

DCAC Subcommittees Unfinished Business & New Assignments

Development Standards

Unfinished Business

- Parking outside the Central Petaluma Specific Plan (CPSP)
- Loading space requirements
- Definitions – building height, detached structure (coordinate with building and fire codes), sensitive receptors, mixed use, lot coverage
- Regulations for – location of garbage cans; paving materials; pervious coverage; “temporary” carports
- SMART Code Modifications

New Assignment

- SMART Code Modifications

Hillside Protection

Unfinished Business

- Verification of view platform locations through site visits
- Consideration of separate ordinance (regulations/requirements) and guidelines
- Application of slope percentage to hillside properties
- Consideration of properties subject to hillside ordinance
- Identification of ridgelines
- Application of hillside ordinance to additions and accessory structures
- Implementation of General Plan 2025 clustering policies

New Assignment

- City-wide grading (new assignment)

Mandatory Green Building

Unfinished Business

- Determine Requirements for New Commercial Construction and Commercial Remodels/Additions
- Establish verification methods for projects which do not require a Green Points Rater or LEED Accredited Professional
- Obtain approval Energy Efficiency Ordinance from the California Energy Commission
- Determine submittal requirements and review process for green applications.

New Assignment

- Review Draft Water Ordinance from Water Resources & Conservation

Roles and Responsibilities

Unfinished Business

- Identify the role, responsibility, and need for SPARC, PC, CC, Historic, and possibly DZA
- Define process for each development type
- Consider process overall including pre-application public meetings and pre-PC staff/developer meeting about conditions

Tree Preservation

Unfinished Business

- Tree Technical Manual
- Finalize Tree Preservation Ordinance including the possibility of regulating certain trees on private property not associated with development applications

New Assignment

- Gateways Treatments
- Landscaping Guidelines or Ordinance

New Subcommittees

Historic Preservation

- Implementation of General Plan goals and policies for historic preservation
- Coordinate IZO Chapter 15 (Preservation of the Cultural and Historic Environment) & SMART Code Section 7 (Historic Resource Conservation & Preservation)
- Review City's demolition policy (City Council Resolution 2005-198)

Subdivisions

- Review and Update City's Subdivision Regulations and incorporate into Development Code

Potential Additional Topics (not yet assigned)

Sign Regulations

- May require consultant
- Requires City Attorney participation
- Requires city- wide sign inventory to determine the status of existing signs (permitted, not permitted, non-conforming)
- Requires a creation and implementation of an amortization program
- Requires consideration of 1st Amendment issues

Infill Development Standards/Guidelines

- Address “mansionization”
- Consider development standards (FAR, daylight plane, etc.), design guidelines, SPARC review to address compatibility of new development/large additions

East Washington Corridor

Planned Unit District Unified Zoning Concept

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Scope of Work.doc