

# CITY OF PETALUMA, CALIFORNIA

## MEMORANDUM

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DATE: August 19, 2008

TO: Development Code Advisory Committee

FROM: Kim Jordan, Associate Planner

SUBJECT: Development Standards Subcommittee Topics, Scope and Priorities

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Since the adoption of the Implementing Zoning Ordinance, the Development Standards Subcommittee has not met. During the meetings for the IZO, the Development Standards Subcommittee created a list of topics that they felt should be addressed as part of the Development Code. The DCAC has also identified topics that would be appropriate for the Development Standards Subcommittee to address. In addition, the General Plan includes direction to include certain regulations and guidelines as part of the Development Code. Many of these appear to be appropriate topics for the Development Standards Subcommittee.

It would be beneficial to the subcommittee and staff for the DCAC to identify, provide direction on, and prioritize the topics that should be addressed by the Development Standards Subcommittee. This is especially true given the current limitations of the City's budget and the availability of staff since many of the topics previously discussed would likely require the assistance of consultants and the City Attorney.

The **Development Standards Subcommittee** identified the following topics while preparing the Implementing Zoning Ordinance.

### DEFINITIONS FOR

- Sensitive Receptors
- Mixed Use
- Building Height
- Lot Coverage
- Detached structures(or "building separation")

### REQUIREMENTS FOR

- "Temporary" Carports
- Location of garbage cans
- "Paving" materials for driveways, parking areas, etc.
- Lot coverage or FAR for structures and/or impervious surface

### CONSIDERATION OF

- Modifications to the current parking requirements
- Requiring "usable open space" as part of Mixed Use and Commercial projects
- Establishing threshold for what constitutes a Mixed Use project

The **Development Code Advisory Committee** identified the following as potential topics:

- Parking Regulations Outside of CPSP – Need to consider positive and negative impacts to on-street parking and neighborhoods. May require the assistance of a consultant (similar to work done for the CPSP SMART Code).
- SMART Code Modifications – Consideration of modifications of SMART Code standards now that the regulations have been used for several years. Attempt to incorporate the SMART Code standards into the Development Code so that there is one document for Development. The CPSP is a policy document and does not need to be changed.
- Planned Unit District Unified Zoning Concept – More than 100 PUDs of various eras. Each has its own set of zoning regulations. To date, it has been difficult to find unifying development standards, design intent, etc.
- Sign Regulations- Raises issues related to First Amendment and amortization of non-conforming signs. Requires an inventory of existing signs and determination of the status of the signs. Requires significant staff time and City Attorney time required.
- Infill Development Standards/Guidelines – Concerns related to “mansionization”. Could consider development standards (FAR, daylight plane, etc.), design guidelines, SPARC review to address compatibility of new development/large additions.

#### General Plan 2025

- The General Plan includes topics that were deferred to the Development Code. Staff is currently working on compiling the policies and programs that relate to the Development Code. This will be provided to the DCAC once it is available.