turnbull, 2014.



Figure 4. West façade of the Sonoma Cheese Factory building, view northeast. Photo by Page & Turnbull, 2014.



Figure 5. East façade of the Sonoma Cheese Factory building, view northwest. Photo by Page & Turnbull, 2014.



Figure 6. Rear, north façade of the Sonoma Cheese Factory building, view south. Photo by Page & Turnbull, 2014.

The Casa Grande Servants' Quarters building at Sonoma State Historic Park is located immediately to the east of the Sonoma Cheese Factory building (Figure 7Figure 8). Based on visual inspection by Page & Turnbull, the character-defining features of the Casa Grande Servants' Quarters include:

- Rectangular plan
- Two-story height
- Full-length second story gallery with wood beams, posts, and railings; accessed by two flights of wood stairs, located on the east side of the building
- Side gable roof with shed roof over the gallery
- Adobe brick construction with horizontal wood cladding at the end bays
- Six-over-six double-hung wood sash windows
- Wood doors
- Open yard to the east and south



Figure 7. Casa Grande Servants' Quarters building, view northwest from W Spain Street. Photo by Page & Turnbull, 2014.



Figure 8. Relationship of adjacent buildings, Casa Grande Servants' Quarters building at left, non-original patio of the Sonoma Cheese Factory building at right. View southwest. Photo by Page & Turnbull, 2014.

Proposed Project Description

The following description of the proposed project is based on Design Review drawings by RossDrulisCusenbery Architecture, Inc. dated October 19, 2022 (see Attachment A). The proposed project involves interior renovation of the existing Sonoma Cheese Factory building to create a cheese shop, delicatessen, pasta shop, wine sales, coffee service, and other vendor spaces at the front of the building, and commercial kitchen and support space at the rear (**Figure 9 through Figure 12**). Exterior modifications would include:

- Regrading of existing alley pavement at the west side of the building, and construction of a new accessible brick pedestrian walkway with a concrete curb at the interface of the new walkway and existing valley gutter, and an in-ground grease receptor with traffic-rated lid.
- Replacement of one existing solid exterior door with a new fully glazed door and sidelite at the west alley, to provide a new accessible path of travel to retail areas at the front of the building.
- Removal of the existing chain-link gate at the west alley adjacent to the south façade, and installation of new metal gate near the north end of the west façade. The new gate would consist of close-set vertical tube-steel pickets finished in a dark bronze color.
- New building-mounted barn lights at the pedestrian walkway to match east patio lights, and replacement in-kind of existing non-historic east patio lights.

- Construction of a new waste enclosure near the north end of the west façade. The one-story, shed-roofed enclosure would feature metal roll-up gates at its east side, facing the Sonoma Cheese Factory building, and painted wood siding at its north, south, and west sides. Roofing would be of corrugated sheet metal.
- Replacement of existing non-historic overhead gas heaters at the east patio.
- Removal and replacement of existing non-historic rooftop equipment and platforms, ducting, and fans. Installation of a new metal equipment screen consisting of galvanized metal panels finished in a dark grey color.
- Removal of existing double-leaf entry door at north (rear) façade and infill of existing opening. Installation of new single-leaf entry door with rectangular transom at north façade.
- Replacement in-kind of an existing metal roll-up door at the north façade.
- Replacement in kind of the existing non-historic fabric awning at the window centered between the two primary, south-façade entrances.

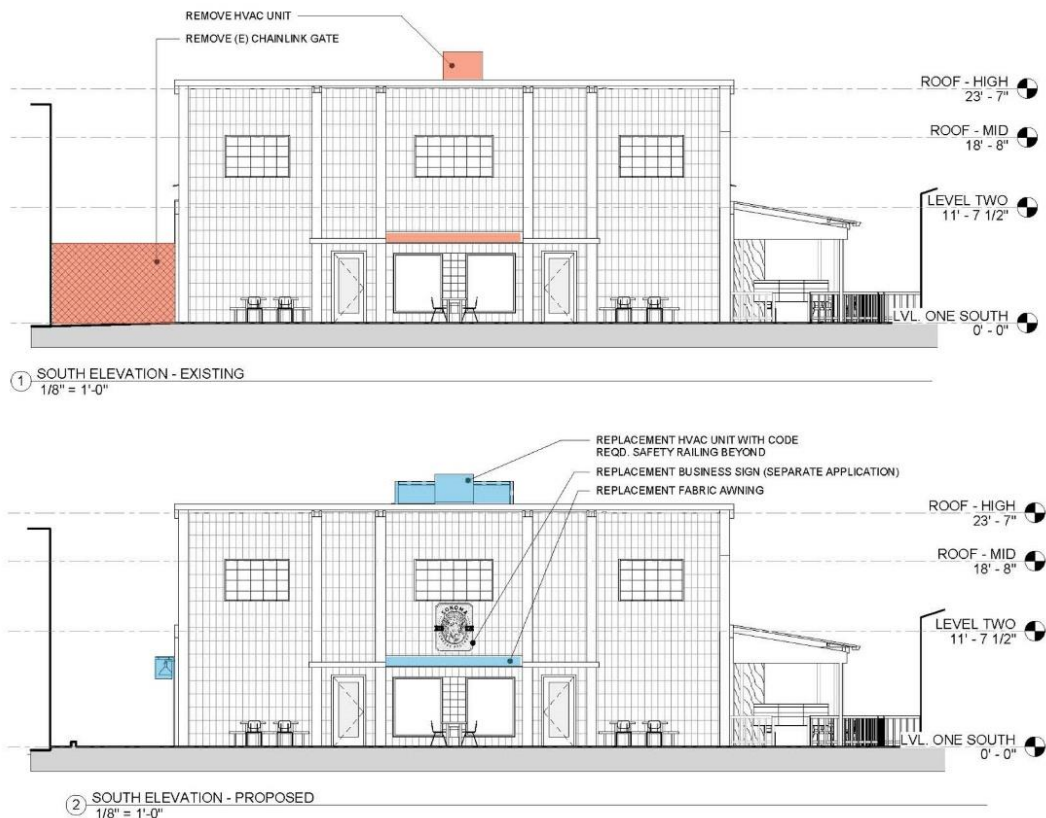


Figure 9. Existing (upper) and proposed (lower) elevation drawings of the subject building's south façade. Elements proposed for removal shaded red, proposed new elements shaded blue. Note that business sign at center of proposed elevation has not been reviewed as part of this project. Source: RossDrulisCusenbery Architecture, Inc., 2022, edited by Page & Turnbull.

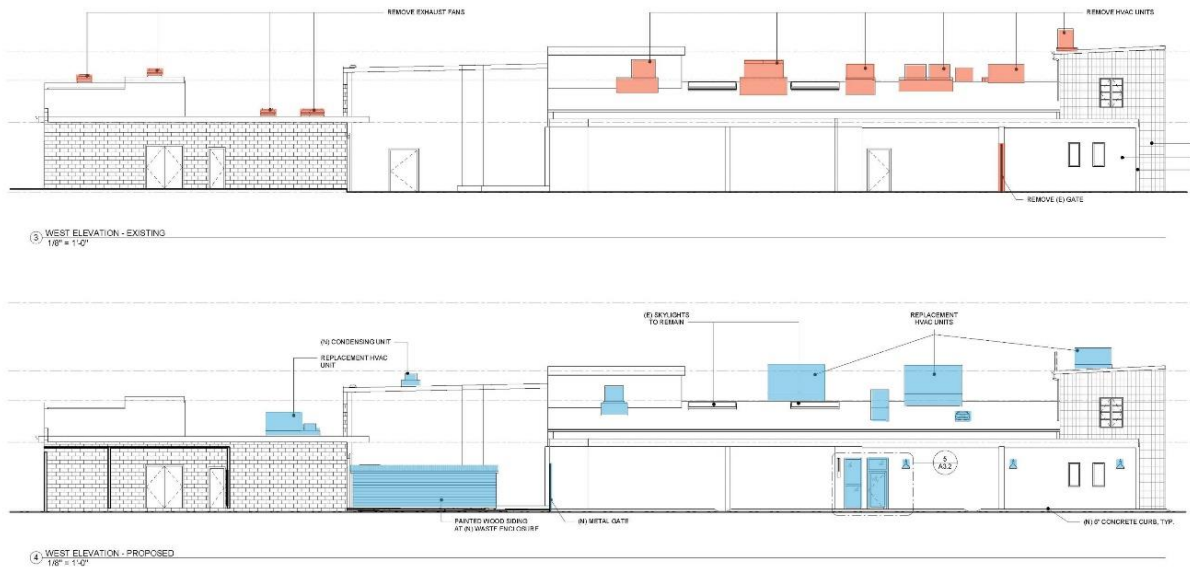


Figure 10. Existing (upper) and proposed (lower) elevation drawings of the subject building's west façade. Elements proposed for removal shaded red, proposed new elements shaded blue. Source: RossDrulisCusenbery Architecture, Inc., 2022, edited by Page & Turnbull.



Figure 11. Existing (upper) and proposed (lower) elevation drawings of the subject building's rear, north façade. Elements proposed for removal shaded red, proposed new elements shaded blue. Source: RossDrulisCusenbery Architecture, Inc., 2022, edited by Page & Turnbull

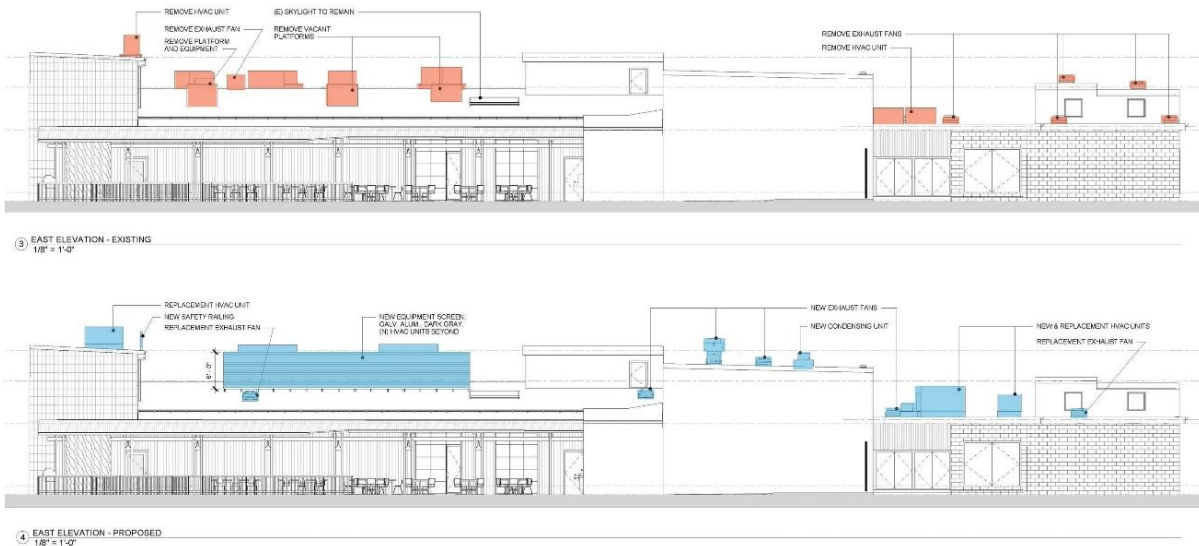


Figure 12. Existing (upper) and proposed (lower) elevation drawings of the subject building's east façade. Elements proposed for removal shaded red, proposed new elements shaded blue. Source: RossDrulisCusenbery Architecture, Inc., 2022, edited by Page & Turnbull

Analysis of Impacts to Historical Resources

Secretary of the Interior's Standards Analysis

The *Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings* (the Standards) provide guidance for reviewing proposed work on historic properties, with the stated goal of making possible "a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."¹³ The Standards are used by federal agencies in evaluating work on historic properties. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Projects that do not comply with the Standards may cause either a substantial or less-than-substantial adverse change in the significance of a historic resource.

The *Secretary of the Interior's Standards* offer four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

¹³ Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, (U.S. Department of the Interior National Park Service Technical Preservation Services, Washington, D.C.: 2017), accessed April 11, 2018, <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

Preservation: The Standards for Preservation “require retention of the greatest amount of historic fabric, along with the building’s historic form, features, and detailing as they have evolved over time.”

Rehabilitation: The Standards for Rehabilitation “acknowledge the need to alter or add to a historic building to meet continuing new uses while retaining the building’s historic character.”

Restoration: The Standards for Restoration “allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.”

Reconstruction: The Standards for Reconstruction “establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”¹⁴

Typically, one set of standards is chosen for a project based on the project scope. The proposed project scope is seeking to alter a historic building while maintaining character-defining features and its current and historic use as a theatre. Therefore, the Standards for Rehabilitation, which are most relevant to the analysis of the proposed project, would be applied.

Standards for Rehabilitation Analysis

This analysis is based on Design Review drawings by RossDrulisCusenbery Architecture, Inc. dated October 19, 2022 (see **Attachment A**).

Rehabilitation Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Discussion: The proposed project would retain the existing retail and food-service uses of the front, public area of the Sonoma Cheese Factory building. Areas at the rear of the building, currently used for storage and historically used in cheese production, would be renovated to provide a commercial kitchen, storage, office, and staff service areas. While the proposed use would not reintroduce the building’s historic use as a cheese factory, the proposed alterations would continue the building’s

¹⁴ Grimmer, The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017), accessed April 11, 2018.

current retail and food service use. Further, the proposed uses would not require substantial changes to the character-defining features of the building, which are all at the exterior.

Therefore, as planned, the proposed project would be in compliance with Rehabilitation Standard 1.

Rehabilitation Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

Discussion: The proposed project would include some reconfiguration of interior spaces to install individual food retail and service counters within the public area of the building, as well as to install the kitchen and support facilities at the rear. No interior spaces or features at the Sonoma Cheese Factory building have been identified as character-defining. All existing exterior character-defining features would be retained by the proposed project. The existing openings to be replaced at the north and west façades are not character-defining, nor is the material of the north (rear) wall of the building which would be altered to provide the relocated opening. Similarly, installation of the new opening at the west façade of the building would not require removal or alteration of distinctive materials. Creation of an accessible entrance path at the west side of the building would not alter existing circulation routes or spatial relationships. The two doors at the south façade would remain in use as the primary building entrances.

Therefore, as planned, the proposed project would be in compliance with Rehabilitation Standard 2.

Rehabilitation Standard 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Discussion: The project does not propose any changes to the building or site features that would create a false sense of historical development. No architectural elements would be installed from other historic properties. New “barn” type wall mounted lights proposed to be installed at the west façade to illuminate the new accessible entrance path would refer to historic industrial lighting styles, but would be visibly new in material and finish. Similarly, the new doors at the north and west façades would be contemporary in type and materials, and would not attempt to reproduce the appearance of entrance doors dating to the building’s 1945-1968 period of significance. The new trash enclosure at the north side of the west façade would be a simple utilitarian design constructed using materials different from those used for the utilitarian rear additions to the Sonoma Cheese

Factory building which date within and after its period of significance. These rear additions are not character-defining.

Therefore, as planned, the proposed project would be in compliance with Rehabilitation Standard 3.

Rehabilitation Standard 4: *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Discussion: The period of significance for the Sonoma Cheese Factory building is 1945-1968. No alterations dating outside of the period of significance have acquired significance in their own right.

Therefore, as planned, the proposed project would be in compliance with Rehabilitation Standard 4.

Rehabilitation Standard 5: *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

Discussion: As proposed, the project would preserve features, finishes, construction techniques, and examples of craftsmanship at the Sonoma Cheese Factory building which characterize it as a historic resource. The character-defining features of the building which convey the techniques and craftsmanship of the building's original construction are predominantly located at its primary façade and include the glass block windows at the first story, multi lite metal windows at the second story, the glazed tile cladding, stucco-clad metal "ribs," and metal awnings over the two primary entrance doors. The proposed project would retain these features.

Therefore, as planned, the proposed project would be in compliance with Rehabilitation Standard 5.

Rehabilitation Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed project would not include repair or replacement of deteriorated historic features of the Sonoma Cheese Factory building.

As designed, the proposed project would be in compliance with Rehabilitation Standard 6.

Rehabilitation Standard 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Discussion: Chemical or physical treatments, such as sandblasting, are not proposed as part of the project. If surface cleaning of historic materials is determined to be necessary as part of the proposed project, such cleaning would be undertaken using the gentlest means possible.

As designed, the proposed project would be in compliance with Rehabilitation Standard 7.

Rehabilitation Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Discussion: As the proposed project would not include any new ground-disturbance, it would not be expected to encounter archaeological resources.

As designed, the proposed project would be in compliance with Rehabilitation Standard 8.

Rehabilitation Standard 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Discussion: As discussed with respect to Standards 2 and 5, the proposed project would retain all exterior character-defining features of the Sonoma Cheese Company building. Exterior alterations would include installation of a rooftop mechanical screen, a new staff entrance door at the north façade, and creation of an accessible entrance at the west façade, including installation of a new, glazed door and sidelite, “barn” style light fixtures, brick-paved walkway, and relocated gate. These alterations would be located away from the primary façade, and would utilize new materials with simple, contemporary styles which would be compatible with the restrained Moderne and International style elements of the historic building. The proposed new trash enclosure at the north side of the west façade would be subordinate in scale and style to the main building, with simple utilitarian materials compatible with but not identical to those used at the rear cheese factory additions at the subject building. Overall, the proposed alterations would minimally alter the appearance of the Sonoma Cheese Factory building, allowing its historic character to remain visually predominant from public rights-of-way.

Therefore, the proposed project would be in compliance with Rehabilitation Standard 9.

Rehabilitation Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Discussion: Future removal of alterations proposed by the project would allow the essential form and integrity of the Sonoma Cheese Factory building to be unimpaired. Removal of the proposed rooftop utility screen would expose rooftop utilities, which would be similar in appearance to those currently visible and which do not detract from the building's integrity. Removal of the proposed new brick walkway and trash enclosure at the west side of the building would not impact the historic building's integrity or character.

Therefore, as planned, the proposed project would be in compliance with Rehabilitation Standard 10.

Summary of Secretary of the Interior's Standards Compliance: As planned the proposed project would be in compliance with all ten of the *Secretary of the Interior's Standards for Rehabilitation*. According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project complies with the Standards, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant."

City of Sonoma Municipal Code

Chapter 19.42 of the City of Sonoma's Municipal Code, "Historic Preservation and Infill in the Historic Zone," was developed to ensure preservation of existing historic buildings and compatibility of new construction within Sonoma's Historic Overlay Zone.¹⁵ Section 19.42.040.C, *Guidelines for Preservation and Adaptive Reuse, Preservation and Rehabilitation of Existing Structures*, are most applicable to the proposed project, which includes minor alterations to features at the north, west, and east façades of a historic building within the Historic Overlay Zone. The section provides detailed guidance regarding materials, finishes, and rooflines. Relevant sections and guidelines, and discussion of the proposed project's adherence, are presented in **Table 1** below. Guidelines for porches and stairs (C.5) have been omitted as the subject building does not include these features.

¹⁵ City of Sonoma Municipal Code, Chapter 19.42. Electronic resource at <https://www.codepublishing.com/CA/Sonoma/html/Sonoma19/Sonoma1942.html>, accessed November 22, 2022.

Table 1. Adherence of Proposed Project to Municipal Code Section 19.42.040

Municipal Code Section 19.42.040 Guideline	Discussion of Proposed Project Adherence
C. Preservation and Rehabilitation of Existing Structures.	
1. General Rehabilitation Principles.	
a. Historic structures should be recognized for their own time and style. Rehabilitation should not try to create a preconceived concept of history, but should reuse existing or appropriate features.	The proposed project would not attempt to create an anachronistic or inaccurate concept of history. It would thus <u>adhere</u> to this guideline.
b. Rehabilitation of historic structures should try to retain and restore original elements first. If damage or deterioration is too severe, the element should be recreated using original materials to match the color, design, texture, and any other important design features.	The proposed project would not replace and does not propose to repair original character-defining elements of the subject building. It would thus <u>adhere</u> to this guideline.
c. When replacement is necessary and original material cannot be obtained, substitution material should incorporate the color, design, and texture that conveys the visual appearance of the original material.	The proposed project would not replace original character-defining elements of the subject building. It would thus <u>adhere</u> to this guideline.
2. Doors	
a. Older structures almost always had solid wood doors that fit the particular style of the structure. The front door of the structure was the most ornate with secondary doors usually more utilitarian in appearance. The shape, size, and style of doors are an important feature of all historical architectural styles and the original design/type should be maintained.	The existing primary entrance doors at the south façade would be retained by the proposed project. Two new doors, at the north and west façades, would be metal with full glazing and rectangular metal transoms or sidelites. As the building was constructed in 1945 with Moderne and International style elements, metal doors at secondary façades would be compatible with its historic character. The proposed project would thus <u>adhere</u> to this guideline.
b. Original doors should be repaired in place whenever possible. When replacement is necessary, the replacement door should match the original design and materials as close as possible.	The project does not propose to replace or repair original doors at the primary façade. Three non-character-defining doors, including pedestrian doors at the west and north façades and a roll-up metal utility door at the north façade, would be removed and new doors installed. As this change would not constitute replacement of a significant original door, the proposed project would <u>adhere</u> to this guideline.

Municipal Code Section 19.42.040 Guideline	Discussion of Proposed Project Adherence
<p>c. If the original door is missing, appropriate design and materials should be selected by studying the doors of similar structures in the surrounding neighborhood or consulting books on architectural styles. Many older style panel doors are still available from material suppliers and may match the original doors very closely.</p>	<p>The project does not propose to replace missing original doors. This guideline is therefore <u>not applicable</u>.</p>
<p>3. Exterior Materials</p>	
<p>a. The original exterior building materials should be retained whenever possible. It is not desirable to use mismatched materials of different finishes, shapes, sizes, or textures.</p>	<p>The proposed project would not alter exterior building materials of the historic Sonoma Cheese Factory building. While they would not match the original building, the exterior materials of the proposed trash enclosure at the west façade would be minimally visible from public rights-of-way and are not generally incompatible with the building’s period of significance or setting. The proposed project would thus <u>adhere</u> to this guideline.</p>
<p>b. Structures with original wood siding should not be stuccoed in an attempt to modernize their appearance. Likewise, plastic shingles should not be used to replace wood siding or shingles.</p>	<p>The project does not propose to apply stucco to existing wood siding or to replace wood siding or shingles with other materials. This guideline is therefore <u>not applicable</u>.</p>
<p>c. Replacing wood siding with aluminum siding of the same shape and size as the original siding can be an alternative, but care shall be taken to use siding of the appropriate size.</p>	<p>The project does not propose to replace wood siding with other materials. This guideline is therefore <u>not applicable</u>.</p>
<p>d. Brick surfaces should not be sandblasted in an attempt to remove old paint. Sandblasting would damage the natural fired surface of the brick, and cause it to lose its water repellent qualities. Also, mechanical grinders should not be used to remove mortar as this can damage the brick surrounding the joint.</p>	<p>The project does not propose to sandblast or grind brick surfaces. This guideline is therefore <u>not applicable</u>.</p>
<p>4. Ornamentation and Trim.</p>	
<p>a. Most often it is the authentic decoration and trim on a structure that lends character and identifies the structure with its particular architectural style. Original ornamentation should be preserved whenever feasible.</p>	<p>The project does not propose to remove original ornamentation or trim from the historic building. This guideline is therefore <u>not applicable</u>.</p>
<p>b. If the material needs to be removed to be repaired or copied, determine how the piece is attached and carefully plan the work to be sensitive to the</p>	<p>The project does not propose to remove original ornamentation or trim from the historic building for repair. This guideline is therefore <u>not applicable</u>.</p>

Municipal Code Section 19.42.040 Guideline	Discussion of Proposed Project Adherence
material. Any prying action should be slow and careful, with a minimal amount of force.	
c. If the ornamentation or trim is comprised of several layers of materials, it is helpful to sketch the components as they come apart to ensure proper reassembly. If the pieces are beyond repair, a skilled finish carpenter should duplicate the original work.	The project does not propose to remove original ornamentation or trim from the historic building for repair. This guideline is therefore <u>not applicable</u> .
6. Roofs.	
a. Roofs are important both functionally and aesthetically. Great care should be taken to ensure that roofs are watertight and that roofing materials are compatible with the original style of the structure. Oftentimes roofs only need repairs, but when replacement is necessary roofing materials should be selected that are appropriate to the structure’s architectural style.	The project does not propose to change the type of roofing material used at the subject property. Repairs in areas where rooftop mechanical systems are replaced would be done in-kind with the existing roof system. The proposed project would therefore <u>adhere</u> to this guideline.
b. It should be recognized that fire safety requirements may preclude reroofing a structure in its original material. The determination of what material to use for the replacement of wood shingles or shakes in historic structures should be based on compatibility with the colors and materials used elsewhere on the structure.	The project does not propose to change the type of roofing material used at the subject property. This guideline is therefore <u>not applicable</u> .
7. Windows.	
a. Most older/historic structures had wood framed windows that were either casement, double hung, or fixed. The shape, size, and style of windows are an important feature of most architectural styles and the original type window should be maintained.	Original, character-defining windows at the Sonoma Cheese Factory building are predominantly multi-lite, steel windows typical of industrial and commercial buildings. The proposed project would not alter historic windows. The proposed sidelite and transom to be installed with new doors would be anodized aluminum with a dark-colored finish, compatible with existing historic windows. The proposed project would thus <u>adhere</u> to this guideline.
b. When window replacement is necessary, it is preferred that the new window be an exact match of the original.	The project does not propose to replace historic windows. This guideline is therefore <u>not applicable</u> .
c. An alternative to special milling may be the use of an “off-the-shelf” standard window that closely matches the original.	The project does not propose to replace historic windows. This guideline is therefore <u>not applicable</u> .
d. Aluminum or plastic frame windows should not be used as replacements on any part of an historically valuable structure without justification. The use of such materials is highly visible and the contrast of	The project would use anodized aluminum windows and doors at proposed new openings in the west and north façades. This material type would be compatible with the building’s style, existing metal

Municipal Code Section 19.42.040 Guideline	Discussion of Proposed Project Adherence
materials and styles can permanently affect the architectural integrity of the structure. The use of traditional materials is preferred.	windows, original factory use, and 1945-1968 period of significance. The project would thus <u>adhere</u> to this guideline.

Overall, the proposed project adheres to the relevant guidelines in Sonoma Municipal Code Section 19.42.040 for rehabilitation of historic buildings.

Sonoma Downtown Design Guidelines

The City of Sonoma has established design guidelines to ensure that projects are compatible with the design and character of the city's downtown historic resources, including the districts and State Historic Park. Section 4 of the *Downtown Sonoma Historic Preservation Design Guidelines* provides guidance for repairs and alterations to existing historic buildings. **Table 2** lists relevant guidelines with discussion of the proposed project's adherence to each.

Table 2. Adherence of Proposed Project to Downtown Sonoma Historic Preservation Design Guidelines

Historic Preservation Design Guideline	Discussion of Proposed Project Adherence
4.1 Repairs and Alterations to Historic Buildings	
4.1.1 Maintain and repair original exterior wall materials whenever possible, and if deteriorated they should be replaced in-kind.	The project proposes to retain the existing character-defining tile cladding at the primary facade. No changes in exterior wall material are proposed for the secondary facades. It thus <u>adheres</u> to this guideline.
4.1.2 Preserve and retain original ornamentation whenever possible.	The project does not propose to remove or alter original ornamentation. It thus <u>adheres</u> to this guideline.
4.1.3 When painting, consider original or historic colors or color schemes that are compatible with surrounding streetscapes in order to maintain a cohesive appearance.	The project proposes to retain the current color of the historic building, which is appropriate to its historic character. It thus <u>adheres</u> to this guideline.
4.1.4 Maintain original windows wherever possible. The original window type, including shape, size, and material, should be retained.	The project proposes to retain the majority of historic windows, including all windows on the primary (south) facade and those closest to the public right-of-way on the secondary east and west facades. It thus <u>adheres</u> to this guideline.
4.1.5 Maintain the historic pattern of window openings, especially on primary facades.	The project proposes to retain the historic pattern on openings on the primary (south) facade and those closest to the public right-of-way on the secondary east and west facades. Proposed alterations to openings at the north sides of the east and west facades would not disrupt the pattern of openings

Historic Preservation Design Guideline	Discussion of Proposed Project Adherence
	most visible from the public right-of-way. It thus <u>adheres</u> to this guideline.
4.1.6 Retain historic doors in place whenever feasible. The appearance, proportion, and location of historic doors should be maintained.	The project proposes to retain existing doors at the primary façade of the historic building. Proposed changes in the material of non-historic doors at the west and north façades, and change of location of one non-historic door at the north façade, would not alter the historic character of the building. It thus <u>adheres</u> to this guideline.
4.1.9 Preserve and maintain historic roof pitch, orientation, proportions, and form.	The project does not propose any alterations to the roof pitch, orientation, or form. A proposed rooftop utility screen would be visible from the east side of the building, from W Spain Street and potentially from within the neighboring State Historic Park. This screen would partially obscure existing views of the ridge at the shallow-pitched rear portion of the roof. This change in appearance would be minimal, however, as the roof form overall would continue to be legible and the proposed mechanical screen would not interfere with views of other character-defining features. The project thus <u>adheres</u> to this guideline.
4.1.10 Maintain historic roofing materials and repair in place whenever feasible.	The project does not propose replacement of existing roofing materials. It would therefore <u>adhere</u> to this guideline.
4.1.14 Where possible, retain and restore exterior historic light fixtures instead of replacing them.	The primary façade of the subject building does not include historic light fixtures. New light fixtures proposed for the west façade would be installed at the stucco-clad portion of the wall, which is not character-defining. The historic tile surface would not be altered for installation of new light fixtures. The proposed project would thus <u>adhere</u> to this guideline.
4.1.15 Recessed entryways, porches, and garage areas should be clearly lit.	Three new lights would be installed to illuminate the new accessible entrance at the west side of the subject building. The proposed project would thus <u>adhere</u> to this guideline.
4.1.16 Lighting should be shielded to prevent off-site glare.	Light fixtures proposed at the west façade of the subject building would include shades which would shield glare above and to the sides of the fixtures. The proposed project would thus <u>adhere</u> to this guideline.

Historic Preservation Design Guideline	Discussion of Proposed Project Adherence
4.1.17 Light fixtures should be in character with the historic building, and may be used to highlight character-defining features	The proposed light fixtures would reference the industrial character of the historic Sonoma Cheese Factory building's original use. The proposed project would thus <u>adhere</u> to this guideline.

Overall, the proposed project adheres to the relevant guidelines in the *Downtown Sonoma Historic Preservation Design Guidelines*.

Analysis of Project-Specific Impacts under CEQA

As the above analysis demonstrates, the proposed project as currently designed meets all ten of the *Secretary of the Interior's Standards for Rehabilitation*, the relevant guidelines included in Chapter 19.41 of City of Sonoma Municipal Code, and relevant guidelines provided by the *Downtown Sonoma Historic Preservation Design Guidelines*.

No adjacent or nearby contributors to the National Historic Landmark, National Register District, or State Historic Park would be directly altered as part of the proposed project. Alterations which would be visible from vantage points within the National Historic Landmark, National Register District, and adjacent State Historic Park include the proposed accessible entrance changes at the west façade, which would include a brick walkway, replaced entrance door, new lighting, and relocated gate at the west façade, and proposed rooftop utility screen which would be visible in views of the east façade. Proposed alterations to the Sonoma Cheese Factory building would not alter its existing level of compatibility with the Sonoma Plaza National Historic Landmark and Sonoma Plaza National Register Historic District within which it is located. The primary façade of the Sonoma Cheese Factory building would remain unchanged from its historic appearance, and existing views of and from district contributors would be largely unaltered by proposed changes to the subject property.

Further, the project does not propose to alter the spatial relationship to or type of activity adjacent to the Casa Grande Servants' Quarters building within Sonoma State Historic Park to the immediate east of the Sonoma Cheese Factory building. Replacement in-kind of existing light fixtures and heaters at the east façade of the subject building would not be anticipated to physically impact the Servants' Quarters building or substantially change its setting. The only new element which would be visible from within or adjacent to Sonoma State Historic Park, the proposed utility screen, would reduce the visual impact of modern rooftop mechanical systems on adjacent historical resources.

Conclusion

The Sonoma Cheese Factory building at 2 West Spain Street, Sonoma was evaluated by Page & Turnbull in a Historic Resource Evaluation dated November 6, 2014, and found to be individually eligible for listing in the California Register of Historical Resources under Criterion 1 for its association with the development of the cheese industry in Sonoma. Its period of significance is 1945-1968. As such, the Sonoma Cheese Factory building is considered a historic resource under CEQA. The building is also located within the boundaries of the Sonoma Plaza National Historic Landmark and Sonoma Plaza National Register Historic District, though it is not a contributor. It is located to the immediate west of the Casa Grande Servants' Quarters building, part of Sonoma State Historic Park.

RossDrulisCusenbery Architects, Inc. propose to make interior and exterior alterations to the Sonoma Cheese Factory building to expand its retail use to include on-site food preparation and a greater variety of vendors. Exterior alterations to support this proposed project would include installation of a new staff entrance at the north façade, creation of an accessible path of travel and entrance at the west façade, construction of a new trash enclosure at the west side, and reconfiguration of rooftop mechanical systems, including installation of a new mechanical screen at the east side of the roof. Overall, the proposed project appears to be in compliance with all ten of the *Secretary of the Interior's Standards for Rehabilitation* and would adhere to relevant municipal code and design guidelines. New building elements installed as part of the proposed alterations would be contemporary in style and clearly differentiated from the historic building. All previously identified character-defining features of the subject building would be retained. As such, the eligibility of the Sonoma Cheese Factory building for listing in the California Register would not be diminished by the proposed project, nor would the historic integrity of the Sonoma Plaza National Historic Landmark, Sonoma Plaza National Register District, or Sonoma State Historic Park. The proposed project would not, therefore, be anticipated to cause a significant impact to historical resources under CEQA.

Sonoma Cheese Factory – Proposed Project Analysis Memorandum [22261]
Attachments

ATTACHMENTS

Attachment A: Design Review drawings by RossDrulisCusenbery Architecture, Inc. dated October 19, 2022.

EST. **SONOMA** 1931
CHEESE FACTORY

PROPOSED TENANT IMPROVEMENTS



DESIGN REVIEW DRAWINGS

2 WEST SPAIN STREET, SONOMA, CA. 95476
APN: 018-162-004

SONOMA CHEESE FACTORY PROPOSED INTERIOR MODIFICATIONS

- THE PROJECT INCLUDES THE INTERIOR RENOVATION OF APPROXIMATELY 4,960 SF EXISTING RETAIL & DELI SPACES TO CREATE A DESTINATION FOOD HALL MARKET PLACE INCLUDING:
 - CHEESE SHOP, DELICATESSEN, PASTA SHOP, WINE SALES, COFFEE, AND RETAIL AREAS

MAXIMUM OF 103 SEATS TOTAL
41 INDOOR SEATS
62 OUTDOOR SEATS

- A NEW 2,890 SF COMMERCIAL KITCHEN AND BACK OF HOUSE SUPPORT SPACE WILL BE CREATED WITHIN THE EXISTING BUILDING ENVELOPE.

SONOMA CHEESE FACTORY PROPOSED EXTERIOR MODIFICATIONS

PROJECT IS PRIMARILY AN INTERIOR TENANT IMPROVEMENT
WITH THE FOLLOWING PROPOSED EXTERIOR MODIFICATIONS:

- RE-GRADING OF (E) NON-ACCESSIBLE ALLEY PAVEMENT WITH (N) ACCESSIBLE BRICK PEDESTRIAN WALK
 - (N) CONCRETE CURB AT INTERFACE OF (N) WALK AND (E) VALLEY GUTTER [ABUTTING MARY'S PIZZA]
 - (N) IN-GROUND GREASE INTERCEPTOR WITH TRAFFIC-RATED LID
- REPLACEMENT OF AN (E) SOLID EXTERIOR DOOR WITH (N) DOOR WITH VISION PANEL & SIDELITE
 - THIS DOOR AT WEST ALLEY TO PROVIDE (N) ACCESSIBLE PATH OF TRAVEL TO FRONT OF HOUSE RETAIL AREAS
 - NEW BLADE SIGN ADJACENT TO SIDE ENTRY; SIGN UNDER SEPARATE PERMIT
- (N) BUILDING MOUNTED BARN LIGHTS AT PEDESTRIAN WALK
 - LIGHTS TO MATCH EAST PATIO LIGHTS
- RELOCATION & REPLACEMENT OF METAL GATE AT WEST ALLEY
- NEW COVERED & ENCLOSED WASTE ENCLOSURE
 - DEEPER INTO SITE THAN EXISTING EXPOSED RECEPTACLES
- NEW BUILDING SIGNAGE (SOUTH & WEST ELEVATIONS); UNDER SEPARATE APPLICATION
- REPLACEMENT OF (E) OVERHEAD GAS HEATERS AT EAST PATIO
- NEW ACCESSIBLE PATH OF TRAVEL FROM CASA GRANDE PARKING LOT TO NORTH STAFF ENTRY DOOR
- REMOVAL & REPLACEMENT OF ALL ROOFTOP EQUIPMENT & PLATFORMS, DUCTING, AND FANS
 - (N) METAL SCREEN TO OBSCURE EQUIPMENT MOST VISIBLE FROM NEIGHBORING STATE PARK
- NO CHANGES TO EXISTING PARKING COUNT

EXISTING CONDITIONS



NORTH ELEVATION - FROM CASA GRANDE PARKING LOT



EAST ELEVATION (PARTIAL) - FROM STATE HISTORIC PARK



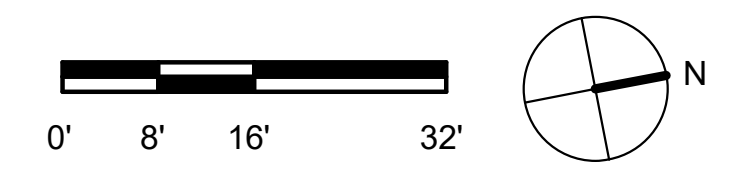
SOUTH ELEVATION - FROM HISTORIC SONOMA PLAZA



WEST ELEVATION (PARTIAL) - FROM ALLEY

NO CHANGES ARE PROPOSED TO THE BUILDING'S HISTORIC CHARACTER DEFINING FEATURES

REFERENCE PHOTOGRAPHS



SITE PLAN - EXISTING



SITE PLAN - PROPOSED

2004 USE PERMIT REQUIREMENTS* PROPOSED CONDITION

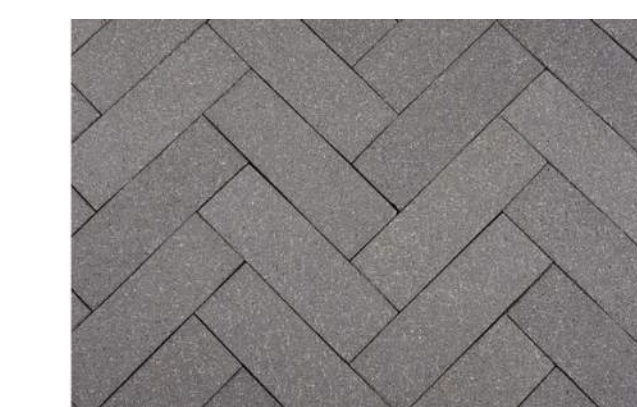
- REMODELING OF (E) 11,420 SF BUILDING SPACE
 - REMODEL CONFINED TO (E) FOOTPRINT
 - +/- 4,960SF 'RETAIL SALES'
 - +/- 2,890SF COMMERCIAL KITCHEN/STAFF SUPPORT
- MAX. NINE (9) TENANT SPACES
 - NO REQ. TO DIVIDE INTO ANY SPACES AT ALL OR ANY PARTICULAR CONFIGURATION. CAN USE SPACE FOR ONLY ONE TENANT.
 - SINGLE TENANT (5-9 FOOD STALLS)
- MAX. 103 SEATS TOTAL
 - MAX. 41 SEATS INDOORS
 - MAX. 62 SEATS IN OUTDOOR DINING AREA
 - MAX. 103 SEATS TOTAL
 - 41 INDOOR SEATS
 - 62 OUTDOOR SEATS
- OUTDOOR DINING AREA W/ OUTDOOR BAR-B-QUE WITHIN 'COVERED PATIO' AREA
 - OUTDOOR DINING & BBQ AREA
- MAX. 5,310 SF DELICATESSEN/RESTAURANT
 - LOCATED WITHIN 'RETAIL SALES' AREA
 - MAY NOT BE FULL-SERVICE RESTAURANT DEFINED AS: VARIED BREAKFAST, LUNCH OR DINNER MENU, ALONG WITH REASONABLY WIDE SELECTION OF FOODS AND BEVERAGES AND TABLE SERVICE
 - DELI/RESTAURANT WILL NOT EXCEED 5,310 SF
 - NO TABLE SERVICE
- USE PERMIT CATEGORICALLY EXEMPT FROM CEQA
 - 2004 USE PERMIT APPLIES
 - NO ADDITIONAL PARKING REQUIRED

*REQUIREMENTS AS DELINEATED IN CITY OF SONOMA RESOLUTION #40-2019

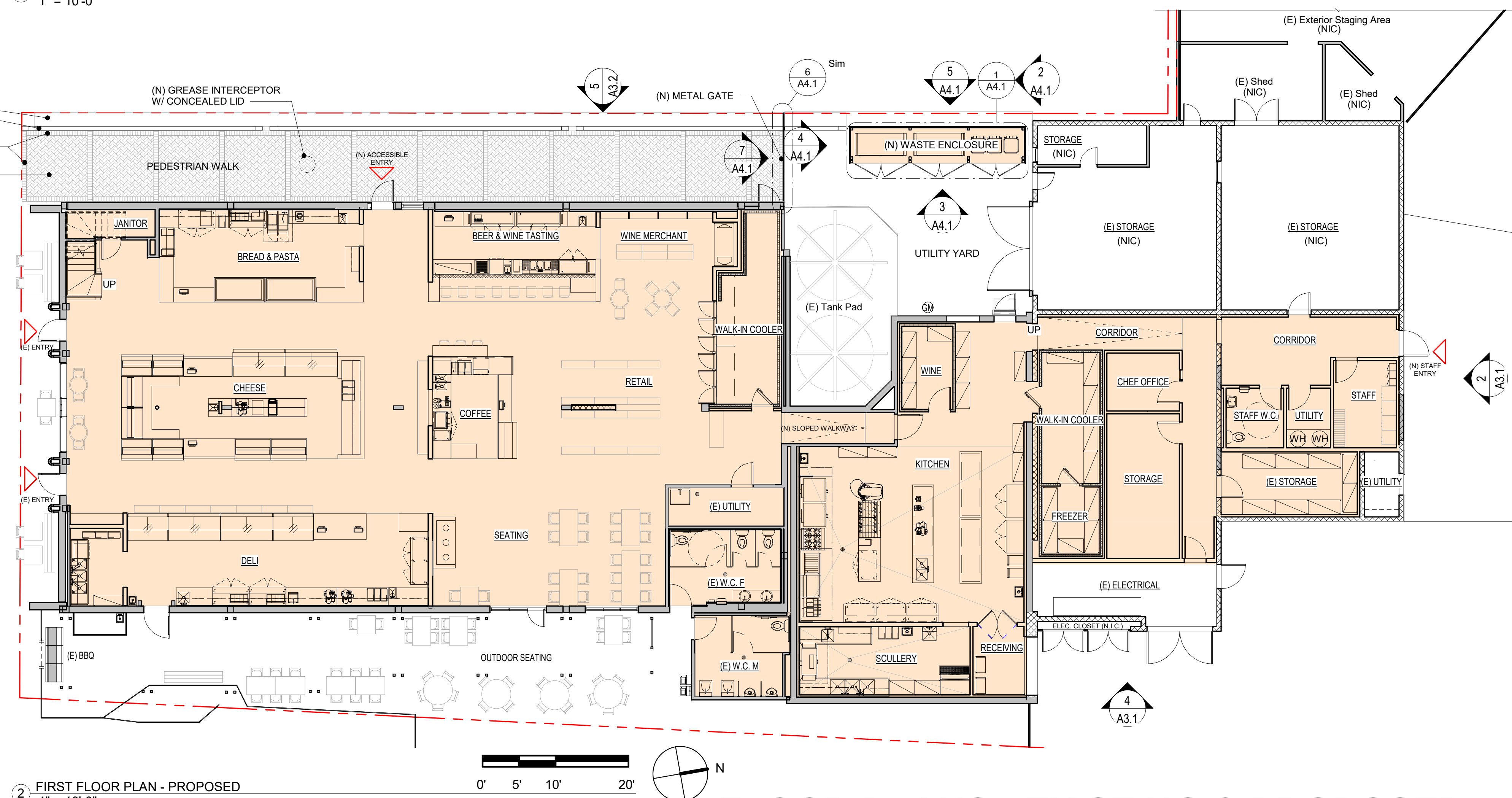
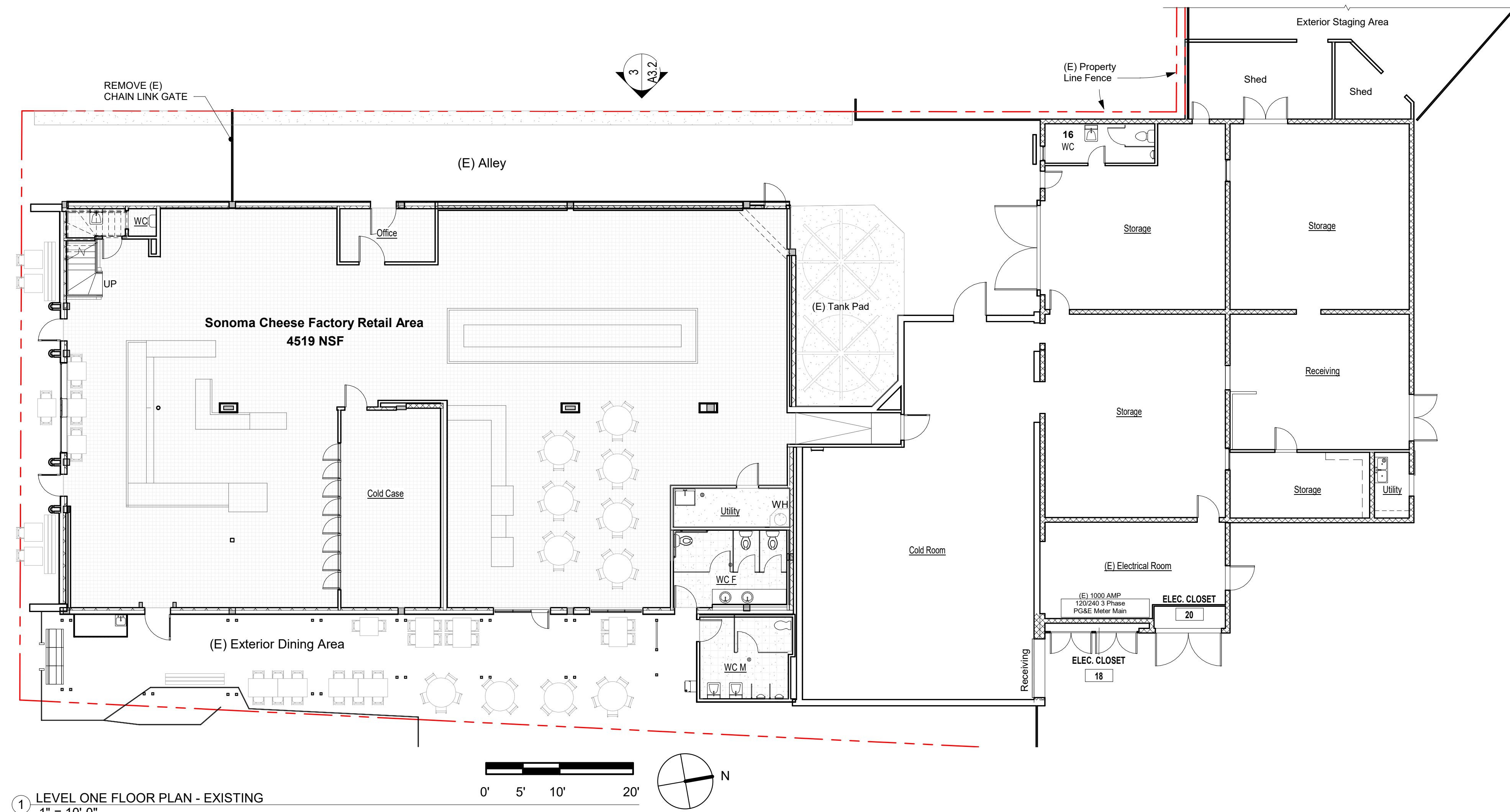
NEW BRICK WALKWAY



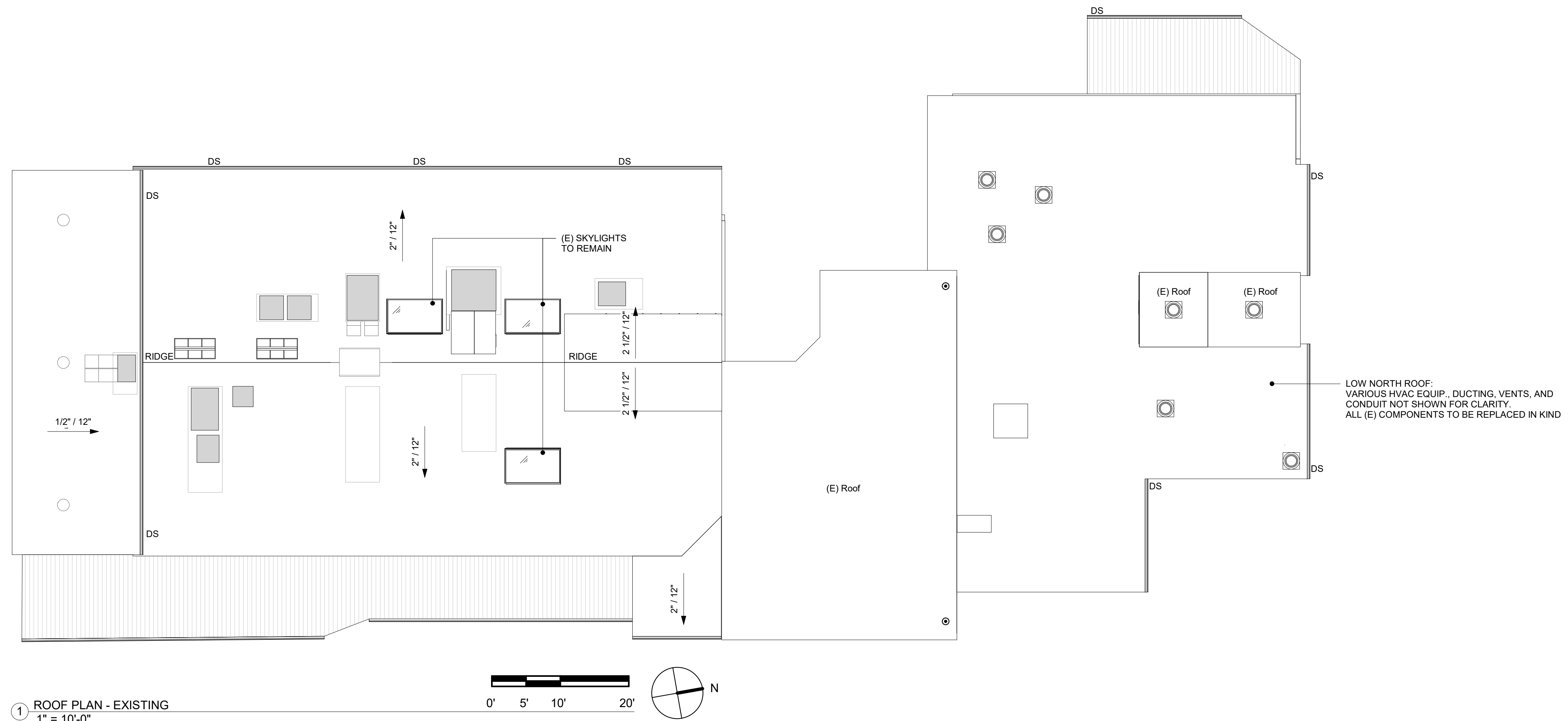
LIGHT GRAY BODY - HERRINGBONE
B.O.D. BELDEN PLANK



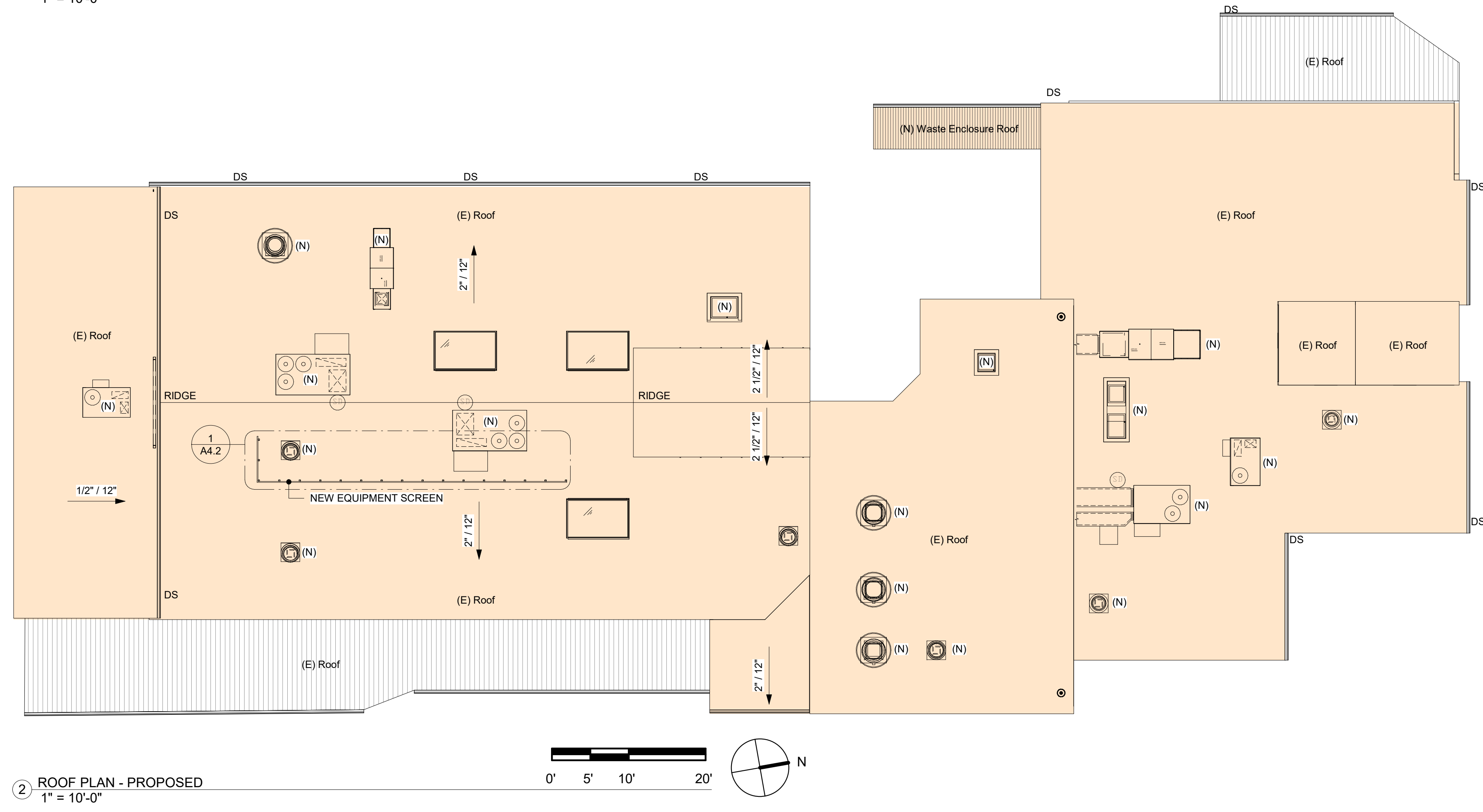
DARK GRAY PERIMETER BANDING - ORTHOGONAL
B.O.D. BELDEN FIELD GRAY



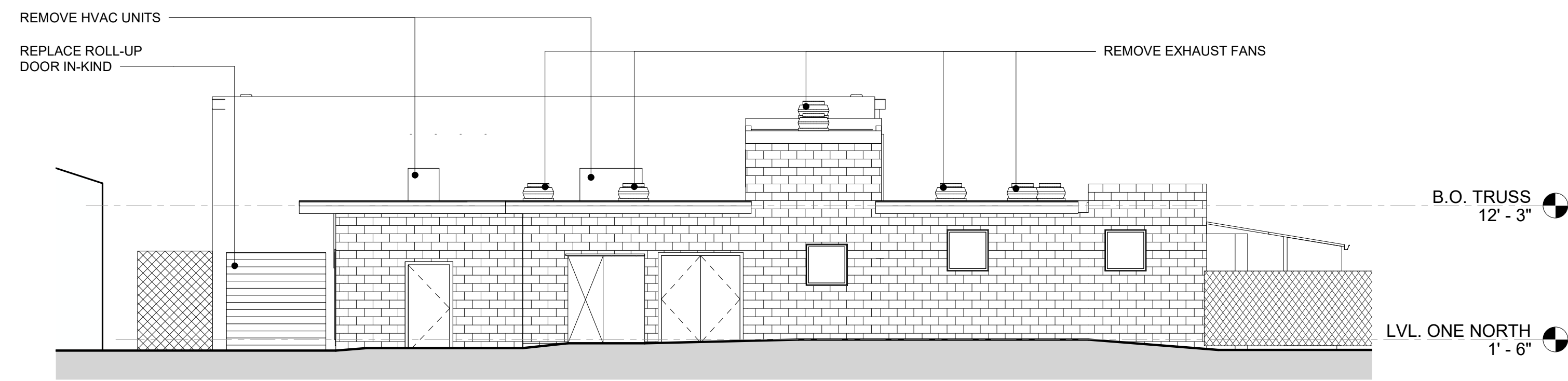
FLOOR PLANS - EXISTING & PROPOSED



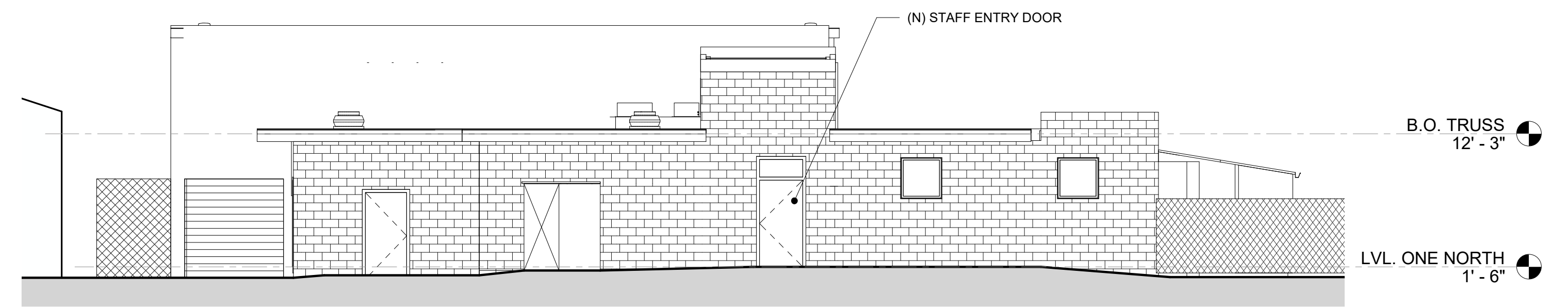
LOW NORTH ROOF:
VARIOUS HVAC EQUIP., DUCTING, VENTS, AND
CONDUIT NOT SHOWN FOR CLARITY.
ALL (E) COMPONENTS TO BE REPLACED IN KIND



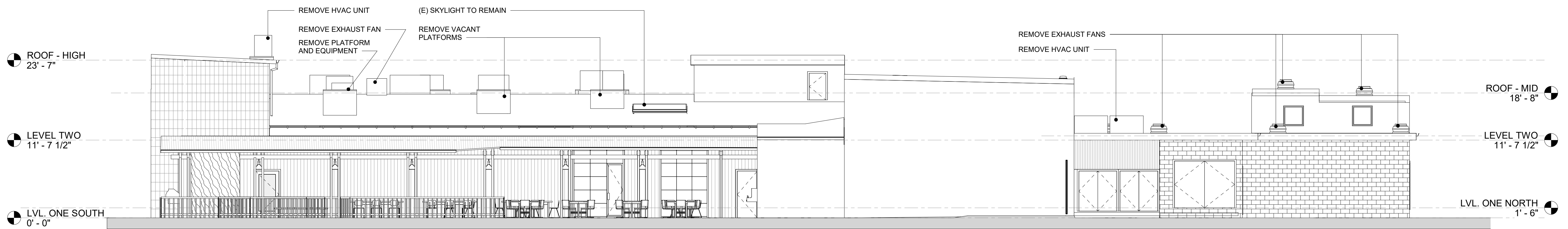
ROOF PLANS - EXISTING & PROPOSED



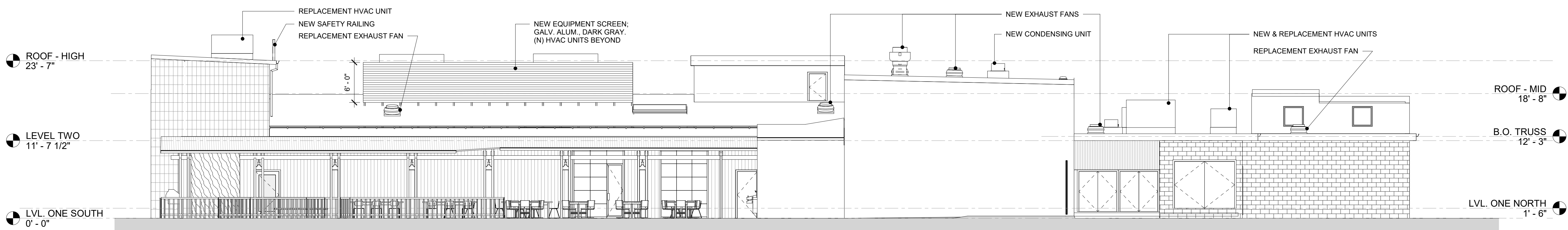
1 NORTH ELEVATION - EXISTING
1/8" = 1'-0"



2 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"

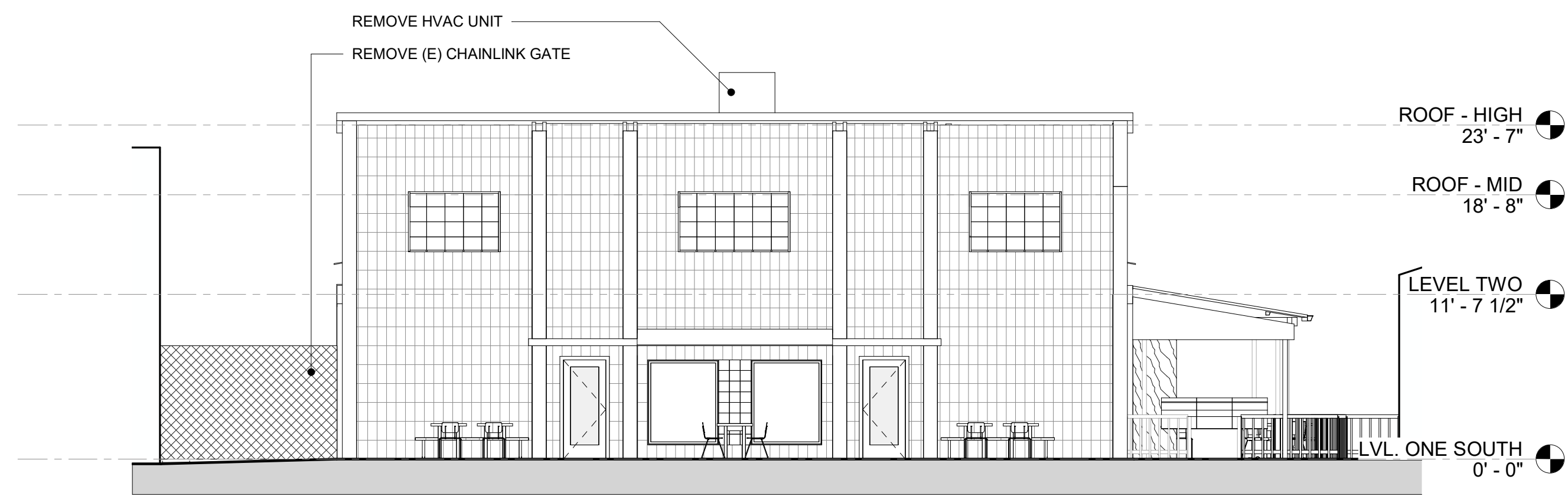


3 EAST ELEVATION - EXISTING
1/8" = 1'-0"

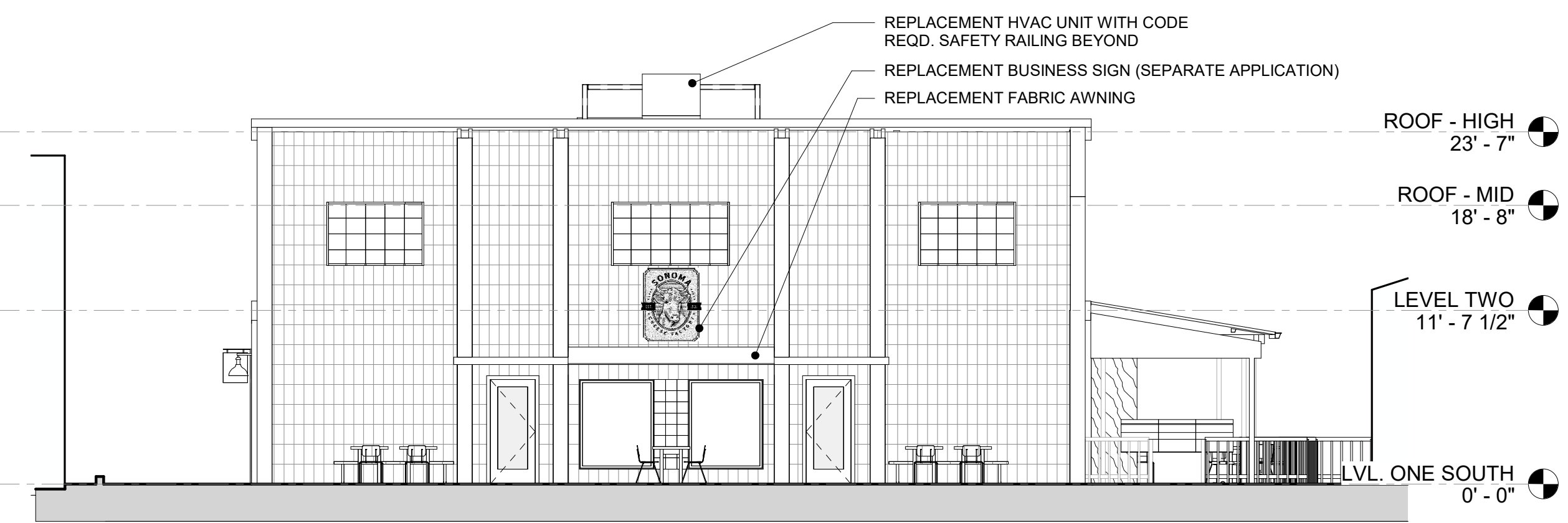


4 EAST ELEVATION - PROPOSED
1/8" = 1'-0"

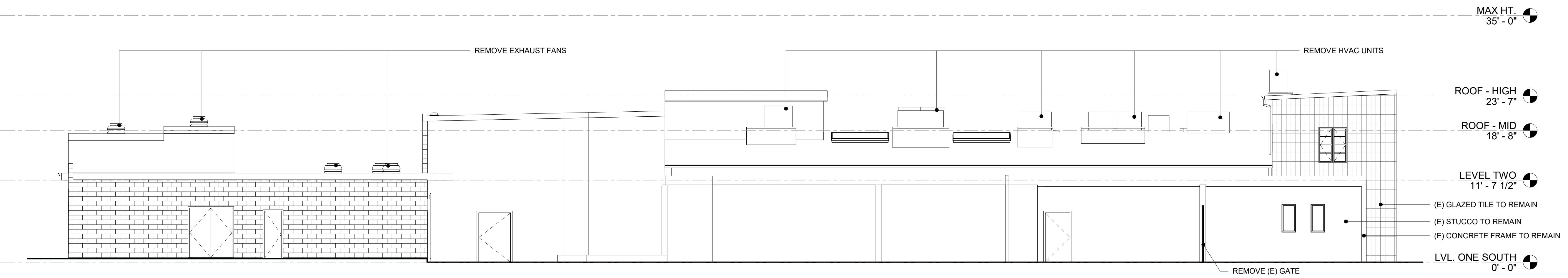
EXTERIOR ELEVATIONS - EXISTING & PROPOSED



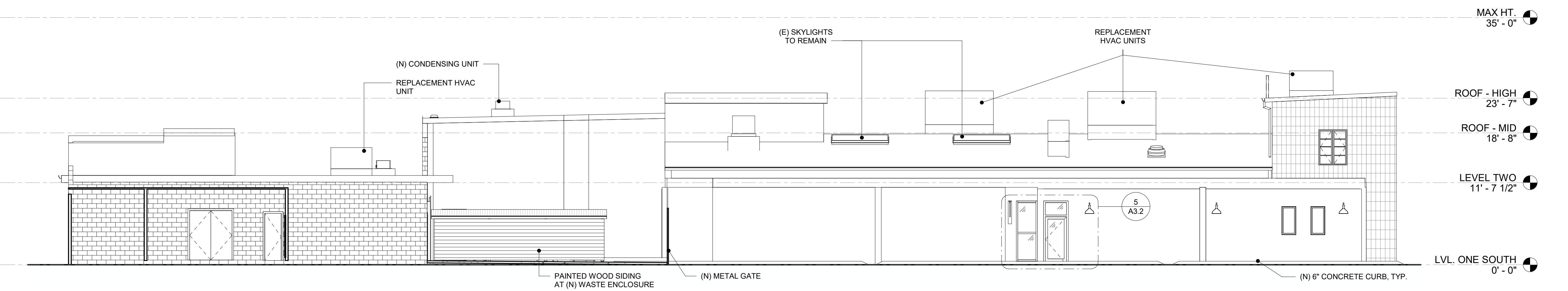
1 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"



3 WEST ELEVATION - EXISTING
1/8" = 1'-0"



4 WEST ELEVATION - PROPOSED
1/8" = 1'-0"



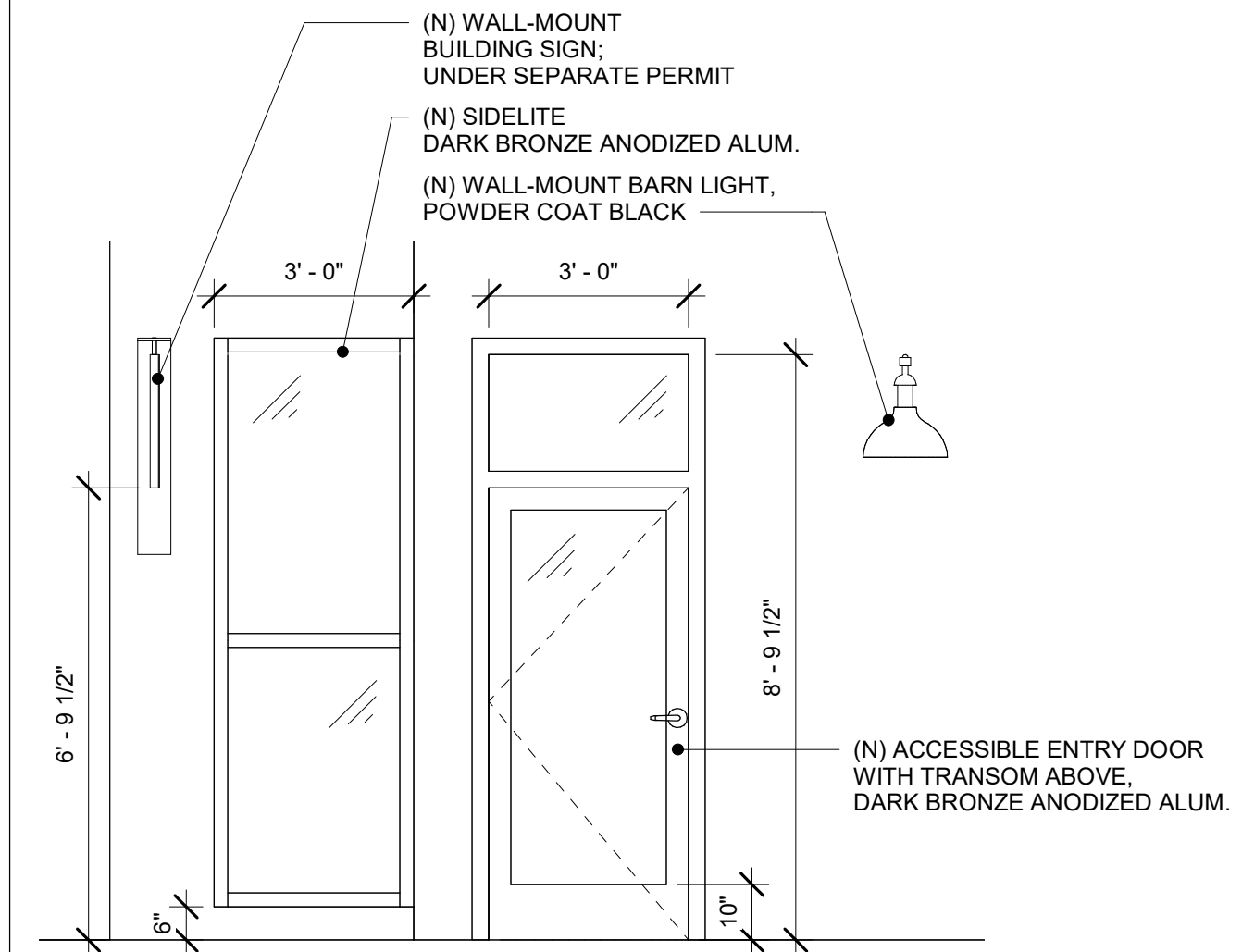
EXTERIOR WALL-MOUNTED LIGHTS
BASIS OF DESIGN:
BARN LIGHT ELECTRIC COMPANY
MARATHON GOOSENECK (G3) LIGHT

*IMAGE FOR STYLE REFERENCE ONLY.
FINISH: POWDER COAT BLACK



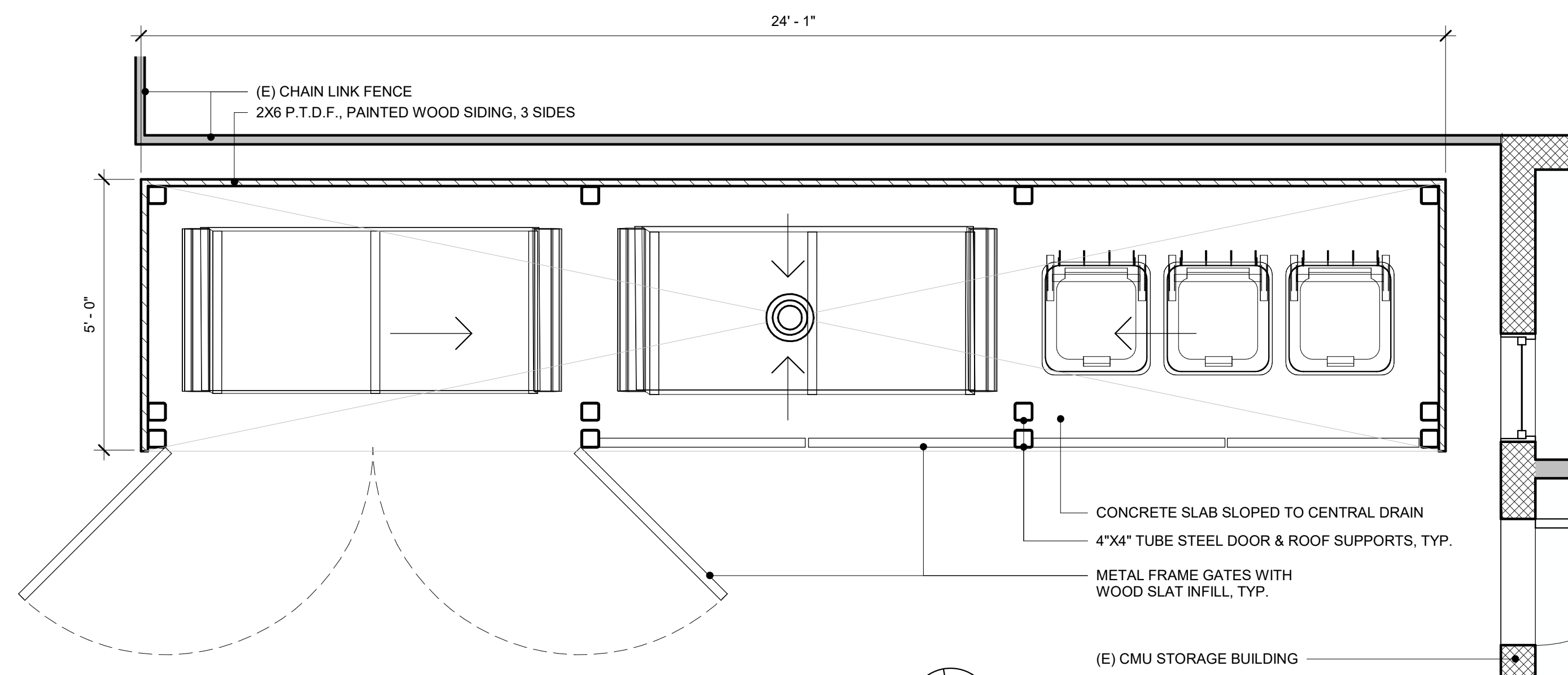
EXTERIOR ENTRY DOOR
BASIS OF DESIGN:
MARVIN COASTLINE

*IMAGE FOR GENERAL DESIGN INTENT REFERENCE ONLY.
SEE ELEVATION BELOW FOR VISION PANEL CONFIGURATION AND HARDWARE
FINISH: BRONZE KYNAR

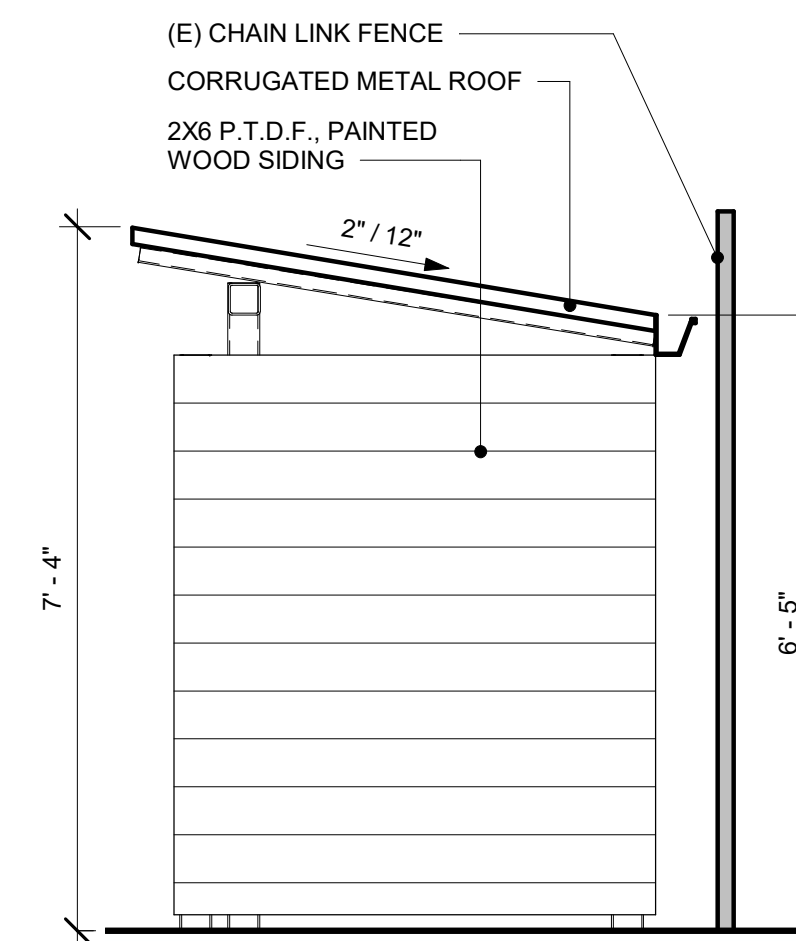


5 ENLARGED WEST ENTRY
3/8" = 1'-0"

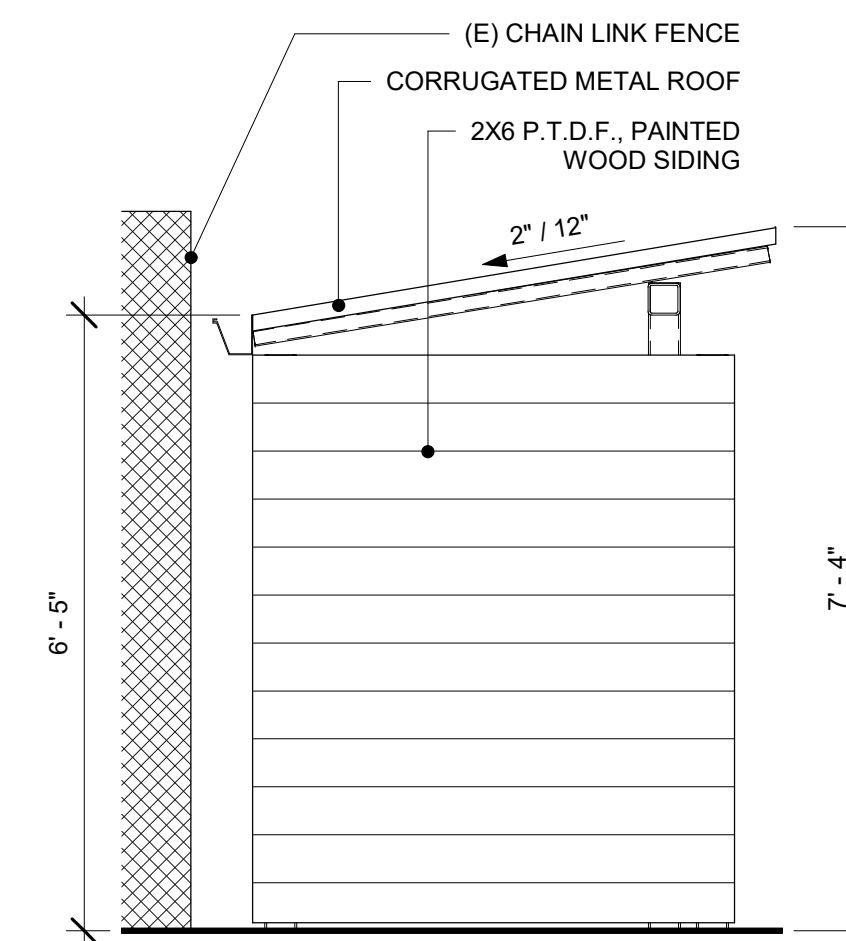
EXTERIOR ELEVATIONS - EXISTING & PROPOSED



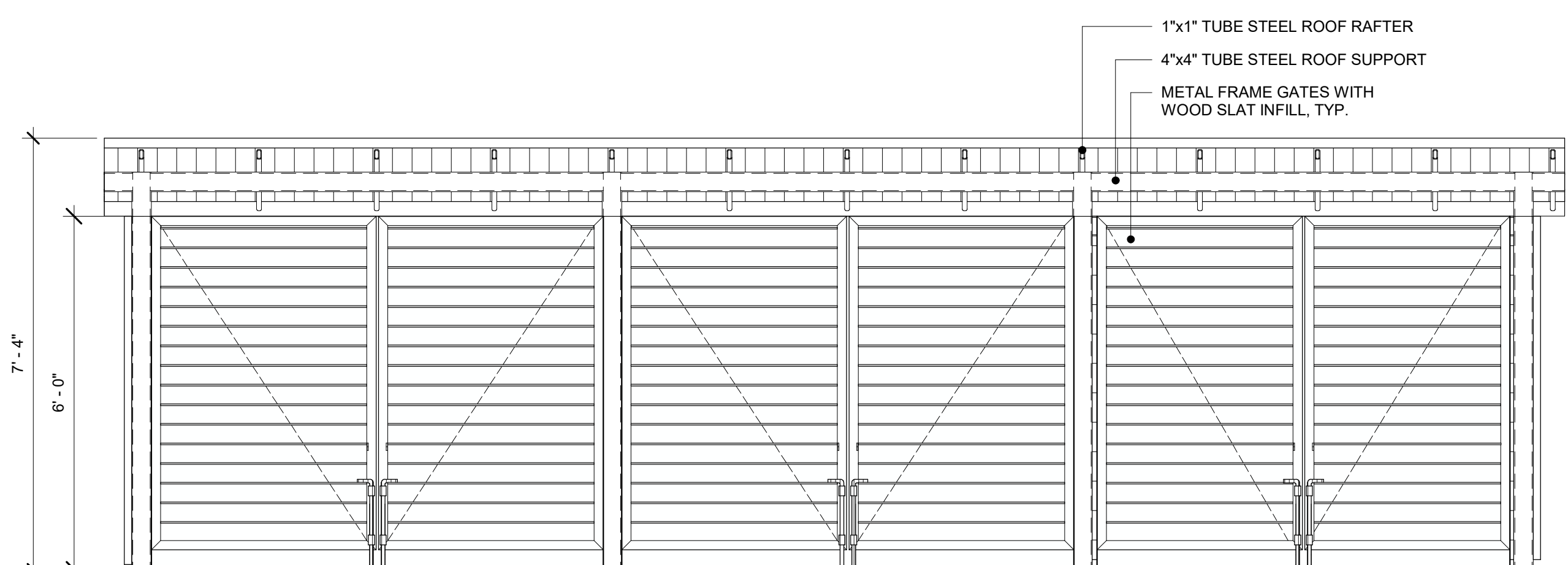
1 ENLARGED WASTE ENCLOSURE PLAN
1/2" = 1'-0"



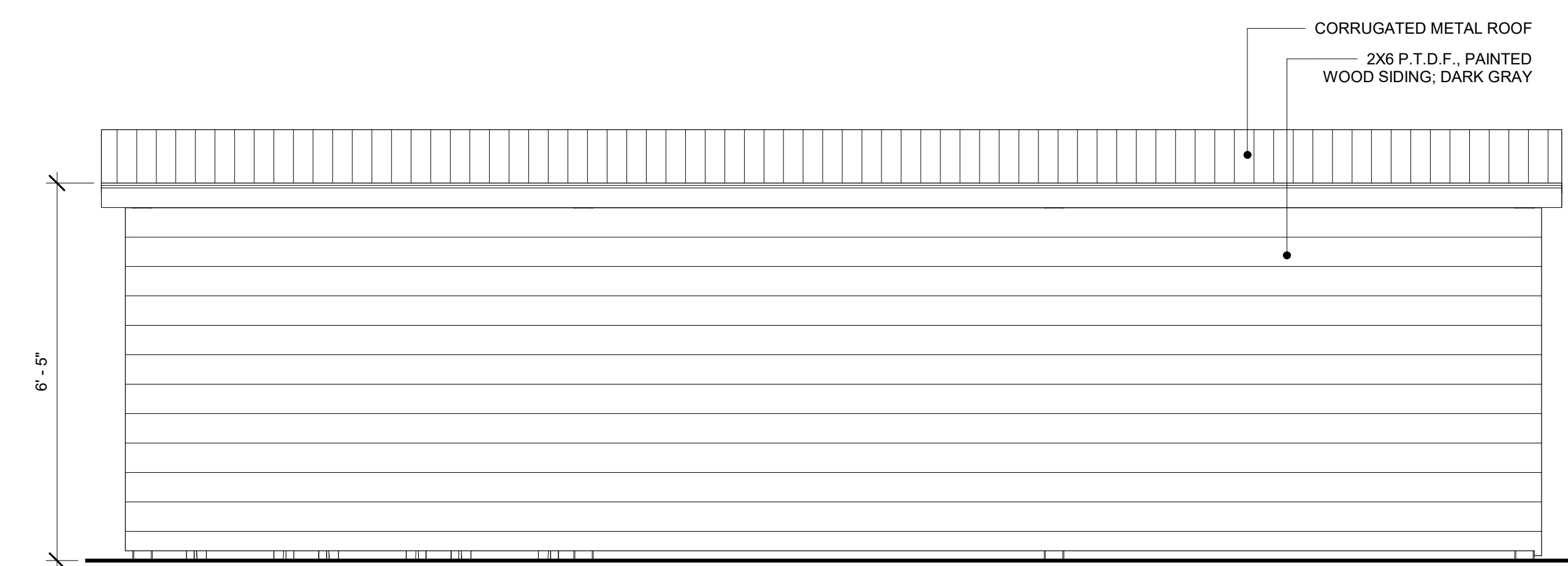
2 WASTE ENCLOSURE ELEVATION - NORTH
1/2" = 1'-0"



4 WASTE ENCLOSURE ELEVATION - SOUTH
1/2" = 1'-0"



3 WASTE ENCLOSURE ELEVATION - EAST
1/2" = 1'-0"



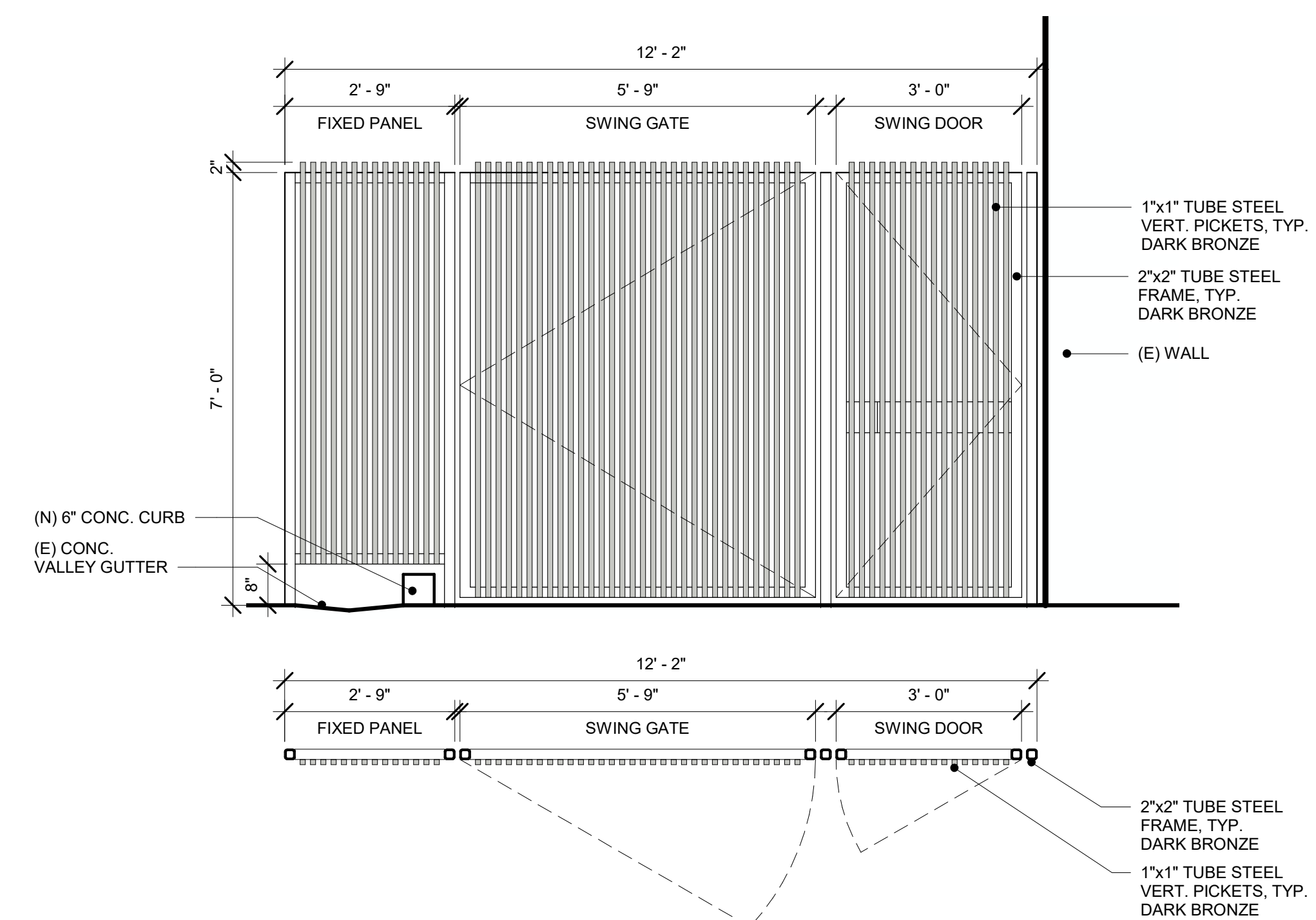
5 WASTE ENCLOSURE ELEVATION - WEST
1/2" = 1'-0"



WASTE ENCLOSURE "DARK GRAY"
KELLY MOORE VOLCANIC ROCK KM5826

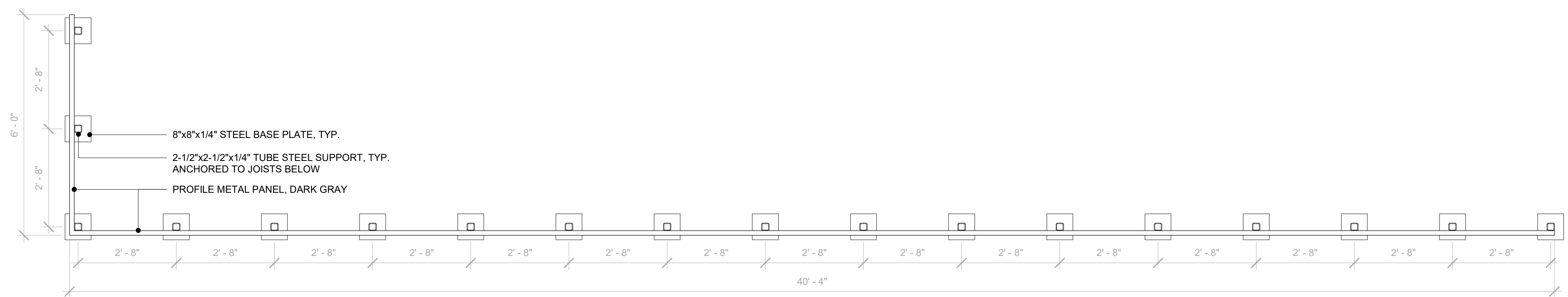
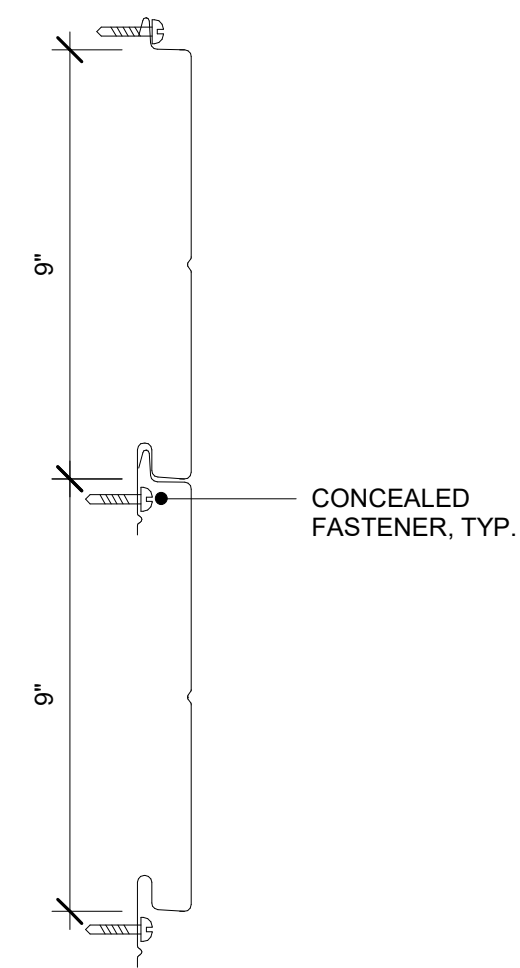
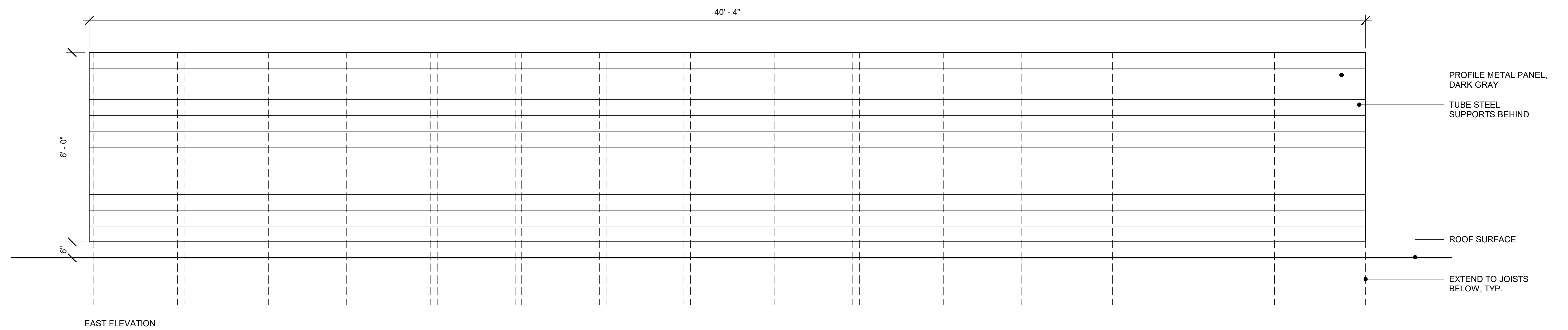
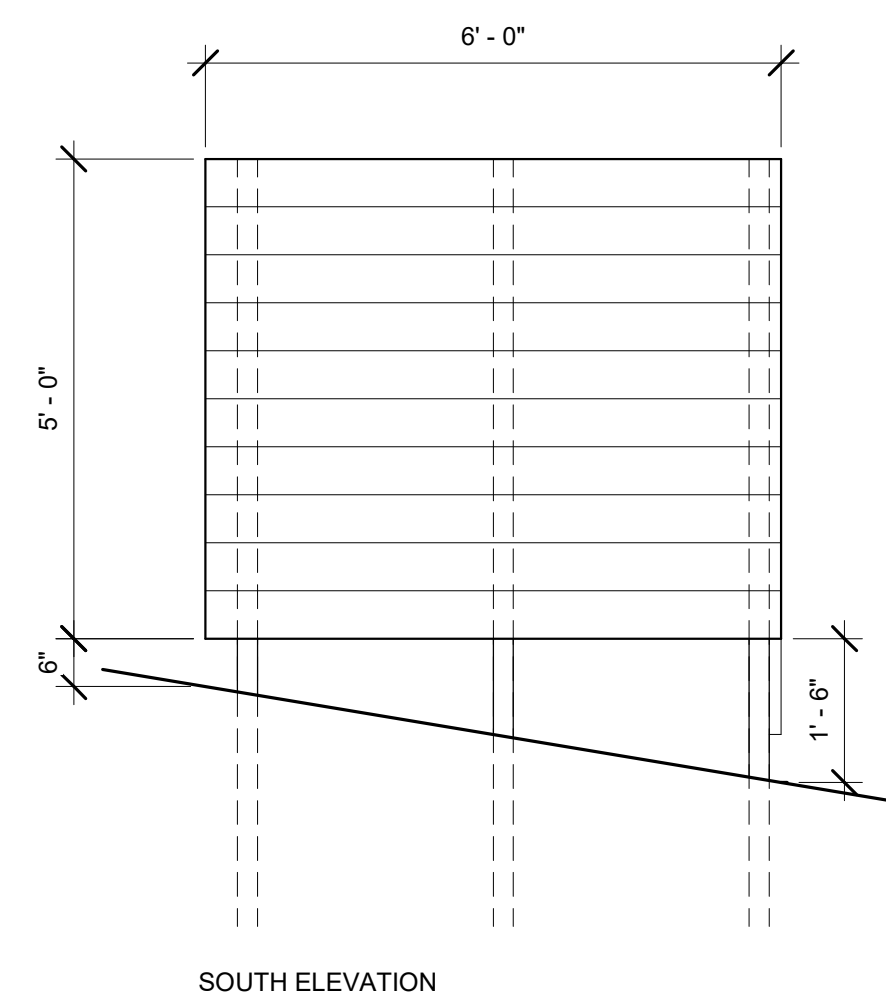


GATE "DARK BRONZE"
BRONZE KYNAR (AAMA 2605)



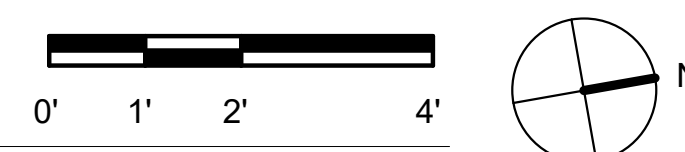
6 PROPOSED METAL GATE - PLAN & ELEVATION
1/2" = 1'-0"

SITE STRUCTURES - PROPOSED



BASIS OF DESIGN:
CENTRIA IW-14 A GALVANIZED PANEL 22GA
COLOR: 9914 MIDNIGHT BRONZE

① EQUIPMENT SCREEN PLAN & ELEVATION
1/2" = 1'-0"



ROOFTOP EQUIPMENT SCREEN