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City of Petaluma, CA
Site Plan and Architectural Review Committee

Minutes

Regular Meeting January 13, 2005
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, Terry Kosewic, John Mills, Larry Reed
Jack Rittenhouse*

*Chairperson

Staff: Irene Borba, Senior Planner
Anne Windsor, Administrative Secretary

Approval of Minutes: Minutes of December 9, 2004 were approved as submitted. M/S Barrett/Reed.

Committee Members' Report: Committee Member Barrett asked about the story poles at the Magnolia Place Subdivision.

Correspondence: Letter from Sandy McMinn re: Magnolia Place.

Public Comment: Jack Balshaw had sent a letter to the Committee and asked the Committee for a response. Chair Rittenhouse explained the preliminary hearing process and that it was not publically noticed. Chair Rittenhouse asked if noticing preliminary reviews could be discussed at the staff level. Mr. Balshaw asked that at least the adjacent neighbors be notified. Committee Member Mills agreed with Mr. Balshaw that the preliminary review should be publically noticed. Committee Member Barrett commented that early involvement of the public is good. Committee Member Kosewic felt neighbors behind a project should be noticed as a courtesy notice. Suggest to the applicant to talk with the neighbors. Committee Member Kosewic suggested putting this information on a check list for the applicants.

Legal Resource Statement: Was noted on the agenda.

Appeal Statement: Was noted on the agenda

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3 **SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE BUSINESS**
4 **COMMITTEE BUSINESS:**

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6 **I. PETALUMA ARTS COUNCIL**

7 **Informational presentation on Public Art by the Petaluma Arts Council.**

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9 Alison Marks: Gave some background and history for public art.

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11 Presented slides to the committee.

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13 Committee Member Reed: Believe we are becoming an urban fabric and public art is
14 important. Asked about administering public art – that seems to be the difficult part of
15 this.

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17 Alison: Need criteria and standards set up in the beginning. Asked for the support of
18 the Committee at the January 24th council meeting.
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21 **PRELIMINARY REVIEW:**

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23 **II. 325 NORTH MC DOWELL TOWNHOMES, 325 North McDowell Blvd.**
24 **APN: 007-350-013**
25 **File: 04-PRE-0722**

26
27 The applicant is requesting Site Plan and Architectural Review Committee
28 preliminary review of plans to construct a 30 unit townhome development at 325
29 North McDowell Boulevard.
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31 Rick Strauss, Architect: Went over the changes to the project since the last meeting.

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33 Public comment opened/closed.

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35 Committee Comments:

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37 Chair Rittenhouse: Stated that he met with the applicant.
38

39 Committee Member Mills: Am glad to see you listened to the Committee. I believe the
40 project looks good, am not sure about the barrel vault roofs, but it's new and different and
41 I'm happy with what the applicant has done.
42

43 Committee Member Barrett: I believe it is a lot better. Would like to see more of a face
44 to the creek on the end unit of the townhouses. Re: narrowing the auto court to introduce
45 more green in the walkway – possibly put something green in the auto court instead.
46 Appreciate the garbage area being looked at. Some benches facing Lynch Creek might
47 be nice. Have no problem with the barrel vault roofs. Appreciate aluminum windows.

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Committee Member Reed: I agree with Teresa. Possibly add some walls and formal gates in the front so it is not so open to McDowell. Could use more green in the public parking court. Take some parking spaces and make them pervious surface. In the private parking area, use more landscaping to articulate the court. Add more trees to where the redwood already exists. I like the idea of narrowing of the auto court and increasing the green.

Rick Strauss: If it feels like we are going in the right direction, we can come back with a formal landscaping plan. We could possibly put some gates to a court yard on the McDowell units.

Committee member Kosewic: It is a great improvement. If you limit the color it may look like apartments. I question flat roof over the bays. Have a problem with hanging fireplaces. Need to have a storefront possibility on the front units. Mix up the roof materials if possible and mix up the colors.

Comment on the storefront – the reason we dropped because of the parking requirements.

Committee Member Barrett: Owner/occupied business does not require the parking.

Committee Member Kosewic: Suggest putting in a large enough window for a storefront.

Chair Rittenhouse: Felt this is an improvement over the original plan. Pushing the end units out will define it more as multiple buildings. Split the front units. Breaking down the massing on the corner elements has helped with the massing. Suggest breaking up 3-story vertical wall in massing and materials on the ends of the buildings. The garbage enclosures will have to be a nice design. Terry had a good idea to look at the color – fun colors and a variety would make it more exciting. Barrel vaults can be expensive. Am not sure it's the best form. On the McDowell frontage it works.

Committee Member Barrett: I agree with Larry that gates and walls could be beneficial on the McDowell frontage and could look good. Water element could work as a noise buffer as well.

Committee Member Mills: Agree with everyone's comments on the color.

Committee Member Kosewic: Possibly a roof deck on the 3rd floor of the end townhouse unit facing the creek.

Chair Rittenhouse: A roof deck would be a wonderful amenity.

COMMITTEE BUSINESS:

III. REPORTS:

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Planning Staff Reports: None
Liaison Reports: Planning Commission met and had a General Plan discussion on land use. Discussing definitions of mixed-use.

Adjournment: 5:01