

DESIGN REVIEW COMMITTEE RECORD OF ACTION

March 7, 2018

Item No: 1
Time: 1:30 PM
File No.: PLP18-0013
Applicant: Tim Sloat for KS Mattson Partners LP
Staff: Scott Orr- Project Planner

Con't from: Not Applicable
Env. Doc: Not Applicable

Proposal: Conceptual Design Review for a Mixed Use Project for 29 market rate residential units, 8 affordable units, and 7,000 square feet of commercial uses. This project will include the following; (1) General Plan Amendment to add the LC designation to an additional 0.08 acres and to change the residential portion of the site to Medium Density Residential allowing 12 dwelling units per acre; (2) Zone Change from LC/R1 to Planned Community; (3) Major Subdivision to create 11 parcels; (4) Preliminary and Precise Development Plan for Planned Community Zoning; (5) Use Permit; (6) Design Review with Hearing; and (7) Sign Program.

Location: 18285 Sonoma Highway, Sonoma
APN: 056-415-020, -018,-017, 016
Supervisorial District: 1
Zoning: LC (Limited Commercial) TS (Traffic Sensitive), R1 (Low Density Residential), B6 5 DU (5 Dwelling Units Per Acre), LG/SPR (Local Guidelines/The Springs Highway 12 Corridor), SR (Scenic Resource) and X (Vacation Rental Exclusion Combining District).

Public Hearing: No

Design Review Committee: Don MacNair, Jim Henderson & Karin Theriault

Staff: Scott Orr-Project Planner

Applicant: Tim Sloat for KS Mattson Partners LP, Karen Massey-Project Planning Consultant, Quadriga Landscape Architects/Rachael McQueen, Adobe Associates/Casey McDonald- Project Civil Engineer

Others:

PROJECT DESIGN:

Preliminary Review Final Review Referral Only

ACTION:	Project Design Needs Revision (see attached comments)	Project Design Approved (subject to comments and conditions attached)	Bring Back on Consent Prior to Issuance of Building Permit	Project continued to: _____	Bring Back to Staff Prior to Issuance of Building Permit
Site Plan	X	_____	_____	_____	_____
Architecture	X	_____	_____	_____	_____

Site Plan
Architecture

Parking & Circulation	X				
Landscaping & Irrigation	X				
Signs	X				
Grading		X			
Exterior Lighting	X				

VOTE: Don McNair: X Jim Henderson: X Karin Theriault: X
Ayes: 3 Noes: 0 Absent: 0 Abstain: 0

**DESIGN REVIEW RECORD OF ACTION
COMMENTS & CONDITIONS**

Applicant: Tim Sloat for KS Mattson Partners LP **File:** PLP18-0013
Address: 18285 Sonoma Highway, Sonoma **Date:** March 7, 2018

NOTE: The applicant is urged to respond under each comment as to how plans have been revised. If a recommended change is not made, please indicate why. Please submit your responses with plans for Final Design Review.

SITE PLAN

1. Ensure the outdoor seating areas are located outside of the public right-of-way.

Response: _____

2. Ensure that the proposed concrete design is retained through time and is carried out evenly throughout the new commercial areas.

Response: _____

ARCHITECTURE: Building Elevations, Colors, Materials, etc.

1. Ensure all colors and materials examples are provided for review and approval at the next Design Review Committee meeting.

Response: _____

2. Consider providing a trellis area on the roof deck to provide shade/shelter to persons utilizing that area.

Response: _____

3. Consider tying the plaza area to the rear portion of the new commercial building.

Response: _____

4. The trash enclosure facing Calle Del Monte should be redesigned to fit in better with the architectural theme of the proposed project.

Response: _____

5. Consider reducing the overall height of the new commercial portion of the project.

Response: _____

6. Focus on the northwest entry area of the new commercial portion of project so it is more in keeping with the proposed southwest entry.

Response: _____

7. Ensure all design elements are in keeping with each other and reflect the same design era.

Response: _____

8. Ensure the windows at the retail food center are symmetrical and are in keeping with the design era.

Response: _____

9. Consider orienting the west-facing apartment windows to be more horizontal.

Response: _____

10. The proposed mural should be more balanced with the rest of the building.

Response: _____

11. Improve the lobby entry to the apartment building.

Response: _____

PARKING & CIRCULATION

1. Provide a parking space count (including the number of required Accessible spaces) that includes the square footage of each existing use to be retained, the square footage of all new uses, and the required number of spaces for each use. Ensure the required number of bicycle parking spaces is included in the parking space count.

Response: _____

2. Ensure the bicycle racks do not block any walkways or accessibility.

Response: _____

LANDSCAPING: Design, Plant Types and Sizes, Irrigation, etc.

1. Provide an arborist's report for retention of the existing trees on the subject site.

Response: _____

2. Consider providing landscape screening on the roof deck to provide shade to persons utilizing that area.

Response: _____

3. If the applicant desires to install street trees in the ground at the Highway 12 frontage, the proposed buildings will have to be moved further back onto the site (to the east) to avoid the Caltrans right-of-way area.

Response: _____

4. Retaining the existing trees on the site might be difficult during new site development; the driplines of those trees will have to be avoided and heavily mulched to retain moisture at the roots.

Response: _____

5. Consider avoiding the driplines of the existing trees at the new bio-retention areas.

Response: _____

6. If the existing trees on the site cannot be retained, replace those trees with large, new trees.

Response: _____

7. Consider installing landscaping at the proposed low masonry wall in the parking area.

Response: _____

8. Provide a landscape and irrigation plan for review and approval. Ensure all proposed landscaping meets the most current WELO (Water Efficiency Landscape Ordinance) requirements.

Response: _____

SIGNS

1. Provide the square footage of the existing grocery store sign on the site to be retained. The Design Review Committee agrees with the applicant that the existing grocery store sign should be retained and not included in the overall new sign calculation for the site because the existing sign is considered an iconic neighborhood element and should be retained as is- with no changes. Please note, the sign is **not** considered historic nor does the subject site include a zoning historic designation (“HD”); the request for the existing square footage of the sign is for documentation purposes only.

Response: _____

2. Provide a signage plan and details for all new sign areas.

Response: _____

EXTERIOR LIGHTING

1. Provide an exterior lighting plan and cut sheets. Ensure all exterior lighting is Dark-Sky compliant.

Response: _____