

DESIGN REVIEW COMMITTEE RECORD OF ACTION

November 20, 2019

ITEM NO: 1
Time: 1:30 pm
File No.: PLP19-0018 **PCAS:** JP190018

Subject: New mixed-use building
Applicant: Ruff & Associates Architecture
Staff: Derik Michaelson

Location: 15180 & 15190 River Rd., Guerneville
APN: 070-130-033 **Supervisory District:** No. 5

Proposal: Conceptual design plans for reuse of four existing gas pump dispensers and development of a new three-story mixed-use structure containing eleven (11) residential units and 1,500 square feet of ground floor retail and covered parking located on a 0.32 acre commercial property fronting River Road near Guerneville.

Last Review: No prior meeting
CEQA Doc: Exempt

Zoning: LC (Limited Commercial), F2 (Secondary Flood Plain), LG/116 (Local Guidelines/ Highway 116 Scenic Corridor), LG/RRC (Local Guidelines/ Russian River Corridor), SR (Scenic Resources), VOH (Valley Oak Habitat).

ATTENDANCE

Committee: Don McNair, Jim Henderson, Blake Hillegas
Staff: Derik Michaelson
Applicant: Martin Breuer
Others: Interested members of the community

REVIEW LEVEL: Preliminary Final Review Concept / Referral

DRC ACTION: *

	Approval	Revisions	Final Details	Staff Review
<u>Project Design:</u>		X		
Site Plan:		X		
Architecture:		X		
Parking Design:		X		
Landscaping:		X		
Color/Materials:		X		
Signage:		X		
Lighting:		X		
Other:				

VOTE: Don McNair: Jim Henderson: Blake Hillegas:

Ayes: 3 **Noes:** 0 **Absent:** 0 **Abstain:** 0

* see Comments & Conditions (attached)

DESIGN REVIEW RECORD OF ACTION COMMENTS & CONDITIONS

Applicant: Ruff & Associates c/o Martin Breuer
Address: 15180 & 15190 River Rd, Guerneville
APN: 070-130-033
Date: November 20, 2019
File: PLP19-0018
Action: RETURN WITH REVISIONS

NOTE: Applicants shall submit project revisions for further consideration as specified below. A written response addressing each comment is required. Responses to final review comments shall be cleared by planning staff before issuance of the building permit.

GENERAL

1. DRC recognizes unique lot constraints and need for sensitive design approach
2. Concept review indicates project design and intensity may be more than site can accommodate.
3. Applicant advised to consider scaling back design intensity to better fit lot constraints and scenic corridor characteristics.
4. Design exceptions unlikely supported without revisions sufficiently addressing concerns
5. Consult Russian River design guidelines for additional details and guidance

SITE PLAN

6. Verify compliance with building intensity and lot coverage standards and revise project accordingly.
7. Consult Caltrans and County DTPW regarding encroachment and frontage improvements

ARCHITECTURE

8. Consider making design revisions to address the following:
 - a. Façade rhythm and continuity
 - i. Lower parking façade seems disconnected and out of place
 - ii. Consider continuing residential design aesthetic down to ground floor and throughout residential component of project
 - b. Building massing & articulation
 - i. Consider exposing exterior of enclosed walkway corridor at parking level to incorporate more articulation and variation into façade frontage
 - ii. Consider articulating uppermost façade to scale back perceived massing from River Road frontage
 - c. Retail frontage
 - i. Establish stronger retail presence for service station market
 - ii. Emphasize storefront entry and access through appropriate design
 - iii. Consult Russian River design guidelines for guidance and direction
 - d. Service canopy
 - i. Consider pitched roof design complementing scenic river road surroundings.
 - ii. Incorporate appropriate design width for support columns in scale with canopy massing to avoid top-heavy appearance.
 - e. Rear façade
 - i. work with neighbors in pursuit of design resolution to expressed view concerns

PARKING DESIGN

9. Verify and address required parking stall width accordingly where adjacent to solid walls within parking structure.

LANDSCAPING

10. Submit a preliminary landscape plan demonstrating adequate planting provisions around building frontage and gas station perimeter may ultimately require smaller project
11. Consider placement of planter areas between building spaces along main frontage.

12. Consider landscape elements such as trellis features with climbing vines, or other sustainable plantings for greenery to complement and enhance main façade
13. Project may need to be scaled back to achieve sufficient landscape design.
14. Consult Permit Sonoma Engineering Division regarding use of landscaping with Storm Water Control Plan requirements and Management

COLORS / MATERIALS

15. Consider use of warmer, more organic exterior materials and façade finishes, wood siding, stone veneer, etc.
16. Provide details of appropriate finish material for ground floor exterior in consideration of flooding constraints and scenic character.
17. Consult Russian River design guidelines for additional details and guidance

LIGHTING

18. Provide preliminary lighting plan with photometric study and fixture cut sheets conforming to County standards.

SIGNAGE

19. Submit a conceptual signage plan and elevation details as part of the service canopy and market station design submittal

PUBLIC COMMENTS

- N/A Attached
-

ATTACHMENTS

- | | |
|---|---|
| <input type="checkbox"/> N/A | <input checked="" type="checkbox"/> Public Comments |
| <input type="checkbox"/> Final Conditions | <input checked="" type="checkbox"/> Correspondence |
| <input type="checkbox"/> NOD / NOE | <input type="checkbox"/> Other: _____ |

Dear Permit Sonoma Design Review Committee members:

Re: PLP19-0018 River Road Mixed Use

This project appears to offer an ideal opportunity for installation of solar panels and charging points for electric cars. I suggest that these should be required.

According to the description:

"The project proposes reuse of four existing gas pump dispensers and demolition of the existing retail market and antique store to make way for new mixed-use development of eleven (11) residential units and a 1,500 square foot retail market. The development includes four attached buildings varying between 27 and 32 feet in height, and a detached canopy structure covering the existing pump dispensers at a height of 16 feet..... The covered parking design provides a total of eleven spaces for residential use. The market space fronts the existing gas pump dispensers and new canopy structure located at the south end of the site. The site plan identifies seven uncovered spaces supporting the gas station use and retail market."

The canopy and covered parking areas, as well as any roof space from the four buildings, would appear to be ideally situated for the installation of solar panels.

The parking spaces for both residential and commercial use would appear to provide an ideal opportunity to install electric vehicle charging points.

I urge you to consider opportunities for installing sustainable energy infrastructure whenever possible and to require them whenever and wherever feasible.

Sincerely

Jenny Blaker

8166 Arthur St., Cotati, CA 94931

----- Forwarded message -----

From: Jeniffer Wertz <jwertz.lrrmac@gmail.com>

To: derik.michaelson@sonoma-county.org, jim.henderson@sonoma-county.org,
don.macnair@sonoma-county.org

Cc:

Bcc:

Date: Fri, 13 Dec 2019 14:10:07 -0800

Subject: MD Gas proposed development - Guerneville

Good afternoon,

I am a Municipal Advisory Council Rep. for Guerneville. I am writing you today with some serious concerns about this development proposal, which you had on your agenda last month. I'm sorry that I was unable to attend the meeting, but I would like to provide some information for your consideration.

Let me start by saying, nobody loves the idea of more affordable workforce housing than me. That's why I have really spent some time thinking about this before I wrote to you. My concern however is, the applicant has done a very poor job at managing the properties he already has in our community.

We've made multiple official complaints to ABC about his liquor license violations that involve allowing homeless people to live in his MD Liquors' parking lot on Main St., and openly drink on a daily basis. He has been fined for that, however it still continues to be a problem. One such person was even found dead in his parking lot a ----- Message truncated -----

Regards,
Jeniffer Wertz
Lower Russian River
Municipal Advisory Council
Guerneville District Rep.
707-483-7038

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