

Casa Grande

Planned Unit District (PUD) Development Standards

December 2020

(MODIFIED FEBRUARY 23, 2022 SEE EXHIBIT "D")

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Casa Grande

Planned Unit District

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- Exhibit A:** PUD Location Map
- Exhibit B:** PUD Zoning Map
- Exhibit C:** PUD Unit Plan
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1.0 Casa Grande PUD

1.1 Purpose: The purpose of the Casa Grande Planned Unit District (“Casa Grande PUD”) is to allow flexibility on lot geometry in order to provide a higher density of market and inclusionary single-family residential dwellings than would be possible under the base R4 Zone District due to environmental constraints.

2.0 Definitions

2.1 Purpose: To establish the definitions of terms and phrases that are technical, specialized or that may not reflect common usage.

2.2 Definitions of Specialized Terms and Phrases: All specialized terms and phrases used in the Casa Grande PUD are defined at City of Petaluma Implementing Zoning Ordinance (“IZO”) Chapter 27 (Glossary), excepted as noted herein.

3.0 Applicability

3.1 Terms: These regulations apply to all land uses, subdivisions, and development within the Casa Grande PUD in the same manner provided at IZO §1.040 (Applicability of the Zoning Ordinance).

3.2 Location: These regulations are applicable to the property within the PUD as shown on Exhibits A through D.

3.3 Relationship to IZO: Except as noted herein, when the Casa Grande PUD is silent on a matter, the IZO shall apply. The Casa Grande PUD shall apply in all other cases.

4.0 Land Use District Maps and PUD Unit Plan

4.1 Purpose: To precisely indicate the areas to be used for each land use within the Casa Grande PUD.

4.2 Land Use Districts Established: The Casa Grande PUD is divided into two land use districts:

- a) Single Household Dwellings
- b) Private Open Space

4.3 Land Use District Maps: The location and boundary of the land use district is shown on Exhibits A and B.

4.4 PUD Unit Plan: The unit types are shown on Exhibit C.

5.0 Allowed Land Uses and Permit Requirements

Table 5.1 Land Uses	
Use	Land Use Control
Lodging - Short Term Vacation Rentals	Permitted
Dwelling, Single House	Permitted
Dwelling, Accessory	Accessory
Dwelling, Junior Accessory	Accessory
Home Occupation	Accessory
Residential, Accessory Structure	Accessory
Residential Care, Six or Fewer Clients in a Home	Permitted
Swimming Pool, Hot Tub, Spa	Accessory
Day Care - Small Family	Accessory

6.0 Development Standards

DEVELOPMENT FEATURE	TABLE 6.1 REQUIREMENT BY DISTRICT	
	SINGLE HOUSEHOLD DWELLINGS	OPEN SPACE
LOT SIZE	Minimum area and width required for each lot in a new subdivision	
Minimum Area	2002 sf	NA
Minimum Width	25.5 ft Interior 35 ft corner	NA
Minimum Depth	78 ft	NA
SETBACKS	Minimum setbacks required.	
Primary structure	See Building Setback Table and Exceptions Exhibit "D"	Not Permitted
Front		
Side – Interior		
Side – Street side		
Rear	See Building Setback Table and Exceptions Exhibit "D"	Not Permitted
Accessory Structure		
Front		
Side – Interior		
Side – Street		
Rear		
Site Coverage	The percent of the total site area covered by structures, open or enclosed, excluding uncovered steps, patios and terraces.	
Maximum Coverage	60%	NA
Primary Structure		
Accessory Structure		
Attached Cover Patio	10% of the required setback area or 500 sf, whichever is greater	NA
Height Limit	Maximum allowable height of structures. See Glossary (Chapter 27) for height measurement requirements, and Chapter 12 for height limit modifications.	
Maximum Height	30 ft	Not Permitted
Principal Building		
Accessory Structure	15 ft	
USABLE OPEN SPACE	300 sf/unit	NA
FENCING, LANDSCAPING & TREE PRESERVATION	See Section 9.0	
PARKING	See Section 7.0	Not Permitted
SIGNS	See IZO Chapter 20	

7.0 Access & Parking

7.1 Purpose: To provide on-street parking spaces for the public and residents within the public right of way and off-street parking on private lots within the Casa Grande PUD.

7.2 Vehicle Parking Spaces: Required private off-street and public on-street parking within the Casa Grande PUD shall be:

23 Single Household Detached Dwellings: 2 covered and 2 uncovered.

1 Single Household Detached Dwellings: 1 covered and 1 uncovered.

6 Single Household Attached Dwellings: 1 covered and 1 uncovered.

8.0 PUD Modifications

8.1 Modification Procedures: From time to time, it may be necessary and desirable to modify the Casa Grande PUD. Modifications shall be in accordance with IZO Chapter 19 (Planned Unit District and Planned Community District).

9.0 Landscaping and Fencing

9.1 Procedures and Methods

A. Private landscape areas within the interior fence boundaries of the single-family residential lots are not subject to the following PUD restrictions. Sheet L-1 Preliminary Landscape Plan (Exhibit E) that identifies the private areas.

B. Overall project landscaping and fencing maintenance shall follow an approved landscape maintenance manual. The governing HOA shall use the submitted manual as a guide for landscape maintenance requirements throughout areas designated to be maintained by the HOA per the approved improvement plans.

C. All landscaping to be maintained by appointed HOA shall maintain consistency with the approved landscape plans design and intent.

D. Other landscape areas not to be maintained by HOA will be maintained by the homeowner. These areas include the side and back yards of each private lot.

E. Owners of single-family residences can make alterations to their front yard landscapes so long as they follow the PUD guidelines and receive approval by the appointed HOA.

F. Landscaping within the common area shall be consistent with the approved improvement plans. Any future modifications to this area will be subject to HOA oversight and approval.

G. All landscaping and irrigation shall comply with the City of Petaluma Water Conservation Ordinance or any other applicable landscape irrigation document that may be adopted in the future.

H. Future replacement of plants may be allowed if plants used are from the proposed plant lists as shown on said plan. The Planning Director must approve modifications to the approved plant list.

I. All fence replacement must match design and detail shown in the approved landscape construction plans. Modifications to the approved fence design may be approved in accordance with Section 19.040.E.4 of the Implementing Zoning Ordinance as well as the requirements of the CC&R's.

J. Fencing materials, height and location of all fencing facing the adjacent Casa Grande Road shall be 6' double sided wood with 2' privacy screening to ensure reduced noise impacts and privacy for proposed residential lots. All fencing shall comply with the City of Petaluma IZO and the approved landscape plans for fencing height and location restrictions.

K. Shared side yard access paths shall not be blocked and must be kept clear for accessibility. Homeowners shall be held responsible for keeping the pathways clear. HOA shall manage repairs and upkeep of side yard access pathways.

L. Landscape areas that serve to filter storm water runoff shall be planted with plant material approved for bio-retention areas where seasonal flooding may occur.

M. Bark mulch must be kept at a minimum 3" depth in all landscape areas.

N. Proposed street trees should be maintained in good health and be replaced if in poor health or condition and shall be replaced with species recommended in the approved landscape plans.

9.2 Preservation of Existing Landscape Elements

A. Any existing protected native and heritage tree or any tree or plant located within the delineated riparian tree canopy drip line, shall be preserved and maintained as recommended by a certified arborist. Encroachment of landscaping, grading or any other form of intrusion into the tree root zone or canopy drip line is not allowed, unless for maintenance purposes approved and overseen by a certified arborist. Tree mitigation requirements shall follow the City of Petaluma's Tree Preservation Section of the IZO as necessary to mitigate future removal of any protected trees shown on the approved landscape construction plans.

10.0 Exterior Lighting

10.1 Procedures and Methods: The exterior lighting standards shall be consistent with the performance standards as stipulate in IZO Chapter 21.

11.0 Inclusionary Housing

11.1 Modification and Procedures: The Casa Grande PUD is subject to the Inclusionary Housing IZO §3.040 (Applicability of the Zoning Ordinance).

12.0 Post-Development Flood Way

12.1 Applicability: The Casa Grande PUD is subject to the Flood Way and Flood Plain District, where applicable, IZO Chapter 6.

13.0 Joint Utilities

12.1 Applicability: Residences in the Casa Grande PUD shall be an “all-electric” development. Natural gas infrastructure is prohibited.

14.0 Publicly Accessible Open Space

12.1 Applicability: Parcel “A” shall be an accessible public open space dedicated to the City of Petaluma. Accessible areas will exclude the flood mitigation and storm water treatment basin.

EXHIBIT "A" LOCATION MAP

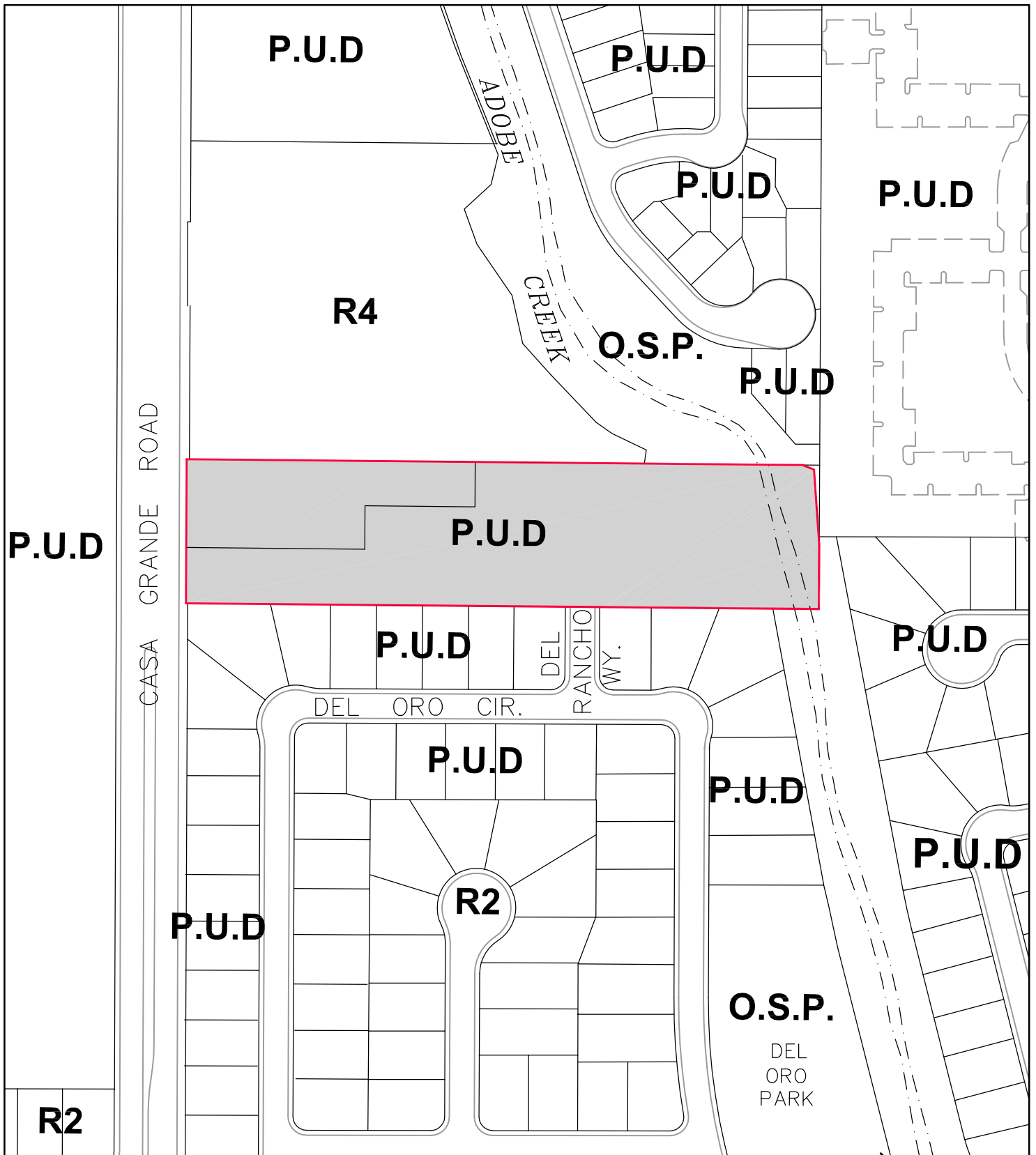


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NORTH
SCALE 1" = 500'

EXHIBIT "B"
ZONING MAP



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NORTH
NO SCALE

EXHIBIT "C" PUD UNIT PLAN



LEGEND

-  SITE BOUNDARY
-  INCLUSIONARY UNITS
-  MARKET RATE UNITS
-  POST-DEVELOPMENT FLOOD PLAIN OVERLAY


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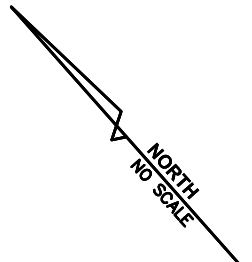


EXHIBIT "D"**BUILDING SETBACK TABLE-No.2**

LOT	FRONT	BACK	SIDE LOT *LEFT FACING	SIDE LOT *RIGHT FACING	CORNER SIDE
LOT 1	17'	12'		3.5'	4.6'
LOT 2	15'	14'	3.5'	3.5'	
LOT 3	15'	14'	3.5'	3.5'	
LOT 4	18'	15'	4.3'		
LOT 5	20'	13'		4.3'	
LOT 6	17'	11'	4.5'	3.5'	
LOT 7	16'	16'	4.5'	3.5'	
LOT 8	17'	11'	3.5'	3.5'	
LOT 9	15'	13'	3.5'	3.5'	
LOT 10	17'	13'	3.5'	3.5'	
LOT 11	17'	11'	4.5'	3.5'	
LOT 12	15'	13'	3.5'	3.5'	
LOT 13	18'	15'	4.3'		
LOT 14	20'	13'		4.3'	
LOT 15	16'	16'	3.5'	4.5'	
LOT 16	17'	11'	3.5'	4.5'	
LOT 17	29'	16'	3.5'	4.5'	
LOT 18	35'	13'	3.5'	3.5'	
LOT 19	37'	11'	3.5'		4.5'
LOT 20	16'	15'	4.5'	3.5'	
LOT 21	17'	10'	4.5'	3.5'	
LOT 22	20'	12'	2.7'		9.8'
LOT 23	17'	11'	3.5'		11.4'
LOT 24	16'	16'	4.5'	3.5'	
LOT 25	15'	13'	3.5'	3.5'	
LOT 26	17'	11'	4.5'	4.5'	
LOT 27	16'	15'	3.5'	4.5'	
LOT 28	15'	12'	3.5'	3.5'	
LOT 29	17'	10'	3.5'	3.5'	
LOT 30	16'	15'	4.5'	3.5'	
LOT 31	15'	12'	3.5'	3.5'	
LOT 32	16'	15'	4.5'	3.5'	
LOT 33	20'	12'	3.5'		
LOT 34	18'	14'		4.3'	
LOT 35	17'	10'	4.5'	3.5'	
LOT 36	16'	15'	4.5'		10'

* LEFT/RIGHT FACING SIDE DIMENSION IS BASED ON FACING THE UNIT.

BUILDING SETBACK EXCEPTIONS**FRONT SETBACK:**

- EXCEPTION 1. – ROOF EAVES MAY PROJECT INTO REQUIRED FRONT SETBACK 2'.
- EXCEPTION 2. – PORCHES MAY PROJECT INTO REQUIRED FRONT SETBACK 3'.

SIDE SETBACK:

- EXCEPTION 1. – ROOF EAVES MAY PROJECT INTO SIDE YARDS 1'.
- EXCEPTION 2. – THE SIDE SETBACK AT THE COMMON WALL OF DUET UNITS SHALL BE 0'.

CORNER LOT STREET SIDE SETBACK:

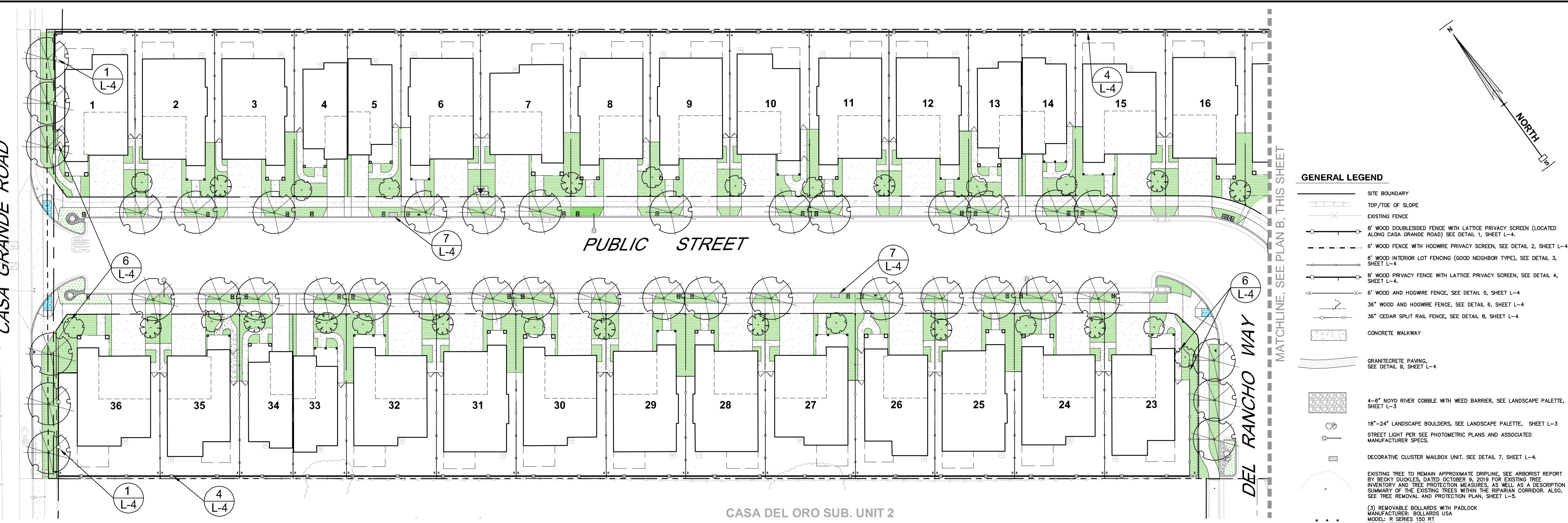
- EXCEPTION 1. – ROOF EAVES MAY PROJECT INTO SIDE YARDS 2'.

REAR SETBACK:

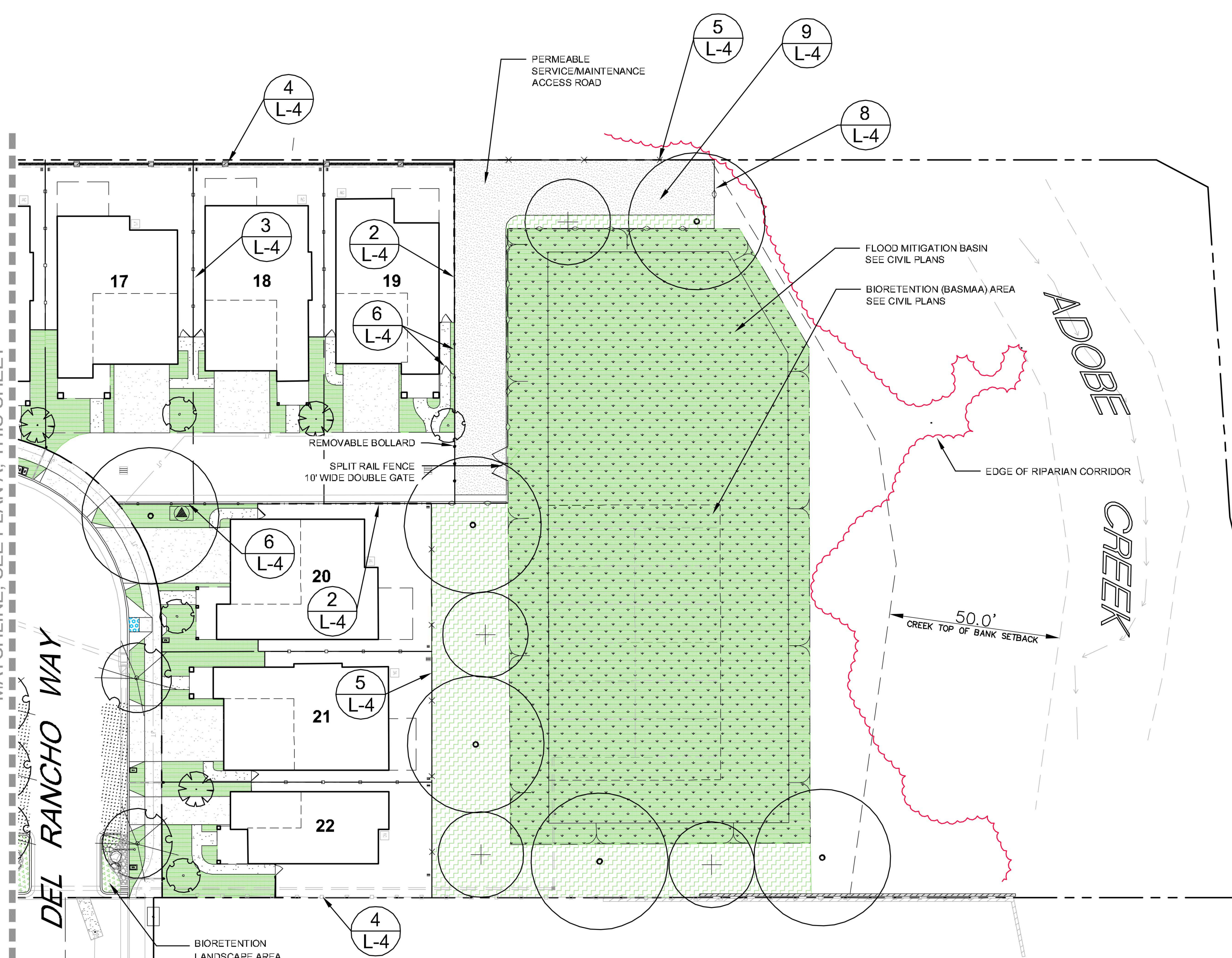
- EXCEPTION 1. –COVERED PATIOS MAY PROJECT INTO REAR YARDS 6'.
- EXCEPTION 2. – ROOF EAVES MAY PROJECT INTO REAR YARDS 2'.

SETBACK MODIFICATION NOTE:

INDIVIDUAL LOTS SHALL COMPLY WITH THE LAYOUT REFLECTED IN THE ADOPTED PUD SITE DEVELOPMENT PLAN (SHEET C-7 OF THE TENTATIVE MAP APPROVED BY CITY COUNCIL ON DECEMBER 7, 2020). ANY FUTURE MODIFICATIONS TO INDIVIDUAL LOTS SHALL COMPLY WITH THE BUILDING SETBACKS AND BUILDING SETBACK EXCEPTIONS NOTED HEREON (EXHIBIT "D") OF THE PUD GUIDELINES (SEE MEMO TO FILE ISSUED BY THE CITY OF PETALUMA PLANNING DIVISION, FEBRUARY 23, 2022).



LANDSCAPE PLAN - A



LANDSCAPE PLAN - B

CASA DEL ORO SUB. UNIT 2

1"=20'

CONCEPTUAL LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SITE QUANTITIES	**WATER USE	CONTAINER SIZE	SIZE (HxW)	REMARKS
STREET TREES:							
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	41	M	24" BOX	40'x25'	NN, D
OPEN SPACE TREES:							
	AESCHULUS CALIFORNICA	CALIFORNIA BUCKEYE	4	L	24" BOX	30'x25'	CN, D
	QUERCUS LOBATA	VALLEY OAK	6	L	36" BOX	40'x25'	CN, D
ACCENT TREES:							
	CERCIS CANADENSIS 'MERLOT'	MERLOT REDBUD	15	M	36" BOX	15'x12'	NN, D, STD
	LAGERSTROEMIA INDICA 'DYNAMITE'	CREPE MYRTLE	20	L	24" BOX	15'x10'	NN, D, STD

LANDSCAPE NOTES

- DESIGNATED LANDSCAPE AREAS (SHOWN AS HATCHED) WILL BE SUBJECTED TO THE APPLICABLE CASA GRANDE PUD GUIDELINES AS THESE AREAS ARE HOA MAINTAINED. PRIVATE PROPERTY NOT DESIGNATED AS LANDSCAPE AREA (NON-HATCHED) WILL NOT BE SUBJECTED TO THE CASA GRANDE PUD GUIDELINES.
- SEE SHEET L-2 FOR TYPICAL PLANTING LAYOUTS AND MORE DETAILED TYPICAL PLANT SCHEDULE.
- SEE SHEET L-3 LANDSCAPE PALETTE FOR IMAGES OF PROPOSED LANDSCAPE IMAGERY.
- SEE SHEET L-4 FOR PRELIMINARY LANDSCAPE DETAILS.
- SEE SHEET L-5 FOR EXISTING TREE REMOVAL AND PRESERVATION.
- WITH EXCEPTION OF THE TREES ALL PLANTING SIZES AND QUANTITIES SHOWN ARE APPROXIMATE.
- SEE CIVIL PLANS FOR GRADING AND DRAINAGE.
- FOR LIGHTING INFORMATION REFER TO THE PHOTOMETRIC PLAN AND ASSOCIATED LIGHTING DETAILS FROM LIGHTING CONSULTANT.
- REFER TO ARCHITECTURAL PLANS FOR ALL DWELLING UNITS FLOOR PLANS, ELEVATIONS, 3D RENDERINGS AND OTHER BUILDING ARCHITECTURE RELATED ITEMS.
- REFER TO SUPPLEMENTARY APPENDIX A FOR PRELIMINARY MAXIMUM APPLIED WATER ALLOWANCE CALCULATIONS.
- ALL PROPOSED LANDSCAPING AND FENCING SHALL BE LOCATED OUTSIDE THE RIPARIAN BOUNDARY. SEE CURRENT ARBORIST REPORT BY BECKY DUCKLES FOR A DESCRIPTION OF TREES WITHIN THE RIPARIAN AREA.

IRRIGATION NOTES

IRRIGATION DESIGN WILL COMPLY WITH CITY OF PETALUMA WATER CONSERVATION REGULATIONS ORDINANCE CHAPTER 15.17 OF THE CITY MUNICIPAL CODE.

THIS LANDSCAPE PROPOSES TO USE:

- LOW VOLUME DRIP IRRIGATION SYSTEM
- A CONTROLLER WITH AN ET SENSOR
- TREE BUBBLERS THAT IRRIGATE AT THE TREES ROOT ZONE
- CHECK VALVES AS NEEDED
- FLOW SENSOR
- MASTER CONTROL VALVE
- DROUGHT TOLERANT, MOSTLY LOW WATER USE PLANT MATERIAL
- AT MINIMUM 3" OF BARK MULCH IN ALL LANDSCAPE AREAS WHERE SOIL IS EXPOSED.
- PLANTS WITH SIMILAR WATER REQUIREMENTS WILL GROUPED TOGETHER ON THE SAME VALVES.

PLANT ABBREVIATIONS
CN CALIFORNIA NATIVE
D DECIDUOUS
E EVERGREEN
H HIGH WATER USE
L LOW WATER USE
M MODERATE WATER USE
MT MULT-TRUNK
NN NON-NATIVE
P PLUG
SD SEED
EDB EDIBLE/FRUITING PLANT
U UNKNOWN

1"=20'

SYMBOL	BOTANICAL NAME	COMMON NAME	**WATER USE	CONTAINER SIZE	SIZE (HxW)	REMARKS
SHERUBS:						
	MYRTUS COMMUNIS 'COMPACTA VAREGATA'	VAREGATED DWARF MYRTLE	L	5 GAL	3'x2'	E, NN
	COPROSMA 'PACIFIC SUNSET'	PACIFIC SUNSET MIRROR PLANT	M	5 GAL	5'x3'	E, NN
	DAPHNE ODORA 'AUROE-MARGINATA'	WINTER VAREGATED DAPHNE	L	5 GAL	4'x3'	E, NN
	DODONEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	L	5 GAL	12'x8'	E, NN
	EUONYMUS JAPONICA 'GREEN SPIRES'	GREEN SPIRES JAPANESE SPINDLE	L	5 GAL	6'x2'	E, NN
	LAGERSTROEMIA INDICA 'RED FILL'	RED FILL CRAPPE MYRTLE	L	5 GAL	2'x3'	D, NN
	LOROPETALUM 'CRIMSON FIRE'	DWARF CHINESE FRINGE FLOWER	L	5 GAL	4'x4'	E, NN
	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	L	5 GAL	2'x2'	E, NN
	ROSA X CARPET 'AMBER'	AMBER CARPET ROSE	M	5 GAL	2.5'x3'	D, NN
	SPIRAEA X BUMBALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA	M	5 GAL	4'x3'	D, NN
	PODOCARPUS ELONGATUS 'MONNAL'	ICEE BLUE YELLOW-WOOD	U	15 GAL	8'x5'	NN, E
GRASSES:						
	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	M	1 GAL	2'x2'	NN
	JUNCUS PATENS 'CARMENS GRAY'	CARMENS GRAY RUSH	L	1 GAL	2'x2'	NN
	LOMANORA CONFERTIFOLIA SSP. RUBIGINO 'SEASCAPES'	SEASCAPES MAT RUSH	L	5 GAL	1'x2'	NN
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS	L	1 OR 5 GAL	3'x3'	NN
PERENNIALS:						
	ACHILLEA 'MOONSHINE'	YARROW	L	1 GAL	1.5'x2'	CN
	AGAPANTHUS 'TINKER BELL'	VAREGATED LILY OF THE NILE	L	1 GAL	1'x1'	NN
	PHORMIUM 'MAORI MAIDEN'	MAORI MAIDEN FLAX	L	5 GAL	1.5'x1.5'	NN
	EUPHORBIA X MARTINI 'ASCOT RAINBOW'	ASCOT RAINBOW SPURGE	L	1 GAL	2'x2'	NN
	IRIS DOUGLASIANA	PACIFIC COAST IRIS	L	1 GAL	2'x2'	NN
	LAVANDULA STOECHAS PENDUNCULATA	GHOSTLY PRINCESS SPANISH LAVENDER	L	1 GAL	3'x3'	CN
	MIMULUS AURANTICUS	STICKY MONKEY FLOWER	L	1 GAL	3'x3'	CN
	STACHYS BYZANTINA 'BIG EARS'	BIG EARS LAMBS EARS	L	1 GAL	1'x2'	NN
	SALVIA 'POZO BLUE'	GREY MUSK SAGE	L	1 GAL	4'x8'	CN
	TEUCLIRUM CHAMAEDRY'S	WALL GERMANDER	L	1 GAL	2'x3'	CN
GROUNDCOVERS:						
	FESTUCA GLAUCA	BLUE FESCUE	L	1 GAL	1'x1.5'	NN SPACE 18"OC
	GAZANIA 'KISS WHITE'	KISS WHITE GAZANIA	L	1 GAL	6'x12'	NN SPACE 12"OC
	SEDUM SPURRIUM 'VOODOO'	VOODOO STONECROP	L	1 GAL	6'x24"	NN SPACE 24"OC
STREETSCAPE BIORETENTION AREA PLANTS:						
	ACHILLEA 'MOONSHINE'	YARROW	L	1 GAL	1.5'x2'	CN
	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	M	1 GAL	2'x2'	NN
	EUPATORIUM PURPUREUM 'BABY JOE'	DWARF JOE PYE WEED	M	1 GAL	4'x3'	NN
	FESTUCA GLAUCA	BLUE FESCUE	L	1 GAL	1'x1.5'	NN
	JUNCUS PATENS 'CARMENS GRAY'	CARMENS GRAY JUNCUS	L	1 GAL	2'x2'	CN, E
	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL BLUE SWITCH GRASS	M	1 GAL	3'x2'	NN
	SOLIDAGO CALIFORNICA	GOLDENROD	M	1 GAL	3'x3'	CN
FLOOD MITIGATION/STORMWATER BIORETENTION BASIN AREAS - NATIVE GRASS SEED AND SLOPE STABILIZATION MIX:						
	ELYMUS GLAUCUS	BLUE WILDRYE	L	5 GAL	8'x6'	CN, E
	BROMUS CARINATUS	CALIFORNIA BROME	L	5 GAL	3'x9'	CN, D
	ESCHOLZIA CALIFORNICA	CALIFORNIA ROSE	L	5 GAL	3'x9'	CN, D
	HETEROMELES ARBUTIFOLIA	TOYON	L	5 GAL	8'x6'	CN, E
	ROSA CALIFORNICA	CALIFORNIA ROSE	L	5 GAL	3'x9'	CN, D
	ACHILLEA 'MOONSHINE'	YARROW	L	1 GAL	1.5'x2'	CN
	EPILOBium CANUM	CALIFORNIA FUCHSIA	L	5 GAL	2'x3'	CN
	MIMULUS AURANTICUS	STICKY MONKEY FLOWER	L	1 GAL	2'x3'	CN
	SALVIA 'POZO BLUE'	GREY MUSK SAGE	L	1 GAL	4'x8'	CN
	MUHLENBERGIA RIGENS	DEER GRASS	L	1 OR 5 GAL	3'x3'	CN

*SEE PLANT ABBREVIATIONS

**DETERMINED BY WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, UNIVERSITY OF CALIFORNIA, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2014.

