

**Resolution No. 89-10 N.C.S.
of the City of Petaluma, California**

**A RESOLUTION APPROVING THE UNIT DEVELOPMENT PLAN
FOR THE WESTRIDGE UNITS 4 AND 5 PROJECT LOCATED
ON THE NORTHWEST SIDE OF "I" STREET,
SOUTH OF WESTRIDGE DRIVE
A.P.#s 019-240-04 and 019-401-02**

WHEREAS, by action taken on November 22, 1988, the Planning Commission recommended conditional approval of the Unit Development Plan for the development of a 167-lot single-family residential subdivision,

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

Findings:

1. The clustered concept plan clearly results in a more desirable use of land and a better physical environment that 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 one thoroughfare (I Street); and that said thoroughfare will be adequate to carry any additional traffic generated by the development upon completion of the improvements to be incorporated as a part of the PUD project, based on the traffic analysis in the Final EIR and the General Plan.
3. The plan for the proposed development will present 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 will be included to insure compatibility by the preservation of sensitive hillside areas, restriction of building locations and incorporation of substantial public and private landscaping into the development plan.
4. The natural and scenic qualities of the site will be protected, with adequate available public and private spaces designated on the Unit Development Plan, through the dedication of park land to the City and for Urban Separator and through the designation of "non-development" areas above identified contour lines to insure perpetual preservation of most critical natural qualities of the site.
5. The development of the subject property, in the manner proposed by the applicant and 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 and with the Petaluma General Plan adopted by the City.

6. The provision of 10% of the units as custom homes (elevations not repeated within the project) meets the intent of the General Plan policy of having 10% of residential planned unit developments significantly different in architectural design.

BE IT FURTHER RESOLVED that the City Council finds that the requirements of the California Environmental Quality Act Guidelines have been met and hereby incorporates by reference the EIR, certified, approved and adopted by the City Council in December, 1988.

BE IT FURTHER RESOLVED that the City Council hereby approves the Westridge Units 4 and 5 unit development plan submitted to the City on September 9, 1987, subject to the conditions of approval set out hereinafter:

1. The remainder of the Hash property (16.5 acres of AP No. 019-401-02) shall be rezoned PUD with the following development/operating standards:
 - a. Existing agricultural operations and uses are consistent with the PUD rezoning designation and may continue at current levels.
 - b. Development Standards shall be consistent with the Petaluma Zoning Ordinance "A" Agricultural District.
 - c. Any revisions to or increases in the level of development must be the subject of a PUD amendment.
2. The PUD development plan shall be amended prior to SPARC review and Final Map approval, to provide for a maximum of 167 lots and to incorporate and reflect the following:
 - a. Relocate Photinia Place to be adjacent to Thompson Creek, thereby eliminating lots 172 through 177 as designed. The intent of this amendment is to reduce the scale of proposed cut and fill on the north side of Photinia Place as proposed, improve security and visibility to this open area and provide area for maintenance access along Thompson Creek.
 - b. Reconfigure lots 161 through 171 to widen lots thereby providing side yard areas for outdoor/open space activities and improvements and to reduce the need for significant cut and fill. Reconfiguration shall include provision of a minimum of 100' in width of urban separator to connect proposed non-development areas along west project boundary.
 - c. Reconfigure lots 153 through 160, reducing by 2 lots, to eliminate need for bridging flood control easement. Access shall be obtained from Grevillia Drive.

- d. Elimination of Lot #19, reconfigure surrounding lots to absorb area,
- e. Reconfigure lots 142 through 145, reducing by one lot, to provide cleaner access points and useable building pad sites, excluding the existing PG&E easement,
- f. Relocate non-development area boundary to abut rear lot lines of lots 109 through 116,
- g. Creation of non-development easement (no structures, solid fences or non-native landscaping) between the 200 foot contour and the proposed non-development area (urban separator) line to allow the lands to remain in private ownership but prohibit development of structures or landscaping that would modify the more visually prominent and sensitive hillside area. Exceptions: Lot at terminus of Rockrose Drive (identified as Lot #145 on tentative map) may construct a single dwelling for which the ground level finished floor elevation shall not exceed the 225 foot contour line, (except lot 145).
- h. Indication of building envelopes for each lot.
- i. Provision of a playing field. Location and design of the playing field and associated improvements (e.g. parking) shall be subject to review and approval by the Music, Parks and Recreation Commission prior to SPARC review of the project.

l. Either reduce the number of lots (#8-11) from four to two if providing two-story homes or restrict to four one-story homes, with a 50 foot minimum rear yard setback.

3. The following Fire Department requirements shall be incorporated into the project:

- (1) All structures shall be protected by approved residential fire sprinkler systems.
- (2) All roofs shall have approved fire retardant roof covering materials (no wood shakes, per Ordinance No. 1744 recently adopted by Council.

4. The PUD development plan narrative, as presented by the developer, shall be revised to reflect all facts of the project as amended by the adopted conditions of approval, subject to review and approval by City staff. Narrative shall address the requirement that all reconstruction, additions, remodeling must be undertaken and completed in conformance with the adopted development standards.

5. The PUD development standards and project CC&Rs (conditions, covenants and restrictions), subject to staff review and approval, shall include references regarding approved development standards which shall become conditions of rezoning approval, including:

- a. Maximum building heights, as measured from natural grade, as follows: for all lots not identified as custom homes on the approved tentative map, shall be two and one-half stories or thirty feet; custom homes subject to SPARC review and analysis of specific location and needs to insure compatibility with adjacent properties.
- b. Maximum lot coverage for principal and accessory buildings shall be limited to an area equivalent to the defined building envelope as shown on the approved unit development plan. These envelopes shall also be shown on the tentative and final maps. Building envelope shall be defined as the area within the setbacks as required below.
- c. Setbacks shall be as follows:
- (1) All lots having a gross square footage of less than 10,000 square feet: in accordance with R-1, 6,500 square foot requirements (except Lots 8, 9, 10, and 11 which shall have a minimum rear yard setback of 30') [unless amended by condition #2.k.].
 - (2) All lots having a gross square footage of at least 10,000 square feet but less than 20,000 square feet: in accordance with R-1, 10,000 square foot requirements.
 - (3) All lots having a gross square footage of 20,000 square feet or more shall be subject to the setback provisions of the Petaluma Zoning Ordinance for R-1, 20,000 zoning district.
- d. Rebuilding and/or replacement of structures, including accessory buildings and fences, shall conform to the approved unit development plan.
- e. Accessory structures, including accessory dwellings, are permitted subject to the regulations of the Zoning Ordinance for accessory structures and the provisions contained therein.
- f. Garage conversions and minor additions (decks, patios, etc.) are permitted in conformance with zoning ordinance regulations.
- g. Home occupations are permitted subject to the regulations of the Petaluma Zoning Ordinance.
- h. Prohibition of driveways, structures and non-native landscaping above the 200 foot contour line (exception: lot at terminus of Rockrose Drive, as stated in condition 2h above); Development standards shall provide a list of appropriate non-native landscaping species for planting above the 200 foot contour line.
- i. All aspects of the proposed development plan are subject to review by the Site Plan and Architectural Review Committee prior to approval of Final Map; including but not limited to: architecture, public and private landscaping (except park), irrigation and fencing.

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Pools allowed -
defer to zoning
at 21
GW.

7. The following fencing shall be provided in the PUD development plan, subject to SPARC review and approval:

- a. Solid 6' wood fence for all side and rear yards (including side gate) for production homes, except open field fencing may be provided for rear yards areas for homes to the south of Grevillia Drive and northwest of Photinia Place.
- b. Agricultural fencing shall be provided along project's outer property lines when either private property and/or non-development area abuts adjacent properties, subject to SPARC review and approval.

Open-type field fencing shall be installed along project's outer property lines, inside perimeter of urban separator areas, and in areas of the proposed non-development area (above the 200 foot contour line). Retention of existing fencing shall be subject to SPARC review and approval as to need of repair or appropriateness of fence type with urbanized development.

8. Landscaping plan shall be designed, subject to SPARC review and approval, to include the following:

- a. Introduction of large canopy trees and tree clusters into project development area, particularly large canopy trees along project streets. The intent is to soften the visual impact of the project on surrounding elevated viewpoints (FEIR, pg. 151).
- b. Provision of street tree planting strips, and common area adjacent to Lavo Drive cul-de-sac including remnant piece at corner of Lavo and Westridge Drive.
- c. Provision of landscaping along side property lines lot #104 and 106 facing I Street. Landscaping shall be provided between side yard fences and the sidewalk. Dedication of additional right-of-way, if deemed necessary to provide area for landscaping, shall be required, subject to staff review and approval.
- d. Provision of creek channel planting plan within the boundaries of the proposed development. The intent is to move toward reestablishment of a natural riparian habitat without adversely affecting storm water flows. The proposed plan shall be subject to review by all appropriate regulatory agencies and an independent analysis by a qualified wildlife/riparian habitat specialist prior to SPARC review. There shall be a public input process including notification of interested persons as part of the planting plan and independent analysis preparation. The cost of the independent analysis shall be borne by the developer, selection of the professional shall be subject to review and approval of City staff. The planting plan shall include specific details, subject to review and approval of City staff, to maintain the creek channel planting for a break-in period of three years or until completion of residential unit construction, whichever is

longer. Maintenance shall be assured through a Landscape Maintenance Assessment District, start up funds shall be contributed by the developer to assure the three year break-in period associated costs. Cost of formation of Assessment District shall be borne by developer.

e. Additional creek channel enhancement through the planting of 85 native species trees (ratio contribution of 1 tree per 2 lots within proposed project), along existing channel swale in Westridge Units 1 - 3 to restore some of the aesthetic and natural quality of the original creek and establish more visual continuity between the two subdivision phases (FEIR, pg. 142). Planting plan shall be subject to review and approval by all appropriate regulatory agencies. Planting shall be undertaken and completed prior to the issuance of any certificate of occupancy for new units.

f. Measures and planting plan for revegetation of cut and fill slopes, and landslide repair sites.

9. All landscaping and irrigation systems in the public R-O-W, in common areas, non-park creek channel, detention areas, street trees and landscape islands (cul-de-sac and entry) shall be maintained through an Assessment District, shall be designed to standards acceptable to the City of Peraluma and shall be operated by time-controlled devices designed to be activated during non-daylight hours. Assessment District shall be formed and approved by the City, costs to be borne by the developer, prior to first Final Map approval.

10. All utility boxes and transformers shall be fully screened, subject to approval by SPARC and the Community Development Department.

11. Residential security measures set forth by police department recommendations shall be incorporated into the development plan, including, but not limited to, the provision of lighted house numbers, easily visible from the street.

12. Park design and improvements shall be planned and designed in conjunction with the Parks and Recreation Department and the Recreation, Music and Parks Commission. Park improvements shall be completed, by developer, prior to completion of 50% of Phase I units. The plan shall also be submitted to the State Department of Fish and Game for review of its interface with planned creek improvements, prior to review by the Recreation, Music and Parks Commission.

13. The following operating practices shall be complied with during construction activity on the project:

a. Hours of construction activity on the Westridge Units 4 and 5 shall be limited to the hours of 7 AM to 6 PM, Monday through Friday (non-holiday).

b. All construction equipment powered by internal combustion engines shall be properly muffled and maintained to minimize noise. Unused equipment shall be turned off when not in use.

- c. All exposed portions of the site shall be completely sprinklered as needed to provide adequate dust control as determined by City staff. Major dust-generating activities shall be scheduled for the early morning hours when wind velocities are low. All storage piles shall be covered, including but not limited to fill, refuse, etc. (FEIR, pg. 205).
- 14. Design of proposed bridges over Thompson Creek and flood control easements shall be subject to review and approval of Sonoma County Water Agency, City staff and any appropriate regulatory agencies prior to Final Map approval.
- 15. Any signs erected to advertise or direct persons to the project shall meet the requirements of the City sign ordinance and obtain a sign permit from the City.
- 16. The project sponsor shall be required to pay low and moderate income housing in-lieu fees of an amount to be determined according to the scheduled establishment by City Council Resolution No. 84-199 N.C.S., or make alternative arrangements to meet the low and moderate income housing provision requirements of the Petaluma General Plan, subject to approval of the City and prior to Final Map approval.
- 17. The project sponsor shall execute a binding agreement which shall stipulate that upon close of escrow of each residential dwelling unit in Westridge Units 4 and 5, developer shall pay a traffic impact fee of \$150.00 to the City per daily trip end estimated to be generated by said unit. Each unit is estimated to generate 10.0 trip ends per day. If the City establishes a Major Facilities Traffic Mitigation Fee prior to close of escrow of any unit(s), the fee for said unit(s) and all subsequent units in this project thereafter will be either \$150.00 per trip end or the Major Facilities Traffic Mitigation Fee, whichever is less on a per unit basis.
- 18. If prehistoric or historic remnants are encountered during project construction, work shall be halted and a qualified archaeologist contacted to evaluate the finds. Work around the identified midden area shall be undertaken under the direct field supervision of a qualified archaeologist, who shall have the authority to stop work. Mitigation measures prescribed by the archaeologist and required by the City shall be undertaken prior to resumption of construction activities in the area.

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

rs86, westridge, ppud/reso10
 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 9th day of JANUARY, 1989, by the following vote:

Approved as to form
 [Signature]
 City Attorney

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

NOES: 0

ABSENT: 0

ATTEST: [Signature]
 City Clerk

[Signature]
 Mayor

Council File # 7
 Res. No. 89-10 N.C.S.