

# CITY OF PETALUMA, CALIFORNIA

## MEMORANDUM

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DATE: November 20, 2007

TO: Development Code Advisory Committee

FROM: Community Development Department, Planning Division Staff

SUBJECT: Implementing Ordinance

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Over the past several months, Planning staff has been working on the implementing ordinance for the new General Plan. The intention of the implementing ordinance is to create immediate consistency, to the greatest extent feasible, between the new General Plan and applicable zoning regulations.

### **History**

The current zoning ordinance was originally adopted in 1972 and has been amended several times since its original adoption. When the current General Plan (1987-2005) was adopted, the zoning ordinance was not updated to be consistent with the General Plan land use map or the policies and programs contained in the plan. As such, there are inconsistencies between the current General Plan and the current zoning designations and the associated development standards, uses, etc.

### **Intent**

The implementing ordinance provides an opportunity to create zoning regulations that are more consistent with the new General Plan than the current zoning regulations. The new General Plan and the implementing ordinance would be adopted at the same time. The primary intent of the implementing ordinance is to create a higher level of consistency between the new General Plan and zoning regulations in order to allow applications (development applications, building permits, etc.) to be processed more efficiently. However, it is important to remember that, as proposed, the Implementing Ordinance incorporates and retains much of the existing zoning ordinance and all of the "Smart Code" (for the Central Petaluma Specific Plan area) in order to not create a circumstance where the adoption of the General Plan could be delayed over extended discussions of zoning changes. Where changes are proposed to existing zoning regulations, it is primarily to delete language or sections that are clearly outdated or no longer in use, or to rearrange existing sections for ease of use. Attached for discussion is the latest version of the Implementing Ordinance Table of Contents, showing where changes are proposed to occur.

## **Draft Implementing Ordinance**

In addition to the overall Table of Contents, the following is a summary of the work that has been completed to date by Planning staff and is being provided to the Development Code Advisory Committee for discussion beginning with the November 20 meeting:

1. Glossary.
  - Create a more complete glossary of terms.
  - Update terminology to be consistent with current terminology
  - Provide a definition for all uses identified in the Use Tables
  - Use State of California definitions where appropriate to avoid conflict with state requirements
  - Use CPSP SMART Code definitions where possible
2. Zoning District Use Tables
  - Create zoning districts consistent with the General Plan land use designations
  - Update the names of uses
  - Identifying uses as permitted, conditional, accessory, prohibited for each district
  - Revising the format from text to table
3. Zoning District Development Standards
  - Updating the standards to be consistent with the General Plan land use designations
  - Revising the format from text to table

### **Timing**

Based on the current schedule for the adoption of the General Plan, the final draft of the Implementing Ordinance needs to be ready for public hearing before the Planning Commission at the same time that the Commission will be hearing the final versions of the General Plan and General Plan EIR (February/March 2008, according to the latest schedule from General Plan Administration). The Committee should focus its efforts on completing its review of the Implementing Ordinance to meet the General Plan adoption schedule. Once the Implementing Ordinance review is complete, the Committee can turn its attention to the new Development Code and the opportunity to address any topics not fully resolved in the Implementing Ordinance. Those topics will become more apparent as we move through this process.

### **Recommendation**

Attached for Committee consideration are the overall Implementing Ordinance Table of Contents and the sections listed above (Glossary, Use Tables, Development Standards) that constitute the most significant changes incorporated into the Implementing Ordinance in order achieve better consistency with the new General Plan. Staff is requesting Committee input on these various components, and, ultimately, a recommendation to be forwarded to the Planning Commission and City Council in support of adopting the Implementing Ordinance.