

Central Petaluma Specific Plan and Smart Code

North Bay Symposium
on Smart Growth
December 6, 2006

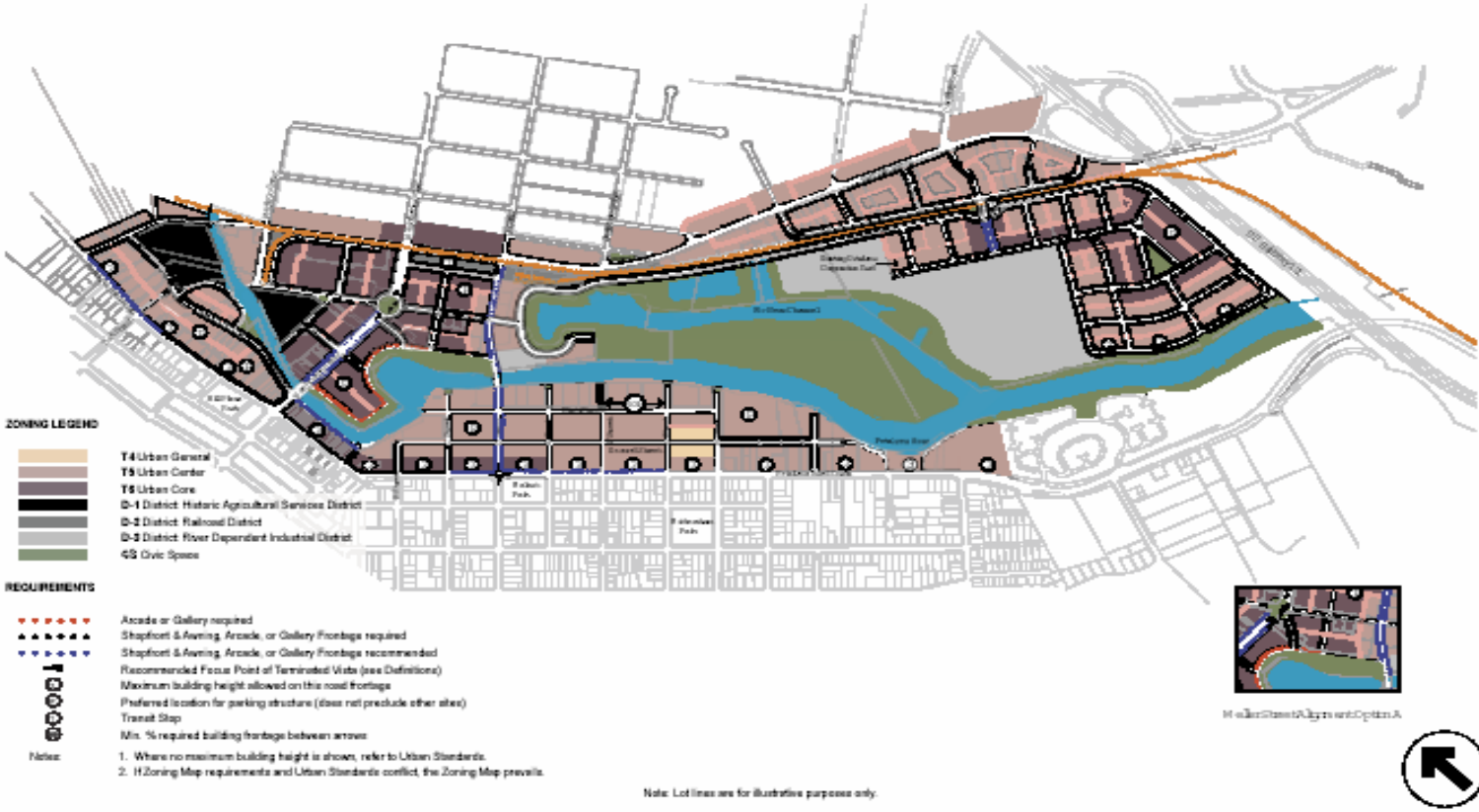
Central Petaluma Specific Plan

- **Adopted by City Council in June 2003**
- **400 acre area immediately east of historic downtown and the Petaluma River**
- **4 Sub areas: North River, Turning Basin, Riverfront Warehouse, Lower Reach**
- **Policy recommendations in the areas of Land Use, Community Design, Circulation, Open Space and River Access, Flooding, Noise, Utilities and Historic Resources.**
- **Provides for estimated development potential of more than 1600 dwelling units and nearly 3 million square feet of commercial/industrial uses.**
- **Downloadable version of Specific Plan and Smart Code available at www.cityofpetaluma.net/cdd/cpsp.html**

Smart Code (Appendix “A”)

- Licensed, transect-based code by Duany Plater-Zyberk
- Petaluma is the first and only city in California using Smart Code
- Based on building forms, spatial relationships, block sizes and other physical features
- Replaces current City zoning ordinance for the Specific Plan area

Smart Code: Zoning Map



Smart Code Issues

- Zoning districts based on urban form
 - Transect-based districts lack flexibility to address existing conditions
 - Market forces result in overemphasis on residential development
 - Conflicts between use and required building forms

Transect-based Districts Lack Flexibility to Address Existing Conditions

- Urban Standards Table: Building Placement, Building Frontage Types, Thoroughfare Standards, Parking Layers, % Building Frontage, etc.
- Standards are absolute; can conflict when dealing with existing structure or lot; difficult to provide prospective applicant with direction on consistency without seeing a formal site plan

Market Forces Result in Overemphasis on Residential Development

- Parking requirements; particularly the emphasis on areawide parking solutions
- Ground-floor shopfront requirements are not supported by market demand for retail
- Construction costs do not support multi-story buildings with ground floor retail

Conflicts Between Use and Required Building Forms

- Single-family residential townhomes in T-5 and T-6 zones:
 - Conflicts with required Building Frontage, Building Placement and % Building Frontage
 - Required Shopfronts; design for future conversion
 - Unresolved process questions involving land divisions (tentative subdivision maps)

Conclusions

- Form-based codes are not the (whole) answer, but help emphasize the importance of form in land use regulations
- Use still matters, particularly in trying to be responsive to market forces
- Success is dependent on factors other than zoning: policy basis through General Plan or Specific Plan; public-private partnership to finance needed infrastructure; political will for more intense development