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Hines
Petaluma, CA 94952

PETALUMA STATION
Petaluma, CA 94952

COVER SHEET

AGENCY SUBMITTAL 3
08.21.2020
PETALUMA, CA

VICINITY MAP

G1.0

**CODE SUMMARY**

<table>
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<tr>
<th>Location</th>
<th>Code</th>
<th>Description</th>
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**Total Unit Counts**

<table>
<thead>
<tr>
<th>Location</th>
<th>North and South Residential Buildings</th>
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**FLOOR PLAN**

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<tr>
<th>Location</th>
<th>Plan</th>
<th>Description</th>
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**PROJECT INFORMATION**

<table>
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<tr>
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<th>Details</th>
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**AMENITY SPACE**

<table>
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**PETALUMA STATION**

PETALUMA, CA 94952
SECTION 2.2
REGULATING PLAN
DOWNTOWN
STATION AREA DETAIL

TRANSECT AREA DESCRIPTIONS

ZONE T5 - URBAN CENTER
- Higher density mixed-use buildings
- Retail, offices, rowhouses, apartment
- Tight network of street, wide
- Sidewalks, street tree planting
- Buildings set close to sidewalk

FRONTAGE TYPES
- Stoops
- Shopfronts
- Galleries
- Civic spaces
- Parks
- Plazas
- Squares

ZONE T6-O - URBAN CORE - OPEN
- Highest density
- Civic buildings, mixed-use, entertainment,
- Cultural uses, apartment
- Larger blocks
- Street tree planting
- Buildings set close to sidewalk
- Shallower setbacks
- Buildings set close to sidewalk

FRONTAGE TYPES
- Stoops
- Dogyards
- Forecourts
- Arcades
- Shopfronts
- Galleries
- Civic spaces
- Parks
- Plazas
- Squares

PUBLIC STRUCTURE
- Vertical element
- Sit tall minimum

SECTION 2
2.20. REGULATING PLAN DOWNTOWN
DOWNTOWN STATION AREA

REGULATING PLAN ZONES

- GALLERY
- STOOP OR DOGYARD
- SHOPFRONT

URBAN CORE - OPEN (T6-O)
ALLOWS FOR ADDITIONAL GROUND FLOOR USES
SECTION 4.7 STANDARDS FOR SPECIFIC LAND USES

**LAND USE KEY**

- **1. COMMERCIAL**
- **2. RESIDENTIAL**
- **3. SEMI-PUBLIC, LOBBY, LEASING, MAIL, FITNESS**
- **4. UTILITIES, STORAGE**
- **5. CIRCULATION, PARKING AND RV/PARKING**

**FRONTAGE TYPE OVERVIEW 4.40.330**

- **STOOP OR DOORYARD T5**
  - The main facade of the building is at the frontage line. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.

- **DOORYARD T5**
  - The frontage line is defined by a low wall or ledge and the main facade of the building is set back a small distance creating a dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground floor residential in the zones. Uses include, but not limited to, laundry, storage, and small commercial uses or 2,500 sq.

- **SHOPFRONT T3 AND T6**
  - The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.

- **GALLERY T2 AND T6**
  - The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This type is intended for buildings with ground-floor commercial uses and may be one or two stories. The gallery should be used to provide the primary circulation along a frontage and extend or enough from the building to provide adequate protection and circulation for pedestrians.

**SECTION 4.7.030 MIXED USE PROJECT**

**A. SHALL PROVIDE**
- A blend of commercial space and residential units
- Concentrate high density residential dwellings and commercial operations in the downtown or other urban/commercial districts.
- Provide a diverse range of housing types
- Promote continuous activity in the evening and on weekends

**4.70.340 BUILDING MATERIALS GUIDELINES**

**A. BUILDING MATERIALS**
- Natural building materials that age gracefully
- CALGreen Tier 1. Building shall meet the requirements of CALGreen Tier 1.
BUILDING PLACEMENT 4.3

d. COURTYARD

A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private room from all sides while strongly defining the public thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.

BUILDING TYPES 4.80.030

MID RISE

This building type is a medium-to-large scale structure, 4 to 8 stories tall, built on a large lot that incorporates structured parking. It can be used to provide a vertical mix of uses with ground floor commercial, service, or retail uses and upper-floor residential, service, or residential cores; or may be a single-use building, typically service or residential, where ground floor retail is not appropriate. This type is a primary component of an urban downtown providing high-density buildings.

OPEN SPACE TYPES AND REQUIREMENTS 4.50.030

THOROUGHFARE

A formal open space available for public purposes and commercial activities. Plans are typically hardscaped. Commercial activities shall be subordinate to public use.

DOORWAY

The doorway is defined by a low wall or hedge and the main facade of the building is set back a small distance creating a small courtyard. The doorway shall not provide public circulation along a ROW. The doorway may be closed, walled, or at grade and is intended for ground floor residential in low zones, live/works, and small commercial uses.

SToop

The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be sideelevated. This type is appropriate for residential uses with small setbacks.

GALLERY

The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This type is intended for buildings with ground floor commercial uses and may be one or two stories. The gallery should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians.

KEY:

PROPERTY LINE, BACK OF SIDEWALK, EASEMENT

THOROUGHFARE

BUILDING FOOTPRINT

INTERIOR COURTYARD

GALLERY

CIRCULATION, PARKING AND BIKE STORAGE

ROOF DECK

PETALUMA STATION
PETALUMA, CA 94952
CORNER OF "D" STREET AND COPELAND LOOKING NORTH

WALL SECTION A
SCALE: 1" = 1/2"

REFERENCE PLAN
SOUTH SITE - "D" STREET AND COPELAND

BUILDING DESCRIPTION

CRIMPED METAL PANEL MATERIAL
SCALE: 1/8" = 1/2"

NOTE: DETAILS SHOWN ARE CONCEPTUAL DEMONSTRATING DESIGN INTENT. SMALL VARIATIONS MAY OCCUR IN ARRANGEMENT AND SIZING FOR CONTRACTIBILITY REASONS.
CORNER OF "D" STREET AND COPELAND LOOKING NORTH

WALL SECTION C

REFERENCE PLAN
SOUTH SITE - "D" STREET AND COPELAND

BUILDING DESCRIPTION

BUILDING C - WALL SECTION AND DETAILS

NOTE: DETAILS SHOWN ARE CONCEPTUAL DEMONSTRATING DESIGN INTENT. SMALL VARIATIONS MAY OCCUR IN ARRANGEMENT AND SIZING FOR CONTRACTABILITY REASONS.