

Resolution No. 91-134 N.C.S.  
of the City of Petaluma, California

RESOLUTION APPROVING THE DEVELOPMENT PLAN  
FOR HILLVIEW OAKS  
AP NO.'S 136-120-09 AND 23

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6 WHEREAS, by Ordinance No. 1851 N.C.S., Assessor's Parcel No.'s 136-120-09 and  
7 23 were rezoned to P.U.D. (Planned Unit Development); and  
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9 WHEREAS, by action taken on April 9, 1991, the Planning Commission recommended  
10 adoption of the unit development plan in said Planned Unit District;  
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12 NOW, THEREFORE, BE IT RESOLVED that the unit development plan on file in the  
13 Office of Community Development Department (File REZ 91001) is hereby approved  
14 pursuant to Section 19-504 of Zoning Ordinance No. 1072 N.C.S., as amended; and  
15

16 BE IT FURTHER RESOLVED that the City Council hereby adopts the findings of the  
17 Planning Commission as its findings as stated hereinafter:  
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- 19 1. The Development Plan as conditioned, results in a more desirable use of the land,  
20 and a better physical environment than would be possible under any single zoning  
21 district or combination of zoning districts.  
22  
23 2. The plan for the proposed development, as conditioned, presents a unified and  
24 organized arrangement of buildings and service facilities which are appropriate in  
25 relation to adjacent and nearby properties and associated proposed projects and  
26 that adequate landscaping and/or screening is included if necessary to insure  
27 compatibility.  
28  
29 3. That adequate available public and private spaces are designated on the Unit  
30 Development Plan.  
31  
32 4. The development of the subject property, in the manner proposed by the applicant  
33 and conditioned by the City, will not be detrimental to the public welfare, will be in  
34 the best interests of the City and will be in keeping with the general intent and spirit  
35 of the zoning regulations of the City of Petaluma and with the Petaluma General  
36 Plan.  
37

5. PUD District is proposed on property which has a suitable relationship to one (1) or more thoroughfares (Sonoma Mountain Parkway); and that said thoroughfare is adequate to carry any additional traffic generated by the development.

6. The adoption of an environmental determination that project specific impacts anticipated through the preparation and certification of the Corona/Ely Specific Plan Environmental Impact report have been adequately identified and mitigated through the adoption of specific conditions of approval applicable to the proposed Hillview Oaks Project.

BE IT FURTHER RESOLVED that the City Council hereby approves the development plan, subject to the conditions hereinafter set out as follows:

1. The following site plan issues shall be addressed, subject to staff approval prior to SPARC review:
  - a. Conformance with City Engineering Department requirements per Tentative Map Conditions 1a, 1d, 1e, 1f, and 1i.
  - b. Traffic friction points resulting from the uncovered parking spaces serving Lot 14 and Lot 21 shall be addressed.
  - c. Uncovered parking space for Lot 1 shall be eliminated due to proximity to the driveway entrance.
  
2. All aspects of the proposed development plan are subject to review by the Site Plan and Architectural Review Committee (SPARC) prior to application for Final Map including but not limited to: architecture, public and private landscaping, hardscape surface treatments, irrigation and fencing. Particular emphasis shall be placed on SPARC review of the following:
  - a. Landscaping or other barrier shall be provided along the north side of the playing field area and at the west end of driveway X.
  - b. Evaluation of streetscape landscaping in terms of conformance with the Specific Plan (view corridors, unification/clarification of neighborhood layout, etc.). Landscape plan to provide appropriate street tree species (large and rural in nature), planting frequency at minimum spacing of 20' to 30', toward developing a linear tree-lined appearance, augmented by accent tree clusters. Street landscape plan shall specify irrigation, street signs, street lighting and mailbox details. Continuity in landscaping between this project,

1 Kingsmill, and Cader Farms shall be provided. Responsibility for streetscape  
2 to be borne by the developers of Cader Farms and Kingsmill.

- 3 c. Design and location of fencing including an evaluation of the need for six-  
4 rather than three-foot fencing in some areas for privacy (i.e., units facing  
5 common area).
- 6 d. Variety between the individual units shall be provided through the use of  
7 colors, materials, accents, entrance location, roof design, window design,  
8 and/or other architectural details.
- 9 e. Plans submitted for SPARC review shall include adequate detail to evaluate  
10 the effectiveness of architectural features. Colors and materials shall be  
11 included.
- 12 f. Enforcement of Corona/Ely Specific Plan minimum structure height and  
13 setback standards for properties abutting Sonoma Mountain Parkway.
- 14 g. All conditions required per approval of the Tentative Map and PUD plan.
- 15 h. Unit architecture and individual site design for compliance with the intent  
16 and requirements of the General Plan and Corona/Ely Specific Plan.

- 17
- 18 3. All requirements of the Police Department shall be complied with, including:
  - 19 a. Addresses shall be posted at the rear and front of house (lots with detached  
20 rear garages).
  - 21 b. Lighting shall be placed along the private roads that run behind the homes  
22 and at the tot lot and common area.
  - 23 c. Solid doors with 1" throw deadbolt shall be provided at both the front and  
24 rear.

- 25
- 26 4. Individual property owners through Homeowner's Association shall be responsible  
27 for maintenance of the east side of the (Sonoma Mountain Parkway) noise  
28 attenuation wall.

- 29
- 30 5. Occupancy and resale of the individual units shall be subject to income limits  
31 established through an agreement between the City of Petaluma and Burbank  
32 Housing Development Corporation.

- 33
- 34 6. All landscaping and irrigation systems within the public right-of-way, street tree  
35 planting strips and landscape median/islands shall be maintained by an Assessment  
36 District through contract services, subject to approval of the City Council  
37 concurrently with the approval of the Final Map. Landscaping and irrigation

systems within the area shall be designed to standards acceptable to the City of Petaluma. Cost of formation of the required Assessment District shall be borne by the project proponent, and shall be assessed at time of Final Map submittal.

7. Timing of the development and sales of the residential units is subject to City staff decision relative to Zone 4 Water System and Sonoma Mountain Parkway completion.

8. PUD Development Standards shall be developed, subject to staff review and approval prior to Final Map, to include provisions for governing the following:

- a. Maximum lot coverage for principal dwellings and accessory uses and structures, definition of specific minimum setbacks, per unit type if appropriate.
- b. Identification of options and/or restrictions applicable to homeowner's for construction of either building additions, permitted detached accessory structures or associated improvements (decks, patios, spas, etc.). Design shall be in keeping with the approved PUD Development Plan, to staff review and approval prior to issuance of a development permit.
- c. Standards for height, location and design of fencing, as well as maintenance and replacement provisions to conform to the approved PUD plan.
- d. Prohibit garage conversion due to limited parking.
- e. Rebuilding and/or replacement of residential structures shall conform to the approved unit development plan.

9. Project CC&R's shall include reference to the PUD Development Standards, subject to staff review and approval prior to Final Map approval.

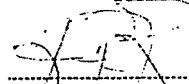
hillvw3/bg5

Under the power and authority conferred upon this Council by the Charter of said City.

REFERENCE:

I hereby certify the foregoing Resolution was introduced and adopted by the Council of the City of Petaluma at a (Regular) ~~(Adjourned)~~ ~~(Special)~~ meeting on the 20th day of May, 1991, by the following vote:

Approved as to form

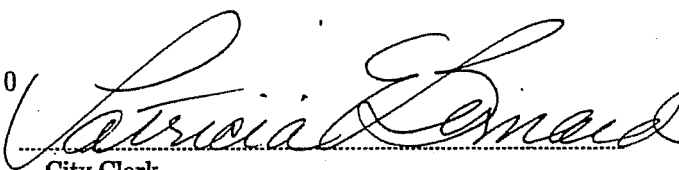
  
City Attorney

AYES: Read, Davis, Woolsey, Sobel, Nelson, Vice Mayor Cavanagh, Mayor Hilligoss

NOES: 0

ABSENT: 0

ATTEST:

  
City Clerk

  
Mayor

Council File \_\_\_\_\_