



## MEMORANDUM

**DATE:** April 6, 2017

**TO:** Chair Burch and Members of the Design Review Board

**FROM:** Amy Nicholson, City Planner

**CC:** Bill Rose, Supervising Planner

**SUBJECT:** Coddington Mall Renovation, 733 Coddington Center - Final Design Review

*The purpose of this memorandum is to inform the Design Review Board (the Board) of changes to the design of the Coddington Mall Renovation project, following approval of Preliminary Design Review.*

### **Project Description:**

The Coddington Mall Renovation project includes the removal of 2,300 square feet of storefront and covered walkway, and a portion of retail building, along the northern façade of the mall. The demolished structures would be replaced with 200 lineal feet of new storefront, which includes a variety of parapet heights, colors, and materials, to distinguish between four tenant spaces. A 7,000 square foot building is proposed to anchor the space between the renovated storefront, and the existing Whole Foods store. The proposed 7,000 square foot building, Petco Unleashed, was previously approved by the Zoning Administrator in 2014.

Building heights of the proposed buildings range from approximately 22 feet to 28 feet, and include recessed entries and fabric awnings. Pedestrian scaled pole lighting is planned to illuminate the 12-foot wide contiguous sidewalk of colored concrete, abutting the storefront. Large planting areas, varying in width from 15 to 25 feet, function as a Low Impact Development features, and include drought tolerant and native plant species, and seat walls. The area between the landscaping includes hardscape for artwork, and Crape Myrtle trees surrounded by decorative grates; providing a buffer for pedestrians. Both the proposed artwork and tree grates are consistent with the recent improvements to the Coddington Mall. Although no functional changes are proposed for the existing parking lot, Chinese Pistache, Chinese Elm, Autumn Blaze Maple, and Chinese Hackberry Ash trees are proposed in vegetation sparse areas, and to replace existing trees in poor health.

### **Project History:**

On November 2, 2016, the Planning and Economic Development Department received an application for Design Review for the proposed project.

On March 2, 2017, the Design Review Board, by Resolution No. 17-947, approved Preliminary Design Review for the project, with direction that the project come back before the Board for consideration of Final Design Review.

### **Preliminary Design Review Public Hearing – March 2, 2017**

No members of the public spoke during the Preliminary Design Review public hearing for the project. Following the close of the public hearing, the Design Review Board approved Preliminary Design Review with the following action items:

1. Shall specify tree species and tree planting conditions which will provide an appropriate rooting environment for long-term tree health and shading of the parking lot, and provide tree planting details.
2. Replace additional trees identified in Exhibit B.
3. Shall revise flow-through planters to include seat walls.
4. Consider further articulation and playfulness in the arrangement of flow-through planter seat walls.
5. Shall lower the center façade element of Ulta by 18-inches.
6. Shall redesign cornice returns of the “retail” building.
7. Shall revise plant species along west elevation of Petco Unleashed to reflect shady conditions.

### **Changes to Project**

In response to the action items indicated by the Board at the March 2, 2017, public hearing, the cornice was lowered on the “retail” building, and the parapet height on the Ulta building was reduced by 18 inches. The flow through planter has been replaced with a rain garden, and 18-inch seat walls articulated from the walkway. The modifications also include the replacement of all parking lot trees identified on Exhibit B to Resolution Number 17-947, and the revised landscape plans include several new tree species, and planting details. In addition, the shaded planting area west of Petco Unleashed has been eliminated.

## **Public Comments**

Since the close of the Preliminary Design Review public hearing, no new comments have been received.

## **Environmental Review**

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 2 exemption pursuant to CEQA Guidelines Sections 15302(b). The project meets the criteria for the Class 2 exemption in that it consists of the reconstruction of an existing structure with a commercial structure of substantially the same purpose, capacity, and size.

## **Recommendation**

It is recommended by Planning and Economic Development that the Design Review Board, by resolution, approve Final Design Review for the Coddington Mall Renovation project.

## **Contact**

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### Attachments:

- Disclosure Form
- Response to action items, dated March 23, 2017
- Revised plans, dated received March 23, 2017
- Design Review Board Resolution No. 17-947
- Design Review Board Minutes from March 2, 2017

Draft Resolution – Final Design Review