



City of Petaluma, CA
Site Plan and Architectural Review Committee

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Minutes

Regular Meeting August 22, 2002
City Council Chambers 3:00 p.m.
City Hall, 11 English Street Petaluma, CA
Telephone: 707-778-4301 E-Mail: planning@ci.petaluma.ca.us
FAX: 707-778-4498 Web Page: <http://www.ci.petaluma.ca.us>

The Site Plan and Architectural Review Committee encourages applicants or their representatives to be available at the meeting to answer questions so that no agenda item need be deferred to a later date due to a lack of pertinent information.

Roll Call: Present: Teresa Barrett, Chris Lynch, Janet Gracyk, Linda Mathies,
Jack Rittenhouse*

Historic: Elbert Hopkins, Marianne Hurley
*Chairperson

Staff: George White, Planning Manager
Irene Borba, Senior Planner
Kim Gordon, Assistant Planner
Anne Windsor, Administrative Secretary

Approval of Minutes: Minutes of August 8, 2002 were approved as amended.
Committee Members' Report: None
Correspondence: Correspondence regarding items on the Agenda were passed out at places.
Public Comment: None
Appeal Statement: Was noted on the agenda

HISTORIC & CULTURAL PRESERVATION COMMITTEE BUSINESS:
NEW BUSINESS:
PUBLIC HEARING:

I. DOWNTOWN STREETScape MASTER PLAN
File: SPC02035

1 **Project Planner: Irene Borba**

2

3 The City of Petaluma is requesting approval of the proposed Downtown
4 Streetscape Master Plan (located within the boundaries of the Central Business
5 District) including, sidewalk/pavement improvements, street furnishings
6 (benches, trash receptacles, kiosks, bike racks, water fountains,) lighting, street
7 trees and other plantings.

8

9 Irene Borba presented the staff report.

10

11 Paul Marangella, Director of Redevelopment: Gave a conceptual overview of the
12 project.

13

14 Sandy Reed, Landscape Architect: Presented the project.

15

16 Committee Member Lynch: Referred to an overlay of downtown street design, which
17 incorporates additional parking, however, it is not incorporated here. Need to know what
18 we are approving here.

19

20 Committee Member Barrett: Wanted clarification on what the Committee is approving
21 today.

22

23 Paul Marangella, Director Economic Development & Redevelopment: Project is only
24 from curb to building.

25

26 Committee Member Barrett: Which streets?

27

28 Paul Marangella: Project scope is from Petaluma Blvd. to Howard Street and East
29 Washington to B Street.

30

31 Committee Member Gracyk: Asked about the Heritage Homes process.

32

33 Committee Member Hurley: Design guidelines for downtown are very specific,
34 particularly regarding signage.

35

36 Public hearing opened:

37

38 Gina Pittler: Board member of PDA – believe most suggestions from PDA have been
39 included. Beautification Committee has concerns and have not been able to discuss the
40 plan in detail – would like to be included in the final discussion and changes. Regarding
41 the Historical Guidelines - they are very specific and the PDA wants to be sure these
42 guidelines are met.

43

44 Hank Plum, 1721 Stonehenge: Would like palms to be weather tolerant – hope that is a
45 consideration. Find a way to keep the plan simple and bullet proof. Afraid a drip line to a
46 pot will be abused. Do not know anything about product described for the sidewalk. If it

1 builds a layer, need to be concerned about changes in elevation. Suggest rather than a
2 test patch looking at something that has been in place for a while. Re: benches – hope
3 curly cues are not a cast because it will break – all types of abuse will be applied.
4

5 Patricia Tuttle Brown: Summarized comments submitted to the committee. Re: bike
6 parking – suggested 5 gradations of bike racks; described hitching post type of bike rack
7 Like density of bike rack and benches in the cutback plan presented. Suggested
8 engineering come up with safety standards. Committee would like: circulation to be part
9 of this phase; consideration for bike paths throughout; Pet Blvd. reduced to two lanes
10 with turn lane at intersections; full use of downtown alleys for pedestrian/bike access so
11 they would be utilized and not be a danger zone; coordinated effort with Water Street and
12 CPSP downtown plan.
13

14 Marjorie Helm, Petaluma Arts Council: Like the idea of a community mosaic included in
15 the design and implementation – very excited about the potential and people’s ownership
16 of downtown.
17

18 Public hearing closed.
19

20 Committee Member Hurley: Support concept – contemporary ornate good idea. Want
21 design guidelines respected. Re: light standards - ones we have are so bad, whatever
22 design comes about – make sure appropriate people weigh in if guidelines are amended.
23 Need something aesthetically pleasing, down light. Concern about forestation – is very
24 dense. Need adaptation to downtown and it’s density and buildings – selectively choose
25 where downtown trees go. In residential area more appropriate for a canopy of trees. Pg.
26 15 re: maintenance – already special assessment – do not support a new landscape
27 assessment district. Think it should be maintained by the City. Two things most
28 uncomfortable – utility boxes and newspaper racks. Want something that will be the
29 least obstructive. Not in favor of advertising on newspaper racks. Heritage Homes did
30 not like palms at the intersections. Palms need a lot of space to be appreciated. Have
31 concerns about the density of this use. Am not saying eliminate completely.
32

33 Committee Member Hopkins: If there will there be flags on the golden concourse – be
34 sure and hang high enough.
35

36 Committee Member Gracyk: Appealing plan – lovely vision for downtown. Have
37 reservations about the palms – like as a design idea, however, not sure how it will work,
38 especially where we have traffic lights. Differ with Marianne re: density of trees – once
39 we know what is realistic the density will be workable. Pistache is good in a downtown
40 district. Like including artist, sustainable design, like the idea of pots. Copperfields is a
41 good model – like the way it has it’s name identifying the store on the bike rack. Think
42 variety is a good idea. Would like the Putnam fountain looked at – possibly Arts Council
43 can weigh in on this. Agree new lighting would be good – find something in keeping
44 with downtown. Like the history of downtown – consistency would be good – do not
45 agree with taking out all the sidewalks. Cobblestone edge is worth exploring – possibly
46 including electrical there for holiday lighting. Include art downtown. Like that you are

1 working closely with PDA and Beautification Committee. Have concerns about kiosks
2 blocking things. Does city control newspaper stands? Have concerns about rooting
3 space for trees. May need to consider structural soil. Like the canopy at Copperfields –
4 retain as a flavor for history, however, add vines. Would hope not to have Victorian
5 signs downtown but represent different styles. If additional parking downtown is
6 possible would be great.

7
8 Linda Mathies: Excited about the concept. Like palms with higher canopy. There are so
9 many new products on the market now with down lighting. Will be easy to find a new
10 pleasing style. Do not want to replace all sidewalks – is eclectic – like cobblestone; not
11 sure about the ready – do not think I would want it to look all new. Would like pocket
12 parks on vacant spaces if possible. Incorporating art into all items from bike racks to
13 railings is a wonderful idea. Do not have as much tendency for abuse if art is
14 incorporated and who the artist is. Like the idea of a variety of bike racks. Pleased with
15 interaction with the community and the PDA.

16
17 Committee Member Lynch: Agree with Janet’s comments. No reservations about palms
18 – complements a larger scale building – like the idea of stonework. Like the new sign at
19 Oak Hill park – nice and durable and hopefully resistant. Contemporary ornate is a great
20 way to represent many eras – can bridge many. Love the idea of cobble – simple and
21 subtle design element. Would like ivy on alleys – anything to make them inviting. Can
22 see Petaluma’s history when you look at the sidewalks – do not need to sterilize –
23 patching is acceptable. Would be skeptical of a topcoat. New lighting would be great.
24 Echo bike committees comments that we would like to see the circulation looked at
25 presently; dovetail into Water Street project as well as CPSP. Like the idea of the Arts
26 Council sponsoring a competition to display their work.

27
28 Committee Member Barrett: Janet summed up a lot of my feelings. Think the number of
29 palms is too high – should be markers not just every other intersection. Will work well in
30 downtown. Sidewalk – repair not replace; lighting - respect standards but have down
31 lighting. Want to see master plan meshed with Water Street and CPSP. Think
32 circulation needs to be looked at on each plan. Conditions changed to bring things back
33 to SPARC – to keep the plans integrated. Want to see tree advisory committee brought in
34 on this to weigh in on appropriate trees – integrate the merchants as well. Concerned
35 about the vandalism that will happen – make things vandal proof. Like suggestion of
36 cobblestone – will work in terms of making changes.

37
38 Committee Member Rittenhouse: Excellent comments. Want to talk about master plan –
39 integrate the teams that are working on Water Street and this project – integrate a design
40 solution which includes parking, circulation, bulb outs. Agree to incorporate these
41 groups and come back. Specifically – sidewalks are fabric of community – do not
42 replace, like the cobblestone and carrying that into cross walks. Durability of materials
43 chosen is critical. Would like to find out how PDA feels about an assessment district – if
44 they agree I agree.

45
46

1 Will poll the committee on where we go from here. Think the details need to come back
2 to SPARC.

3
4 Discussion re: signs – businesses, street signs. Condition 3 refers to businesses.

5
6 Irene Borba: Do not know what businesses will come in for permits.

7
8 Committee Member Lynch: Want to look at canopies on Kentucky Street.

9
10 Committee Member Rittenhouse: Would like to see a typical intersection – how it would
11 look when completed.

12
13 Committee Member Lynch: Agree with Jack.

14
15 Committee Member Barrett: Asked about how these projects can be integrated.

16
17 Paul Marangella: Have direction from council to expedite projects. Agree and
18 understand the concern about integrating these plans. Have projects in phases for this
19 reason – do not want to hold up this project until the specific plan is adopted. Would like
20 to do work from edge of curb to building.

21
22 Committee Member Barrett: Current plan of curb to building can be approved, however,
23 master plan needs to be integrated with Water Street and the CPSP.

24
25 M/S Barrett/Mathies to approve curb to building improvement design with plans
26 presented to Water Street group and CPSP committee. In addition the Committee
27 approves the Master Plan concept; approve curb to face of building with details coming
28 back to SPARC for Condition #4. Go ahead with design as presented on pg. 21 for
29 example of street ends and mid block palm trees.

30
31 All in favor:

32 Committee Member Hopkins: Yes
33 Committee Member Hurley: Yes
34 Committee Member Gracyk: Yes
35 Committee Member Rittenhouse: Yes
36 Committee Member Barrett: Yes
37 Committee Member Lynch: Yes
38 Committee Member Mathies: Yes

39
40
41 HISTORIC AND CULTURAL PRESERVATION COMMITTEE CONDITIONS OF
42 APPROVAL:

- 43
44
45 1. Plans submitted for development permit shall be in substantial conformance to the
46 approved Downtown Streetscape Master Plan date stamped July17, 2002 and

- 1 approved by the Historic and Cultural Preservation Committee on August 22,
2 2002.
- 3
- 4 2. Plans submitted for development permit shall include a separate plan sheet
5 containing all conditions of approval for review by the Community Development
6 Department.
- 7
- 8 3. Any new signage to be installed shall be subject to staff review and approval.
9 Sign permits must be obtained through the Building Division, and be designed to
10 conform to applicable Zoning Ordinance requirements. Signs shall be designed
11 with the historical nature of the building in mind and shall be referred by staff, to
12 Heritage Homes for review and comment.
- 13
- 14 4. Plans submitted for development permit shall include details for ~~Community~~
15 ~~Development~~ ~~staff~~ *Historic and Cultural Preservation Committee* review and
16 approval for lighting, sidewalks/pavement improvements, street furnishings
17 (benches, trash receptacles, kiosks, bike racks, water fountains), lighting, street
18 trees and other plantings. Said details shall include details on such items as a
19 planting plan, irrigation plan, street furniture location and style, and types of
20 surfaces used. *Said plans shall include a typical street section and shall be for*
21 *improvements from curb to buildings fronts.*
- 22
- 23 5. Plans submitted for a development permit(s) shall included details on how the
24 proposed planter pots, trash and recycle containers will be anchored or restrained
25 to avoid/deter vandalism for review by the Community Development Department.
26 Prior to final inspection, the Community Development Department shall be
27 required to inspect said planters and containers, to ensure that said restraints have
28 been installed.
- 29
- 30 6. Prior to issuance of a development permit(s) for modifications to any existing or
31 new canopies/overhangs shall be reviewed and approved by the Community
32 Development Department. Said canopies/overhangs shall be designed with the
33 historical nature of the building in mind. Said modifications shall be referred to
34 Heritage Homes for review and comment.
- 35
- 36 7. The applicant shall apply to the Community Development Department for an
37 encroachment permit for work within the public right-of-way.
- 38

39 STANDARD CONDITIONS OF APPROVAL

- 40
- 41 8. Construction activities shall comply with applicable Zoning Ordinance and
42 Municipal Code Performance Standards (noise, dust, odor, etc.).
- 43
- 44 9. All trees shall be a minimum fifteen-gallon size (i.e., trunk diameter of at least $\frac{3}{4}$
45 inch measured one foot above the ground) unless otherwise specified (e.g., 24"
46 box or specimen size) and double staked; all shrubs shall be five-gallon size. All

1 landscaped areas not improved with lawn or other plantings shall be protected
2 with two-inch deep bark mulch as a temporary measure until ground cover is
3 established.

4
5 10. All plant material shall be served by a City approved automatic underground
6 irrigation system.

7
8 11. All plant material shall be maintained in good growing condition. Such
9 maintenance shall include, where appropriate, pruning, mowing, weeding,
10 cleaning of debris and trash, fertilizing and regular watering. Whenever
11 necessary, planting shall be replaced with other plant materials to insure
12 continued compliance with applicable landscaping requirements. Required
13 irrigation systems shall be fully maintained in sound operating condition with
14 heads periodically cleaned and replaced when missing to insure continued regular
15 watering of landscape areas, and health and vitality of landscape materials.

16
17 From the Fire Marshal:

18
19 12. Signage and address signs will be required to be easily read from the cab of the
20 fire apparatus and shall be reviewed prior to issuance of an occupancy permit.

21
22 13. Plans submitted for building permit shall be required to meet city standards. The
23 narrowing of the street entrances shall be required to have proper turning radius to
24 prevent damage to fire apparatus. Said plans shall be reviewed by the Fire
25 Marshal's office.

26
27
28 **SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:**

29 **NEW BUSINESS:**

30 **PUBLIC HEARING:**

31
32 **II. MCDOWELL BUSINESS CENTER, 1240 North McDowell.**

33 **AP No: 137-011-020**

34 **File: SPC01047**

35 **Planner: Kim Gordon**

36
37 Applicant is requesting Site Plan and Architectural approval to construct a 55,954
38 square foot 2 story office building.

39
40 Kim Gordon presented the staff report.

41
42 Vin Smith, Basin Street Properties: Presented the project.

43
44 Steve Olhopper, Strauss Architects: Presented the architecture, the materials proposed
45 and the color board.

46

1 Public hearing opened:
2

3 Geoff Cartwright, 56 Rocca Drive: Concerned about the incremental traffic changes.
4 Also when development exceeds water supply – need to pay attention to the increments.
5

6 Patricia Tuttle Brown: Wanted clarification about where the easement goes. Would like
7 it at the edge of the property instead of through the parking lot – do not want to compete
8 with cars. Do not think cars hanging over the sidewalk is wise – suggested moving
9 sidewalk. Think there should be benches for employees in the outdoor area. Would like
10 the tenants to implement incentives – want incentive language to come to PBAC. Want
11 curb cut for path. Path should be 10' wide.
12

13 Public hearing closed.
14

15 Vin Smith: Edited Condition of Approval #11. Is ok with easement/offer of dedication.
16

17 Committee Member Lynch: Asked if applicant is familiar Energy 10 software. Does
18 tenant pay for utilities?
19

20 Smith: Addressed the committee's questions. Industry is going toward LEADS program
21 instead of Energy 10. Designed with thoughts of energy conservation.
22

23 Committee comments:
24

25 Committee Member Lynch: Site plan – think alternative site plan included in packet is
26 the way to go regarding easement – do not think easement should go through parking lot.
27 Also works with loading area and includes the sidewalk. Don't have a problem with
28 uniform parking – results in more landscaping. Don't know if oleander is appropriate
29 next to a walkway. Day lighting and operable windows are important for a sustainable
30 development. Need to do everything possible to incorporate some basic sustainable –
31 carry sunshade around on first floor on south side for practical and useful shading.
32 Encourage you to use operable windows. Color and materials ok. Site plans should be
33 consistent with landscape plan. Use deciduous trees on south side. Like the direction
34 this is going – building needs a little more thought. Want to see a more prominent entry
35 on south side. Metal trellis in employee area compatible with architecture of sunshade.
36

37 Committee Member Barrett: Want sidewalk conditioned. Do not like wood trellis –
38 industrial look more appropriate. Add vines to trellis to soften. Rethink oleander.
39 Concerned about 2 ft overhangs on walkway – not safe. “I do not believe the traffic
40 study that accompanied this project was adequate. I hope in the future staff will pay
41 particular attention to traffic studies that come to SPARC projects that will not be seen by
42 the Planning Commission as this is the only time any review will be made. Having said
43 this, I don't believe that this project will have an impact on traffic beyond the
44 improvements the developer has offered to put in place at North McDowell and Old
45 Redwood Highway.”
46

1 Committee Member Gracyk: Universal parking is fine. Don't need loading berth.
2 Leaving 4-ft. walkway needs to be addressed. Metal trellis for employee area. Use a
3 structure rather than cypress trees for entry. Need a covered space outdoors for
4 employees who smoke. Provide places on the lawn as a meeting place – use east side as
5 an amenity. Parts of planting plan are successful. Staid landscaping – does not support
6 the architecture. Oleander is definitely a problem. Use deciduous trees on south and
7 east. Birch may not work. Have space to do some nice landscaping – too much reliance
8 on lawn. Like plane trees – encourage the use of large canopy trees, potentially on the
9 north and south. Work with tenants to have moveable furniture outside. Condition the
10 sidewalk since it was not on site plan.

11
12 Committee Member Mathies: Overall nice project. Agree embellish south entry.
13 Easement on property line instead of through parking lot to make it safe. Oleander out of
14 place. Metal trellis is more consistent with architecture. Like the color board. Would
15 like operable windows if possible.

16
17 Committee Member Rittenhouse: First alternate site plan with easement on property line
18 is the best – works better for future loading berth. Agree with Janet to incorporate
19 meeting place in the lawn area. Landscaping ideas from Janet good. Need to draw
20 attention to entry plaza with a structure. Embellish south entry – does not have to be
21 barrel vault. Propose meandering sidewalk on North McDowell. Prefer operable
22 windows. More detail on southern and western elevations – sunshades on second floor or
23 first. Could go further to break up linear mass.

24
25 Vin Smith: Responded to committee comments. Want to do irrevocable offer for
26 easement. OK with substituting planting materials. Want some relief between
27 pedestrian area and the building. Provide deciduous trees in the break area. Sunshades
28 on front and south elevations. Suggested coming back to SPARC with final landscaping
29 plans.

30
31 M/S Mathies/Barrett to approve the project with conditions as amended .

- 32
33
- 34 • Sunshade on south & west of lighter shaded building section
 - 35 • Southeast entry and landscape plan to come back
 - 36 • Sidewalk worked out with landscaping – for approval as part of landscaping
 - 37 • On plans submitted for building permit, no parking in front setback, back-up
38 distance to comply with SPARC guidelines.

39 All in favor:

40
41 Committee Member Gracyk: Yes
42 Committee Member Rittenhouse: Yes
43 Committee Member Barrett: Yes
44 Committee Member Lynch: Yes
45 Committee Member Mathies: Yes
46

**DRAFT SITE PLAN AND ARCHITECTURAL REVIEW
 CONDITIONS OF APPROVAL
 NEW 55,954 SQUARE FOOT OFFICE BUILDING
 1240 NORTH MCDOWELL BLVD., 137-011-020**

1. Approval is granted for the design of a proposed two-story 55,954 square foot office building *as shown on the elevation drawings and floor plans date stamped August 13, 2002 and the alternative associated site plan date stamped August 8, 2002 without the loading berth. Building permit plans shall be substantially in compliance with as shown the approved plans*, except as modified by the following conditions of approval.
2. Within five (5) days of the date of this approval, the applicant shall deliver to the Petaluma Planning Division a check for \$35.00 payable to Sonoma County Clerk for Notice of Determination Fees.
3. Within five (5) days of the date of this approval, the applicant shall deliver to the Petaluma Planning Division a check for \$35.00 payable to Northwest Information Center for archeological and historical evaluation.
- 4.2.Plans submitted for building permit shall include 11 interior secure bike parking spaces and 8 exterior covered bike parking spaces. The location of the bike parking spaces is subject to staff review and approval.
- 5.3-Plans submitted for building permit shall include bench seating for 38 people. The location of the seating is subject to staff review and approval.
- 6.4.Plans submitted for *tenant improvement* building permit shall include an interior eating area for employee use, which shall be subject to staff review and approval.
- 7.5.No fencing is permitted as part of this project.
- 8.6-Plans submitted for building permit shall include a Class II on street path on North McDowell Blvd. Prior to issuance of a certificate of occupancy, the Class II path shall be installed by the applicant.
- 9.7-Plans submitted for building permit shall include a drinking fountain. The drinking fountain shall be located in an area that is accessible to pedestrians, bicyclists and employees and is close enough to the building to allow reasonable extension of water lines to serve the drinking fountain. The exact location of the drinking fountain is subject to staff review and approval.
- 10.8-Plans submitted for building permit shall include a public access easement or irrevocable offer of dedication for a public access easement for a Class I bike/pedestrian path along to the entire north property line. The location of the easement or offer of dedication is subject to review and approval by Public

1 Facilities and Services, Parks and Recreation Department and the Planning
2 Division.

3

4 ~~11.9~~-A ten-foot wide public access easement or irrevocable offer of dedication to be
5 located on the north property line shall be recorded prior to issuance of a
6 certificate of occupancy.

7

8 ~~12.10~~-The applicant shall be required to utilize Best Management Practices regarding
9 pesticide/herbicide use and fully commit to Integrated Pest Management
10 techniques for the protection of pedestrian/bicyclists. The applicant shall be
11 required to post signs when pesticide/herbicide use occurs to warn pedestrians and
12 bicyclists.

13

14 ~~13.11~~-Prior to issuance of a certificate of occupancy *for tenant improvements*, the
15 applicant shall provide documentation of the “Incentive for Employees to
16 Walk/Bike to Work”, which shall include a designated transportation coordinator,
17 for review by the Planning Division and Petaluma Bicycle and Pedestrian
18 Advisory Committee.

19

20 ~~14.12~~-Project lighting shall be designed to prevent direct glare into
21 pedestrians/cyclists eyes.

22

23 ~~15.13~~-Signs are not approved as part of this project. Application for and approval of a
24 sign permit is required.

25

26 ~~16.14~~-On plans submitted for building permit, rooftop equipment shall be shown and
27 shall be screened, subject to staff review and approval.

28

29 ~~17.15~~-On plans submitted for building permit, the trash enclosure shall be relocated
30 so that it is not within the railroad easement shown on Sheet C-1, Civil Plan date
31 stamped August 13, 2002.

32

33 ~~18.16~~-The applicant shall be subject to the following Special Development Fees:
34 Sewer and Water connection, Community Facilities, Storm Drain, School
35 Facilities, and Traffic Mitigation. Said fees are due at time of building permit
36 issuance at which time other pertinent fees that may be applicable to the proposed
37 project may be required.

38

39 ~~19.17~~-On plans submitted for building permit, conditions of approval shall be
40 included as the first plan sheet.

41

42 *20. The landscaping plan, including but not limited to the sidewalk along the North
43 McDowell Blvd. project frontage, the walkways within the project, the parking
44 overhang into walkways and landscaped areas, and public right of way
45 landscaping, shall be revised and shall return to SPARC for review and approval.*

46

- 1 21. *The applicant shall install a sidewalk that is a minimum of 5 feet wide along the*
2 *North McDowell street frontage. The location of the sidewalk shall be included*
3 *on the landscaping plan submitted for SPARC review and approval.*
4
5 22. *The rear entry at the midpoint of the building shall be redesigned and returned to*
6 *SPARC for final review and approval.*
7
8 23. *On plans submitted for building permit, sunshades shall be included on the first*
9 *floor of the front section of the south elevation and on the west elevation that is*
10 *closest to North McDowell Blvd. (See lighter colored section of the building on*
11 *the colored elevations date stamped August 13, 2002).*
12
13 24. *Plans submitted for building permit shall be revised to show no encroachment of*
14 *the parking into the 25 foot required front setback and a minimum vehicle back-*
15 *up distance of 26 feet.*
16

17 From the Engineering Division
18

- 19 25. Prior to issuance of a certificate of occupancy, the applicant shall install the 5 foot
20 wide sidewalk across the frontage of the property as indicated on the plans
21 submitted to the Planning Division and date stamped August 13, 2002.
22
23 26. Plans submitted for building permit shall indicate that the sanitary sewer lateral
24 stubbed into the subject property shall be used. The new sewer lateral included
25 on plans submitted for SPARC review shall not be used.
26
27 27. At the time of building permit application, submit zero-net fill calculations.
28 According to the Flood Insurance Rate Map, a portion of the property along the
29 North McDowell Blvd. frontage is in the 100-year floodplain.
30
31 28. Plans submitted for building permit shall include the applicable information on
32 the Commercial/Industrial Building Permit Application Site and Grading Plan
33 Checklist.
34

35 From the Fire Marshal's Office
36

37 Prior to issuance of a building permit, the applicant shall provide documentation that the
38 following conditions are complied with to the satisfaction of the Fire Marshal's Office:
39

- 40 29. Plan submitted for building permit, shall include the location of the easement for
41 the fire service connection for 1250 North McDowell and the proposed new fire
42 service for 1240 North McDowell. The location of the easement and the location
43 of the new fire service for 1240 North McDowell is subject to staff review and
44 approval.
45

- 1 30. Prior to the issuance of a building permit, the easement for the fire service
2 connection for 1250 North McDowell to allow them to continue to utilize the fire
3 service connection intended for 1240 North Mc Dowell shall be recorded. The
4 easement is subject to staff review and approval.
5
- 6 31. The post indicator valves for 1250 North McDowell Blvd. and for 1240 North
7 McDowell shall be clearly identified.
8
- 9 32. Plan submitted for building permit shall include fire hydrants installed every 300
10 lineal feet. No structure or fire department sprinkler connection shall be in excess
11 of 150 feet from a fire hydrant.
12
- 13 33. The building shall be protected by an automatic sprinkler system as required by
14 the Uniform Fire Code and shall be provided with central station alarm
15 monitoring, which will notify the fire department in the event of water flow. In
16 addition, a local alarm shall be provided on the exterior and interior of the
17 building.
18
- 19 34. Fire sprinkler systems installed in building of undetermined occupancy/use shall
20 be designed and installed to provide a density of .33 gallons per minute per square
21 foot, over a minimum design area of 3,000 square feet.
22
- 23 35. Prior to issuance of a building permit, the applicant shall provide documentation
24 that the required fire flow is available. The minimum fire flow for this project is
25 2,500 gpm at 20 pounds per square inch.
26
- 27 36. Fire service underground to fire hydrants shall have a double check/backflow
28 preventor installed per City of Petaluma Water Installation Standards. Authority
29 to install is per Petaluma Municipal Code Section 15.09, 15.09.40, and Title 17 of
30 the California Administrative Code.
31

32 From Water Resources and Conservation

33

- 34 37. Provide separate domestic, fire, and irrigation services to serve the project. The
35 meters shall be located behind the curb fronting North McDowell Blvd.
36
- 37 38. On plans submitted for building permit, indicate the proposed location and gallons
38 per minute requirements in order to determine the meter size.
39
- 40 39. Plans submitted for building permit shall include reduced pressure principal
41 backflow prevention devices on water services per City Standard 876.01.
42
- 43 40. Plan submitted for building permit, shall include the location of the easement for
44 the fire service connection for 1250 North McDowell and the proposed new fire
45 service for 1240 North McDowell. The location of the easement and the location

1 of the new fire service for 1240 North McDowell is subject to staff review and
2 approval.

3

4 41. Prior to the issuance of a building permit, the easement for the fire service
5 connection for 1250 North McDowell to allow them to continue to utilize the fire
6 service connection intended for 1240 North Mc Dowell shall be recorded. The
7 easement is subject to staff review and approval.

8

9 42. The proposed 6-inch fire service for the onsite hydrants shall be after the above
10 ground double check device. The device shall comply with City Standard detail
11 880. The new proposed onsite hydrants shall be privately maintained and shall be
12 so indicated on plans submitted for building permit.

13

14 43. All water connections shall comply with City Standard Detail 880, 870, and
15 876.01.

16

17 From the Transit Coordinator (Jim Ryan)

18

19 44. Plans submitted for building permit shall include an ADA bus stop pad with
20 bench (See Attachment I). The applicant shall provide the bench and pole. The
21 sign shall be obtained from the City and installed by the applicant.

22

23 Standard SPARC Conditions

24 45. All plant material shall be served by a City approved automatic underground
25 irrigation system.

26 46. All planting shall be maintained in good growing condition. Such maintenance
27 shall include, where appropriate, pruning, mowing, weeding, cleaning of debris
28 and trash, fertilizing and regular watering. Whenever necessary, planting shall be
29 replaced with other plant materials to insure continued compliance with
30 applicable landscaping requirements. Required irrigation systems shall be fully
31 maintained in sound operating condition with heads periodically cleaned and
32 replaced when missing to insure continued regular watering of landscape areas,
33 and health and vitality of landscape materials.

34 47. Linear root barrier systems shall be utilized for trees near public streets or
35 walkways as needed, subject to staff review and approval.

36 48. All street trees and other plant materials within the public right-of-way shall be
37 subject to inspection by the project landscape architect or designer prior to
38 installation and by City staff prior to acceptance by the City, for conformance
39 with the approved quality specifications.

40 49. All tree stakes and ties shall be removed within one year following installation or
41 as soon as trees are able to stand erect without support.

- 1 50. All work within a public right-of-way requires an excavation permit from the
2 Community Development Department.
- 3 51. Public utility access and easement locations and widths shall be subject to
4 approval by PG&E, Pacific Bell, SCWA, all other applicable utility and service
5 companies and the City Engineer and shall be shown on the plans.
- 6 52. All above-ground meters and transformers shall be shown on plans and screened
7 with landscaping materials subject to approval of the Planning Department. Any
8 combination of earth berms, retaining walls and landscaping may be used to
9 accomplish said screening.
- 10 53. In the event that archaeological remains are encountered during grading, work
11 shall be halted temporarily and a qualified archaeologist shall be consulted for
12 evaluation of the artifacts and to recommend future action. The local Native
13 American community shall also be notified and consulted in the event any Native
14 American archaeological remains are uncovered.
- 15
16 54. The applicants/developers shall defend, indemnify, and hold harmless the City or
17 any of its boards, commissions, agents, officers, and employees from any claim,
18 action, or proceeding against the City, its boards, commissions, agents, officers,
19 or employees to attack, set aside, void, or annul the approval of the project when
20 such claim or action is brought within the time period provided for in applicable
21 State and/or local statutes. The City shall promptly notify the
22 applicants/developers of any such claim, action, or proceeding. The City shall
23 coordinate in the defense. Nothing contained in this condition shall prohibit the
24 City from participating in a defense of any claim, action, or proceeding if the City
25 bears its own attorney's fees and costs, and the City defends the action in good
26 faith.

27
28 Note: Committee Member Mathies left the meeting at 7:30.
29

30
31 **SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:**
32 **PRELIMINARY REVIEW:**
33

34 **III. PETALUMA VILLAGE PREMIUM OUTLET EXPANSION, 2200**
35 **Petaluma Boulevard North.**
36 **AP No: 007-391-009; 048-080-038**
37 **File: PRE02016**
38

39 Applicant is requesting preliminary review to develop a combination of
40 commercial retail uses on the two undeveloped parcels (Parcels B and C) of the
41 River Oaks/Petaluma Factory Outlet Village PCD site.
42

43 Matt Connolly, Consultant with Chelsea: Gave background to the original outlet project.
44

1 Brad Stipe, Chelsea Property Group: Presented the proposed project.

2

3 Phil Ban, Landscape Architect: Presented the landscape plan.

4

5 Committee Member Gracyk: Asked about zero net fill requirements.

6

7 Wayne Leech, CSW Stueber Stroeh: Hydrology study is being done as part of the Draft
8 EIR and would address the zero net fill requirements.

9

10 Public hearing opened:

11

12 Committee Member Barrett: Read comments from Patricia Tuttle Brown as follows:

13

14 • The PBAC has stated publicly to Council that it is concerned about building any
15 buildings in the flood plain or flood way here.

16

17 • The Petaluma Bike Plan states the importance of this area for a Central park, with
18 its natural amenities already, like oaks and birds and unchannelized River – not
19 for more buildings. A central park here would be an amenity to the current under
20 utilized factor outlet as well.

21

22 • The PBAC is concerned that now is not the time to build more theatres anywhere
23 but downtown. One failed theatre is right around the corner – that is too many.
24 Why not re-open it?

25

26 Geoff Cartwright, 56 Rocca Drive: Presented information regarding flooding,
27 groundwater recharge and the original Draft EIR.

28

29 John Cheney, 55 Rocca Drive: Discussed flooding issues in the outlet area and a poor
30 design. Traffic will be a bottleneck.

31

32 Public hearing closed:

33

34 Committee Member Lynch: Asked applicant what they wanted to gain by coming to
35 SPARC first?

36

37 Matt Connolly: Want comments and preliminary discussion.

38

39 Committee Member Lynch: There are so many land use issues that need to be addressed
40 first. Higher density of retail and higher density of parking ratio – not consistent in
41 design. Do not know why you are putting so much parking. Don't have a very good
42 linkage to connect the sites – make a better connection. Consider doing away with
43 second signal on Petaluma Blvd. No. Will be difficult being successful in mimicking the
44 village because the architecture is too busy, too Disneyland like. Cannot duplicate the
45 village with just a façade. Don't know if people would go for a theatre here.

46

1 Committee Member Gracyk: Agree with a lot of Chris' comments. Village architecture
2 is unique and fits into Petaluma – cannot ignore the back of the buildings. Not many
3 pedestrian friendly areas for dropping off and picking up pedestrians. Would rather see a
4 theatre in a place with better access. Water issue and floods are a worrisome issue – if
5 project is approved, use the detention ponds and creeks as an amenity – use as an
6 opportunity for the project. Crossing from Parcel B to A is not noticeable enough. Need
7 pedestrian/bike access on proposed road. Make it as sustainable as possible – do not use
8 stamped concrete. Go forward in a very thoughtful and sustainable way.

9
10 Committee Member Barrett: Looking at site plan for Parcel's B and C destroys what you
11 have on Parcel A – is detrimental to what is there. Access to theatre is very problematic.
12 Do not think people will see the connection to other parcels. Agree with Janet re: pavers
13 instead of stamped concrete. Pedestrian/bike access and bus access is important. Traffic
14 is a big issue here. No one wants to see the backs of tilt up buildings from 101.

15
16 Committee Member Rittenhouse: Don't disagree with anything I have heard from the
17 Committee. Strength of the existing project is the setting – it has layers and you want to
18 experience it. The new project is not an expansion of the old project. Would almost be
19 easier to look at if it was a separate project. Site plan is just hopping over the creeks to
20 get to a big box – address the creeks.

21
22
23 **IV. REPORTS:**

24
25 **Planning Staff Reports:** None

26 **Liaison Reports:** Tree Committee - need to appoint a liaison to Committee.

27
28 **Adjournment:** 8:32

29
30
31 S:\Sparc\Minutes\082202.doc