

CITY OF COTATI
MINUTES for the Regular Meeting of the DESIGN REVIEW COMMITTEE

DATE OF MEETING: April 7, 2011
TIME OF MEETING: 4:30 pm
PLACE OF MEETING: Conference Room
201 W. Sierra Avenue

I. CALL TO ORDER

Meeting called to order by Acting Chair Morgan at 4:30 pm

II. ROLL CALL

Committee Members Present: Glendening, Davis, Langberg, Robbins, Onines and
Acting Chair Morgan

Committee Members Absent:

Staff Present: Lustig, Harris and Pajon

III. CHANGES TO AGENDA

None

IV. APPROVAL OF MINUTES

A. For the Regular Meeting of February 3, 2011

Motion:	Committee Member Davis made a motion and Committee Member Onines seconded the motion to approve the minutes of the February 3, 2011 Design Review Committee meeting.
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Yes: 6

Noes:

Abstain:

Absent:

V. MATTERS AT HAND

A. Election of Officers

Motion:	Committee Member Davis nominated Acting Chair Morgan as Chair, seconded by Committee Member Robbins.
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Yes: 6

Noes:

Abstain:

Absent:

Motion:	Committee Member Davis nominated Committee Member Glendening as Vice chair, seconded by Committee Member Langberg.
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Yes: 6

Noes:

Abstain:

Absent:

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- B. Request for Preliminary Design Review approval of a 46-unit residential infill project on a 3.88-acre site at 690 East Cotati Avenue, also know as the Village Walk Subdivision.
(continued from February 3, 2011 meeting)

PA#: 14/05

Applicant: Standard Pacific Homes

APN #: 144-292-027 through -077

Assistant Planner Harris presented the staff report, reviewing the following direction the Design Review Committee gave to the applicant at the previous meeting:

- Consider including one handicap accessible, single-story unit
- Investigate passive solar opportunities
- Provide studies for the façade treatments of the attached units. Reduce the use of stucco and provide enhanced entries. Consider fencing along East Cotati Avenue and Lancaster Drive

Assistant Planner Harris reviewed each of the items, and noted that staff is still concerned with the amount of stucco on the front facades and reduced balconies. Staff recommends approval of Preliminary Design Review with Conditions of Approval along with the previous Conditions that were approved.

In response to Committee Member Onines, staff explained the recommendation to remove the AC units that are located in the setbacks.

Discussion ensued on the AC units. Staff agreed to review the previously approved locations of the AC units.

Committee Member Robbins expressed concern with Condition No. 4 and the location of the window near the door handle, which appears to be a security issue because someone would beak the window and open the door.

Applicant Aaron Ross, Standard Pacific Homes, and his team presented the project, explaining the proposed changes made from the last meeting.

Committee Member Onines stated that it appeared that fewer windows were proposed.

In response to Committee Member Robbins, the applicant explained that the doors could not be flipped to open on the other side and her concern with the security issue might be resolved with a dead bolt.

In response to Committee Member Robbins, the applicant explained the concept of the house fan, which when turned on will remove the hot air from the house.

Committee Member Langberg expressed concern with the windows on the south side and the lack of shading.

Discussion ensued on the shading on the south side.

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Assistant Planner Harris stated that staff's recommendation is to extend the eaves to 24" to shade the south side.

Committee Member Langberg asked for clarification on staff's concern with the stucco.

Assistant Planner Harris explained that the applicant has reduced the amount of stucco, but there is still enough stucco proposed on the front facades to present long term aesthetic issues.

Applicant Ross, Standard Pacific Homes, spoke about staff's recommended conditions:

- Condition 2 - The AC units are located in the same location as previously approved
- Condition 9 - The location of the trees on the property line is consistent with the original approval and the front yards would be maintained by the HOA
- Condition 13, b and c. – Requests that these conditions be removed because the entry has been enhanced and the use of stucco has been reduced
- Condition 5 – Requests that this condition be removed because the amount of space is the same, but more space is new inside the units

Discussion ensued on the applicant's comments.

Comments by the Committee Members:

Vice chair Glendening commented on the entry porch roofs, and recommended that the height of the plate of the front entry shed roofs be increased. She agreed with staff's recommendation to bring the roof overhang to 24". She thinks the project looks good.

Committee Member Langberg said that the changes look great. He thinks there is too much going on with the materials and colors. He said that the media space is a good idea and he recommended removing Condition No. 5.

Chair Morgan went over each of the conditions that the applicant addressed, stating that he also recommends removing Condition No. 5.

Assistant Planner Harris stated that Condition No. 9 is okay to remove because it is a non issue.

In response to Chair Morgan, Assistant Planner Harris explained that although the applicant will respond to Condition 13b and 13c, staff recommended the language so the committee's direction is memorialized in the conditions.

Discussion ensued on the AC units and Condition No. 2.

The applicant stated that the AC units are located in the same place as previously approved at Final Design Review.

Committee Member Davis recommended that Condition No. 2 be reworded so that the AC units and the plantings are staggered, as long as it is consistent with the previously approved project.

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Discussion ensued on Vice Chair Glendening’s recommendation to increase the height of the plate of the front entry shed roofs.

The applicant commented that although it is possible to increase the plate height, it could present a water proofing challenge.

Vice Chair Glendening asked the applicant to review the recommendation and modify the plans if possible.

Committee Member Davis made a motion with the following changes to staff’s recommended conditions:

- Amend Condition No. 2 to read, “the applicant shall stagger the AC units and shrubs if the location of the AC units is consistent with the previously approved project.”
- Remove Condition No. 5
- Remove Condition No. 9
- Amend Condition No. 13b to read, “Consider increasing the height of the plate of the front entry shed roofs.”
- Remove Condition No. 13c

Motion:	Committee Member Davis made a motion, Vice Chair Glendening seconded the motion to approve Preliminary Design Review with the above changes to the Conditions of Approval.
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Yes: 6

Noes:

Abstain:

Absent:

CONDITIONS OF APPROVAL

1. For Planning Commission, the applicant shall revise the plans to show sidewalk ramps that are perpendicular to the street, consistent with the Improvement Plans, State law, and City standards to the satisfaction of the City Engineer.
2. AMENDED. For Planning Commission, the applicant shall *stagger the AC units and shrubs if the location of the AC units is consistent with the previously approved project.* ~~remove the air conditioning (AC) units from the side yards on every unit, as mechanical equipment cannot block access or be located in a setback (Land Use Code 17.30.042). If AC units are visible from the public right of way, screening is required (Land Use Code 17.17.30.030.F.2.a) to the satisfaction of the Community Development Director.~~
3. For Planning Commission, the applicant shall show the correct playground design and equipment or provide an alternative and submit substantial information supporting the change, including how it will benefit the community. The playground shall meet ADA requirements to the satisfaction of the Building Official.
4. For Planning Commission, the applicant shall provide front doors on the attached units that are solid with a small upper window to provide better privacy and allow natural lighting.
5. DELETED. ~~For Planning Commission, the applicant shall ensure the balconies are a minimum of 67 square feet on the four interior units and 186 square feet on the 16 end units, consistent with the previously approved project.~~

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6. For Planning Commission, the applicant shall provide details for the 8' fence on the western boundary, meeting the requirements of Land Use Code section 17.30.030.B.
7. For Final Design Review, the applicant shall ensure the final landscaping and irrigation plans work with the drainage design, to the satisfaction of the City Engineer.
8. For Final Design Review, the applicant shall submit a colors and materials board.
9. ~~DELETED. For Final Design Review, the applicant shall revise the plans to ensure each tree is planted entirely on one parcel.~~
10. For Final Design Review, the applicant shall provide details for fencing, mailboxes, benches, lighting, and similar project elements.
11. For building permit, the applicant shall demonstrate that zero-step entries are incorporated into every Unit 1 structure, at a minimum, to ensure the unit is truly accessible.
12. The construction hours shall be revised from the original project approval to comply with Land Use Code section 17.30.050.C.3 as follows:
 - a. Monday through Friday - 7:00 a.m. to 7:00 p.m.
 - b. Saturday, Sunday, Holidays – no construction permitted
13. **AMENDED.** The plans shall continue to reflect the following direction from Preliminary Design Review:
 - a. To maximize passive cooling opportunities, incorporate shading through eaves or awnings a minimum of 24" in depth for every window on the rear elevation of the attached units and provide programmable fans that vent to the outside.
 - b. *Consider increasing the height of the plate of the front entry shed roofs.* ~~Provide enhanced entries on the façades of the attached units.~~
 - c. ~~Limit the amount of stucco.~~

V. REPORTS BY STAFF

Acting Community Development Director Lustig commented on the General Plan Update meeting that was held on April 6th. She invited the Committee members to the next meetings scheduled for Monday, April 25th and Monday, May 9th, 2011.

VI. REPORTS BY COMMITTEE

None

VIII. ADJOURNMENT

Meeting adjourned at 5:45 pm

Submitted by:

Keri L. Pajon, Secretary

Design Review Committee