

CITY OF PETALUMA, CALIFORNIA

MEMORANDUM

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DATE: August 19, 2008

TO: Development Code Advisory Committee

FROM: Kim Jordan, Associate Planner
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SUBJECT: Hillside Subcommittee Update

The following is a summary of the components of and the anticipated timing and completion of the Draft Hillside Ordinance for the Development Code:

- August 21, 2008 - The Hillside Subcommittee hopes to provide the final direction to staff so that staff can prepare the draft of the hillside ordinance and guidelines.
- September 2008 – The Hillside Subcommittee will review and provide direction on the draft ordinance and guidelines prepared by staff.
- October 21, 2008 – The DCAC will review and provide direction on the draft ordinance and guidelines. The intent is to provide the ordinance and guidelines to the full DCAC at least one week prior to the October meeting.

CONTENTS OF HILLSIDE ORDINANCE AND GUIDELINES

Based on the work of the Hillside Subcommittee to date, the Hillside Ordinance would include the following:

Format

- Create separate hillside standards and guidelines.

Subdivisions

- Creates regulations for clustered and non-clustered subdivisions.
- Requires the identification of a “building area,” “improvement area” and “undeveloped area” as part of the subdivision process.

New Development of Vacant Parcel (also includes reconstruction on developed lots)

- Continues the requirements established by the IZO.

New Development on Developed Parcel

- Creates a tiered review system for new development on a developed parcel.
- Establishes tiers for different types of development (additions, accessory structures, grading, etc.)
- Establishes the review process (building permit, administrative SPARC, SPARC) based on the tier.

Ridgelines

- Applies the hillside guidelines and standards to projects that include ridgeline(s).
- Applies additional requirement(s) to projects that include ridgeline(s).

Exhibits

- View Platform Map
- Additional exhibits have been discussed but have not yet been determined. The ability to provide exhibits and graphics as part of the ordinance and guidelines will depend on staff availability and budget.