

RESOLUTION 2018-18

CITY OF PETALUMA PLANNING COMMISSION

APPROVING SITE PLAN AND ARCHITECTURAL REVIEW FOR THE DEVELOPMENT OF A FOUR UNIT MULTI-FAMILY RESIDENTIAL PROJECT LOCATED AT 315 LAKEVILLE STREET (APN: 007-154-013) FILE NO. PLMA-17-0008

WHEREAS, Nicholas Lee, on behalf of the property owner Nancy Sepahar, submitted applications for Site Plan and Architectural Review and a Conditional Use Permit for the construction of a multi-family residential project, including four residential units, on-site parking, and other associated site improvements located at 315 Lakeville Street (the "Project"); and

WHEREAS, the project has been reviewed in compliance with the California Environmental Quality Act (CEQA), under Section 15303 (New Construction or Conversion of Small Structures), which allows for the construction of a multi-family residential structure, totaling no more than four dwelling units; and

WHEREAS, the Planning Commission held a duly noticed public hearing to consider Site Plan and Architectural Review of the proposed project on June 12, 2018; and

WHEREAS, public notice was published in the Argus Courier and mailed to residents and occupants within 500 feet of the project site in compliance with state and local law.

NOW THEREFORE BE IT RESOLVED that the Planning Commission hereby approves Site Plan and Architectural Review for the 315 Lakeville Street project based on following findings and subject to conditions of approval attached as Exhibit 1:

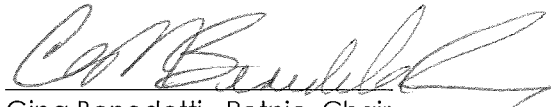
1. The Project conforms to the intent, goals, and policies of the Petaluma 2025 General Plan, including policies for the Washington Core Subarea, in that the project: 1) provides residential uses within a mixed use corridor intended to reflect a wide range of uses spread horizontally along arterial corridors with a diversity of uses across parcels rather than within single parcels, 2) meets the intended Floor Area Ratio (FAR) and residential density of the Mixed Use land use designation, 3) encourages infill development at equal or higher density and intensity than surrounding uses, and within the Urban Growth Boundary, 4) strengthens the visual and aesthetic character of a major arterial corridor, 5) encourages the development of housing on underutilized land, and 6) promotes the use of energy conservation features in the design of residential development.
2. The project is consistent with the City's Implementing Zoning Ordinance (IZO) for the Mixed Use 1A zoning district in that the project complies with all development standards for the MU1 zone, including setbacks, building height, parking requirements, FAR, and usable open space.
3. The project is consistent with IZO §24.010 – Site Plan and Architectural Review, in that all required findings for Site Plan and Architectural Review found in §24.010(G) can be made as follows:
 - a. The project includes the use of quality materials, such as stucco and wood siding, metal roofing, and aluminum clad windows. The use of these materials ensures harmony and proportion with the overall design of the site. The project includes these materials, as well as various architectural design features (e.g. standing seam metal roof, wall insets, articulation and front entry porches to the individual units), applied equally across all building elevations;
 - b. The architectural style of the proposed buildings is appropriate and compatible with the overall character of the neighborhood in that similar building features (e.g. standing seam metal roof, and wall insets) and siding materials (e.g. stucco and wood siding) will be used to ensure the

project is in keeping with the surrounding neighborhood while also providing a high level of design aimed at improving the overall aesthetics of the Lakeville Street corridor. The surrounding neighborhood is a mix of different types of uses, heights, and architectural styles. The proposed project would add a high quality designed building that adds to the mix of uses and architectural styles in the surrounding neighborhood;

- c. The siting of the residential structure on the property is consistent with the siting of other structures in the neighborhood, as well as all required setbacks as outlined for the MUIA zoning district, in that the structure is placed within the required setbacks and the structure maintains privacy between neighboring properties through an increased setback and the introduction of walls, fences, and landscaping;
- d. No signs are proposed with the subject application. Therefore, this finding is not applicable;
- e. The bulk, height, and color of the proposed structures are in harmony with existing structures in the immediate neighborhood in that: 1) the flat roof is compatible with some other structures found within the neighborhood, 2) the proposed building height of 30 feet does not exceed the maximum allowed building height of 30 feet, and 3) the buildings are painted in tones complementary to the surrounding neighborhood. Properties nearby the project site vary in bulk, mass, and colors. Detached residential dwellings to the east vary between one and two-stories in heights with varied setbacks. Existing adjacent commercial uses have larger building bulk/mass generally along Lakeville and East Washington Streets. Planned mixed-use development to the west nearby the Downtown Petaluma SMART Station is intensely urban with building heights rising up to four stories with zero setbacks. At three-stories and with setbacks and property line privacy fencing abutting the residential dwellings to the north, the project is compatible with the existing and planned future character of the immediate neighborhood;
- f. Proposed landscaping is in keeping with the character and design of the site and will significantly improve the overall aesthetics of the Lakeville Street and Erwin Street frontages. All existing trees and shrubs will be removed to accommodate project construction, however no protected trees currently exist on the site. Drought-tolerant landscaping will be installed throughout the site, including various trees, grasses, vines, and succulent gardens in keeping with the character of the building that can also provide a buffer between the two street frontages and the building. The project's landscaping is in keeping with the character and design of the site because it provides plantings that complement the building and its individual unit ground floor entries. Lastly, the applicant is required to comply with the Model Water Efficient Landscape Ordinance at Building Permit through the submission and approval of a Landscape Document Package; and
- g. The project's ingress, egress, internal circulation for bicycles and automobiles, off-street automobiles and bicycle parking facilities and pedestrian ways promote safety and convenience, and conform to City standards in that the project retains existing road and turn lane configurations along Lakeville Street and Erwin Street. Additionally, the project provides pedestrian access at the street frontage and in close proximity to the enclosed bike rooms for tenants.

ADOPTED this 12th day of June, 2018, by the following vote:

Commission Member	Aye	No	Absent	Abstain
Councilmember Healy	X			
Chair Benedetti-Petnic	X			
Alonso	X			
Bauer			X	
Gomez	X			
Marzo	X			
Vice Chair Wolpert	X			


Gina Benedetti - Petnic, Chair

ATTEST:

Heather Hines, Commission Secretary

APPROVED AS TO FORM:

Lisa Tennenbaum, Assistant City Attorney

SPAR CONDITIONS OF APPROVAL
315 Lakeville Street Project
Located at 315 Lakeville Street
APNs: 007-154-013
File No. PLMA-17-0008

Planning Division

Standard Conditions of Approval

1. Plans submitted to the City of Petaluma for purposes of construction shall be in substantial conformance with the plans and color/material board on file with the Planning Division and date stamped May 22, 2018.
2. Prior to the issuance of any construction permits, these conditions of approval shall be included with the plan set. A copy of the approved plans shall be maintained onsite when construction activities are occurring.
3. Prior to occupancy, all applicable development impact fees shall be paid.
4. The site shall be kept cleared at all times of garbage and debris. No outdoor storage shall be permitted
5. Construction activities shall comply with performance standards specified in Implementing Zoning Ordinance Chapter 21, except that construction hours shall be limited to the following:
 - a) 8:00 AM to 6:00 PM Monday through Friday;
 - b) 9:00 AM to 5:00 PM on Saturdays; and
 - c) No construction on Sundays and all holidays recognized by the City of Petaluma.
6. The contractor(s) shall implement basic and additional air quality construction measures set forth by BAAQMD, including the following:
 - a. Watering of all active construction areas (staging, parking, soil piles, graded areas, unpaved driveways, etc.) shall be performed at least twice daily.
 - b. Cover all haul trucks transporting soil, sand, or other loose materials offsite.
 - c. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas. Sweep streets daily (with water sweepers) if visible soil material is deposited onto adjacent roads.
 - d. Limit traffic speeds on any unpaved roads to 15 mph.
 - e. Suspend construction activities that cause visible dust plumes that extend beyond the construction site.
 - f. A certified mechanic shall verify that equipment used for construction purposes is properly tuned and maintained in accordance with manufacturer specifications.
 - g. Idling times shall be limited to 5 minutes or less pursuant to the "no idling" rule for in-use off-road diesel-fueled vehicles. Signage during construction shall be posted at the construction site indicating the idle time limitation.
 - h. All diesel-powered off-road equipment larger than 50 horsepower and operating at the site for more than two days continuously shall meet U.S. EPA particulate matter emissions standards for Tier 2 engine or the equivalent.
 - i. Diesel-powered generators or air compressors shall not be used on-site for more than two days continuously, unless under emergency conditions.

- j. Post a publicly visible sign with the telephone number of designated person and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
7. Construction site watering shall be performed in conformance with the City of Petaluma Water Shortage Contingency Plan Stage 2 provisions. Use of potable water is limited to one truck load per day for the purposes of dust control. Additional daily water needs shall be met with recycled water.
8. Prior to building or grading permit issuance, the applicant shall provide a Construction Phase Recycling Plan that would address the reuse and recycling of major waste materials (soil, vegetation, concrete, lumber, metal scraps, cardboard, packing, etc.) generated by any demolition activities and construction of the project, in compliance with General Plan Policy 2-P-122 for review by the planning staff.
9. If during the course of ground disturbing activities, including, but not limited to: excavation, grading and construction, a potentially significant prehistoric or historic archeological resource is encountered, all work within a 100 foot radius of the find shall be suspended for a time deemed sufficient for a qualified and city-approved cultural resource specialist to adequately evaluate and determine significance of the discovered resource and provide treatment recommendations. Should a significant archeological resource be identified a qualified archaeologist shall prepare a resource mitigation plan and monitoring program to be carried out during all construction activities.
10. In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations.
11. In the event that human remains are uncovered during earthmoving activities, all construction excavation activities shall be suspended and the following measures shall be undertaken:
 - a. The Sonoma County Coroner shall be contacted to determine that no investigation of the cause of death is required.
 - b. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours.
 - c. The project sponsor shall retain a City-approved qualified archaeologist to provide adequate inspection, recommendations and retrieval, if appropriate.
 - d. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American, and shall contact such descendant in accordance with state law.
 - e. The project sponsor shall be responsible for ensuring that human remains and associated grave goods are reburied with appropriate dignity at a place and process suitable to the most likely descendent.
12. All exterior lighting shall be directed onto the project site and access ways and shielded to prevent glare and intrusion onto adjacent properties.
13. Bicycle racks shall comply with size dimensions and location requirements of the Bicycle and Pedestrian Master Plan. Applicant shall ensure adequate access to each bicycle rack from all sides and avoid placing racks too close to any wall or structure.
14. All plantings 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.

15. Herbicides/pesticides shall not be applied in areas used by pedestrians/bicyclists within the project without first providing appropriate signs warning of the use of chemicals. The project shall utilize Best Management Practices regarding pesticide/herbicide use and fully commit to Integrated Pest Management techniques for the protection of bicyclists and pedestrians.
16. 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.
17. No signage is approved by this permit. Separate sign permits in compliance with Chapter 20 of the Implementing Zoning Ordinance shall be obtained prior to the installation of signage.
18. Prior to commencing construction activities, a sign shall be posted on the site regarding the allowable hours of construction and contact information for complaints. Proof of sign installation shall be provided to the Planning Manager prior to construction commencing.
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, commissions, agents, officers, or employees to attack, set aside, void, or annul any of the approvals 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/developers 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 and if the City chooses to do so appellant shall reimburse City for attorneys' fees by the City.

Special Conditions of Approval

20. Plans submitted for Building Permit shall incorporate proposed sustainability measures as represented in SPAR/CUP plans approved by the Planning Commission on June 12, 2018.
21. Building permit plans shall demonstrate the location of all mechanical equipment, fire risers, and utility lines and shall be properly screened to the maximum extent possible.
22. All standpipes, check valves and other utilities shall be placed underground or fully screened from view by decorative screening structures or landscaping to be reviewed and approved by the Planning Manager.

Department of Public Works and Utilities

23. Frontage improvements shall be constructed along Erwin Street, including but not limited to, City standard curb, 24-inch wide gutter and 5-foot wide sidewalk. The new sidewalk shall conform and be dowelled into the existing sidewalk located to the south. On-street parking shall be allowed along the project frontage.
24. Remove the existing sidewalk along the Lakeville Street frontage and replace with a new, 5-foot wide public sidewalk per City standards.
25. Extend the existing 8-inch water main from D Street to the project site, per City standards.
26. The proposed combination water service shall comply with City standard 870. The proposed water meter boxes shall be located behind the proposed back of public sidewalk.

27. All old/unused water services shall be abandoned at the main per City requirements.
28. The existing overhead utilities along the Lakeville Street frontage shall be placed underground, per City and the appropriate public utility company standards. Streetlight conduit, wiring and pull boxes shall be installed per City standards.
29. Obtain approval from the necessary utility companies for vertical and horizontal clearances between the project and the existing overhead utilities on Erwin Street.
30. Install a City standard catch basin along the project frontage and a City standard storm drain man hole in Erwin Street, at the connection point. The minimum storm drain pipe size shall be 15-inches in diameter.
31. The proposed bio-retention located in the public landscape strip shall be maintained by the property owner. The property owner shall enter into the City's standard operations and maintenance agreement for post construction storm water measures.
32. Provide cross sections at adjoining property with sufficient elevation, grading and drainage details on construction plans submitted with the building permit application.
33. Submit a completed and signed Construction Erosion and Sediment Control Plan Package per E.10 City storm water regulations, with the building permit application.
34. Submit a landscape and irrigation documentation package consisting of all the required elements found in the Landscape Water Use Efficiency Standards located in Petaluma Municipal Code Section 15.17.050.
35. Refuse and recycling dumpsters/bins shall be stored on-site, not in the public right of way. Any trash enclosures shall be covered and plumbed to City sewer, with a hose bib available.
36. Submit a public improvement plan application for the required water main extension and frontage improvement work.
37. Submit on-site civil engineering construction drawings with the building permit application. A traffic control plan, in accordance with MUTCD standards, shall be provided prior to construction.
38. Submit draft joint trench plans with the public improvement plan submittal. The project shall comply with the City's pavement restoration requirements.
39. The project shall be responsible for paying all water, sewer and storm drain capacity/impact fees.