

Resolution No. ⁸⁴⁻³⁰² N. C. S.
of the City of Petaluma, California

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A RESOLUTION APPROVING THE REVISED UNIT
DEVELOPMENT PLAN FOR THE SUNRISE SUBDIVISION
LOCATED BETWEEN ELY BLVD. NORTH AND MARIA DRIVE
AND READOPTING CONDITIONS OF THE UNIT DEVELOPMENT
PLAN AS ORIGINALLY ADOPTED BY ORDINANCE 1274 N.C.S.

WHEREAS, Ordinance No. 1593 N.C.S. repealed Ordinance No. 1274 N.C.S.
and deleted references to the Unit Development Plan and conditions thereon
from the legislation readopting the PUD zone designation; and

WHEREAS, by action taken on September 11, 1984, the Planning Commission
recommended conditional adoption of a revised final unit development plan
for said subdivision to incorporate/revise development standards as
summarized in attached Exhibit A;

NOW, THEREFORE, BE IT RESOLVED that the final unit development plan
on file in the Office of Community Development and Planning previously
approved for the project by City Council Ordinance 1274 N.C.S. is hereby
approved as revised pursuant to Section 19A-504 of Zoning Ordinance No.
1072 N.C.S., as amended; and,

BE IT FURTHER RESOLVED that the City Council hereby adopts the
Findings of the Planning Commission as its findings as stated hereinafter:

Findings:

1. The Development Plan clearly results in a more desirable use of land
and a better physical environment that would be possible under any
single district or combination of zoning districts.
2. The PUD District is proposed on property which has a suitable
relationship to a thoroughfare; and said thoroughfare is adequate to
carry any additional traffic generated by the development.

3. The plan for the proposed development presents a unified and organized arrangement of buildings and service facilities which are appropriate in relation to adjacent properties, and adequate landscaping is included to insure compatibility.
4. The natural and scenic qualities of the site are protected with adequate available public and private spaces designed 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 the Environmental Design Plan.

BE IT FURTHER RESOLVED the City Council hereby approves the revised unit development plan, subject to the conditions of approval set out hereinafter;

Conditions:

1. The original conditions of the PUD unit development plan for Sunrise Units I and II shall be re-adopted as part of this development plan amendment.
2. Home Occupations shall be a permitted accessory use subject to the pertinent regulations of the City Zoning Ordinance related to accessory uses.
3. Private Swimming Pools shall be a permitted accessory use subject to

the pertinent regulations of the City Zoning Ordinance related to accessory uses.

4. New fences (e.g. front yard fences) shall be permitted subject to the regulations of the City Zoning Ordinance and approval of the Sunrise Architectural Control Committee.
5. Detached Accessory Structures meeting the requirements of Section 301(b)(1) of the 1982 Uniform Building Code shall be permitted subject to a recorded amendment of the Sunrise CC&R's approved by the Homeowner's Association.
6. Detached accessory structures shall be limited in height to 1½ stories or 15 feet.
7. Homeowners shall be permitted the following modifications to the existing residence:
 - a. Room additions (including covered patios) subject to the setback requirements.
 - b. Uncovered decks subject to the pertinent requirements of the City Zoning Ordinance related to projections into required yard areas.
 - c. Bay windows, greenhouse windows and other projections subject to the requirements of the City Zoning Ordinance as stated in "b", above.

8. Any exterior modification shall be compatible in architectural styling and exterior colors and materials to the existing structure and subject to the approval of the City and the Sunrise Architectural Control Committee.

9. Maximum lot coverage (including existing building and any additions) shall not exceed 40 percent.

1-4-97
S.A. R.C.
has been
discontinued
ED

10. Garage conversions are prohibited.

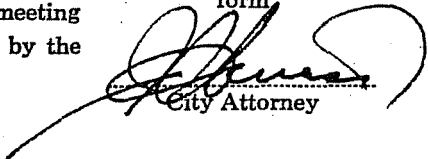
11. Any other questions concerning land use regulation in Sunrise shall be governed by the City Zoning Ordinance as long as it does not expressly conflict with the project CC&R's or the adopted PUD unit development plan.

resolution.sunrise
jabt

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 3rd day of December, 1984 by the following vote:

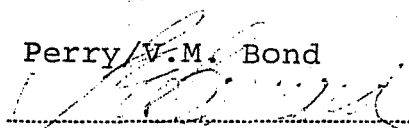
Approved as to form


City Attorney

AYES: Battaglia/Tencer/Cavanagh/Balshaw/Mayor Mattei

ES: None

ABSENT: Perry/V.M. Bond

ATTEST: 
City Clerk


Mayor

Council File _____
Res. No. 4 84-302 N.C.S.

PROPOSED Amendment to P·U·D Development Standards for SUNRISE I / II and MORNINGSTAR I / VI Subdivisions

MINIMUM SETBACK BY HOUSING TYPE

(ATTACHED) PERMITTED MODIFICATIONS

NOTE:
A Blank Space denotes C.C. & R.'s and/or Development Plan is Silent on a Particular Standard.

* Standards established by Development Plan are those shown as part of Site Plan and/or Elevation or Conditions of Approval.

SUNRISE I and II

	PERMITTED USES	PERMITTED ACCESSORY USES	DETACHED	COMMON WALL	HEIGHT LIMITATIONS (RESIDENTIAL AND ACCESSORY STRUCTURES)	FENCES	GARAGE CONVERSIONS	PERMITTED DETACHED ACCESSORY STRUCTURES	DETACHED	COMMON WALL	ACCESSORY DWELLING
STANDARDS ESTABLISHED BY C.C. & R.'s	1-Single Family Dwelling 1-Det./Att. 2-Car Garage		FRONT - 25' SIDE - 5' REAR - 25'			Fence must be approved by Arch. Control Comm. & City		PROHIBITED (see permitted uses)			PROHIBITED (see permitted uses)
STANDARDS ESTABLISHED BY DEVELOPMENT PLAN *	1-Single Family Dwelling 1-Det./Att. 2-Car Garage		FRONT - 25' SIDE - 5' REAR - 25'		2 1/2 Story or 25' in height	6' Side & Rear Only					
STAFF PROPOSED STANDARDS	SAME	Home Occupation Subj. to City Ord. Pvt. Swimming Pool Subj. to City Ord.	SAME		Accessory Str. 1 1/2 Story or 15' in height	New Fence Subj. to Ord. and Arch. Control Comm.	PROHIBITED	Structures Not Req. Bldg. Permit Accor. to Sec. 301(b) (1) USC, 1982 Subj. to C.C. & R.'s Amendment	a. Cov. Patio, Room Additions, Etc. Subj. to Setbacks. b. Max. 40% Coverage		SAME

MORNINGSTAR I and VI

STANDARDS ESTABLISHED BY C.C. & R.'s	1-Single Family Dwelling 1-Att. 2-Car Garage				2 Story	Fences must be approved by Arch. Control Comm. & City		PROHIBITED (see permitted uses)			PROHIBITED (see permitted uses)
STANDARDS ESTABLISHED BY DEVELOPMENT PLAN *	1-Single Family Dwelling 1-Att. 2-Car Garage			MIN. R-1-6500 SETBACK STANDARDS		6' Side & Rear Only					
STAFF PROPOSED STANDARDS	SAME	Home Occupation Subj. to City Ord. Pvt. Swimming Pool Subj. to City Ord.		SAME	SAME + Accessory Str. 1 1/2 Story or 15' in height	New Fence Subj. to Ord. and Arch. Control Comm.	PROHIBITED	Structures Not Req. Bldg. Permit Accor. to Sec. 301(b) (1) USC, 1982 Subj. to C.C. & R.'s Amendment	a. Cov. Patio, Room Additions, Etc. Subj. to Setbacks. b. Max. 40% Coverage.		SAME

Note:

April 4, 2002

Per PUD Amendment File # PUD02001 the rear yard setback for all units in Sunrise I and II has been changed from 25 feet to 22 feet.