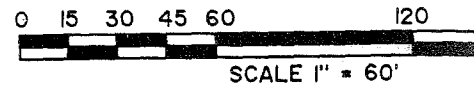


Ph. II Victoria at Petaluma
P. V. D.

SPARC APPROVED
8-22-96



EDINBURGH LANE



41

42

43

I

46

47

H

50

X

X

X

X

Z Z

Y Y

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WINDSOR DRIVE

DRIVE

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CAMBRIDGE LANE

LANE

SEE SHEET 8

83

VICTORIA PHASE III

6-253

78

79

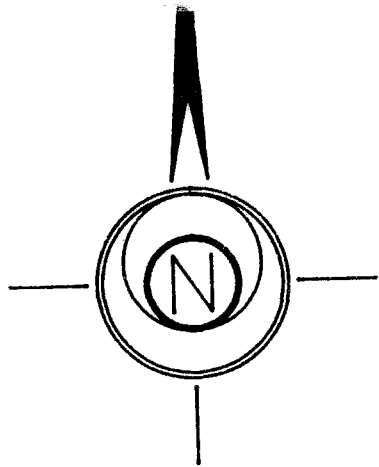
80

81

82

NOTES

1. This sheet is for informational purposes, describing conditions as of the date of filing, and is not intended to affect record title interest.
2. A Soils Report has been prepared by Cooper Engineers, Inc. and is on file with the City of Petaluma Building Department.
3. Building setbacks for lots 33 thru 42, lots 74 thru 87, lots 100 thru 107, and lots 116 and 117 are front yard setback 20', rear yard setback 20', and side yard setback 5' with a minimum of 15' aggregate between adjacent lots.



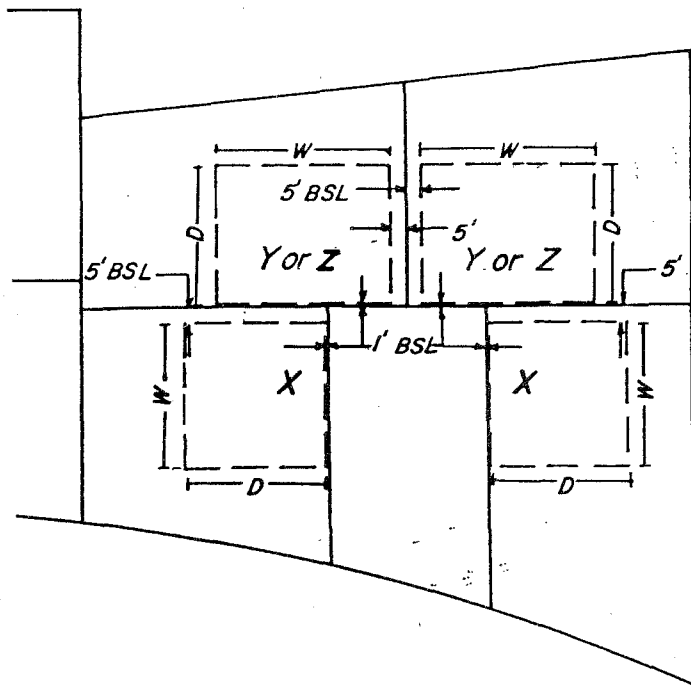
1" = 60'

LEGEND

Building Setback Line

B.S.L.

VICTORIA PHASE 2



BUILDING ENVELOPE SETBACKS
ENVELOPE DIMENSIONS

PLAN	D	W
X	47'	50'
Y	47'	55'
Z	49'	65'

VICTORIA PHASE 3

LYING WITHIN THE CITY OF PETALUMA, BEING A PORTION OF THE LANDS OF VICTORIA II DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 90-0107553, SONOMA COUNTY RECORDS.

CITY OF PETALUMA

COUNTY OF SONOMA

STATE OF CALIFORNIA

121 RESIDENTIAL LOTS
22 PARCELS
47.708 ACRES ±

**MITCHELL AND
HERYFORD**

CONSULTING ENGINEERS AND LAND SURVEYORS
538 Mendocino Ave. • Santa Rosa, California 95401 • (707) 546-1340

DATE OF SURVEY: AUGUST 1988

SHEET 7 OF 9 SHEETS

A.P. Nos. 8-321-47, 8-490-21 & 22, 19-120-36

131-88

6-253



City of Petaluma 11 English Street
Post Office Box 61 -- Petaluma, California 94953

Mayor

Clark Thompson

Vice Mayor

David Keller

Councilmembers

Janice Cader-Thompson

Jane Hamilton

Michael Healy

Matt Maguire

Pamela Torliatt

Planning Department

(707) 778-4301

FAX (707) 778-4498

June 24, 1999

Mr. John Schermerhorn, Project Coordinator

A.D. Seeno Construction Co.

PO Box 4113

Concord, CA 94524-4113

RE: Victoria Subdivision/Quads
Windsor Drive, Edinburgh Lane & Cambridge Lane, Petaluma

Dear John:

This letter is to confirm conversations we have had about minor changes to the Victoria Quads regarding floor area and setbacks. I have signed off on the building permit for the change to Plan 2029 (now Plan 2083), adding floor area but resulting in no substantial change to the building elevations.

The setbacks on Lots 28, 44, 60, 65, 69, and 73 are approved per your fax to me of June 4, 1999.

I want to emphasize that the landscaping along Windsor Drive must follow the landscape scheme installed with the earlier phases. Plant species do not have to match, but variety and quantity must be provided. This applies to the landscaping within the quad common areas as well. All shrubs must be a minimum 5 gallon; all trees must be a minimum 15 gallon.

I sent you a fax on June 23 requesting some additional information regarding the semi-customs. Please let me know if you did not receive this. If you have any questions, please feel free to call me at 707-778-4315.

Sincerely,

Mabel Bialik
Associate Planner

c: file (SPC98059)



ALBERT D. SEENO CONSTRUCTION CO.

4021 Port Chicago Highway • P.O. Box 4113 • Concord, California 94524-4113
 (925) 671-7711 • www.Seenohomes.com
 X348

6/4/99
 RECEIVED

JUN 04 1999

PLANNING DEPARTMENT

Hi MABEL —

VICTORIA QUADS —

REGARDING SETBACKS & POSSIBLE VARIANCE.

THE FOLLOWING LOTS ARE OF SOME CONCERN.

BORDERING ON WINDSOR

LOT 28 - CORNER LOT

18' @ WINDSOR / 12' @ EDINBURGH
 REAR OF HOUSE SIDE OF HOUSE

LOT 44 - CORNER LOT

± 17' @ WINDSOR (SIDE OF HOUSE)

LOT 60 - INTERIOR LOT

± 19' @ WINDSOR
 SIDE OF HOUSE

LOT 65 - INTERIOR LOT

BY PULLING HOUSE FORWARD 4' (PORCH @ 1' OFF R)
 I CAN GET 18' - REAR TO R - OK?
 WINDSOR

LOT 73 - CORNER LOT

± 18' @ WINDSOR (REAR OF LOT)

BORDERING ON CAMBRIDGE

LOT 69 - INTERIOR LOT.

10' @ SIDE YARD @ CAMBRIDGE

ALL ARE AS APPROVED BY SPARC - WHAT DO YOU THINK

CALL ME... THANKS

JOHN S

**ALBERT D. SEENO CONSTRUCTION CO.**

4021 Port Chicago Highway • P.O. Box 4113 • Concord, California 94524-4113
(925) 671-7711 • www.Seenohomes.com

City of Petaluma
Planning Department
11 English Street
Petaluma, Calif. 94953
Attn: Mabel Bialik

06/03/99

RECEIVED

JUN 03 1999

PLANNING DEPARTMENT

Re: Alteration to Previously Approved Plan at Victoria - Quads

Dear Mabel,

Summarizing our meeting of June 1st, 1999, I have decided to make a minor modification to our Plan 2029 at Victoria (quads). The alteration consists of adding a 5'-8"x4'-9" area adjacent to the Entry/Living Room with an equal sized area off the second floor Bedroom #2. The plan footage increases from 2029 to 2083 (+54s.f.). This is being done to enhance the Living Room furnishable area. From an Exterior Design aspect the change is practically unnoticeable. Roof line, window sizes and general location, architectural elements all remain intact.

Given this, I am hoping to avoid the involved process of going to Council by allowing this minor change to be acknowledged and accepted at Staff level. I have included 8 1/2x 11 copies of the revision area for your records. I am hoping for a quick decision so I can proceed thru plan check and bring my model back into schedule.

Your roof tile map is also included for future reference.

If you should have questions or comments, I can generally be reached at (925) 671-7711 x348.

Respectfully,


John W. Schermerhorn
Project Manager

FAKED - 6 PGS.



City of Petaluma 11 English Street
Post Office Box 61 - Petaluma, California 94953

semi-customs

Mayor
M. Patricia Hilligoss

Vice Mayor
Mary Stompe

Councilmembers
Carole Barlas
Jane Hamilton
Matt Maguire
Nancy C. Read
Lori Shea

Planning Department
(707) 778-4301
FAX (707) 778-4498

October 10, 1996

A.D. Seeno Construction Company
Attn: John Schermerhorn
4021 Port Chicago Highway
Concord, CA 95424-4113
Fax: 510-689-7752

RE: Victoria III PUD Amendment

Dear Mr. Schermerhorn:

The Site Plan and Architectural Review Committee (SPARC), at its regular meeting of August 22, 1996 considered your request of an amendment of Phase III of the PUD for the Victoria Subdivision to introduce revised house designs and a PUD site plan for 35 remaining semi-custom lots in Phase II.

It was the action of the Committee to approve the plans subject to the following conditions:

Note: *Addition = italics*
Deletion = ~~strikeout~~

PUD Findings:

1. The distribution of semi-custom lots and the design of the homes thereon 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 zoning districts.
2. The PUD District (Victoria Phase III) amendment is proposed on property which has a suitable relationship to Windsor Drive, and that said road is adequate to carry any additional traffic generated by the development.
3. The proposed design amendments for the semi-custom lots within the PUD Development Plan for Victoria Phase III presents a unified and organized arrangement of buildings and service facilities which are appropriate in relation to adjacent and nearby properties.

4. The established public and private spaces and the natural and scenic qualities of the Victoria PUD and its surroundings will continue to be protected.
5. The development of the 35 semi-custom lots, in the manner proposed by the applicant, will be in the best interest of the City, and will be in keeping with the general intent and spirit of the zoning regulations and General Plan of the City of Petaluma.

Conditions:

1. All conditions of the Planning Department shall be met, including:
 - a. Public and/or private landscaping shall be consistent with the approved master landscape plan for Victoria Phases I, II, & III. All private front and, if applicable, side yard landscaping shall be installed in keeping with the approved typical front yard landscape plan, side and rear fencing included, subject to staff review and approval prior to issuance of a Certificate of Occupancy.
 - b. House colors and materials shall be taken from the approved color and materials sample board as approved by SPARC on April 8, 1996. Any proposed amendments to said colors and/or materials shall be subject to the Planning Directors review and approval prior to issuance of a building permit.
 - c. A reproducible copy of the PUD Site Plan for the 35 semi-custom lots in Phase III, as approved by SPARC, shall be submitted to staff for review and acceptance prior to issuance of a building permit.
 - d. All applicable conditions of the Tentative Map (Resolution 86-151) and PUD Development Plan (Resolution 86-139) approval and any applicable amendments thereto shall remain in full force.
 - e. The applicants/developers shall defend, indemnify, and hold harmless the City or any of its boards, commission, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commission, agents, officers, or employees to attack, set aside, void, or annul, the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
 - f. *Break-up slider-windows on sides and rear elevations by providing mullions or other similar treatment, subject to staff review and approval prior to issuance of a building permit.*
 - g. *Lot 117 of the PUD Development Plan shall be revised to incorporate a side-entry house plan to avoid or reduce visibility of the garage front from the street, subject to staff review and approval prior to issuance of a building permit.*
2. All conditions of the Fire Department shall be met, including:
 - a. Post address at or near main entry door - minimum four (4) inch letters on contrasting background.
 - b. Residential buildings constructed at or above one hundred-sixty feet in elevation are required to have a residential fire sprinkler system.
 - c. Residential buildings constructed outside the four residential fire sprinkler system designed minute response area are required to have a and installed in accordance

- with N.F.P.A. 13-D, in all areas including attic, garage bathrooms with combustible fixtures, bathrooms over 55 sq. ft. or over 3 feet deep.
- d. Residential buildings constructed over 3,500 sq. ft. in area are required to have a residential fire sprinkler system designed and installed in accordance with N.F.P.A. 13-D, in all areas including attic, garage bathrooms with combustible fixtures, bathrooms over 55 sq. ft. and closets over 24 sq. ft. or over 3 feet deep.
 - e. In residential buildings less than 3,500 sq. ft. in area, provide fire sprinklers, off the domestic water system, at normal sources of ignition. These areas are specifically at clothes dryers, kitchen stoves, furnaces, water heaters, fireplaces and in attic areas at vents and chimneys for these appliances and equipment. In addition, spare sprinklers (one of each type in the residence) and wrench shall be provided in a red spare sprinkler head box in the garage.
 - f. Fire hydrants shall be spaced at a maximum of 300 feet apart. Location and type of fire hydrants are to be approved by the Fire Marshal's office.
 - g. Add as a general note to plans:

No combustible construction is permitted above the foundation unless an approval all weather hard surface road is provided to within one hundred-fifty (150') of the farthest point of a building or structure.

All fire hydrants for the project must be tested, flushed, and in service prior to the commencement of combustible construction on the site.

- h. Minimum fire flow required for this project is 1,000 gallons per minute at 20 pounds per square inch (psi).
 - i. Provide smoke detectors in all sleeping rooms and common hallways. Detectors shall be provided hardwired with battery backup. Electrical circuits supplying detectors shall be separate dedicated lines with no other devices on the circuits.
 - j. All roofing material shall be rated class "B" or better, treated in accordance with the Uniform Building Code Standard 32.7 and City of Petaluma Ordinance 1744.
 - k. All roofing material applied as exterior wall covering shall have a fire rating of class "B" or better treated in accordance with Uniform Building Code Standard 32.7 and City of Petaluma Ordinance 1744.
 - l. The open space areas shall contain disked trails across the middle to discourage the rapid spread of fire. Such fire abatement practices shall be completed on an annual basis. A site plan outlining the fire breaks shall be submitted to the Fire Marshal's office for approval prior to approval of the final map and/or development of the property.
3. All conditions of the Building Division shall be met, including:
- a. Grading must be certified when completed to indicate compliance with approved plans and will be required for occupancy.
 - b. Where ground slopes greater than 1 on 10, foundation shall be stepped per Uniform Building Code 1806.2.
 - c. Soils with expansion index greater than 20 requires special design foundation per Uniform Building Code 1803.2.
 - d. All roofing shall be "B" rated or better per Ordinance No. 1744/1988.
 - e. Show site drainage and grading topography.
 - f. Indicate all utilities on site plan.
 - g. Driveway gradient shall comply with Ordinance No. 1533/1982.
 - h. Responsible party to sign plans.
 - i. Submit soils report to verify foundation design.
 - j. Indicate group occupancy, type of construction, square footage.

- k. Plans must show compliance to 1994 UBC, UPC, UMC, and 1993 NEC. Plans must also show compliance to current Title 24 Energy Code.
- l. Provide structural calculations for all non-conventional design items.
- m. Building Permits will not be issued until Hillside Stability has been completed and accepted by City of Petaluma.

Standard SPARC Conditions:

4. All trees shall be a minimum fifteen gallon size (i.e. trunk diameter of at least inch measured one foot above the ground) unless otherwise specified (e.g.: 24" box or specimen size) and double staked; all shrubs shall be five gallon size. All landscaped areas not improved with lawn shall be protected with a two-inch deep bark mulch as a temporary measure until the ground cover is established.
5. 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.
6. Linear root barrier systems shall be utilized for trees near streets or walkways as needed, subject to staff review and approval.
7. All work within a public right-of-way requires an excavation permit from the Department of Public Works.
8. Construction activities shall comply with applicable Zoning Ordinance and Municipal Code Performance Standards (noise, dust, odor, etc.).
9. External downspouts shall be painted to match background building colors. Scuppers without drainage pipes may not be installed because of probable staining of walls (overflow scuppers are excepted).
10. All exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft "wash" of light against the wall. All lights shall conform to City Performance Standards (e.g., no direct glare, no poles in excess of 20 feet height, etc.) and shall compliment building architecture.

If an appropriate development permit has not been issued for a project or, if no permit is necessary, if the approved use is not commenced within twelve (12) months of SPARC approval, the site plan and architectural approval shall become void. A six-month extension may be granted by the Planning Director if requested at least thirty (30) days prior to the initial twelve (12) month expiration date.

Sincerely,

Pamela Tuft
Planning Director

cc: File
PT/RF
Recall: 8/22/97



City of Petaluma 11 English Street
Post Office Box 61 -- Petaluma, California 94953

Mayor
M. Patricia Hilligoss

Vice Mayor
Matt Maguire

Councilmembers
Jane Hamilton
David Keller
Nancy C. Read
Mary Stompe
Pamela Torliatt

Planning Department
(707) 778-4301
FAX (707) 778-4498

August 26, 1998

A.D. Seeno Construction Co.
Attention: John Schermerhorn
4021 Port Chicago Highway
Concord, CA 94524-4113

RE: Victoria Subdivision, Phase III/located along Windsor Drive, Edinburgh Land & Cambridge Lane

Dear Mr. Schermerhorn:

The Site Plan and Architectural Review Committee (SPARC), at its regular meeting of August 13, 1998, reviewed your design plans for the house architecture for the 58 quad lots in Phase III of the Victoria Subdivision submitted on June 23, 1998, to be located along Windsor Drive, Edinburgh Lane and Cambridge Lane, Petaluma, California.

It was the action of the Committee to approve the plans based on the findings and subject to the following conditions:

Note: *Addition = italics*
Deletion = ~~strikeout~~

Additional Conditions:

1. Remove unit IC garage vent.

PUD Findings:

1. The clustered concept plan will result 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 districts.
2. The PUD is proposed on property which has the ability to provide a suitable relationship to Windsor Drive, and that said road is adequate to carry any additional traffic generated by the development.



City of Petaluma 11 English Street
Post Office Box 61 - Petaluma, California 94953

semi-customs

Mayor
M. Patricia Hilligoss

Vice Mayor
Mary Stompe

Councilmembers
Carole Barlas
Jane Hamilton
Matt Maguire
Nancy C. Read
Lori Shea

Planning Department
(707) 778-4301
FAX (707) 778-4498

October 10, 1996

A.D. Seeno Construction Company
Attn: John Schermerhorn
4021 Port Chicago Highway
Concord, CA 95424-4113
Fax: 510-689-7752

RE: Victoria III PUD Amendment

Dear Mr. Schermerhorn:

The Site Plan and Architectural Review Committee (SPARC), at its regular meeting of August 22, 1996 considered your request of an amendment of Phase III of the PUD for the Victoria Subdivision to introduce revised house designs and a PUD site plan for 35 remaining semi-custom lots in Phase II.

It was the action of the Committee to approve the plans subject to the following conditions:

Note: *Addition = italics*
Deletion = ~~strikeout~~

PUD Findings:

1. The distribution of semi-custom lots and the design of the homes thereon 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 zoning districts.
2. The PUD District (Victoria Phase III) amendment is proposed on property which has a suitable relationship to Windsor Drive, and that said road is adequate to carry any additional traffic generated by the development.
3. The proposed design amendments for the semi-custom lots within the PUD Development Plan for Victoria Phase III presents a unified and organized arrangement of buildings and service facilities which are appropriate in relation to adjacent and nearby properties.

3. The plan for the proposed phase of the development presents a unified and organized arrangement of buildings and service facilities which are appropriate in relation to adjacent or nearby properties and that adequate landscaping and/or screening is included to ensure compatibility.
4. The established public and private spaces and the natural and scenic qualities of the Victoria PUD and its surroundings will continue to be protected.
5. The development of the 58 cluster units, in the manner proposed by the applicant will be in the best interest of the City, and will be in keeping with the general intent and spirit of the zoning regulations and the General Plan of the City of Petaluma, and will not be detrimental to the public welfare.

Conditions:

1. All conditions of the Planning Department shall be met, including:
 - a. Public and/or private landscaping shall be consistent with the approved master landscape plan for Victoria Phases I, II, and III. All private front and, if applicable, side yard landscaping shall be installed in keeping with the approved typical front yard landscape plan, including side and rear yard fencing, subject to staff review and approval prior to the issuance of a Certificate of Occupancy.
 - b. House colors shall be consistent with those approved with Phases I, II, and III of the Victoria PUD. Any proposed changes to said colors shall be subject to the Planning Director's review and approval prior to the issuance of a building permit.
 - c. A ~~roughly equal~~ mix of both flat concrete tile and barrel concrete tile roof materials shall be provided throughout this phase of the project *with no less than 25% of the units constructed with barrel tiles.*
 - d. Plot plans submitted with building permit applications shall clearly distinguish the model number and elevation number and shall be consistent with plans submitted on June 23, 1998 (except that lots 44, 64, 65, 69, and 73 have been revised as shown and attached to the site plan), as approved and/or amended by SPARC.
 - e. A reproducible copy of the PUD Site Plan for the 58 cluster units, as approved by SPARC, shall be submitted to staff for review and acceptance prior to the issuance of a building permit.
 - f. If a second homeowners' association is formed for this phase of the project, the Conditions, Covenants, and Restrictions (CC&Rs) shall include provisions which ensure that future homeowners pay their fair share to the existing Victoria Homeowners' Association for the use and maintenance of existing park and recreational facilities within the Victoria Subdivision. Wording to this effect shall be included in the CC&Rs, and the CC&Rs shall be submitted to the Planning Director for approval prior to the issuance of a Certificate of Occupancy.

- g. All applicable conditions of the Tentative Map (Resolution 86-151) and PUD Development Plan (Resolution 86-139) approval and any applicable amendments thereto shall remain in full force.
 - h. The applicants/developers shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
2. All conditions of the Fire Department shall be met, including:
- a. Post address at or near main entry door – minimum four (4) inch letters on contrasting background.
 - b. Address locator required to be posted at the entrance of each quad. Reflectorized numbers are acceptable. Location and design to be approved by the Fire Marshal's office.
 - c. In residential buildings less than 3,500 sq. ft. in floor area, provide fire sprinklers, off the domestic water system, at normal sources of ignition. These areas are specifically at clothes dryers, kitchen stoves, furnaces, water heaters, and fireplaces. In addition, spare sprinklers (one of each type in the residence) and wrench shall be provided in a red, spare-sprinkler head box in the garage.
3. All conditions of the Building Department shall be met, including:
- a. Grading must be certified when completed to indicate compliance with approved plans and will be required for occupancy.
 - b. Certify finished floor elevation before occupancy.
 - c. Any holding tank required for elevations above 160 ft. must meet Engineering Department design requirements.
 - d. Where ground slopes greater than 1 on 10, foundation shall be stepped per Uniform Building Code 1806.2.
 - e. Soils with expansion index greater than 20 requires special design foundation per Uniform Building Code 1803.2.
 - f. All retaining walls shall meet the requirements of the 1994 UBC, and shall comply with Petaluma Standards Ordinance No. 1727/1988.
 - g. All roofing shall be "B" rated or better per Ordinance No. 1744/1988.
 - h. Show site drainage and grading topography.

- i. Indicate all utilities on site plan.
- j. Driveway gradient shall comply with Ordinance No. 1533/1982.
- k. Responsible party to sign plans.
- l. Submit soils report to verify foundation design.
- m. Indicate group occupancy, type of construction, square footage.
- n. Plans must show compliance with 1994 UBC, UPC, UMC, and 1993 NEC. Plans must also show compliance with current Title 24 Energy Conservation and/or Disabled Access Requirements.
- o. Provide structural calculations for all non-conventional design items.
- p. Abandonment of water well or septic system must be done under permit from the County of Sonoma Public Health Department.
- q. Detail all drainage swales.

4. Standard SPARC Conditions:

- a. All trees shall be a minimum 15 gallon size (i.e., trunk diameter of at least $\frac{3}{4}$ inch measured one foot above the ground) unless otherwise specified (e.g., 24-inch box or specimen size) and double staked. All shrubs shall be five gallon size. All landscaped areas not improved with lawn shall be protected with a two-inch deep bark mulch as a temporary measure until the ground cover is established.
- b. 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 ensure 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 ensure continued regular watering of landscape areas and health and vitality of landscape materials.
- c. Linear root barrier systems shall be utilized for trees near streets or walkways as needed, subject to staff review and approval.
- d. All work within the public right-of-way requires an excavation permit from the Department of Public Works.
- e. Construction activities shall comply with applicable Zoning Ordinance and Municipal Code Performance Standards (noise, dust, odor, etc.)
- f. External downspouts shall be painted to match background building colors. Scuppers without drainage pipes may not be installed because of probable staining of walls (overflow scuppers are excepted).

- g. All exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft "wash" of light against the wall. All lights shall conform to City Performance Standards (e.g., no direct glare, no poles in excess of 20 ft. height, etc.) and shall compliment building architecture.

If an appropriate development permit has not been issued for a project or, if no permit is necessary, if the approved use is not commenced within twelve (12) months of SPARC approval, the site plan and architectural approval shall become void. A six-month extension may be granted by the Planning Director if requested at least thirty (30) days prior to the initial twelve (12) month expiration date.

If you feel these conditions do not accurately reflect the action of the Committee, please contact the project staff planner immediately so that the discrepancy can be rectified by SPARC.

Please note that site and building plans for this project must be amended to reflect each of the conditions imposed by the Site Plan and Architectural Review Committee conditions as listed above before the Planning Department can recommend approval of a building permit.

Sincerely,



Pamela A Tuft
Planning Director

cc: Lois Wells, Victoria Homeowners Association, 1318 Redwood Way, Suite 120,
Petaluma, CA 94954
Gary Gregson, KTG Architects, 17992 Mitchell South, Irvine, CA 92714
Matt Brune, A.D. Seenoo Construction Co., 4021 Port Chicago Highway, Concord, CA
94524-4113
City Clerk
City Engineer
Building Inspector
Fire Marshal
File/mb
PT/rf
Recall: 08/25/99

s:\sparc\letters\vict0813

OCT 2 1989

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AGENDA ITEM # _____

KEY WORD: Victoria
Subdivision
Phase III

DATE: 10/2/89

DEPARTMENT:

Engineering Department
Thomas S. Hargis, City Engineer

REQUESTED COUNCIL ACTION:

Approve final map for Victoria Subdivision Phase III.

RECOMMENDATION:

Approve if all conditions are met.

BACKGROUND:

The developer has completed all requirements of the City.

ALTERNATIVES:

N/A

CONSEQUENCES OF NOT ACTING:

Delay approval of the final map.

ACTION FOLLOWING AUTHORIZATION:

File final map with the Sonoma County Recorder's Office.

VictorFM

xc: ce cea(lackie)
file
Summit Joint Venture
1241 B St., Petaluma, CA 94952

1
2 APPROVE FINAL MAP
3 VICTORIA SUBDIVISION PHASE III
4

5 WHEREAS, the Community Development/Planning Director and the
6 City Engineer have reviewed the final map of Victoria
7 Subdivision Phase III and have reported it to be in
8 conformity with the Subdivision Ordinance, and such reports
9 have been forwarded to and reviewed by this Council; and,

10
11 WHEREAS, the certifications required by law have been
12 endorsed on said map; and,

13
14 WHEREAS, this Council finds that the final map conforms to
15 the requirements of this City's Subdivision Ordinance and is
16 consistent with, and conforms to the general and specific
17 plans for the area and the Environmental Design Plan; and,

18
19 WHEREAS, this Council finds the final map is in substantial
20 compliance with the tentative map previously approved for
21 the subdivision by Resolution No. 86-151 N.C.S., the
22 findings of which are hereby incorporated by this reference
23 as if fully set forth herein.

24
25 NOW, THEREFORE, BE IT RESOLVED;

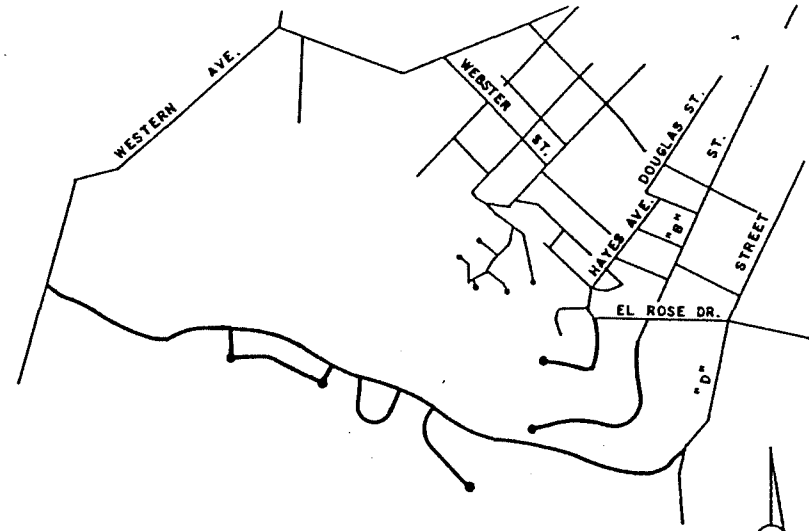
- 26
27 1. That said final map of Victoria Subdivision Phase III
28 is hereby approved, provided that the conditions which
29 have been previously set forth in said Resolution NO.
30 86-151 N.C.S., incorporated herein by reference, shall
31 be carried out; and,

1 2. That upon execution of the Subdivision Public
2 Improvements Agreement in the form approved by the City
3 Attorney, and the furnishing of the required
4 improvement security and insurance, approved as to form
5 by the City Attorney and as to sufficiency by the City
6 Manager, the City Clerk is hereby authorized and
7 directed to sign the certificate on said final map
8 certifying that the City Council has approved the same
9 and accepted all streets and other dedications thereon.
10 The City Clerk shall thereupon cause said final maps to
11 be recorded in the Office of the Sonoma County
12 Recorder.
13
14
15
16

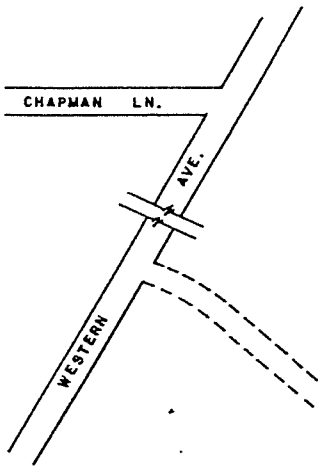
17 VictorFM

18
19 xc: ce cea(lackie)
20 file
21 Summit Joint Venture
22 1241 B St., Petaluma, CA 94952
23

VICTORIA SUBDIVISION

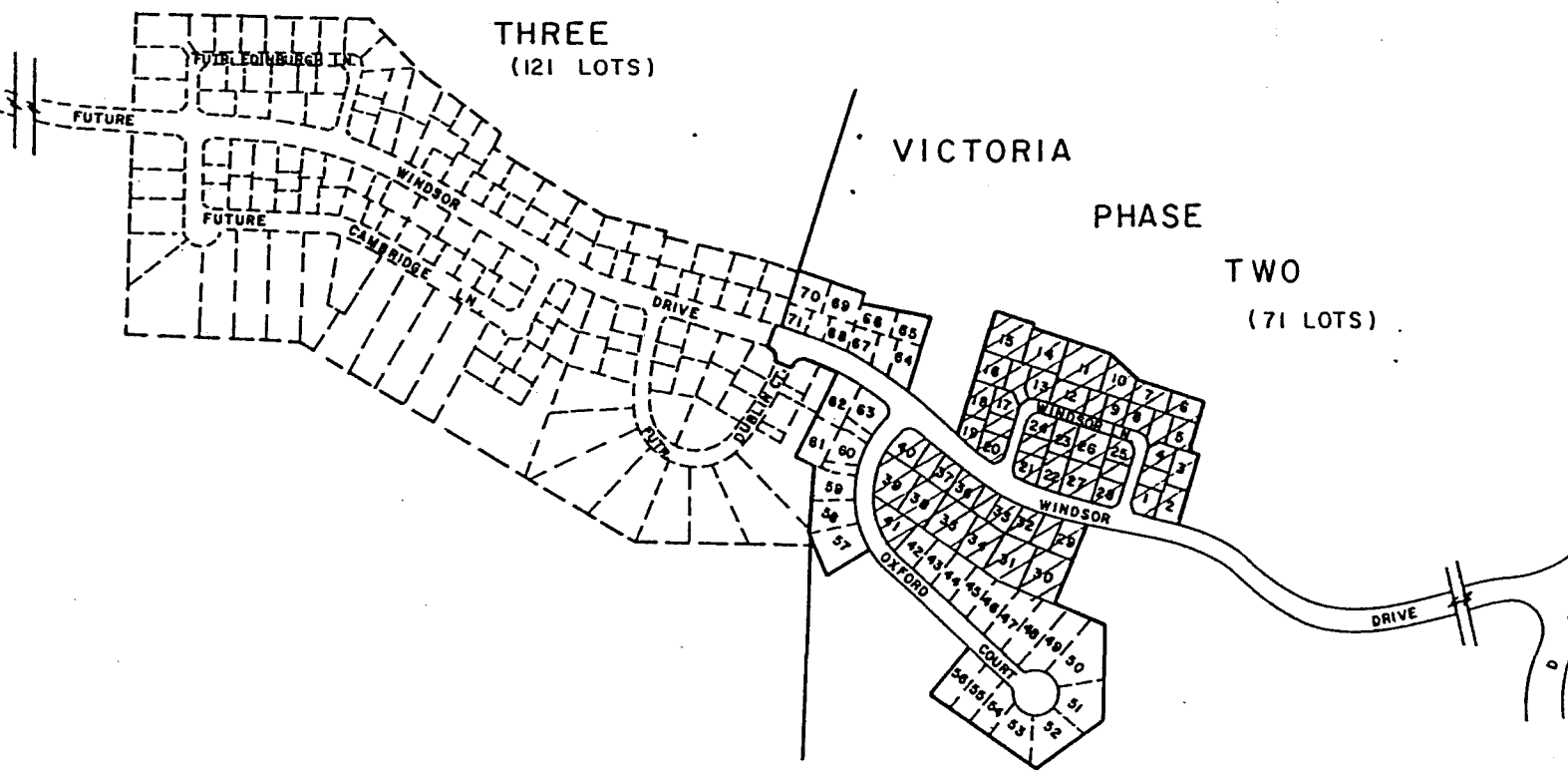


VICINITY MAP
N.T.S.



VICTORIA
PHASE
THREE
(121 LOTS)

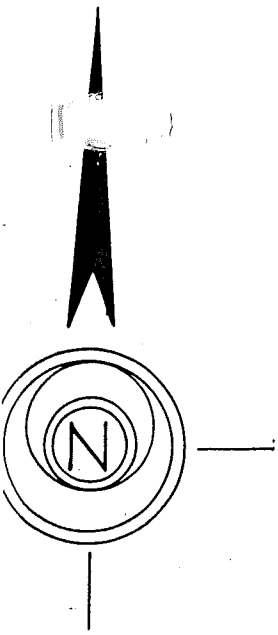
VICTORIA
PHASE
TWO
(71 LOTS)



N.T.S.

NOTES

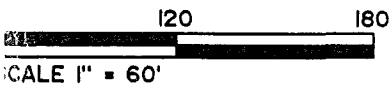
1. This sheet is for informational purposes, describing conditions as of the date of filing, and is not intended to affect record title interest.
2. A Soils Report has been prepared by Cooper Engineers, Inc. and is on file with the City of Petaluma Building Department.
3. Building setbacks for lots ³²33 thru 42, lots 74 thru 87, lots 100 thru 107, and lots 116 and 117 are front yard setback 20', rear yard setback 20', and side yard setback 5' with a minimum of 15' aggregate between adjacent lots.



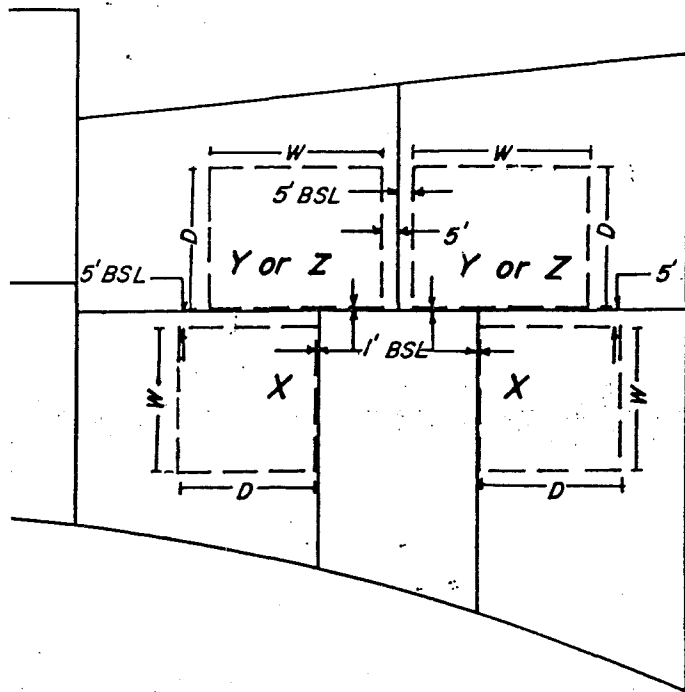
LEGEND

Building Setback Line

B.S.L.



VICTORIA III
SETBACKS



BUILDING ENVELOPE SETBACKS
ENVELOPE DIMENSIONS

PLAN	D	W
X	47'	50'
Y	47'	55'
Z	49'	65'

