



City of Petaluma, CA  
Site Plan and Architectural Review Committee

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Minutes

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Regular Meeting September 12, 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](mailto:planning@ci.petaluma.ca.us)  
FAX: 707-778-4498 Web Page: <http://www.ci.petaluma.ca.us>

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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.

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

\*Chairperson

Staff: George White, Planning Manager  
Irene Borba, Senior Planner  
Laura Lafler, Project Planner  
Tiffany Robbe, Assistant Planner  
Anne Windsor, Administrative Secretary

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Approval of Minutes: Minutes of August 22, 2002 were approved as amended.  
Committee Members' Report: None  
Correspondence: Committee Member Barrett asked if Committee members had received information on Southgate design charette.  
Public Comment: None  
Legal Resource Statement: Was noted on the agenda.  
Appeal Statement: Was noted on the agenda

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**SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:**  
**OLD BUSINESS:**  
**PUBLIC HEARING:**

1 **I. BAKER RANCH, 619 Ely Road**  
2 **AP No: 137-070-09**  
3 **File: ANX01001, TSM01001, PRZ01002, SPC01023**  
4 **Planner: Laura Lafler**

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6 Applicant is requesting site plan and architectural approval for a proposal to  
7 construct ten new homes in an approved subdivision.

8  
9 Note: This item is continued from August 8, 2002.

10  
11 Laura Lafler presented the staff report.

12  
13 Ben Smith, Waterford Associates: Introduced the team.

14  
15 Chris Craiker, Craiker Architects: Presented the site plan and architectural changes to the  
16 project as well as the color board and materials.

17  
18 Phil Abey, Landscape Architect: Presented the landscaping plan for the project.

19  
20 Ben Smith, Waterford Associates: Addressed the letter from Bonnie Diefendorf  
21 reviewing the proposal to provide a crossing over the roadside drainage channel along  
22 Corona Road.

23  
24 Bill Dick: Discussed danger of losing the Walnut trees if roadside drainage is widened.  
25 Discussed material of pathway. Looked into tara pave (road oyle). Have concerns about  
26 the material being durable.

27  
28 John Meserve, Consulting Arborist: Suggested using oak seedlings – will provide a  
29 specific program for new trees. Thinks it will be more successful overall.

30  
31 Bonnie Diefendorf, Carlenzoli & Associates: Referred to her letter in the packet  
32 regarding the proposal to provide a crossing over the roadside drainage channel along  
33 Corona Road.

34  
35 Public hearing opened:

36  
37 Patricia Tuttle Brown, PBAC: Like the bench and cul de sac being included. Wanted to  
38 know if a bridge was an option – did not hear Bonnie’s presentation. Would like the path  
39 to go to the fence in hopes that there will be future negotiations with the school district.  
40 Possibly put a bench at the end of the path.

41  
42 Committee Member Barrett: Asked PBAC if they wanted to weigh in on materials for  
43 path.

44  
45 Patricia Tuttle Brown: Likes the Lynch Creek Trail at Lucchesi Park.

46

1 Public hearing closed:  
2

3 Committee Member Gracyk: Like the solar access, the skylights, and porches. Can you  
4 switch lot 4. Like that Ely side is more interesting. Problems with plan 2 – not farm like  
5 vernacular except the roofline. Appreciate the landscaping alternatives. Would rather  
6 see planting in the hammer head. Would still like two large oaks as part of project.  
7 Would like to provide homeowner information on how to maintain trees. Like 5'  
8 planting strips. Can you alter how houses are sitting on the lots? Brought brochure from  
9 houses designed in Sonoma in a farm like vernacular. Would like to see the road oyle  
10 material for path. Like the acorn and seedling planting plan, the 2 large oaks and the new  
11 plant selection.  
12

13 Committee Member Barrett: Like the architecture in general. Thanked the applicant and  
14 engineer for work on the culvert. Like the idea of a bench at end of the bike path. Like  
15 the road oyle product for the path – adds to rural aspects. Agree with Janet about larger  
16 oaks to start with – like the seedlings also.  
17

18 Committee Member Lynch: Appreciates the efforts make for porches, sidewalk to house  
19 from street, solar efforts. Asking for rural farmhouse vernacular – like simple roof forms.  
20 Architecture needs to be rethought. Suggested coming back with imagery. Single, larger  
21 home is more crucial to being farm house vernacular – will look as if it's in the middle of  
22 the field. Path will need to end at fence. Want road oyle – is all weather and rural look.  
23 Go with other color rather than gray. Agree with Janet regarding the oak trees. Want a  
24 condition crafted to make sure seedlings are not mowed down.  
25

26 Committee Member Rittenhouse: Want to echo a lot of comments. Have addressed  
27 some of the solar issues, sidewalk. Lots on Hartman should come as far forward as  
28 possible. Next level of feathering could maybe be staggered to eliminate the boxy look.  
29 Some very contemporary elements like rooflines. Think we should abandon bridge idea  
30 and have path end at the school fence. Would like the path to be granite (something soft).  
31 Need to formulate a condition regarding the oak seedlings.  
32

33 Chris Craiker, Craiker Architects: Asked for more clarity from the Committee.  
34

35 Committee Member Barrett: More simplicity in the facade and architectural style.  
36

37 Committee Member Lynch: Houses are way to busy in terms of detail.  
38

39 Bill Dick: Addressed the committee about their comments – tried very hard to meet the  
40 committee's direction in the design of the homes. Asked for more detailed direction from  
41 the committee.  
42

43 Committee Member Rittenhouse: Exterior massing and details are not rural vernacular.  
44

45 Committee Member Lynch: Vertical asymmetry happening which makes it less simple.  
46

1 Agreement from committee:

- 2 • Provide a condition to insure protection of seedlings to be planted on individual lots.  
 3 • Locate porches closer to street on Hartman.  
 4 • Stagger homes rather than presenting a formal “front” to the street.  
 5 • Simplify rooflines and facade of homes.

6

7 Committee Member Rittenhouse: Simplification of what you already have.

8

9 M/S Barrett/Lynch to continue to September 26, 2002.

10

11 All in favor:

- 12 Committee Member Gracyk: Yes  
 13 Committee Member Rittenhouse: Yes  
 14 Committee Member Barrett: Yes  
 15 Committee Member Lynch: Yes

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18 **II. G&C AUTOBODY, 896 Lakeville Street.**

19

**AP No: 005-020-043**

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**File: SPC01049 & CUP01030**

21

**Planner: Tiffany Robbe**

22

23

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

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26

Note: The SPARC committee voted to reconsider this item at the August 8, 2002 regular meeting.

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29

Tiffany Robbe presented the staff report.

30

31

Craig Spaulding, City Engineer: Added a sentence to an engineering condition regarding underground utilities.

32

33

34

George Riley, Architect: Presented the changes to the project since the last meeting.

35

Wanted to clarify that since plans sent to SPARC, symbols on gates and parking space in front of building removed.

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Public hearing opened:

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Patricia Tuttle Brown, PBAC: Met with rail people & asked for path on both sides of tracks. Want a cut through on this site with non-glaring lighting.

41

42

43

Public hearing closed:

44

45

Committee Member Gracyk: Do not need parapet on 2<sup>nd</sup> building. Think that tree in front of sign is a conflict. Cannot maintain a tree in the planter strip – need wider

46

1 planting strip. Need large tree in corner. Need a pattern of trees on perimeter. Why is the  
2 number of trees reduced? Shrubs and vines are ok. Do not need lawn. Don't understand  
3 bike parking – verify that it works. Barbed wire is questionable for me with bollards at  
4 front. Why is there fencing the full length of the side yard.

5  
6 Committee Member Barrett: Question gating on narrow tow truck entrance – do not see  
7 why you need to have so many entrances when security is so important. Move front  
8 building addition over alley and close off the alley. Plan looks mean rather than safe. As  
9 area behind develops, having people around will be helpful. Bike path may help to be a  
10 deterrent for vandalism. Take away green parapet at rear building. If there is a flagpole  
11 – want to see a flag flying. Looks confusing to me. Diminished amount of trees on new  
12 plan – need to go back to the original plan for number of trees. Security lights directed  
13 on property only.

14  
15 Committee Member Rittenhouse: Disappointed – it's the same project that was denied.  
16 Wants more simple and more honest. Three driveways are way too many – over parked  
17 and under landscaped. Porch serves no purpose. Asked for a color and materials board  
18 that match. Trying to figure out what this building is really doing. Building is really  
19 high-tech, using lodge style not appropriate. No attempt to address the path by the  
20 applicant.

21  
22 Committee Member Lynch: On one hand it tries to be inviting and then it is fenced with  
23 barbed wire. If you were designing more to the use it would be more honest. Don't have  
24 a problem with the massing – have a problem with barrel tile, western-style porch posts,  
25 flags, and rock wall. Would like the path. Back building should have simple shed roof.  
26 Think landscaping should be xeriscape out front otherwise agree with Janet regarding the  
27 landscaping.

28  
29 George Riley: Three driveways necessary. Landscaping modifications requested are no  
30 problem. Barbed wire only to the middle gated needed. Think better location exist for  
31 bike path and a security issue for G & C.

32  
33 Bud Vance, G & C: People can't drive truck up to middle fence and jump over because  
34 of front gate/bollards.

35  
36 Committee Member Lynch: Major issues: Bike path needs to happen. Don't have a  
37 problem with front porch or porte-cochere. Similar massing, materials change to be more  
38 appropriate, no stone and western columns. Look at the gates and bollards and do  
39 security analysis. Parapet at rear building needs to go.

40  
41 Committee Member Rittenhouse: Issues with landscaping, security gates, lighting and  
42 barbed wire, bike access, materials, shutters, circulation, consistency of drawings with  
43 color material board appropriate for site.

44  
45 M/S Lynch/Gracyk to continue to October 10, 2002

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1 All in favor:

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3 Committee Member Gracyk: Yes

4 Committee Member Rittenhouse: Yes

5 Committee Member Barrett: Yes

6 Committee Member Lynch: Yes

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8 Note: Committee Member Barrett left the meeting at 6:00 p.m.

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10 **SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:**

11 **PRELIMINARY REVIEW:**

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14 **III. KFC/A&W RESTAURANT REMODEL, 701 E. Washington Street.**

15 **AP No: 007-052-035**

16 **File: PRE02017**

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18 Preliminary review of a remodel to an existing commercial building.

19

20 Gary Semling, RHL Design Group: Presented the project as modified since they came to  
21 SPARC in January, 2002.

22

23 Committee Member Gracyk: Like the massing, sign is ok, landscaping is in bad  
24 condition. Birches are dead or failing. Side of property adjacent to residential property  
25 could use some care to be good neighbors. Would like to see Boston ivy on the side of  
26 the building. Ask if street trees can be replaced and irrigated – need to go through Tree  
27 Advisory Committee.

28

29 Committee Member Lynch: Appreciate the effort to tone down . Have concerns about  
30 tower elevation. Would like to see Boston ivy. Concerned about the sign – too big.  
31 Keep the colonel and get rid of sign on the street.

32

33 Committee Member Rittenhouse: Much simpler and more elegant than previously. Put  
34 sign in correct proportion to the elevations. Calculate sq. footage of signs – may not be  
35 possible. Can you put in glass block or something that can break up massing and provide  
36 light. Suggested metal trellis to grow vines.

37

38 Committee Member Gracyk: Suggested a vigorous vine.

39

40 Committee Member Rittenhouse: Suggested bringing windows down on the East  
41 Washington elevation to make it more inviting to the street.

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43 Committee Member Gracyk: Suggested canopy trees on Vallejo elevation.

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46 **IV. POULTRY STREET MIXED USE DEVELOPMENT**

1           **AP No: 006-160-005**

2           **File: PRE02019**

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4           Applicant is requesting a preliminary review of a proposed mixed-use  
5           development.

6

7           Ed Sohl, Fifth Resources: Presented the changes to the project since March, 2002.

8

9           Committee Member Lynch: Has improved since the last meeting – parking and density.  
10          Do not think crescent buildings are successful. Ignores existing urban pattern. Bring  
11          closer to Poultry and have a better presence to Poultry Street. Crescent inefficient in  
12          using the space –creates outdoor space that doesn't make sense. Orient amenities toward  
13          the river as much as possible. Concentrate density on west side of Poultry Street. Have  
14          live work presence on riverside. Don't know how villa approach would go over.  
15          Suggested making a presentation to the CPSP committee. Arrange for a nice urban street  
16          scale on Poultry and orient toward the river.

17

18          Committee Member Gracyk: Thinking along the same lines as Committee Member  
19          Lynch – cues are on the river. Want it to be friendly to pedestrians – orientation to the  
20          river. Look at the industrial rooflines and buildings that are existing.

21

22          Committee Member Rittenhouse: Agree with the other comments. Look at the existing  
23          surroundings and put your project into it. Start with the assumption that Poultry Street  
24          will go through. Agree with an urban feel on Poultry Street. If you have 80 units you  
25          will want quality outdoor space. Like live work concept, and units over parking.

26

27          Jim Thorpe, Fifth Resource: Responded to committee's comments.

28

29

30          **IV.    REPORTS:**

31

32               **Planning Staff Reports:** None

33               **Liaison Reports:** Jack Rittenhouse was appointed to the Tree Advisory  
34          Committee.

35

36          **Adjournment:** 7:00 p.m.

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