

ARCHITECTURE

February 7, 2023

PROJECT NARRATIVE

Application Type: Design Review

Project Name: Sonoma Cheese Factory Tenant Improvements

Project Location: 2 West Spain Street, Sonoma, CA 95476

APN: 018-162-004 & 018-162-022

Owner: KS Mattson Partners LP

Project Architect: RossDrulisCusenbery Architecture, Inc., Michael B. Ross, AIA

PROJECT OVERVIEW

The Sonoma Cheese Factory located at 2 West Spain Street, Sonoma, CA was built in 1945 for Celso Viviani to serve as the factory, retail space, and office for the Sonoma Cheese Factory. When Mr. Viviani and Tom Vella, established the company in 1931 it was the first dedicated cheese making facility in Sonoma. The Sonoma Cheese Factory manufactured cheese at this site continuously until 2001. Since that time, changing cheese production, cultural and economic conditions affected the business, the business closed for a period of time and ownership changed. The new owner, KS Mattson Partners LP is considering new access barrier removal and interior improvements which will result in minor exterior modifications to the building. The proposed exterior modifications are the subject of this Design Review Application.

PROPOSED EXTERIOR MODIFICATIONS

The proposed exterior modifications include the following.

Westside Alley Modifications, New Accessible Path of Travel & Accessible Entry

- The current Spain Street entries to the store from Spain are inaccessible. The project proposes to create a new accessible path of travel and entry, utilizing the existing westside doorway opening to the current utility alley between the Sonoma Cheese Factory and Mary's Pizza.
- The current westside service alley paving will be removed, re-graded and replaced with a new brick paved accessible pedestrian walkway leading to the new accessible store entry at the existing westside door.
- The new pedestrian walkway will include a new concrete curb and drainage way including a new in-ground grease interceptor system
- The new pedestrian walkway will include a new metal gate and covered trash enclosure

Modifications to the Building Exterior

Proposed modifications to the exterior of the existing building include:

- Replacement of the existing solid westside exterior door with a new accessible glazed store door with vision panel & side lite
- New building signage. All building signage modifications depicted in the Design Review Drawings are conceptual only. The new sign program will be covered under a separate design review application
- New building mounted barn lights at westside pedestrian walkway matching new similar barn lights to be mounted in the eastern patio
- Relocation & replacement of metal gate at west alley
- New covered waste enclosure at the Utility Yard. The new waste enclosure will be located deeper into the site than its current location.
- Replacement of the existing overhead gas heaters at the east patio with new similar sized overhead heaters
- Replacement in-kind of the existing barn lights at east patio
- New accessible path of travel from Casa Grande parking lot to north staff entry door including re-grading of (e) concrete slab
- Removal & replacement of all rooftop equipment & platforms, ducting, and fans
- New metal screen to visually obscure the mechanical equipment most visible from neighboring state park

Proposed Exterior Materials & Finishes

The proposed new exterior materials and finishes include:

- New Exterior Store Door Side lite: Marvin *Coastline*, Bronze Kynar finish
- New Exterior Barn Lights: Barn Light Electric Company *Marathon Gooseneck (G3)*, Powder Coat Black finish
- Exterior Brick Paving: Colors gray field with charcoal bands: Field Herringbone Brick: Belden *Plank*, Light Gray. Perimeter Banding (Orthogonal): Belden *Field Gray*, Charcoal
- Roof top Mechanical Screens: Centria *IW-14A Galvanized Panel*, 9914 Midnight Bronze finish
- Misc. Exterior Painted Trim: None indicated. Intention for new/replacement openings is block frame jambs at CMU, J-Molding w/ min. reveal at Stucco

Landscape Modifications

Landscape modifications will be restricted to the new gray and charcoal colored herringbone brick paver pattern proposed for the westside pedestrian walkway.

Historic Resource Evaluation (HRE)

In the summer of 2014, the prior owners engaged Page & Turnbull, Historic Resource Consultants, San Francisco, CA to prepare an Historic Resource Evaluation (HRE) for the property. The 2014 HRE concluded the northern more contemporary portions of the building, which were proposed for minor modifications at that time, were not historically significant. In February 2023, Page & Turnbull prepared a Project Analysis Memorandum (attached) reviewing the proposed exterior

modifications. Per Page & Turnbull’s 2023 Summary of Findings below, the proposed exterior modifications will not alter any of the of the character defining features of the building and will enable the Sonoma Cheese Factory to continue to convey its historic appearance and potential significance including its distinctive orange tile cladding, the south facing fenestrations, and the southern portions of the east and west facades and the metal awnings over the primary entrances and the massing and footprint of the primary building as it was originally constructed.

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. 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 I 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.

LAND USE DATA

The following Land Use Data table indicates the proposed project is consistent with current Sonoma Development Code requirements.

LAND USE DATA

SONOMA CHEESE FACTORY LAND USE DATA TABLE			
DECEMBER 1, 2022			
LAND USE DATA	CURRENT CONDITION	PROPOSED APPLICATION	COMMENT
APN	018-162-004 & 018-162-022	018-162-004 & 018-162-022	Unchanged
GENERAL PLAN DESIGNATION	Downtown District/Commercial/Historic Overlay	Downtown District/Commercial/Historic Overlay	Unchanged
ZONING DISTRICT	Downtown District/Historic Overlay/Commercial	Downtown District/Historic Overlay/Commercial	Unchanged
SITE AREA	20,335 SF	20,335 SF	Unchanged
TOTAL SITE FIRST FLOOR BUILDING	10,621 SF	10,621 SF	Unchanged

SONOMA CHEESE FACTORY LAND USE DATA TABLE			
DECEMBER 1, 2022			
LAND USE DATA	CURRENT CONDITION	PROPOSED APPLICATION	COMMENT
COVERAGE AREA			
BUILDING AREA			
FIRST FLOOR AREA	10,621 SF	10,621 SF	Unchanged
SECOND FLOOR AREA	776 SF	776 SF	Unchanged
TOTAL BUILDING AREA	11,397 SF	11,397 SF	Unchanged
ZONING REQUIREMENTS			
ALLOWABLE COVERAGE (100%)	20,335 SF - Allowable	10,621 SF - Actual	Compliant
ACTUAL COVERAGE (%)	52.2%	52.2%	Compliant
ALLOWABLE FAR	2.0	.56	Compliant
TOTAL OPEN SPACE	9,714 SF	9,714 SF	Unchanged
SETBACKS	Zero Lot Line Site Street/Front side: 0' Side yard: 0' Rear yard: 0'	Zero Lot Line Site Street/Front side: 0' Side yard: 0' Rear yard: 0'	Compliant
HEIGHT	35'	+/- 23'-7"	Compliant.
PARKING	Existing Plaza Area Parking	Existing Plaza Area Parking	Unchanged

Submitted by:
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