

- LEGEND**
- UNITS WITH ADU POTENTIAL (31 TOTAL)
  - UNITS WITH 1-CAR GARAGE (22 TOTAL)
  - PARKING SPACES ON-STREET REMOVED
  - PARKING SPACES ON-STREET ADDED
  - WATERFRONT PARK WITH ACTIVE TRAIL PARK +/-3.5 ACRES (SEE LANDSCAPE CONCEPT PLANS)

Project Summary				Parking							total	Ratio
				off street (garage or for residential)				on street				
Blocks	Use	Acreage	# of DU	2-car garage spaces	1-car garage spaces	on-grade	structured garage	parking on 1-side				
1	single family residential	1.7	17	34				18	52	3.06		
2	single family residential	3.07	34	58	5			16	79	2.32		
3	single family residential	2.04	25	46	2			16	64	2.56		
4	single family residential	1.44	19	32	3			15	50	2.63		
5	Eden-Affordable	2.64	72	27.27			102	23	125	1.74		
6	single family residential	3.18	40	12.58	64	8		39	111	2.78		
7	single family residential	1.77	23	12.99	38	4		18	60	2.61		
8	open space	0.31										
9	mult-family residential apts	6.30	245	38.89			287	59	358	1.46		
<b>Sub-total</b>		<b>22.45</b>	<b>475</b>		<b>272</b>	<b>22</b>	<b>389</b>	<b>59</b>	<b>899</b>	<b>1.89</b>		
<b>With ADU (31 du)</b>			<b>506</b>		<b>30%</b>	<b>2%</b>	<b>43%</b>	<b>7%</b>	<b>17%</b>	<b>100%</b>	<b>1.78 with ADU</b>	
				<b>shoreline parking</b>							<b>22</b>	

112 ON-STREET PARKING SPACES REMOVED

Density	no ADU	with ADU
Net (less ROW and State lands)	21.16 du/ac	22.54 du/ac

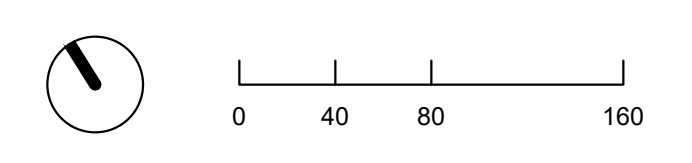


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VISIONING  
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SITE PLAN DECEMBER 2022  
DIAGRAM OF PARKING CHANGES, ADU LOCATIONS

**SP1.1**