Minutes

Regular Meeting  September 26, 2002
City Council Chambers  3:00 p.m.
City Hall, 11 English Street  Petaluma, CA

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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.

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

*Chairperson

Staff:  George White, Planning Manager
Irene Borba, Senior Planner
Laura Lafler, Project Planner
Betsi Lewitter, Project Planner
Phil Boyle, Assistant Planner
Anne Windsor, Administrative Secretary

Approval of Minutes:  Minutes of September 12, 2002 were approved as amended.  M/S
Barrett/Lynch., 5-0.
Committee Members’ Report:  None
Correspondence:  Committee Member Gracyk encouraged folks to attend CPSP meeting
tonight.
Public Comment:  None
Legal Resource Statement:  Was noted on the agenda.
Appeal Statement:  Was noted on the agenda

SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:

OLD BUSINESS:

PUBLIC HEARING:
Public hearing began @ 3:15 p.m.

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

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

Note: This item is continued from September 12, 2002.

Laura Lafler presented the staff report.

Ben Smith, Waterford Associates: Introduced Doug Gawoski from Craiker Architects.

Doug Gawoski, Architect: Presented the architectural changes to the project.

Discussion regarding windows took place.

Bill Dick: Window preference is vinyl. Great deal of effort put into the redesign of the houses. Addressed the committee re: tree replacement ratio. Clarified that 300 seedlings will be planted and there will be a 3 to 1 replacement of oaks – the only issue is size.

Public hearing opened

Patricia Tuttle Brown: Went to the site – path will be very nice. Wanted to clarify if there would be a bench at the end of the path.

Public hearing closed.

Committee Member Mathies: Think plan is much improved. Would like to condition wood windows. OK with seedling program and 3 to 1 replacement with a little smaller tree.

Committee Member Lynch: 100% better – not traditional but rural. Like the simplicity of this vernacular. Some plans with 3-car garages – still essentially boxes. Get rid of 1 of the 3 garage doors and make a man door – better visual as you approach from the street. Think columns coming down to the porch with out details at the bottom – keep simple. Don’t have a problem with proposal for trees. Want to see rear elevations.

Committee Member Barrett: Architecture is better – concur on conditioning wood windows. Have tree committee look at seedling plan that will be presented to the homeowners.
Committee Member Gracyk: Architecture tremendously improved. Enlarge the glass in the door. Asked applicant to clarify the porch – on certain plans it does not look accessible. Have concerns about panels above the bay windows. Agree with wood windows. Legitimate concern re: garage doors. Applicant’s arborist should do the seedling protection plan. Think should still have some big box trees and less seedlings – just one big box tree would be fine.

Committee Member Rittenhouse: Project is more rural vernacular – thanked the applicant. Like the addition of the seedlings – don’t think a large specimen tree is necessary. Is brickwork necessary? The garage doors could be simplified or understated. Agree with wood windows and bench at end of bike path. Want porches to be useable, French doors would be preferable to a sliding glass door. Suggested committee member weigh in on large house.

Committee Member Lynch: Large house is still too simple on the rear elevation – little more attention needs to be paid to all rear elevations. Work on the bay window on the house on corner – would rather see the plan with the wrap around porch at the corner. Agree with Committee Member Gracyk’s comment regarding the doors. Think you can lose the porte-couchere completely.

Committee Member Gracyk: Outside lights too contemporary.

Committee Member Mathies: Agree the rear elevation of large home needs some detailing.

Committee Member Rittenhouse: Agree rear elevation of large home needs work.

Committee Member Gracyk: Suggested project arborist chose the specimen of trees.

Issues to be reviewed by staff:

- All four exterior elevations
- Rear of large home
- Seedling protection plan to be presented to staff and the Tree Advisory Committee
- Light fixtures
- Front doors and garage doors
- Wood windows (grids not inside the glass – both sides of exterior glass)
- Bay window on corner lot
- Bench at end of bike path

M/S Barrett/Lynch to approve the project per the findings and amended conditions.

All in favor:

Committee Member Gracyk: Yes
Committee Member Barrett: Yes
Committee Member Rittenhouse: Yes
Committee Member Lynch: Yes
Committee member Mathies: Yes

SITE PLAN AND ARCHITECTURAL REVIEW
DRAFT FINDINGS
Baker Ranch Subdivision
Southeast Corner of Corona Road and Ely Road
APN 137-070-09
Project File No(s). SPC01023

1. The Site Plan and Architectural Review Committee authorizes the proposed construction of a ten unit detached single family residential subdivision with associated roadways, paths, and utilities.

2. The project as conditioned, will conform to the intent, goals, and policies of the Petaluma General Plan and the Corona/Ely Specific Plan. The General Plan contains objectives and policies which encourages the orderly and harmonious development of Petaluma to insure a choice of housing types and locations to all persons regardless of sex, cultural origin, age, marital status, or physical handicaps.

3. The project as conditioned, will not constitute a nuisance or be detrimental to the public welfare of the community because it will be operated in conformance with Performance Standards specified in the Uniform Building Code, the Petaluma Zoning Ordinance and the 1987 City of Petaluma General Plan.

4. The City Council adopted a Mitigated Negative Declaration at its meeting of February 4, 2002 and all mitigation measures identified in the Initial Study are herein incorporated.

5. That the plan for the proposed development is compatible with the area.
SITE PLAN AND ARCHITECTURAL REVIEW
DRAFT CONDITIONS OF APPROVAL
Baker Ranch Subdivision
Southeast Corner of Corona Road and Ely Road
APN 137-070-09
Project File No(s). SPC01023

Planning Department

1. All mitigation measures and findings adopted in conjunction with approval of the Mitigated Negative Declaration (Resolution 2002-020 N.C.S.) for the Baker Ranch Subdivision project are herein incorporated by reference as conditions of project approval.

2. All conditions/findings adopted in conjunction with Ordinance 2128 N.C.S. prezoning the subject property to R1-6500, are herein incorporated by reference as conditions of project approval.

3. All conditions/findings adopted in conjunction with Resolution 2002-021 N.C.S. adopting a Tentative Map for the Baker Ranch Subdivision are herein incorporated by reference, as conditions of approval.

4. Prior to issuance of 80% of the Certificates of Occupancy for the residential units, the work approved for the public paths along Corona and Ely Roads shall be completed and approved by the Community Development Department.

5. Oaks on Lot 4 identified as Tree #1 and Tree #2 shall be removed consistent with recommendations of the City and applicant’s arborists. The trees represent a potential hazard with liability due to their deteriorating condition. Native replacement trees shall be planted at a 3:1 ratio. The location of said trees, to be at the discretion of the project landscape designer, shall be indicated on the final landscape plan submitted prior to issuance of any building permit.

6. Prior to the issuance of building permits the applicant shall resolve the sight distance issue on Hartman Lane by one or both of the following methods:

   • Contact the owner of Lot 44 Graystone Creek to get permission to replace with open fencing the last 10 feet of the rear yard fence to the point where the privacy fencing begins and/or

   • Flip the intended home on Lot 7 to move the driveway farther away from the obstructing fence on Lot 44 of the Graystone Creek subdivision. With this change the sight distance would be 55 feet for pedestrians, 125 feet for bicycles, and 175 feet for vehicles.
7. Prior to submitting applications for building permits, the applicant shall submit preliminary plans for design development that shall include the following for review and approval by Community Development staff:

- Provide four exterior elevations for each proposed residential plan.
- Revise plan for large residence on Lot 1 Plan to show more variation and interest in rear elevation.
- Submit language regarding the seedling protection plan that shall be given to each homeowner who buys property with oak seedling mitigation plantings. Plan shall be reviewed by the Tree Advisory Committee.
- Replace proposed exterior light fixtures with a design that is more in keeping with proposed architecture.
- Redesign front doors to simplify and be in keeping with rural vernacular of other portions of the proposed homes.
- Redesign side entry garage to offset or recess one of three parking spaces, so that appearance is not a “wall” of garage doors.
- Redesign corner residence on Lot 11 to present a more inviting side elevation to the street, such as wrapping porch around the side.
- Simplify design of bay windows on Plan 1.
- Simplify design of proposed columns at front of homes.
- Provide solar tubes as shown in previous plans.
- Provide a bench at the eastern end of the path following Corona Road that will end at the school property.
- Provide 24-inch box trees as shown in landscape plans, with trees to be selected by a certified arborist.
- Provide specifications for wood windows on submitted plans.

**Standard SPARC Conditions Of Approval:**


9. The site shall be kept cleared at all times of all garbage and debris. No outdoor storage shall be permitted.

10. At no time shall future business activities exceed Performance Standards specified in the Uniform Building Code, Section 22-301 of the Petaluma Zoning Ordinance, and the 1987 City of Petaluma General Plan.

11. External downspouts shall be painted to match background-building colors. Scuppers without drainage pipes may not be installed because of probable staining of walls (overflow scuppers are excepted).
12. Should any archeological/historical remains be encountered during grading, work shall be halted temporarily and a qualified archaeologist shall be consulted to evaluate the artifacts and to recommend further action.

13. All trees shall be a minimum fifteen-gallon size (i.e. trunk diameter of at least ¾ inch measured one foot above the ground) unless otherwise specified (e.g.: 24” box or specimen size) and double staked; all shrubs shall be five-gallon size. All landscaped areas not improved with lawn shall be protected with two-inch deep bark mulch as a temporary measure until the ground cover is established.

14. All plant material shall be served by a City approved automatic underground irrigation system.

15. All improvements and grading shall comply with the Sonoma County Water Agency’s Design Criteria.

16. All work within the public right-of-way requires an excavation permit from the Division of Public Works.

17. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

18. All street trees and other plant materials within the public right-of-way shall be subject to inspection by the project landscape architect or designer prior to installation and by City staff prior to acceptance by the City, for conformance with the approved quality specifications.

19. All tree stakes and ties shall be removed within one year following installation or as soon as trees are able to stand erect without support.

20. A master landscape plan of the street frontage areas shall be provided, to staff approval, prior to issuance of a building permit. The landscape plan shall include street trees with planting design and species to staff approval. Landscape shall be installed to City standards prior to issuance of Certificate of Occupancy.

21. Linear root barrier systems shall be utilized for trees near public streets or walkways as needed, subject to staff review and approval.

22. Public utility access and easement locations and widths shall be subject to approval by PG&E, Pacific Bell, SCWA, all other applicable utility and service
companies and the City Engineer and shall be shown on the plans submitted with
the building permit.

23. Underground utilities such as water meters and sewer laterals shall be placed
under paving or as close as possible to private driveways, to avoid conflict with
street tree planting locations within the street right-of-way. Transformer vaults,
fire hydrants and light standards shall be located in a manner which allows
reasonable implementation of the approved street tree planting plan for the project
without compromising public safety.

24. A separate water meter shall be provided for landscape irrigation systems or as
required by staff.

25. Any future color schemes that vary from those approved shall be subject to staff
or SPARC review.

26. All exterior light fixtures shall be shown on plans subject to staff review and
approval. All lights attached to buildings shall provide a soft “wash” of light
against the wall. All lights shall conform to City Performance Standards (e.g., no
direct glare, no poles in excess of 20 feet height) and shall compliment building
architecture.

27. Temporary protective fencing shall be erected 5’ outside the drip line of all trees
to be preserved/protected and all trees (on neighboring property) in proximity to
construction activities. The fencing shall be a minimum of 5’ in height and shall
be secured with in-ground posts subject to staff inspection prior to grading permit
issuance and any grading/construction activity.

28. The applicant shall defend, indemnify, and hold harmless the City or any of its
boards, commissions, agents, officers, and employees from any claim, action or
proceeding against the City, its boards, commission, agents, officers, or
employees to attack, set aside, void, or annul, the approval of the project when
such claim or action is brought within the time period provided for in applicable
State and/or local statutes. The City shall promptly notify the applicants of any
such claim, action, or proceeding. The City shall coordinate in the defense.
Nothing contained in this condition shall prohibit the City from participating in a
defense of any claim, action, or proceeding if the City bears its own attorney’s
fees and costs, and the City defends the action in good faith.

SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:

NEW BUSINESS:

PUBLIC HEARING:

II. SALVATION ARMY PETALUMA CENTER, 721 South McDowell Blvd.
AP No: 007-570-028
File: SPC02034, CUP00014
The applicant is requesting final approval of the architectural details, lighting plans, parking lot layout, landscaping and fencing for a multi-use project on a 2-acre site.

Betsi Lewitter presented the staff report.

Wayne Miller, Cogenesis Design Group: Presented the project.

Louise Leff: Presented the landscape plan.

Public hearing opened:

Susan Zanotti, 1420 Sarkesian Drive: Condition #10 re: master schedule of operations – when will this be submitted? When does childcare get deleted? Will conditions be deleted regarding childcare? Asked about condition #14 regarding landscaping and construction.

Staff addressed questions regarding condition 10 and the applicant addressed the landscaping and fencing questions below.

Wayne Miller: Would like to landscape rear of project first and perimeter after construction. Will work out a construction time for fence.

Susan Zanotti: Asked about the fencing on the perimeter of the trees.

Addressed by Louise Leff.

Janet Bush, 716 Park Lane: Asked how tall the replacement trees will get and if the wind will drop the berries in the yard.

Patricia Tuttle Brown: Would like benches in the back open space area. Would like a bench on south McDowell as well. Think there is another opportunity for a bench in the parking lot near the landscaping. Would like old fashion bike rack (example in front of Copperfields) and lockers near the showers. Lights look like they may shine in pedestrian’s eyes or neighbor’s yards.

Susan Zanotti: Asked to be shown where the security lights are on the site plan and if lights would be on all night.

Applicant addressed the above concerns.

Public hearing closed.

Committee Member Barrett: Would use permit have to be modified again if Salvation
Army decided to put the childcare center back into the project? Disappointed that the childcare center has been removed after all the time and effort that was put into this project to get the approval.

George White: Use permit would have to be modified again. Staff also had concerns when the childcare center was removed.

Brian Hoover: There was a condition put on the use permit that the use of the facility could never be changed. Salvation Army decided that if the use changed later there would be nothing that could be done and therefore eliminated the childcare center.

Committee Member Barrett: Like PBAC committee’s suggestions regarding benches.

Committee Member Lynch: Disappointed about childcare also. All the landscaping and public amenity is in the rear of the project – would like to see more public space throughout the project. The childcare building is gone, the chapel is being reduced and parking needs are reduced, therefore, can some parking be eliminated and the landscaping increased, possibly a little courtyard with some hardscape and landscaping. Regarding the architecture – like south McDowell elevation - suggested screening the small house so it does not detract from the chapel. OK with fiberglass windows.

Committee Member Mathies: Like the project – architecture is cohesive with the neighborhood. Maybe too much detail on the social services building windows. Like Committee Member Lynch’s idea of the courtyard between the chapel and the social services building.

Committee member Gracyk: Also sorry about the childcare. Agree with Committee Member Lynch’s comments regarding the courtyard and open space amenity. Like architecture and colors. Hope you can keep the redwood in front of existing house. Possibly larger canopy trees in the parking lot area for shade. Asked if there were skylights. Think the choice of trees for the back area is a good one. Would like the benches as suggested or a picnic table in the landscaped area. Look at the odd small spaces in the parking area to see if there can be more plantings. Think the fence is ok – do not understand the lattice on the top of the fence.

Committee Member Rittenhouse: Suggested moving the social services building back next to the landscaping area and add more landscaping near the chapel. Fits into the neighborhood, like the colors and the fencing. Like fiberglass windows. Think some adjustments can be made to make the project better.

George White: Cannot move the social services building back without modifying the Use Permit.

Wayne Miller: Very sensitive to the concerns of the neighbors. Like the idea of the courtyard, however, it might change the circulation of the project and the noise may not be able to be mitigated – do not want to create problems where we now have solutions.
Captain Hoover: Responded to the committee’s comments to have open space between the chapel and social services building.

Conditions to be reviewed by staff:

- Trees in parking lot with larger canopies
- Expanded open space near chapel and consideration of 90 degree parking
- Benches added per bike committee
- Casting outside light down, yet meet safety standards necessary

M/S Lynch/ Gracyk to approve the project per the findings and amended conditions.

All in favor:

Committee Member Gracyk: Yes
Committee member Barrett: Yes
Committee Member Rittenhouse: Yes
Committee Member Lynch: Yes
Committee Member Mathies: Yes

DRAFT SITE PLAN AND ARCHITECTURAL REVIEW FINDINGS

Salvation Army Petaluma Center
721 South McDowell Boulevard
APN 007-570-028
File No. SPC02034

1. The project as conditioned will conform to the intent, goals and policies of the Petaluma General Plan. Specifically, the proposal implements General Plan Chapter 7, Goal 6 and Chapter 3, Objectives (i) and (o), Chapter 7, Objective (u) and Chapter 9, Objectives (d) and (g).

2. The construction of a new chapel and social services building and the remodel of the existing chapel and single family home on the site will not constitute a nuisance or be detrimental to the public welfare of the community because it will be operated in conformance with the Conditional Use Permit Conditions of Approval and the Petaluma Zoning Ordinance.

3. As required by the California Environmental Quality Act (CEQA) an Initial Study was prepared and potential impacts resulting from the project have been identified. Mitigation measures have been proposed and agreed to by the applicant as a condition of project approval that will reduce potential impacts to a less than significant level. In addition, there is no substantial evidence that supports a fair
argument that the project, as conditioned and mitigated, would have a significant effect on the environment.

4. The proposed project, as conditioned, conforms to the requirements of Site Plan and Architectural Review Standards for Review of Applications 26-406 (A) of the Zoning Ordinance as:

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 structures 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 is 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.

f. Ingress, egress, internal traffic circulation, off-street parking facilities and pedestrian ways have been designed to promote safety and convenience and shall conform to the approved City standards and confirmed by the City’s traffic engineering consultant.

DRAFT SITE PLAN AND ARCHITECTURAL REVIEW CONDITIONS OF APPROVAL
Salvation Army Petaluma Center
721 South McDowell Boulevard
APN 007-570-028
File No. SPC02034

1. Approval is granted to allow construction of a social service and supplies building, construction of a new chapel, remodel of an existing single-family residence and remodel of the existing church building, which shall be substantially as shown on the plans received in the Community Development Department on August 12, 2002, except as modified by these conditions.

2. All conditions of approval and mitigation measures imposed with the approval of the Conditional Use Permit, with the exception of those that relate to the childcare center, are incorporated herein by reference as conditions of project approval.
3. A landscape plan for the upgrade of the existing landscape in front of the single-family dwelling on the site shall be submitted for staff approval prior to issuance of building permits.

4. A revised parking lot plan showing a 10-foot minimum width for end parking spaces shall be submitted for Planning staff review and approval prior to issuance of grading or building permits.

5. Signs shown on the plans are not approved as part of this project. The identification/bulletin board sign shall be designed to conform to Zoning Ordinance requirements and shall be submitted for Planning staff review and approval prior to issuance of Certificates of Occupancy.

6. The plans shall be revised to provide a larger courtyard space, which includes a seating area, between the chapel entry and the social services building. Additional seating (bench) shall be installed in the open space area at the rear of the site. Courtyard details and bench locations and designs shall be shown on the plans submitted for building permit and shall be subject to review and approval of the Community Development staff.

7. A revised landscape plan, which includes large canopy trees within the parking areas, shall be submitted prior to issuance of building permits and subject to review and approval of the Community Development staff.

8. All exterior light fixtures shall be shown on the building permit plans subject to staff review and approval. All lights shall conform to City Performance Standards and be shielded to prevent glare.

9. All trees shall be a minimum fifteen (15) gallon size, unless otherwise specified smaller (5 gallon) may be considered in areas not subject to high pedestrian access or based on site specific and design purposes and larger (24” box sized) and installed to City planting and staking standards; trees may be required in highly visible areas; all shrubs shall be five (5) gallon size. All planted areas not improved with lawn or other groundcover material shall be protected with a two-inch deep bark mulch as a temporary measure until the ground cover is established.

10. All plant material shall be served by a City approved automatic underground irrigation system.

11. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully
maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

12. All turf, groundcovers and shrubs shall be kept a minimum of 2’ away from the base of all newly planted trees. Construction plans shall contain specifications to this effect.

13. All tree stakes and ties shall be removed within one year following installation or as soon as trees are able to stand erect without support.

14. A separate water meter shall be provided for landscape irrigation systems or as required by staff.

15. Any future color schemes that vary from those approved shall be subject to staff or SPARC review.

16. There shall be no outdoor storage of materials or equipment unless screened from view to staff satisfaction.

17. Driveway and parking surface areas shall be improved with a City approved surface of asphaltic-concrete pavement. All parking surface areas shall be bordered with concrete curbing which is designed to meet at least the minimum specifications of the City Parking Design Standards.

18. Temporary protective fencing shall be erected 5 feet outside the drip line of all trees to be preserved/protected and all trees (on neighboring properties) in proximity to construction activities. The fencing shall be a minimum of 5 feet in height and shall be secured with in ground posts subject to staff inspection prior to grading permit issuance and any grading/construction activity.

III. LEGACY MARKETING GROUP PARKING LOT AND BIKE PATH, 2090 Marina Avenue
AP No. 005-060-066
File: SPC01050
Assistant Planner: Phil Boyle

Applicant is requesting review and approval to construct a 50-space parking lot with a one-way access driveway; a 10-foot wide bicycle path and associated landscaping. The site is south of the existing Legacy Marketing Building on Marina Drive.

Phil Boyle presented the staff report.
Margaret Henderson, Quest Engineering: Introduced herself and the project.

Public hearing opened:

Patricia Tuttle Brown: Think it is a win win situation all the way around – would like the no glare lighting to be conditioned. Suggested curb cut out of the parking lot. Would like a cut out in the fence and benches to view the marsh.

Public hearing closed:

Committee Member Lynch: Suggested using cable on the top of the fence. Would prefer to see the tara pave instead of asphalt.

Additional conditions from the committee:

- curb cut from the parking lot
- low glare lighting
- cable on top of fence
- road oyle or tara pave material for path
- 3 additional benches in the middle portion of the path

M/S Gracyk/Lynch to approve the project with the amended conditions.

All in favor:

Committee Member Gracyk: Yes
Committee member Barrett: Yes
Committee member Rittenhouse: Yes
Committee Member Lynch: Yes
Committee Member Mathies: Yes

Public hearing items ended @ 6:30 p.m.

DRAFT SITE PLAN AND ARCHITECTURAL REVIEW FINDINGS
FOR A 50-SPACE PARKING LOT, ONE-WAY ACCESS DRIVEWAY,
MULTI-USE PATH AND ASSOCIATED LANDSCAPING
ADJACENT TO 2090 MARINA AVENUE
APN 005-060-066; FILE SPC01050

1. The Site Plan and Architectural Review Committee (SPARC), authorizes the construction of a 50-space parking lot, one-way access driveway, multi-use path and associated landscaping located adjacent to 2090 Marina Ave. APN 005-060-066
2. The project as conditioned will conform to the intent, goals and policies of the Petaluma General Plan. The General Plan contains numerous objectives and policies, which encourages the development of trails and pathways.

3. The construction of the project, as conditioned, will not constitute a nuisance or be detrimental to the public welfare of the community in that it will be operated in conformance with the Petaluma Zoning Ordinance and the conditional use permit for the facility.

4. Planning Division Staff has concluded that this project is categorically exempt from the provisions of CEQA per section 15311 Accessory Structures, which allows for construction or replacement of minor structures accessory to existing commercial, industrial or institutional facilities.

5. The proposed project, as conditioned, conforms to the requirements of Site Plan and Architecture Review Standards for Review of Applications 26-406 (A) of the Zoning Ordinance as:
   a. Quality materials are used appropriately and the project is in harmony and proportion to the surrounding structures and uses,
   b. The architectural design is appropriate for the project and is compatible with other structures in the immediate neighborhood,
   c. The siting of the new facility is comparable to the siting of other structures and parking lots in the immediate neighborhood, and
   d. The landscaping is in keeping with the character and design of the site and the majority of existing trees are to be preserved.
   e. Ingress, egress, internal traffic circulation, off-street parking facilities, and pedestrian ways have been designed to promote safety and convenience and shall conform to the approved City standards as confirmed by the City’s traffic engineering consultant.

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**DRAFT SITE PLAN AND ARCHITECTURAL REVIEW CONDITIONS OF APPROVAL FOR A 50-SPACE PARKING LOT, ONE-WAY ACCESS DRIVEWAY, MULTI-USE PATH AND ASSOCIATED LANDSCAPING ADJACENT TO 2090 MARINA AVENUE APN 005-060-066; FILE SPC01050**

From the Planning Division
1. On plans submitted for building permit, conditions of approval shall be included on the first plan sheet.

2. Approval is granted for the design of a proposed 50-space parking lot, one-way access driveway, multi-use path and associated landscaping located adjacent to 2090 Marina Ave. which shall be in substantially compliance with the plans received in the Planning Division and date stamped June 5, 2002, except as modified by these conditions.

3. The applicant shall be required to utilize Best Management Practices regarding pesticide/herbicide use and fully commit to Integrated Pest Management techniques for the protection of pedestrian/bicyclists. The applicant shall be required to post signs when pesticide/herbicide use occurs to warn pedestrians and bicyclists.

4. Prior to submitting an application for a building permit, the applicant shall submit plans to include the following:
   - Three additional benches along the path for a total of 5 benches.
   - A revised fence elevation with a steel cable across the top of the fence instead of the cap board and upper rail.
   - The surface of the multi-use path is Roadoil or tara pave, not asphalt.
   - A curb cut at the eastern edge of the Legacy Property allow access to the path and parking lot.
   - Lighting which does case glare in bicycle/pedestrian eyes.

From the Engineering Division

5. Complete and detailed topographic mapping shall be submitted as part of the improvement plans and shall include Casa Grande Rd., the new Yardbirds turnaround, the new trail bridge near Marina Ave. and any information beyond the limits of this project to indicate conditions for design purposes.

6. All existing surface drainage directed to this site shall be addressed and resolved with no adverse effect to existing properties. The existing storm drain junction near Marina Ave. shall be replaced with a drainage structure. The existing drainage situation at the end of Casa Grande Road shall be evaluated and resolved. Existing drainage ditches that are to be filled shall be replaced with a storm drain system to replace their function. The Sonoma County Water Agency shall review and approve all hydrology; hydraulics and storm drain system design.
7. Frontage improvements shall be provided at Marina Ave. and Casa Grande Rd. 
   Improvements on Casa Grande shall include but not be limited to one half of a 
   cul-de-sac, sidewalk, streetlights, drainage improvements, signing and striping. 
   Improvements on Marina Ave. shall include but not be limited to connecting curb, 
   gutter and paving to the existing Marina parking lot, sidewalk, drainage 
   improvements, signing and striping. Provide an analysis by a Traffic Engineer 
   indicating that the proposed entrance configuration on Marina Ave. is satisfactory 
   for site distance and safety.

8. The proposed property adjustments at each end of the project shall be executed 
   with dedications.

9. A public access easement shall be dedicated over the entire site.

Parks and Recreation Department

10. Prior to issuance of a building or grading permit the applicant shall enter into a 
    long-term maintenance agreement with the City of Petaluma to maintain, per City 
    standards, the bike path surface, parking lot surface, all lighting and all 
    landscaping. This agreement shall be approved by the Department of Parks and 
    Recreation.

Standard SPARC Conditions

11. The site shall be kept cleared at all times of all garbage and debris. No outdoor 
    storage shall be permitted.

12. Construction activities shall comply with applicable Zoning Ordinance and 
    Municipal Code Performance Standards (noise, dust, odor, etc.).

13. At no time shall future business activities exceed Performance Standards specified 
    in the Uniform Building Code, Section 22-301 of the Petaluma Zoning Ordinance, 
    and the 1987 City of Petaluma General Plan.

14. All trees shall be a minimum fifteen-gallon size (i.e. trunk diameter of at least ¾ 
    inch measured one foot above the ground) unless otherwise specified (e.g.: 24” 
    box or specimen size) and double staked; all shrubs shall be five-gallon size. All 
    landscaped areas not improved with lawn shall be protected with two-inch deep 
    bark mulch as a temporary measure until the ground cover is established.

15. All plant material shall be served by a City approved automatic underground 
    irrigation system.

16. All improvements and grading shall comply with the Sonoma County Water 
    Agency’s Design Criteria.
17. All work within the public right-of-way requires an excavation permit from the Engineering Division.

18. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

19. The applicant shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commission, agents, officers, or employees to attack, set aside, void, or annul, the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney’s fees and costs, and the City defends the action in good faith.

SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE BUSINESS:
PRELIMINARY REVIEW:

IV. PLAZA SOUTH FACADE UPGRADE, North McDowell Blvd. and East Washington Street
AP No: 007-340-007
File: PRE02020

Applicant is requesting a preliminary review of Plaza South facade upgrade.
Mike Powers, McNellis Partners: Introduced the project.
Jay Baptista, RHL Design: Presented the design façade.

Public hearing opened:
Patricia Tuttle Brown: PBAC had a proposed Class I path behind the shopping center – would like to open up the back of the shopping center to a path.

Public hearing closed:
Committee Member Lynch: Think that if it is phased – it will be a strange looking shopping center. Think finding a design that is more suited to stand alone architecture is appropriate. Do not need single monotonous design that will be carried throughout the shopping center. Design looks tired – do you want to look like all the other malls? Come up with something more suited to this town. Think the outlet project is a good one and more suitable. Think large canopy trees in the parking lot are necessary.

Committee Member Mathies: Glad to see the shopping center is getting some help. Consider designing according to the use of the buildings. Do not like plain, redundant style. Parking lot needs to be more pedestrian friendly. Great opportunity to turn this eyesore into something special. Don’t think the band aide approach is the best.

Committee Member Barrett: This design could be anywhere – does not look like Petaluma. Needs something that invites you to come. May be worth dong some plantings that could later be moved. Reiterate to have something more pedestrian friendly. Look at other places in Petaluma for ideas.

Committee Member Gracyk: Disappointed with design. This is in your own best interest to make this inviting with some outdoor space. There are opportunities to open up that corner where Ross is now. Increase pedestrian space in front of the stores. The rear elevations on Washington Street are important. Architecture that is more eclectic that can be phased in is very important. Landscaping will be an important part of this redesign. Mature trees are important and providing rooting space is important. Would like more specific information on the site plan in the second phase.

Committee Member Rittenhouse: Difficult situation without future tenants. Choosing a style now that will work it’s way around is a mistake. Something about this building could be up to date and modern without a lot of effort. Code Stone is a good example of a stand alone pad building. Just put some trees in front of this particular store to make it inviting. Difficult to start with this and plan for the rest of the center.

Committee Member Lynch left the meeting @ 7:00 p.m.

V. WATER FIELD OFFICE, 202 North McDowell Blvd.
AP No: 136-111-022
File No: PRE02021

Water Resources is requesting a preliminary review for the construction of a new field office.

Steve Simmons, Utility Manager: Introduced the project.

Karen Burks, Burks Toma Architects: Presented the project.
Patricia Tuttle Brown: If there was some way to shelter the area of the equipment and yet open up to the park to have more open space for the employees.

Public hearing closed:

Committee Member Rittenhouse: Read comments of Committee Member Lynch: Like the project – is simple and straightforward, consider some sun shading.

Committee Member Barrett: Like the project, need bike racks. Would like landscaping every 8 spaces in parking lot.

Committee Member Mathies: Think you are going in the right direction. Glad to see the corner being cleaned up. Like the materials and the simple lines.

Committee Member Gracyk: Like the architecture, is appropriate. Talk with Ed Anchordoguy regarding landscaping against the wall. Suggested more landscaping in front and trees in the parking area.

Committee Member Rittenhouse: Like the architecture - it’s honest. Push for what you need in terms of height. Day lighting and sun shading is good. Let it be playful and honest. Would like to see the security integrated into the project.

George White: Suggested outreach to the neighbors before the project begins.

VI. REPORTS:

Planning Staff Reports: None

Liaison Reports: Planning Commission: Rockridge Pointe is a more favorable project and is continued to October 22, 2002.

Adjournment: 7:30