



City of Petaluma, CA
Site Plan and Architectural Review Committee

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Minutes

Regular Meeting February 13, 2003
City Council Chambers 3:00 p.m.
City Hall, 11 English Street Petaluma, CA
Telephone: 707-778-4301 E-Mail: cdd@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, Janet Gracyk, Chris Lynch, Linda Mathies,
Jack Rittenhouse*

*Chairperson

Staff: Irene Borba, Senior Planner
Phil Boyle, Associate Planner
Tiffany Robbe, Associate Planner
Anne Windsor, Administrative Secretary

Approval of Minutes: Minutes of January 23, 2002 were approved as amended. M/S–
Rittenhouse/Barrett, 4-0.

Committee Members' Report: Discussion regarding the window appeal and materials used
by applicants. Chair Rittenhouse asked to agendize an item for discussion of materials
required by applicants. Committee Member Lynch: Suggested SPARC may need to require
full size samples to be brought to meetings.

Correspondence: None

Public Comment: None

Legal Resource Statement: Was noted on the agenda.

Appeal Statement: Was noted on the agenda

Public hearing began at 3:05 p.m.

SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:

1 **OLD BUSINESS:**

2
3 **I. PLAZA SOUTH FACADE MODIFICATION, North McDowell Boulevard**
4 **and East Washington Street.**

5 **AP No. 007-340-0007**

6 **File: 02SPC0034**

7 **Planner: Irene Borba**

8
9 Applicant is requesting site plan and architectural review of the final details
10 related to conditions of approval for facade modifications to the Plaza South
11 Shopping Center.

12
13 Gary Semling, RHL Design Group: Went over the changes and modifications to the
14 façade.

15
16 Committee Member Mathies arrived at 3:20 p.m.

17
18 Public hearing opened and closed.

19
20 Committee comments:

21
22 Committee Member Gracyk: Prefer this look – think it is a stronger statement.
23 Appreciate changes to planting plans, can use half the amount of roses.

24
25 Committee Member Barrett: Think crepe myrtle is a good choice. Still confused about
26 the metal grill – like the look of the roses on the brick.

27
28 Committee Member Mathies: Think it is much improved.

29
30 Committee Member Lynch: Concerned that there are too many things going on – do not
31 think the columns need to have a beefier profile. Details will make or break the project.
32 Simplify the roof – bring canopy all the way out and across with a galvanized half round
33 gutter. Paint columns that are there – a galvanized color – let them be what they are. Use
34 the galvanized product on the barrel roof as well.

35
36 Committee Member Rittenhouse: Want to poll the committee on the suggestions of
37 Committee Member Lynch regarding the roof.

38
39 Gary Semling: Suggested taking out the trellis and keep the roof all one character.

40
41 Committee agreed with the above.

42
43 Consensus of Committee:

- 44
45
 - Half number of roses
 - Continuing galvanized look through center roof
- 46

- 1 • Eliminating galvanize wrap
- 2 • Add gutter
- 3 • Deleting trellis element.
- 4 • Softer color on crepe myrtle

5

6 MS/Rittenhouse/Gracyk to approve the façade modifications as amended.

7

8 All in favor:

9

10	Committee Member Gracyk:	Yes
11	Committee Member Barrett:	Yes
12	Chair Rittenhouse:	Yes
13	Committee Member Lynch:	Yes
14	Committee Member Mathies:	Yes

15

16

SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:

17

NEW BUSINESS:

18

PUBLIC HEARING:

19

20

II. KFC/A&W Remodel, 701 East Washington Street.

21

AP No. 007-052-035

22

File: 02SPC0012

23

Planner: Phil Boyle

24

25

26

Applicant is requesting site plan and architectural review approval for a proposed addition to the existing KFC Restaurant located at 701 East Washington Street.

27

28

29

Phil Boyle presented the staff report.

30

31

Gary Semling, RHL Design: Presented the landscape program and the design changes. Regarding the conditions, Condition #3 – asked to put one bench instead of 2. Condition #4 - asked to reduce the number of trellises to 2 instead of the 6 recommended by staff. Condition #5 – asked for 110 sq. feet instead of 106. Condition #10 – does not seem relevant to this project. Proposed dropping windows at the towers and keeping the other windows the same size.

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Public comment opened:

38

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40

Brian Cata, concerns regarding parking at the Buffalo Wings.

41

42

Public hearing closed.

43

44

Committee Comments:

45

46

Committee Member Mathies: Color pallette is better, not having all three tower elements

1 is better. Wish we did not have to have a tower. Do not think keeping the tower is
2 necessary – red in tower clashes with the burnt color of roof. Having two benches would
3 be nice for the patrons and would benefit the restaurant. Remove the barrel tile.
4 Articulation with more trellises on the large back wall would be helpful to break it up.

5
6 Committee Member Barrett: Agree with Linda about the barrel tile. There is a new KFC
7 in Healdsburg that does not have a tower. Do not have a problem with not dropping front
8 windows. Like the color palette. Two benches would be beneficial – the type suggested
9 for Trader Joes would be good. Extend landscaping and trellis on the large wall.

10
11 Committee Member Lynch: Not comfortable asking to bring the tower down at this
12 juncture. Simplest solution is to plant ivy on the wall instead of putting multiple trellises.
13 Having two benches is good. Incentive program is ok. Sign is way to big – needs to be
14 smaller – needs to pull up to at least the water table line. Suggest removing barrel tile.

15
16 Committee Member Gracyk: Agree with Committee Member Lynch about the tower.
17 Do need two benches – the one in front landscaping area should have a back. Need to
18 look at landscaping more carefully. Suggestions: Use iberis and dianthus sparingly;
19 reduce lawn; don't use raphiolepis; rosemary is planted where it will block the sign, use
20 something else; suggested tuscarora (crepe myrtle); use Boston Ivy on wall at Buffalo
21 Wings; existing ivy on wall along Aveye Way ok, however, remove at ground level and
22 use jasmine as ground cover; remove all birch trees that have been topped; use liquid
23ambar for replacement trees on Aveye Way and in adjacent parking area as well.

24
25 Chair Rittenhouse: Do not have the purview to make an exception for the sign –
26 applicant will need to conform with sign requirements. Agree with committee to provide
27 two benches and agree with a back on the bench near corner. Condition 10 is just a
28 simple one page incentive program. Ok with bringing windows up. Agree that removing
29 barrel tiles is a good idea. Think there is an issue of encroaching on the adjacent property
30 by putting in the six trellises – two are sufficient. Colors are good and I like
31 improvements to the site.

32
33 Committee discussion on ivy vs. trellis. Boston ivy would encroach less on the
34 neighboring property and would be the easiest to maintain.

35
36 Committee Member Gracyk: Commented that if you lower windows on tower elevation,
37 all you can see are the backs of the booths.

38
39 Committee Member Lynch: Suggested using opaque glass.

40
41 Committee consensus: Need to meet the sign ordinance and if applicant wants to go
42 smaller, it would be a good neighbor gesture.

43
44 Chair Rittenhouse: Agree with Committee Member Gracyk about the lawn.

45
46 Consensus of committee:

- 1 ▪ Two benches
- 2 ▪ Boston ivy on wall at Buffalo Wings; ivy ok on wall along Aveye Way; use
- 3 jasmine as ground cover
- 4 ▪ Sign to meet ordinance
- 5 ▪ Bike condition to be kept
- 6 ▪ Window on tower ok to come up and matching existing windows
- 7 ▪ Remove barrel tile on east elevation
- 8 ▪ Landscape plan to be reviewed by staff – lose the lawn.

9

10 M/S Barrett/Lynch to approve the project as amended above.

11

12 All in favor:

13

- 14 Committee Member Gracyk: Yes
- 15 Committee Member Barrett: Yes
- 16 Chair Rittenhouse: Yes
- 17 Committee Member Lynch: Yes
- 18 Committee Member Mathies: Yes

19

20

SITE PLAN AND ARCHITECTURAL REVIEW FINDINGS:

KFC/A&W Remodel

Located at 701 East Washington Street

APN 007-052-035

File # 02-SPC-0012

26

27

28 1. The Site Plan and Architectural Review Committee (SPARC), authorizes the
29 construction of a 351 square foot addition to the existing KFC Restaurant. The
30 proposed 351 square foot addition conforms to the Petaluma Zoning Ordinance,
31 specifically Section 11-408 that allows fast food restaurants as a conditional use
32 in the NC-Neighborhood Commercial zoning district. The proposed building
33 height and setbacks proposed for the structure conform to the zoning designation.

34

35 2. The project as conditioned, will conform to the intent, goals and policies of the
36 Petaluma General Plan. The General Plan contains objectives and policies which
37 encourage the use of commercial lands for economic activities that contribute to
38 local employment and income and which encourages small and locally owned
39 businesses.

40

41 3. The proposed 351 square foot addition as conditioned, will not constitute a
42 nuisance or be detrimental to the public welfare of the community because it will
43 be operated in conformance with the Performance Standards specified in the
44 Uniform Building Code and the Petaluma Zoning Ordinance.

45

- 1 4. The project as conditioned, will conform to the purpose of site plan and
- 2 architectural approval, which is to promote orderly and harmonious development
- 3 of the City.
- 4
- 5 5. The proposed structure and site plan, as conditioned, conforms to the
- 6 requirements of Site Plan and Architecture Review Standards for Review of
- 7 Applications 26-406 (A) of the Zoning Ordinance as:
- 8
- 9 a. Quality materials are used appropriately and the project is in harmony and
- 10 proportion to the surrounding structures,
- 11
- 12 b. The architectural style is appropriate for the project and is compatible with
- 13 other structures in the immediate neighborhood,
- 14
- 15 c. The siting of the addition is comparable to the siting of other structures in
- 16 the immediate neighborhood, and
- 17
- 18 d. The bulk, height, and color of the new structure is comparable to the bulk,
- 19 height, and color of other structures in the immediate neighborhood,
- 20
- 21 e. The landscaping is in keeping with the character and design of the site and
- 22 existing trees are to be preserved,
- 23
- 24 f. Ingress, egress, internal traffic circulation, off-street parking facilities, and
- 25 pedestrian ways have been designed to promote safety and convenience
- 26 and shall conform to the approved City standards.
- 27
- 28

SITE PLAN AND ARCHITECTURAL REVIEW CONDITIONS OF APPROVAL:

KFC/A&W Remodel
Located at 701 East Washington Street
APN 007-052-035
File # 02-SPC-0012

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- 35 1. Plans submitted for building permit shall be in substantial conformance to the
- 36 plans approved by the SPARC Committee on February 13, 2003 and stamped date
- 37 received October 15, 2002 by the City of Petaluma for review by the Planning
- 38 Department.
- 39
- 40 2. Plans submitted for building permit shall include a plan sheet containing all
- 41 conditions of approval for review by the Planning Department.
- 42
- 43 3. *Plans submitted for building permit shall show the barrel tile roof material*
- 44 *removed from northeast corner of the building.*
- 45

- 1 4. Plans submitted for building permit shall provide a minimum of two (2) benches,
2 one at the corner of Washington and Vallejo Streets and the other at the corner of
3 Vallejo Street and Aveye Way. *The bench at the corner Washington and Vallejo*
4 *Streets shall have a back.* Benches shall be installed prior to a building permit
5 final.
6
- 7 ~~5. Plans submitted for building permit shall include a total of at least six (6) metal~~
8 ~~trellises and vines along the east elevation of the building.~~ *Plans submitted for*
9 *building permit shall include a revised landscape plan. The revised plan will*
10 *incorporate the suggestions of the SPARC Committee which are: Use Iberis and*
11 *Dianthus sparingly; reduce lawn area; don't use Rhapsiolepis; do not use*
12 *Rosemary near sign; use Tuscarora (Crepe Myrtle); ivy ok on wall along Aveye*
13 *Way and Jasmine as ground cover; use Liquid Ambar for replacement trees on*
14 *Aveye Way and in adjacent parking area as well; use Boston Ivy along wall*
15 *adjacent to the Buffalo Wings Restaurant (APN 007-052-030)*
16
- 17 6. The applicant shall apply for a separate sign permit. The Planning Division will
18 review the permit for conformance with the plans approved by SPARC and the
19 City's Zoning Ordinance.
20
- 21 7. All outdoor mechanical equipment, satellite dishes, fire main and all rooftop
22 equipment shall be shown on plans submitted for building permit and shall be
23 fully visually screened to the satisfaction of the Planning Department.
24
- 25 8. The applicant shall be subject to the following Special development fees: Sewer
26 and Water connection, Community Facilities, Storm Drain, School Facilities and
27 Traffic Mitigation fees. Said fees are due at time of issuance of building permit at
28 which time, other pertinent fees that may be applicable to the proposed project
29 maybe required.
30
- 31 9. Any proposed exterior lighting fixtures shall be shown on building permit plans
32 and shall be subject to staff review and approval at time of building permit. All
33 lights to the building shall provide a "soft wash" of light against the wall and shall
34 be directed downward and shall conform to City Performance Standards.
35
- 36 10. The applicant shall be required to utilize Best Management Practices regarding
37 pesticide/herbicide use and fully commit to Integrated Pest Management
38 Techniques for the protection of pedestrians/bicyclists. The applicant shall be
39 required, when pesticide/herbicide use occurs, to post appropriate signs warning
40 pedestrians.
41
- 42 11. Prior to issuance of a building permit, the applicant shall provide a simple one-
43 page document to the city naming a designated "transportation coordinator"
44 describing specific incentives for employees to walk, bicycle or take transit,
45 thereby encouraging alternatives to driving cars to this site. Examples include
46 lending-bicycles for short errands, monetary or other rewards for not driving,

1 discounts for bicycling, formation of groups of employees who pledge to bicycle,
2 walk, carpool or ride transit at least once a week, etc. Applicant shall comply
3 with Municipal Code 11.90.
4

5 Standard SPARC Conditions of Approval:
6

- 7 12. The applicants/developers shall defend, indemnify, and hold harmless the City or
8 any of its boards, commissions, agents, officers, and employees from any claim,
9 action, or proceeding against the City, its boards, commissions, agents, officers,
10 or employees to attack, set aside, void, or annul the approval of the project when
11 such claim, or action is brought within the time period provided for in applicable
12 State and/or local statutes. The City shall promptly notify the
13 applicants/developers of any such claim, action or proceeding. The City shall
14 coordinate in the defense. Nothing contained in this condition shall prohibit the
15 City from participating in a defense of any claim, action, or proceeding if the City
16 bears its own attorney's fees and costs, and the City defends the action in good
17 faith.
18
- 19 13. Public utility access and easement locations and widths shall be subject to
20 approval by PG&E, Pacific Bell, SCWA, all other applicable utility and service
21 companies and the City Engineer and shall be shown on the plans.
22
- 23 14. The site shall be kept cleared at all times of all garbage and debris. No outdoor
24 storage shall be permitted.
25
- 26 15. All work within the public right-of-way requires an excavation permit from the
27 Engineering Division.
28
- 29 16. All planting shall be maintained in good growing condition. Such maintenance
30 shall include, where appropriate, pruning, mowing, weeding, cleaning of debris
31 and trash, fertilizing and regular watering. Whenever necessary, planting shall be
32 replaced with other plant materials to insure continued compliance with
33 applicable landscaping requirements. Required irrigation systems shall be fully
34 maintained in sound operating condition with heads periodically cleaned and
35 replaced when missing to insure continued regular watering of landscape areas,
36 and health and vitality of landscape materials.
37
- 38 17. Construction activities shall comply with applicable Zoning Ordinance and
39 Municipal Code Performance Standards (noise, dust, odor, etc.).
40
- 41 18. At no time shall future business activities exceed Performance Standards specified
42 in the Uniform Building Code, Section 22-301 of the Petaluma Zoning Ordinance,
43 and the 1987 City of Petaluma General Plan.
44

1 19. External downspouts shall be painted to match background-building colors.
2 Scuppers without drainage pipes may not be installed because of probable
3 staining of walls (overflow scuppers are excepted)
4

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7 **SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:**
8 **NEW BUSINESS:**
9 **PUBLIC HEARING:**

10
11 **III. WATER FIELD OFFICE, 202 North McDowell Blvd.**
12 **AP No. 136-111-022**
13 **File: 02SPC0066**
14 **Planner: Tiffany Robbe**
15

16 Applicant is requesting site plan and architectural review and approval of plans to
17 construct a two-story building to replace the existing water field office structures.
18

19 Tiffany Robbe, presented the staff report.
20

21 Mark Toma, Burks-Toma Architects: Presented the project.
22

23 Chris Pattillo, PGA Design: Presented the landscape plan. Stated that planting plan is
24 still preliminary.
25

26 Public hearing opened and closed.
27

28 Committee comments:
29

30 Committee Member Lynch: You have a good architect – encourage you to use them and
31 get back some of the whimsy which was presented during the preliminary stages. Great
32 project.
33

34 Chair Rittenhouse: Has all the remnants of the preliminary and not the whimsy.
35 Previously it broke up the massing and added some layers – think these are small gestures
36 that would make it a better project. Is now very uniform – have lost some of the
37 excitement. Color board is exceptional, like integration of walls, not sure about the
38 lighting, prefer an aluminum cast.
39

40 Committee Member Gracyk: Am hoping some of the whimsy comes back. It’s an
41 exciting project. Suggested layering could be more graphic. Have concerns about honey
42 locust tree – rarely thrive here – it is squeezed with proposed parking lot.
43

44 Committee Member Barrett: Like the building – sorry that the front entrance was
45 compromised. Like the materials, have done a very good job. Like the outdoor area.
46 Think of adding some vegetation on top of outside awning.
47

1 Committee Member Mathies: Great project – would like some of the whimsy back –
2 exterior stairs. Use Bega as a manufacturer for lighting – they are durable.

3
4 Chair Rittenhouse: Liked the rear stairs. Not sure about the well head. – could it be
5 integrated to be an architectural feature?
6

7 M/S Lynch/Rittenhouse to approve the project as amended below.
8

9 Do not use root barriers, put bike rack in rear.
10

11 All in favor:

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

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18
19 **SITE PLAN AND ARCHITECTURAL REVIEW FINDINGS:**

20 **Water Field Office Replacement**
 21 **202 North McDowell Boulevard**
 22 **APN 136-111-022**
 23 **Project File No(s). 02SPC066**
 24

- 25 1. The Site Plan and Architectural Review Committee (SPARC), authorizes the
26 construction of a new 13,000 square foot water field office to replace the existing
27 facility at 202 North McDowell Boulevard. The new building shall not exceed 32
28 feet 2 inches from finished grade to the top of the parapet roof and shall maintain
29 a 48 foot setback from the front/ McDowell property line and a 21 foot setback
30 from the east side property line.
31
- 32 2. The project as conditioned will conform to the intent, goals and policies of the
33 Petaluma General Plan.
34
- 35 3. The construction of a replacement Water Field Office, as conditioned, will not
36 constitute a nuisance or be detrimental to the public welfare of the community
37 because it will be operated in conformance with the Petaluma Zoning Ordinance.
38
- 39 4. The proposed project is exempt from the provisions of the California
40 Environmental Quality Act (CEQA) pursuant to Section 15302, Class 2(b),
41 Replacement or Reconstruction and Section 15303, Class 3(c), New Construction
42 of the CEQA Guidelines.
43
- 44 5. The proposed structure and site plan, as conditioned, conforms to the
45 requirements of Site Plan and Architecture Review Standards for Review of
46 Applications 26-406 (A) of the Zoning Ordinance as:

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

SITE PLAN AND ARCHITECTURAL REVIEW CONDITIONS OF APPROVAL:

**Water Field Office Replacement
202 North McDowell Boulevard
APN 136-111-022
Project File No(s). 02SPC066**

1. The plans submitted for building permit review shall be in substantial conformance with those plans dated January 13, 2003 and that color & material board dated December 13, 2002 (both of which are on file in the Petaluma Community Development Department, 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. Prior to issuance of a building permit, the plans shall be revised to provide two covered bike parking spaces located near the building in compliance with the Bike Plan.
4. Prior to issuance of a building permit, the applicant shall revise the plans to depict an 8-foot wide sidewalk/path at the water filling station island consistent with that shown directly in front of the water field office.
5. Prior to issuance of a building permit, all exterior light fixtures shall be shown to provide a soft “wash” of light against the wall and shall conform to City

- 1 Performance Standards. No lighting shall produce a direct glare into the eyes of
2 cyclists/pedestrians.
3
- 4 6. Signs are not approved as part of this project. Sign permits must be obtained
5 through the Building Division and be designed to conform to the Zoning
6 Ordinance requirements for signs in residential zoning districts.
7
- 8 7. The applicant shall be required to utilize Best Management Practices regarding
9 pesticide/herbicide use and fully commit to Integrated Pest Management
10 techniques for the protection of pedestrian/bicyclists. The applicant shall be
11 required to post signs when pesticide/herbicide use occurs to warn pedestrians and
12 bicyclists.
13
- 14 8. Construction activity is only permitted between the hours of 7:30am and 6:00pm
15 Monday through Friday and 9:00am and 6:00pm on Saturdays. No construction
16 activity shall be permitted on Sunday or City of Petaluma Holidays.
17
- 18 9. Special Development Fees apply to this project.
19

20 From the Engineering Section:
21

- 22 10. The existing bike lane adjacent to the sidewalk shall be maintained and re-striped.
23
- 24 11. Prior to issuance of a building permit, the site plan shall be in compliance with the
25 attached checklist titled "Commercial / Industrial Building Permit Application
26 Site and Grading Plan Checklist" (see attachment E).
27
- 28 12. Prior to issuance of a building permit, the building permit site plan shall be
29 produced by a certified Civil Engineer (see attachment E).
30
- 31 13. An encroachment permit is required for all work within the public right of way.
32

33 From the Fire Marshal:
34

- 35 14. 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 a normally occupied
39 location in the interior of the building.
40
- 41 15. A permit is required from the Fire Marshal for the installation or alteration of a
42 fire sprinkler system prior to the commencement of work. A minimum of two sets
43 of plans with calculations are required to be submitted for review and approval.
44
- 45 16. Extend sprinkler system to protect all areas of building additions and or tenant
46 space alterations. Fire sprinkler additions or alterations involving more than 6
47 heads require plan submittal.

- 1
2 17. Prior to issuance of a building permit, contractors installing underground fire
3 sprinkler mains shall obtain a permit and submit 2 sets of plans to the
4 PETALUMA FIRE MARSHAL'S OFFICE. Design must be in accordance with
5 the following City of Petaluma Standards:
- 6 • STD 850.05 main size
 - 7 854 thrust blocks
 - 8 857.01 fire hydrant
 - 9 860 temporary fire flow
 - 10 879.01 PIV and FDC
 - 11 880 detector check/s
 - 12 • Points of connection to main and sprinkler riser detail.
 - 13 • Hydro-test 200 psi – for 2 hours.
 - 14 Detail method of flushing lines.
- 15
- 16 18. Activation of the fire sprinkler system shall sound an interior alarm that will
17 notify a normally occupied space.
- 18
- 19 19. The minimum fire flow for this project is 1,500 GPM at 20 pounds residual per
20 sq. in. The required fire flow has been verified for this project and is adequate for
21 this project.
- 22
- 23 20. Install fire hydrants every 300 lineal feet. No structure or fire department
24 sprinkler connection shall be in excess of 150 feet from a fire hydrant.
- 25

26 From the Police Department:

27

- 28 21. Prior to issuance of a building permit, the plans shall be modified to show a
29 building alarm.
- 30

31 Standard SPARC Conditions Of Approval:

32

- 33 22. The site shall be kept cleared at all times of all garbage and debris.
- 34
- 35 23. At no time shall future activities exceed Performance Standards specified in the
36 Uniform Building Code, Section 22-301 of the Petaluma Zoning Ordinance
37 (noise, dust, odor, etc.), and the 1987 City of Petaluma General Plan.
- 38
- 39 24. All lights attached to the buildings shall be downcast, shall provide a soft “wash”
40 of light against the building, and shall conform to City Performance Standards.
- 41
- 42 25. External downspouts shall be painted to match background-building colors.
43 Scuppers without drainage pipes may not be installed because of probable
44 staining of walls (overflow scuppers are excepted).
- 45

- 1 26. All trees shall be a minimum fifteen-gallon size (i.e. trunk diameter of at least $\frac{3}{4}$
 2 inch measured one foot above the ground) unless otherwise specified (e.g.: 24"
 3 box or specimen size) and double staked; all shrubs shall be five-gallon size. All
 4 landscaped areas not improved with lawn shall be protected with two-inch deep
 5 bark mulch as a temporary measure until the ground cover is established. ~~Root~~
 6 ~~barriers shall be installed to protect the curb, gutter, sidewalk, and street~~
 7 ~~pavement.~~
 8
- 9 27. All plant material shall be served by a City approved automatic underground
 10 irrigation system.
 11
- 12 28. All planting shall be maintained in good growing condition. Such maintenance
 13 shall include, where appropriate, pruning, mowing, weeding, cleaning of debris
 14 and trash, fertilizing and regular watering. Whenever necessary, planting shall be
 15 replaced with other plant materials to insure continued compliance with
 16 applicable landscaping requirements. Required irrigation systems shall be fully
 17 maintained in sound operating condition with heads periodically cleaned and
 18 replaced when missing to insure continued regular watering of landscape areas,
 19 and health and vitality of landscape materials.
 20
- 21 29. The applicant shall defend, indemnify, and hold harmless the City or any of its
 22 boards, commissions, agents, officers, and employees from any claim, action or
 23 proceeding against the City, its boards, commission, agents, officers, or
 24 employees to attack, set aside, void, or annul, the approval of the project when
 25 such claim or action is brought within the time period provided for in applicable
 26 State and/or local statutes. The City shall promptly notify the applicants of any
 27 such claim, action, or proceeding. The City shall coordinate in the defense.
 28 Nothing contained in this condition shall prohibit the City from participating in a
 29 defense of any claim, action, or proceeding if the City bears its own attorney's
 30 fees and costs, and the City defends the action in good faith.
 31

32
 33
 34 **SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:**
 35 **PRELIMINARY REVIEW:**
 36

37 **IV. NEIGHBORHOOD AT DEER CREEK, North McDowell Boulevard at**
 38 **Rainier Avenue.**
 39 **AP No. 007-380-027 and 007-380-005**
 40 **File: 03PRE0014**
 41

42 Applicant is requesting preliminary site plan and architectural review of a
 43 proposal for a mixed-use neighborhood. The 215,000 square foot project will
 44 include retail, commercial and approximately 300 residential units.
 45

46 Continued from January 23, 2003.

1

2 J.T. Wick, Burg Holdings: Introduced the project team and the history of the project.

3

4 Matthew Taecker, Catalyst: Presented an overview of the project.

5

6 Committee Member Lynch: Asked about the smaller retail space – can it be office space
7 as well? Is open space private or public?

8

9 J.T. Wick: Addressed the retail issue – could be sole practitioner for example a stock
10 broker, small insurance office, etc. Open space will be open to public and privately
11 maintained.

12

13 Committee Member Gracyk: Asked about prices of units because the footprints are
14 small. Is there a possibility to have more sizes to appeal to a variety of tenants? How can
15 you attract retired folks to this community?

16

17 Public hearing opened and closed.

18

19 Chair Rittenhouse: Highly recommend investigating units for sale as well as for rent.
20 Asked about the location of the tot lot and the daycare space?

21

22 JT Wick: Addressed the question – in the process of investigating this feature. A project
23 of this scale warrants a daycare.

24

25 Chair Rittenhouse: Live/work lends itself to owner occupied units. Asked about a traffic
26 study.

27

28 JT Wick: Started with a traffic study to drive the project.

29

30 Chair Rittenhouse: Asked about the design of the round about and how the traffic
31 patterns will work to come into the project if you are heading north on McDowell. Asked
32 about the placement of the big box – conflict with the circulation problems from Lynch
33 Creek Way. Project will split into different ownership – seems disproportionate with the
34 major retail space and the smaller retail spaces.

35

36 Committee Member Mathies: Asked if we could end up with a large box and nothing
37 else.

38

39 JT Wick: Housing and retail are underserved here – think this will succeed. Smaller use
40 retail spaces are easily leased.

41

42 Committee Member Barrett: Want to see any big box retail screened along the freeway.
43 Big box exposure on 101 is not in keeping with the general plan.

44

45 Committee Member Lynch: Don't think it is necessary to have the big box accessed on
46 Professional. This size box (165,000 sq. ft) puts a burden on the project. If you count out

1 bigger box, you could push a smaller big box to the north. Most successful part is main
2 street. If you have destinations such as cafes and cleaners – can tap into the
3 neighborhood. Would like more integration between commercial and mixed use. Define
4 McDowell with some buildings. Have a subordinate main street. Have some amenities
5 between the big box area and the mixed use side to encourage walking between sites.
6 Common green is good, garden apartments on the green is a good design. This is a much
7 more integrated project than Park Central – still a lot of work to do.

8
9 Committee Member Gracyk: Did not see oaks in the open space. Will people realize
10 what this is supposed to look like as a natural wetland – how do you make it palliative for
11 people? Need interpretive signage. Where can people gather outside beside the common
12 green? One of the open spaces is near the freeway. Named a street tree that does not do
13 well here. Some planting strips get down to 2 ft. – make sure to check this and make sure
14 you have adequate space.

15
16 Chair Rittenhouse: If the wetland mitigation area was moved forward and the living units
17 moved to the wetland mitigation area – would be a more useable space. Would provide
18 circulation bonuses.

19
20 Committee Member Barrett: Daycare is an urgent need – encourage the project to
21 include this feature. The location of day care in the site plan is not the ideal. Move
22 commercial and retails spaces toward McDowell.

23
24 Architecture comments:

25
26 Committee Member Gracyk: Would like to see something dynamic and modern. Like
27 the massing and rhythm I’ve seen so far.

28
29 Committee Member Lynch: In new urbanism, like the pedestrian walkways, etc. – is not
30 necessary to have traditionally designed buildings. The imagery is schizophrenic. Can
31 go a little more traditional on the residential. Incorporate elements of Petaluma that are
32 more intrinsic than D Street. Use modern adaptation of the manor you are showing.

33
34 Committee Member Mathies: Concur with freeing yourself up and doing something
35 different. Mondavi Art Center in Davis is a good example.

36
37 Chair Rittenhouse: Use an honest approach that is interesting and modern. Looking at
38 the imagery, I couldn’t figure out what the project is trying to be. Need to go forward
39 instead of replicating the past.

40
41
42 **V. REPORTS:**

43
44 **Planning Staff Reports:** None.

45 **Liaison Reports:** Discussion of SPARC approvals moving forward : Staples,
46 Tatum project at 2nd & G Streets), Ryder Homes is working on the models. Discussion

1 regarding the intersection of McDowell and East Washington – wish it could have come
2 to SPARC.

3

4 Committee Member Lynch : How do we have access to projects that go through the
5 Public Facilities and Services Department?

6

7 **Adjournment:** 6:50

8

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