



**FINAL**  
**CITY OF SAN RAMON**  
**ARCHITECTURAL REVIEW BOARD**  
**SUMMARY OF ACTIONS**

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*CHAIR MAR GOSIENGFIAO • VICE CHAIR JOHN FALCONER • BOARDMEMBER KEN HANSEN*  
*BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY*

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**Community Conference Room**  
**2401 Crow Canyon Road**

**Meeting Time**  
**April 11, 2013 - 1:00 P.M.**

**AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560**

**1. CALL TO ORDER**

*The meeting was called to order at 1:10 p.m.*

**2. ROLL CALL**

*Present: Ken Hansen, Mar Gosiengfiao, John Falconer, and John Nicol*

*Staff: Ryan Driscoll, Assistant Planner; Cindy Yee, Associate Planner; and Debbie Hince, Recording Secretary*

*Planning Commission Liaison: Dennis Viers*

**3. ELECTION OF OFFICERS**

**3.1** Election of Chair: *Nominated and approved – Mar Gosiengfiao*

**3.2** Election of Vice-Chair: *Nominated and approved – John Falconer*

**4. PUBLIC COMMENTS**

*-None-*

**5. ADDITIONS AND REVISIONS**

**6. CONSENT ITEMS**

**6.1** Summary of Action Items for March 7, 2013 meeting. *Approved with comments received.*

**7. CONTINUED ITEMS**

**7.1** **2257 San Ramon Valley Blvd. (DP 11-300-002, AR 12-200-001, VAR 11-320-002 and VAR 11-320-003)**

Staff Report by: Ryan Driscoll, Assistant Planner

*The Board provided the following comments and recommendations for revisions to the Applicant and Staff:*

- 1. Remove the proposed “Seville Orange” color from the color scheme. Additionally, all elements that were previously the “Seville Orange” color shall be painted the Western Blended “Stone Wall” color.*
- 2. Tone down the orange “Mandarin Grove” color to a terracotta color.*
- 3. The north and east elevation walls that share the same plane as the lower cornice element shall be painted Western Blended “Venetian Stone” color.*
- 4. Above the entryway on the north elevation where the wall turns west (inward), change the paint color from the orange accent color to Western Blended “Venetian Stone” color.*

**7.2 Revised Faria Preserve Project (GPA 12-400-001, RZ 12-600-001, DP 12-300-003, AR 12-200-038, MJ 12-900-001 and IS 12-250-003)**

Project Planner: Cindy Yee, Associate Planner

*After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant and Staff.*

- 1. Between lots 133 & 134, look for opportunities to include trees within the area that separates the two lots.*
- 2. In Tot Lots, soften up the walkways with a more curvilinear pathway.*
- 3. In Tot Lot B, placement of benches should not be so linear but more freeform to exploit views.*
- 4. It was recommended that a Condition of Approval should be included that an O & M manual be given to homeowners for street tree and front yard tree care and maintenance. When planting trees also take into consideration wind factors; however, in general the Board supported the street tree palette and the variations.*
- 5. The Board approved of the distribution of the types of trees and suggested adding choices such as the Chinese Pistache, African Sumac, and other species that are cold- and wind-tolerant.*
- 6. Look at opportunities to install a wood rail fence in the landscape area adjacent to Faria Parkway to create a transition between the plantings within the right of way to the open space beyond.*
- 7. The Board recommended the removal of all interim irrigation systems.*

8. *On sheet L-38 showing the typical open space at windows and the plantings behind the sidewalks, it was recommended to use natural grasses to transition into the open spaces areas and looking for opportunities to replicate this at other typical open space window areas.*
9. *On street section A, the Board would like to see a minimum median width of 6 feet (or greater). This could be achieved by adjusting the width of the bike paths and/or travel lanes to create a wider median at the entry point.*
10. *On street sections B and F, the Board recommended a higher retaining wall height to reduce the overall number of walls that would be needed. Instead of using a block CMU wall, use a faux rock material to create the appearance of a real rock wall.*
11. *Between the round-about crosswalk and the pool crosswalk, install a low fence within the Faria Parkway median to discourage pedestrians from crossing midblock.*

#### *Residential Neighborhoods I & II*

12. *Integrate color into the concrete driveways and front walkways.*
13. *Review the neighborhood plot plan and seek opportunities to increase the front yard depths, as each lot permits; look at centering homes on wider lots to create greater separation between homes; align homes, for example lot 84, to the various property lines to widen the side yards between homes; and bring more articulation to the street and looking at opportunities to push homes back or move them forward as setbacks allow.*
14. *Integrate a wider 42 inch door option and look for opportunities to include sidelights next to door to give a stronger street presence as feasible per plan.*
15. *Include as a homebuyer option, some type of solar integration opportunities.*
16. *Provide enhanced elevations on exposed or corner lots including roof vents, siding material, pot shelves, or possible pop-outs along these enhanced elevations to provide articulation on these elevations; show control joints on the stucco to break up the two-story elevations; wrap siding and stone finishes on side elevations to where the side fence begins; and from a 360 degree point of view, integrate light fixtures to fit the architectural theme of each elevation.*
17. *Neighborhood I, Plan 1, sheet 1.6, Cottage elevation: the Board recommended breaking up the roof line on the rear elevation.*

*18. Neighborhood I, Plan 2, Presidio elevation: instead of matching the metal seam roof color on the first floor to the color of the concrete tile roof, consider a variation in color so that this element stands alone. Also, look at opportunities to add metal elements to other elevations, such as on the Cottage elevation over the bay window. Make sure that the post on the front elevation is thick (a minimum of an 8 x 8 inch post) in order to appear more substantial in the front.*

**8. CONCEPTUAL ITEMS**

*-None-*

**9. PRELIMINARY REVIEW ITEMS**

*-None-*

**10. FINAL REVIEW ITEMS**

*-None-*

**11. STAFF ITEMS**

**11.1** Discussion of items for the May 9, 2013 meeting.

- a. May 9, 2013 meeting will be continuation of Faria Preserve Neighborhoods I & II*
- b. Add meeting date for May 23, 2013 to discuss The Barn*
- c. June 13, 2013 meeting will be discussion of Faria Preserve Neighborhoods III & IV*

**12. ADJOURNMENT**

*Meeting was adjourned at 4:20 p.m.*

*Respectfully Submitted,*

*Debbie Hince*