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Petaluma Country Club Estates Unit 2a & 3a, Phases II & III IV

Planned Unit Development Guidelines

October 25, 1994

(Approved by Planning Commission on November 16, 1994)

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Approved by SPARC on

1.0 INTRODUCTION

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Petaluma Country Club Estates Unit 2a & 3a (Country Club Estates) has been conceived as a distinctive single family residential planned development. The findings and conditions of Petaluma City Council Resolution No. 92-299 N.C.S., approving the PUD Standards and Design Guidelines, are incorporated herein by reference. The developer and City of Petaluma's principal objective of these guidelines is to promote architecture which is sensitive to the environment and the natural topography of the site. Country Club Estates is situated within the rolling hill landscape of the City of Petaluma and County of Sonoma. The variations in slope conditions which exist range from 10% and less to greater than 40%. The presence of natural drainage swales, native tree stands and natural rock outcrops all contribute to the creation of very rich and unique building sites. These unique situations and the views they afford make living here attractive, and therefore require special consideration so that these qualities are not destroyed in the process of development. The objectives of the design guidelines have been conceived as a direct response to the hillside character of the site and can be stated as follows:

1. To create a sense of community through continuity of architectural style. This objective is accomplished through constraints on materials and implementation of regulations that mandate sensitive siting.
2. To preserve the natural character of this highly visible site. This objective is accomplished through guidelines on siting, building height, roof forms, materials, lighting, planting and protection of the existing native trees.

The developer has established an Architectural Control Committee (ACC) to assist in the implementation and encouragement of the finest architecture, construction and landscape for the project.

These guidelines are intended to provide general direction for design within the development. It is recognized that the predominance of existing trees present many unique and varied conditions. It is therefore impossible to create guidelines that can respond to all situations, and exceptions to the guidelines may result from conflicting Guideline objectives. When alternatives are presented, they will be judged, by the City of Petaluma Planning Director, on a case by case basis. The criteria for approval of any exceptions to these guidelines will be based on their ability to meet the overall Guideline goals and the required findings outlined in Section 2.0, below. Preservation of the existing woodland and its inherent character will always be of utmost concern.

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All residential projects shall be subject to Site Plan and Architectural Review Committee (SPARC) review. Full SPARC review shall be required if a plan is proposed to be constructed on more than one site otherwise, SPARC review will be conducted administratively by Planning Staff. The application for SPARC review shall include elevation drawings (all sides), material samples and color pallet, site plan, grading plan, landscape plan and any other information deemed necessary by Planning Staff. Review and

approval by the ACC is required prior to submittal to the City for administrative SPARC review. The stamp of the ACC shall be included on all plans submitted to the City of Petaluma. Owners are urged to secure the services of licensed professional architects, landscape architects, engineers and contractors.

2.0 EXCEPTIONS

2.1 Exceptions from this document must be approved by the Architectural Control Committee and the City of Petaluma (via Administrative SPARC) and only when certain findings can be made. It shall be the responsibility of each applicant to present sufficient information to support positive findings. These findings are:

- (1) That the exception requested does not compromise the overall integrity of the PUD Guidelines, the Petaluma General Plan, Zoning Ordinance and/or any other governing document, as determined by the Planning Director and;
- (2) That the exception, if granted, would not unduly interfere nor conflict with existing or proposed surrounding uses and;
- (3) The exception, if granted, would result in a visually and environmentally preferable alternative to that which would otherwise be presented.

3.0 USES

3.1 The principal, permitted accessory and conditional uses shall be consistent with those allowed by the City of Petaluma's R-1 District.

4.0 GRADING

To protect both the look and the stability of the hillside, grading shall be as minimal as possible. All proposed improvements shall respond to the site rather than the site adjusted to respond to the improvements. Any resulting grading shall visually blend with the existing topography. Specific grading requirements are noted as follows:

4.1 All grading plans shall be submitted to the City of Petaluma for its review and approval. All lot grading shall be done with a grading permit. Cut and fill slopes shall be designed and implemented in gradients not steeper than 2:1 (horizontal to vertical). Gradients of 3:1 or softer are strongly encouraged.

4.2 Grading shall be minimized and shall be designed to blend into the natural contours of the site.

- 4.3 Essentially, grading for house construction shall be limited to driveways, garage pads, under house structure areas, patios, entrance walks, etc. However, grading outside these areas shall be allowed as necessary for positive surface drainage and to ensure a natural transition between the structure and natural/existing grade.
- 4.4 Driveway slopes shall not exceed 18%. There will be a smooth transition to all grades over 15%, subject to approval of the City Engineer. Innovative designs (i.e. shared and/or ribbon driveways) are encouraged.
- 4.5 Dust control procedures shall be utilized during grading operations, in conformance with the City's Grading & Erosion Control Ordinance.
- 4.6 A drainage design shall be incorporated with the grading plan. All major drainage shall be consistent with the existing drainage pattern.
- 4.7 No owner shall initiate any act or construct any improvement which would interfere with the natural or established drainage systems or patterns within the project without the approval of the City's Planning & Engineering Departments.
- 4.8 Lot "padding" on slopes is prohibited; structures shall be fitted to the land. Structures shall be "stepped" to avoid large vertical planes. (See Figure 4-1)
- 4.9 Slope rounding and contour grading techniques shall be utilized that blend with adjacent natural contours.
- 4.10 Existing trees to remain shall be marked and protected with barriers, and/or other applied protection consistent with the arborist study prepared by ZAC Landscape Architects (dated October 12, 1993) and approved by the Planning Commission on October 26, 1993 on file with the Planning Department. This shall be done during grading operations to prevent scarring and cutting or other damage inflicted by heavy equipment.
- 4.11 Scar areas shall be seeded or mulched within 30 days of completion of grading for protection from erosion.
- 4.12 Retaining walls, as may be required on individual lot grading plans, shall be built per the recommendations of an approved soils report for that lot and in conformance with current City of Petaluma standards. Planting is required above or below retaining walls to reduce the apparent height of the wall. Initial planting shall cover a minimum of 20% of the down-slope side of the wall and shall be designed so as to provide a minimum of 50% coverage after five (5) years of growth. All exposed concrete, except foundation, shall be covered with redwood, cedar, brick, stone or other materials consistent with the exterior wall materials of the house.

5.0 .SITE DESIGN

The unique qualities of the natural landscape of Country Club Estates are a major attraction for future residents in this area. Existing site features such as trees, views, natural water courses, outcroppings, etc. shall, wherever possible, be preserved and incorporated into lot design and landscaping. Basic guidelines and requirements are as follows:

5.1 Proposed structures shall be sited and designed in a way so as to retain, incorporate and blend with the natural vegetation and land form of the site, reduce need for grading, and to assure adequate space for light, air, ventilation, and privacy to the site and neighboring sites. Rock outcroppings, stream courses, or existing vegetation shall be incorporated as design elements to every extent possible.

5.2 A smooth, natural transition shall be maintained between proposed development and adjacent open space. Architects/Designers shall pay particular attention to transitions in grade and landscaping.

5.3 All lots shall include space for 2 resident's cars and 2 guest parking spaces. Parking may occur in tandem.

6.0 ARCHITECTURAL DESIGN

The architecture is intended to appear as a blended composition in harmony with the scale of the site tree patterns, topography, colors, etc.. Buildings that attempt to form a contrast to the site in the form of garish colors, long foundation exposure, non-articulated elevations, etc. are prohibited. Improvements are encouraged which step with the site, have roof lines sympathetic to adjacent trees and slope, nestle into the hills, are finished with materials and colors that are compatible with the native hillside landscape, etc.. Where seriously controlling and unique conditions exist, it is intended that the architecture respond in unique ways that take advantage of design opportunities. Houses and decks on sloping sites shall be designed to step with the topography and minimize exposed foundation conditions. Specific requirements and guidelines are as follows:

6.1 Exterior colors and materials shall blend with the natural setting and neighboring structures. Highly reflective surfaces and colors are prohibited. Exceptions may be made for trim and/or accent treatment.

6.2 The use of natural wall materials and textures is strongly encouraged. Manufactured materials in imitation of natural materials (i.e. t-111 and "masonite" siding) are strongly discouraged.

6.3 Roofing materials shall receive special attention. Encouraged roofing materials include dimensional composition shingles, wood shingles and shakes (fire-resistant), concrete tile, and clay tile. Highly reflective materials are prohibited.

6.4 Gable, hip, or shed type roof shapes are usually preferred.

6.5 Foundation walls may not be exposed more than eight (8) inches above finished grade.

6.6 Decks with clearance to finish grade one story in height or less shall be screened by an appropriate building material, plant material or combination thereof, or have support members enclosed with materials compatible with the main structure. Decks with clearance to finish grade greater than one story in height shall either be a roof terrace, cantilevered from the building face to a maximum projection limit of ten feet, or have support members enclosed with materials compatible with the main structure.

6.7 Mechanical equipment mounted on the roof or ground shall be screened from public view, and from the view of adjacent properties. It should be located so the operating noise conforms to the City's noise performance standards.

6.8 Solar equipment, panels, or other collectors shall give the appearance of being built-in to the structure. Exposed supports, excessive lengths of exposed piping, etc. are discouraged.

6.9 Exterior lighting, when necessary, shall be subdued and directional, and should enhance the building design and landscaping as well as provide for safety and security. The source of illumination should not create glare to occupants and neighboring properties or roadways.

6.10 Reuse containers shall be visually screened from view from the streets and adjacent properties.

New 6.11 Non-articulated elevations shall be avoided. Designers shall incorporate windows, bays and/or other architectural features (i.e. decorative trim) wherever possible to reduce the visual impact of vertical planes.

6.12 LOT COVERAGE AND HEIGHT LIMITATIONS -- The lot requirements and height limitations are as follows (unless otherwise restricted by an open space easement):

6.12 . 1 Minimum Front Yard:

15 feet. Reductions to a 3' minimum setback from property line may be permitted (e.g. to minimize grading, significantly reduce retaining walls or preserve trees). Reductions subject to

review and approval of the City of Petaluma and the findings listed in Section 2.0.

6.12.2 Minimum One Side Yard:

10 feet. Reductions to an 8' minimum setback from property line may be permitted to avoid mature native oaks on one side. Reductions subject to review and approval of the City of Petaluma and the findings listed in Section 2.0.

6.12.3 Minimum Aggregate Side Yards:

20 feet.

6.12.4 Minimum Rear Yard:

20 feet. 12 feet (for lots backing open space and/or Petaluma Golf & Country Club).

6.12.5 Maximum Height:

24', measured at any point, parallel to the existing natural grade (not as an average height of all elevations.) (See Figure 4-2) This maximum height shall not be seen to preclude houses which increase floor area by digging in the site.

6.12.6 Setback from Trees:

As specified by the approved arborist report.

- New* 6.12.7 The maximum lot coverage shall be the lesser of ,3500 square feet or:
- Lots larger than 8500 square feet = 25% of the lot area;
 - Lots 7500 to 8500 square feet = 30% of lot area and;
 - Lots smaller than 7500 square feet = 35% of lot area.

Lot coverage includes the house, covered porches, bay windows, garage, and greenhouses, solariums with foundations. Lot coverage will not include exterior stairs, uncovered balconies, uncovered decks and paved areas.

6.12.8 Uncovered decks and balconies over six feet above natural grade will not exceed 1,000 square feet ~~and 12 feet in depth~~ (measured perpendicular to the plane of the wall). Decks shall be stepped to correspond to natural topography.

7.0 LANDSCAPE DESIGN

The intent of all proposed landscape development in the Country Club Estates Project is to blend proposed improvements and landscape with, as well as enhance and preserve, the native oak woodland environment while maintaining views from the site. New landscaping shall soften and enhance all proposed improvements by tying them to the land. It is the intent of the City of Petaluma to protect the unique landscape qualities of the foothill environment. It is intended that the landscaping on each parcel blend with what is adjacent to it so that property lines become imperceptible. There is to be a continuous open feeling running from lot to lot along the street. Planting will be predominantly low round cover with informally arranged canopy type shade trees lining the streets.

To strengthen the existing native landscape and create a more interesting context within which the development can grow and respond, a limited master plan planting scheme (Appendix A) has been developed. In general native evergreen oaks and compatible ground covers will be planted along all of the subdivisions streets and courts to reinforce and build on the image of the native oak environment. In general, selected plant material shall be tolerant of the physical conditions of the site; resistant to insects, disease, easy to maintain and possess minimal but compatible water needs. Compatibility of form, color, density and seasonal characteristics of trees, shrubs and ground covers at maturity should be considered. A specific plant list compatible with the Petaluma landscape has been included in the Appendix from which the individual lot owner can choose planting for the remainder of the lot landscape. Specific guidelines and requirements are as follows:

7.1 Preliminary landscape plans (including plant species, location and spacing) must be submitted with each lots SPARC application and final landscape and irrigation plans must be part of the application for building permit or the submittal(s) will not be considered complete.

7.2 Existing mature and younger trees, tree groupings (including trunk & canopy locations), rock outcroppings, natural drainage ways, etc. shall be delineated on all landscape design and included on plan submissions.

7.3 Trenching, grading, cutting or filling for homeowner improvements is prohibited within the drip line of existing trees that are to remain. When work within the drip line is necessary, and an exception is granted per section 2.0, hand trenching will be required by the City of Petaluma.

7.4 Compaction and paving under existing trees shall be prohibited. No paving shall occur within 5' of the trunk of an existing tree and/or consume more than 25% of the area within the drip line. Exceptions may be granted per section 2.0.

7.5 Trees and large shrubs may be used to increase building solar efficiency. Care must be taken to select plant material that does not grow to heights which restrict neighbor's views or restrict solar access to solar devices on adjacent properties when they reach maturity.

7.6 In general, plant material should be selected which requires minimal or no irrigation. Drip systems are encouraged over spray systems. Drip hose should be buried between plants and not be visible. The system shall be designed to prevent spraying of water over walls, buildings, pavement areas and fences. Selected plant material shall be tolerant of the physical conditions of the site; resistant to insects, pests, disease; easy to maintain and possess compatible water needs.

7.7 There shall be no overhead irrigation systems within the drip line, or uphill within 5 yards of the drip line of any existing trees to be preserved. Changes to current water conditions for existing oaks must be by a licensed arborist.

7.8 Owners will be required to plant and maintain in perpetuity one street tree for every 20' of lot frontage to adjacent streets. Trees are to be of the type found on the approved street tree list provided within the Appendix of these guidelines and shall be planted in conformance with the approved landscape plan on file with the Planning Department. These trees are to be randomly placed no closer than 5' or further than 15' from the curb (20' when curb & sidewalk.) It is intended that the trees be grouped in clusters rather than placed in an orderly linear fashion. These trees shall not be pruned or removed without prior approval of the City of Petaluma Planning Department.

7.9 The remaining tree, shrub and ground cover selections for areas not immediately adjacent to streets but within lot areas along the street side(s) of lots shall be selected from Appendix A within these guidelines. Rear yards and side yards not facing onto streets are not limited to the plant material in the Appendix, but owners are encouraged to use a similar plant palette throughout their property.

7.10 All trees fronting on public streets shall conform to the City of Petaluma's street tree requirements. All shrubs not used as ground cover shall be at least a 5 gal. container size. Although the City of Petaluma standards have a minimum 15 gallon container size for trees, the use of a variety of container sizes larger than 15 gallon is encouraged. The use of native trees is especially encouraged, especially for lots without large scale existing vegetation.

7.11 Ground cover shall be live plant material of appropriate density to provide uniform coverage in two growing seasons. Tanbark, redwood bark, wood chips, sawdust or other biodegradable materials are satisfactory as a mulch to encourage plant growth.

7.12 All planting installed on slopes greater than 3 to 1 shall be done prior to August 1 of each year so that their root systems will have a chance to develop and hold the soil prior to the next seasons rains. All slopes greater than 3 to 1 that are not planted prior to that date will need to be seeded and/or hydromulched early in October with a seed mix formulated for erosion control. The City of Petaluma may require seeding on slopes less than 3 to 1, to be determined on a case by case basis.

7.13 Trees planted in response to the approved visual mitigation plan (Figure 4-4) are to not to be pruned or removed without prior approval of the City of Petaluma Planning Department. Trees that have to be removed for public and common improvements, as determined by SPARC, shall be replaced at a ratio of three (3) trees for every one (1) tree removed. Pruning or removal of trees identified as "existing/to be preserved" on the project tree study is prohibited unless approved by the City of Petaluma.

7.14 The preservation and maintenance requirements delineated in the tree study prepared for the project (if any) are included herein by reference. No deviation from this study (if any) are permitted without prior approval of the City of Petaluma Planning Department.

~~7.15 Property line fences are strongly discouraged. When proposed, open fencing (non-visible barrier) is required. (See Figure 4-3.)~~ In accordance with Fire Marshall conditions of approval, all side yard fences must be gated to allow fire suppression access.

8.0 FIRE PROTECTION STANDARDS

The following requirements of the City Fire Marshall are hereby incorporated in the PUD Guidelines:

8.1 Fire hazard potential shall be mitigated through proper siting, use of fire resistant materials and landscaping, and/or installation of early warning systems, such as fire alarms and sprinklers.

8.2 Buildings 3,500 square feet and larger shall be protected by an automatic fire extinguishing system as required by Section 10.306A of the 1988 edition of the Uniform Fire Code.

8.3 The building plans shall include fire suppression systems at normal sources of ignition. These areas are specifically at clothes dryers, kitchen stoves, furnaces, water heaters, fire places and in attic area at vents and chimneys for these appliances and equipment.

8.4 All roofing material shall have a class "B" rating or better, treated in accordance with the Uniform Building Code Standard 32-7.

8.5 All roof covering materials applied as exterior wall covering shall have a fire rating of class "B" treated in accordance with UBC Standard 32-7 as per ordinance 1744 City of Petaluma.

8.6 Landowners shall be required to clear vacant lots of excessive vegetation on a yearly basis.

8.7 New landscaping, proposed to be planted within 50 ft. of buildings, shall be fire resistant.

8.8 Chimneys shall be located a minimum of ten (10) feet from overhead combustible material . Tree branches shall be pruned a minimum of 10 feet from existing chimneys, with the recommendation of a certified arborist, so as not to harm the health of the tree through excessive pruning.

8.9 All open space areas shall be disked around their perimeter to provide fire breaks. The open space areas shall contain disked trails across the middle to discourage the rapid spread of fire. Such fire abatement practices shall be competed on an annual basis.

8.10 Weeds and grass on private lots shall be cut to mineral earth to a distance of 30 feet from all fences and buildings, unless otherwise approved by the Fire Marshall.

8.11 In accordance with Fire Marshall conditions of approval, exterior wall siding material shall be fire resistive and eaves shall be boxed.

APPENDIX A - APPROVED PLANT MATERIALS

The following is a list of required and recommended trees, shrubs, and ground covers which should be used according to micro-climate conditions. Species identified as pyrophytes (i.e. cypress, juniper, eucalyptus, etc.) have been excluded from this list in order to provide a selection of plant types that are fire resistive. Special attention should be given to placement of plants in order to provide a fire resistive environment. Only those species marked with an asterisk (*) have been designated as "Fire Resistive" by the East Bay Municipal Utilities District (East Bay MUD).

I. COUNTRY CLUB DRIVE, KIMBERLY WAY, ROYAL VIEW CIRCLE, FRYM OAKS WAY

Botanical Name	Common Name
A. Canopy Street Trees (15 gallon size minimum)	
Quercus agrifolia-	Coast Live Oak
Quercus wilizenii	Interior Live Oak -
B. Understory Tree (if applicable) (15 gallon size minimum)	
Leptospermum scoparium	New Zealand Tea Tree
C. Ground Cover/Shrub (1 gallon size minimum)	
Ceanothus griseus hor.	Carmel Creeper

II. All Other Roads Courts

1. To meet the City of Petaluma's requirement of 1 tree per 20' of lot frontage on all other streets, the owner's choice of tree types is restricted to one canopy type for specific roads/courts and/or can choose from a variety of understory and screen trees as listed below to meet the requirements.

Botanical Name

Common Name

A. Canopy Street Trees (Restricted as per specific roads/courts, 15 gallon minimum)

1. Lots Which Access Off of Megan Court

Quercus lobata

Valley Oak

2. Lots Which Access Off of Cohen Court

Fraxinus 'Raywoodi'

Raywood Ash

B. Understory Trees (15 gallon size minimum)

Cornus nuttallii

Western Dogwood

Crataegus oxycantha 'Paulii'

Paul's Double Scarlet

Hawthorn

Dodonea viscosa

Hopseed Bush

Magnolia soulangiana

Southern Magnolia

Prunus sp. (no purple leaf)

Flowering Cherry

C. Screen Trees (15 gallon size minimum)

Camphora officinarum

Camphor Tree

Carpinus betulus

European Hornbeam

Myoporum laetum

Myoporum

Pittosporum undulatum

Victorian Box

Prunus laurocerasus

English Laurel

2. Approved shrubs and ground covers for lot areas along street side(s) of lots

A. Shrubs (5 gallon size minimum)

Arctostaphylos d. 'Howard McMinn'

Manzanita

Choisya ternata

Mexican Mock Orange *

Cistus ladanifer

Rockrose *

Escallonia rubra

N.C.N.

Euryops pectinatus

Bush Daisy

Grevillea 'Noellii'

N.C.N.

Leptospermum scoparium

New Zealand Tea Tree

Pittosporum tobira var.

N.C.N.

Myrtus communis com.

Dwf. Myrtle

Nerium oleander com.
Westringia rosemariniformis
Xylosma congestum

Dwf. Oleander
N.C.N.
Shiny Xylosma

B. Small Accent Shrubs (1 gallon size minimum)

Lavandula spica
Convolvulus mauritanicus
Sollya heterophylla
Ceanothus griseus hor.
Dietsa bicolor
Hemerocallis sp.

Lavender
Ground Morning Glory
Australian Bluebell
Carmel Creeper
Fortnight Lily
Day Lily

C. Ground Cover (1 gallon size minimum)

Cotoneaster horizontalis
Baccharis p. Twin Peaks'
Coprosma kirkii
Hedera helix
Hypericum calycinum

Rock Cotoneaster
Dwf. Coyote Bush
N.C.N.
English Ivy
Creeping St. Johnswort

3. Recommended canopy trees (but not required) for side yards and rear yards of lots not facing streets.

A. Street Trees (15 gal. size minimum)

Fraxinus 'Raywoodi'
Liquidambar styraciflua
Pistacia chinensis
Pyrus calleryana 'Bradfordii'
Quercus lobata
Myrica californica

Raywood Ash
Sweet gum
Chinese Pistache
Bradford Pear
Valley Oak
Pacific Wax Myrtle