



City of Petaluma, CA
Site Plan and Architectural Review Committee

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Minutes

Regular Meeting October 24, 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*

*Chairperson

Staff: George White, Planning Manager
Irene Borba, Senior Planner
Tiffany Robbe, Assistant Planner
Kim Gordon, Assistant Planner
Betsi Lewitter, Project Planner
Anne Windsor, Administrative Secretary

Approval of Minutes: Minutes of October 10, 2002 were approved as amended. M/S Rittenhouse/Grack 4-0; Barrett abstained.

Committee Members' Report: None

Correspondence: Summary of Challenges and Opportunities for the General Plan passed out at places.

Public Comment: None

Legal Resource Statement: Was noted on the agenda.

Appeal Statement: Was noted on the agenda

HISTORIC & CULTURAL PRESERVATION COMMITTEE BUSINESS:
PRELIMINARY REVIEW:

1 **I. SAINT VINCENT'S ELEMENTARY SCHOOL, Union & Howard Streets**
2 **AP No: 006-224-001, 003, & 004**
3 **File: PRE02022**
4 **Planner: Irene Borba**

5
6 Applicant is requesting a preliminary site plan and architectural review of a
7 proposed campus renovation.
8

9 Committee Members Gracyk and Lynch recused themselves. Both committee members
10 live within 500 feet of the project.
11

12 Chris Lucia, Architect: Gave a history and overview of the project.
13

14 Hoppy Hopkins: Asked questions regarding the old high school having the 3rd story
15 removed. Asked if it could be put back on during the renovations.
16

17 Diana Painter, 2625 A Street: Responded to questions regarding the 3rd floor of the old
18 high school. The removal of the 3rd story was done in response to the Fire Marshal's
19 office.
20

21 Randy Figueiredo, Tierney/Figueiredo Architects: The third floor was taken down for
22 safety reasons and presently the school does not need the additional space.
23

24 Public comments:
25

26 Janet Gracyk, 65 Prospect: Like the new administration bldg and the convent, glad old
27 high school is being renovated. Regarding the parking – urge SPARC to improve the
28 landscaping around the parking. Have questions about phasing – want planting
29 improvements on earlier phases so it does not get left out. Use bulb outs where you have
30 traffic calming. Use tree grates for street trees. Look at details carefully. Concerned
31 about how landscape will be maintained. Will historic walls be retained?
32

33 Chris Lynch, 320 Walnut: Details are really important – have concerns about the impact
34 of the parking lot – driveway on Howard helps tremendously. Need a lot more done to
35 visually screen parking lot from Prospect Street – possibly stucco wall or hedge. Need to
36 see a section of the house to see the relation with the parking lot.
37

38 Patricia Tuttle Brown, PBAC: Submitted conditions as follows: On Walnut Street side
39 there is a step up, suggested a ramp; asked for 3 benches on Howard and 1 on Union;
40 small cut through to the parking lot from Prospect Street; asked about chained link fence
41 comment from Police; would like double crosswalks; grandfather in additional parking;
42 asked for clarification of bike path on Howard Street.
43

44 Randy Figueiredo: Will be putting in a wrought iron fence instead of chain link fence.
45

46 Susan Rothman, School Principal, Union & Howard: It is a dilemma for the school to

1 have the blacktop open to the public. Would like the neighborhood to be able to use the
2 facility, however, no one is available to lock up in the late evening and there is too much
3 risk of vandalism.

4
5 Chair Rittenhouse: Asked about the phasing of the project.

6
7 Randy Figueiredo: Will be submitting the phasing as fundraising is done. Initial phase
8 would be the old high school and the playground and public right-of-ways.

9
10 Chris Lynch, 320 Walnut: Will this plan preclude parking on the existing playground?

11
12 Randy Figueiredo: Yes it will preclude parking on the playground. Parking study has
13 been done and there are only 2-3 evening events per year that would disrupt
14 neighborhood parking.

15
16 Public comment closed:

17
18 Committee Member Hurley: Pleased how the project has evolved. Suggested putting
19 multipurpose room in a new building and leave convent as partitioned places. Put stage
20 in rear part of convent. Referred to the Secretary of the Interior's Standards for quasi-
21 public and institutional buildings – interior spaces should be retained otherwise you
22 compromise historic nature of the building. Think there is a disconnect to gut the
23 partitioned space and then do an addition with partitioned space. Would like to see two
24 alternatives with one retaining the interior of the convent. Regarding the old high school
25 – would like to see the top story restored and bring it back to the 1880's look – take it
26 back to the exposed brick. The interior could be unfinished for future expansion and
27 programmatic needs. Address historic wall on the exterior, relook at the focus regarding
28 historic preservation.

29
30 Committee Member Hopkins: Put the 3rd story back on the old high school.

31
32 Committee Member Barrett: Design has taken a positive turn – like Marianne's
33 suggestions. If you cannot actually put on the 3rd story at least do the structural work
34 now in case you expand later. Agree with a cut through from Prospect Street. Do agree
35 with a bike ramp next to the stairs. Think additional parking is good for neighbors. If the
36 house on the corner is sold there will be no parking. Have concern about the Samuel
37 property – would like to see the cross section in relationship to the parking lot.

38
39 Committee Member Mathies: Much better than the first version. Would be great if the
40 3rd floor could be put back on – do not know if it's feasible. Good effort to make
41 Prospect more residential. Don't think a cut through is necessary. Readdress the multi-
42 purpose room.

43
44 Committee Member Rittenhouse: Parking has been improved and Prospect Street has
45 been improved. Regarding the high school – is at least worth an investigation, don't
46 think it's absolutely necessary. Most important issue is the relationship of multi-purpose

1 room to the convent. Agree with Marianne about removing partitioned space and then
2 adding partitioned space. Think the new addition should be multi-purpose and renovate
3 the convent. Like the idea of using the playground as a parking lot when the school has
4 evening events so that parking is not a burden to the neighborhood.

5
6 Randy Figueiredo: Responded to the committee regarding the renovation of the convent.
7 The height of the present convent works for the multi-purpose room to have basketball
8 courts, etc. The addition of office space is minimal in comparison.

9
10 Diana Painter: Talked about the importance of the evolution of the site and the school's
11 needs.

12
13 Chair Rittenhouse: If there is an evolution for the convent – may want to come back to
14 SPARC as a preliminary review.

15
16
17 Public hearing began at 4:30

18
19 **SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:**
20 **OLD BUSINESS;**
21 **PUBLIC HEARING:**

22
23 **II. G&C AUTOBODY, 896 Lakeville Street.**
24 **AP No: 005-020-043**
25 **File: SPC01049 & CUP01030**
26 **Planner: Tiffany Robbe**

27
28 Note: This item is continued from September 12, 2002, and October 10, 2002.

29
30 Reconsideration of a decision to deny a request for Site Plan and Architectural
31 approval to expand G&C Auto Body at 896 Lakeville Street.

32
33 Tiffany Robbe presented the staff report.

34
35 George Riley, Architect: Presented the changes to the project since the last SPARC
36 meeting.

37
38 Parker Smith, Sebastopol: Presented the changes to the landscape plans.

39
40 There was discussion with the committee and the architect regarding the height of fences
41 and gates and the placement of the gates.

42
43 Craig Spaulding, City Engineer: Clarified his memo regarding driveway widths.

44
45 Public hearing opened:
46

1 Patricia Tuttle Brown, PBAC: Bike parking near the front door makes more sense than in
2 the parking lot. Regarding the path and safety which is a concern here – seems a better
3 solution to have a night watchman instead of barbed wire and multiple gates. Think a cut
4 through here is important because Caulfield and a path along the water district property
5 may never happen. Does not need to be a 10-foot path – possibly put on the east side of
6 the property or have the traffic flow in a U shape pattern.

7
8 Robert Vance: Towing vehicle is about 38-feet long and difficult to maneuver – need a
9 minimum of 20 feet for service vehicle driveway width.

10
11 Public hearing closed:

12
13 Committee Member Lynch: Still think the site is confusing – do not know what is the
14 real entrance. Reduce width of the driveway cut to 30-36 feet, get rid of the island, have
15 porte-cochere cover entry & exit – have one entry drive then widening to two entry lanes.
16 Put in a 5-ft. path next to the two-way service drive isle. Architecture is greatly
17 simplified – shingle looks residential not commercial. If you want to use comp shingle
18 use a different one. Get rid of flags.

19
20 Chair Rittenhouse: The customer area can be simplified by reducing the driveway width,
21 eliminating the gates in front, and having the bike path on east side.

22
23 Committee Member Barrett: Appreciate architectural changes, landscaping is ok. Still
24 think the entrance is confusing and the other's comments may solve the problem. Like
25 the idea of bike parking being closer to the building. Shifting the path over to the east
26 side seems more natural. Like the idea of a night watchman – it certainly makes sense.
27 Have a problem with the public entry gates – seems to really have no purpose.

28
29 Committee Member Gracyk: Think plant choices are good – appreciate that you have
30 kept only one lawn. Think the recommendations made so far are good. Do not agree
31 with making a path through the property – invites the public onto property. 5 ft path with
32 razor wire is unpleasant. It is inappropriate to make the applicant fix the City's problem
33 of circulation. Think a security guard is a good idea.

34
35 Committee Member Mathies: Would like trim color (green) to be a little more subtle.
36 Think the options for the entryway are good – driveway more narrow and porte-cochere
37 wider. Path in marginal area for the general public, better access point elsewhere. Think
38 the light fixture is too decorative – look for something a little more clean & commercial.

39
40 Committee Member Rittenhouse: Architecture has come a long way, however, the
41 driveway issue needs to be solved. Agree that the roofing shingles are not appropriate –
42 use a 40-year or comp shingle instead. Do not think you need gates at the public
43 entrance. Agree that 5' path dangerous & circulation should be resolved elsewhere.

44
45 Committee Member Barrett: Agree about the light fixture – does not fit.

46

1 Committee Member Gracyk: Reiterate that lighting fixture should be simpler and
2 Victorian-look shingles are not appropriate.

3
4 Committee Member Lynch: Key to solving entry issue is to narrow the driveway and to
5 extend the porte-cochere with no supports or island in the middle. Bike path will be
6 critical when Hopper is developed. Path should go on west side of property.

7
8 Added Conditions:

- 9 Narrow public entry drive – three lanes - one 12-ft. entry & two-10 ft. exits
- 10 (maximum of 32 ft), subject to staff review
- 11 Porte-cochere to cover driveway width (32 ft.) at height required by Fire Marshall
- 12 and design subject to staff review (may be continuous or separate from
- 13 porch roofline)
- 14 Eliminate gates at public entry - bollards are acceptable but not needed
- 15 Change roof shingles, subject to staff approval, replace Victorian or residential
- 16 look with a commercial grade
- 17 Staff review of lighting fixtures (more industrial) and of photometric plan
- 18 Bike parking moved under the covered porch area
- 19 Relocate flag pole subject to staff review – limit to one
- 20 No razor wire, three strand barbed wire ok on all areas except customer areas &
- 21 front

22
23 Bike path not required – majority opposed to path for safety /security/appropriateness of
24 location.

25
26 Chair Rittenhouse: Encouraged the applicant to look at the green trim.

27
28 M/S Rittenhouse/Mathies to approve the project per the findings and amended conditions.

29
30 All in favor:

- 31 Committee Member Gracyk: Yes
- 32 Committee Member Barrett: Yes
- 33 Chair Rittenhouse: Yes
- 34 Committee Member Lynch: Yes
- 35 Committee Member Mathies: Yes

36
37 **FINDINGS FOR ADOPTION OF A MITIGATED NEGATIVE DECLARATION:**

38 **G & C Auto Body Expansion**
 39 **896 Lakeville Street**
 40 **APN 005-020-043**
 41 **Project File No(s). SPC01049 & CUP01030**

- 42
- 43 1. That based upon the Initial Study, potential impacts resulting from the project
- 44 have been identified. Mitigation measures have been proposed and agreed to by
- 45 the applicant as a condition of project approval that will reduce potential impacts
- 46 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 urban development with none of the resources as
- 8 defined 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 (SPARC) reviewed the
- 15 Initial Study and considered public comments before making a recommendation
- 16 on the project.
- 17
- 18 5. That a Mitigation Monitoring Program has been prepared to ensure compliance
- 19 with the adopted mitigation measures.
- 20
- 21 6. That the record of proceedings of the decision on the project is available for
- 22 public review at the City of Petaluma Planning Department, City Hall, 11 English
- 23 Street, Petaluma, California.
- 24
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SITE PLAN AND ARCHITECTURAL REVIEW FINDINGS:

G & C Auto Body Expansion

896 Lakeville Street

APN 005-020-043

Project File No(s). SPC01049 & CUP01030

- 32 1. The Site Plan and Architectural Review Committee (SPARC), authorizes the
- 33 construction of a 6,220 square foot addition attached to the existing building and a
- 34 new 9,300 square foot building at 896 Lakeville Street, APN 005-020-043.
- 35
- 36 2. The project as conditioned will conform to the intent, goals and policies of the
- 37 Petaluma General Plan.
- 38
- 39 3. The expansion of the auto body use, as conditioned, will not constitute a nuisance
- 40 or be detrimental to the public welfare of the community because it will be
- 41 operated in conformance with the Petaluma Zoning Ordinance via a Conditional
- 42 Use Permit.
- 43
- 44 4. As required by the California Environmental Quality Act (CEQA) an Initial Study
- 45 was prepared and potential impacts resulting from the project have been
- 46 identified. Mitigation measures have been proposed and agreed to by the

1 applicant as a condition of project approval that will reduce potential impacts to
2 less than significant. In addition, there is no substantial evidence that supports a
3 fair argument that the project, as conditioned and mitigated, would have a
4 significant effect on the environment.

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6
7 5. The proposed structures and site plan, as conditioned, shall conform to the
8 requirements of the Site Plan and Architecture Review Standards for Review of
9 Applications 26-406 (A) of the Zoning Ordinance as:

- 10 a. Quality materials are used appropriately and the project is in harmony and
11 proportion to the surrounding structures;
- 12 b. The architectural style is appropriate for the project and is compatible with
13 other structures in the immediate neighborhood;
- 14 c. The siting of the new structures are comparable to the siting of other
15 structures in the immediate neighborhood;
- 16 d. The bulk, height, and color of the new structures are comparable to the bulk,
17 height, and color of other structures in the immediate neighborhood;
- 18 e. The landscaping is in keeping with the character and design of the site and
19 existing trees are to be preserved; and
- 20 f. Ingress, egress, internal traffic circulation, off-street parking facilities and
21 pedestrian ways have been designed to promote safety and convenience.

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30 **SITE PLAN AND ARCHITECTURAL REVIEW CONDITIONS OF APPROVAL**
31 **G & C Auto Body Expansion**
32 **896 Lakeville Street**
33 **APN 005-020-043**
34 **Project File No(s). SPC01049 & CUP01030**
35

- 36 1. The plans submitted for building permit review shall be in substantial
37 conformance with those plans dated October 10, 2002 and on file in the Petaluma
38 Planning Division, except as modified by the following conditions.
- 39 2. Prior to issuance of a building permit, the applicant shall revise the site plan or
40 other first sheet of the office and job site copies of the Building Permit plans to
41 list these Conditions of Approval and the Mitigation Measures as notes.
- 42 3. All mitigation measures adopted in conjunction with the Mitigated Negative
43 Declaration for the G & C Auto Body Expansion project are herein incorporated
44 by reference as conditions of project approval.
- 45
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- 1•
2 4. Upon approval by SPARC, the applicant shall pay the \$35.00 Notice of
3 Determination fee to the Planning Division. The check shall be made payable to
4 the County Clerk. Planning staff will file the Notice of Determination with the
5 County Clerks office within five (5) days after receiving SPARC approval.
6
7 5. *Prior to issuance of a building permit, the applicant shall revise the plans to show
8 the public entry driveway narrowed to three lanes, with widths not to exceed one
9 12-foot entry and two 10-foot exit lanes for a maximum driveway width of 32 feet.
10 Driveway design shall be subject to Engineering and Planning Division review.*
11
12 6. *Prior to issuance of a building permit, the applicant shall revise the plans to
13 depict the porte-cochere covering the width of the public driveway (32 feet) with
14 no **intermediate** supporting island or columns. The porte-cochere shall have the
15 clearance required by the Fire Marshall and the design shall be subject to staff
16 review.*
17
18 7. *Prior to issuance of a building permit, the applicant shall eliminate all gates from
19 the main public entryway. Bollards are acceptable but not required..*
20
21 8. *Prior to issuance of a building permit, commercial grade comp/40-year roofing
22 (not Victorian or residential in style) shall be called out on the plans and shall be
23 subject to staff approval.*
24
25 9. *Prior to issuance of a building permit, more industrial looking lighting fixtures
26 shall be proposed and a photometric plan shall be included, both of which shall
27 be subject to staff review and approval.*
28
29 10. *Prior to issuance of a building permit, the applicant shall revise the plans to
30 shown the required exterior bike parking under the covered porch (4 spaces) and
31 include 2 secured interior bicycle parking spaces.*
32
33 11. *Prior to issuance of a building permit, the applicant shall revise the plans to
34 depict only one flagpole, the location of which shall be subject to staff review and
35 approval.*
36
37 12. *No razor wire shall be allowed at this site. Three-strand barbed wire is allowed
38 around all areas except the customer parking areas to the front of the parcel.*
39
40 ~~6.13.~~ Prior to issuance of a building permit, the plans shall depict a Class II striped bike
41 lane along the Lakeville Street the distance of the frontage pursuant to the Bike
42 Plan Map and that one "Share the Roads" sign will be posted along this frontage.
43 This work shall be subject to review by the Department of Public Facilities.
44
45 ~~7.14.~~ Prior to issuance of a building permit, the plans shall include a shower for
46 employee use.

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2 8-15. Prior to issuance of a building permit, the plans shall be revised to depict three
3 benches, one of which shall be under the covered walkway facing Lakeville
4 Street.
5
- 6 9-16. Prior to issuance of a building permit, the plans shall be revised to show a
7 handicap accessible ramp at the terminus of the pedestrian crosswalk as part of
8 the frontage improvements on Lakeville Street, pursuant to the recommendation
9 by the Traffic Impact Analysis.
10
- 11 ~~10-17.~~ Prior to issuance of a building permit, all exterior light fixtures shall be shown on
12 plans subject to staff review and approval. All lights attached to the building shall
13 provide a soft “wash” of light against the wall and shall conform to City
14 Performance Standards. No lighting shall produce a direct glare into the eyes of
15 cyclists/pedestrians.
16
- 17 ~~11-18.~~ Prior to issuance of a building permit, the plans shall be revised to comply with
18 the SPARC Guideline (Landscape 5.5), which requires a 6 foot wide landscaped
19 divider strip every eight parking stalls.
20
- 21 ~~12-19.~~ *Prior to issuance of a building permit, the plans shall be revised to show the area*
22 *to the west of the main driveway landscaped rather than paved. This new*
23 *landscaped area shall be consistent with the approved landscaping plan, drought*
24 *tolerant, and shall be subject to staff review. those parking spaces to the east of*
25 *the driveway median with a substandard back up distance shall be designated as*
26 *compact spaces so that they comply with the SPARC standards.*
27
- 28 ~~13-20.~~ The applicant shall utilize Best Management Practices regarding
29 pesticide/herbicide use and Integrated Pest Management techniques. No
30 pesticide/herbicide shall be applied in areas used by pedestrians/bicyclists
31 anywhere on the site without appropriate signs warning of the use of chemicals.
32
- 33 ~~14-21.~~ The owner shall provide a simple one-page document to the employee, which
34 describes specific incentives for employees and customers to walk/bicycle/take
35 transit to the facility (bike storage, showers, nearby bus routes, perks, etc.).
36
- 37 ~~15-22.~~ Signs are not approved as part of this project. Sign permits must be obtained
38 through the Building Division, and be designed to conform to the Zoning
39 Ordinance to staff satisfaction. ~~Any flag besides the U.S. or California flag will~~
40 ~~be treated as a sign. Only the National, State, or City flags are approved to fly~~
41 ~~from the one approved flagpole.~~
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- 43 ~~16-23.~~ Special Development Fees apply to the proposed project.
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From the Engineering Section:

- ~~17.24.~~ Prior to Issuance of the Final, all portions of existing sidewalk along the project frontage that do not meet current City standards including broken, cracked, displaced, etc. shall be replaced per City standards as determined by the City Engineer. All sidewalks shall meet A.D.A. requirements.
- ~~18.25.~~ Prior to Issuance of the Final, all existing overhead utilities along the project frontage or traversing the site shall be placed underground *per PG & E Criteria*. Conduit may be installed in lieu of the latter for a future, larger scale, utility undergrounding project.
- ~~19.26.~~ Prior to issuance of a building permit, the plans shall indicate that the sidewalk installed behind, not in line with, the proposed driveway approaches.
- ~~20.27.~~ Construction within the public right of way shall be coordinated with the upcoming Lakeville Street resurfacing project to all extents possible.
- ~~21.28.~~ The proposed fire service shall be capable of delivering adequate fire flow and pressure per the Fire Marshal's office (typically 2500 G.P.M. @ 20 P.S.I.).
- ~~22.29.~~ All work within the public right of way shall be per City standards.
- ~~23.30.~~ An encroachment permit is required for all work within the public right of way.
- ~~24.31.~~ All on-site utilities shall be privately owned and maintained.
- ~~25.32.~~ Prior to issuance of a building permit, the site plan shall be in compliance with the attached checklist titled "Commercial / Industrial Building Permit Application Site and Grading Plan Checklist".

From the Fire Marshal:

- ~~26.33.~~ Prior to issuance of a building permit, the plans shall show an approved automatic fire sprinkler system installed in the existing building and the addition. As per the requirements of Ordinance 2084 effective date July 1, 2000 states, any commercial building original square footage increased by 25% or more requires an approved automatic fire sprinkler system installed in the existing building and the addition.
- ~~27.34.~~ Prior to issuance of a building permit, the plans shall depict the buildings protected by an automatic fire sprinkler system as required by the Uniform Fire Code and provided with central station alarm monitoring, which will notify the fire department in the event of water flow. In addition, a local alarm shall be provided on the exterior and interior of the building.

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~~28.35.~~ Prior to issuance of a building permit, a permit is required from the Fire Marshal for the installation or alteration of a fire sprinkler system. A minimum of two sets of plans, with calculations, is required to be submitted for review and approval.

~~29.36.~~ Activation of the fire sprinkler system shall sound an interior alarm that will notify all occupied spaces.

~~30.37.~~ Fire sprinkler systems in both buildings will be required to be monitored by central station.

~~31.38.~~ Prior to issuance of a building permit, the applicant shall provide for review by the Fire Marshal's Office an advance copy of the paint booth(s) and mixing rooms.

~~32.39.~~ Prior to certificate of occupancy, the applicant shall submit the hazardous material declaration form required of businesses intending to store, use, handle, or dispense hazardous materials to the Fire Marshal. If no hazardous materials will be used, stored, handled, or dispensed so state on the form.

~~33.40.~~ Prior to certificate of occupancy, the following items must be approved by the Fire Marshal.

a) *Completed Hazardous Materials Management Plan.*

b) *That the storage and/or use of any hazardous materials are in conformance with the Uniform Fire Code and building code.*

~~34.41.~~ Business intending to store, use or dispense hazardous materials may be required to provide increased fire protection control measures including, but not limited to increased fire protection, fire rated separations, secondary containment, ventilation and fire alarm systems.

From the Water Department:

~~35.42.~~ Prior to issuance of a building permit, provide maximum water demands so proposed water meter sizes can be verified and approved by the Water Department.

~~36.43.~~ Prior to issuance of a building permit, shown on plans the abandonment of all unused water services at the water main to the Water Department's satisfaction.

~~37.44.~~ Prior to issuance of a building permit, show reduced pressure principal backflow prevention devices on water services per City standards 876.01.

~~38.45.~~ On-site water, sewer, storm drain, and fire protections shall be privately maintained.

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Standard SPARC Conditions Of Approval:

- ~~39~~.46. 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.
- ~~40~~.47. All plant material shall be served by a City approved automatic underground irrigation system.
- ~~41~~.48. 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.
- ~~42~~.49. Root barrier systems shall be utilized for trees near streets or walkways as needed, subject to staff review and approval.
- ~~43~~.50. Should any archeological/historical remains be encountered during grading, work shall be halted temporarily and a qualified archaeologist shall be consulted to evaluate the artifacts and to recommend further action.
- ~~44~~.51. 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).
- ~~45~~.52. All outdoor mechanical equipment, satellite dishes, fire main, all rooftop equipment shall be fully visually screened upon installation subject to the approval of the Community Development Department. Screening devices shall be shown on construction and/or landscape plans.
- ~~46~~.53. All above-ground meters and transformers shall be shown on plans and screened with landscaping materials subject to approval of the Community Development Department. Any combination of earth berms, retaining walls and landscaping may be used to accomplish said screening.
- ~~47~~.54. The site shall be kept cleared at all times of all garbage and debris. No outdoor storage shall be permitted.
- ~~48~~.55. Construction activities shall comply with applicable Zoning Ordinance and Municipal Code Performance Standards (noise, dust, odor, etc.).

- 1
2 49.56. At no time shall future activities exceed Performance Standards specified in the
3 Uniform Building Code, Section 22-301 of the Petaluma Zoning Ordinance, and
4 the 1987 City of Petaluma General Plan.
5
6 ~~50.57.~~ All improvements and grading shall comply with the Sonoma County Water
7 Agency's Design Criteria.
8
9 ~~51.58.~~ All conditions of the Building Division, Engineering Department and Fire
10 Marshal's office shall be adhered to.
11
12 ~~52.59.~~ All public and/or private improvements shall be subject to inspection by City staff
13 for compliance with the approved Improvement Plans, prior to City acceptance.
14
15 ~~53.60.~~ The applicant shall submit an Erosion and Sediment Control Plan prepared by a
16 registered professional engineer as an integral part of the grading plan. The Erosion
17 and Sediment Control Plan shall be subject to review and approval of the City
18 Planning and Engineering Divisions, prior to the issuance of a grading permit. The
19 Plan shall include temporary erosion control measures to be used during grading
20 operations at the site to prevent discharge of sediment and contaminants into the
21 drainage system. The construction contractor shall incorporate the following
22 measures into the required Erosion and Sediment Control Plan to limit fugitive
23 dust and exhaust emissions during construction.
24 a. Grading and construction equipment operated during construction
25 activities shall be properly muffled and maintained to minimize
26 emissions. Equipment shall be turned off when not in use.
27 b. Exposed soils shall be watered a minimum of twice daily during
28 construction. The frequency of watering shall be increased if wind speeds
29 exceed 15 mph.
30 c. The construction site shall provide a gravel pad area consisting of an
31 impermeable liner and drain rock at the construction entrance to clean
32 mud and debris from construction vehicles prior to entering the public
33 roadways. Street surfaces in the vicinity of the project shall be routinely
34 swept and cleaned of mud and dust carried onto the street by construction
35 vehicles.
36 d. During excavation activities, haul trucks used to transport soil shall utilize
37 tarps or other similar covering devices to reduce dust emissions.
38
39 ~~54.61.~~ All construction activities shall comply with the Uniform Building Code
40 regulations for seismic safety (i.e., reinforcing perimeter and/or load bearing
41 walls, bracing parapets, etc.).
42
43 ~~55.62.~~ The applicant shall defend, indemnify, and hold harmless the City or any of its
44 boards, commissions, agents, officers, and employees from any claim, action or
45 proceeding against the City, its boards, commission, agents, officers, or
46 employees to attack, set aside, void, or annul, the approval of the project when

1 such claim or action is brought within the time period provided for in applicable
2 State and/or local statutes. The City shall promptly notify the applicants of any
3 such claim, action, or proceeding. The City shall coordinate in the defense.
4 Nothing contained in this condition shall prohibit the City from participating in a
5 defense of any claim, action, or proceeding if the City bears its own attorney's
6 fees and costs, and the City defends the action in good faith.
7

8
9 **NEW BUSINESS;**
10 **PUBLIC HEARING:**

11
12 **III. BJM BUILDING, 90 Sycamore Lane**
13 **AP No: 006-450-002**
14 **File: SPC02044**
15 **Planner: Kim Gordon**
16

17 Applicant is requesting site plan and architectural approval of architectural, site,
18 parking and landscaping plans for a 5,310 square foot building.
19

20 Kim Gordon presented the staff report.
21

22 Brian Miller, the applicant: Introduced the project and his architect.
23

24 Russel Bunch, Avila Architects: Presented the project changes since the last time at
25 SPARC and the color board
26

27 Public hearing opened:
28

29 Jerry Alson, Hansel properties, 1221 Petaluma Boulevard North: Concerns regarding the
30 visibility of the building behind BJM and people parking on Hansel property to go to
31 BJM Building.
32

33 Patricia Tuttle Brown, PBAC: Talked about CPSP narrowing the Boulevard and having
34 bike lanes. Discussed lighting for the project. Find more examples of downcast lights –
35 the louvered bollard light works.
36

37 Public hearing closed:
38

39 Committee Member Lynch: Only issue the canopy - maybe chop off the hip ends so it
40 does not turn the corner.
41

42 Committee Member Rittenhouse: Good mix of old and new. Color board helps
43 accentuate the changes. More exposure on the windows with the canopy, take off the
44 corners.
45

46 Committee Member Mathies: Like the color board. Very happy with the building – like

1 the canopy but agree to chop off and make a severe hard line.

2

3 Committee Member Barrett: Really nice building – will be a standard for that part of
4 town. Landscaping plan addresses the concern about the parking raised during public
5 comment.

6

7 Committee Member Rittenhouse: The site plan will address the parking problems
8 between the two sites.

9

10 Committee Member Gracyk: Agree with the comments about the canopy. Need to have
11 stronger landscape plan. Suggested Sycamore trees on Sycamore Lane and removing
12 scotch broom from landscaping plan. Suggested the applicant hire a professional
13 landscape designer.

14

15 Committee Member Rittenhouse: Can the corner element be popped out where it says 90
16 Sycamore (south elevation)? Modify the canopy to be flat or less angled to be similar to
17 canopies downtown.

18

19 Issues:

20

- 21 ▪ Come back to SPARC for final landscaping and lighting
- 22 ▪ Use real glass block in clerestory areas
- 23 ▪ Change trellis at north property line to tube steel
- 24 ▪ Create bay feature on Sycamore elevation
- 25 ▪ Remove corners of canopy
- 26 ▪ Revise proportion of windows on 2nd floor

27

28 M/S Barrett/Rittenhouse to approve the project per the findings and amended conditions.

29

30 All in favor:

- | | | |
|----|---------------------------|-----|
| 31 | Committee Member Gracyk: | Yes |
| 32 | Committee Member Barrett: | Yes |
| 33 | Chair Rittenhouse: | Yes |
| 34 | Committee Member Lynch: | Yes |
| 35 | Committee Member Mathies: | Yes |

36

DRAFT SITE PLAN AND ARCHITECTURAL REVIEW FINDINGS
BJM BUILDING
90 SYCAMORE LANE, APN 006-450-002

37

38

39

40

41 1. The Site Plan and Architectural Review Committee (SPARC), authorizes the
42 construction of a 5,310 square foot office building in the Commercial Highway
43 zoning district at 90 Sycamore Lane, APN 006-450-002. The overall height to the
44 building parapet is 26.5 feet.

45

46 2. The proposed project is exempt from the provisions of the California
47 Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 (New

- 1 Construction and Conversion of Small Structures), which allows the construction
2 of limited numbers of new, small structures.
3
- 4 3. The project as conditioned will conform to the intent, goals and policies of the
5 Petaluma General Plan. The General Plan contains objectives and policies, which
6 encourage the use of commercial lands for economic activities that contribute to
7 local employment and income and which encourages small and locally owned
8 businesses.
9
- 10 4. The construction of one two-story building intended for commercial uses at 90
11 Sycamore Lane, APN 006-450-002, as conditioned, will not constitute a nuisance
12 or be detrimental to the public welfare of the community because it will be
13 operated in conformance with the Petaluma Zoning Ordinance.
14
- 15 5. The proposed structure and site plan, as conditioned, conforms to the
16 requirements of Site Plan and Architecture Review Standards for Review of
17 Applications 26-406 (A) of the Zoning Ordinance as:
18
- 19 a. Quality materials are used appropriately and the project is in harmony and
20 proportion to the surrounding structures,
21
- 22 b. The architectural style is appropriate for the project and is compatible with
23 other structures in the immediate neighborhood,
24
- 25 c. The siting of the new structure is comparable to the siting of other structures
26 in the immediate neighborhood, and
27
- 28 d. The bulk, height, and color of the new structure is comparable to the bulk,
29 height, and color of other structures in the immediate neighborhood,
30
- 31 e. The landscaping is in keeping with the character and design of the site.
32
- 33 f. Ingress, egress, internal traffic circulation, off-street parking facilities, and
34 pedestrian ways have been designed to promote safety and convenience and
35 shall conform to the approved City standards.
36

37
38 **DRAFT SITE PLAN AND ARCHITECTURAL REVIEW CONDITIONS**
39 **OF APPROVAL**
40

- 41
- 42 1. Approval is granted for the design of a proposed two-story 5,310 square foot
43 building and associated site, parking and landscaping plans, which shall be
44 substantially as shown on site, elevation, and floor plans received in the Planning
45 Division and date stamped October 3, 2002 and the civil plan received in the

- 1 Planning Division and date stamped October 16, 2002, except as modified by the
2 conditions of approval.
3
- 4 2. Loading and unloading shall occur on site only.
5
- 6 3. Due to the proximity of residential uses, construction hours are limited to Monday
7 through Friday from 7:00 am to 6:00 pm and Saturday from 8:00 am to 5:00 pm.
8 Construction is prohibited on Sundays and all federal, state, and local holidays.
9 This condition is more restrictive than construction hours stated in Article 22 of
10 the zoning ordinance (Performance Standards).
11
- 12 4. On plan submitted for building permit, the parking shall not encroach into the
13 required street side setback.
14
- 15 5. All other outdoor mechanical equipment, satellite dishes, fire main and all rooftop
16 equipment shall be shown on plans submitted for building permit and shall be
17 fully visually screened. The landscaping and screening is subject to staff review
18 and approval.
19
- 20 6. On plans submitted for building permit, interior secure parking for one bicycle
21 shall be included, the location of which is to staff review and approval.
22
- 23 7. Prior to issuance of a Certificate of Occupancy for each individual tenant, the
24 applicant shall provide documentation, which shall be given to the tenants, which
25 encourages "Incentive for Employees/Customers to Walk/Bike to Work" for
26 review by the planning staff and the PPBAC.
27
- 28 8. The applicant shall be required to utilize Best Management Practices regarding
29 pesticide/herbicide use and fully commit to Integrated Pest Management
30 techniques for the protection of pedestrian/bicyclists. The applicant shall be
31 required to post signs when pesticide/herbicide use occurs to warn pedestrians and
32 bicyclists.
33
- 34 9. The existing bus shelter and bike rack shall not be removed prior to the installation
35 of the new bus shelter and bike rack.
36
- 37 10. The new bus shelter shall be a covered bus shelter.
38
- 39 11. When the existing Golden Gate Transit (GGT) bus shelter and bike rack is
40 removed, it shall be returned by the applicant to Golden Gate Transit at the GGT
41 bus depot in San Rafael. (Contact Angelo Leone at Golden Gate Transit (415)
42 257-4469 for details).
43
- 44 12. Prior to issuance of a certificate of occupancy, the curb along the Petaluma Blvd.
45 North project frontage shall be painted red to prevent parking in the bus pull-out

- 1 lane and the applicant shall provide signage as required by the Public Facilities &
2 Services Department.
3
- 4 13. Prior to issuance of a certificate of occupancy, the applicant shall provide
5 documentation that a public access easement has been recorded for the bus stop
6 and associated bike rack, subject to staff review and approval.
7
- 8 14. On plans submitted for building permit, the applicant shall include a bike rack (to
9 replace the existing bike rack adjacent to the existing bus shelter) on the north end
10 of the site adjacent to the relocated bus shelter. The location of the bike rack is
11 subject to the review and approval of the Planning Division and Golden Gate
12 Transit.
13
- 14 15. Pursuant to the requirements of the Bicycle Plan, the applicant shall provide a
15 Class II bike lane on Sycamore Lane which shall be included on plans submitted
16 for building permit and striped prior to issuance of a certificate of occupancy.
17
- 18 16. On plans submitted for building permit, the applicant shall include landscaping in
19 the planter strips in the public right of way, subject to the review and approval of
20 the Planning Division. The property owner shall be responsible for perpetual
21 landscape maintenance and irrigation.
22
- 23 17. The BJM signs on the north and Sycamore Lane elevations of the building shall
24 comply with Section 21-204.11(7) of the sign section of the zoning ordinance or
25 the sign shall be included in the allowable sign square footage for the building.
26
- 27 18. On plans submitted for building permit, these conditions of approval shall be
28 included as a separate plan sheet.
29
- 30 19. *On plans submitted for building permit, the material for the clerestory block*
31 *windows shall be real glass.*
32
- 33 20. *On plans submitted for building permit, the climbing structure adjacent to the*
34 *north property line shall be constructed of tube steel.*
35
- 36 21. *The 45 degree corners on the canopy shall be removed. **Consider modifying***
37 *canopy and return to SPARC for review and approval.*
38
- 39 22. *The proportion of the windows on the second floor shall be revised and shall*
40 *return to SPARC for review and approval.*
41
- 42 23. *On plans submitted for building permit, the center feature on the south elevation*
43 *with the number 90 shall be "popped out" to create a bay and shall return to*
44 *SPARC for review and approval.*
45

1 24. *The landscaping and lighting plans shall return to SPARC for review and*
2 *approval. The SPARC approved landscaping and lighting plans shall be installed*
3 *prior to issuance of a certificate of occupancy.*

4 ~~19~~.25. The applicants/developers shall defend, indemnify, and hold harmless the City or
5 any of its boards, commissions, agents, officers, and employees from any claim,
6 action, or proceeding against the City, its boards, commissions, agents, officers,
7 or employees to attack, set aside, void, or annul the approval of the project when
8 such claim or action is brought within the time period provided for in applicable
9 State and/or local statutes. The City shall promptly notify the
10 applicants/developers of any such claim, action, or proceeding. The City shall
11 coordinate in the defense. Nothing contained in this condition shall prohibit the
12 City from participating in a defense of any claim, action, or proceeding if the City
13 bears its own attorney's fees and costs, and the City defends the action in good
14 faith.

15
16 From the Engineering Division

17
18 ~~20~~.26. Right-of-way dedication to at or behind the face of curb at the intersection of
19 Petaluma Blvd. North and Sycamore Lane is required prior to building permit or
20 improvement plan approval.

21
22 ~~21~~.27. Frontage improvements shall be required along Petaluma Blvd. North and
23 Sycamore Lane per City standards including but not be limited to curb and gutter,
24 sidewalk, street lights, handicap ramp, striping, channelization, catch basins,
25 storm drains, landscaping, etc.

26
27 ~~22~~.28. The proposed water main shown on sheet C-1 plot date stamped 10/16/2002 by
28 Steven J. LaFranchi & Associates shall be a minimum on 8-inches in diameter per
29 City standards.

30
31 ~~23~~.29. A half-street crack seal and slurry seal application shall be applied along the
32 length of the new water main on Sycamore Lane.

33
34 ~~24~~.30. Portions of existing pavement section located on Petaluma Blvd. North adjacent
35 to the proposed bus turnout will be required to be reconstructed per City standards
36 as a result of the new construction to ensure a smooth, consistent conform. The
37 extent of this work shall be determined in the field by the City Engineer at the
38 time of construction.

39
40 ~~25~~.31. Fire flow calculations indicating adequate flow and pressure per the Fire
41 Marshal's office shall be provided prior to building permit or improvement plan
42 approval.

43
44 ~~26~~.32. An improvement plan application is required for all work within the public right
45 of way, on-site sewer and storm drain utility connections as well as erosion and
46 sediment control measures. The improvement plans shall be submitted for review
47 prior to issuance of any building/grading permits. All improvement plan

1 construction shall be accepted by the City prior to issuance of a certificate of
2 occupancy.

3

4 ~~27.33.~~ A public access or sidewalk easement is required for all portions of sidewalk
5 located on private property.

6

7 ~~28.34.~~ A ten-foot wide public utility easement is required along both street frontages.

8

9 ~~29.35.~~ All exiting sewer, water and storm drain utilities, which will not be used with the
10 proposed development, shall be abandoned per City standards.

11

12 ~~30.36.~~ On site surface drainage shall be collected and directed to a public storm drain
13 system.

14

15 ~~31.37.~~ The entrance shall be a standard driveway approach on Sycamore Lane located at
16 least 125 feet from the intersection.

17

18 ~~32.38.~~ Any overhead distribution utilities along the frontage and/or traversing the site
19 shall be placed underground.

20

21 ~~33.39.~~ All work shall be per City standards.

22

23 From the Fire Marshal

24

25 ~~34.40.~~ Provide one 2A10BC rated fire extinguisher for each 3000 square feet. There
26 shall be no more than 75 feet travel distance from any location to a fire
27 extinguisher.

28

29 ~~35.41.~~ Post address numbers on or near main entry door. Numbers to be a minimum of
30 four inches high with contrasting background. Must be visible from street.

31

32 ~~36.42.~~ Provide a KNOX BOX for fire department access. KNOX BOX shall contain
33 keys or access codes to building/s.

34

35 ~~37.43.~~ The building/s shall be protected by an automatic fire sprinkler system as required
36 by the Uniform Fire Code and shall be provided with central station alarm
37 monitoring, which will notify the fire department in the event of water flow. In
38 addition, a local alarm shall be provided on the exterior and interior of the
39 building.

40

41 ~~38.44.~~ Fire sprinkler systems installed in buildings of undetermined occupancy/use shall
42 be designed and installed to provide a density of .33 gallons per minute per square
43 foot, over a minimum design area of 3,000 square feet.

44

45 ~~39.45.~~ Contractors installing underground fire sprinkler mains shall obtain a permit and
46 submit 2 sets of plans for approval prior to commencing work. A hydrostatic test
47 of 200 psi for two hours is required prior to backfill. All joints shall be visible at

1 time of inspection. Underground installations shall be flushed to fire department
2 satisfaction prior to connection to overhead.

3

4 ~~40.46.~~ All contractors shall have a city business license and a workers compensation
5 certificate on file with the Fire Marshal's office.

6

7 ~~41.47.~~ All contractors performing work on fire sprinkler systems, either overhead
8 systems or underground fire service mains, shall have a C-16 Contractors License.

9

10 ~~42.48.~~ Activation of the fire sprinkler system shall sound an interior alarm that will
11 notify all occupied spaces.

12

13 ~~43.49.~~ Fire service under ground to fire hydrants shall have a double detector check /
14 backflow preventer installed per City of Petaluma Water Installation Standards.
15 Authority to install is a per Petaluma municipal code Section 15.09, 15.09.40 and
16 Title 17 of the California Administrative code.

17

18 ~~44.50.~~ Businesses intending to store, use, handle, or dispense hazardous materials shall
19 submit to the Fire Marshal the enclosed hazardous material declaration form. If no
20 hazardous materials will be used, stored, handled, or dispensed so state on the
21 form. This declaration form must be submitted prior to occupancy approval.

22

23 ~~45.51.~~ This plan has been reviewed with the information supplied; subsequent plan
24 submittal for review may be subject to additional requirements as plans are
25 revised.

26

27 From the Police Department

28

29 ~~46.52~~ The address shall be illuminated at night.

30

31 Standard SPARC Conditions of Approval

32

33 ~~47.53.~~ Public utility access and easement locations and widths shall be subject to
34 approval by PG&E, Pacific Bell, SCWA, all other applicable utility and service
35 companies and the City Engineer and shall be shown on the plans.

36

37 ~~48.54.~~ The site shall be kept cleared at all times of all garbage and debris. No outdoor
38 storage shall be permitted.

39

40 ~~49.55.~~ Construction activities shall comply with applicable Zoning Ordinance and
41 Municipal Code Performance Standards (noise, dust, odor, etc.).

42

43 ~~50.56.~~ At no time shall future business activities exceed Performance Standards specified
44 in the Uniform Building Code, Section 22-301 of the Petaluma Zoning Ordinance,
45 and the 1987 City of Petaluma General Plan (Except as modified by Condition 3
46 above).

47

- 1 ~~51.57.~~ All exterior light fixtures shall be shown on plans subject to staff review and
 2 approval at time of building permit. All lights attached to the buildings shall
 3 provide a soft “wash” of light against the wall and shall conform to City
 4 Performance Standards.
 5
- 6 ~~52.58.~~ External downspouts shall be painted to match background-building colors.
 7 Scuppers without drainage pipes may not be installed because of probable
 8 staining of walls (overflow scuppers are excepted).
 9
- 10 ~~53.59.~~ All trees shall be a minimum fifteen-gallon size (i.e. trunk diameter of at least $\frac{3}{4}$
 11 inch measured one foot above the ground) unless otherwise specified (e.g.: 24”
 12 box or specimen size) and double staked; all shrubs shall be five-gallon size. All
 13 landscaped areas not improved with lawn shall be protected with two-inch deep
 14 bark mulch as a temporary measure until the ground cover is established.
 15
- 16 ~~54.60.~~ All plant material shall be served by a City approved automatic underground
 17 irrigation system.
 18
- 19 ~~55.61.~~ All improvements and grading shall comply with the Sonoma County Water
 20 Agency’s Design Criteria.
 21
- 22 ~~56.62.~~ All work within the public right-of-way requires an excavation permit from the
 23 Engineering Division.
 24
- 25 ~~57.63.~~ All planting shall be maintained in good growing condition. Such maintenance
 26 shall include, where appropriate, pruning, mowing, weeding, cleaning of debris
 27 and trash, fertilizing and regular watering. Whenever necessary, planting shall be
 28 replaced with other plant materials to insure continued compliance with
 29 applicable landscaping requirements. Required irrigation systems shall be fully
 30 maintained in sound operating condition with heads periodically cleaned and
 31 replaced when missing to insure continued regular watering of landscape areas,
 32 and health and vitality of landscape materials.
 33
- 34 ~~58.64.~~ All conditions of the Building Division, Engineering Department and Fire
 35 Marshal’s office shall be adhered to.
 36

37
 38 **SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:**
 39 **PRELIMINARY REVIEW:**
 40

41 **IV. MARY ISAAK CENTER, 900 Hopper Street**
 42 **AP No: 007-170-008**
 43 **File: 02PRE0018**
 44 **Planner: Betsi Lewitter**
 45

46 Applicant is requesting a preliminary site plan and architectural review of a

1 proposed homeless shelter and transitional housing facility.

2

3 Lara Spangler, Architect: Presented the project.

4

5 Committee Member Lynch: Asked about the green emphasis placed on the project.

6

7 Steve Kodama, Project Architect: Looking in the next phase as to how sustainability can
8 be pursued – will go as far as possible.

9

10 Public hearing opened:

11

12 Patricia Tuttle Brown: Provided revised conditions of approval. Multi-use path from D
13 Street; implementation for rail trail; bike parking and seat wall in the back, possibly even
14 an area to repair bikes; downward lighting; bench in front. Planning for circulation on
15 the whole site; Class I bike path if Caulfield goes through. Hang on to at grade crossing
16 on Hopper.

17

18 Public hearing closed:

19

20 Chair Rittenhouse: Best building I’ve seen in a preliminary SPARC. Rethink the block
21 look of the residential area.

22

23 Committee Member Mathies: Very pleased – style suits the area and the function.

24

25 Committee Member Gracyk: Very well done. Think it would be nice if the landscape
26 plan was as dynamic as the building. There is opportunity for good canopy trees,
27 particularly on Hopper street side. Like the idea of the bike repair area in the rear.

28

29 Committee Member Barrett: Agree with other comments.

30

31 Committee Member Lynch: Think you reflected what our town is about.

32

33 Chaney Delair, Burbank Housing: The design presented is the ideal, however, we do
34 have budget constraints.

35

36

37 **COMMITTEE BUSINESS:**

38

39 **V. DISCUSSION OF HOLIDAY SCHEDULE.** Committee agreed not to have a
40 meeting on December 26, 2002.

41

42

43 **VI. REPORTS:**

44

45 **Planning Staff Reports:** None

46

Liaison Reports: Rockridge Pointe : The Planning Commission forwarded a

1 recommendation to the City Council to prezone the property to Planned Unit
2 Development, to annex to the City of Petaluma and to subdivide a 123-acre parcel into 62
3 residential lots.. David Glass will be the new Planning Commission representative to
4 SPARC.

5
6 George White reported that discussion regarding story poles and signage for new projects
7 took place at the Planning Commision meeting. Will be put on a future agenda for
8 further discussion and standardization. Should have same standards for SPARC.

9
10 George White gave an update on appeals : Pending appeals regarding windows for Baker
11 Ranch and Washington Creek. Council date is November 18, 2002 in the afternoon.
12 Committee decided to draft a letter to present to the City Council.

13
14 Committee members requested a copy of the appeal letters and the SPARC guidelines
15 and names of past SPARC members..

16
17

18 **Adjournment:** 7 :25

19
20 S:\Sparc\Minutes\Minutes02\102402.doc
21

22

23
24