



City of Petaluma, CA
Site Plan and Architectural Review Committee

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40

Minutes

Regular Meeting March 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, Jack Rittenhouse*
Historic: Marianne Hurley, Hoppy Hopkins

*Chairperson

Staff: George White, Assistant Director, Community Development
Irene Borba, Senior Planner
Anne Windsor, Administrative Secretary

Approval of Minutes: Minutes of February 27, 2003 were approved as amended. M/S–
Barrett/Rittenhouse, 7-0.

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 3:10 p.m.

HISTORIC & CULTURAL PRESERVATION COMMITTEE BUSINESS:

NEW BUSINESS:

PUBLIC HEARING:

HISTORIC & CULTURAL PRESERVATION COMMITTEE BUSINESS:

OLD BUSINESS:

1 **PUBLIC HEARING:**

2
3 **I. DOWNTOWN STREETScape MASTER PLAN**

4 **File: SPC02035**

5 **Project Planner: Irene Borba**

6
7 Request for Historic and Cultural Preservation Committee approval of the details
8 of the Downtown Streetscape Master Plan for lighting and street trees.

9
10 Paul Marangella: Presented the timeline for the Streetscape Master Plan.

11
12 Sandy Reed, ZAK Landscape: Went over the street trees and lighting for the downtown.

13
14 Angela McDonald: Presented the lighting.

15
16 Public hearing opened:

17
18 Brian Rosen: Have hanging flowerpots been addressed?

19
20 Sandy Reed: Looking at pots as a streetscape beautification. Pots on the poles are not
21 practical for irrigation.

22
23 Committee Member Hopkins: Asked the name of Western Avenue at the river - was
24 previously called Western Avenue Alley.

25
26 Public hearing closed:

27
28 Committee Member Hurley: Facades on Western between the Petaluma Boulevard and
29 Kentucky – is a treasure of Petaluma 19th century architecture – do not see a need for
30 dense trees – buildings create a streetscape of their own. The other side is equally
31 interesting. Would like to see how much obscuring of the downtown buildings when
32 trees are in bloom. OK with the light standards. Only need small trees in front of
33 museum – building again speaks for itself – do not want something to compete with the
34 building.

35
36 Committee Member Hopkins: No further comments.

37
38 Committee Member Gracyk: Lights are ok – like the flat black. Disagree with Marianne
39 regarding large trees straddling the entrance to the museum. Tree choices are very good.

40
41 Sandy Reed: Asked if Marianne and Janet could accompany on a walk downtown.

42
43 Committee Member Hurley: Two canary palms at the entrance of the museum would be
44 appropriate.

45 Committee Member Barrett: Glad you went with the simple arm on the lights.

46

1 Committee Member Lynch: Will defer to Janet and Marianne on the trees. Trees help
2 the pedestrian experience. Liked the granite sets. Looks good.

3
4 Chair Rittenhouse: Like the idea of palms at the museum. Like the light
5 recommendation, the flat black and the customized base. Agree with Marianne on the
6 iron fronts of buildings – north elevation does not need shade.

7
8 Committee Member Gracyk: Asked about tree grates.

9
10 Sandy Reed: Will see in the next go around.

11
12 M/S Rittenhouse/Barrett to approve the lighting standards and street trees for the
13 Downtown Streetscape Master Plan.

14
15 All in favor:

- 16 Committee Member Hopkins: Yes
- 17 Committee Member Hurley: Yes
- 18 Committee Member Gracyk: Yes
- 19 Committee Member Barrett: Yes
- 20 Chair Rittenhouse: Yes
- 21 Committee Member Lynch: Yes

22
23 Public hearing ended @ 3:55

24
25
26 **II. WATER STREET PLAN, Water Street Between Washington Street and**
27 **Western Avenue**
28 **Redevelopment Project Manager: Jeanne Miche**

29
30 Request for Historic and Cultural Preservation Committee approval of the final
31 design composite drawing and review of samples of the proposed street and
32 sidewalk surface finishes.

33
34 Paul Marangella: Gave the background and presented the final plan for the Water Street
35 redesign. Asking SPARC for approval of lighting, surface texture treatment, location of
36 trees and trash enclosures and provision for delivery trucks.

37
38 Steve Arago, Stuber Stroeh: Asked SPARC’s direction on the design layout.

39
40 Sandy Reed: Presented the final design layout.

41
42 Paul Marangella: Addressed concerns of Sandra von Raesfeld. Public restrooms would
43 remain at Helen Putnam Plaza. Re: maintenance and security – structures or concessions
44 rent revenue could be used to maintain the area. Have not formally addressed security
45 with the police.

46 Sandy Reed: Will have all lighting requirements from the poles. Could use lighting on
47 buildings for augmentation.

1
2 Committee Member Lynch: Clarify terminus at the Balshaw bridge.
3
4 Sandy Reed: For short term would build over piers – the phase in the winter of 2004
5 would just be the beginning of the circle.
6
7 Committee Member Barrett: How tall are light poles? Will they all be the same height?
8
9 Sandy Reed: Do not know height yet. Yes, will all be the same.
10
11 Committee Member Barrett: Asked about tree grates.
12
13 Sandy Reed: Will only use along Golden Concourse and Western Street Alley.
14
15 Committee Member Rittenhouse: Have you contacted the Army Corps of Engineers
16 regarding the river sculpture.
17
18 Sandy Reed: No – will leave that to the artist. Will be funded and permitted separately.
19
20 Committee Member Rittenhouse: How will you deal with encroaching on private
21 property and maintaining the brick.
22
23 Jeanne Miche: Discussed with Ron Blanquie, Risk Manager, regarding lighting and
24 brick.
25
26 Paul Marangella: Will assist the property owners and help to install brick.
27
28 Sandy Reed: Most of the brick is on public property.
29
30 Chair Rittenhouse: Do you have a letter of intent from property owners for the trash and
31 the brick installation.
32
33 Paul Marangella: Looking for your approval contingent upon ok from property owners.
34
35 Committee Member Gracyk: How do you make the trees at the decking work - does not
36 look as though there is soil.
37
38 Sandy Reed: There is soil – will work.
39
40 Public hearing opened:
41
42 Terry Peterson, Own property at 140 and 141 Petaluma Blvd. North. Intend to build.
43 Want to know the placement of the dumpster.
44
45 Sandy von Raesfeld: Appreciate responses to my letter. Can we compromise by moving
46 poles closer to buildings and put lighting on poles instead of building. How do we clean

1 graffiti from the brick?

2

3 Murray Rockowitz, 8th Street: Have a business at 128 Petaluma Blvd. Slowing traffic
4 down on Water Street would be a good thing. Materials sound good – are you working
5 within a budget that can go forward. Simplify – the simpler the better. Want the river to
6 be a focus; it is an industrial area though. Is there a plan for speed bumps or a
7 mechanism to keep traffic flowing in the direction you want? Referred to speed bumps
8 called “topas” – works to slow traffic.

9

10 Brian Rosen: Has the concept of below ground trash enclosure been investigated?

11

12 Dennis, property owner: How wide is the walkway?

13

14 Sandy Reed: 10 feet.

15

16 Dennis: Can I ask that you pave to the building?

17

18 Paul Marangella: At your expense.

19

20 Dennis: Do we have the option of outdoor seating?

21

22 Sandy Reed: Yes.

23

24 Dennis: Presently has an industrial look. Are property owners going to be asked to
25 upgrade buildings?

26

27 Paul Marangella: There is a storefront loan improvement program – hope historic quality
28 is maintained.

29

30 Dennis: Suggest putting in lighting poles and choose the lighting you want.

31

32 Public hearing closed:

33

34 Break at 5:00 p.m.

35 Meeting Resumed @ 5:10

36

37 Committee Comments:

38

39 Committee Member Lynch: Looks great. Completely happy with what I see – like using
40 the tracks as a design element. Successful way of accenting historic area. How will
41 wheel stop dots work? Rail needs to be seen – can be used to tie everything together –
42 something beefy and solid, a little less modern, something more playful, along the lines
43 of the bike racks.

44

45 Committee Member Hurley: Agree with Chris on the rail – needs some rhythm,
46 something more substantial. Will wheel stops be a hindrance for booths – a change of

1 grade is ok sometimes. Do you have an example of green concrete? Don't know how
2 that will be – have reservations as to how it will look. Will turnouts for delivery affect
3 future development of buildings? Cannot tell if there is adequate facility for turnouts.
4 Like the look of fewer trees.

5
6 Committee Member Hopkins: Pleased the way the project is going. Asked if the trees
7 will obstruct mural on Washington Street?

8
9 Sandy Reed: No.

10
11 Committee Member Gracyk: Think fewer trees are fine. Like the long granite piece for
12 curb. Fine to rely on light poles instead of on buildings – prefer to have an industrial
13 look. Lower dock would be great with a place to sit. Glad to hear about improving
14 utilities. Wheel stops are a difficult design issue – don't have suggestions. Choice of
15 materials will naturally slow the traffic. Andy Goldsworthy would be great – people
16 would come.

17
18 Committee Member Barrett: Don't have much more to add. Have difficulty visualizing
19 wheel stop. Thought same lights were being used as in the Downtown Streetscape. Want
20 to see what the green concrete will look like.

21
22 Chair Rittenhouse: Concept is outstanding – have an issue of what we are being asked to
23 approve today. Propose some wording that moves the project forward, however, bring
24 back the details. Issues: lighting, need photometric study, kiosks, public art not defined,
25 drawings that show complete proposal with a better scale, floating dock, how accessed,
26 tree details, railings, issues of river theatre, trash enclosures. Concept is great, however,
27 parts of the project may not work. Wheel stops – more details. Concept of brickwork
28 going on to private property, what if not accepted by property owners – design to the
29 public right of way limit? River sculpture – is it a reality, otherwise do not want to
30 spend time on it.

31
32 Committee Member Lynch: Think everything can be worked out. Would like to see all
33 the visible details come back: bollards, kiosks, railings.

34
35 Committee Member Gracyk: Presumed we would see all the details. Do need to know
36 what happens where the brick ends and private property begins. Will want to look at the
37 trash enclosures.

38
39 Paul Marangella: Concur will the chair – will come back with details. Are we going in
40 the direction you envisioned? May not have all the details before coming back.

41 Sandy Reed: Asking for direction and not approval today.

42
43 Committee Member Barrett: See this almost as preliminary SPARC. Like the project,
44 however, we do want to see the details. Layout generally looks good. Probably need to
45 stay away from lights on the buildings.

46

1 Steve Arago: Checking in with SPARC today – want concurrence on conceptual plan.
2 Want to give you a 10-scale document.

3
4 M/S Rittenhouse/Gracyk to approve the concept with the following details to return to
5 SPARC:

- 6
- 7 • Kiosks
- 8 • Hand rails
- 9 • Wheel stops
- 10 • Pavement colors and patterns
- 11 • Tree locations
- 12 • Trash receptacles and enclosures
- 13 • Final colors and materials
- 14 • Lighting
- 15 • Define property edge

16
17 All in favor :

18	
19	Committee Member Hopkins : Yes
20	Committee Member Hurley : Yes
21	Committee Member Gracyk : Yes
22	Committee Member Barrett : Yes
23	Chair Rittenhouse : Yes
24	Committee Member Lynch : Yes
25	

26
27 **IV. REPORTS:**

28
29 **Planning Staff Reports:** Planning Commission discussed a story pole standard,
30 will bring to SPARC to review. Committee Member Gracyk: Mentioned Council
31 Member Healy’s comment regarding doing away with legal notice. George White:
32 Probably can’t legally do away with public notice in newspaper.

33 **Liaison Reports:** Planning Commission discussed CPSP ; continued to March
34 25, 2003 at which time the EIR will be discussed.

35
36 **Adjournment: 6 :00**