

Planning
FWS

Resolution No. 87-110 N.C.S.
of the City of Petaluma, California

RECEIVED

MAY 20 1987

PLANNING DEPT.

RESOLUTION APPROVING THE REVISED DEVELOPMENT PLAN
FOR SYCAMORE HEIGHTS LOCATED AT THE TERMINOUS
OF SYCAMORE LANE, AP NO. 48-141-46

WHEREAS, by Ordinance No. 1644 N.C.S., Assessor's Parcel No. 048-141-46 was rezoned to PUD (Planned Unit District) to allow a 51 lot residential subdivision; and

WHEREAS, by action taken on January 14, 1986, the Planning Commission recommended adoption of the final unit development plan in said Planned Unit District; and

WHEREAS, the property owner, Leonard Jay Development Enterprises, subsequently applied for a revision to said plan to reduce the number of units to 45, introduce two-story units and eliminate the commonly owned multi-use building; and

WHEREAS, a negative declaration prepared pursuant to the California Environmental Quality Act was adopted by the City Council (Resolution No. 87-108 N.C.S.) as recommended by the Planning Commission; and

WHEREAS, the Planning Commission recommended approval of a narrower street as part of this PUD development plan to reduce the impact of paving on the site, minimize grading, and retain significant vegetation; and

WHEREAS, the modification of subdivision standards to permit a narrower public street in this PUD, as opposed to a privately owned street, successfully achieves the goals of the Planning Commission yet preserves the convenience, safety and welfare of the project residents; and

WHEREAS, the Revised Development Plan for a 45-lot single-family residential subdivision was considered by the Planning Commission on April 14, 1987 and they recommend its conditional approval;

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the development plan subject to the following findings:

PUD Findings:

1. The development plan 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 zoning district.
2. The development plan as proposed has a suitable relationship to Petaluma Boulevard North which is adequate to carry any additional traffic generated by this development.
3. The development plan presents a unified and organized arrangement of buildings and service facilities which are appropriate in relation to adjacent properties and adequate landscaping or screening, as conditionally approved, to insure compatibility.
4. The natural and scenic qualities of the site are protected as conditionally approved with adequate public and private spaces designated on the plan. The development of the project site as conditionally approved 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 Regulation of the City of Petaluma, the Petaluma General Plan and with applicable environmental design plans adopted by the City.
5. The project provides a unique residential living experience including single-family homes on private lots with adequate outdoor yard areas, storage areas, minimal impacts to City government, and retention of natural oak trees.

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

PUD Conditions:

1. Building architecture, exterior materials, colors, landscaping, irrigation design and materials shall be subject to approval of SPARC. All trees slated to be kept by SPARC shall not be removed without prior written approval from the Director of Community Development and Planning.
2. Fire hydrant placement is subject to review and approval of the Fire Marshal.
3. The development plan shall be modified to incorporate the following:
 - a. Garage conversions are prohibited.
 - b. No recreational vehicles, boat trailers or disabled vehicles are permitted in private open parking areas or on-street pull-out parking areas.
 - c. Home occupations are permitted subject to Petaluma Zoning Ordinance and provisions of the CC&R's.
 - d. All landscaping and irrigation systems in public right-of-way areas shall be maintained by an assessment district and shall be designed and maintained to standards acceptable to the City of Petaluma.
 - e. The following structural setbacks for future additions (i.e. after initial construction) to the main structure or to accessory structures shall be adopted:
 1. Front yard setbacks: a minimum of 20 feet from sidewalk or curb.

2. Side and Rear yards: shall conform to R-1 6500 zone requirements.
3. Detached accessory structures: setbacks must conform to the City standards.
4. Non-conforming structures: the average setback must meet the standards for conforming structures.
4. The Director of Community Development and Planning has authority to modify building setbacks and locations from those shown on the approved plan during sitting/construction activities in an effort to retain as many trees as possible. All such changes shall be reflected in a revised development plan, a copy and sepia original of which shall be provided to the City within thirty (30) days of such modification.
5. The CC&R's shall be amended to reflect Conditions 3 and 4, and the City Engineer's letter, attached.
6. Maintenance responsibilities of common areas, if any, fences, private utilities, and the retained oak trees must be specified in the amended CC&R's to staff satisfaction.
7. Side and rear yards shall be enclosed within a six foot solid wood fence constructed on property lines except on street side yards where zoning ordinance setbacks prevail. Access to rear yards shall be provided through a gate.
8. All conditions of approval for the tentative map shall be incorporated, where appropriate, into the PUD development plan.
9. The tree retention plan, replacement plan, site plan, grading plan, and proposed landscape prepared by the City's independent landscape designer/arborist shall be followed insomuch as feasible as determined by the Planning Director. An independent consultant shall attend on

behalf of the City all activities involving tree removal, grading, structural siting and construction in an effort to retain and protect all remaining significant trees.

- 10. Ten (10) additional parking spaces shall be added along the street, subject to staff approval.
- 11. The CC&R's shall be revised to clearly state the restricted parking situation in this subdivision, and to state the penalty for parking violations.
- 12. Streets shall be adequately posted to reflect parking restrictions to the satisfaction of the City Engineer.
- 13. A temporary fence shall be installed during construction along the northern property line to protect adjacent property and discourage trespassers. The fence shall be replaced by permanent solid 6-foot fencing prior to occupancy of the units abutting this property line.
- 14. Entry/identification signs, if any, are subject to SPARC approval.

BE IT FURTHER RESOLVED, that the City Council finds that the requirements of California Environmental Quality Act Guidelines have been satisfied by Resolution No. 8-108 N.C.S., adopted by the City Council on April 20, 1987.

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)~~ meeting on the 20th day of April, 1987, by the following vote:


Approved as to form

City Attorney

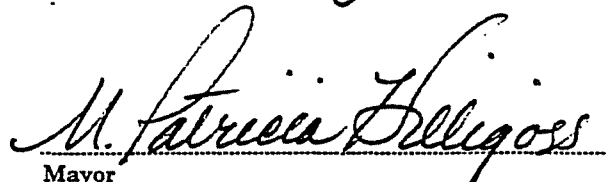
AYES: Davis, Sobel, Woolsey, Cavanagh, Balshaw, Vice Mayor Tencer, Mayor Hilligoss

NOES: 0

ABSENT: 0

ATTEST: 

City Clerk


Mayor

Council File 5
Res. No. 87-110 N.C.S.