



City of Petaluma, CA
Site Plan and Architectural Review Committee

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Minutes

Regular Meeting July 10, 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: Janet Gracyk, Terry Kosewic, Chris Lynch
Absent: Teresa Barrett, Jack Rittenhouse*

*Chairperson

Staff: George White, Assistant Director, Community Development Department
Kim Gordon, Assistant Planner
Betsi Lewitter, Project Planner
Anne Windsor, Administrative Secretary

Approval of Minutes: Minutes of June 26, 2003 were approved as amended. M/S Kosewic/Gracyk, 2-0. Lynch abstained.

Committee Members' Report:
Correspondence: Letter from Pomeroy Corporation

Public Comment: None

Legal Resource Statement: Was noted on the agenda.

Appeal Statement: Was noted on the agenda

Public hearing began at 3:00 p.m.

SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:
OLD BUSINESS:

I. RIDGEVIEW HEIGHTS - LOT No. 1, 3 Jerome Court
AP No: 019-201-025

1 **File: 03-SPC-0147**
2 **Planner: Kim Gordon**

3
4 Applicant is requesting Site Plan and Architectural Review of compliance with
5 Conditions of Approval for 3 Jerome Court, APN 019-201-025, Ridgeview
6 Heights, Lot 1.

7
8 Kim Gordon presented the staff report.

9
10 Sean Faber, Architect: Presented the changes to the project. Suggested removing the
11 railing on the porch because it does not fit with the style of the house.

12
13 Susie Doud Markarian, Landscape Architect: Have taken out the plant materials
14 suggested.

15
16 Craig Lawson: Anderson makes a French slider which we would prefer rather than
17 French doors.

18
19 **Committee Comments:**

20
21 Committee Member Kosewic: Like the porch revision – is an inviting place to be – like
22 the baluster if it is a 2x4 not a 2x2. Will be much less significant.

23
24 Committee Member Gracyk: Like the revision to the porch and the wood railing. Do not
25 want to condition French sliders.

26
27 M/S Kosewic/Gracyk to approve the plans as amended. 3-0

28
29 Public hearing ended at 3:15.
30

31
32 Public hearing began at 3:15

33
34 **NEW BUSINESS**

35 **PUBLIC HEARING:**

36
37 **II. MARY ISAAK CENTER – 900 Hopper Street**

38 **AP No: 007-170-008**

39 **File: 02-SPC-0087**

40 **Planner: Betsi Lewitter**

41
42 Applicant is requesting Site Plan and Architectural review of a proposed year-
43 round homeless shelter and transitional housing facility.

44
45 Betsi Lewitter presented the staff report.

46
47 Steve Kodama, Architect: Presented the architecture.

1

2 Chris Lynch: Asked if the architect could come up with a priority list of what would stay
3 in the project budget.

4

5 Steve Kodama: We are discussing changing the metal roof, changing the trellis from
6 metal to recycled wood, the mechanical systems. Will try to change what will not be
7 seen.

8

9 Committee Member Grayck: Metal trellis that is freestanding – could you use deciduous
10 trees instead.

11

12 Steve Kodama: For shade – we wanted to keep it soft and to cast shadows and break up
13 the massing. Trees would cover up the courtyard itself.

14

15 Committee Member Lynch: Asked about 4' path where it crosses Lakeville – is that
16 public right of way.

17

18 Steve LaFranch, Engineer: Yes, however, it is not a typical street right of way.

19

20 Committee Member Lynch: Will there be a crosswalk where we see a jog in the plans.

21

22 Steve LaFranchi: Yes, there will be a crosswalk and striping wherever there is access to
23 a business.

24

25 Committee Member Kosewic: Is there any idea of the number of pedestrians/bicyclist
26 that will use Hopper Street.

27

28 John Sedlander: About 10% of the clients have cars. By far, most people travel by foot,
29 20-30% travel by bikes. Could be 50-70 pedestrians per day. There will be more people
30 coming and going in the morning and the evening. People will not be leaving every
31 morning – they will be attending meetings during the day.

32

33 Public hearing opened:

34

35 Bernie Album, PBAC: Related the committee's recommendation on the walkway.
36 Committee is concerned about the truck traffic and pedestrian/bike safety. Would like
37 the path to be an all-season material; would like signage that says "share the road"; ask
38 that bicycles are not banned from the pathway; berms are dangerous for bicycles –
39 suggest that the berm be a bright color so that cyclists can see.

40

41 Public hearing closed:

42

43 **Committee discussion:**

44

45 Committee Member Lynch: This is a great project – it captures the essence of Petaluma.
46 It is such a good design that I think it will transcend the moving around of materials.

1 Would like to suggest some priorities regarding the budget. If there is a tradeoff between
2 materials and sustainability, hope you will go with sustainability. Regarding the roof –
3 standing seam is a luxury, hardi is not made any longer, and fiber cement will not be a lot
4 cheaper. Look at corrugated metal instead of standing seam and asphalt. Like the
5 fiberglass windows, would like to condition the project not to use vinyl. Prefer metal to
6 vinyl. Support the additional recommendations from the bike committee. Recommend
7 breaks in the dike for bicyclist; agree with the sign regarding “share the road.”
8

9 Committee Member Kosewic: Don’t have a problem reducing parking. Consider
10 striping the path. Do research with Pomeroy and Shamrock to find out about the heavy
11 traffic times – have people leave the center avoiding those time. Agree with Chris
12 Lynch’s recommendation on the roof – think the roof has to be metal because it is an
13 industrial area.
14

15 Committee Member Gracyk: Want to discuss landscaping – the police are requiring that
16 shrubs no higher than 18”. There are too many trees in places – needs to be simplified.
17 Overall plan needs to be much simpler. Abelia used for hedge is inappropriate – gets
18 very tall very fast. No plant buffer on the west access lane – would like some buffer if
19 there is an opportunity. The landscaping plan should come back to SPARC. Golden rain
20 tree is good. Want to have street trees called out.
21

22 The architecture is wonderful. Agree with the comments on the roof. If you need to lose
23 the freestanding trellis, you have trees to provide shade. Provide breaks in dikes on
24 pathway to get in and out. Support all the bike committee’s recommendations. Suggest
25 putting a path from the downtown direction instead of just through Caulfield. Does
26 applicant want to retain 18” limitation on planting?
27

28 Committee Member Lynch: Thanked Janet for the landscaping comments. Suggested
29 vines on a cyclone fence on the West access.
30

31 Bonne Gaebler: The access lanes will remain City property. Will work with coworkers
32 at the Corp Yard regarding the suggestion to plant trees.
33

34 Committee Member Lynch: Agree with Janet regarding simplifying the landscape
35 architecture.
36

37 Chaney Delaire: Was suggested to use carbon filters to help with the odor of the sewage
38 treatment plant.
39

40 Committee Member Lynch: Using scented vines on the trellis will help with outside
41 odor. Asked for an update on the roof when they return for landscaping.
42

43 M/S to approve the project per the amended conditions below:
44

- 45 • Add reflective material on dikes and utilize breaks for bicycle access
- 46 • Path will be all-season and will allow bicycles

- 1 • Strike the condition regarding limiting the shrubs to 18” in height (condition 40)
- 2 • Signage for sharing the road
- 3 • Landscaping plan will return for SPARC approval prior to occupancy

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5 M/S Lynch/Kosewic. 3-0

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7 Public hearing closed at 4:15

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11 **V. REPORTS:**

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13 **Planning Staff Reports:** None

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15 **Liaison Reports:** None

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Adjournment: 4 :20

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