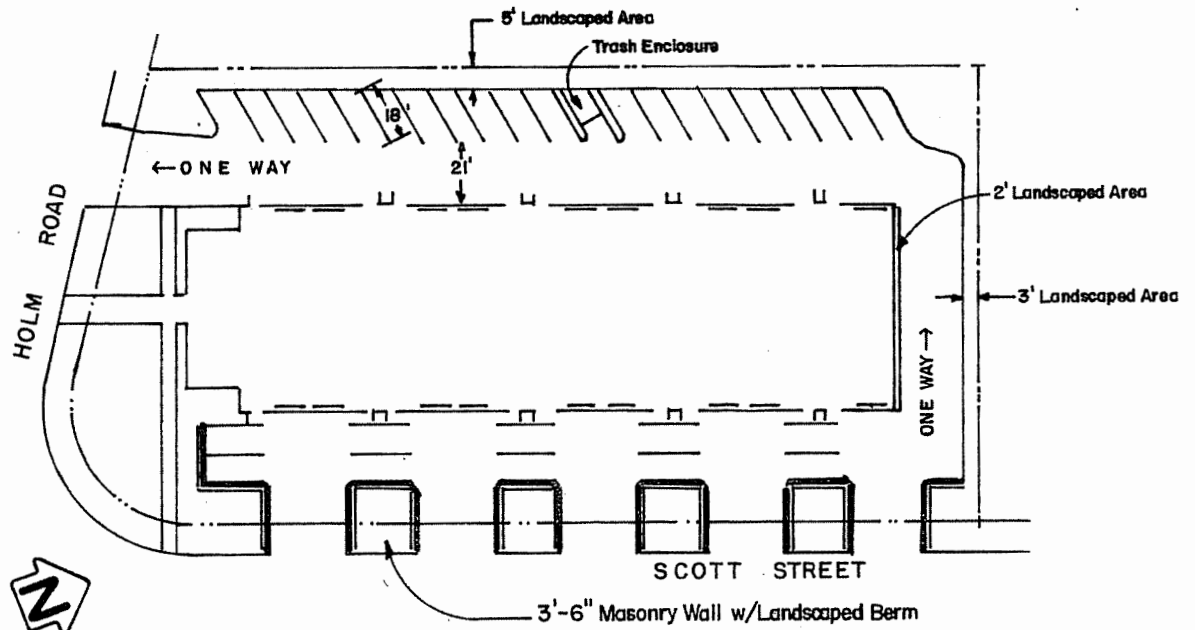


# SITE PLAN



DATE COMPLETED: 9/20/84

Resolution No. 84-74 N. C. S.  
of the City of Petaluma, California

Planning

FILE 309  
3.2.84  
ROSENBERG

THE UNIT DEVELOPMENT PLAN FOR  
INDUSTRIAL CONDOMINIUM CONVERSION - 1302 HOLM ROAD

WHEREAS, by Ordinance # 1572 NCS, Assessor's Parcel Number 007-593-06 has been rezoned to Planned Unit Development; and

WHEREAS, by action taken on February 27, 1984, the Planning Commission considered and forwarded a recommendation to the City Council on the final unit development plan for fourteen industrial condominium units in said Planned Unit District:

NOW, THEREFORE, BE IT RESOLVED that the unit development plan on file in the Office of Community Development and Planning is hereby approved pursuant to Sections 19 A-504 of Zoning Ordinance No. 1072 N.C.S., as amended; and,

BE IT FURTHER RESOLVED that the City Council hereby adopts the following findings:

1. Said plan clearly results in a more desirable use of land and a better physical environment than would be possible under any single zoning district or combination of districts.
2. The Planned Unit District is proposed on property which has a suitable relationship to one or more thoroughfares and said thoroughfares are adequate to carry any additional traffic generated by the development.
3. The plan for the proposed development presents a unified and organized arrangement of the buildings and service facilities which are appropriate in relation to adjacent or nearby properties and that adequate landscaping is included if necessary to insure compatibility.
4. The natural and scenic qualities of the site are protected with adequate available public and private spaces designated on the Unit Development Plan.
5. The development of the subject property, in the manner proposed by the applicant, will not be detrimental to the public welfare, will be in the best interests of the City and will be in keeping with the

general intent and spirit of the zoning regulations of the City of Petaluma, with the Petaluma General Plan, and with any applicable Environmental Design Plans adopted by the City.

BE IT FURTHER RESOLVED that the City Council approves the development plan subject to the following conditions:

1. A one-way circulation pattern to serve the west side units shall be required, with the entrance on Scott Street (northernmost driveway) and the exit on Holm Road. Directional arrows and signs shall be provided to clarify the circulation pattern.
2. Angled parking stalls shall be required along the western property line and all parking requirements of the City shall be met.
3. The landscaping along the Holm Street and Scott Street frontages of the site shall be replaced with landscaped berms and appropriate landscape materials, subject to SPARC approval.
4. Masonry walls shall be constructed to retain the new landscaping berms required in Condition #3. Said walls shall be subject to the approval of SPARC.
5. A 5-foot landscaped parking lot buffer shall be installed on the west side of the site.
6. A 2-foot landscaped strip shall be placed along the north face (rear) of the building.
7. A 3-foot landscape buffer shall be placed along the north property line adjacent to neighboring building.
8. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.
9. All new landscaped areas shall be irrigated by a City-approved automatic sprinkler system.

Rosenberg Dev Plan PLANO

10. The utility meters at the northeast corner of the building shall be fully screened subject to SPARC approval.
11. The utility equipment at the southwest corner of the property shall be fully screened subject to SPARC approval.
12. A fully screened trash area shall be required as per City standards and its location and design shall be subject to SPARC approval.
13. Breaks in the building wall facade shall be filled with plaster material of matching color and texture with the remainder of the structure.
14. Extraneous mailboxes shall be removed and all mailboxes shall be located in a central mail facility, the location and design of which shall be subject to SPARC approval.
15. The building shall be repainted, subject to approval of SPARC.
16. The CC&R's (Conditions, Covenants and Restrictions), for the project shall be amended to add references regarding the following development standards.
  - a. Principal permitted, permitted accessory, and conditional uses shall not exceed those established in Article 14 of the Petaluma Zoning Ordinance.
  - b. No structure shall exceed the height limitations as specified by the unit development plan.
  - c. Unit area, lot coverage, and yard setbacks shall be established as specified by the development plan.
  - d. Accessory buildings and structures will be subject to regulations set forth in Article 21 of the Petaluma Zoning Ordinance.
  - e. All landscaping and irrigation systems in the public right-of-way and in common parking or yard areas shall be maintained by the property owners association in accordance with the requirements of Condition 10 as stated above.
17. The CC&R's shall be subject to the approval of the City Attorney prior to the adoption of the PUD rezoning and development plan and the final map.

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- 18. A tentative map and final map shall be submitted for review and approval prior to sale of any units.

The requirements of the California Environmental Quality Act Guidelines have been satisfied and as recommended by the City Planning Commission at its meeting of February 27, 1984, hereby incorporates by reference the Negative Declaration adopted by the City Council on March 19, 1984, by Resolution No. 84-58 NCS.

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

I hereby certify the foregoing Resolution was introduced and adopted by the PLANO Council of the City of Petaluma at a (Regular) ~~(Adjourned)~~ (Special) meeting on the 16th day of April, 1984, by the following vote:

Approved as to form

*[Signature]*  
City Attorney

AYES: Perry/Battaglia/Bond/Cavanagh/Balshaw/V.M. Harberson/Mayor Mattei

NOES: None

ABSENT: None

ATTEST:

*[Signature]*  
City Clerk

*[Signature]*  
Mayor

Council File \_\_\_\_\_  
Res. No. 84-74 N.C.S.

MAR 19 1984

Resolution No. \_\_\_\_\_ N. C. S.  
of the City of Petaluma, California

APPROVING ISSUANCE OF  
NEGATIVE DECLARATION PURSUANT TO  
CEQA FOR  
1302 HOLM ROAD CONDOMINIUM CONVERSION

WHEREAS, the Planning Commission has recommended the issuance of a Negative Declaration pursuant to the California Environmental Quality Act (CEQA) for the following project(s):

1. Planned Unit Development rezoning of AP 007-593-06
2. Planned Unit Development plan approval

NOW, THEREFORE, BE IT RESOLVED that the issuance of said Negative Declaration pursuant to the California Environmental Quality Act is hereby approved, based on the following findings:

1. The City Council has considered any comments and proposed mitigating measures received pertaining to issuance of said Negative Declaration, and finds the responses thereto to be adequate.

2. No significant adverse environmental effects will result from the project as proposed, or any potentially significant effect will be mitigated by the proposed design and execution of the project.

3. The proposed use is consistent with the applicable provisions of the General Plan and Zoning Ordinance.

4. The proposal consists of the subdivision of an existing industrial building and will not result in a more intensive use of the property.

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

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 ..... day of ....., 19....., by the following vote:

Approved as to form

.....  
City Attorney

AYES:

NOES:

ABSENT:

ATTEST: .....  
City Clerk

.....  
Mayor

Council File.....  
Res. No.....