

**ADOBE CREEK GOLF AND COUNTRY
CLUB UNIT NO. 2 PHASES 1 AND 2
PLANNED UNIT DEVELOPMENT
GUIDELINES FOR DEVELOPMENT STANDARDS**

1. GENERAL DEVELOPMENT PLAN AND INTENT

The Adobe Creek Subdivision was approved by the City of Petaluma under a Planned Unit Development ordinance to regulate the improvement of approximately 51 acres of residential development in conjunction with the development of an 18-hole championship golf course. This approval was based upon certain design criteria that must be continued as property owners within the subdivision consider additional uses and/or making additions or improvements to their respective properties.

These development standards are intended as guidelines to provide the property owner with a general understanding of the existing requirements and other criteria to consider in making a proposal, and the suggested procedure to follow to obtain approval by the Adobe Creek Architectural Review Committee and/or City of Petaluma.

2. GOVERNING DOCUMENTS

These development standards are a supplement to the recorded CC&Rs for the Adobe Creek Subdivision and any applicable City code, ordinance, regulation, or condition of approval. In cases where there is a conflict between these development standards and the CC&Rs, city codes, ordinances, regulations and/or conditions of approval, the most restrictive shall govern.

3. USES AND RESTRICTIONS

The principal use of all lots within the Adobe Creek Subdivision is for a single-family residential home. Any proposal which would replace the principal use with another use would be in violation of both the City ordinances and resolutions approving the project as well as the Adobe Creek CC&Rs and is therefore prohibited.

No business of any kind shall be established, maintained, or operated, permitted or conducted in any portion of the Subdivision except as may be permitted by local ordinance regarding home occupations and approved by the Petaluma Planning Director and Adobe Creek Homeowners Association.

Following are some general requirements to consider with respect to accessory uses:

1. Such uses cannot alter the exterior architecture of the house or be visually evident as viewed from the street or neighboring properties.
2. Such uses cannot negatively impact abutting properties or the subdivision in general by means of noise, odor, vibration, night lighting or by other non-residential operations taking place on the lot.

3. Such uses cannot negatively impact abutting properties or the subdivision in general by generating excessive day or night traffic or additional parking requirements.
4. Garage conversions are prohibited by City Ordinance and the Adobe Creek off-street parking requirements.
5. Recreational vehicles must be stored off-site, or within the garage.

4. IMPROVEMENTS AND ALTERATIONS TO EXTERIORS OF RESIDENCES AND/OR LOTS

All homes in the Adobe Creek Subdivision are located on their respective lots within an envelope of specified front, side and rear yard setback distances from the front, side and rear property lines. These envelopes were approved by the City of Petaluma. The purpose of these setbacks is to provide for open space, light and air, and generally to define the property line between homes.

The City Zoning Ordinance and the Building Code both establish minimum setback distances for residential structures from property lines. In addition, the Adobe Creek PUD approval established specific front yard, side yard and rear yard setback requirements for all lots in the subdivision.

The maximum lot coverage for each principal dwelling and accessory improvement is limited to the building envelope, which is defined as the area contained within the required setbacks from perimeter property lines.

The minimum setbacks are as follows:

Models 4, 5, 6, & 7

Front: average 18' to garage door unless deemed by City Staff to require more to provide adequate maneuvering area.

Rear: 12' minimum from rear-most plane of structure closest to rear property line. Architectural projections may extend into the rear minimum 12' setback up to 2'0" deep and not exceeding 35% of the average width of the dwelling as measured at its most wide point, which includes the garage space.

Side: 3' minimum to property line, 10' separation between adjacent residences.

Models N5, N6, N7 & N8

Front: average 18' to garage door unless deemed by City Staff to require more to provide adequate maneuvering area. Side entry garages may have an average setback of 11' to front-most plane of the structure if deemed by City Staff to provide adequate maneuvering area to the side.

Rear: 20' average to rear property line. Architectural projections may extend into the rear setback up to 2'0" deep and not exceeding 35% of the width of the dwelling (including the garage space width).

Side: 3' minimum to property line, 10' separation between adjacent residences.

Models N1, N2, N3 & N4

Front: average 18' to garage door unless deemed by City Staff to require more to provide adequate maneuvering area.

Exceptions: A reduced garage door setback may be allowed for lots 62 and 79 subject to approval by SPARC provided that not less than two parking spaces are provided for within the driveway. One or two of these spaces may be compact if necessary.

Rear: 12' minimum from rear-most plane of structure closest to rear property line.

Exceptions: An encroachment of into the minimum rear-yard setback may be permitted for Lots 69 and 72 provided that adequate outdoor living area is maintained, subject to approval by SPARC prior to approval of the building permits for these lots.

Side: No minimum to property line; 6' separation between adjacent residences.

Following are some additional requirements to consider with respect to improvements and alterations:

1. The maximum building height is two and one-half stories not to exceed thirty-two (32) feet.
2. Rebuilding and/or replacement of residential structures, including fences, must conform to the approved Planned Unit Development (PUD) plan.
3. Garage conversions are prohibited.
4. Minor additions (decks, patios, greenhouses, spas) are permitted in conformance with the Adobe Creek CC&Rs and City ordinances and subject to the approval of the Adobe Creek Architectural Review Committee.
5. Any improvements to the yards, such as decks, walkways, patios, planters, and the like, must not restrict or trap such drainage to the extent that it flows under the house.
6. Swimming pools are permitted in conformance with City of Petaluma building code setbacks and standards and require the approval by the City of Petaluma prior to approval by the Adobe Creek Architectural Review Committee.

~~* TRELLIS PATIOS per [signature] R-1 STANDARDS~~

10.20.2004 Trellis & patio covers 3' side & 3' rear
Setbacks (File # 04.20A.0503)

Plan number conversion info for

Phase I & II

7/14/04

EXECUTIVE SUMMARY

The Adobe Creek II subdivision has a total of 267 homes divided into two phases. Phase 1 consists of 100 homes representing seven original model types, each with three different elevations. Thirty-two of the type 4, 5, 6 and 7 homes have been completed or are currently under construction. None of the type 1, 2 or 3 homes have been started. Phase II consists of 167 lots. No homes have been started in this phase.

In response to market conditions, eight new model types have been designed to replace the original seven model types. The new models will be similar in size but will reflect a character and style inspired by the architecture found in the older sections of Petaluma. Several single story plans have been developed to provide increased variety to the streetscape.

The new designs will utilize the existing lots in Phase 1 without changing the existing property lines, except for small side lot line adjustments at the cul-de-sacs and some rear lot line adjustments along the sixth hole fairway.

No changes are currently being submitted for Phase II. However, it is anticipated that there will be some future remapping of this phase to balance the number of smaller and larger lots, create a new house mix plan based on market response, and improve pedestrian access and traffic flow.

A new model complex, to be located in Unit 2, Phase 2 on lots 187 through 190 and 195 through 198, has been designed for the eight new models. This complex will serve as a display of the unit types for the balance of the entire project.

The trees used in the street landscaping for Adobe Creek have been selected for their variety of look and color, compatibility with lawn landscaping, ability to grow in this climate and soil, and ease of maintenance.

This proposal has been prepared to request approval of the following: new model design, new house mix plan for Phase 1; new model complex design and location; amended development plan (lot line adjustments); and, landscape selections.

NEW MODEL DESIGN

This submittal proposes to introduce eight new model types (N1 through N8), each with two elevations, to replace the original seven models in Phase 1. The new designs are of similar size and with the exception of a few locations at the cul-de-sacs, and along the sixth hole fairway, will utilize the existing lots without changing the existing property lines. The side yard use easements will be amended to correspond to the new building footprints.

The new plans incorporate the high desirability to reduce the overall mass and scale of the units while developing a number of predominantly one level plans. In addition, Plan N3 features an angled garage and Plan N7 uses a side entry garage to provide further variety to the streetscape. A summary of the plans is as follows:

- Plan N1** 1,810 s.f. one-story, 3 bedroom, 2 bath, living room, dining room, kitchen, morning room.
- Plan N2** 1,930 s.f. one-story, 3 bedroom, 2 bath, living room, dining room, family room, kitchen.
- Plan N3** 2,330 s.f. two-story, 4 bedroom, 3 bath, living room, dining room, family room, kitchen, nook, with master bedroom down, 2 bedrooms convertible to second master plus loft up, 1 bedroom/den down.
- Plan N4** 2,650 s.f. two-story, 4 bedroom plus loft, 3 bath, living room, dining room, family room, kitchen, nook, with master bedroom up, 2 bedrooms up, 1 bedroom/den down.

Plans N1 through N4 received a preliminary review by SPARC in September.

- Plan N5** 2,451 s.f. one-story, 3 bedroom, 2 bath, family room, dining room, living room and two-car garage.
- Plan N6** 2,695 s.f. two-story, 4 bedroom, 2.5 bath, family room, dining room, living room and two-car garage.
- Plan N7** 2,945 s.f. two-story, 4 bedroom, 3.5 bath, bonus room, family room, dining room, living room and two-car garage.
- Plan N8** 3,250 s.f. two-story, 5 bedroom, 3 bath, family room, dining room, living room and three-car garage.

The overall character and style of the project is inspired by the "cottage" homes typical of the older sections of Petaluma. This architecture establishes a distinct departure from the presently designed and built phase while creating harmonious neighborhood clusters within Adobe Creek. Pre-entry structures and gates are used to announce and accentuate guest arrival, giving a distinct and individual look on the streetscape, while providing a private courtyard environment at the front entry. The character of the front of each home is carried through to the sides and rear elevation.

PHASE 1 HOUSING MIX

The new designs and house type mix will be similar in number and variety to the existing house type and mix.

The totals for each house type are as follows:

Existing Mix	Proposed Mix	
Type 1 - 17	Type 1 - 0	Type N1 - 7
Type 2 - 18	Type 2 - 0	Type N2 - 13
Type 3 - 18	Type 3 - 0	Type N3 - 20
Type 4 - 9	Type 4 - 5	Type N4 - 13
Type 5 - 11	Type 5 - 6	Type N5 - 3
Type 6 - 11	Type 6 - 8	Type N6 - 4
<u>Type 7 - 16</u>	<u>Type 7 - 13</u>	Type N7 - 4
		<u>Type N8 - 4</u>
	Subtotal 32*	68
Total - 100	Total - 100	

*Note: These 32 units are built or are under construction using the original plan types 4, 5, 6 and 7.

The overall mix for both phases of Adobe Creek II will include forty-five percent of the standard size Z-lots and fifty-five percent of the larger size lots. The remaining larger lots will be equally divided between the N5 - N8 plans. The Z-lots will be developed using the following guidelines: N1 - 15%, N2 - 25%, N3 - 35%, N4 - 25%.

CHANGES TO CURRENT PUD SETBACK REQUIREMENTS

All plans are rear oriented to the golf course and private yard/patio areas. The "Z lot" and "Zero Lot Line" lots use the concept of staggered use and enjoyment easements. The use of the "Zero Lot Line" concept will require a change in the currently approved PUD side yard property line setback requirements. The "Zero Lot Line" design was used to maximize the potential of most lots and minimize the impact of non-typical conditions. The result of this design is to create additional useable outdoor space at the side as well as the rear of the house thereby eliminating the condition where the side yard is merely a narrow walkway between the houses. Windows are placed to protect individual privacy while maximizing light and views towards the fairways and greens.

All lots include the current PUD minimum 18' driveway set back to the garage door, with the exception of lots 62 and 79. A reduced setback is proposed at these two corner cul-de-sac lots to accommodate single story plans and reduce the massing along the streetscape. Lots 30 and 34 have setbacks of less than 18', however, these are side entry garages with parking and maneuvering areas provided for at the side of the lot.

The rear yard setbacks for models N1 - N4 meet the current PUD minimum, with the exception of lots 69 and 72, where the encroachment is very slight. These lots are on a cul-de-sac



CITY OF PETALUMA

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Mike O'Brien
E. Clark Thompson
Pamela Torliatt
Councilmembers

October 20, 2004

Merrill Louks
Chairman, Adobe Creek Subdivision Architectural Review Committee
1808 Falcon Ridge Dr.
Petaluma, CA 94954

RE: Application for a Minor Zoning/PUD Amendment to change the required rear and side yard setbacks for attached and detached trellises and patio covers within all phases and units of the Adobe Creek Planned Unit District (PUD). The PUD is bound by South Ely, Casa Grande and Frates Road. APN's: book 017 pages 37, 38, 39 and 40. (File #04-ZOA-0503)

Dear Mr. Louks:

Your application for a Minor Zoning/PUD Amendment to the Adobe Creek PUD Guidelines changing the required rear and side yard setbacks for attached and detached trellises and patio covers within all phases and units of the PUD has been approved by the Planning Division based on the following findings and subject to the following conditions:

1. The proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities), Class (e)(1) which allows for additions to existing structures provided that the addition not result in an increase of more than 50% of the floor area of the structure before the addition.
2. The proposed project, as conditioned, is consistent with the Urban Standard General Plan land use designation which allows single-family residences and with General Plan policies to provide a range of housing types and to provide housing opportunities for persons of all economic types.
3. All property owners and occupants within the Adobe Creek Planned Unit District and adjacent properties were noticed of the proposed project.

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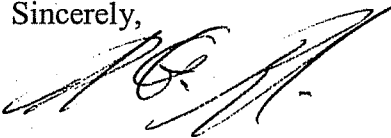
Standard SPARC Conditions:

4. This Minor Zoning/PUD Amendment may be recalled to the Planning Director for review at any time due to complaints regarding lack of compliance with conditions of approval, noise, or odor generation or any other adverse operating characteristics. At such time, the Planning Director may revoke this approval or add/modify conditions of approval.
5. Any changes or additions to this amendment or further changes to the PUD Guidelines shall be submitted to the Community Development Department for review and approval before the contemplated modifications may be initiated.
6. The applicants shall defend, indemnify and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim, or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.

The applicant, or any other interested party, may appeal any decision of this Minor Zoning/PUD Amendment approval to the Site Plan and Architectural Review Committee. Such an appeal must be filed in writing with the Planning Department no later than fourteen (14) days following the date of the decision. Said appeal shall be accompanied by the appeal fee as specified by Resolution 92-251 N.C.S. as adopted by the City Council. Any future changes to the approved design plans shall require approval by the Planning Department Staff.

If you have any questions or comments about this letter, please feel free to contact me at (707) 778-4301.

Sincerely,



Phil Boyle
Associate Planner

c:

File 04-ZOA-0503
Adobe Creek PUD Binder
Property File : Adobe Creek PUD