



City of Petaluma, CA
Site Plan and Architectural Review Committee

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Minutes

Regular Meeting July 11, 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: Jack Rittenhouse, Teresa Barrett, Chris Lynch, Linda Mathies
Ross Parkerson*
Staff: George White, Planning Manager
Tiffany Robbe, Assistant Planner
Phil Boyle, Assistant Planner
Anne Windsor, Secretary

*Chairperson

Approval of Minutes: Minutes of May 16, June 13, 2002 were approved as amended.
Minutes of June 27, 2002 were approved as presented.
Committee Members' Report: None
Correspondence: Letter from Christian Kjeldsen to withdraw the project at 550-1st Street.
Public Comment: Patricia Tuttle Brown wanted the minutes of June 27, 2002 to reflect the Bike Committee's request for signage that bikes are merging in the Traditions roundabout.
The Mayor read a proclamation for Ross Parkerson, Chair. Pamela Torliatt, City Council member thanked Ross Parkerson for his time.
Appeal Statement: Was noted on the agenda

COMMITTEE BUSINESS

I. ELECTION OF OFFICERS.

M/S Barrett/Lynch nominated Jack Rittenhouse for Chair.

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All in favor:
Committee Member Rittenhouse: Abstained
Committee Member Barrett: Yes
Committee Member Parkerson: Yes
Committee Member Lynch: Yes
Committee Member Mathies: Yes

M/S Lynch/Barrett nominated Linda Mathies for Vice-Chair.
Committee Member Rittenhouse: Yes
Committee Member Barrett: Yes
Committee Member Parkerson: Yes
Committee Member Lynch: Yes
Committee Member Mathies: Abstained

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

II. BURDELL BUILDING, 405 East D Street.
AP No: 007-132-033
File: SPC02025
Project Planner: Tiffany Robbe

Applicant is requesting Site Plan and Architectural approval to modify the exterior of the existing Burdell Building at 405 East D Street.

Tiffany Robbe presented the staff report. Ms. Robbe presented a letter to the Committee from a citizen in support of the project.

Dave Martin, Applicant: Presented the changes to the building. Will retain the metal roof and brick façade. Is proposing brick siding for tower feature at East D and the parking lot and shingles or to reuse what is under stucco on East D elevation between the eaves.

Committee Member Lynch: Asked about the railing on Lakeville.

Dave Martin: Dark/black metal.

Public hearing opened.

Patricia Tuttle Brown: Building is very exciting. Three comments from Committee: want a cut through to the Tivoli parking lot; want bike parking; benches along the building on D Street and Lakeville, especially on the corner of East D and Lakeville.

1 Public hearing closed:

2

3

4 Committee Comments:

5

6 Committee Member Hurley: Regarding the East D gable, retain whatever is under
7 stucco. Still have a concern about sandblasting bricks. Hopes applicant will explore
8 sealants to mitigate the effects of sandblasting. Tower at parking lot entrance is a small
9 element – will go along with the brick proposed by the applicant.

10

11 Committee Member Hopkins: Like the suggestion by the Bike Committee regarding
12 benches. Like the sign on Lakeville saying Burdell Building.

13

14 Committee Member Mathies: Agree that whatever is under gable should be maintained.
15 Agree with comments from bike committee. Don't have a problem with shutters on
16 windows. Think the applicant should investigate the cut through to Tivoli with other
17 residents/owners.

18

19 Committee Member Lynch: Suggested mimicking the shape of the round vent shown in
20 old photo instead of rectangle window at East D gable end; shingles there not a good idea
21 – stucco or whatever is under there now instead. Dormer on Lakeville unnecessary –
22 replace modern dormer on backside instead. Railing on the Lakeville side should be
23 better than just metal – possibly metal industrial-look grillwork.

24

25 Committee Member Barrett: Everything is good. Do feel applicant should talk to
26 neighbor about through traffic to Tivoli. Think benches and bike parking are a good idea.

27

28 Committee Member Rittenhouse: Think some determinations need to be made regarding
29 the use of the building. Would like some landscaping out front. Small street trees would
30 be nice on East D. Study parking and the electric gates. Benches and bike parking are a
31 good idea. Gable end, salvage existing wood if possible, if not something simple like
32 stucco. Entry tower at parking lot entrance – do not like metal. Set the entry apart – like
33 the idea of brick. Gable window should mimic round one. Railing should be better.

34

35 Committee Member Parkerson: Thanked the applicant. Like tower in the back and the
36 entry on Lakeville. Think the landscaping comments were good. Keep historic reference
37 on the East D elevation. Agrees with railing and gable material comments.

38

39 Dave Martin: Approached Tivoli regarding a cut through. Like the suggestion for
40 benches and street trees. Using the best sealer possible on the brick.

41

42 Committee Member Hurley: Request that the applicant file before and after pictures with
43 the Petaluma Historic museum.

44

45 Consensus of Committee:

46

- 1 • Brick siding shall be used for the entry tower at the parking lot entrance.
- 2 • Benches and bike parking shall be provided.
- 3 • The gable window on East D shall mimic the round vent from the old photos
- 4 (dependent on what is underneath).
- 5 • The applicant shall use or replicate what is under the stucco between the gable on
- 6 the East D elevation or shall use stucco there.
- 7 • Railing on Lakeville entrance shall be improved from what is shown; the
- 8 applicant shall consider industrial-looking metal grillwork.
- 9 • Street trees shall be provided on East D (something that will not grow too large).
- 10 • The applicant shall discuss a cut-through for bikes/pedestrians with the owners of
- 11 219 Lakeville and provide one if they agree.
- 12 • The applicant shall provide photo documentation to the museum of the building
- 13 during and before the exterior remodel began.

14

15 M/S Rittenhouse/Barrett to approve the modifications to the Burdell building per the
 16 above findings and subject to the amended conditions.

17

18 All in favor:

- 19 Committee Member Hopkins: Yes
- 20 Committee Member Hurley: Yes
- 21 Committee Member Rittenhouse: Yes
- 22 Committee Member Barrett: Yes
- 23 Committee Member Parkerson: Yes
- 24 Committee Member Lynch: Yes
- 25 Committee Member Mathies: Yes

26

27 **HISTORIC AND CULTURAL PRESERVATION COMMITTEE FINDINGS**

28

Burdell Building Facade Renovation

29

405 East D at Lakeville Street

30

APN 007-132-033

31

Project File No. SPC02025

32

- 33 1. The Cultural and Preservation Committee authorizes the facade renovation of the
- 34 existing building located on the north corner of East D and Lakeville Streets. The
- 35 project as designed conforms to the Secretary of Interior Standards for
- 36 rehabilitation of a historic building.
- 37
- 38 2. The project as conditioned will conform to the intent, goals and policies of the
- 39 Petaluma General Plan. The General Plan contains objectives and policies, which
- 40 reinforces the unique character of downtown; encourage enhancing the downtown
- 41 as a community focal point and the City’s major commercial center in order to
- 42 encourage economic growth while retaining downtown’s historic heritage.
- 43
- 44 3. The building facade renovation in the Light Industrial District, as conditioned,
- 45 will not constitute a nuisance or be detrimental to the public welfare of the

- 1 community because it will be operated in conformance with the Petaluma Zoning
2 Ordinance.
3
- 4 4. The proposed project is exempt from the requirements of the California
5 Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31, of the
6 CEQA Guidelines, which consists of projects limited to maintenance, repair,
7 stabilization, rehabilitation, restoration, preservation, conservation or
8 reconstruction of historical resources in a manner consistent with the Secretary of
9 the Interior's Standards for the Treatment of Historic Properties and pursuant to
10 Section 15303, Class 3, which consists of operation, repair, maintenance, or minor
11 alteration of an existing public or private structure.
12
- 13 5. The proposed structure and site plan, as conditioned, conforms to the
14 requirements of Site Plan and Architectural Review Standards for Review of
15 Applications 26-406 (A) of the Zoning Ordinance as:
16
- 17 a. Quality materials are used appropriately and the project is in harmony and
18 proportion to the surrounding structures,
19
- 20 b. The architectural style is appropriate for the project and is compatible with
21 other structures in the immediate neighborhood,
22
- 23 c. The siting of the modifications are comparable to the siting of other
24 structures in the immediate neighborhood, and
25
- 26 d. The bulk, height, and color of the modifications are comparable to the
27 bulk, height, and color of other structures in the immediate neighborhood.
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29

30 **Condition of Approval**
31 **Burdell Building Facade Renovation**
32 **405 East D at Lakeville Street**
33 **APN 007-132-033**
34 **PROJECT FILE NO. SPC02025**
35

- 36 1. The plans submitted for building permit review shall be in substantial
37 conformance with those plans dated May 28, 2002 and on file in the Petaluma
38 Planning Division, except as modified by the following conditions.
39
- 40 2. Before issuance of a building permit, the applicant shall revise the site plan or
41 other first sheet of the office and job site copies of the Building Permit plans to
42 list these Conditions of Approval as notes.
43
- 44 3. Signs are not approved as part of this project. Sign permits must be obtained
45 through the Building Division, and be designed to conform to the Zoning
46 Ordinance and the Oakmead Northbay Industrial Park Master Sign Program and
47 Sign Guidelines to staff satisfaction.

- 1
- 2 4. Construction activity is only permitted between the hours of 7:30am and 6:00pm
- 3 Monday through Friday and 9:00 and 6:00pm on Saturdays. No construction
- 4 activity shall be permitted on Sunday or City of Petaluma Holidays.
- 5
- 6 5. Special Development Fees may apply to the proposed project.
- 7
- 8 6. All new outdoor mechanical equipment, satellite dishes, fire main and all rooftop
- 9 equipment shall be fully visually screened upon installation subject to approval of
- 10 the Planning Division. Screening devices shall be shown on the construction
- 11 plans.
- 12
- 13 7. If the owner desires perimeter fencing, a City of Petaluma Fence Permit will be
- 14 required for review and approval from City of Petaluma Planning Staff and the
- 15 PBAC to ensure appropriate access for pedestrian use to surrounding areas.
- 16
- 17 8. *Prior to building permit issuance, the entry tower at the parking lot entrance shall*
- 18 *be shown sided with brick.*
- 19
- 20 9. *Prior to building permit issuance, the applicant shall modify the plans to depict 1)*
- 21 *two benches, one of which shall be as near as practicable to the corner of East D*
- 22 *and Lakeville and 2) bicycle parking for 4 bicycles - subject to the approval of*
- 23 *staff.*
- 24
- 25 10. *A window proposed within the gable on East D shall mimic the round vent seen in*
- 26 *old photos. If, when the stucco is removed, this is not possible, the applicant shall*
- 27 *work with staff on a satisfactory alternative.*
- 28
- 29 11. *The applicant shall use or replicate what is under the stucco between the gable on*
- 30 *the East D elevation or shall use stucco there.*
- 31
- 32 12. *Prior to building permit issuance, the railing proposed at the Lakeville entrance*
- 33 *shall be improved; the applicant shall consider industrial-looking metal*
- 34 *grillwork.*
- 35
- 36 13. *Prior to building permit issuance, the plans shall be modified to show street trees*
- 37 *along East D Street (something that will not grow too large).*
- 38
- 39 14. *Prior to building permit issuance, the applicant shall discuss a cut-through for*
- 40 *bikes/pedestrians with the owners of 219 Lakeville and shown one on the plans if*
- 41 *they agree to one.*
- 42
- 43 15. *Prior to building permit issuance, the applicant shall provide photo*
- 44 *documentation to the Petaluma Museum of the building during and before the*
- 45 *exterior remodel began.*
- 46

STANDARD SPARC CONDITIONS OF APPROVAL

16. The site shall be kept cleared at all times of all garbage and debris. No outdoor storage shall be permitted.
17. Construction activities shall comply with applicable Zoning Ordinance and Municipal Code Performance Standards (noise, dust, odor, etc.).
18. At no time shall future business activities exceed Performance Standards specified in the Uniform Building Code, Section 22-301 of the Petaluma Zoning Ordinance, and the 1987 City of Petaluma General Plan.
19. All exterior light fixtures shall be shown on plans subject to staff review and approval at time of building permit. They shall be hooded and downward cast. All lights attached to the buildings shall provide a soft “wash” of light against the wall and shall conform to City Performance Standards.
20. External downspouts shall be painted to match background-building colors. Scuppers without drainage pipes may not be installed because of probable staining of walls (overflow scuppers are excepted).
21. All improvements and grading shall comply with the Sonoma County Water Agency’s Design Criteria.
22. All work within the public right-of-way requires an excavation permit from the Division of Public Works.
23. All existing planting shall be maintained in good growing condition and be protected from the construction activity. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.
24. All conditions of the Building Division, Engineering Department and Fire Marshal’s office shall be adhered to.
25. The applicant shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commission, agents, officers, or employees to attack, set aside, void, or annul, the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants of any such claim, action, or proceeding. The City shall coordinate in the defense.

1 Nothing contained in this condition shall prohibit the City from participating in a
2 defense of any claim, action, or proceeding if the City bears its own attorney's
3 fees and costs, and the City defends the action in good faith.
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7 **SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:**
8 **OLD BUSINESS;**
9 **PUBLIC HEARING:**

10
11 **III. WASHINGTON CREEK VILLAGE, East Washington Street.**
12 **AP No: 149-180-015 & 016**
13 **File: SPC01002**
14 **Project Planner: Tiffany Robbe**
15

16 Applicant is requesting approval for site plan, architectural and landscaping plans
17 to construct 37, single-family residences on 9.23 acres.
18

19 Note: This item is continued from April 25, 2002 and June 13, 2002.
20

21 Tiffany Robbe presented the staff report. Ms. Robbe presented the following
22 correspondence that was received after the packet had gone out. 1) a memo from Ed
23 Anchordoguy; 2) a letter from Cobblestone Homes regarding the lots that have
24 photovoltaics; 3) letter from homeowners of the Alderwood subdivision
25

26 John Thatch, Architect: Addressed the concerns of the committee and gave a history of
27 the project and the changes to the project since the last SPARC meeting.
28

29 Frank Denny, Cobblestone Homes: Presented the bollard path lighting, showed the
30 proposed benches for the path on the creek, showed the lots proposed for the
31 photovoltaics, asked the committee to use the same street lights as Turtle Creek, and
32 showed craftsman type light for porches.
33

34 Public hearing opened:
35

36 Dina Aguilar, 281 Redwood Circle: Major concern is flooding of the creek. Bike path
37 stops at 277 Redwood Circle.
38

39 George White: City will continue bike path to Sonoma Mountain Parkway within two
40 years.
41

42 Jerilynn Johnson, 277 Redwood Circle: Asked if creek will be maintained
43

44 Bob Spieldenner, 285 Redwood Circle: Also have concerns about water and flooding.
45 Have had to sand bag twice. Will now get runoff since Turtle Creek was built. Hope for
46 a solution without harming our property.

1

2 John Ruzsicska, 297 Redwood Circle: Was under the impression that all of the homes
3 across from us would be 1-story homes instead of just one home.

4

5 Frank Denny: Will be dedicating the creek to the city. Will be filing the depression and
6 not the creek. Think the historic flooding problems will be going away.

7

8 Bonnie Diefendorf: Raising the pad for lot 15 a foot and a half.

9

10 Jerilynn Johnson: Responded to the questions regarding the grade levels of her home at
11 Alderwood.

12

13 Patricia Tuttle Brown: Asked the committee about the house lighting – would like
14 hooded light on the houses and on the path.

15

16 Jerilynn Johnson: Clarified that the issue for them is the creek.

17

18 Public hearing closed.

19

20 Committee Member Parkerson: All the flooding issues were discussed at the Council
21 level. SPARC's purview is strictly architecture, landscaping and the relationship of the
22 subdivision to other subdivisions. SPARC is not able to overturn decisions already made
23 by the Council.

24

25 Committee Comments:

26

27 Committee Member Lynch: Applaud the work that has gone into the changes. Think the
28 colors are too much – make it a more uniform color palette, less gray and beige. Quality
29 of line drawing on details looks good. Want the buildings to turn out like the drawings.
30 Wanted to respond regarding the windows. The job of the committee is to ensure quality
31 materials. Would rather see wood windows (shows Pella aluminum exterior clad wood
32 window). Argument about Title 24 does not hold true.
33 Do not like the sound wall material – looks like plastic. Do not like any of the options
34 presented for sound wall. Any planting on south facing wall will get fried. Think lots 12,
35 13, & 14 should be 1-story for the view corridor. Agree - something simpler with no
36 glare for porch lights and study bollards to ensure completely downward cast.

37

38 Committee Member Mathies: A lot of improvement in the elevations. Like the simple
39 mix of materials. Would like the windows improved. May benefit you to have more 1-
40 story homes. Think the faux wood is the best choice shown for the sound wall, but see
41 what other options exist. Would be best if you are planting. Would like to see a nicer
42 bench and better lighting – porch light should be less Craftsman.

43

44 Committee Member Barrett: Agree about the windows – upgrading to wood would be
45 beneficial. Would like to see an example of wire gates. Do not like the sound walls
46 either – do not know what you can cover it with. Agree that bollards and house lights

1 should be revised. Sympathetic to the neighbors regarding flooding.

2

3 Committee Member Rittenhouse: Detailing seen in elevations is critical to the success of
4 the subdivision – don't lose this quality when it is built. Color scheme needs to be pulled
5 back a bit. Issue of view corridor is critical – think it should be taken advantage of - lots
6 12, 13 and 14 would like those to be 1-story. More porch light variety and downcast.
7 Look at some of the sound walls on Sonoma Mountain Parkway. Propose better bench.
8 If built the way it is depicted it will be successful.

9

10 Committee Member Parkerson: Changes presented make it a more interesting place to
11 live. Think you could have a different house on lot 15. Agree the lighting needs to be
12 different and low glare. OK with colors. Encouraged residents to follow through
13 regarding the maintenance of the creek with SCWA.

14

15 Committee Member Lynch: Light stucco house sticks out too much. Do not want to see
16 all the 1-story houses being the same plan all in a row. Would like a new 1-story to be
17 2,400 square feet.

18

19 John Thatch, Architect: Proposed plan 5 on lots 11, 13, and 15.

20

21 Committee Member Parkerson: Like the idea of single story on the corner and 13 & 15.

22

23 Committee Member Lynch: Need a different design 1-story plan. Plan 5 at lot 15, new
24 plan at lot 11 keeping property line about where it is.

25

26 Committee Member Barrett: Bringing lots 11 and 15 down to 1-story will help the
27 neighbors. Bring your landscape architect to the next hearing.

28

29 Frank Denny: Went over changes committee requested:

30

- Change colors
- Change lighting on houses and path
- Sound wall
- Different bench on path
- Reduce lots 11 and 15 to 1-story

31

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36 M/S Barrett/Lynch to continue to July 25, 2002.

37

38

All in favor:

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Committee Member Rittenhouse: Yes

41

Committee Member Barrett: Yes

42

Committee Member Parkerson: Yes

43

Committee Member Lynch: Yes

44

Committee Member Mathies: Yes

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- 1 **IV. KJELDTSEN DUPLEX, 1ST Street between G & H (tentatively addressed as**
2 **550 & 554 First Street).**
3 **AP No: 008-192-004**
4 **File: SPC01052 & CUP 01026**
5 **Planner: Tiffany Robbe**
6

7 Applicant is requesting Site Plan and Architectural approval of a 3-story duplex
8 on a 3,405 square foot lot in the Riverfront Warehouse District.
9

10 Note: This item is continued from June 13, 2002 and June 27, 2002.
11

12 The applicant submitted a letter withdrawing their application.
13

- 14
15 **V. ADOBE HOUSE II, 750 North McDowell Boulevard.**
16 **AP No: 137-060-037**
17 **File: SPC01017**
18 **Planner: Phil Boyle**
19

20 Applicant is requesting Site Plan and Architectural Review approval to construct
21 a 11,065 square foot 2-story office building.
22

23 Note: This item is continued from June 27, 2002.
24

25 Phil Boyle presented the staff report. Noted page 9 in the staff report, Condition #48 – do
26 not believe it is necessary – will check with Police and Public Facilities.
27

28 Dave Columbo, Architect: Condition 49 – remove because the address will be on Wood
29 Sorrel. Presented changes to the site plan and the exterior elevations.
30

31 Public hearing opened:
32

33 Patricia Tuttle Brown: Like the changes that have been made. Suggested continuing the
34 turf block to the edge of the parking lot. Suggested bike rack at the new entrance.
35

36 Public hearing closed:
37

38 Committee Member Rittenhouse: Windows same, roof line, operable windows only on
39 bottom floor. Hat on tower is unnecessary to break up massing. Would like windows
40 differentiated.
41

42 Committee Member Barrett: Think changes are responsive to the committee's requests.
43

44 Committee Member Mathies: Appreciate the changes to the site plan; tower is an odd
45 appendage to me – doesn't flow with the rest of the building. Think windows should be
46 improved. Think the trellis should be more in line with metal roof.

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Committee Member Lynch: Applicant has made the changes requested. Agree with Committee Member Mathies regarding the tower and the trellis.

Committee Member Parkerson: Access from North McDowell has been identified. There is repetition, however, it has a rhythm. Wood trellis is ok for the nature of the building. Tower is odd.

Committee Member Lynch: Would like to condition old style bike rack.

Dave Columbo: Don't have a problem getting rid of tower. Will be using a nail on window that can be operable.

Consensus of committee, additional conditions of approval

1. No vinyl windows
2. Remove tower
3. Add old style bike rack
4. Change wood trellis to metal
5. Provide additional landscaping between employee area and parking lot.

M/S Barrett/Mathies to approve the project per the findings and amended conditions of approval..

All in favor:

Committee Member Rittenhouse: Yes

Committee Member Barrett: Yes

Committee Member Parkerson: Yes

Committee Member Lynch: Yes

Committee Member Mathies: Yes

Adobe House II
750 North McDowell Blvd.
APN 137-061-037

Findings for Approval of a Mitigated Negative Declaration:

1. That based upon the Initial Study, potential impacts resulting from the project have been identified. Mitigation measures have been proposed and agreed to by the applicant as a condition of project approval that will reduce potential impacts to less than significant. In addition, there is no substantial evidence that supports

- 1 a fair argument that the project, as conditioned and mitigated, would have a
2 significant effect on the environment.
3
- 4 2. That the project does not have the potential to affect wildlife resources as defined
5 in the State Fish and Game Code, either individually or cumulatively, and is
6 exempt from Fish and Game filing fees because it is proposed on an existing
7 developed site surrounded by development with none of the resources as defined
8 in the Code.
9
- 10 3. That the project is not located on a site listed on any Hazardous Waste Site List
11 compiled by the State pursuant to Section 65962.5 of the California Government
12 Code.
13
- 14 4. That the Site Plan and Architectural Review Committee reviewed the Initial Study
15 and considered public comments before making a recommendation on the project.
16
- 17 5. That a Mitigation Monitoring Program has been prepared to ensure compliance
18 with the adopted mitigation measures for the proposed use at this location.
19
- 20 6. That the record of proceedings of the decision on the project is available for
21 public review at the City of Petaluma Planning Division, City Hall, 11 English
22 Street, Petaluma, California.
23

24 **SITE PLAN AND ARCHITECTURAL REVIEW FINDINGS**

- 25
- 26 1. The Site Plan and Architectural Review Committee authorizes the proposed
27 construction of a two-story 11,065 square foot office building on a 34,196 square
28 foot site at the southeast corner of Southpoint and North McDowell.
29
- 30 2. The project as conditioned, will conform to the intent, goals and policies of the
31 Petaluma General Plan. The General Plan contains objectives and policies which
32 encourage the use of commercial lands for economic activities that contribute to
33 local employment and income and which encourages small and locally owned
34 businesses..
35
- 36 3. The project as conditioned, will not constitute a nuisance or be detrimental to the
37 public welfare of the community because it will be operated in conformance with
38 Performance Standards specified in the Uniform Building Code, the Petaluma
39 Zoning Ordinance and the 1987 City of Petaluma General Plan.
40
- 41 4. That the plan for the proposed development is compatible with the area and the
42 Development Standards will ensure that the proposed development and uses are
43 compatible.
44
45

**SITE PLAN AND ARCHITECTURAL REVIEW
CONDITIONS OF APPROVAL**

**Adobe House II
750 North McDowell Blvd.**

APN 137-061-037

REVISED (July 11, 2002)

Additions in italics, Deletions struck out

Planning Department

1. The plans submitted for building permit review shall be in substantial conformance with those plans dated ~~June 10~~ *July 1, 2002* and on file in the Petaluma Planning Division, except as modified by the following conditions.
2. Prior to issuance of a building permit, the applicant shall revise the site plan or other first sheet of the office and job site copies of the Building Permit plans to list these Conditions of Approval as notes.
3. Plans submitted for building permit shall include *the* color palette ~~for staff review and approval if a color palette is not reviewed and approved by SPARC.~~
4. Plans submitted for building permit shall include a minimum of 5 clothes lockers per the Bike Plan.
5. ~~Plans submitted for building permit shall include clearly marked pedestrian access across the parking lot, between the two parcels, connecting the two handicap access ramps.~~
6. ~~Plans submitted for building permit shall include a curb cuts and a crosswalk across Wood Sorrel Road per City of Petaluma Public Facilities standards.~~
7. ~~Plans submitted for building permit shall include 2 benches seating on the project property to accommodate 10 people adjacent to Southpoint Blvd.~~
8. ~~Plans submitted for building permit shall include unimpeded access on all four sides of parcel as follows: Driveway leading into parking lot from Wood Sorrel shall be widened to accommodate bicycles. There shall be a 4 foot wide access path mid block on Southpoint from the future Class I path into the parking lot. The five foot concrete walk leading from the parking lot to the sidewalk along North McDowell shall be widened 4 feet to allow for bicycle access. On south side of east parking lot, there shall be curb cuts for travel from the proposed building to the existing Adobe House parking lot (Building One).~~
9. *Plans submitted for building permit shall include a 4 foot wide path to provide access to Southpoint Blvd.*

- 1 10. Plans submitted for building permit shall include exterior lighting. Said plan shall
2 include a detail of the types of fixtures to be installed for review and approval by
3 the planning staff. The owner shall provide ~~street~~ lighting for bikeways and
4 pedestrian areas, which shall at all times be directed downward with light bulbs
5 well covered to avoid direct glare. This includes security lighting, which shall not
6 glare into surrounding bicycle/pedestrian areas whether on or off site. The lighting
7 plan shall be reviewed in regards to the Site Plan and Architectural Review
8 standards for lighting as well as the lighting standards outlined in the Bike Plan
9 (Objective O; Policy 39, 40 and 41).
10
- 11 11. Pursuant to Municipal Code 11.90 the applicant shall provide to the City the
12 components of their trip reduction program, including but not limited to these
13 conditions: an on-site "transportation coordinator" reporting to the City -- in a
14 form agreeable to the City -- on all incentives aimed at encouraging
15 employees/customers to walk/bicycle/transit to and from the premises (e.g.: on-
16 site facilities for food storage and preparation, indoor and outdoor dining facilities
17 and break areas accessible to all employees, bicycle courier services to and from
18 hospital, lending bikes for transit between Buildings One and Two, lending
19 umbrellas on rainy days, etc.). All of the above incentive documentation must be
20 received by city prior to issuance of certificate of occupancy.
21
- 22 12. Under no circumstances should any pesticide/herbicide be applied in areas used
23 by pedestrians/bicyclists any wherein this project or the surrounding areas without
24 appropriate signage, a policy currently employed by the Music, Recreation, and
25 Parks Department. This project shall utilize Best Management Practices
26 regarding pesticide/herbicide use and fully commit to Integrated Pest
27 Management techniques for the protection of bicyclists and pedestrians.
28
- 29 13. *Plans submitted for building permit shall indicate that the windows are*
30 *constructed of a material other than vinyl*
31
- 32 14. *Plans submitted for building permit shall not include the tower element on the*
33 *southeast corner of the building.*
34
- 35 15. *Plans submitted for building permit shall be modified to show a "traditional"*
36 *bike rack with vertical bars.*
37
- 38 16. *Plans submitted for building permit shall be modified to show a metal trellis*
39 *instead of wood.*
40
- 41 17. *Plans submitted for building permit shall be modified to show additional*
42 *landscaping between the employee area and the parking lot.*
43
44
45
46

Standard SPARC Conditions Of Approval

18. The applicant shall be responsible to contact the Fire Marshal's office immediately during construction of the project if any contaminated soils are found on-site.
19. The site shall be kept clear at all times of all garbage and debris. No outdoor storage shall be permitted.
20. Construction activities shall comply with applicable Zoning Ordinance and Municipal Code Performance Standards (noise, dust, odor, etc.).
21. At no time shall future business activities exceed Performance Standards specified in the Uniform Building Code, Section 22-301 of the Petaluma Zoning Ordinance, and the 1987 City of Petaluma General Plan.
22. All new outdoor mechanical equipment, satellite dishes, fire main and all rooftop equipment shall be fully visually screened upon installation, subject to approval of the Planning Division. Screening devices shall be shown on the construction plans.
23. External downspouts shall be painted to match background-building colors. Scuppers without drainage pipes may not be installed because of probable staining of walls (overflow scuppers are excepted).
24. All trees shall be a minimum fifteen-gallon size (i.e. trunk diameter of at least $\frac{3}{4}$ inch measured one foot above the ground) unless otherwise specified (e.g.: 24" box or specimen size) and double staked; all shrubs shall be five gallon size. All landscaped areas not improved with lawn shall be protected with two-inch deep bark mulch as a temporary measure until the ground cover is established.
25. All plant material shall be served by a City approved automatic underground irrigation system.
26. All improvements and grading shall comply with the Sonoma County Water Agency's Design Criteria.
27. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

- 1 28. The applicant shall defend, indemnify, and hold harmless the City or any of its
2 boards, commissions, agents, officers, and employees from any claim, action or
3 proceeding against the City, its boards, commission, agents, officers, or
4 employees to attack, set aside, void, or annul, the approval of the project when
5 such claim or action is brought within the time period provided for in applicable
6 State and/or local statutes. The City shall promptly notify the applicants of any
7 such claim, action, or proceeding. The City shall coordinate in the defense.
8 Nothing contained in this condition shall prohibit the City from participating in a
9 defense of any claim, action, or proceeding if the City bears its own attorney's
10 fees and costs, and the City defends the action in good faith.

11
12 **Engineering Division**

- 13
14 29. All damaged portions of existing sidewalk surrounding the parcel frontage shall
15 be replaced per City Standards prior to issuance of a certificate of occupancy.
16
17 30. An Excavation permit is required for all work within the public right of way
18 including public easements.
19
20 31. Lot-to-Lot drainage is not allowed if no drainage/storm drain easement exists.
21
22 32. Sewer, water and storm drain utility connections shall not be allowed in North
23 McDowell Blvd.
24
25 33. Site access shall be limited to the Wood Sorrel Drive parcel frontage.
26
27 34. A private sewer easement is required based on the proposed connection. The
28 easement shall be recorded prior to building permit issuance.
29
30 35. The water service system and location shall be subject to the review and approval
31 of the City Engineer.
32
33 36. Landscaping shall be limited over public easements and shall be subject to the
34 review and approval of the City Engineer.
35
36 37. Overhead terraces/structures/etc. are not allowed in public easement areas.
37
38 38. Approval from Pacific Gas and Electric Company (PG& E) is required prior to
39 the start of any construction within public utility or PG & E easements.
40

41 **Fire Marshal**

- 42
43 39. The building shall be protected by an automatic fire sprinkler system as required
44 by the Uniform Fire Code and shall be provided with central station alarm
45 monitoring, which will notify the fire department in the event of water flow. In
46 addition, a local alarm shall be provided on the exterior and interior of the
47 building.
48

- 1 40. Post address numbers on or near main entry door. Numbers to be a minimum of
2 four inches high with contrasting background. Must be visible from street.
3
- 4 41. Provide one 2A10BC rated fire extinguisher for each 3000 square feet. There
5 shall be no more than 75 feet travel distance from any location to a fire
6 extinguisher.
7
- 8 42. Provide a KNOX BOX for fire department access. KNOX BOX shall contain
9 keys or access codes to building/s.
10
- 11 43. Provide key with tag indicating address and suite number for KNOX box.
12
- 13 44. Contractors installing underground fire sprinkler mains shall obtain a permit and
14 submit 2 sets of plans for approval prior to commencing work. A hydrostatic test
15 of 200 psi for two hours is required prior to backfill. All joints shall be visible at
16 time of inspection. Underground installations shall be flushed to fire department
17 satisfaction prior to connection to overhead.
18
- 19 45. All contractors performing work on fire sprinkler systems, either overhead
20 systems or underground fire service mains, shall have a C-16 Contractors License.
21
- 22 46. All contractors shall have a city business license and a workers compensation
23 certificate on file with the Fire Marshal's office.
24
- 25 47. Activation of the fire sprinkler system shall sound an interior alarm that will
26 notify all occupied spaces.
27
- 28 48. Fire service under ground to fire hydrants shall have a double detector check /
29 backflow prevented installed per City of Petaluma Water Installation Standards.
30 Authority to install is per Petaluma Municipal code Section 15.09, 15.09.40 and
31 Title 17 of the California Administrative code.
32
- 33 49. Turn radius from the street and inside the project space have turn radius of not
34 less than 25'.
35
- 36 50. This plan has been reviewed with the information supplied; subsequent plan
37 submittal for review may be subject to additional requirements as plans are
38 revised.
39

Police Department

- 40
41
- 42 51. All trees shall be trimmed and maintained up to a minimum of 6 ft in height.
43
- 44 52. All shrubbery must be trimmed to a maximum height of 3 ft. for visual access into
45 the inside of the building.
46

- 1 53. Plans submitted for building permit shall include an additional light and post at
2 the east side of the new parking lot on the sidewalk side along Wood Sorrel Drive
3 for safety purposes.
4
- 5 54. Plans submitted for building permit shall show the monument sign on the N.
6 McDowell Boulevard side of the building illuminated with the address in large
7 print.
8
- 9 55. Plans submitted for building permit shall show a building directory at all
10 entrances. The directory must include a picture of the floor plan and a list of the
11 business names and suite numbers.
12
- 13 56. Plans submitted for building permit shall show mirrors positioned in the
14 appropriate corner at the top of the stairwells and in the elevator for safety
15 purposes.
16
-

17
18 **VI.**

19
20 **TRADITIONS ROUNDABOUT.**
21 **Sonoma Mountain Parkway and Corona Road.**
22 **AP No: 137-061-040**
23 **File: SPC02021**
24 **Planner: Phil Boyle**
25

26 Applicant is requesting approval of landscape plans for a proposed roundabout at
27 the intersection of Sonoma Mountain Parkway and Corona Road.
28

29 Note: This item is continued from June 27, 2002.
30

31 Phil Boyle presented the staff report.
32

33 Committee Member Barrett: Asked about the street lights.
34

35 Spike Godfrey: Pointed out the location of the street lights and clarified the type of
36 lights.
37

38 David Bradley, Ryder Homes: Presented the changes since the last meeting.
39

40 Committee Member Barrett: Clarified where brick pavers would be going.
41

42 Public hearing opened:
43

44 Patricia Tuttle Brown: Made suggestions for benches added to the roundabout. Want a
45 bike merge sign at the point where it narrows. .
46

1 Public hearing closed:

2

3 Committee Member Rittenhouse: Suggested easing the corners and splaying of paths.

4

5 Committee Member Barrett: Like the addition of benches and more trees on the south
6 side of Corona.

7

8 Committee Member Rittenhouse: Appreciate the detail presented – addition of benches
9 and tress to replace the one being removed, splaying is good. Like material pallet.

10

11 Committee Member Mathies: Like the plan, addition of benches, splaying of the bike
12 path intersecting the street, addition of trees is a good idea.

13

14 Committee Member Lynch: Agreed with comments of other committee members.

15

16 Committee Member Parkerson: Appreciate the adjustments made. Like the addition of
17 benches and replacing the trees being removed.

18

19 David Bradley: Don't object to the addition of trees. Have concerns about blocking
20 visibility for trucks pulling out.

21

22 Committee Member Barrett: Suggested palm trees.

23

24 Committee Member Parkerson: Suggested benches on either end.

25

26 Consensus of committee:

27

- Signage for bikes merging

28

- High canopy trees, such as palm, between Corona Road and the existing
29 house/office of the Brody Property which do not obstruct the view of vehicles
30 exiting the Brody Property.

31

- Splaying of bike paths

32

- Additional benches per the PBAC recommendations

33

34 M/S Lynch/Mathies to approve the project per the findings and amended conditions.

35

36 All in favor:

37

Committee Member Rittenhouse: Yes

38

Committee Member Barrett: Yes

39

Committee Member Parkerson: Yes

40

Committee Member Lynch: Yes

41

Committee Member Mathies: Yes

42

43

44

45

46

1
2 **SITE PLAN AND ARCHITECTURAL REVIEW FINDINGS**
3 **TRADITIONS ROUNDABOUT**
4 **INTERSECTION OF SONOMA MOUNTAIN PARKWAY AND CORONA ROAD**
5 **APN 137-061-040**
6 **Project File No. SPC02021**
7
8

- 9 1. The traffic analysis for the proposed project concluded that the level of service at
10 the intersection of Sonoma Mountain Parkway and Corona Road with the
11 configuration of a modern roundabout would be LOS C, or better, during both the
12 morning and evening commute periods.
13
14 2. That the potential impacts of the proposed project have been assessed and have
15 been determined not to be detrimental to the public health, safety, or welfare.
16
17 3. That the proposed project is consistent, compatible and supports a number of
18 policies of the General Plan and the Corona/Ely Specific Plan.
19
20 4. That the proposed project is deemed to be in the public interest to provide for
21 orderly development of infrastructure. The development of the proposed
22 roundabout will not create a nuisance to existing surrounding uses.
23

24 **CONDITIONS OF APPROVAL**
25 **TRADITIONS ROUNDABOUT**
26 **INTERSECTION OF SONOMA MOUNTAIN PARKWAY AND CORONA ROAD**
27 **APN 137-061-040**
28 **Project File No. SPC02021**
29
30

31 From the Planning Division:
32

- 33 1. Prior to approval of improvement plans, the applicant shall revise the site plan or
34 other first sheet of the office and job site copies of the Building Permit plans to
35 list these Conditions of Approval and all other applicable Conditions of Approval
36 as notes.
37
38 2. All of the conditions of approval adopted in conjunction with the associated
39 General Plan and Specific Plan Amendment approved by the City Council on
40 April 15, 2002 for the reconstruction of the intersection of Sonoma Mountain
41 Parkway and Corona Road are full force in effect.
42
43 3. Improvement plans submitted for approval shall be in substantial compliance with
44 the attached Preliminary Landscape Plans dated stamped July 2, 2002.
45

1 4. *Plans submitted for building permit shall include high canopy trees, such as palm,*
2 *between Corona Road and the existing house/office of the Brody Property which*
3 *do not obstruct the view of vehicles exiting the Brody Property.*

4
5 5. *Plans submitted for building permit shall be modified to show the paths flaring*
6 *out where they connect with Corona Road and Sonoma Mountain Parkway to*
7 *allow for cyclist to more easily transition from the path to the street and vise*
8 *versa.*

9
10 6. *Plans submitted for building permit shall include additional benches per the bike*
11 *committee recommendations.*

12
13 From the Engineering Section:

14
15 7. *Construction plans submitted to the City shall meet the established industry*
16 *design criteria.*

17
18 8. *The developer shall show dedication of the necessary right-of way for the*
19 *roundabout construction on plans submitted to the City.*

20
21 From the Fire Marshal:

22
23 9. *The traffic circle is conditionally approved and appears to meet drawing*
24 *specification for fire apparatus use. Prior to issuance of a improvement plans the*
25 *roundabout is subject to an actual driving test on a prototype setup with traffic*
26 *cones approved by the Fire Marshal.*

27
28 From the Department of Public Facilities and Services:

29
30 10. See attached memorandum from Butch Smith February 1, 2002(Attachment I).

31
32 Water Resources and Conservation:

33
34 11. Improvement plans submitted to the City shall include all water, sewer, and storm
35 drain utilities in the project area.

36
37 Pedestrian and Bicycle Advisory Committee (PBAC):

38 12. Improvement plans submitted to the City shall include lighting type and location
39 that do not cast direct glare into cyclist/pedestrian eyes.

40 13. Improvement plans submitted to the City shall include “Share the Road”,
41 “Pedestrian Crossing” and “Caution Bikes Merging” signs alerting motorists to
42 bicycle and pedestrian traffic. The size, location and design of these signs shall
43 be subject to approval by the City of Petaluma Department of Public Facilities
44 and Services.

- 1 14. Improvement plans submitted to the City shall include Class II bike lanes leading
2 up to and radiating from the three legs of the roundabout for any cyclist entering
3 or exiting the roundabout.
- 4 15. Improvement plans submitted to the City shall include colored crosswalks, which
5 have a distinctive treatment to slow traffic at the point where cyclists/pedestrians
6 enter from separate facility.
- 7 16. Improvement plans submitted to the City shall include the use of various
8 pavement treatments (e.g. barriers, colors, raised surfaces) throughout the project
9 to provide visual and other effects that lend to traffic calming.

10
11
12 **SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:**
13 **PRELIMINARY REVIEW:**

14
15 **VII. BJM BUILDING, 90 Sycamore Lane.**
16 **AP No: 006-450-002**
17 **File: PRE02014**

18
19 Applicant is requesting preliminary review to construct a new retail building.

20
21 Brian Miller, applicant: Presented two new designs for the committee to review.

22
23 Committee Member Lynch: Asked about the findings for the denial of the project.

24
25 Committee Member Parkerson: Thinks both plans are an improvement. Likes the
26 continuity of building. Keep architectural concept and modify per comments. Mimics
27 but does not copy other buildings downtown and on Petaluma Boulevard North.

28
29 Committee Member Barrett: Like the brick building with metal awning and think it
30 would look good in that location.

31
32 Committee Member Lynch: Had misgivings about the process. Think the revised plan is
33 something I can work with. Has a lot of what we have asked for – traditional massing
34 with modern materials. Would like to see it asymmetrical – showroom one way and
35 industrial side the other way. Would not want to see plastic glass blocks replica. It's a
36 modern building with a nod to the historic.

37
38 Committee Member Mathies: Appreciate the applicant's willingness to get a higher
39 quality design. Going in the right direction. Is familiar with plastic glass block and
40 would not want to see it.

41
42 Committee Member Rittenhouse: Site plan is better. Like the shift of the trash
43 enclosure. This design is alluding to the industrial use, however, it is not quite there.
44 Should reduce symmetry. Why have a canopy going all the way around? Like the canopy

1 over the loading area. Possibly cover the entryway. Like the historical references.
2
3
4

5
6 **VIII. PARK PLACE, Lakeville Highway & Casa Grande Road.**

7 **AP No: 005-040-054; 055**

8 **File: PRE02015**
9

10 Applicant is requesting preliminary review to construct 20,000 square feet of
11 commercial retail space and 271 dwelling units.
12

13 Applicant requested to be moved to the next agenda.
14

15
16 **IX. REPORTS:**

17 **Planning Staff Reports:** None

18 **Liaison Reports:** Planning Commission – consent item for a wine shop
19 downtown.
20

21
22 Committee Member Rittenhouse : It has been a pleasure working with Ross Parkerson.
23

24 **Adjournment:** 6:55 p.m.
25
26

27 S:\Sparc\Minutes\071102.doc