MINUTES

Regular Meeting

January 8, 2015

Ukiah Civic Center, 300 Seminary Avenue

1. CALL TO ORDER: Vice Chair Liden called the Design Review Board meeting to order at 3:00 p.m. in Conference Room #5.

2. ROLL CALL

Present: Vice Chair Tom Liden, Nick Thayer, Alan Nicholson, Howie Hawkes, Colin Morrow

Absent:

Staff Present: Charley Stump, Planning Director (present only for agenda item 6B)
Michelle Johnson, Assistant Planner
Shannon Riley, Project & Grant Administrator
Cathy Elawadly, Recording Secretary

Others present: Francisco Sanchez
Nohemi Sanchez
Lawrence Mitchell
Holly Brackmann
Ann Baker
Linda Hedstrom
Jim Langford
Mary Stompe
Bob Hayes

3. CORRESPONDENCE:

4. APPROVAL OF MINUTES: The minutes from the November 13, 2014 and December 11, 2014 meetings will be available for review at the January 8, 2015 meeting.

M/S Nicholson/Thayer to approve the minutes from the November 13, 2014 meeting, as submitted. Motion carried by an all AYE voice vote of the members present (4-0) with Member Morrow abstaining.

M/S Hawkes/Nicholson to approve the minutes from the December 11, 2014 meeting, as submitted. Motion carried by an all AYE voice vote of the members present (4-0) with Member Morrow abstaining.

5. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

The DRB is required by the City Code to review and make a recommendation on all Site Development Permit applications.

6. NEW BUSINESS:

6A. 499 North State Site Development Permit (File No.: 598): Continued from December 11, 2014 meeting; review and recommendation to the Zoning Administrator on color board and landscaping plan for 499 North State Street, APN 002-152-07.
Assistant Planner Johnson:

- At the regular December 11, 2014 DRB meeting, the DRB reviewed the design aspects for a proposed site development permit with a recommendation to the Zoning Administrator for approval with the conditions that a color palate for the proposed building facade and proposed landscaping plan would be submitted for review by the DRB.

Lawrence Mitchell, Architect and applicant representative referred to site plans:

- The DRB recommended the landscaping plan include a Palm tree by the monument sign and develop the landscaping around. Looked at Palm trees and could not find a species that would be compatible and/or work in this area. Recommends substituting a Yuka plant and explained the proposed landscaping design for this area that would include groundcover and boulders. Proposes landscaping having a blue/gray color scheme that would complement the colors for the monument sign and building and referred to the proposed landscape modifications provided for on page 1 of the staff report.
- Related to the existing ‘Hollywood’ wood shakes on the building in connection with having a coastal theme noted such colors range from bleached white to tan, brown or black. The existing Hollywood shakes are a bronze brown. Proposes to utilize the shakes on the building and explained the treatment used to get that coastal theme effect/appearance that would effectively lighten them. All shakes new/replacement and old will be treated to match and illustrated the desired color. The treatment will be lighter than what is existing.

Vice Chair Liden:

- Referred to attachment 1 of the staff report and color palate for sign and building and asked about the trim color in terms of how dark. Questioned what the shakes will look like next to the blue color palate selected for the building trim, etc.
- Asked about the doors?
- Requested clarification the shakes will be the same color with the use of new in contrast with the older existing shakes.
- Concurs it may be the blue color palate selected may not work and may need to be reviewed. Supports making the trim a lighter blue and with allowing the Zoning Administrator/Planning staff to revise the color palate if this is necessary.

Member Hawkes:

- Cautioned blue is a difficult color to work with.
- Is of the opinion property owner should not have to concerned about liability issues with the landscaping species because people need to pay attention where they are walking.

Member Thayer:

- Yucca Whipple is not the most pedestrian-friendly of plants. Would recommend a plant species that does not have individual spines/thorns. The Red Yucca is a better choice and a more suitable replacement. Yucca plants are available in different colors such as yellow.
- Can assist in the selection of a Palm tree that would be suitable for the site. Recommends a Guadalupe Palm that grows to a maximum of 20 feet in height, has a ‘clear’ trunk and sheds older ones that is essentially a self-cleaning mechanism. A Guadalupe Palm would be emblematic of the restaurant cuisine, would not get too big such that the sign would be blocked from view and is hardy to about 12 or 14 degrees.
- Related to the scale of the boulders proposed for the landscaping and asked from an aesthetic and/or color consideration if the boulders are granite or cobblestone. Any stone type would be more expensive than using planted material and questions whether or not the boulders are associated with an ‘ocean front’ theme. It would seem the ocean front theme can be effectively accomplished with plantings from a budgetary perspective.
Further questions whether the boulders add that much more aesthetically to the Project than if all the landscaping consists only of plantings.

- Finds that the typical foot traffic through the landscaped areas to be potentially problematic and could be a liability issue if certain plantings with spines/thorns are used.
- Related to the corner area of the site for landscaping purposes identified some plantings that would be appropriate and can make recommendations to the applicants in this regard.

**Nohemi Sanchez, Applicant**
- Would be fine with a Guadalupe Palm.

**Member Nicholson:**
- The intent of the Palm tree would serve as an ‘identifier’ for the theme of the restaurant.
- Finds the Project to be a nice fit. Has some problem with the blue color scheme in that blue changes with scale, but this would not stop him from approving the Project. Blue is a strong color. It may be the applicant can ‘brush out’ the blue color scheme to get the right balance and if that balance cannot be attained some tweaking of color may be necessary. The Project is conceptually acceptable. If the applicants find the color scheme does not provide the right effect, support they be able to consult with City planning staff/Planning Director to revise the color scheme if this becomes necessary. Would like to see the applicants able to get the right balance between dark and light and in contrast with the blue color palate selected.

**Lawrence Mitchell:**
- Referred to Sheet A400 of the site plans and explained the color proposed for the trim and other building architectural features.
- As shown in attachment 1 of the staff report the band that extends around the building that is currently a bright orange will be a darker shade of blue (blue swede shoes) with the ‘field’ (faded denim) of the building painted a light blue. The window trim would also be a dark blue.
- All three public entrances will typically be Mill finish anodized aluminum with clear glass.
- Confirmed the treatment used for the shakes will make them the same color. The type of treatment used will likely change somewhat in the sunlight. The idea of the translucent treatment is to allow for a layering effect with the color such that the shakes will have lighter and darker areas.
- Related to the Yucca Whipple, the intent of the groundcover is to discourage people from walking through planter areas.
- The Palm tree should not block the sign from view and/or be a potential safety hazard.

**M/S Nicholson/Hawkes** to recommend Zoning Administrator approval of 499 North State Site Development Permit File No. 598 with the above-referenced modifications to the landscaping using a Guadalupe Palm and with possible revision to the Yucca plants to a more pedestrian-friendly species and with consideration given to whether boulders as part of the landscape plan is really necessary in terms of costs for materials and, related to the color palate, DRB recommends approval as submitted but with the understanding that if the applicants are not totally happy they can bring this back to planning staff/Planning Director for revision. Motion carried (5-0).

**6B. 517 Main Street (PEP) Preliminary Application (File No.: 646):** Review and recommendation on a Precise Development Plan to allow the construction of three two-story building clusters that will include a total of 42 low income senior housing units, Community Center, and designated open space.

The Petaluma Ecumenical Properties (PEP) representatives introduced themselves.
Mary Strompe, Director of Petaluma Ecumenical Properties (PEP):
- Gave a history of PEP and its function as a non-profit affordable housing developer organization that has been engaged/involved in other senior housing projects.

City Project & Grant Administrator Riley:
- It is important to understand/remember there is a connectivity/association between the PEP senior housing project and the proposed Grace Hudson Museum improvement project and more specifically explained the connection.

Planning Director Stump:
- The City currently owns the property proposed for the Precise Development Plan Project located at 517 Main Street that PEP intends to purchase.

Bob Hayes, Project Architect introduced/presented the Project, referred to site plans sheet A1.0 and corresponding schematic drawings and gave a project description relative to the project components and concepts for preliminary design review of the Sun House Senior Housing project that is a work in progress:
- Has been working with the Grace Hudson Museum proponents concerning the PEP project.
- The proposed project consists of three-two story building clusters that will include a total of 42 low income senior housing units, a community center, and designated open space. Related to the concept site plan, building is two-story having a ‘double loaded corridor.’

Member Hawkes:
- Asked about the reason for having a double loaded corridor.

Member Morrow:
- Asked about the use of the property adjacent to the Project on the west side.

Bob Hayes:

Buildings
- A double loaded corridor means there is a unit on each side of the center corridor. There are other ways of configuring multi-family/multi-unit projects but incorporating a double loaded corridor is a cost efficient approach and also serves as a security measure for seniors. Further explained the double loaded corridor concept and the location where the corridors are connected with a balcony, where they are closed off, how access is provided on either side of the corridor and/or basically how the double loaded corridor works for the proposed Project. The cost savings by incorporating the double loaded corridor concept can then be applied to the building architecture on the outside.
- The intent of the building type/architecture was to design them to be efficient in so many ways.
- The site is ‘very tight’ to be able to accompany 42 units. The site plans are accurate even though the Project is at a preliminary stage so what is being advocated is what could actually happen.
- Finds the concept of balconies to be a good thing for projects for a variety of reasons.
- Related to the matter of parking, the intent was to conceal the concept of parking within the buildings so as not to appear obvious.
- Explained the function and location of the community center as shown on the conceptual site plans and is located off/near the Museum park area. The community center is single-story and provides for kitchen, library, restroom facilities, and office space accommodations. The community center is a nice place to gather and socialize and have community/communal meals and enjoy different activities/special events. The community center is also where mail is received for persons residing in the senior housing project so this facility typically functions as a ‘hub.’
Building 1 consists of five units on the first floor and three units on the second story that are accessed off a central area and demonstrated the location.

Confirmed ‘Professional Offices’ are located adjacent and to the west of the Project.

The Project has one elevator that can accommodate some of the units but not all and explained the concept. The intent is to make as many of the units and/or at least 95% of the units adaptable and the Project will exceed the accessibility code in this regard.

Street Edges of Project

Main Street edge:
- Explained that portion of the Project that touches Main Street and how it relates to the Sun House and Museum. The architecture of the Sun House is one of the most elegantly simple and well-proportioned structure having a nice porch on one side and great detailing.
- Given the location in retrospect to the Sun House and Museum, finds that at the Main Street section of the site is like developing a historical preservation project and/or like adding to a historical structure. In this context, is of the opinion the senior housing project needs to be sensitive to the museum historical structures in the way of scale and proportion and architecture where the two-story element of the Project is located behind the Main Street edge and more formally explained the intent from an architectural/detail/materials standpoint. Some of the materials proposed are hardi-board and board-and-bat because of durability and compatibility with the Sun House/Museum. Finds it difficult to see a distinction between wood and hardi-board and highly supports the use of hardi-board.

Cleveland Street edge:
- In addition to the Professional Office buildings adjacent to the Project, Buildings 2 and 3, the parking lot and some residential units are located along the Cleveland Street edge.
- The site layout of the buildings/support utility buildings/entryways/other building design amenities etc., resembles that of a PEP housing project completed in Santa Rosa and explained the similarities as shown on the concept site plan.
- Addressed the trash/recycling area and corresponding building design for this function and how this facility would help to screen cars from view in the parking lot. It is likely the trash/recycling structure will likely be open-ended and have a roof and look like the other buildings on the site.

Member Nicholson:
- Asked if the local trash/recycling company has been advised of the Project and its proposed functionality.

Bob Hayes:
- Has not yet consulted with the local trash/recycling company to verify the proposed plan is workable for the company in order to finalize the site plans.

Museum edge:
- Site plans concerning the Museum edge is not fully developed.
- Explained some of the design concepts such as gables and the like that will architecturally fit well with the Museum. Noted there are a lot of trees in this area.
- Is of the opinion the scale and proportion of the buildings on the Museum edge will work appropriately in keeping with the Museum.

Member Morrow:
- Asked about the setback between the path and the Project buildings.
• Asked about trees that are not shown on the site plans and whether or not they are
located on the senior housing side of the path?

Member Hawkes:
• Inquired if there is a fence along the path?

Member Liden:
• Will the fence feature open spaces that people can walk through?

Bob Hayes:
• The setback varies and referred to a site plan that addresses this matter. Advised the
setback is 22 feet at the beginning and explained the setback increases as the pathway
meanders along the Museum edge.
• There will be a fence but it will be ‘transparent’ and/or a type that can be seen through
and may not be that tall. Aesthetically, the fence will be in keeping with what the
Museum improvement project is proposing to do.
• The fence will have connection points that line up with the connection points of the
Museum for pedestrian access that will not be locked so that seniors can access the
Museum and/or the Museum could potentially use the community building. Deferred
further discussion about the fence to landscape Architect Ann Baker.
• Related to the trees not shown on the site plan, noted the trees are lightly shown. The
trees are existing and are not exactly on the PEP senior housing side of the property. The
intent is to plant more trees on the senior housing side. The trees are visible more from
the road for the driveway rather than from the path.
• The park is fairly open and demonstrated the location of the cluster of trees.
• The community center will serve much as a hub for activities and this aspect of the plans
has not yet been fully worked out. The building will be one story where the intent is to try
and keep the PEP buildings and/or overall project in scale/proportion/context with the
Museum in this area.

Ann Baker, Landscape Architect, PEP:
• Related to the layout of the buildings, the intent was to develop the landscape character
in connection with the Grace Hudson Museum side of the Project and as such reuse
some of the landscape typologies/different types of plantings that are also proposed for
the Museum improvement project site.
• Is of the opinion the Grace Hudson Museum property and PEP site are connected having
that ‘natural’ feel where the intent is to retain that feel with the landscaping that is being
developed/presented.
• Related to the preliminary landscape plan (sheet L1.0), the colored-in trees are native.
The non-colored trees are generally not native. While the landscaping plan is in the
preliminary stage, the two existing Walnut trees near the street are proposed for
preservation.
• Plan is to frame the entry to the parking lot with some large Valley Oak trees since these
tree types dominate the site.
• The selected parking lot tree species will come from the City-required parking lot tree list.
• The parking lot is a very constrained area so it is important to have trees that perform
well in an urban setting.
• Referred to the large blank wall on the office building side of the site where the plan is to
‘frame’ with Redwood trees.
• Talked about the existing Redwood trees that are mostly on the Grace Hudson Museum
site where the plan is to plant additional Redwood trees in this area on the PEP site.
• Referred to the Popular grove that will be retained.
• The existing Live Oak trees will be preserved that are in parking lot and showed where
they will be extended.
• Finds it a nice effort to be able to walk down the community path that has different tree communities.
• Demonstrated the location of the Ash trees where there is a drainage ditch in the area. This allows for another opportunity to enjoy a tree community along the pathway.
• Talked about the pathway from the PEP site and where/how it connects to/interfaces with the Museum entry.
• A central corridor is proposed from Building 1 that will extend to the community path, which acts as the general access from the PEP site to Main Street. Provided a more general discussion about access on the PEP site and the primary pathway on the Museum edge.
• Having security fencing is important to seniors. Finds it desirable to install a split rail fence and/or something similar to cable trellis fence proposed for other parts of the site that prompts/promotes a rural and/or agricultural feel that is transparent.

Vice Chair Liden:
• Requested clarification about any proposed fencing concerning the area between the PEP site and the Museum.

Bob Hayes:
• The Museum Board Members/Guild and staff also asked about the fencing and the Museum director responded we do not want people from the Museum arbitrarily going through the Museum site and would like to see a fence that is open. A fence is a security thing for seniors.

Ann Baker:
• Related to the fence and security concept, there has been transient use of the corridor coming from the rail trail for many years so as the site plans develop, the element of providing security will be more fully addressed with regard to fencing and lighting.

Member Thayer:
• Is the path located on the Museum property?

Ann Baker:
• The path actually meanders along the Museum and PEP properties so it exists on both of these properties. The fence would actually be located on the PEP side of the path. The path has different interpretative exhibits that are being developed for the Museum improvement project and explained as an example, there would be places along the pathway that tell stories about living in the Redwoods and/or show silhouettes of native people/sculptures or interpretations about how to manage storm water in urban creeks so there are different points of interest that follow the pathway.
• Native grass is proposed for areas of the Museum and showed where this might be used for the PEP project.
• A storm water plan will be developed for the Project and demonstrated the location of the rain water gardens for the Museum project. Further explained how the rain water gardens are interconnected/integrated with on-site drainage swales/inlets/landscaping features and City storm water system where the maintenance would likely be minimal.
• Indicated the area designated as a dog run that is located near the community garden area.
• The PEP will feature native landscaping, ornamental fruit trees, and berry bushes allowing for a landscaping mix to retain that native and agricultural landscaping feel.

Member Thayer:
• Project has a nice balance of respecting the history of the larger site, noting orchards to be a part of the Sun House history.
• Likes that the landscaping will correspond with what is existing in the area.

Member Hawkes:
• Likes the Project.
• Will the Project provide different levels of care/support for seniors other than independent living?

Linda Hedstrom:
• Confirmed the living situation is independent where the residents lease/rent the units. Some supportive services are provided and gave examples. The Project does not provide/offer transportation services and/or assisted living.

Member Morrow:
• May have questions later on in the development/planning process.

Member Nicholson:
• Impressed with the architectural planning and landscaping.
• Likes the architectural planning related to lower single-story housing on the Cleveland Lane and tapering it off to the street edge.
• As noted in his comments related to the interpretative garden plan for the Museum improvement project is alarmed that no one is concerned about the entryway to the Museum that is being closed-in with fencing. The interpretative garden to the Museum is not welcoming. The driveway is narrow having no signage and is of the opinion the Museum culture is more about security than it is about creating a welcoming state/condition to the community. Need to find a way to better announce the entrance to the Museum and with opening this up more to the public. On the other hand is pleased the PEP project is ‘mirrored’ to reflect the design/architecture of the Sun House Museum.
• Does not support the installation of a fence between the Museum and senior housing properties and is of the opinion this presents an arbitrary message to the seniors and the public.

Member Morrow:
• Does not support the fence.

Member Hawkes:
• A fence does not promote the connecting of beings.

Planning Director Stump:
• The DRB will not formally review the signage and changes to the Museum entrance but will be given plan updates showing what is being done. The Planning Commission will likely review the Museum project in January.

Mary Stompe:
• It may be that people do not understand the senior housing project is separate from the Museum project. The intent of the fence is to provide some protection and living space for the seniors so while the two projects are connected there is some separateness.
• For other similar senior projects, PEP ended up putting in fences when none were proposed initially. A fence serves as a sense of security to seniors even if it is transparent/open. The fence will feature gates.

Ann Baker:
• The concept of the fence is relevant because the path is close to people’s living space.

Member Nicholson:
- It appears the Museum is pursuing a fence to keep the public from entering the housing development and asked if there is consideration to do something else other than to install an eight-foot tall fence.
- Provided the DRB with a copy of his recommendations concerning the Interpretative Gardens/entrance regarding the proposed Museum Project that is incorporated into the minutes as attachment 1. Sees the main issue with the Museum Project is that the whole plan centers around the security issue and the need for fencing. Is of the opinion this is not the most community-based approach to take and is concerned with urban boundary and the aesthetics/presentation surrounding the area with fencing and walls. Shares this same perception concerning fencing with the PEP project.

Mary Stompe:
- The height of the fence would not be eight feet, but rather install a three to four-foot high fence that would be open, such as a split rail fence that is open and transparent.

Vice Chair Liden:
- The Project presentation was good and informative; Likes the architectural design and plans for the senior housing project.
- Has some concerns about the fence but understands the reason for having it. Asked if landscaping would be an alternative solution to take care of the borders and/or barriers that are necessary? Would be okay with a short split rail fence.
- Is of the opinion the proposed project would enhance the Museum considerably along with the other garden project located in the area.

Member Morrow:
- Does the Project include plans for permeable surfacing in the parking lot?
- Asked about the sidewalk widths?

Ann Baker:
- The Museum has a split rail fence.
- The intent is to provide for a lot of trees and grass as opposed to shrubbery/bushes so as to create a place where people feel comfortable walking, particularly at night.
- Related to the application of including permeable surfacing, the civil engineers are still evaluating the concept.
- Sidewalks would be complaint with City standards.

Member Thayer:
- Asked about how the Museum Guild and Museum staff think about the senior housing project?
- Is of the opinion there is something about architecturally mimicking a historic structure in that it takes away some of the energy of the Museum theme noting the importance of preserving the uniqueness thereof. There may be too much mimicking of the Museum design/architecture by the proposed PEP project. Finds the massing of the PEP housing project proportioned well with the size and scale of the Sun House.

Bob Hayes:
- Intends to finalize the Project plans soon.
- The Museum Guild and Museum staff like the Project.
- There is some potential for adjustment to the materials/some design features so as not to draw too much from the ‘energy’ of the Museum theme. The PEP project can be better distinguished from the Museum by incorporating more modern accents.

M/S Nicholson/Thayer the DRB unanimously is of the opinion the proposed PEP project is very good, is well-considered from the massing to the detailing and from the open space to the built
environment seem to work well and while not all of the DRB concerns are necessarily met, is further of the opinion the design team for the PEP project has a good feel for balancing the Museum and City wishes and the DRB concerns and therefore, approves and supports the concept plans to date. (Motion carried 5-0).

7. MATTERS FROM THE BOARD:

8. MATTERS FROM STAFF:

9. SET NEXT MEETING
   The next regular meeting will be Thursday, February 12, 2015.

10. ADJOURNMENT
    The meeting adjourned at 4:47 p.m.

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Cathy Elawadly, Recording Secretary