

CITY OF PETALUMA, CALIFORNIA

MEMORANDUM

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DATE: February 19, 2008

TO: Mike Moore, Community Development Director

FROM: Kim Jordan, Associate Planner
Development Standards Subcommittee

SUBJECT: Development Standards Subcommittee Update to the Development Code
Advisory Committee

The following is a summary of the work to date of the Development Standards subcommittee and the meeting schedule.

Implementing Ordinance

Since the intent of the Implementing Ordinance is to create zoning districts, uses, and development standards that are consistent with and will implement the General Plan, and the amount of time available in which to accomplish this, the scope of what can be changed as part of the Implementing Ordinance is limited. Where possible we have attempted to improve on what we have to keep. To this end, we have used tables (use tables, development standards tables, projections into required setbacks table, etc.) rather than text where possible. In order to provide as much information in one location, we have combined related sections that were previously located in separate articles and sections of the Zoning Ordinance (accessory structure and primary structure standards included in the same table). Where possible, a reference to other sections (use tables) of the ordinance that may be applicable to a given item were provided. A more complete glossary has also been provided.

As a result of the above, the Implementing Ordinance has a different look and order than the current Zoning Ordinance. The hope is that the format will be more user friendly.

Recommendation of the Subcommittee

The subcommittee completed its review of the use tables, development standards tables, and glossary, including the use of the tables. The subcommittee is able to make a positive recommendation on the documents that were reviewed.

Development Code

During the review of the draft glossary, development standards, and use tables, the subcommittee compiled a list of items to be addressed as part of the Development Code that include the following:

Glossary

Revised/new definitions for building height measurement, mixed use, detached accessory buildings and structures, definition of “art gallery.”

Development Standards

Reconsideration of parking requirements and use of a reduced parking standard for mixed use projects.

Requiring common open space for non-residential projects.

Consideration of requirements related to impervious surfaces.

Meeting Schedule

- The Development Standards Subcommittee was able to meet twice since the last meeting of the Development Code Advisory Committee (January 23rd and February 6th).
- The Development Standards Subcommittee has not scheduled the next meeting.

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