



City of Petaluma, CA
Site Plan and Architectural Review Committee

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Minutes

Regular Meeting June 12, 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,
Terry Koswic (absent), Jack Rittenhouse*
Historic: Marianne Hurley (absent), Hoppy Hopkins

*Chairperson

Staff: George White, Assistant Director, Community Development
Irene Borba, Senior Planner
Tiffany Robbe, Associate Planner

Approval of Minutes: Minutes of May 22, 2003 were approved as amended. M/S Barrett/Lynch, 5-0.
Committee Members' Report: None
Correspondence: None
Public Comment: None
Legal Resource Statement: Was noted on the agenda.
Appeal Statement: Was noted on the agenda

Public hearing began at 3:00 p.m.

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

1 **I. ST. VINCENT'S PLAYGROUND, Union and Howard Streets**

2 **AP No: 006-244-004**

3 **File: 03SPC0114**

4 **Planner: Irene Borba**

5
6 Applicant is requesting Historic and Cultural Preservation Committee review and
7 approval for conditions of approval pertaining to the playground reconstruction
8 for Saint Vincent Elementary School.
9

10 Irene Borba presented the staff report.

11
12 Chris Lucia, Architect: Presented the changes.

13
14 Committee Member Barrett: Where is wrought iron fence on south elevation of 11 x 17
15 plans. Clarify entrance to convent, i.e., there is an opening in fence.
16

17 Chris Lucia: Fence in front of convent – explained the entry to the convent.
18

19 Committee Member Barrett: Asked for clarification of tiered seating.
20

21 Chair Rittenhouse: Where is refuse location?
22

23 Chris Lucia: Existing – just moving it over – existing curb cut there now to allow for
24 pick up – will come out through an opening in the fence.
25

26 Chair Rittenhouse: Asked for explanation of temporary chain link.
27

28 Chris Lucia: Provided explanation.
29

30 Chair Rittenhouse: Does it return on Walnut or on top.
31

32 Chris Lucia: On top, behind new landscaping.
33

34 Chair Rittenhouse: Retaining wall – old plans note reconstruction/ new plans note
35 replacement.
36

37 Chris Lucia: Walls will be rebuilt to likeness of what it is now.
38

39 Committee Member Hopkins left at 3:20 p.m.
40

41 Public hearing opened: No comments.
42

43 Public hearing closed:
44

45 Commission discussion:
46

47 Committee Member Barrett: Project is fine, addresses conditions of approval.

1
2 Chair Rittenhouse: Gate at bike ramp, suggest gate open the opposite way; lighting –
3 switched or on a photo cell. New walls on Walnut are similar in texture and coping to the
4 existing. Is there some way to allow drop off of construction materials in staging area.

5
6 Chris Lucia: Lighting is a photo call, walls are similar to existing and construction
7 materials will be dropped off in staging area.

8
9 M/S Barrett/Rittenhouse to approve the project as originally conditioned and in addition
10 the new walls on Walnut Street shall be similar in texture and coping to the existing.
11

12
13 **PRELIMINARY REVIEW:**

14
15 **II. PETALUMA TOWN CENTER, Petaluma Blvd. South, First Street and**
16 **Second Street at C and D Streets.**

17 **AP No(s): 008-065-002 & 003; 008-068-001, 002 & 003; 008-066-002, 003,**
18 **006, 007 & 009 and 008-121-001, 008-121-007, 008, 009, 010, 011 and 012.**

19 **File: 03PRE0129**

20
21 A. Applicant is requesting Historic and Cultural Preservation Committee
22 preliminary review of plans for a 100-unit residential complex and associated
23 parking (on 1st Street).
24

25 B. Preliminary review of streetscape plan for Town Center (Economic
26 Development and Redevelopment, Paul Marangella).
27

28 Matt White, Basin Street Properties: Introduced Guy Farris.

29
30 Guy Farris: Presented the project: No visibility to any of the parking; mix of uses:
31 live/work, retail, 105 units, save warehouse closer to “F” Street for possible leasing
32 center, a dozen different units plans – no units on the interior.
33

34 Committee Member Barrett: Asked how to enter if visiting?

35
36 Guy Farris: Explained entrance.
37

38 Committee Member Lynch: Warehouse – is this the existing?
39

40 Guy Farris: Yes, is the existing warehouse – will add some windows and redo the
41 interior.
42

43 Chair Rittenhouse: Regarding amenities – have you looked at a clubhouse?
44

45 Matt White: Amenities will be in the warehouse structure.
46

47 Guy Farris : Approximately 3500 square feet available for use in warehouse.

- 1
2 Committee Member Lynch: “E” Street – is it private? Is public allowed to go through
3 on “E” Street?
4
5 Matt White: Yes.
6
7 Guy Farris: Will be a public urban pocket park.
8
9 Chair Rittenhouse: Asked for explanation of mix of unit types.
10
11 Guy Farris: Clarified unit types.
12
13 Chair Rittenhouse: Is garage attached – will mechanical ventilation be needed?
14
15 Guy Farris: Not attached – may need ventilation.
16
17 Chair Rittenhouse: What is facing the garage from inside the unit.
18
19 Guy Farris: You tend to put bathrooms, closets, laundry. Free standing parking structure
20 with units built around it – 15’ space between garage and units.
21
22 Committee Member Lynch: On the back of complex – do you have 4 stories all the way
23 around.
24
25 Guy Farris: It could be.
26
27 Committee Member Gracyk: Project has come a long way. Like the warehouse being
28 retained, like the use. Massing/height of yellow units on 1st Street against warehouse is
29 questionable. Goes a long way toward goals of CPSP. Encourage having the different
30 size units.
31
32 Committee Member Barrett: Like the proposal. Grateful warehouse is being saved – has
33 a lot of potential. Appreciate how parking is handled. Pedestrian concern – not knowing
34 how to get in.
35
36 Committee Member Lynch: Has come a long way – mixed use is crucial. Saving of
37 warehouse is a great idea. Thought about saving a warehouse on “E” Street – this is
38 much more urban. Suggest if possible saving a warehouse at “E” Street that acts as a
39 portal into the complex, gut the interior. Things may have to shift – explore the idea.
40 Get more playful with the asymmetry. Have more fun with it and the warehouse. Have a
41 model that shows the relative massing.
42
43 Committee Member Gracyk: Do not recommend any commercial along the river – like
44 Committee Member Lynch’s comments.
45
46 Chair Rittenhouse: Last couple of preliminary review well worth your while – much

1 better project for the units and the view from the community. Great that the warehouse is
2 being saved. Committee Member Lynch's suggestion was good – or maybe saving the
3 skeleton of it with plants growing on it. Types of units mix are great. Are using the same
4 repetitive forms – could get more whimsical. Well on the way to doing an interesting
5 project. Colors are headed in the right direction.

6
7 Brian Rossen: Likes Committee Member Lynch's idea of the warehouse – add
8 whimsical element. Like the unit type mix.

9
10 Presentation of Parking Structure:

11
12 Matt White: Introduced the team.

13
14 Brian Childs, Gordon, Chong & Associates: Presented the proposal for the parking
15 garage. Combination of brick and galvanized or zone metal. Will be 10' between fire
16 station and parking structure – will plant poplars. We want to naturally ventilate the
17 structure. We have tried to scale the building down and step it back off of "D" Street and
18 1st Street. We have 530 spaces and there is one entrance off of "C" Street.

19
20 Committee Member Gracyk: Asked about the traffic engineer and pedestrian access.

21
22 Matt White: Are submitting to the City.

23
24 Brian Childs: Gave explanation of pedestrian path.

25
26 Committee Member Gracyk: Asked about space for poplars and if there was access to
27 that area.

28
29 Brian Childs: Will be 10' for poplars – no access per code.

30
31 Committee Member Lynch: Is the layout the same for ingress/egress?

32
33 Brian Childs: Yes.

34
35 Sam Nunes, Gordon Chong & Associates: Has a trickle flow condition with the garage.
36 Midblock at "C" is critical. L shape configure inside creates some complication, but we
37 are working on this. There are off sets that help provide some play for the building to
38 create a layering effect.

39
40 Committee Member Gracyk: Asked to hear more about the design concepts.

41
42 Brian Childs: Materials are a strong piece of the context – drawn from the urban concept.
43 It's a utilitarian building. Ground floor is good retail storefront.

44
45 Sam Nunes: Garage is basically a frame – by taking the materials and arranging them in
46 a way we can screen that frame, pushing it in ways we don't normally see.

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Public hearing opened. No public comment.

Public hearing closed.

Committee discussion:

Chair Rittenhouse: Good move – added a great deal of layering, voids mass and form – break up 1st Street a little more. Consider screening/trellis work on the “C”/2nd Street entrance – like the metal grill.

Committee Member Lynch: Models are great. Brian is underselling what they have done here. They have pulled off the design in the massing and materials – are successful in breaking down. Successful format is to use the materials as they did. Can firewall next to “D” Street be broken down a bit – see if corner can come down. The poplars are a good idea.

Committee Member Barrett: The 1st Street side was handled nicely – like Jack Rittenhouse’s idea of changing some of the massing there. Agree with Chris Lynch about losing corners. How you handle the terra cotta corner is important.

Committee Member Gracyk: You undersold what you have done – this is fresh. Am pleased to see something modern. Terra cotta is a good idea – think carefully about the color. The little skinny windows give me pause. Poplars are fine. Vines and trellis’ were mentioned on top of parking floor, however I don’t want to spoil the design but the heat may be an issue – provide some shading.

Sam Nunes: We can look at the heat island effect. May consider photovoltaics.

II. B Downtown Streetscape Master Plan for the Theater District

Joyce Clark and Sandy Reed presented the project.

Committee Member Barrett: At the end of 1st Street and “C” are those stairs?

Sandy Reed: Yes, they go to the water.

Committee Member Lynch: How does this scope of work go with the River access plan with CSW Stuber-Stroh. It looks like redevelopment is now doing some of the frontage and rear improvements.

Joyce Clark: Yes.

Chair Rittenhouse: Recommend that the retaining wall on 2nd Street be removed.

Committee Member Lynch: Not happy with the end result of the other projects (lofts),

1 but if there are resources to upgrade this, then do it.

2

3 Committee Member Gracyk: Will Basin Street still be paying funds for the
4 improvements?

5

6 Joyce Clark: Yes.

7

8 Sandy: We would like to take a look at removing the redwoods behind the Basin Street
9 lofts project. The boulevard is a strong link as well as along the trestle.

10

11 Chair Rittenhouse: Is this district becoming a separate district?

12

13 Joyce: Do you think the historic district should continue down the boulevard?

14

15 Committee: Yes

16

17 Committee Member Barrett: Is down lighting being introduced in this area because it is
18 residential?

19

20 Committee Member Gracyk: What are main elements in this area?

21

22 Committee Member Lynch: Suggested variety, but with order. At 1st Street continue
23 with something consistent – 1st & D designated as a gateway to form the connection.

24

25 Committee Member Gracyk: Can you see a simple light fixture being used in this
26 district?

27

28 Chair Rittenhouse: Yes, that's the direction I'm going. The natural break seems to be at
29 Petaluma Boulevard and B Street. It will all be new – let's make it a new vision. The
30 Boulevard should be consistent as downtown.

31

32 Committee Member Gracyk: Suggest more utilitarian.

33

34 Committee Member Lynch: Benches, trash receptacles, bike racks – want to look at
35 again. Traffic engineer needs to look at parking and circulation in this area and how it's
36 done. Is a trade off between what makes sense as far as parking depending on the way
37 you enter. If you drive and are looking for a parking space – make sure it makes sense.

38

39 Chair Rittenhouse: Comes down to the circulation plan and how it works.

40

41 Sandy: Showing parking per the CPSP, but we have not looked at turn lanes which may
42 mean we lose some parking.

43

44 Chair Rittenhouse: Regarding intersection at B and 2nd Street: ramp issues, some
45 upgrade to public path behind Basin Street lofts. Like the park site and the perpendicular
46 parking. Pump house needs a remodel. Circulation will dictate the parking. Traffic

1 calming measures would help – not a place to drive through quickly. For fixtures look
2 more at buildings and the way they are heading. Like the hood, simplify the light. Use
3 more of a modern twist. Gateway at “B” and the boulevard, then the new district starts.

4
5 Committee Member Lynch: Disagree with last comment by Jack, but agree with
6 everything else. Are you looking at doing palm trees?

7
8 Sandy: Not necessarily – still looking at this.

9
10 Committee Member Gracyk: Agree with comments. Make the boulevard continue with
11 downtown. Like the direction you are going – like “C” Street area park.

12
13
14 **SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:**
15 **OLD BUSINESS:**

16
17 **III. KING OFFICE BUILDING, 829 East Washington Street.**

18 **AP No: 007-022-037**

19 **File: 03SPC0069**

20 **Planner: Tiffany Robbe**

21
22 Applicant is requesting Site Plan and Architectural Review approval of site and
23 architectural plans for a proposal to raise the existing office building and add an
24 additional 1,510 square feet of office space underneath at 829 East Washington
25 Street.

26
27 Tiffany Robbe presented the staff report.

28
29 Church Hildreth, Architect: Presented the project.

30
31 Chair Rittenhouse: Will window trim match up with existing?

32
33 Church: Yes, being reproduced to match.

34
35 Chair Rittenhouse: What is base of building?

36
37 Church: Vinyl lattice over concrete footings. Can do a vertical board there.

38
39 Committee Member Lynch: What is the minimum front setback requirement?

40
41 Tiffany Robbe: 15 feet.

42
43 Chair Rittenhouse: Was project referred to engineering? Wondering about handicapped
44 spot and the slope.

45
46 Tiffany Robbe: That is the purview of building and may be reviewed further at the time
47 of building permit.

- 1
2 Public hearing opened.
3
4 Public hearing closed.
5
6 Committee comments:
7
8 Committee Member Lynch: Better than the last go around. Issues: East Washington
9 Street elevation is crucial – front roof over first story is problematic. If the addition can
10 come out approximately 18” in front it might make more sense – would help the
11 elevation in front. Do not want vinyl lattice at foundation – prefer wood.
12
13 Committee Member Gracyk: Could do a porch in front to have a generous entry.
14
15 Chair Rittenhouse: Roof element in front bothers me – suggested an uncovered deck
16 with half wall above 1st story roof and extend 2nd floor porch.
17
18 Cliff King: Like the preliminary plan better. New plan is simple though and ok.
19
20 Committee Member Lynch: Roof is breaking up the mass, need the horizontal element –
21 would be more in keeping with original architecture. Entry opening should line up with
22 right side of 2nd story porch.
23
24 Committee Member Gracyk: The other 3 elevations are good. Would like to see the
25 porch put in – don’t suggest squaring off at roofline. Happy with windows and pleased
26 wood siding going back on. If you lose 1 of the 2 trees on left side (fruits) replace them.
27
28 Committee Member Barrett: Like Chris and Janet’s comments – 1st floor porch idea
29 should help.
30
31 Chair Rittenhouse: Like this plan better than the old one. How wedded are you to the
32 5 x 4 addition to staff work room – this causes front elevation problems.
33
34 Cliff King: Addition is needed. Putting a porch in front of staff work room is what you
35 are suggesting?
36
37 Tiffany Robbe: Porches can extend 6’ into setback.
38
39 Chair Rittenhouse: Front porch can go a long way to solving the roof problem.
40
41 Committee Member Barrett: Add a condition about eliminating vinyl lattice at
42 foundation.
43
44 Chair Rittenhouse: Not keen on lattice at foundation at all.
45
46 Committee Member Gracyk: Screen with landscaping or use horizontal or vertical

1 boards.

2

3 Chair Rittenhouse: Front entry porch solution with column to match existing on house
4 and half wall porch.

5

6 Committee Member Gracyk: On 6th Street near “A” think there is a similar house.

7

8 Consensus of committee:

9

10 Replace vinyl lattice with a wood wainscoting or siding or leave concrete with plantings
11 in front. Revision of entry to be reviewed by staff – extension on 1st floor (porch with
12 half wall or office space), match the columns above, emulate 2nd story porch/wall.

13

14 M/S Barrett/Lynch to approve the project as per the amended conditions.

15

16 Discussion of the colors at Traditions. George White explained that the applicant came
17 back with a color board. Guidelines can be reviewed by staff or committee.

18

19 Committee agreed that colors should come back to them.

20

21

22 **V. REPORTS:**

23

24 **Planning Staff Reports:** None

25 **Liaison Reports:** Planning Commission discussed Outlet Mall expansion. Came
26 up with a list of issues. Was continued to July 22, 2003.

27

28

29 **Adjournment:** 6:45

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