



Type



Plans

2PE08-0111

Permit Number

489

Street Number

Bohemian Hwy

Street Name

TWI

Community Code

073-130-035

APN

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

Application Fees / Invoice for: ZPE08-0111

Project Address: 489 BOHEMIAN HWY TWI
Cross Street:

APN: 073-130-035

Description: ZONING PERMIT FOR LANDMARKS COMMITTEE

Printed: Wednesday, April 16, 2008
Initialized by: MGROSCH
Activity Type: AB-ZPE 701
PCAS #:

Owner: C S FUND
489 BOHEMIAN HWY
FREESTONE CA
95472-9579
707 874 2942

Applicant: TURNAGE KIM
4555 BETALUMA BLVD N
PETALUMA CA
94952
707 763 6300

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
1052	ENV REV CEQA EXEMPT DET	025015-3811	31.00	.00	.00
1165	ZONING PERMITS W/O D.R.	025015-3829	87.00	.00	.00
6052	ENV REV CEQA EXEMPT DET	025015-3811-	-31.00	.00	.00
6165	ZONING PERMITS W/O D.R.	025015-3829-	-87.00	.00	.00
			\$0.00	\$0.00	

Total Fees: \$0.00

Total Paid: \$0.00

Balance Due: \$0.00

Refunds will not be authorized unless circumstances
comply with established PRMD refund policy provisions.

When validated below, this is your receipt.

KIMTURNAGE @comcast-net

csf/wml

2PE08-0111
073-130-035
489 Bohemian Hwy

cs fund / warsh-mott legacy
469 Bohemian Highway, Freestone, CA 95472
707-874-2942 phone • 707-874-1734

Lisa D. Posternak
Planner III
Comprehensive Planning Division
Permit & Resource Management Department
County of Sonoma

24 March 2008

The CS Fund is a small family foundation. Established in 1981, our primary commitments are to protecting the environment, promoting sustainable agriculture, and upholding the Constitution. Our principle activities are reviewing proposals; writing in-depth analyses for our board of directors; and administering the grants that result.

We have occupied a small office in Freestone since 1984. The building houses 3 full time professional staff and 3 half time support staff. In order to accommodate adding more staff and to create a space large enough for us to all meet together, we are hoping to expand our building. The addition would consist of two new offices and a conference room.

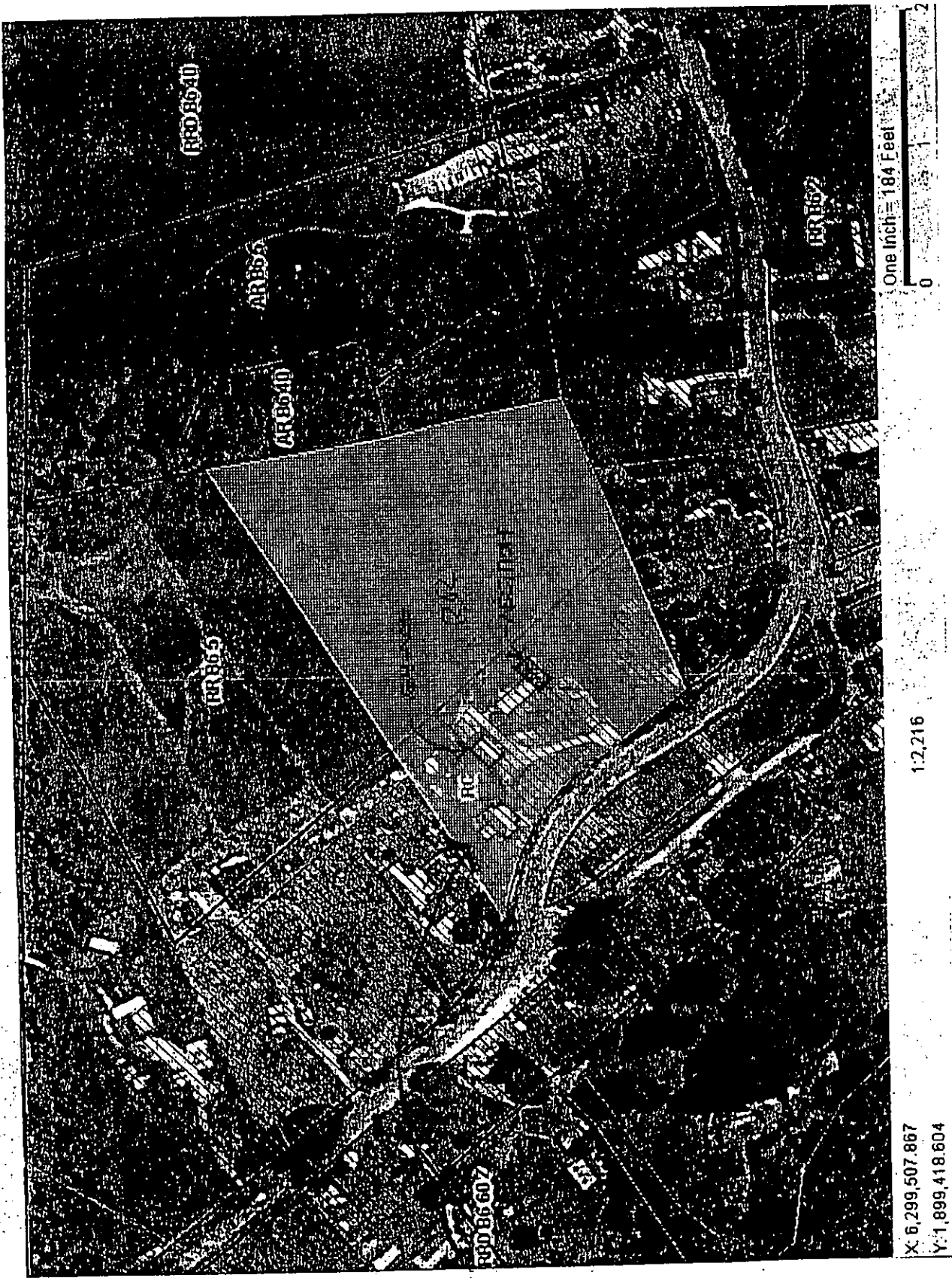
The vision for the addition is reminiscent of a barn, in keeping with the rural feeling of our property and the surrounding area. Currently, our building is painted a pale grey with muted blue trim, and we plan to keep that color scheme. People often comment that they've never seen our building, even though they drive by it regularly - the office is back off the road and quite unobtrusive. Since our work is very self-contained and does not require interfacing with the public, it's our desire to maintain a low profile. Thus we hope to create something aesthetically pleasing and but that doesn't call attention to

itself. We would also like to rebuild our garage, which is in our view unattractive, not coherent with the other buildings on the property, and falling apart.

We would like our addition be as 'green' as possible, utilizing sustainable building materials and techniques such as energy efficient lighting, passive solar elements to block summer sun, recycled and reclaimed materials, non-toxic paint, etc. We are also interested in add a photovoltaic array on the garage. Over the years we have been conscientiously reducing our energy and water use (including landscaping with native plants), and would like to extend a similar conservation ethic to the addition.

CS Fund board and staff are excited about these plans, and we look forward to the Commission's feedback on our proposal.

Sincerely,
Roxanne Turnage
Executive Director



PROJECT
SITE

X: 6,299,507.867
Y: 1,899,418.604

1:2,216

463 BOHEMIAN HIGHWAY, PRESTONE

CSFUND OFFICE ADDITION & GARAGE: REBUILD
 MORSE & CLEVER
 ARCHITECTS
 1

NOTICE OF PUBLIC HEARING

The Sonoma County Permit and Resource Management Department (PRMD) has received a project application (**ZPE08-0111**) from the CS Fund at **463 Bohemian Highway** in Freestone. The project site is **APN 073-130-035** in the **Freestone Historic District**, Supervisorial District No. 5. The proposal is to construct a new porch and an addition to the existing office building and to rebuild the existing garage.

In August 2003, the Sonoma County Landmarks Commission voted to send notices to all property owners within a County Historic District for any new construction or exterior changes to existing buildings. It was determined that the community should be notified about actions that might potentially affect the particular Historic District.

The Department has determined that this project is exempt from the California Environmental Quality Act (CEQA).

The **Sonoma County Landmarks Commission** will conduct a public hearing to consider an action on the proposal and/or conditions of approval at **5:00 PM** on **Tuesday, May 6, 2008** in the hearing room at 2550 Ventura Avenue, Santa Rosa. Their decision is appealable to the Planning Commission within 10 calendar days from the date of the decision. Any interested person may appeal by submitting a written appeal and the appropriate fee (see the current schedule for the appeal fee).

If you challenge the decisions on the proposal in court, you may be limited to raising only those issues previously raised before the Landmarks Commission at the hearing or in written form delivered to the Landmarks Commission prior to or at the hearing.

Prior to the hearing, the details of the proposal may be reviewed, or written comments submitted to the Permit and Resource Department at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Lisa Posternak for more information at **(707) 565-7383**.

NOTICE OF PUBLIC HEARING

The Sonoma County Permit and Resource Management Department (PRMD) has received a project application (ZPE08-0111) from the CS Fund at **463 Bohemian Highway** in Freestone. The project site is **APN 073-130-035** in the **Freestone Historic District**, Supervisorial District No. 5. The proposal is to construct a new porch and an addition to the existing office building and to rebuild the existing garage.

In August 2003, the Sonoma County Landmarks Commission voted to send notices to all property owners within a County Historic District for any new construction or exterior changes to existing buildings. It was determined that the community should be notified about actions that might potentially affect the particular Historic District.

The Department has determined that this project is exempt from the California Environmental Quality Act (CEQA).

The **Sonoma County Landmarks Commission** will conduct a public hearing to consider an action on the proposal and/or conditions of approval at **6:30 PM** on **Wednesday, May 21, 2008** in the hearing room at 2550 Ventura Avenue, Santa Rosa. Their decision is appealable to the Planning Commission within 10 calendar days from the date of the decision. Any interested person may appeal by submitting a written appeal and the appropriate fee (see the current schedule for the appeal fee).

If you challenge the decisions on the proposal in court, you may be limited to raising only those issues previously raised before the Landmarks Commission at the hearing or in written form delivered to the Landmarks Commission prior to or at the hearing.

Prior to the hearing, the details of the proposal may be reviewed, or written comments submitted to the Permit and Resource Department at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Lisa Posternak for more information at **(707) 565-7383**.

SONOMA COUNTY LANDMARKS COMMISSION

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

MEETING AGENDA

WEDNESDAY, MAY 21, 2008

6:30 P.M. Supplemental Meeting

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

COMMISSIONERS:

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

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.

PRELIMINARY BUSINESS

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

NEW BUSINESS

PUBLIC HEARING

- 1. CS Fund Office Building, 463 Bohemian Highway, Freestone, APN 073-130-035;
Freestone Historic District; ZPE08-0111**

This item is a request for review of the proposal to construct a new porch and an addition to the existing office building and to rebuild the existing garage on property in the Freestone Historic District. The proposed addition includes two new offices and a conference room. The Applicant has provided a site plan, floor plans, and elevations; and will bring photographs of the existing buildings on the property to the meeting.

RECOMMENDED ACTION: The Commission will do the following:

Landmarks Commission Agenda
May 21, 2008
Page 2

1. Determine whether the proposed alterations to the office building and new garage would have a significant adverse impact on (i.e., whether the proposal would be consistent with) the historic resources on the property and the larger Freestone Historic District.
 - a. If so, require the following of the Applicant:
 - make changes to the design of the alterations to the office building and new garage to reduce the adverse impact to a level of less-than-significant
 - bring the plans incorporating these design changes back to the Landmarks Commission for review
 - b. If not, approve the plans for the proposed alterations to the office building and new garage

- a. Introduction by Chairman
- b. Presentation by Staff
- c. Questions of Staff by Commission
 1. Commissioner Montoya
 2. Commissioner Hines
 3. Commissioner DiRicco
 4. Commissioner Hoods
- d. Presentation by Applicant
- e. Questions of Applicant by Commission
 1. Commissioner Montoya
 2. Commissioner Hines
 3. Commissioner DiRicco
 4. Commissioner Hoods
- f. Comments by Public
- g. Response to Public Comments by Applicant
- h. Discussion by Commission
 1. Commissioner Montoya
 2. Commissioner Hines
 3. Commissioner DiRicco
 4. Commissioner Hoods
- i. Decision by Commission
 1. Commissioner Montoya
 2. Commissioner Hines
 3. Commissioner DiRicco
 4. Commissioner Hoods

OLD BUSINESS

2. Pitkin Ranch, 5190 Vine Hill Road, Sebastopol, APN 078-060-017; Historic Landmark #132

This item is a request for review of a proposal to construct an addition of 780 square feet, a 44 percent increase in floor area that includes a family room and a bathroom in one floor on the Pitkin Ranch house, Historic Landmark #132. A second phase of the project would be to add a second floor and loft.

At the April 2008 meeting the Commission directed the Applicant to scale-down the addition and return to the Commission with the revised plans.

RECOMMENDED ACTION: The Commission will do the following:

1. Determine whether the proposed alterations to the Pitkin Ranch house would have a significant adverse impact on the historic resource.
 - a. If so, require the following of the Applicant:
 - make changes to the design of the alterations to the house to reduce the adverse impact to a level of less-than-significant
 - bring the plans incorporating these design changes back to the Landmarks Commission for review
 - b. If not, approve the plans for the proposed alterations to the house.

- a. Introduction by Chairman
- b. Presentation by Staff
- c. Questions of Staff by Commission
 1. Commissioner Montoya
 2. Commissioner Hines
 3. Commissioner DiRicco
 4. Commissioner Hoods
- d. Presentation by Applicant
- e. Questions of Applicant by Commission
 1. Commissioner Montoya
 2. Commissioner Hines
 3. Commissioner DiRicco
 4. Commissioner Hoods
- f. Comments by Public
- g. Response to Public Comments by Applicant

SONOMA COUNTY
LANDMARKS COMMISSION

2550 Ventura Avenue, Santa Rosa, California 95403

Telephone (707) 565-1900 Fax (707) 565-3767

MINUTES OF SUPPLEMENTAL MEETING

WEDNESDAY, MAY 21, 2008

6:30 P.M. Supplemental Meeting
Convening in the Hearing Room at the
Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California

COMMISSIONERS:

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

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.

PRELIMINARY BUSINESS

Call to Order by Chairman

Roll Call by Staff

Commissioner DiRicco absent.

Changes to Agenda/Other Business

None

Statements of Personal Contact/Conflict of Interest

None

Public Appearances on Non-Agenda Items

None

NEW BUSINESS

PUBLIC HEARING

1. **CS Fund Office Building, 463 Bohemian Highway, Freestone, APN 073-130-035;
Freestone Historic District; ZPE08-0111**

Presentation by Staff

Staff presented the proposed project.

Questions of Staff by Commission

Commissioner Hines asked Staff if the item was the subject of a previous review in April. Staff indicated that the proposal was informally reviewed by the Landmarks Commission at its April meeting.

Presentation by Applicant

The Applicant described the proposed project. He explained that the CS Fund Board of Directors wants to use a metal roof, not a composition asphalt roof, because a metal roof is "green", as asphalt shingles release heavy metals.

Questions of Applicant by Commission

Commissioner Hines asked about the proposed siding, the Applicant responded it would be board and batten.

Comments by Public

None

Discussion by Commission

Commissioner Hines stated that she was not present at the April meeting, but she read the minutes, which indicate something about an issue of tree removal and replacement. Commissioner Montoya stated that the structure in question is not part of the existing historic house, so tree removal would not be a significant adverse impact of the proposal.

Commissioner Hoods asked if the previous and current plans are identical, to which the Applicant responded they are the same except for the metal roof. Commissioner Hoods stated that she liked the previous plans, has no concerns, and stated that metal color of the roof would mimic the color of the asphalt shingles on the main, historic house.

Commissioner Montoya commented that he generally likes the project, but that the light well is still out of proportion, still too large. He noted that he would leave it up to the other Commissioners. The metal roof is a better solution, provides more separation from the historic house.

Commissioner Hines commented that she was absent from the April meeting but she reviewed the minutes. She commented the structure is obviously not historic, and that the project does not detract or negatively affect the historic house. She looked at the Historic District Guidelines, which are mainly the "barn theme". She agrees with Commissioner Montoya about the light well, but understands about its function for light and air, and asks if it can be reduced.

The Applicant asks if the cupola is the issue with the light well, and stated that he could omit the side windows. Commissioner Montoya stated the Applicant should reduce the size of the light well to the point where it is still functional. The Applicant asked whether the height or the footprint of the light well is the issue, and Commissioner Montoya responded that the footprint is the issue. The Applicant and Commission discuss the light well further.

Decision by Commission

ACTION TAKEN: Commissioner Hoods made a motion to accept the basic design of the proposed

2. Commissioner Hines
 3. Commissioner DiRicco
 4. Commissioner Hoods
- I. Decision by Commission
1. Commissioner Montoya
 2. Commissioner Hines
 3. Commissioner DiRicco
 4. Commissioner Hoods

**5. CS Fund Office Building, 463 Bohemian Highway, Freestone, APN 073-130-035;
Freestone Historic District**

This item is a request for *informal design review* by the Commission on the proposed addition to an existing office building and construction of a replacement garage on property in the Freestone Historic District. The proposed addition includes two new offices and a conference room. The Applicant has provided preliminary building plans, photographs of the existing buildings on the subject property, and a photograph of a building on an adjacent property.

Staff notes that when the Applicant requests formal review and approval by the Commission of the building permit for the office building addition and new garage, notice of a public hearing will be mailed to all owners of properties in the Freestone Historic District, and a public hearing on the building permit will be held at the Commission meeting.

6. State Historic Building Code

DeWayne Starnes, PRMD Deputy Director of Engineering and Construction, will make a presentation and answer questions about when and how the State Historic Building Code is used.

APPROVAL OF MINUTES

7. Minutes of March 4, 2008 Meeting

REPORTS FROM COMMISSIONERS

REPORTS FROM STAFF

ADJOURNMENT

ENCLOSURES

Additional 17160 Bodega Highway Materials
Additional 17341 Sonoma Highway Materials

Commissioner Hoods commented that the addition looks almost as big as the existing house, and that it should be offset from the existing house.

Commissioner DiRicco made a motion to direct the Applicant to scale-down the addition and return to the Commission with the revised plans, with a second by Commissioner Hoods. The vote was unanimous in favor.

**5. CS Fund Office Building, 463 Bohemian Highway, Freestone, APN 073-130-035;
Freestone Historic District**

Presentation by Staff

Staff explained that this item is a request for informal design review by the Commission on the proposed addition to an existing accessory building used as an office and construction of a replacement garage on property in the Freestone Historic District. The Applicant has provided preliminary building plans and photographs of buildings on and adjacent to the project site.

Staff explained that when the Applicant requests formal review and approval by the Commission of the building permit for the office building addition and new garage, notice of a public hearing will be mailed to all owners of properties in the Freestone Historic District, and a public hearing on the building permit will be held at the Commission meeting.

Presentation by Applicant

The Applicant provided a set of larger photographs and a revised plan for the street elevation.

The existing office building is set-back from the street, and the expanded will look like a farm building, an accessory barn. The expanded building would not continue the long line of the existing building. The Applicant's inspiration came from a building on an adjacent property, but will be lower key. Photovoltaics will be installed in the new garage.

The Applicant stated that they are considering a gray-blue color for the final office building, and want the Commission's opinion on the color for that building. The Applicant and Commission briefly discussed the building color.

Questions of Staff by Commission

Commissioner Montoya asked if the office building is a contributor to the Historic District. Staff responded that she did not know. The Applicant stated that the house is probably considered a contributor, and the office and garage are probably not considered contributors. The Applicant stated that the existing single-pane windows on the office building will be reused in the replacement garage.

Questions of Applicant by Commission

None

Discussion by Commission

Commissioner Montoya commented that the proposed cupola is "over the top", but in general

they are headed in the right direction. He likes the proposed office building and garage.

While Staff Posternak replaced the meeting tape, the Applicant and Commission discussed other design details, including colors, roofs, and placement of new trees.
Staff Posternak will set-up a public hearing on this item for the May 2008 meeting.

6. State Historic Building Code

DeWayne Starnes, PRMD Deputy Director of Engineering and Construction, made a presentation and answered questions about use of the State Historic Building Code.

APPROVAL OF MINUTES

7. Minutes of March 4, 2008 Meeting

The Commission could not approve the minutes because a quorum from the March 4, 2008 meeting was not present.

REPORTS FROM COMMISSIONERS

None

REPORTS FROM STAFF

Staff Posternak reported the following: that day the BOS honored former Commissioner Painter with a gold resolution, the BOS will be honoring former Commissioners Mazzini and Clark with gold resolutions, the application period for TOT Advertising Grant Funds is open and she is working on the application, and she is working on the Sonoma County Historic Resources Website.

ADJOURNMENT

The meeting was adjourned at 8:00.

From: Morse & Cleaver Architects
To: Lisa Posternak
Date: 03/24/2008 11:26:00 AM
Subject: Photos for CS Fund

Attached are several photos for CS Fund:

003--Garage
007--House & Garage
009--Office
011--Garage Interior
015--Office Entry
016--Nearby Building

Claudia Cleaver

Morse & Cleaver Architects

47 Sixth Street

Petaluma, CA 94952

707-763-0152

