

6. Project Description: One-page project description that includes the specific request, why the request is being made, and includes justification why request is consistent with the City's regulation of pools generally, and specifically during drought periods.

Request: Davidon Homes requests deletion of section 5.3 from the Standards and Guidelines for the Scott Ranch PUD. Section 5.3 states: “Prohibited Uses and Structures: The following are prohibited in the Scott Ranch PUD: (a) Swimming Pools.”

Reason for Request: The Scott Ranch project was approved as a market-rate residential community designed to provide family-sized homes on generously sized lots, with homes offered at a price point that carries certain buyer expectations. One of those expectations is the ability to install a swimming pool within the rear yard. While not every homeowner chooses this amenity, nearby comparable communities demonstrates that demand is limited and measured — approximately 10% of homes at West Haven and roughly one-third of homes at Pinnacle Heights include swimming pools.

Removing the current restriction would provide Scott Ranch homeowners with the same flexibility enjoyed by homeowners throughout Petaluma, while enhancing both the value and enjoyment of their investment in the community. Allowing pools would also improve the marketability of the homes and better align the project with buyer expectations for this type of residential offering.

Davidon Homes remains committed to delivering these homes as efficiently and expeditiously as possible in support of broader efforts to address California’s housing shortage. Eliminating the swimming pool restriction would further support that objective by increasing buyer interest and strengthening the overall appeal of the community to future Petaluma homeowners.

Consistency with City’s Regulation of Pools Generally: Deletion of section 5.3 would make the Scott Ranch development consistent with the City’s regulation of pools generally, and specifically during drought periods, as provided by Municipal Code Chapter 15.17.

Requirements for swimming pool covers (section 15.17.070.C) would apply, as would section 15.17.090, “Applicability of water shortage emergency regulations,” the same provision under which the City prohibited building permits for swimming pools and filling of swimming pools in 2022-2023.