

1998 GENERAL PLAN UPDATE



1998 – 2015

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**CITY OF COTATI
1998 GENERAL PLAN UPDATE**

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EXECUTIVE SUMMARY

Executive Summary

In 1990, the City Council of the City of Cotati adopted a new general plan. This plan was the result of four years of preparation: the original draft was prepared as a project with the General Plan Workshop class at Sonoma State University. This product was then re-written after several years of public hearings.

The 1990 General Plan is a good document. Many, if not most of the policies and programs are still applicable to the City. Therefore, the document does not need to be re-written in its entirety. Rather, only minor portions of the document need to be updated or changed.

There are several areas which require either updating of data or the inclusion of new information, such as air quality impacts and restrictions, an update of vehicle, bicycle and pedestrian needs, the inclusion of specific plans adopted since 1990 and more detail on noise impacts and restrictions. Many of the identified changes are a result of using the document for the past five years. There is nothing like experience to point out shortcomings in any important policy blueprint.

Cotati's General Plan is unique in that emphasis has been focused on four major areas which reflect the concern of the community's residents: Community Development, Quality of Life, Economic Vitality and Community Identity. These specific chapters reflect Cotati's desire to preserve its rural environment while continuing to provide the incorporated areas with necessary urban amenities. They also reflect Cotati's desire to remain a distinct and unpretentious small town while accepting the reality of being surrounded by a rapidly growing county and neighboring cities.

Community Development focuses on development of usable vacant lands within the city before considering annexation of new land. When land is considered for annexation, it shall be evaluated by criteria including its location within the Sphere of Influence and the city's ability to provide services. Clustered housing is favored in order to conserve land and to provide more open space for the residents. Placing frequent transit stops along arterials reduces the need for private cars and thus congestion on Cotati's streets. The need for adequate parking is addressed when commercial enterprises are located adjacent to residential areas. This chapter includes the mandatory elements of land use, circulation, noise, and safety.

The Quality of Life section focuses on Cotati's desire for an identity which is unique yet unpretentious. Residents' views tend to center on conservation: conservation of the land, conservation of energy, conservation of rural vistas, and conservation of the small town atmosphere. Programs designed to accomplish these goals include: solar heating access for new homes, deciduous shade trees, preservation of hillsides for retention of parks and of open space, preservation of a diverse housing stock, and minimal disruption of the land when construction does take place, and citizen involvement in the City's decision-making process. This chapter includes the mandatory elements of housing, safety and conservation, and the optional element of public facilities and services.

The Economic Vitality section focuses on Cotati's opportunity to take advantage of residential and business growth which is moving steadily northward from the Bay Area. Establishing the Hub as the principal economic center and the principal visual center of the community is a key

policy. Every city needs a "there" there (according to Gertrude Stein) and Cotati has the Hub. By focusing retail and service activities in the Hub, Cotati can establish a visual identity distinct from other communities. Industrial growth will be focused in the R. C. Industrial Park area (west of the highway) and commercial highway activities will center along Old Redwood Highway and the Highway 101 interchange with Gravenstein Highway. This chapter includes the mandatory elements of land use, circulation, conservation and safety.

The Community Identity section focuses on the citizens' desire to retain the unassuming, relaxed atmosphere of a rural, small town. There is also a strong sensitivity to agricultural lands that have traditionally surrounded Cotati. To accomplish these goals, the scale and exterior finishes of building in the Hub shall be similar to "Old California" styles and compatible with existing structures. Street furniture and landscaping shall be compatible in style, scale and color with surrounding buildings--providing visual and physical resting places. To accomplish this goal, this General Plan document proposes that a Specific Plan be prepared for the Hub area. Residential densities on the fringe of the city shall be kept low, and agricultural land will be protected from development. This chapter includes the mandatory elements of land use, open space, conservation, circulation, and housing. It also includes the optional elements of scenic highways and urban designs.

Cotati's General Plan provides for expansion of residential, commercial and industrial facilities, while maintaining the individuality and identity that has distinguished Cotati from its neighboring communities.

PURPOSE OF THE GENERAL PLAN

The purpose of the General Plan is to provide guidelines for growth and development which will enhance and preserve the City's small town character. The plan must reflect the desires of the community if it is to serve as a framework for public and private development. The General Plan is a phased time plan (20-25 years) for directing growth and development.

As mandated by state law, the General Plan must contain provisions for seven elements: Land Use, Housing, Circulation, Safety, Open Space, Noise and Conservation. In addition to these, Cotati's plan includes measures for energy and natural resource conservation, public facilities and standards for development design specifically aimed at maintaining Cotati's unique identity. The plan is a set of goals, objectives, policies and implementation programs that will enable the city to grow in an orderly fashion. The goals are broad descriptions of the direction toward which the City aspires. Objectives are specific statements of a desired future condition that break down the goals so that a City can begin to form policies. Policies spell out measurable directions for how the city should develop, and programs are the tools, establishing the "who", "how" and "where" necessary for achieving policies. A General Plan is not complete unless it includes specific implementation programs for achieving community goals.

The General Plan must be internally consistent; for example, the goals, objectives, policies and programs for each element cannot conflict and should support each other. The plan includes maps, figures, and tables in support of the plan elements. It provides an overall sense of how the community will grow within the specified time period. As the community's values and needs change, so should the General Plan; a city that continually updates its plan can be a viable city well into the future.

And finally, the material utilized in the formation of the 1998 General Plan Update is derived from comprehensive analysis conducted prior to the creation of the Plan. In Cotati's case this Technical Background Report was compiled by Sonoma State University in 1986. Much of the statistical information has been updated using ABAG reports, the 1990 census information and California Department of Finance 1997 population estimates.

The Housing Element was prepared in 1992 by the consulting firm of Paul Schabracq and Associates. This Housing Element was certified by the California State Department of Housing and Community Development. At this date, the City of Cotati is only one of three communities in the County of Sonoma to have a certified Housing Element.

REGIONAL SETTING

Sonoma County is one of the nine counties which comprise the San Francisco Bay region. The southern boundary of the county is 35 miles north of San Francisco. The major transportation routes are oriented north and south with U.S. 101 bisecting Sonoma County and the city of Cotati. The Gravenstein Highway leads west from Cotati to the Russian River resort areas and the Pacific Ocean. Incorporated as a general law city in 1963, Cotati has developed around a hexagonal central plaza (a registered historical landmark).

Located at the southern end of the Santa Rosa Valley, the City of Cotati is nestled in gently rolling, tree-studded hills. Approximately 50 miles north of San Francisco, Cotati enjoys a Mediterranean-style climate with mild winters and warm summer days, cooled in the evening by Pacific fog. The noted horticulturist, Luther Burbank, once remarked about this area, "I firmly believe from what I have seen that this is the chosen spot of all the earth."

Within easy access to San Francisco and the Bay Area, the Pacific Ocean and the Russian River resort areas, Cotati combines country living with the amenities of urban life.

CITIZEN INVOLVEMENT

"...the general plan will be an effective guide for future development only if it has been prepared with the active involvement of the public and adopted with the support of broad public consensus."

- from the General Plan Guidelines
for the State of California

Citizen input has been the framework for organizing this document. This input has consisted of an issues study, a public opinion survey, and suggestions for a number of citizen involvement methods for the future.

An issues study, conducted in the fall of 1985, uncovered a number of concerns in the community which were then incorporated into an opinion survey.

This survey consisted of 43 questions grouped into the broad categories of Housing, Public Services, Parking, Business, Growth Limits/Open Space, Demographics, and general questions regarding the advantages and disadvantages of life in Cotati.

In conducting the opinion survey, students from Sonoma State University interviewed 233 Cotati residents. The citizens were chosen by a method designed to provide a 95% confidence level.¹ Other methods were also employed to achieve randomness. The demographic data indicates that a broad cross-section was surveyed. There is an approximately equal ratio of male to female respondents, and a wide range of income levels, occupations, and age groups.

Results

The most apparent and agreed-upon opinion was the enjoyable small-town, rural atmosphere of Cotati, which is considered a strong and positive element of life here. Most of the negative elements mentioned (when asked what they dislike about Cotati) were, not surprisingly, related to urbanization.

When asked what type of housing units will be needed in the future, the largest number of people said single-family homes. The survey results also indicated a need for affordable housing in general.

¹ Confidence level: the likelihood of 100 random samples having the same results as would interviewing the entire population.

Under the category of public services, the responses indicated an overall satisfaction. An average of only 20% of the citizens saw problems in the following areas: public transit, animal control, water and sewer services, street maintenance, the police force, and the schools (due to overcrowding). A community meeting place and a park are also needed.

Questions concerning business and economics yielded these results: 1) 50% did not favor the establishment of more entertainment businesses; 2) 60% wanted more businesses oriented toward other goods and services, and 3) about the same number opposed as favored the idea of industry moving to Cotati.

The final group of questions considered open space and growth limits. Though realizing that some growth is inevitable, it is quite clear that the citizens want to keep their rural identity: 65% want to preserve the agricultural and rural land surrounding Cotati, nearly 60% oppose merging with Rohnert Park, and almost 70% wish Cotati to be either a rural town or "the same as now" in the next 20 years.²

METHODOLOGY

The General Plan for Cotati represents two phases of methodology. The first was a nine-month effort on the part of Sonoma State University's Planning Workshop that included: data collection and analysis, and plan preparation. The second phase was the refinement of this plan by the City of Cotati's Planning Staff to achieve the policy direction of the Planning Commission and City Council. The methodology, or process followed in preparing the Plan, is given to assure its relevance to the community.

Data Collection and Analysis

The process began with an Issues Study that provided the Workshop with an overview of local issues. A land use survey was then conducted within the city to identify parcels of land in terms of site adaptation, size, location, land use, and quality of upkeep. With this information a land use map was made, showing the actual use for each parcel.

² Anyone wishing more details of the methods and results of the public opinion survey should consult the Draft Technical Report in preparation for a general plan for the City of Cotati prepared by the Sonoma State University Planning Workshop in fall, 1985 (available for reference at the Cotati Planning Department).

To obtain citizen input on a range of planning topics important to Cotati, a Public Opinion Survey was carried out by the Workshop. The Issues Study served as a basis in formulating questions for this survey. A computer was used to compile the information.

The Workshop then divided into groups to study Cotati's environmental systems, housing, economy, parking, and population characteristics and trends. A transportation survey was conducted by the Workshop to discover origins and destinations of travel for Cotati's residents. This information was entered into a computer and the results mapped to show the major travel patterns in Cotati and the region.

With all the studies and surveys completed, the collected information was summarized and combined into a single report. That document, the Draft Technical Report, served as the basis for this General Plan.

Plan Preparation

In the spring of 1986, work began on the next major effort, the actual preparation of the Plan. The process included identification and definition of major problems and opportunities to be addressed; development and analysis of planning alternatives; and development of a preferred alternative.

The Workshop began by dividing into teams, focusing on the four major areas of Community Development, Quality of Life, Community Identity and Economics. All groups worked together to ensure consistency in both the process and the plan.

Work began with each team analyzing data collected for the technical report. Goals were then formulated by each team that encompassed their elements. These goals became the focus of the plan.

Objectives and policies were developed for the goals in conjunction with specific problems and opportunities present in Cotati. Each team then developed implementation measures (action programs) for each policy. All groups coordinated efforts to assure consistency. The process was designed to produce a General Plan founded on the values of the community and reflecting the future needs of Cotati.

The 1998 General Plan Update takes the previous efforts and builds upon them by incorporating the findings of the La Plaza Specific Plan, the Gravenstein Highway Master Plan, new noise and air quality studies, the "1996 City-wide Traffic Analysis" and the adopted Housing Element. Updating of public services and infrastructure information also was undertaken.

TRENDS AND ASSUMPTIONS

A trend, according to Webster, is "a direction of movement; a line of development." By studying various "lines of development" and the factors affecting those trends, assumptions can be made regarding the probability of events happening in the future.

In formulating the General Plan, local, regional, state and national trends were determined. Based on these conceived trends, inferences were made concerning the future needs of Cotati.

Population

There has been a dramatic increase in population both in Cotati and the surrounding region over the past 15 years. Between 1985 and 1990 Cotati experienced a 39% growth rate. This has slowed to 17% between 1990 and 1995. This compares with an increase of 35% in Sonoma County as a whole. This trend is expected to continue, but at a slower rate than in the past 15 years. This is in comparison to the nation as a whole which shows a trend toward a more stabilized population overall. Growth varies throughout the nation, with some areas showing a decrease. Generally, the western and southwestern states are experiencing the greatest increase; with California being one of the growth leaders and Sonoma County one of the fastest growing regions in California. Efforts by communities to slow growth may have some effect but, generally, growth can be expected to continue.

The trend nation-wide, as well as locally, is an older population due to an increase in life expectancy and smaller families. Cotati has a younger population than the rest of Sonoma County, in large part due to its proximity to Sonoma State University, and this trend is expected to continue as the enrollment at Sonoma State University increases.

The citizens of Cotati have stated their desire to limit the physical expansion of the City to defined boundaries. This was first expressed in a ballot initiative in 1991 that established an Urban Growth Boundary. This boundary was co-terminus with the 1990 Sphere of Influence. With the adoption of the County Community Separator Policies and Map, it has become apparent that the original UGB and the 1990 General Plan Sphere of Influence were too extensive. The Updated General Plan reduces the Sphere of Influence to a much smaller area.

Housing

Housing prices in California are higher than the national average, especially in the San Francisco Bay Area. Sonoma County's housing prices are increasing, but the level at which they are increasing has slowed over the past few years. Nonetheless, prices can be expected to continue increasing, as more people move to the North Bay. Recent trends seem to indicate that a growing segment of the population is unable to afford the traditional single-family home on a separate lot. As prices continue to increase, higher density, cluster-type developments at more moderate prices will become more popular, especially in areas like Sonoma County where the population is increasing rapidly and residential land is at a premium.

Though interest rates are currently comparatively low, it is uncertain whether these existing levels will continue. The remodeling and renovation of older homes will likely increase in popularity as an alternative to purchasing new homes.

Transportation

In spite of growing traffic congestion, the automobile continues to be the most popular mode of transportation. Current low fuel prices and smaller, more fuel-efficient cars encourage this reliance on automobiles. Traffic problems in Cotati, especially in the Hub area, can be expected to

increase as Cotati grows. The increased population in the region, together with traffic frustrations, may make regional public transit more feasible.

With more people moving to the North Bay and commuting to San Francisco or Marin County, congestion on Highway 101 can be expected to get much worse. This, in combination with increased parking problems and costs in San Francisco, could be the impetus for getting people to shift to an alternative means of transportation. The popularity of such programs as the Park-and-Ride would have to increase, in order to deter the reliance on the automobile, which is not likely to change over the near term.

Economy

Low interest rates have been a boon to the economy nation-wide. Though the national economy appears stable, interest rates may be expected to increase, with a corresponding increase in inflation.

The electronic and defense industries have contributed to the economic growth of California. A slower expansion in the electronics field is expected to continue. Agriculture should continue to be a significant element of the state's economic well-being.

Agriculture and tourism are Sonoma County's main industries. Both may decline as agricultural lands are converted to residential and commercial uses.

Both in Cotati and the surrounding areas, service-oriented businesses are outpacing other types of businesses. While this provides more jobs for the increasing population, jobs in this segment of the economy tend to be lower-paying than other types of businesses.

Energy and Natural Resources

With the continued national reliance on foreign sources for our energy needs and the ever-present threat of an oil shortage, there will be continued pressure to exploit our natural resources.

Efforts to preserve these resources will continue to be stronger in areas that have an abundance of natural amenities, such as Sonoma County.

Assuming the price of energy increases, people may, generally, be more willing to accept conservation programs that exemplify ways of cutting back on energy costs. Alternate energy sources and the energy-efficient design of buildings will continue to be stressed in Cotati.

OPPORTUNITIES AND PROBLEMS

Before identifying objectives to meet each goal, opportunities to be explored and problems to be addressed in the development of the Plan were first identified. There are numerous opportunities and constraints which exist in Cotati, for example:

As land values continue to increase in neighboring counties, such as San Francisco and Marin, demand for land by the northward migrating population will be felt in Cotati. The location

of Cotati next to Highway 101 and Gravenstein Highway allows residents access to other parts of the County and the Greater Bay Area. Business and industry would find this accessibility convenient for use by its employees and customers, and to meet their shipping and receiving needs. While Cotati's present land supply is limited, there are areas within the city boundaries where affordable housing, such as condominiums and cluster units, can be constructed. There is also vacant land immediately adjacent to the city which could be annexed for a variety of land uses, including residential.

The adoption by the City Council of the La Plaza Specific Plan has reinforced the importance of the Hub (La Plaza area). The Hub's unique design can be emphasized by proper urban design. The vacant land in the Hub area could be developed so as to emphasize the Hub layout. Basic public service systems are in place, such as utilities, sidewalks and a bandstand.

The topography offers a variety of environmental amenities for residents. There are rolling hills that offer scenic views. Scenic routes along creeks could be and are being developed for bicycle and pedestrian traffic. New residential development adjacent to creeks is being designed to integrate the built and natural environments. These features are appealing and contribute to the unique character of the city.

In order to achieve the goals stated in this General Plan, Cotati has several problems which were identified in the 1990 General Plan. Many of these problems still need to be addressed. There are incompatible land uses on adjacent parcels, such as a construction materials facility located between two residential areas. Future development must be more compatible with existing land uses. Efficient circulation throughout Cotati is hampered by increased traffic volumes on Old Redwood Highway and East Cotati Avenue, due primarily to significant new development in Rohnert Park. Although recent traffic improvements, such as the new traffic signal at Old Redwood Highway, have resulted in the more efficient flow of traffic, traffic congestion will continue to be a challenge as Rohnert Park continues to grow. An unfortunate consequence of this congestion is that some residential streets that were not intended to handle large amounts of traffic are also experiencing large volumes. This jeopardizes the integrity and safety of the neighborhoods.

The City of Cotati has been pursuing land use policies on Industrial Avenue which will take advantage of a future light rail commuter facility. This will become an important component in the future transportation network for both the City of Cotati and the region. This will provide an option to traditional car dependency.

Lack of adequate street lighting and street maintenance, areas of natural hazards, dilapidated housing, and the lack of a disaster evacuation plan are some of the problems of maintaining a safe environment.

Commercial and industrial enterprises are insufficient to provide goods, services and employment opportunities to the city's residents. Providing certain urban conveniences may conflict with Cotati's desired small town atmosphere. There is too much underutilized land in the Hub and no transitional architecture between old and new development.

POPULATION AND EMPLOYMENT

The earliest recorded population of Cotati was reported as 1,382 for the year 1965. At that time, Sonoma County had a population of 182,019. By 1975, Cotati's population had reached 2,860, an increase of 108.8%. By 1980, Cotati's population was 3,475: an increase of 21.5%, or an average annual growth rate of 4.3%.

The population of Cotati as of 1985 was 4,080, a five-year increase of 17.4%, or an annual increase of 3.48%. The population as of Jan.1, 1990 was 5,700, or an increase of 39.7%. This yields an annual average growth rate of 7.9%. The population for Cotati as of Jan. 1, 1996, is 6,501. The growth rate for the last six years has been 14%, or an average of 2.3% per year.

In the process of preparing population growth estimates, the Association of Bay Area Governments (ABAG) evaluates a greater area than just the City of Cotati corporate city limits. Their evaluation includes the population that resides within the "sphere of influence" which includes both the City of Cotati and a section of County territory outside the actual municipal boundary lines. ABAG population projections until the year 2005 are as follows:

COTATI POPULATION (CITY AND SPHERE)

	1990	1995	2000	2005	2010

Cotati	6,115	7,200	8,100	8,900	9,600
(rate %)	17.7%	12.5%	9.8%	7.8%	
Sonoma County	388,222	431,800	468,900	507,600	539,600
	11.2%	8.5%	8.2%	6.3%	

After reviewing growth trends and the supply of developable land within the sphere of influence of the City of Cotati, it is believed that the ABAG numbers may overstate the rate of growth of the Cotati area. Cotati is actively implementing a Growth Management Program. Under this program the City is limited to issuing 75 residential building permits per year, (plus an additional 25 "affordable units"). However, during the past few years, the average growth in residential units has been closer to 50 units per year. Using 50 homes per year as an average will yield a more realistic growth projection:

COTATI POPULATION (CITY ONLY)

	1990	1996	2000	2005	2010

Cotati	5,700	6,501	7,033	7,565	8,097
(rate %)	14%	8.1%	7.5%	7.0%	

To arrive at the population projections the number of units per year is multiplied by the number of years (5) and by the predicted number of persons per household or 2.66 persons per household (pph). The 2.66 pph is derived from ABAG's population projections. Factors which will lead to increased population projections include the demand for housing within the Sonoma County area, the availability of sewer capacity, and the growth of local employment centers. These numbers should be viewed as guidelines. A population growth which exceeds these numbers will need to be re-evaluated by the City Council and changes in the General Plan made before projects will be approved.

In 1980, the City of Cotati's population was younger than that of the Bay Area region or Sonoma County. The 1980 United States Census indicates 23% of the total population was under the age of 36. Less than 7% of the population was over the age of 65, compared to 13.5% for Sonoma County.

The educational levels in Cotati are reasonably high: 55.5% of the adult population are college educated. This overall achievement level is 2.3% higher than the County as a whole. The City of Cotati is a relatively youthful and well-educated community, which may be partially attributed to its close geographical proximity to Sonoma State University.

The population of the County of Sonoma is growing; this trend is expected to continue into the foreseeable future. Concurrent with population, employment opportunities should also increase. The largest employment gains will occur in the retail and service sector. Location in the center of Sonoma County, plus a close proximity to the Bay area, is a major incentive for businesses to choose Cotati for future business expansion. Cotati's population of young persons with high levels of education (compared to the County) can supply an adequate work force for businesses wishing to locate here.

Projections for employment within Sonoma County for the period of years 2000 to 2010 show an increase in new employment. Projections for the Santa Rosa-Petaluma Metropolitan Statistical Area indicate approximately 50,660 new jobs for this period. Cotati, as a member of this statistical area, will benefit from this increase in employment with approximately 1,200 new jobs.

Entertainment and restaurant businesses, located primarily in the Hub, are currently the largest employers in Cotati. The largest single firm in Cotati, Redwood Reliance, currently employs 110 people. In addition, students comprise 15% of the adult population, indicating a large potential supply of part-time workers.

AVAILABILITY OF CITY WATER AND SEWER SERVICES AND FACILITIES THROUGH 2015

SEWER - In 1990, the City Engineer estimated that there were approximately 371 to 471 sewer connections remaining in the City of Cotati's allotment in the Santa Rosa Subregional Wastewater Treatment Facility. This is a major constraint to growth, in that the City cannot issue building permits beyond the that number for which the City can provide sewer service. In 1990, there was a concern that the City might not be able to issue building permits beyond 1996, based upon a Growth Management Program, which limited the number of new residential building permits to no more than 100 per year.

Several factors have occurred in the past few years which impact sewer availability. The first is that the number of new residential permits has been much lower than previously projected. Since 1990, only 197 residential building permits have been issued.

In 1993, the City Council adopted a new ordinance which requires that for every new residential unit, the builder would pay into a fund the equivalent amount to retrofit four existing units with water saving devices, such as low-flow toilets and reduced flow shower heads. It is estimated that the retrofitting of four existing houses will yield an additional unit of treatment capacity. Through the implementation of this ordinance, the City will be able to offer building permits beyond the above limitations.

Measuring sewer flow has been an historical problem, since the City has been connected to the City of Rohnert Park sewer collection system. In the fall of 1996, it became apparent that the City was rapidly running out of treatment capacity based on sewer meter readings. However, in 1995, the City Council directed that a new sewer interceptor line be constructed in Helman Lane to connect the City with the Llano Subregional Treatment Facility. The construction of this line was completed in October of 1996. Hopefully, this new interceptor will allow greater accuracy in the measurement of sewer flow.

The Subregional Treatment Facility is scheduled for expansion in the next few years. When this does occur, Cotati will be able to purchase additional treatment capacity in the system.

WATER - In 1992, the City of Cotati authorized the engineering firm of Metcalf and Eddy to prepare an updated Water Master Plan for the City of Cotati. This plan projected the ultimate buildout of the City of Cotati in the year 2051. The ultimate population at this date would be 18,189, according to the study.

The City of Cotati presently receives its water supply from two sources - the three existing water wells and the Sonoma County Water Agency. At the time of the Metcalf and Eddy Master Plan Update it was anticipated that the City, utilizing both the Sonoma County Water Aqueduct and ground wells, had water entitlements for enough water past the year 2020, well beyond the limits of this General Plan Update. However, this statement is no longer valid in that there is concern that the SCWA will be able to provide entitlements to provide for additional growth through the year 2020. Recent meetings with SCWA and water sub-contractors have indicated that curtailments in supply may be anticipated for the next five or six years. If the SCWA is unable to obtain additional water rights and the parallel aqueduct system is not constructed, there is no question that water supply will be curtailed and that growth in the region will be limited. There has been increased pressure from the environmental community to study the Russian River Watershed and Russian River flow. Presently under study are the following:

- Elimination or curtailment of Eel River diversion.
- Reduction in water rights to obtain a summer flow for steelhead trout and coho salmon.
- Agricultural restrictions on removal of water from Russian River.

The City does have the option to drill an additional water well to augment any reduction in the aqueduct flow.

The Metcalf and Eddy Plan also indicated that the City needed a new water storage structure. The existing tank, located between Cypress Avenue and Water Road, did not have enough capacity to meet the needs of this community. In 1997, the City Council authorized the construction of a new storage tank with a capacity of 1,000,000 gallons and a connecting pipeline. In 1998 construction was completed on property previously owned by the Sonoma County Water Agency, located off of West Sierra Avenue.

Additional water storage will be considered by removal of the outdated 100,000 gallon water storage tank on Cypress Avenue and replacement of a new storage tank with 300,000 to 400,000 gallon capacity, which would conform to the water storage master plan requirements.

EXISTING AND PROPOSED PARKS

It is the City's stated goal to provide one acre of park land for every 200 residents. This exceeds the State of California goal of one acre of park land for every 250 residents. There are currently 28 acres of park land, with a 17.5 acres planned for future development.

NAME OF PARK	ACREAGE	TYPE OF PARK	FACILITIES
Cotati Middle School	5.0	City	Active ABCDEF
Delano Park	1.5	Vest Pocket	Passive A
Kotate Park	2.5	Neighborhood	Active ACD
La Plaza	2.5	City	Passive ABF
Helen Putnam	12.0	City	Active ABCDE
Veteran's Park	1.0	Vest pocket	Passive AE
Thomas Page Park	2.0	Neighborhood	Active D
East Railroad Park*	16.0	City	Active ABCDE
Wilford Lane Park*	1.5	Neighborhood	Passive AB
Falletti Park	1.5	Vest pocket	Passive ABC
Total	45.5		

FACILITIES:

- A - Bicycle and/or pedestrian pathways;
- B - Picnic tables and Bar-b-que facilities;
- C - Open space for close-proximity games
(i.e. - volleyball, frisbee);
- D - Open space sufficient for organized games requiring more
space (i.e. - baseball, soccer);
- E - Public restrooms
- F - Community facilities (i.e. - stage, group areas).
- * - Proposed Park

**COTATI-ROHNERT PARK UNIFIED SCHOOL DISTRICT
ENROLLMENT, CAPACITY AND DEVELOPMENT**

Cotati is served by the Cotati-Rohnert Park Unified School District. The following table provides current enrollment and capacity figures.

SCHOOL	ENROLLMENT AS OF SEPTEMBER 1998	PROJECTED CAPACITY
La Fiesta Elementary*	347	386
Goldridge Elementary	401	365
Richard Crane Elementary	358	382
Evergreen Elementary	453	434
M. Hahn Elementary	469	457
John Reed Elementary	466	453
Waldo Rohnert Elementary	361	372
Monte Vista Elementary	624	612
Creekside Middle School	927	908
Mountain Shadows Middle School*	955	956
Thomas Page Elementary* K-5	351	331
6-8	116	120
El Camino High School*	148	150
Rancho Cotate High School*	1875	1806
Phoenix High School	32	34

* District schools serving Cotati students

RANCHO ADOBE FIRE PROTECTION DISTRICT

The City of Cotati receives fire protection services from the Rancho Adobe Fire Protection District. This district was formed in 1994 through the combining of two smaller districts - the Cotati Fire Protection District and the Penngrove Fire Protection District. The new district encompasses almost 80 square miles. The total district population is approximately 24,000 people.

The district provides service from three stations. The first is located at #1 East Cotati Avenue, in the center of La Plaza Park. The second station is situated at 11000 Main Street, Penngrove. The third station is at 99 Liberty Road, Petaluma. Station #1, located in La Plaza Park, was recently renovated, which expanded the station from a three-door to a six-door facility.

There are seventeen permanent full-time staff and approximately 60 volunteers, of which 25 are based in Cotati. The current staff-to-population ratio is .7 firefighters per 1000 population (17 full time staff divided by 24). The ratio in 1990 was .03.

Cotati presently has an Insurance Service Office (ISO) rating of five (5) within the city limits, eight (8) on structures outside the city, and nine (9) for everything but structures outside the City limits. A rating of ten (10) usually indicates that no fire protection is provided. The ISO rating system can be used by the District to determine acceptable staffing levels.

CHAPTER V

COMMUNITY DEVELOPMENT

INTRODUCTION

The Community Development section of the General Plan includes four of the state-mandated elements: Land Use, Circulation, Noise, and Safety. It has the broadest scope of any of the other General Plan elements because it considers the relationship of all the land designated for the entire General Plan area and coordinates development of the city's transportation system with existing and planned land uses. In addition there are guidelines to protect existing and future neighborhoods from excessive noise and hazards in order to maintain their integrity.

There is policy guidance for the distribution of residential, commercial and industrial land uses. The compatibility between existing and future land uses is addressed. There is an additional area that is within the scope of the General Plan which is called the Urban Growth Boundary. This is the boundary that marks the ultimate line for the expansion of urban services and urban development.

Lands within the Sphere of Influence (SOI) but outside existing City limits maybe be considered for development after annexation. Until that time, this area is technically under the jurisdiction of the County of Sonoma General Plan; however, city policies will have a strong influence over the type of development that occurs within the Sphere of Influence. For a City to change its Sphere of Influence it must receive approval from the state through the Local Agency Formation Commission (LAFCO).

The Urban Growth Boundary (UGB) is the line beyond which development will not be allowed, except for public parks and public schools. The UGB is remains in affect for the 20 year time frame of this General Plan. The Sphere of Influence and the Urban Growth Boundary differ in that the SOI is determined by LAFCO and the UGB is determined by the local community. In the City of Cotati, the Urban Growth Boundary is coterminous with the Sphere of Influence but it need not be. The UGB contains the land designated for all future demand for residential, commercial and industrial development.

This section includes the goals, objectives, policies, and implementation for the manner in which the community, transportation network, and neighborhoods should develop through the year 2006. In addition, it contains information on the availability and location of land suitable for development and where it is located.

Urban Growth Boundary

The City seeks to protect agricultural, natural resource, open space and community separator uses, public and private outdoor recreation, uses that foster public health and safety, and farming enterprises as well as encourage efficient growth patterns that foster and protect the rural character of Cotati while encouraging appropriate economic development in accordance with the City's unique local conditions.

The establishment of an Urban Growth Boundary will protect the quality of life of the citizens of Cotati by concentrating future residential, commercial and industrial growth in areas already served by urban services. The Urban Growth Boundary will improve the City's ability to

provide municipal services and discourage the provision of City services to sprawling developments in outlying agricultural and open space lands which greatly increases the cost of such services.

All City departments, boards, commissions, officers and employees shall act on applications for urban services, land use approvals or entitlements outside the Urban Growth Boundary consistent with state law in a manner that avoids any approval of such applications by operation of state or other law.

Development and environmental protection in Cotati involve various agendas in addition to the City of Cotati, school, fire, water, wastewater treatment and disposal, flood control and transportation services are provided by other public agencies. Land use policies and development in other cities and in unincorporated areas near Cotati affect the City. Therefore, cooperative planning among jurisdictions is important to avoid land use conflicts and ensure efficient allocation of public services.

GOAL 1 ESTABLISH AN EFFICIENT AND ENVIRONMENTALLY SENSITIVE LAND USE PATTERN THAT PROVIDES ADEQUATE SPACE TO MEET HOUSING AND ECONOMIC NEEDS WHILE MAINTAINING COTATI'S SMALL-TOWN IMAGE.

OBJECTIVE 1.1

REGULATE DEVELOPMENT IN AREAS OF GEOLOGIC HAZARDS.

Policies and Implementation

1.1.1 Development in areas subject to liquefaction, such as along East and West Cotati Avenues, Wilford Lane, and Redwood Drive (formerly known as South Santa Rosa Avenue), shall be reviewed by qualified soils engineers and geologists in order to ensure the safety and stability of all construction. (See map 1.)

a) The zoning ordinance shall be amended to allow only those uses compatible with site specific geologic conditions in areas of liquefaction or slope instability. The Planning Department shall develop appropriate zoning classifications and review and amend as necessary.

b) The City Council shall adopt a resolution requiring the submittal of soil and/or geologic reports describing any potential risks associated with the development of a project site within areas identified on Map 1. The Planning and Building Departments shall review for compliance in the plan check process.

c) The Municipal Code shall be amended to set standards that will insure compatibility with site specific geologic conditions. The Planning Department will evaluate and amend the criteria as necessary.

1.1.2 All new development within the 100-year flood plain shall be built according to Federal Flood Insurance Agency standards. (See Map 1.)

a) The Municipal Code shall be amended to set standards that meet or exceed those set by the Federal Flood Insurance Agency for development in the flood plain. The Planning Department will evaluate and amend the standards as necessary.

b) By use of a permit process the Building Department shall enforce these standards.

1.1.3 Continue efforts to eliminate flooding, by upgrading and expanding the storm drainage system.

a) Work with the Sonoma County Water Agency to expand flood channels.

b) Unimproved drainage may be maintained on a periodic basis by Public Works.

1.1.4 Development on slopes over 10% grade shall comply with special building restrictions.

a) The City Council shall adopt an ordinance establishing grading standards developed by the Planning Staff, Public Works Staff, and City Engineer to prevent erosion and runoff and to protect the

drainage systems of adjacent lands. The Building Department shall conduct site inspections to check for compliance.

OBJECTIVE 1.2

NEW GROWTH SHALL NOT EXCEED THE CITY'S ABILITY TO PROVIDE NECESSARY PUBLIC SERVICES.

Policies and Implementation

1.2.1 No project shall be approved until it can be shown that the city's public services can accommodate the increased demand of services.

a) The Public Works Staff, Planning Department, and City Engineer shall periodically update the Public Services Master Plan for the provision and/or extension of public services based on the proposed land uses. Cost estimates will be used as a basis for establishing development fees. The Public Works and Planning Staff will evaluate proposed projects for adherence to the plan.

1.2.2 Water and sewer lines should only be extended to those parcels contiguous with existing development in order to discourage "leap-frog" development.

a) See 1.2.1

1.2.3 As new areas are considered for annexation, priority for sewer capacity shall be given to existing units.

a) The Planning Department and City Engineer shall monitor sewer capacity. The remaining sewer capacity shall be offered to serve the existing homes in newly annexed areas prior to the issuance of any new building permits.

1.2.4 The City shall establish and maintain a Growth Management Plan which enables the community to develop in a planned and orderly pattern by limiting the number of residential building permits issued each year.

a) The Zoning Ordinance shall be amended to include Growth Management Plan guidelines.

b) The number of residential units shall be tied directly to infrastructure constraints.

c) All infrastructure improvements shall occur concurrently with development; or an appropriate assessment shall be imposed to offset identifiable future impacts, based on infrastructure masterplans.

OBJECTIVE 1.3

NEW DEVELOPMENT SHALL NOT FACILITATE THE INEFFICIENT EXTENSION OF CITY BOUNDARIES.

Policies and Implementation

1.3.1 The City shall have as a policy an emphasis on the development of vacant and underutilized land within the existing city limits.

a) Development on vacant and underutilized land within the existing city limits shall receive priority in the development review and permit processes over those projects requiring annexation. Planning Department shall review project proposals for adherence.

1.3.2 The Urban Growth Boundary is established. The Urban Growth Boundary is generally coterminous with the Sphere of Influence boundary as set forth in the Urban Land Map, Map 5. The Urban Land Map shall represent the limit for the ultimate expansion of urban services and urban development.

- i.) The Urban Growth Boundary shall remain in effect during the 20-year time-frame of the General Plan.
- ii.) No urban services (i.e. sewer, water) shall be extended beyond the Urban Growth Boundary.
- iii.) The City of Cotati shall work with the County to discourage subdividing of those properties adjacent to the Urban Growth Boundary.
- iv.) The City of Cotati shall request that LAFCO approve revised Sphere of Influence boundaries.
 - a) The Planning Department, through the referral process, shall maintain contact with the County. The Planning Department shall also review development applications for General Plan consistency.
- v.) Until November 3, 2018, the foregoing Policy 1.3.2 and LU Map 5 as it depicts the Urban Growth Boundary may be amended only by a vote of the people or pursuant to any of the procedures set forth below.
 - a. To comply with state law regarding the provision of housing for all economic segments of the community, the City Council may amend the Urban Growth Boundary in order to accommodate lands to be designated for residential uses, provided that no more than ten acres of land may be brought within the Urban Growth Boundary in any calendar year. Such an amendment may be adopted only upon the affirmative vote of a majority of the Council, and if the City Council makes each of the following findings:
 - (1) That the land is immediately adjacent to existing comparably developed areas and the applicant for the redesignation (or the City if City-initiated) has provided evidence that the Rancho Adobe Fire Protection District, Cotati Police Department, Cotati Water/Sewer System, Cotati-Rohnert Park School District have adequate capacity to accommodate the proposed development and provide it with adequate public services;

- (2) That the proposed development will consist of primarily low and very low income housing pursuant to the Housing Element of the General Plan;
 - (3) That there is no existing residentially designated land available within the Urban Growth Boundary that can feasibly accommodate the proposed development;
 - (4) That it is not reasonably feasible to accommodate the proposed development by redesignating lands within the Urban Growth Boundary for low and very low income housing; and
 - (5) That the proposed development is necessary to comply with state law requirements for the provision of low and very low income housing.
- b. To avoid an unconstitutional taking of private property, the City Council may extend the Urban Growth Boundary, by the affirmative vote of a majority of the Council, if it finds that:
- (1) The implementation and/or application of the UGB would otherwise constitute a taking of a landowner's property for which compensation must be paid; and
 - (2) The extension of the UGB and land use designations associated with the extension will allow additional land uses only to the minimum extent necessary to avoid such a taking of the landowner's property.
- c. To promote the public health, safety, and welfare, the City Council may, by the affirmative vote of a majority of the Council, amend the Urban Growth Boundary if it finds that such amendment is necessary for the development of a public park, public school, public facility, or public open space project, and such amendment is otherwise consistent with the General Plan then in effect.
- d. To promote the public health, safety, and welfare, the City Council may, by the affirmative vote of a majority of the Council, amend the Urban Growth Boundary if they make each of the following findings:
- (1) the amendment is the only feasible method of addressing a significant threat to the public health, safety, and welfare;
 - (2) The amendment would not provide for new development; and
 - (3) The amendment only involves developed or substantially developed lands.
- e. The City Council may, by the affirmative vote of a majority of the Council, exempt projects that have a vested right under law to proceed with development, if the Council determines that the exemption is necessary for the project to proceed consistent with that vested right.

1.3.3 Annexation of land to the city shall be evaluated according to the following criteria:

- i. The land is within the Sphere of Influence and Urban Growth Boundary, except for public parks/open space.
- ii. The capacity of the water, sewer, fire, school, and police services are adequate to service the area.
- iii. Land within the city limits is insufficient to meet the current land use needs.
- iv. Annexation shall be contiguous to existing developed areas.
 - a) Annexation proposals shall be evaluated in the development review process, and acted upon in accordance with the criteria set forth in this policy. Planning Department shall review project proposals for compliance with the criteria.

1.3.4 All annexations shall require public noticing of adjoining property owners within 500 feet of the annexation proposal.

- a) The Planning Department shall be responsible for noticing affected property owners.

OBJECTIVE 1.4 IDENTIFY THE AREAS WHERE FUTURE DEVELOPMENT SHOULD OCCUR.

Policies and Implementation

1.4.1 The area within the Urban Growth Boundary west of Alder Avenue and north of Gravenstein Highway shall be designated Rural Residential. (See map 3)

- a) The Planning Department will prepare a study of this area and make a recommendation based upon the results of the study to the Planning Commission.

1.4.2 The area within the Urban Growth Boundary west of Highway 101 and south of Gravenstein Highway shall be a mix of rural residential, low density residential and commercial land uses. (See map 3)

- a) The Planning Department shall ensure that the Zoning Ordinance is in conformance with the General Plan land use designations.

1.4.3 The area within the city east of Old Redwood Highway and north of George Street shall be a mix of low-medium density and medium density residential and commercial land uses. (See map 6.)

- a) The Planning Department shall ensure that the Zoning Ordinance is in conformance with the General Plan land use designations.

1.4.4 The area west of Olaf and William Streets bordered by Highway 101, West Sierra Avenue and Old Redwood Highway shall be a mix of commercial land uses, low-medium density and medium density residential land uses. (See map 3.)

a) The Planning Department shall ensure that the Zoning Ordinance is in conformance with the General Plan land use designations.

1.4.5 The area within the Urban Growth Boundary south of West Sierra Avenue and Henry Street, west of Old Redwood Highway, and east of Highway 101 shall be a mix of rural, low density, low-medium density and medium density residential land uses and commercial land uses. (See map 3.)

a) The Planning Department shall ensure that the Zoning Ordinance is in conformance with the General Plan land use designations.

1.4.6 The area bordering East Cotati Avenue shall be a mix of low-medium density and medium density residential, commercial, and professional service land uses. (See map 3.)

a) The Planning Department shall ensure that the Zoning Ordinance is in conformance with the General Plan land use designations.

b) Planning Commission and Planning staff shall pursue appropriate land uses along Industrial Avenue to accommodate a possible future rail station location.

1.4.7 The area within the Urban Growth Boundary east of Old Redwood Highway and south of Lincoln Avenue and Benson Lane shall be a mix of rural, low and low-medium density residential land uses. (See map 3.)

a) The Planning Department shall ensure that the Zoning Ordinance is in conformance with the General Plan land use designations.

1.4.8 The area bounded by Charles Street, Old Redwood Highway, and Benson Lane shall be a mix of commercial, and low and low-medium and medium density residential land uses. (See map 3.)

a) The Planning Department shall ensure that the Zoning Ordinance is in conformance with the General Plan land use designations.

1.4.9 Santero Way shall be designated for mixed-use development that is consistent with rail transit related uses. (See map 3)

a) The Planning Department shall ensure that the Zoning Ordinance is in conformance with the General Plan land use designations and the Santero Way Specific Plan.

1.4.10 The Urban Growth Boundary for the city shall be defined as the area shown on map 2.

a) The City Council shall adopt by resolution the amended Urban Growth Boundary Map and file it with the Local Agency Formation Committee (LAFCO). The Planning Department shall recommend changes to the map as required by the General Plan.

b) The City shall consider requests from property owners to process annexation applications with the City and LAFCO and to amend the Zoning Ordinance to allow for residential uses as designated on the Land Use Map. The Planning Department shall develop appropriate zoning classifications and amend as necessary.

1.4.11 The area bounded by Derby Lane and Gravenstein Highway may be developed in the future, but only after the preparation of a specific plan which shall delineate land uses and the provision of public services (see map 3).

a) Annexation and Prezoning of this land shall be postponed until such time as a Specific Plan is prepared for this area.

1.4.12 All future development proposals in Cotati's Urban Growth Boundary adjacent to Willow Avenue shall be analyzed to determine if the land use would be reasonable situated next to a possible future commuter rail system.

a) The Planning Department will prepare guidelines for reasonable development adjacent to a commuter rail system.

1.4.13 Land uses in the area of Industrial Avenue and East Cotati Avenue shall be consistent with the development of a rail station.

a) Planning Commission and Planning staff shall actively pursue land uses in this area which are compatible with a rail station.

1.4.14 The area along both sides of Old Redwood Highway, north of La Plaza and south of the Highway 101 northbound on-ramp, shall be developed in an integrated manner assuring a vibrant, mixed-use and pedestrian-oriented extension of the downtown.

a) The City Council shall consider identifying this area as a Coordinated Planning Overlay District.

OBJECTIVE 1.5

PROVIDE A NETWORK OF OPEN SPACE OR NEIGHBORHOODS, TO PRESERVE THE SMALL TOWN IDENTITY, VISUAL AMENITIES, AND INSURE PUBLIC SAFETY.

Policies and Implementation

1.5.1 Subdivision of land between the City Limits and the Urban Growth Boundary shall be discouraged.

a) The Planning Staff shall work with the County to develop a County Zoning Ordinance to preserve the area between the outer limits of the Urban Growth Boundary and the City limits as

agricultural land with compatible uses until it is appropriate to annex this area and extend urban services. The City and County Planning Departments will work cooperatively to implement this ordinance.

1.5.2 The City shall encourage the clustering of residential units to preserve the continuity of open space, protect environmental features, enhance visual amenities, and insure public safety.

a) The Zoning Ordinance, Subdivision Regulations and Design Review Criteria shall continue to allow higher density residential clustered development.

GOAL 2

DEVELOP A SYSTEM OF TRANSPORTATION FACILITIES AND SERVICES THAT PROVIDES SAFE AND EFFICIENT ACCESS TO ALL PARTS OF THE CITY, INCLUDING THOMAS PAGE SCHOOL, SONOMA STATE UNIVERSITY, AND THE REGION, AND REINFORCES THE DESIRED LAND USE PATTERN.

OBJECTIVE 2.1 ESTABLISH A SAFE, EFFICIENT, AND PUBLIC TRANSIT SYSTEM THAT MEETS THE MOBILITY NEEDS OF ALL AGE GROUPS IN THE CITY.

Policies and Implementation

2.1.1 Encourage the use of park and ride facilities in safe and convenient locations.

a) City staff will work with Caltrans to develop an additional park-and-ride lot to the west side of U.S. 101 so that current and future residents will be assured continued and convenient access to Sonoma County and Golden Gate Transit Systems.

b) City staff shall ensure that there is no reduction of services due to the relocation and that it can be adequately served by Sonoma County Transit and Golden Gate Transit.

2.1.2 Encourage the provision and maintenance of covered and lighted seating areas at existing and future transit stops along Old Redwood Highway and East Cotati Avenue to ensure safety and convenience for riders. (See map 4.)

a) Through a Capital Improvement Program and joint funding from Sonoma County and Golden Gate Transit, the City shall maintain and, where feasible, continue to build sheltered seating facilities at bus stops where appropriate.

b) Through a Capital Improvement Program provide the installation of street lights at those bus stops where none exist.

2.1.3 When state monies become available, explore the possibility of an on-demand or regular transit service for west, south, and southwesterly portions of Cotati that have no public transit, thus providing access to activity centers and public transit facilities.

a) Through state funding and a city contract with a regional taxi company the city should attempt to provide a "dial-a-ride" service to those areas not serviced by public transit.

b) Continue to work with Sonoma County Transit to support the development of bus service in the out-lying areas.

2.1.4 Encourage a schedule where Sonoma County Transit buses stop every half-hour at designated bus stops along Old Redwood Highway and East Cotati Avenue, to and from activity centers in Cotati, Sonoma State University, and the region.

a) As State funding becomes available, and through a city contract with Sonoma County Transit, the City shall continue to provide more frequent bus service when warranted by ridership. The City will review and renew the contract when necessary.

b) The City shall work with Sonoma County Transit to create an effective Rider Awareness Program that will educate the public on the existing transit systems.

2.1.5 As demand increases, the City shall work with Sonoma County Transit and other State agencies to locate and construct new park and ride facilities.

a) The Planning Department shall continue to meet with the State Department of Transportation (Caltrans) and Sonoma County Transit to obtain funding for a new park and ride facility.

2.1.6 Encourage the consolidation of Golden Gate Transit Service and Sonoma County Transit bus shelters at La Plaza to better serve the bus traveling population.

a) The City shall work with Sonoma County Transit and Golden Gate Transit to reduce the number of shelters.

2.1.7 Establish a rail transit center at the site of the historic East Cotati Avenue transit stop along the Northwest Pacific Railroad right-of-way.

a) The Planning Commission and Planning staff shall develop a master plan for the development of this area which promotes and enhances the creation of a transit center at this site.

b) Planning staff shall work with the County of Sonoma to secure funding for the implementation of the transit center on East Cotati Avenue.

OBJECTIVE 2.2

DEVELOP A SAFE AND EFFICIENT SYSTEM OF BICYCLE AND PEDESTRIAN ROUTES THAT CONNECT NEIGHBORHOODS WITH COMMERCIAL CENTERS, TRANSIT FACILITIES, PARKS, AND THOMAS PAGE SCHOOL, THE CITY OF ROHNERT PARK, AND THE COUNTY OF SONOMA.

Policies and Implementation

2.2.1 Establish and maintain continuous clearly identifiable bicycle routes and facilities on Old Redwood Highway, East Cotati Avenue, Gravenstein Highway, and West Sierra Avenue.

a) Through a Capital Improvement Program the Public Works staff shall maintain and develop bikelanes along arterial streets with clearly marked lines and visible signs. (see Map 5)

b) Planning staff shall work with Sonoma County Transit to create an effective Rider Awareness Program that will educate the public on the existing transit systems.

c) The Planning Commission shall prepare a Bicycle and Pedestrian Master Plan which will include a regular maintenance schedule for bikepaths, sidewalks, and walkways.

d) Provide safe and continuous pedestrian, vehicular, and bicycle access to park-and-ride facilities.

e) Complete the Laguna Bikepath which connects Commerce Blvd. to Lancaster Avenue as shown on Map 5.

2.2.2 Maintain and develop a network of walkways and sidewalks along arterial and collector streets to provide for safe and efficient travel.

a) Where appropriate, the City shall use the Street and Highways Code (for assessment purposes) to construct sidewalks. In addition, establish a schedule for installing sidewalks along arterial streets, using other funding sources should they be available (see Map 6). The City Engineer shall review all plans for sidewalk construction to ensure that existing trees are circumvented by the new sidewalk. Public Works shall ensure that existing trees are properly protected during construction.

b) In areas where sidewalks and walkways are needed, special assessment of affected property owners may provide the funding for installation.

c) For all new residential and commercial development, developers shall be required to install sidewalks and walkways on and off-site as dictated by the location of transit stops and common pedestrian destinations. The Planning Department and the Building Inspector shall monitor plans for compliance with these requirements. Exceptions may be made for the residential area immediately surrounding the Hub area when it can be shown that the sidewalk will be at odds with the neighborhood aesthetic and the historic nature of the area.

d) Emphasis shall be placed on creating safe pedestrian and bicycle travel to and from Thomas Page School.

2.2.3 New development shall provide the rights-of-way for bicycle and pedestrian facilities.

a) Developers shall be required to provide land dedication or provide fees in order to provide bikepaths, sidewalks, and walkways. The Planning Department and Building Inspector shall monitor plans for compliance with these requirements.

2.2.4 Priority shall be given to upgrading and maintaining existing bicycle and pedestrian routes before new routes are established.

a) The Planning Department shall prepare a Bicycle and Pedestrian Master Plan which will include a regular maintenance schedule for bikepaths, sidewalks, and walkways.

2.2.5 Continue to provide secure bicycle racks in the Hub, future and existing commercial areas, park-and-ride transit facilities, schools, and multiple unit residential developments.

a) Developers shall be required to provide secure bicycle racks in multiple unit and commercial developments. The design review process shall monitor this requirement.

2.2.6 Provide curb cuts and ramps at the intersections along Old Redwood Highway and East Cotati Avenue and throughout the community, to serve the needs of the mobility-impaired.

a) Through a Capital Improvement Program the Public Works Department shall install curb cuts at intersections and along Old Redwood Highway and East Cotati Avenue.

2.2.7 Identify streets on the west side of Highway 101 where reduced pedestrian facilities, such as an asphalt path, would more closely support the rural character.

a) Planning staff shall indicate streets with reduced pedestrian facilities on the Pedestrian Facility Needs Map (See Map 6).

2.2.8 Establish pedestrian facilities under the Gravenstein Highway and West Sierra Avenue interchanges to facilitate safe and efficient pedestrian and bicycle travel throughout Cotati.

a) Planning staff shall pursue with Caltrans the installation of sidewalks under Highway 101 at both interchanges.

2.2.9 Enhance the safety of pedestrian crossings in the Hub area while ensuring a delightful downtown experience.

a) The City shall retain the viewpoint of the pedestrian as the primary perspective when identifying Hub-related traffic improvements.

OBJECTIVE 2.3

PROVIDE ADEQUATE PARKING IN COMMERCIAL AREAS, COMMUTER TRANSIT FACILITIES, AND IN AREAS DEVOTED TO PROFESSIONAL SERVICE USES TO ELIMINATE SPILLOVER PARKING IN ADJACENT RESIDENTIAL AREAS.

Policies and Implementation

2.3.1 Require future commercial development near residential areas to provide adequate parking so that those adjacent areas are not impacted with spillover parking demand.

a) During the plan review process the Planning Department shall prepare, or have prepared, traffic and parking studies for new commercial projects near existing or proposed neighborhoods. These studies shall evaluate the extent of impact from traffic generated by a proposed use and provide adequate mitigation measures. The Planning Department shall monitor the mitigation measures for effectiveness.

2.3.2 Multiple unit residential developments shall provide adequate parking facilities to serve both residents and guests to minimize on- street parking impacts.

a) The City shall amend the Zoning Ordinance to require bicycle racks in multi-family residential developments. The Planning Department shall review and revise the ordinance as necessary.

2.3.3 Encourage the use of multi-purpose parking lots that serve both multi-family residential and commercial uses.

- a) Planning staff shall evaluate all proposals for opportunities to provide mixed use parking.

2.3.4 Pursue the formation of downtown parking assessment districts which assembles parking to the rear of Hub businesses as depicted in the City of Cotati Downtown Specific Plan.

- a) Planning staff shall continue to work with downtown property owners to ensure the creation of parking assessment districts.

- b) Planning staff and the Planning Commission shall require either the development of an assessment district or the preservation of the site for the future formation of an assessment district when reviewing all Hub-related development proposals.

OBJECTIVE 2.4

PROVIDE CONVENIENT AND SAFE MOVEMENT WITHIN THE CITY BY ESTABLISHING A TRAFFIC-WAY SYSTEM IN WHICH THE FUNCTION AND DESIGN OF EACH STREET IS CONSISTENT WITH THE CHARACTER AND USE OF ADJACENT LAND.

Policies and Implementation

2.4.1 Seek alternatives to traditional traffic solutions; these measures could include traffic signals, street widening and stop signs. Traffic calming measures, which decrease environmental impacts, slow vehicular speed and encourage pedestrian and bicycle modes of transportation, shall be given the highest priority above the traffic improvements recommended below.

2.4.2 Policy 2.4.2 deleted by City Council Resolution No. 04-79, adopted November 10, 2004.

2.4.3 The following intersections and street segments are congested or near capacity and should be given a high priority for improvements (see map 7a and 7b):

- i. Gravenstein Highway/Madrone/Locust Avenue Realignment
- ii. Old Redwood Highway and William Street
- iii. Old Redwood Highway and Commerce Avenue/U.S. 101 Northbound on-ramp
- iv. Commerce Avenue/Wilford Lane
- v. Gravenstein Highway and West Cotati Avenue
- vi. Gravenstein Highway (Redwood Drive to West Cotati Avenue)
- vii. Gravenstein Highway/U.S. 101 Northbound on-ramp
- viii. Gravenstein Highway/Old Redwood Highway
- ix. East Cotati Avenue/La Salle Avenue
- x. East Cotati Avenue/Beverly Drive
- xi. Commerce Avenue (City limits to Old Redwood Highway)

a) Through a Capital Improvement Program the City shall upgrade the identified intersections to reduce congestion.

b) The City shall work with Sonoma County Transit to create an effective Rider Awareness Program that will educate the public on the existing transit systems.

c) The City shall, through the referral process, identify any traffic impacts to Cotati from outside the City's jurisdiction and ensure that significant impacts are appropriately mitigated.

2.4.4 Realign Madrone Avenue so that it forms a four-way intersection with Gravenstein Highway and Locust Avenue.

a) City Engineer and Planning Department shall work with Caltrans and developers to implement the recommendations of the City Engineer and Caltrans staff.

2.4.5 Realign the U.S. 101 Highway northbound on-ramp.

a) The City staff shall work with Caltrans to obtain necessary permits and funding for a northbound on-ramp to U.S. Highway 101 at the intersection of U.S. 101 and Gravenstein Highway. Said on-ramp shall be designed to align with the existing northbound off-ramp.

2.4.6 Allow a maximum of 1,500 to 2,000 vehicles per day on all residential streets which have more urban facilities such as curb, gutter and sidewalk and well-conditioned pavement. Allow a maximum of 1,000 to 1,500 vehicles per day on all residential streets which are more rural in nature and are typified by poorly conditioned pavement and the absence of pedestrian walkways. If residential streets moderately to significantly exceed these standards, the City should consider measures to reduce through traffic volumes. These measures would primarily include diversionary devices to prohibit movements and/or traffic calming devices. Traffic calming devices are simple street design features that cause motorists to drive with more care, to drive more slowly or perhaps via another route. A menu of traffic calming devices can be found in the Appendix.

GOAL 3 MAINTAIN THE INTEGRITY, SAFETY, AND ENVIRONMENTAL QUALITY OF THE CITY'S RESIDENTIAL NEIGHBORHOODS RELATED TO TRANSPORTATION IMPACTS.

OBJECTIVE 3.1 IMPROVE AIR QUALITY IN COTATI AND REDUCE AIR QUALITY IMPACTS FROM FUTURE DEVELOPMENT.

Policies and Implementation

3.1.1 Reduce automobile trips and local traffic congestion. Refer to, Goal 2, the transportation section for additional policies that would reduce automobile use.

a) The City shall continue to promote transit use through the construction of new bus shelters and relocation of existing bus shelters that serve both county and regional transit systems.

b) As State funding becomes available, and through a City contract with Sonoma County Transit, the City shall continue to provide more frequent bus service when warranted by ridership. The City will review and renew the contract when necessary.

c) The City shall work with Sonoma County Transit to create an effective Rider Awareness Program that will educate the public on existing transit systems.

d) Traffic signals, or other traffic calming devices, shall be installed at congested intersections with appropriate signal warrants in order to minimize traffic queues.

e) The City shall cooperate with State and local agencies to support future rail service on the Northwestern Pacific Rail right-of-way including actively pursuing a transit center on Industrial Avenue.

f) The City shall continue to implement the City of Cotati Bicycle Master Plan.

g) Planning staff shall continue to work to improve existing sidewalks and construct new sidewalks. The City shall work with Caltrans to provide pedestrian and bicycle access under Gravenstein Highway and West Sierra Avenue interchanges.

h) The City shall implement the five transportation control measures (TCMs) that are included in the Bay Area '97 Clean Air Plan that apply to cities:

TCM 1: Support Voluntary Trip Reduction Programs.

TCM 9: Improve Bicycle Access and Facilities

TCM 12: Improve Arterial Traffic Management

TCM 19: Pedestrian Travel

TCM 20: Promote Traffic Calming Measures

i) California Environmental Quality Act guidelines and Bay Area Air Quality Management District standards shall evaluate and mitigate local and cumulative air quality impacts of new development.

j) Planning staff shall ensure that new fireplaces, wood stoves and/or heaters meet current EPA standards.

k) Planning staff shall ensure that dust emissions from all construction sites shall be controlled.

l) Planning staff shall continue to review all new industrial and commercial development projects for potential air quality impacts to residences and other sensitive receptors. Adequate buffers between new industrial uses and sensitive receptors shall be required to avoid potential air quality and nuisance impacts.

OBJECTIVE 3.2 **ESTABLISH AND MAINTAIN THE RESIDENTIAL
NEIGHBORHOODS AS SAFE, ATTRACTIVE, AND
CONVENIENT PLACES TO LIVE.**

Policies and Implementation

3.2.1 Maintain the character of existing neighborhoods by restricting the construction of incompatible housing types or commercial developments on vacant lots or redeveloped property.

a) Through the development review and permit process, the Planning Department shall develop criteria for screening development proposals. The criteria shall include, but not be restricted to, the following:

- i. compatibility with existing development or neighborhoods;
- ii. impact of development to area or existing neighborhoods (traffic, noise, pollution, etc.).

The Planning Department shall review and revise the criteria as necessary.

3.2.2 Locate the medium to high density housing throughout the community.

a) The Zoning Ordinance shall be amended to allow a clustering of medium and high density housing throughout the community. The Planning Department shall review and propose revisions to the ordinance as necessary.

3.2.3 Maintain and improve existing community shopping centers.

a) The Chamber of Commerce shall be encouraged to work with the City to attract more businesses throughout Cotati including the Rancho Cotati, Grapevine, Windmill Shopping Centers, and Apple Valley.

OBJECTIVE 3.3 **MINIMIZE NOISE LEVELS TO ENHANCE THE
QUALITY OF EXISTING AND FUTURE LAND USES.**

Policies and Implementation Measures

3.3.1 Encourage the maintenance of the Noise and Land Use Compatibility Standards indicated in Table 3.1 (Appendix).

a) The City shall review all land use and development proposals for compliance with the Noise and Land Use Compatibility Standards.

b) The City shall use a standard of 45 dBA L_{dn} for indoor noise levels for all new residential development, including hotels and motels.

c) The City shall require an acoustical study for all new projects with potential noise impacts. The study shall describe how the project will comply with the Noise and Land Use Compatibility Standards and indoor noise level standards.

3.3.2 Control non-transportation related noise from site specific noise sources.

a) The City shall ensure that the noise resulting from new sources shall not exceed the standards in Table 3.2 (Appendix) as measured at the exterior property line of an affected residential land use.

3.3.3 Develop and enforce a City of Cotati Noise Ordinance.

a) The City shall develop a Noise Ordinance. Prior to a City Ordinance being developed, the State of California Model Noise Ordinance shall be implemented.

3.3.4 Local truck traffic, including loading and unloading, shall be limited to specific routes, times and speeds appropriate to each zoning district.

a) The Police Department shall continue to implement the truck ordinance which limits truck traffic routes, times, and speeds in areas where it will effectively reduce noise pollution.

3.3.5 Encourage the enforcement of sections of the California Vehicle Code relating to adequate vehicle mufflers, and modified exhaust systems.

a) The Police Department shall work with the California Highway Patrol to actively enforce the California Vehicle Code as it relates to adequate vehicle mufflers, and modified exhaust systems.

3.3.6 Work with Caltrans to ensure that adequate noise studies are prepared and alternative noise mitigation measures are considered in State projects.

a) Planning staff shall remain in communication with Caltrans requesting that Caltrans obtain City concurrence prior to initiating any noise mitigation project in Cotati or affecting Cotati.

3.3.7 Require acoustical studies and mitigation measures for new developments and transportation improvements that affect noise sensitive uses such as schools, hospitals, libraries, group care facilities, convalescent homes, and residential areas.

a) Planning staff, through the environmental review process, shall ensure that acoustical studies are performed and mitigation measures implemented when noise sensitive uses are affected.

3.3.8 Stationary equipment, such as air compressors, shall be located as far away as feasible from sensitive noise receptors, and shall be shielded. Construction equipment shall be fitted with effective mufflers. The hours for construction operations shall be limited to the weekdays and the daytime where extreme noise sources are found.

a) The Building Inspector shall determine, during the environmental review process, if proposed construction will constitute a significant impact on nearby residents and require limited construction hours.

GOAL 4 HELP CREATE A "SENSE OF COMMUNITY" BY PROVIDING PUBLIC FACILITIES THAT ENCOURAGE SOCIAL INTERACTION AND CIVIC PRIDE.

OBJECTIVE 4.1 DEVELOP A PARK AND RECREATION NETWORK THAT SERVES ALL SEGMENTS OF COTATI'S POPULATION.

Policies and Implementation

4.1.1 Locate new park and recreation facilities in areas which are accessible and convenient to the community.

a) The City shall use the Capital Improvement Program to fund new parks and recreation facilities. The Community Service Commission shall review the program annually.

4.1.2 The City of Cotati shall pursue, where feasible, the shared use of school facilities.

a) The School District and Cotati shall enter into a Shared Facility Contract allowing Cotati citizens, without user fees, to utilize school facilities as specified in the contract, including types of activities and the responsibilities of the user.

4.1.3 The City shall expand recreational opportunities in the existing facilities to accommodate a wider range of activities for all age groups.

a) The City shall use the Capital Improvement Program to fund recreation facilities. The Community Services Commission shall review the program annually.

4.1.4 The City shall reserve parkland to meet the recreational needs of future residents established by the City's growth projections.

a) The Planning Department shall tabulate population increases generated by all new residential development; the City shall ensure that the parklands identified are developed accordingly.

b) The Community Services Commission and Planning Department shall work aggressively with the City Council toward the acquisition of additional park land in order to reach and maintain the City standard of one acre of park land to 200 residents (1:200).

CHAPTER VI

QUALITY OF LIFE

INTRODUCTION

The Quality of Life segment of the General Plan addresses issues that are vital to the overall enrichment of life in Cotati. Mandatory elements include: housing, safety, and conservation. The public services and facilities is an optional element included in this section.

The goals, objectives, policies and implementation programs in the housing section are based on surveys of the housing stock; the number, types and condition; household characteristics; household income and population trends. A major source of information in this section is the updated and State certified 2002 Housing Element to the General Plan. From this information, projections were made as to the number and types of housing units which will be needed in Cotati in the next 20 years to accommodate both the expected population increase and the diverse needs of various groups. The need for public facilities, safety programs--related to both human-induced and natural hazards--and conservation were identified in the public opinion survey and enhanced with the aim of providing Cotati with a progressive energy-conserving General Plan.

The 1990's also witnessed the emerging prominence of pollution prevention as a responsibility of government and its citizens. AB 939, the Solid Waste Management Act of 1989, requires local government to exert greater control over the waste stream so that we drastically reduce what ends up in our land fills.

Goals and Objectives were formulated which would aid in meeting the projections in a manner consistent with the overall goal of maintaining a small-town image and a unique identity for Cotati. Policies, and programs to implement the policies, were then developed as a practical means of attaining the Goals.

GOAL 5 - HOUSING ELEMENT

INTRODUCTION

The Housing Element is a statement of Cotati's vision regarding existing and future housing needs. The current Housing Element was adopted by the City Council in 1992 and certified by the State Department of Housing and Community Development (HCD).

The revised Housing Element consists of two sections. Section One contains the goals, policies and implementation programs. Section Two contains an analysis of the housing needs of all economic segments of the community. The goals and policies are based on the needs identified in Section Two.

An overall goal of the Cotati Housing Element is to achieve an adequate supply of safe, decent housing for all residents of Cotati. In order to achieve this goal, the policies and programs of the Housing Element address several major issues:

- Maintaining and preserving the existing housing stock;
- Preserving of the character of Cotati's residential neighborhoods;
- Meeting the City's regional housing needs allocations; and
- Providing additional affordable housing.

The Housing Element addresses the requirements of State Government Code Section 65583. The format of the Housing Element follows specific State guidelines with respect to the subjects covered and the data that is analyzed.

The City has a commitment to Cotati residents to maintain the identity and quality of the residential neighborhoods. At the same time, the City also recognizes that it should meet its share of regional housing needs. The Housing Element articulates Cotati's housing goals and establishes policies and programs to guide decision-makers to meet the community's housing needs.

RELATIONSHIP OF THE HOUSING ELEMENT TO THE GENERAL PLAN

Consistency of the Housing Element with the other elements of the City's General Plan is essential to having a complete and legally adequate General Plan. This updated Housing Element has been reviewed to ensure that it is consistent with the City's General Plan. Consistency with other General Plan Elements would be maintained by the Planning Commission's annual report to the City Council on progress in implementing the Housing Element. This report would include the number of housing units constructed, approved, and demolished; progress in implementing Housing Element programs; and identifying any General Plan amendments required to maintain overall consistency of this document.

The Housing Element is one of seven required general plan elements and is an integral part of the Cotati General Plan. Since the majority of Cotati's land use is in housing, the Housing Element is a key component of the City's future plans.

State law provides direction on how cities can maintain the general plan as a policy guide by requiring the Planning Department to report annually to the City Council on "the status of the plan and progress in its implementation" [Government Code Section 65400 (b)]. State law further provides that the housing element shall be revised periodically.

SUMMARY OF FINDINGS

Listed below are several principal findings of the Housing Background Section of this Element:

- Cotati's population has increased slowly since the 1960's, with the greatest population increase occurring during the period from 1980 to 1990. Since 1990 the City's population has increased by 13 percent to 6,471 persons.
- ABAG projects that the City's population will increase by 13 percent in the next five years to 7,900 persons.
- Household sizes are projected to increase from an average of 2.65 persons per household in 2000 to 2.71 persons per household in 2005.
- Minorities represent a relatively small but growing proportion of the City's population, with persons of Hispanic origin accounting for the largest increase.
- Cotati's mean household income was \$68,600.00 in 2000, and is projected by ABAG to increase by 12 percent to \$76,900.00 in 2005.
- Approximately 30 percent of Cotati's households have very low to low incomes. This portion of the community experiences difficulty in affording adequate housing.
- Groups with special housing needs include lower income households, the disabled and single-parent households. There is not sufficient housing in Cotati to meet the specific needs of these groups.
- The ABAG projections indicate a significant increase of 54 percent in the total number of jobs in Cotati between 2000 and 2005. The largest increase is projected in the retail and service sectors. This anticipated job growth would increase the demand for housing.
- The Regional Housing Needs figures established by the Association of Bay Area Governments (ABAG) for Cotati totals 567 units for the period 2000 to 2005.
- Cotati continues to be a predominantly single-family residential community. During the period 1992 - 2000, 127 single-family and 127 multifamily units were built. An average of 28 units per year was constructed during this period.
- The City of Cotati has approximately 217.4 acres of vacant and underutilized land, which could accommodate a maximum of 653 dwelling units.

**GOAL 5 IMPLEMENT THE ENTIRE 2002 HOUSING ELEMENT AS CERTIFIED
BY THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT**

**SECTION I: HOUSING GOALS, POLICIES AND IMPLEMENTATION PROGRAMS
HOUSING GOALS**

- Goal H-1 Conserve and improve the existing housing stock to provide adequate, safe,
and decent housing for all Cotati residents.**
- Goal H-2 Provide housing for all economic segments of the community.**
- Goal H-3 Expand affordable housing opportunities for persons with special housing
needs such as the elderly, households with very low to moderate incomes,
and first time homebuyers.**
- Goal H-4 Promote housing opportunities for all persons regardless of race, gender,
age, sexual orientation, marital status or national origin.**
- Goal H-5 Ensure public participation in the development of the City's housing
policies.**

The format of the goals and policies of the Housing Element differs from the rest of the General Plan, in large measure to meet State requirements.

For every goal there are several policies – each with one or more implementation programs that contain the following information:

- A concise statement of the specific City actions that will be taken to implement the program.
- The City department or other agency responsible for implementation.
- Schedule for completion.

Quantified objectives are summarized in Appendix A.

- Goal H-1 Conserve and improve the existing housing supply to provide adequate,
safe, and decent housing for all Cotati residents.**

Policy H-1.1 Housing Rehabilitation: Continue and expand the housing rehabilitation and preservation program.

- IP-1.1.1 Rehabilitation/Preservation Program: Implement a Housing Rehabilitation Program which provides low interest loans for the rehabilitation of homes owned or occupied by very low to moderate-income households. Facilitate citizen awareness of this rehabilitation loan program by a) making pamphlets on this program available at City Hall and at the public library; b) contacting neighborhood groups in older residential areas with this information; and c) continuing building code enforcement in cooperation with the Building Department.

Responsibility: Planning Department

Financing: City, State and Federal funds

Scheduling: Implement program by November 2003

- IP-1.1.2 Funding Housing Rehabilitation: Seek all available funding to assist in the rehabilitation and conservation of existing residential units, such as CDBG grants, applicable State programs and Redevelopment Agency housing set-aside funds. Ensure the continued affordability of rental units receiving renovation funding assistance.¹

Responsibility: Planning Department

Financing: City

Scheduling: Annually as an ongoing program

This program has obtained CDBG funding in the past. The City will include funding this program as a part of upcoming CDBG applications in the next fiscal year.

- IP-1.1.3 Target Areas: Continue to identify target areas where housing rehabilitation is most needed.

Responsibility: Planning Department

Financing: City

Scheduling: Annually as an ongoing program

The City periodically updates its survey of housing conditions to determine the neighborhoods and areas requiring rehabilitation assistance.

- IP-1.1.4 Housing Rehabilitation in Non-Residential Areas: Permit substantial rehabilitation of existing housing located in zones where it is a nonconforming use. Require a conditional use permit and Design Review Committee approval for substantial renovations.

Responsibility: Planning Department

Financing: City

Scheduling: Ongoing

Substantial rehabilitation or renovation occurs when 25 percent or more of the floor area is added to a structure and/or a building permit for construction valued at 50 percent or more of the assessed value of the building is required. A case-by-case review of nonconforming residential uses assures the health, safety, and welfare of the community; maintains the neighborhood character; and encourages mixed use developments.

¹

The City has a total of \$167,417.00 in Redevelopment Housing Set Aside Funds as of December 31, 1999. The City projects that this fund will increase by an average of \$150,000.00 per year for the next five years. The total projected amount that would be available in the Redevelopment Housing Set Aside Fund during the time span of this Housing Element is \$767,417.00.

- IP-1.1.5 Capital Improvement Program: Provide for annual review by the Planning Commission and City Council of the City's Capital Improvement Program (CIP) to determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods. Review of the CIP shall also include verification that areas needing improvement are scheduled for funding to address these needs at a specific time in the future.

Responsibility: Planning and Public Works Departments

Financing: City

Scheduling: Annually as an ongoing program

Policy H-1.2 Conversion of Residential Units: Discourage the conversion of residential units to other uses.

- IP-1.2.1 Residential Conversions: Adopt Zoning Ordinance revisions requiring making one of the following findings before any existing residential use is converted to other land uses in residential zoning districts: an equivalent number and type of new housing will be constructed elsewhere in the City; there exists an adequate supply of housing units in the City to meet current and projected housing needs; or the proposed conversion is essential for the health and safety of the community.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

Policy H-1.3 Condominium Conversions: Limit conversion of existing rental housing units to market rate condominiums. Conversion to limited equity cooperatives, cohousing and other innovative housing proposals that are affordable to low and moderate-income households are permitted.

- IP-1.3 Condominium Conversions: Maintain the condominium conversion ordinance that includes exemption of limited equity residential cooperatives providing long-term affordability for the units; requires relocation assistance by the project proponent when units are converted; and requires the first right of refusal to purchase the unit by occupants.

Responsibility: Planning Department

Financing: City

Scheduling: Ongoing

Policy H-1.4 Energy Conservation Improvements: Promote energy conservation improvements for existing and proposed residential units.

- IP-1.4.1 Energy Conservation Program: Provide energy conservation information for public distribution.

Responsibility: Planning Department

Financing: City

Scheduling: Complete public information by June 2003

- IP-1.4.2 **Energy Conservation Guidelines:** Include in the revised Zoning Ordinance guidelines for the siting, development and architecture that reduce energy consumption.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions June 2003

The energy saving guidelines similar to those proposed for "Smart Growth" ordinances emphasize passive solar design, energy-efficient building materials and design; and water-conserving landscaping that will be included in the revised Zoning Ordinance.

Goal H-2 Provide housing for all economic segments of the community.

Policy H-2.1 **Regional Housing Needs:** Ensure that adequate residentially designated land is available to accommodate ABAG's Regional Housing Needs.

- IP-2.1.1 **Infill Sites:** Continue to develop and maintain an inventory of vacant and underdeveloped residentially designated land. Provide copies of the inventory for public distribution.

Responsibility: Planning Department

Financing: City

Scheduling: Ongoing

- IP-2.1.2 **Establish Minimum Residential Densities:** Revise the Zoning Ordinance to require residential development in the R-1, R-2 and R-3 Zoning Districts to be developed no lower than the mid-point of the respective density range. For the R-1 Zoning District this would require a minimum density of 4 units per acre to a maximum density to 8 units per acre. For the R-2 Zoning District this would require a minimum density of 5 units per acre to a maximum density of 10 units per acre. For the R-3 Zoning District this would require a minimum density of 12 units per acre to a maximum density of 15 units per acre. The above shall apply unless there is a finding that this minimum density is not feasible due to constraints of the parcel, including, but not limited to topography, easements, and access.

Responsibility: Planning Department

Financing: City

Scheduling: Completed with the revision of the Zoning Ordinance, June 2003.

Additional density could be obtained through the City's Density Bonus Programs IP-3.4.1 and IP-3.4.2.

Policy H-2.2 **Mixed Use:** Encourage the development of residential uses in commercial areas where the viability of the commercial activities would not be adversely affected.

- IP-2.2.1 **Mixed Use in the Commercial Districts:** Revise the Zoning Ordinance to allow multifamily residential uses as permitted use in the C-1 and the CD Commercial Zoning Districts above the ground floor of an approved commercial use facing Highway 116 and/or Old Redwood Highway. Residential uses to the rear of the lot would be a permitted use on the ground floor. Establish a minimum residential density in mixed use developments in the above-referenced Zoning Districts of 12 units per acre, unless there is a substantial finding that this minimum density is not

feasible due to constraints of the parcel, including, but not limited to, topography, easements, and access.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

The Zoning Ordinance currently permits residential uses in the C-1 District at 15 units per acre with a Conditional Use Permit. The Downtown Specific Plan calls for mixed uses downtown. This program would allow mixed use as a permitted use.

- IP-2.2.2 Increase the Amount of Developable High Density Residential Land: Amend the General Plan Map and Rezone 4 acres of the 14.3 acre parcel of land (AP 144-170-04) from R1 to R-3.

Responsibility: Planning Department

Financing: City

Scheduling: Complete with the revision of the Zoning Ordinance, June 2003.

This site is a prime location for R-3 density infill housing, since it is centrally located, with access to City services and public transit.

- IP-2.2.3 Increased Building Height: Permit a maximum building height to allow a third story in commercial zoning districts not to exceed 50 feet.

Lower income refers to very low and low income households as defined on page 29.

- IP-2.2.4 Rezone Agricultural Commercial Land: Rezone the areas indicated in Map 2 at the City's northern entrance currently zoned A-C Agriculture Commercial to C-1 General Commercial. The minimum density of 12 units per acre shall be applicable, unless there is a finding that this minimum density is not feasible due to constraints of the parcel such as, but not limited to, topography, easements, and access.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

This program would rezone 28 acres of land, increasing the amount of multifamily housing that could be built in Cotati by approximately 78 units. Refer to Appendix C: Land Use Inventory.

- IP-2.2.5 Rezone Agricultural Residential Land: Rezone 8.55 acres of land zoned AR Agricultural Residential facing Highway 116 to C-1 General Commercial. Require at least 25 percent of each parcel rezoned to be developed with housing at a density of at least 12 units per acre for mixed uses as established by Program IP-2.2.1.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

This rezoning would implement a General Plan amendment carried out three years ago and would result in an increase in the proportion of multifamily versus single family units constructed.

- IP-2.2.6 Parking Standards: Consider reduced and/or flexible standards for residential uses in commercially zoned areas that account for day/night uses and combined parking facilities with the revision of the Zoning Ordinance; eliminate the requirement for covered parking for developments with a substantial proportion of affordable

housing units; and consider exempting structured parking facilities from lot coverage requirements.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

This program would require review, and perhaps revision, of the parking standards as part of the comprehensive revision of the Zoning Ordinance. A 30 percent reduction in parking standards for senior housing or special needs housing groups would be one revision to the parking standards that should be considered.

- IP-2.2.7 Parking Assessment District: Consider the establishment of a Parking Assessment District that would fund off-street parking in selected commercial areas, such as the Downtown and along portions of Old Redwood Highway.

Responsibility: Planning Department and City Council

Financing: City

Scheduling: Consider establishing a Parking Assessment District during FY 2002-2003

Policy H-2.3 Live/Work Development: Encourage the construction of live/work units to facilitate combination of light industrial and residential uses.

- IP-2.3.1 Allow Live/Work Units: Revise the Zoning Ordinance to permit live/work units in the M-1 Light Industrial District at a maximum density of 15 units per acre with a Conditional Use Permit approval.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

- IP-2.3.1 Live/Work Standards: Consider adopting the following standards for live/work units to ensure continued industrial uses on the ground floor and that live/work projects remain a secondary and ancillary use in the Light Industrial Zoning District:

- Require the ground floor to be used only for non-residential uses;
- Require an interior access between the residential and non-residential portion of the live/work unit and other design features to ensure a primarily non-residential appearance and function. Consider deed restrictions specifying the ground floor shall remain in non-residential uses;
- Establish reduced parking and side and rear setback requirements;
- Establish design standards for security, fencing, lighting, and storage; and

- Establish performance criteria for noise, dust, and odors.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

Policy H-2.4 Inclusionary Housing: Continue to require the implementation of an inclusionary housing program.

IP-2.4.1 Revisions to the Inclusionary Housing Ordinance: Adopt the following revisions to the Inclusionary Housing Ordinance:

- Adopt a 20 percent inclusionary requirement applicable to all residential projects which involve 2 or more units, (Exempt second dwelling units in determining the total unit count.)

The current Zoning Ordinance § 17.26.060.C PUD Options Table has a range of inclusionary housing requirements that range from 15 percent to 45 percent. The proposed revision would simplify the inclusionary requirement, extending it from residential subdivisions of five or more lots to all residential development of 2 or more units, and increase the base requirement from 15 to 20 percent.

Specify in the revised Zoning Ordinance the following requirements for inclusionary units and/or in-lieu fees:

- For developments comprising 2 to 9 units the developer shall provide the inclusionary units; build them on another site; or pay an inclusionary housing in-lieu fee².
- For developments comprising ten or more units the developer shall provide the inclusionary units or build the required inclusionary units on another site in Cotati. The amount of in-lieu fees shall be established by a resolution of the City Council.
- The affordability criteria of inclusionary units provided shall be 1/3 very low income; 1/3 low income; and 1/3 moderate income, according to a formula established in the revised Zoning Ordinance.
- Inclusionary units shall be deed restricted to ensure a 30 year continued affordability.
- Include the following performance criteria for inclusionary units:
 - i. the exterior appearance of inclusionary units shall not be different than other units in the housing development of which they are a part; and
 - ii. inclusionary units shall be dispersed or distributed throughout the development rather than being concentrated in one portion of the development.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

Policy H-2.5 Large Scale Commercial and Office Projects: Consider the impacts on housing demand of large-scale commercial and office projects.

IP-2.5.1 Housing Impacts of Employment-Generating Uses: Identify housing impacts of new commercial, office and industrial development that will generate a significant

² The City's Inclusionary Housing fee is applied to every market rate unit in the development

amount of housing demand as part of the development review process and require the appropriate mitigating measures as listed in Program IP-2.5.3.

Responsibility: Planning Department

Financing: City

Scheduling: Ongoing

- IP-2.5.2 County's Workforce Housing Study: Participate in the Sonoma County's *Workforce Housing Study with the Cities* to establish the nexus for a housing impact fee for commercial and industrial land uses generating a significant demand for housing.

Responsibility: Planning Department

Financing: City

Scheduling: June 2003

- IP-2.5.3 Housing Impact Fee: Consider adopting a housing impact fee if a nexus can be established which would require the developer of large commercial and industrial projects to:

- construct housing on site or in another appropriately zoned location near the place of employment; or/and
- pay a housing impact fee.

Responsibility: Planning Department

Financing: City

Scheduling: June 2003

Policy H-2.6 Second Dwelling Units: Continue to facilitate the construction of second dwelling units pursuant to the City's Second Unit Ordinance.

- IP-2.6.1 Second Dwelling Unit Design: Periodically review, and update, as needed, the Second Unit Ordinance to determine what revisions may be required facilitate the construction of second dwelling units while maintaining the character of residential neighborhoods.

Responsibility: Planning Department

Financing: City and Housing Developers

Scheduling: Complete Zoning Ordinance revisions, June 2003

Policy H-2.7 Manufactured Housing: Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts.

- IP-2.7.1 Manufactured Housing: Review standards for placement of manufactured housing units on permanent foundations in existing developments, and amend the Zoning Ordinance, accordingly. Require that these structures conform to the City's Design Review guidelines.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

Policy H-2.8 Infill Housing: Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure. (Refer to Programs 2.2.1 to 2.2.3.)

Policy H-2.9 Redevelopment Agency: Utilize Redevelopment Agency funds to implement housing programs, particularly those affordable by very low to moderate-income households.

IP-2.9.1: Redevelopment Funds: Continue to use the 20 percent Housing Set Aside Funds and other Redevelopment to develop affordable housing.

Responsibility: Redevelopment Agency

Financing: City

Scheduling: Ongoing.

IP-2.9.2: Updating the Five-Year Implementation Plan: Consider revising the Redevelopment budget to allocate a larger amount of funding for affordable housing when the periodic update to the Redevelopment Plan takes place.

Responsibility: Redevelopment Agency

Financing: City

Scheduling: Ongoing.

IP-2.9.3 Maintain Adequate Staff: Continue to maintain adequate staff in the Planning Department to process and review housing development applications in a timely manner and to implement the housing programs contained in this Element.

Responsibility: City and the Redevelopment Agency

Financing: City General Fund and the Redevelopment Housing Set Aside Funds

Scheduling: Ongoing.

Policy H-2.10 Mobile Home Parks: Encourage the preservation and maintenance of the community's mobile home parks.

There are three mobilehome parks in Cotati providing 131 units. The mobilehome parks provide affordable housing, mainly for senior citizens.

IP-2.10.1 Mobile Home Park Maintenance: Include mobile home parks in the housing rehabilitation programs specified in IP-1.1.2. Ensure that funds obtained for this purpose include provisions for mobile home park residents.

Responsibility: Redevelopment Agency Housing Set Aside Funds

Financing: City

Scheduling: December 2004

IP-2.10.2 Conversion to Ownership: Work with residents and owners to facilitate resident purchase of mobile home parks, including identifying funding sources such as HCD's Mobilehome Park Resident Ownership Program (MPROP).

Responsibility: Redevelopment Agency

Financing: City and HCD's Mobilehome Park Resident Ownership Program

Scheduling: Determine interest in this program by mobile home park residents and owners and apply for MPROP Grant by September 2003.

IP-2.10.3 Inventory Mobilehome Parks: Maintain an updated inventory of mobile home parks in the City.

Responsibility: Planning Department

Financing: City
Scheduling: Ongoing

Goal H-3 Expand affordable housing opportunities for persons with special housing needs such as the elderly, the disabled, households with very low to moderate incomes, and first time home buyers.

Policy H-3.1 Available Funding Sources: Utilize County, State and Federal programs and other funding sources that provide housing opportunities for low- and moderate-income households.

IP-3.1.1 Housing Fund: Continue the Housing Fund, with contributions collected from private and public sources to implement and/or supplement the City's housing programs. Use the Housing Fund to make housing available to very low to moderate-income Cotati residents. The fund could be used to reduce the cost of land acquisition and construction for affordable housing, and to prevent and reduce homelessness.

Responsibility: Planning and Finance Departments
Financing: City and other sources listed above
Scheduling: Ongoing

IP-3.1.2 Available Funding: Seek available State and Federal assistance to develop affordable housing for seniors, the disabled, and large households. Apply for the HCD's HOME Program, the CFHA Rental Assistance Program, and similar programs, as they become available. Encourage additional affordable units through, for example, development agreements and revenue bonds.

Responsibility: Planning Department
Financing: CFHA rental construction assistance program and other State and Federal sources
Scheduling: Application for funding with appropriate source(s) completed by December 2003

IP-3.1.3 Tax-Exempt Financing: Require developers utilizing tax-exempt financing to include language in agreements with the City permitting persons and households eligible for HUD Section 8 rental assistance or Housing Voucher Holders to apply for below-market-rate units provided in the development.

Responsibility: Planning Department
Financing: City and housing developers utilizing tax-exempt revenue bonds
Scheduling: Ongoing

IP-3.1.4 School Facility Reimbursement: Encourage developers of affordable housing to apply for the Proposition 1A School Facility Fee Reimbursement Program (SFFRP) financed by the California Housing Finance Agency. Consider making this a requirement for development receiving subsidies or density bonuses for very low income rental income units.

Responsibility: Planning Department
Financing: City and housing developers utilizing tax-exempt revenue bonds
Scheduling: Ongoing

The SFFRP provides a reimbursement for school facility fees, taxes or assessments for rental housing developers who provide rental housing affordable by very low income households.

H-3.2 Additional Senior Housing: Continue to allow senior housing projects to be developed with density bonuses and parking and setback requirements less stringent than those specified in the Zoning Ordinance, where found to be consistent with maintaining the character of the surrounding neighborhood. Maintain a requirement for sidewalks for senior housing projects.

IP-3.2.1 Additional Housing for Senior Population: Continue to permit senior housing developments for persons aged 55 and over, with reduced parking, setback and other requirements.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

Burbank Housing Development Corporation completed a 48-unit Charles Street Village affordable senior housing project for very low income households with funding from the City.

Policy H-3.3 House Sharing: Encourage and facilitate house sharing programs for seniors.

IP-3.3.1 Senior Shared Housing Programs: Contact the Community Development Commission of Sonoma County and non-profit housing organizations to determine whether they would be interested in implementing Senior Shared Housing Program in Cotati.

Responsibility: Planning Department

Financing: City to apply for available funding; non-profit organization to implement the program.

Scheduling: June 2003

Policy H-3.4 Density Bonus: Provide density bonuses to projects that provide a required percentage of total units affordable to very low and low-income households and for units meeting the special housing needs identified in this Element.

IP-3.4.1 Density Bonus Regulations: Revise the Zoning Ordinance to comply with the Density Bonus provisions of Government Code § 65915 requiring the granting of a density bonus of 25 percent and an additional financial incentive, or financially equivalent incentive(s), to a developer of housing agreeing to construct at least a) 20 percent of the units for lower income households; or b) 10 percent of the units for very low income households; or c) 50 percent of the units for senior citizens or for disabled persons. Adopt an ordinance setting forth the requirements of the Density Bonus Program and defining affordable sales prices and rents, the affordability criteria, and additional incentives.

Responsibility: Planning Department

Financing: City and developers

Scheduling: Complete Zoning Ordinance revisions, June 2003

IP-3.4.2 Additional Density Bonus: Consider revising the Zoning Ordinance to adopt a 45 percent density bonus in the R-3, C-1 and CD Zoning Districts specifically for affordable housing projects such as single room occupancy (SRO) units, studio apartments and senior housing affordable to persons with very low to low incomes.

Developments requesting the maximum density bonus of 45 percent shall contain no less than 40 percent of units affordable to very low and low income households with the actual percentage selected at the discretion of the Planning Commission.

Policy H-3.5 Large Families: Encourage housing for large families.

IP-3.5.1 Grant Funding: Work with a developer to apply for a HCD HOME grant or CDBG grant specifically to accommodate large families.

Responsibility: Planning Department

Financing: City

Scheduling: Apply for grants by March 2003

IP-3.5.2 Incentives for Large Families: Adopt the following Zoning Ordinance revisions which would provide an incentive for the construction of dwellings with 3 or more bedrooms: delete additional parking requirements for the third and more bedrooms; and reduce impact fees for 3+ bedroom units to the level charged for 2 bedroom units.

Responsibility: Planning Department

Financing: City

Scheduling: Complete with the Zoning Ordinance revisions, June 2003

Policy H-3.6 Planned Development: Continue to use the Planned Unit Development Combining Zone to promote flexibility in the application of development standards.

IP-3.6.1 Review the Planned Unit Development procedures to determine how they can be streamlined and/or simplified.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

Policy H-3.7 Housing for the Disabled: Continue to facilitate barrier-free housing in new development.

IP-3.7.1 Accessible Units for the Physically Disabled: Revise the Zoning Ordinance to require at least 10 percent of new residential projects and 20 percent of ground floor apartment and condominium units to be accessible for physically disabled persons. Ensure that these units are barrier-free consistent with Federal American with Disabilities Act and State standards.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

IP-3.7.2 Use of the Housing Fund: Consider using the Housing Fund to subsidize the construction of renovations and improvements that improve the accessibility to housing for seniors and persons with disabilities.

Responsibility: Planning Department

Financing: City Housing Funds, Redevelopment Housing Set Aside Funds

Scheduling: Ongoing

The City needs more housing with wheelchair access. Improvements to existing housing such as ramps, wider doorways, and safety hardware would make more housing available to seniors and persons with disabilities. It is estimated that there are approximately 15 units requiring this type of renovations.

- IP-3.7.3 Reasonable Accommodation for Persons with Disabilities: Carry out a review of the City's land use and building regulations to identify constraints that may exist for the provision of housing for persons with disabilities, and adopt measures to facilitate reasonable accommodations for persons with disabilities. Examine, for example, the cost of obtaining building permits for ADA-related retrofit projects. Publicize revisions to land use regulations providing for reasonable accommodation for persons with disabilities.

Responsibility: Planning and Building Departments

Financing: City Housing Funds, Redevelopment Housing Set Aside Funds

Scheduling: May 2004

- H-3.8 Emergency and Transitional Housing: Allow emergency and transitional shelter within the City as a permitted use on APN 144-282-01 and 144-272-011 as indicated in Map 1.

- IP-3.81 Emergency and Transitional Housing: Revise the Zoning Ordinance to allow an emergency and transitional housing facility as a permitted use on APN 144-282-01 and 144-272-011 in accordance with Govt. Code 65583. Require Design Review approval prior to issuance of a building permit.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

There are two transitional housing facilities located in Cotati run by the Community Support Network. This program would continue to allow this use by right and without a use permit. Design Review would apply to issues such as lighting, fencing, and building design where new construction is involved. Flexible parking requirements would apply to such facilities to allow

reduced parking requirements since many of the residents of such a facility would not own a vehicle. The Uniform Housing Code (UHC) Space and Occupancy Standards should be applied to shelters pursuant to Health and Safety Code § 50807.

- IP-3.8.2 Ongoing Estimates of the Demand for Emergency Housing: Consult with the Cotati Police Department and homeless providers in the community to maintain ongoing estimates of the demand for emergency housing in Cotati.

Responsibility: Planning Department

Financing: City

Scheduling: Ongoing

- IP-3.8.3 Funding: Consider continuing to fund the Petaluma COTS Program for the homeless.

Responsibility: City Council

Financing: City

Scheduling: Ongoing

The City has donated \$2,000.00 per year for the past five years to the Petaluma COTS Program for the homeless.

IP-3.8.4 Inter-Agency Cooperation: Work with private, County, and State agencies to provide emergency housing for the homeless.

Responsibility: Planning Department

Financing: City

Scheduling: Ongoing

H-3.9 First Time Home buyers: Encourage affordable housing for first time homebuyers, and young families.

IP-3.9.1 First Time Home Buyers: Continue the City's First Time Homebuyers Program.

Responsibility: Planning and Finance Departments

Financing: Redevelopment Housing Set Aside Funds

Scheduling: Ongoing

The City's First Time Homebuyers Program has been successful, providing low interest loans of between \$10,000 and \$20,000. More than 12 homes were purchased in this manner during the past five years.

Goal H-4 Promote housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.

Policy H-4.1 Equal Housing Opportunity: Continue to facilitate non-discrimination in housing in Cotati.

IP-4.1.1 Housing Discrimination Complaints: Facilitate equal housing opportunity by establishing a City procedure for investigating and appropriately handling housing discrimination complaints and continuing to designate the Community Development Director the City's Equal Housing Opportunity Coordinator. Information regarding equal housing opportunity laws and the City's equal housing opportunities procedures shall be prepared and distributed to the public at City Hall and the public library.

Responsibility: Planning Department

Financing: City

Scheduling: Establish City procedure and complete public information, March 2003

IP-4.1.2 Nondiscrimination Clauses: Provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.

Responsibility: Planning Department

Financing: City

Scheduling: Ongoing

Goal H-5 Ensure public participation in the development of the City's housing policies.

H-5.1 Public Participation: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies.

The Housing Element was prepared with an extensive public participation program to encourage the involvement of all economic segments of the community. A Housing Issues Report was prepared and the Planning Commission conducted two public workshops, and additional public hearings. A variety of methods were used to ensure the community was informed of the Housing Element revision: press releases; advertisements in local newspapers; a banner on Old Redwood Highway downtown; and a flyer with the utility bill was sent to every household in the community.

IP-5.1.1 Workshops: Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.

Responsibility: Planning Department

Financing: City

Scheduling: Annually (include with the annual review of the CIP by the Planning Commission)

H-5.2 Annual Review of Housing Element Implementation: Carry out an annual report of progress in implementing the Housing Element.

IP-5.2.1 Annual Report: Prepare an annual report that describes the amount and type of housing constructed and housing-related activities for review by the Planning Commission and the City Council.

Responsibility: Planning Department

Financing: City

Scheduling: Annually (include with the annual review of the CIP by the Planning Commission)

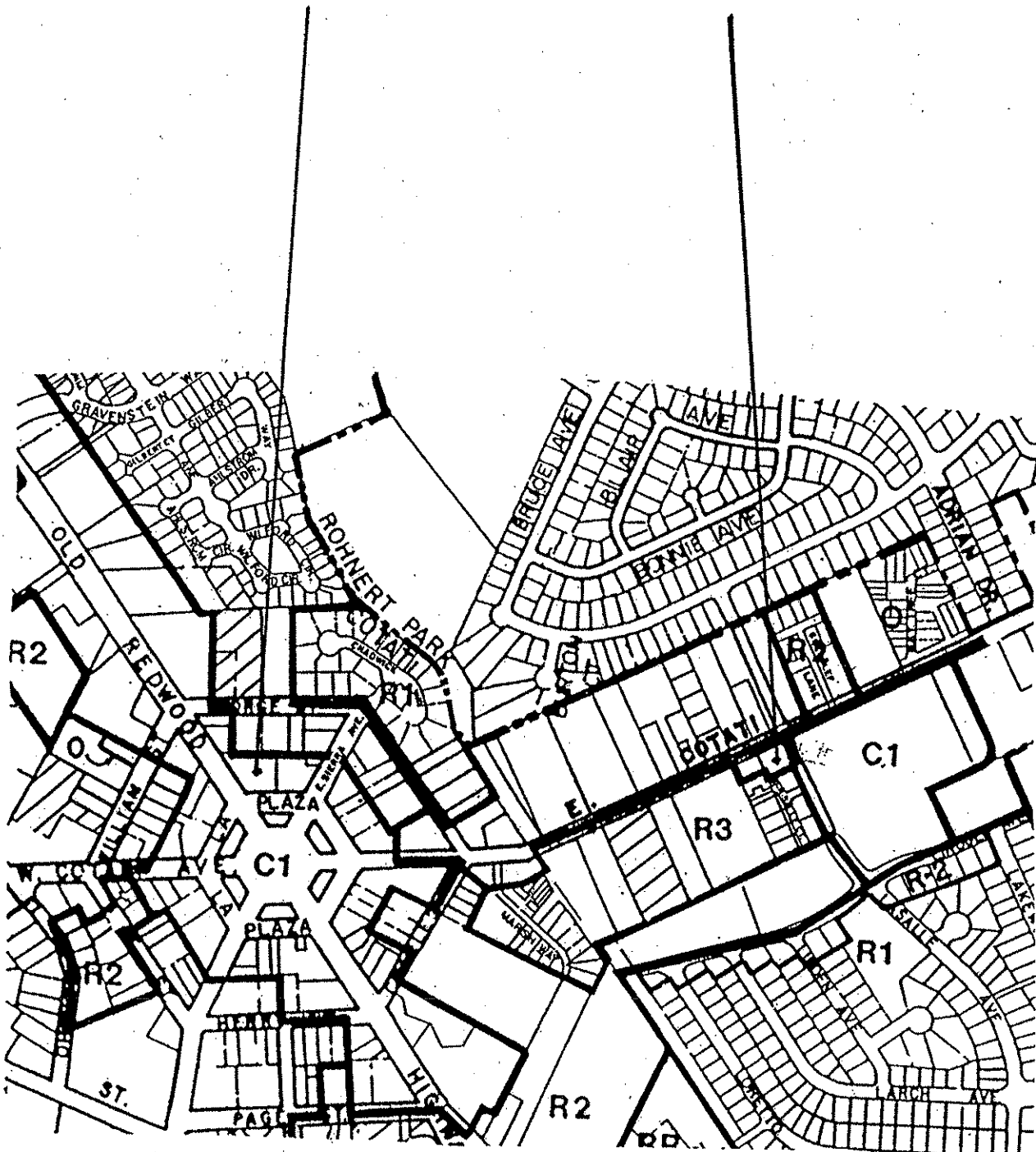
MAP1
2001 HOUSING ELEMENT UPDATE

EMERGENCY AND TRANSITIONAL HOUSING SITES
ALLOWED AS PERMITTED USES

APN:

144-272-011

144-282-016



MAP 2 2001 HOUSING ELEMENT UPDATE

PARCELS RECOMMENDED TO BE REZONED

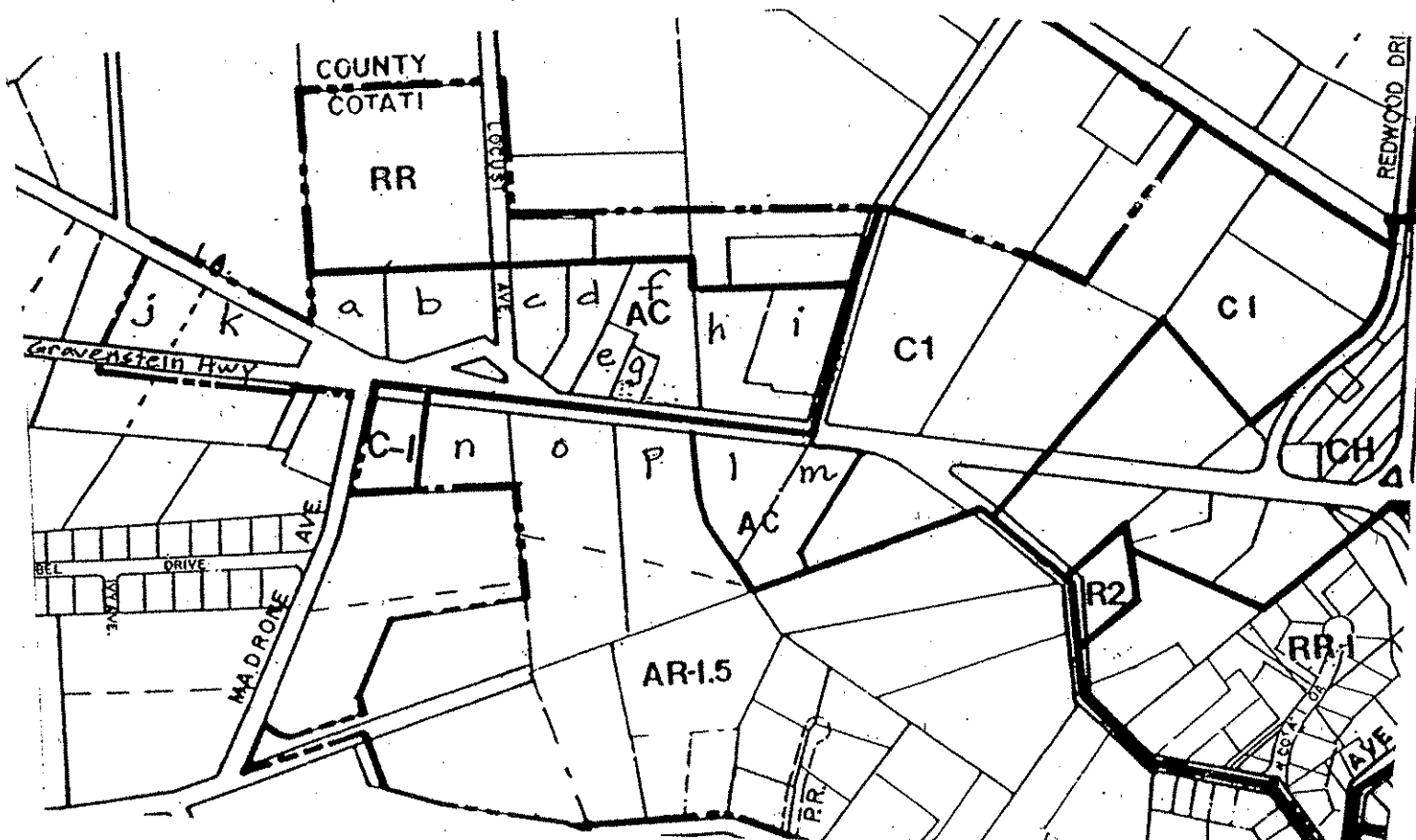
1. FROM AGRICULTURAL-COMMERCIAL (AC) TO COMMERCIAL(C-1):

<u>West of Locust</u>	<u>East of Locust</u>	<u>Southside of Hwy. 116</u>
APN: a 144-003-001 - 2 acres	c 144-004-004 - 1.83 acres	l 144-010-003 - 2.75 acres
b 144-003-002 - 3.5 acres	d 144-004-005 - 2 acres	m 144-010-004 - 2.55 acres
	e 144-004-007 - 1.5 acres	
	f 144-004-006 - 2.17 acres	
	g 144-004-008 - 1 acre	
	h 144-004-021 - 3.13 acres	
	i 144-004-011 - 2.17 acres	
	j 046-007-005 - 2.1 acres	
	k 046-007-004 - 1.5 acres	

2. FROM AGRICULTURAL-RESIDENTIAL (AR) TO COMMERCIAL (C-1):

	<u>Southside of Hwy 116</u>
APN:	n 144-009-002 - 2.55 acres
	o 144-010-001 - 3.5 acres
	p 144-010-002 - 2.5 acres

WESTERN PORTION OF THE CITY OF COTATI ZONING MAP



SECTION II: HOUSING BACKGROUND

The information presented in the Housing Background section is intended to summarize the following: demographic characteristics; employment trends; inventory of vacant and underutilized residential land; and the constraints that exist to housing construction in Cotati. The policies and implementation programs address housing needs identified by this section.

Information in the Housing Background Section is based on the following sources: the U.S. Census, the California State Department of Finance, the City's Planning Department and the CACI Corporation. While the General Plan takes a fifteen-year perspective, the Housing Element projects population and housing needs for a five-year time span. This is done to comply with State Housing law that requires updating of housing elements periodically.

SUMMARY OF DEMOGRAPHIC TRENDS

Population Growth

The population of the City has grown by 757 people between 1990 and the year 2000, which represents a 13 percent increase in 10 years. The population during this decade has increased an average of 1.3 percent per year.

TABLE 1: POPULATION GROWTH 1980 to 2000

Year	1980	1990	2000
Population	3,346	5,714	6,471

Source: 1990 and 2000 U. S. Census (Exclusive of the Sphere of Influence) The State Department of Finance January 1, 2000 population estimates for Cotati is 6,814 persons.

The Association of Bay Area Governments (ABAG) *Projections 2000* predicts regional and local growth in population, employment, and income for the period 2000 to 2020 for the Bay Area. *Projections 2000* is based on regional and county growth assumptions, the availability of land, travel patterns, and local land use regulations and densities. (Note the population figure for the year 2000 is higher in the ABAG projections than in the U. S. Census, in large measure because the ABAG figures include the Sphere of Influence, whereas the U. S. Census does not.)

ABAG projects significant growth in population, households and jobs for the City and its Sphere of Influence for the next five years. The projected increase in jobs far exceeds that of the population. Most of the new jobs projected by ABAG for the Cotati area will be in the service (35 percent) and the retail (21 percent) sectors which typically pay lower wages, thereby increasing the demand for affordable housing.

TABLE 2: POPULATION, HOUSEHOLD AND JOB PROJECTIONS

	2000	2005	Change 2000 to 2005	2010	Change 2000 to 2010
Population	7,000	7,900	900 (13%)	9,200	2,200 (22%)
Households	2,620	2,890	270 (10%)	3,490	870 (25%)
Total Jobs	1,730	2,660	870 (54%)	3,760	2,030 (54%)

Source: ABAG *Projections 2000* (Includes the Sphere of Influence)

HOUSEHOLD SIZE

The average household size is projected to increase slightly, from 2.65 persons per household in 2000 to 2.71 persons per household in 2005 according to the US 2000 Census. ABAG's projections indicate a marginally lower household size of 2.61 and 2.67 respectively in the County for this period. Average household size is projected to decrease to 2.64 persons per household in 2010.

AGE STRUCTURE

The age structure of Cotati is relatively younger than for the County, due to the presence of a large number of Sonoma State University students. Despite the relatively young population, the number of elderly persons (aged 55 years of age and older) is projected to increase by the State Department of Finance.

The trend toward an increasing aging population will have a significant impact on the provision of health and social services, as well as the demand for specialized housing for the growing senior population.

TABLE 3: AGE STRUCTURE

Age Group	Percent of Total
under 5 years	7.8
5 – 14 years	15.0
15 – 24 years	14.0
25 – 34 years	18.3
35 – 44 years	17.4
45 - 54 years	14.2
55 – 64 years	6.7
65 – 74 years	3.5
75 and over	3.1
Average age	33.0
Median age	32.2

Source: CACI Corp. March, 2001

MINORITY POPULATION

The minority population of Cotati represents approximately a quarter of the total population. Persons of Hispanic origin comprise 12 percent of the population and constitute the largest minority group.

TABLE 4: POPULATION DISTRIBUTION BY RACE IN COTATI

Race	Number	Percent
White	4,962	76.6
Black	148	2.3
Asian	231	3.6
American Indian	42	0.6
Pacific Islander	13	0.2
Hispanic	810	12.5
Two or More Races	249	4.0
Other	16	0.2
Total	6471	100.0

Source: U. S. Census 2000

HOUSEHOLD INCOME

The mean household income for Cotati is projected to increase by 14 percent between the year 2000 and 2005. Although this is a significant increase, Cotati's mean household income will not be commensurate with the rising housing cost that has occurred to date.

TABLE 5: MEAN HOUSEHOLD INCOME

	2000	2005	2010
Cotati	\$68,600.00	\$76,900.00	\$80,700.00
Sonoma County	\$64,100.00	\$69,000.00	\$72,000.00

Source: ABAG *Projections 2000*. Includes the City's Sphere of Influence

The increasing household income projected for the City has important effects on housing demand. The higher income households will be able to afford new housing built in the community and will also be able to afford to renovate and repair the City's existing older single family homes.

There is, however, the necessity to maintain incentives for the construction of additional housing units affordable to lower and moderate income households. As indicated in Table 6, 33 percent of households in Cotati earn less than \$35,000 per year in 2000.

TABLE 6: INCOME DISTRIBUTION YEAR 2000

Income	Households	Percent
< \$10,000	147	5.0
\$10,000 to \$14,999	100	3.4
\$15,000 to \$24,999	229	7.8
\$25,000 to \$34,999	506	17.2
\$35,000 to 49,999	832	28.3
\$50,000 to \$74,000	420	14.3
\$75,000 to \$99,999	359	12.2
\$100,000 and higher	347	11.8
TOTAL	2,940	100.0

Source: CACI Corporation, March 2001

EMPLOYMENT TRENDS

The majority of the employment growth in Cotati has occurred in the services sector. Jobs in this sector typically pay low wages. The continued grow of service sector will increase the need for affordable housing.

TABLE 7: EMPLOYMENT

Sector	2000	Percent	2005	Percent	2010	Percent
Service	490	28	940	35	1,220	32
Retail	420	24	570	21	720	19
Manufacturing & Wholesale	380	22	610	23	1,110	30
Agriculture & Mining	70	4	80	3	90	2
Other	370	22	460	18	620	17
TOTAL	1730	100	2660	100	3,760	100

Source: ABAG *Projections 2000*, Includes the Sphere of Influence.

Projections indicate the total number of jobs in Cotati will increase by a 54 percent between the year 2000 and the year 2010, compared to a projected increase in employment of 7.5 percent for Sonoma County during this period.

This significant projected increase in jobs will generate a commensurate increased demand for housing. In addition, the retail sector and service sectors which account for most of this increased employment typically provide lower paying jobs, which will further exacerbate the demand for affordable housing in the community.

Cotati has a history of being a bedroom community for people working in Petaluma, Marin and San Francisco. Some of the new jobs projected to occur in the community will be offset by housing already provided.

The City is participating in the Sonoma County Workforce Housing Study sponsored by a coalition comprised of Sonoma County and its nine incorporated jurisdictions. The purpose of this study is to establish the nexus for creating a “housing trust fund” that would be created and cooperatively managed to subsidize affordable housing projects throughout the County.

HOUSING CHARACTERISTICS

Cotati is a predominantly residential community. The existing housing stock defines the character of the City and its neighborhoods and is the City's most precious resource. The relatively high number of older homes in the City underlines the need for policies and programs which continue to maintain and enhance the quality of older residential areas.

AGE OF HOUSING STOCK

The majority (52 percent) of homes in the City comprises older dwellings that were constructed prior to 1980, as shown in Table 8. The Building Department estimates that there are approximately 15 dwellings in need of significant rehabilitation work, such as repair or replacement of the structure, foundations, mechanical systems, roof, or windows. Although a relatively small number of units require rehabilitation, there is an ongoing need to provide incentives to maintain and upgrade the City's existing affordable housing. There are no housing units in a state of such disrepair that they could not be rehabilitated, and which would therefore need to be demolished and replaced.

TABLE 8: AGE OF HOUSING STOCK

Year Built	Number of Units	Percent
1938 or earlier	139	5
1939 to 1960	195	7
1961 to 1975	417	15
1976 to 1980	695	25
1980 to 2000	1335	48
Total	2781	100

Source: 1990 Census and the City of Cotati Planning Department

AFFORDABLE HOUSING UNITS

Affordable housing is defined as housing not costing more than 30 percent of the household income of very low to moderate income households. For rental units to be considered affordable, the rent plus utilities cannot exceed 30 percent of the median monthly income for the household as established by HUD. Residential units that provide ownership are considered affordable if ownership expenses, including principal, interest, taxes, and insurance do not exceed 30 percent of the median monthly income for the different-sized households as established by HUD. The HUD definitions of low to moderate income are shown on page 29.

TABLE 9: AFFORDABLE HOUSING UNITS

Name	Date	Number of Units	Type of Unit & Financial Assistance
Cotati Manor West Sierra Avenue	1980	50	Section 8 rental units
Red Hill Page Street	1980	13	Inclusionary units providing low to moderate income ownership, received a density bonus
George Street Village George Street	1981	19	Very low to low income ownership units; FmHA/502, CHAF Single Family Bond and CDBG funding
Marvin Gardens East Cotati Avenue	1981	37	Section 8 rental units, CHAFA and HUD
Valparaiso Vista Valparaiso Avenue	1981	10	Single Family Housing Bond
Windwood Apartments East Cotati Avenue	1991	28	HUD Section 8 rental units
Burbank Town Houses Marsh Way	1992	5	Affordable low to moderate family housing
The Charles Street Village Charles Street	<u>2000</u>	<u>48</u>	Affordable Senior Housing, HUD 202
Total		210	

Source: City of Cotati Planning Department, March, 2001

ANNUAL CONSTRUCTION OF HOUSING UNITS BY TYPE 1992 - 2000

Fluctuations in the type of housing built reflect not only the relative amount of land zoned for different types of residential development in the City, but also changes in various economic factors such as tax codes and the real estate and financial markets. Table 10 indicates single and multifamily home construction in Cotati during the period 1992 to 2000.

TABLE 10: ANNUAL CONSTRUCTION OF HOUSING UNITS BY TYPE SINCE 1992

Year	Single Family	Percent of Total Units Built	Multiple Family	Percent of Total Units Built	Demolitions	Net Housing Unit Increase
1992	3	100	0	0	8	(5)
1993	41	79	11	21	0	52
1994	12	86	2	14	0	14
1995	3	100	1	0	1	3
1996	7	87	1	13	1	7
1997	9	24	29	76	0	38
1998	29	97	1	3	0	30
1999	4	100	0	0	0	4
2000	19	21	79		0	91
Total	127		124		10	241`

Source: City of Cotati Planning Department, July, 2000 (Second dwelling units are counted as multifamily units.)

As shown in the Table above, 50 percent of new housing construction during the period 1992 to 2000 were single-family units. The rate of new residential construction fluctuates significantly from year to year, averaging 28 units per year.

Nearly all of the units constructed since 1992 were developed on in-fill and/or underdeveloped lots (recycling) with City streets and services and located in developed areas of the community.

HOUSING TYPES AND TENURE

As indicated in the tables below, Cotati is predominantly a single-family residential community. There is, however, a large proportion of multiple family homes in the community which reflects the City's commitment over the years to affordable housing.

TABLE 11: HOUSING TYPES

Type of Housing	Number	Percent
Single-Family Detached	1,598	57
Single Family Attached	423	15
Multifamily 2 – 4 units	219	8
Multifamily 5+ units	410	15
Mobile Home	131	5
Total	2,781	100

Source: California State Department of Finance, *California Current Population Survey, March 2000*, Sacramento, Ca.

According to the State Department of Finance, 6.2 percent of Cotati's housing units were vacant in 2000. This information may be outdated, since real estate brokers and property managers in the community report a shortage of rental units, and rental vacancy rates of less than 2 percent. It is generally accepted that an overall vacancy rate of 4 percent is needed to provide for normal turnover in housing units. Despite the official vacancy rate figure, there appears to be a tight housing market in the community.

TABLE 12: HOUSING TENURE

Type of Housing	Number	Percent
Owner Occupied	1113	40
Renter Occupied	1668	60
Total	2781	100

Source: 1990 Census ratios applied to total housing figures for 2000.

SPECIAL HOUSING NEEDS

FEMALE HEADED HOUSEHOLDS

TABLE 13: FEMALE HEADED HOUSEHOLDS

Female Headed Households	1990	2000
Number	726	822

Source: Based on 1990 Census data prorated to year 2000 population.

The relatively large number of female-headed households in the City is, in part, a reflection of the City continuing commitment to providing affordable housing. Female-headed households typically have lower incomes and a commensurately greater need for affordable housing.

DISABLED PERSONS

The number of disabled persons in a City has important planning and social implications and will affect the demand for specialized handicapped access and transportation facilities, certain social services, in addition to specialized housing.

The U.S. Census collects information on disabled people based on work disabilities and public transportation disabilities. The most recent 2000 Census information regarding disabled people was not yet available. Applying the 1990 Census figure to the current population results in an estimate of 5.1 percent of Cotati residents having a work disability, or 330 persons. As a result of limitations of their earning potential, disabled persons are more likely to require affordable housing.

These figures indicate that there is a need to continue the City's programs requiring that a certain percentage of housing units be constructed which are available to and affordable by handicapped persons and their families.

FARMWORKERS

Cotati is located in the most urbanized portion of Sonoma County which parallels the Highway 101 corridor. There are no working farms within the City and its Sphere of Influence. Farmworker housing could be accommodated, however, in areas of the City where the mixed use, multifamily housing and single room occupancy dwellings are allowed.

It is more likely that such housing would be constructed in a rural area, closer to the employment locations of farmworkers. The City would work with cooperative funding mechanisms to facilitate the construction of such housing throughout the County.

LARGE HOUSEHOLDS

Large households are defined as households with five or more members. The market does not provide sufficient housing for large households who often have limited income and require additional rooms. The table below shows that there are approximately 226 large households in Cotati.

TABLE 14: HOUSEHOLD SIZE

Household Size	Number of Households	Percent
1 person	729	24.8
2 persons	1012	34.4
3 persons	544	18.5
4 persons	429	14.6
5 or more persons	226	7.7
Total	2,940	100.0

Source: 1990 Census projected to 2000 using *ABAG Projections 2000* household totals.

Although demographic trends indicate that family size will continue to decrease, the demand for housing units for large families of five or more persons will remain strong. According to 1990 US Census data for Sonoma County, 8.8 percent of renting households experienced overcrowding. In addition, overcrowding was more pronounced for lower income families, suggesting that overcrowded conditions for such households result from their inability to afford housing units large enough to accommodate their family size.

The resources in the community to accommodate special housing needs vary considerably by type of housing need.

- There exists a considerable amount of housing for seniors, with the recent completion of the Charles Street Village, a 48-unit senior low income housing development.
- Large families and female head of households are accommodated by several affordable housing developments in the community, including the Marvin Gardens, Windwood Apartments, and Valparaiso Vista which have three and more bedroom units. Refer to Table 9: Affordable Housing Units.
- Although there are no housing development constructed solely to accommodate the needs of disabled persons, there are ADA-compliant units constructed as required by law. Programs 3.7.1 and 3.7.2 provide additional requirements for the construction of housing accessible for the disabled.
- There are no farmworker housing units in Cotati. The City is located in an urbanized portion of Sonoma County along the Highway 101 corridor where there are relatively few farms or vineyards. There are no barriers to the construction of congregate or farmworker housing in the City's land use regulations.
- The City has two facilities providing emergency and transitional shelter with 17 beds operated by the Community Support Network, that runs the A step Up facilities. These facilities have enough space to accommodate another 3 beds, and the lots on which these facilities are located are large enough to permit significant expansion. In addition, the City donates \$2,000.00 per year to the COTS Homeless Program in Petaluma.

AT RISK UNITS

There are affordable housing units throughout California which were built 30 years ago with federal low-interest mortgages from the U. S. Department of Housing and Urban Development with an agreement that the rents of these units be kept at a level affordable to low income households.

State Government Code §65863.10 requires owners of such projects to provide at least nine months of contract termination or prepayment of federal assistance to tenants and public agencies. Owners who are proposing to sell or dispose of those properties must also provide first right of refusal to purchase those properties to those agreeing to maintain the affordability of the units.

There are no assisted housing units in Cotati listed by the California Housing Partnership that are at risk of conversion to market rate during the next five years. The information given to the City by

HCD with regard to 28 units at Windwood Apartments losing their affordability was verified. The apartment owner's representatives have renewed their affordability contract with HUD.

ABILITY TO PAY FOR HOUSING

In analyzing the ability of different economic sectors of the community to pay for housing costs, four income categories are commonly used: above-moderate; moderate; low; and very low. The following brief definitions explain each of these income categories expressed in dollar amounts as of March 2000 for a three-person household³:

Above Moderate Income: Household income which exceeds 120 percent of the median income for Sonoma County. This represents an annual income of \$62,751.00 or more.

Moderate Income: Household income between 80 and 120 percent of the median income for Sonoma County. This represents an annual income of \$41,851.00 to \$62,750.00.

Low Income: Household income between 50 and 80 percent of the median income for Sonoma County. This represents an annual income of \$26,151.00 to \$41,850.00.

Very Low Income: Household income not exceeding 50 percent of the median income for Sonoma County. This represents an annual income of up to \$26,150.00.

Table 15 presents the distribution of households by these four income categories in the City.

TABLE 15: DISTRIBUTION OF HOUSEHOLDS BY INCOME CATEGORY

	Very low	Low	Moderate	Above-Moderate	Total
Households	500	470	676	1294	2940
Percent	17	16	23	44	100

Source: U. S. Dept. of Housing and Urban Development (HUD), March 2000 and CACI Corp. Income figures from CACI Corp. rounded to the nearest \$1,000.00.

The average rent paid by households in Cotati in the first six months of 2000 for a typical two bedroom 1 bathroom apartment was approximately \$1,000.00 a month. For a two-bedroom single family house the average rent was approximately \$1450.00 a month, as reported by property managers and real estate brokers in the community. In addition, rents have increased by approximately 10 percent for a 2 bedroom 1 bathroom apartment, and 35 percent for a 3 bedroom 2 bathroom apartment during the past year⁴. A similar rent increase was observed the previous year. Over the past two years, rent increases have exceeded by ten times the rate of inflation and continues to be substantially larger than the growth in household income which has occurred during this period.

The significant rise in rental costs is, in part, a reflection of the limited supply of rental units in the community in relation to the strong demand. Vacancy rates are below 2 percent. Property managers report having waiting lists of 40 to 50 households for available rental units.

In order to afford an average rent for an apartment in Cotati of \$1,000.00 per month, a household must have an annual gross income of \$39,996.00, assuming that a maximum of 30 percent of household income is allocated for rent. This level of rent is affordable for above-moderate and

³ According to data developed by the State Department of Housing and Community Development, under the direction of the U.S. Department of Housing and Urban Development (HUD).

⁴ Sonoma County Rents Survey, Marcus & Millichamp Company, October 16, 2000, prepared for the Burbank Housing Development Corporation.

moderate income households in the City. It is not affordable, however, to the approximately one third of households in the community with very low and low incomes.

Until additional construction of rental units occurs, the combination of strong demand and low vacancies will contribute to an increasingly severe shortage of rental units and a decrease in their affordability.

The situation for home ownership is similar. The average sales price of a single family house in Cotati was \$376,000 this year⁵. In order to qualify for a mortgage to purchase this home a household would require a gross annual income of \$100,306⁶.

The 1999 estimated mean household income for Cotati was \$68,600.00⁷ which is less than the minimum income required to purchase a median-priced home within the City. Although many Cotati residents purchased their homes many years ago, before the time when affordability became an issue, it is evident that the majority of these people could no longer qualify to purchase a home in their community.

Overpayment is clearly an acute problem for renters as well as for those seeking to purchase homes. The policies and programs section of the Housing Element address this situation.

REGIONAL HOUSING NEED DETERMINATIONS

State legislation enacted in 1980, AB 2853, mandated that the Association of Bay Area Governments (ABAG) determine the existing and projected regional housing needs and determine each city's share of the regional need for housing by housing type and cost in Sonoma County.

The Housing Element must consider the local share for regional housing assigned to each city by ABAG which takes into consideration employment opportunities, the availability of suitable sites and public facilities, market demand for housing, and the type and tenure of housing.

TABLE 16: REGIONAL HOUSING NEEDS ALLOCATIONS FOR COTATI

Income Category	Housing Needs	Share of Total
Very Low (0-50)	113	20
Low (50-80)	63	11
Moderate (80-120)	166	29
Above Moderate (>120)	225	40
Total	567	100

Source: *ABAG Regional Housing Needs Determinations*, June 1, 2000. The total needs figure includes 4 housing units in the Sphere of Influence.

There exists sufficient vacant and underdeveloped land to meet regional housing needs and to accommodate a range of housing for all income groups. Table 17: Residential Development

⁵ Based on the average sales price of homes for the year 2000 in Cotati.

⁶ Assuming a 10 percent down payment, an 8 percent, 30 year fixed-rate mortgage, costing 2 points, and that no more than 30 percent of household income could be spent on housing.

⁷ ABAG, *Projections 2000*, Ibid.

Potential shows that there exists sufficient vacant and underdeveloped land to accommodate 602 additional housing units.

RESIDENTIAL DEVELOPMENT POTENTIAL

A parcel-by-parcel analysis of vacant and underutilized land in the City that could accommodate housing was carried out. The figures shown in Table 18 represent a conservative analysis of the maximum residential development that could occur in Cotati, taking into account the residential densities typically approved for similar properties and the requirements of the Zoning Ordinance, which are more stringent than those contained in the General Plan. They also include the additional housing units that could be constructed pursuant to the policies and programs of this Element.

Several conclusions can be drawn from Table 18. First, the City has sufficient vacant and underdeveloped land to meet its regional housing allocation of 567 units, since a total of 653 units could be built within City limits. .

State legislation (SB 1019) requires the City to ensure that there are adequate sites with zoning that permits multifamily residential uses without a conditional use permit to allow the City to meet its housing need for very low and low income households. The R-3 Medium Density Multifamily Zoning District permits multifamily housing at 15 units per acre, without a conditional use permit. The revised Housing Element allows residential development in mixed use developments in the C-1 General Commercial and the AC Agricultural Commercial Districts at a maximum density of 15 units per acre as a permitted use above the ground floor and to the rear of the parcel.

In addition, the Element calls for rezoning of approximately 4 acres from R-1 Single Family to R-3 Medium Density Multiple Family, increasing the multiple family housing potential by another 122 units.

Of the potential dwelling units shown in Table 18, 55 percent of these units would be higher-density housing in multifamily residential and mixed use zoning districts where this would be a permitted use.

The maximum density of 15 units per acre facilitates the development of housing affordable to lower-income households because of the 45 percent density bonus contained in Program IP-3.4.2 which results in an effective density of 23 du/acre for projects with a significant proportion of units affordable to lower income households.

This Element contains programs which ensure that affordable, multifamily housing will be constructed by:

- requiring a minimum density of 12 du/acre in mixed use developments in the C-1 General Commercial, AC Agricultural Commercial and O Office Zoning Districts;
- making this a permitted versus a conditional use in the above Zoning Districts;
- simplifying the density bonus provisions in the Zoning Ordinance;

- extending the inclusionary housing requirement from a threshold of developments with 5 units to those with 2 or more units (not counting second dwellings); and
- increasing the inclusionary requirement from 15 to 20 percent.

The policies and programs in this Element continue to use a supplemental density bonus of up to 45 percent for projects with affordable housing and focusing new multifamily development in mixed use areas. The rationale for this approach is based on several factors:

- First, this approach works. There have been a number of affordable housing developments built which have used the density bonus program.
- Residential development at densities above 15 du/acre are facilitated for affordable housing rather than being discouraged by higher-priced land which would result if vacant land were rezoned to a higher densities overnight without the quid pro quo of providing affordable housing.
- The policies and programs of the Draft Housing Element implements the City's commitment to "Smart Growth" policies, which limit urban sprawl, locate higher density residential development near to, or mixed with commercial land uses, and adjacent to public transportation. The example below for the Santero Way Specific Plan which has 198 approved multifamily units in a mixed use development located adjacent to a funded multi-modal transit center where commuter rail transportation is planned illustrates that multifamily housing in mixed use developments can occur under the City's existing and proposed land use regulations at densities above 15 du/acre and demonstrates that local developers are prepared to build this type of product:

Shamrock East/Colvin	5.27 acres	92 units	17.5 du/acre
Shamrock west/Colvin	3.16 acres	56 units	18 du/acre
Karakazoff	1.64 acres	38 units	23 du/acre
Larsen	0.48 acres	12 units	25 du/acre

- The City is continuing to receive development applications for residential development using density bonuses in the R-3 Multifamily Housing District and in the mixed use CI-1, AC and O Zoning Districts. The following table of recently-approved projects shows the affordability and density ranges of recent mixed use development and that there is a strong market for this type of product.

Table 17: Recently Approved Multifamily and Residential Mixed Use Projects

Project	Date	Status	Type	Affordability	Zoning	ZO Density	Density Bonus
Myrring/Jinks 7580 Commerce Av.	1998	In plan check	Multi	Low to moderate	C-1	15 du/ac	yes
Garden Gate 555 East Cotati	1999	Built	SFDU	15 % Moderate	Office/ R-3	15 du/acre	no
Monahan Pacific Gravenstein Hw.	2001	Approved	Multi	15% Moderate	C-H	16 du/acre	yes
Avila/Young 1324 La Plaza	2001	In plan check	Multi	100% Low to moderate	Specific Plan	17+	no
Cotati CoHousing Old Redwood Hw	2001	Approved	Multi and SDDU	7 Low income units	C-1	15 du/acre	no
Sommers/Oates 325 East Cotati	2000	Built	Multi	100% Low	Office/ R-3	15 du/acre	no
Willow Glen 789 East Cotati Ave	2001	Approved	Multi	100% Low to Moderate	R-3	18 du/acre	yes
Park Meadows 8244 Park Ave	2000	Under constr.	SFDU and 2 nd DU	15% Moderate	R-2	10 du/acre	no
Wilford Lane Village Wilford Lane	2001	Under review	Mixed Use MF	100% Lower Income	R-3	19.5	yes

TABLE 18: RESIDENTIAL DEVELOPMENT POTENTIAL

Zoning District	Maximum Number of Units
AR Agricultural Residential	121
RR Rural Residential	60
R-1 Single Family Residential	39
R-2 Two Family Residential	106
R-3 Multifamily Residential	87
Commercial Mixed Use	85
Specific Plan Areas	104
Rezone AC to Commercial	26
Live/Work	25
TOTAL	653

Source: Planning Department, July, 2000 (Includes vacant and underdeveloped land in City limits.)

EMERGENCY AND TRANSITIONAL HOUSING

Accurate information on the number of homeless persons is impossible to obtain. No official counts of the homeless exist. Only a small proportion of the homeless population contact government and private agencies that provide assistance. Estimates of the number of homeless vary greatly because this population is transient, often moving from place to place every night seeking shelter.

No verified estimate of the actual number of homeless people in Cotati exists. The Police Department does not have statistics on the homeless population in the City. Two facilities in Cotati operated by the Community Support Network provide transitional housing. The two shelters in Cotati are located on relatively large lots, which would permit expansion of their facilities with only a building permit, since it is a permitted use at this location. Emergency and transitional housing facilities in the Cotati and the surrounding area is presented in Table 19.

TABLE 19: EMERGENCY AND TRANSITIONAL HOUSING

Organization	Type of Shelter Provided	Units/Size
A Step Up: 2 facilities in Cotati	Transitional housing: developmentally disabled adults	18 beds
Petaluma Temporary Winter Shelter	Emergency Housing: Single Adults	40 beds
Petaluma COTS Center for Children and Families	Emergency Housing: Families with children	35 beds

Source: PAS & Associates and *Sonoma County Continuum of Care Plan 2000-2006*, Sonoma County Community Development Commission, January, 2000.

According to the *Sonoma County Continuum of Care Plan 2000-2000*, there is an increasing need for emergency shelter in the County, in large measure because of rising housing costs.

The magnitude of this problem far exceeds the resources of local government, particularly smaller cities. The City, however, has complied with Government Code § 65583(a)(6) and (c)(1) regarding the identification of adequate sites to facilitate the development of emergency shelters and transitional housing by identifying two sites where this is a permitted use. These sites are located on East Cotati Avenue and Old Redwood Highway, and currently have transitional housing facilities. In addition, the City has donated an average of \$2000.00 a year to the Petaluma Committee on the Shelterless (COTS) for emergency housing during the past five years.

The County has taken the initiative in identifying the extent of the problem locally and has established an organizational framework to coordinate funding and implementation of programs for the homeless. The policies of the Housing Element relating to homelessness are based on facilitating and co-operating with this County effort, commensurate with the City's population and resources.

CONSTRAINTS TO HOUSING DEVELOPMENT

ANNEXATION STANDARDS

An important land use regulation affecting development in Cotati, as well as other cities in Sonoma County, is the policy adopted by the Sonoma County Local Agency Formation Commission (LAFCO) regarding annexation proposals.

The standards and procedures set forth in the LAFCO policy affect its review of requests for city annexation of lands proposed for development. The application of these standards does not constitute a constraint to housing development since they do not exceed the annexation requirements contained in State law.

LAND USE CONTROLS

The Cotati Zoning Ordinance sets forth land use designations and development requirements for construction activity within the City. State law requires that the Zoning Ordinance be consistent with the General Plan. A comprehensive revision of the Zoning Ordinance is underway and will be completed by June 2003. It will incorporate the policies and programs contained in the Housing Element and include additional measures to simplify and streamline the review of residential development in the City.

The City's current zoning and development standards do not constitute a constraint to housing development. Regulations for residential development (e.g. required setbacks, maximum lot coverage, height limits, and minimum lot sizes) are no more restrictive than those of surrounding jurisdictions. Indeed, the Zoning Ordinance and related land use regulations serve to promote, rather than constrain, housing development in the following ways:

- The Zoning Ordinance permits residential uses at multifamily densities in the C-1: General Commercial and Office Districts at R-3 densities at up to 15 units per acre.
- The Zoning Ordinance encourages the Planned Unit Development concept. Cotati's PUD process permits housing developments to be built with flexible setbacks, lot coverage, parking, and other regulations and permits the construction of mixed-use developments.
- The density bonus and other incentives for affordable housing have resulted in the construction of 210 affordable housing units in an 8-year period. The density bonus of up to 45 percent for the development of affordable housing units has been successful and is being continued and strengthened by this Housing Element.
- Flexible parking regulations are permitted by the Zoning Ordinance.

The standards for on- and off-site improvements contained in the subdivision ordinance do not constitute a constraint to housing development. These standards are summarized below and are no more restrictive to those typically found in other jurisdictions in Sonoma County.

TABLE 20: Deleted by City Council Resolution 2009-66

TABLE 21: CURRENT DEVELOPMENT STANDARDS BY ZONING DISTRICT

Zoning District	Min Lot Size	Density Range du/acre	Average Developed Density du/acre
RR Rural Residential	1/2 acre	2	1.5
R-1 Single Family Residential	6,000 sf	up to 6	5
R-2 Two-Family Residential	6,000 sf.1 du 7,000 sf 2 du	up to 10	8
R-3 Multifamily Residential	6,000 to 3,000 sf per du	up to 15	12.5
G-1 General Commercial	6,000 sf min.	up to 15	10
O Office	10,000 sf.	up to 15	10

Source: Planning Department, City of Cotati, December 2001

The land use controls above indicate that although there are no constraints to housing development – the densities obtained are less in some areas than the maximum that would be permitted, particularly in mixed use developments. To resolve this problem the revised Housing Element Programs IP-2.1.1 and IP-2.2.1 establish minimum residential densities. The Inclusionary Housing Program does not constitute a constraint to housing development and is an established and proven method to ensure the construction of affordable housing. There are approximately 48 jurisdictions in California with inclusionary housing programs, which have led to the production of over 20,000 affordable below market rate units.⁸

The cost of providing inclusionary units would either be passed on to the market rate units, reduce the profit margin of the developer, reflected in a reduction in the value of the land, be partially compensated by density bonuses, fee reductions or other government incentives, or a combination of these effects. The allocation of this burden would depend on general market conditions and the relative bargaining power of the parties.

DESIGN REVIEW

Residential development of two or more units requires Design Review Committee and Planning Commission approval. The intent of the Design Review process is to preserve and improve the natural beauty of the City's setting and ensure that the new development is visually harmonious with their surroundings. City policies establish criteria for site and building design and landscaping, with emphasis on ensuring new development is harmonious with the City's residential neighborhoods, and do not impose costly or unnecessary design elements.

DEVELOPMENT FEES

The City requires payment of different fees as a condition of development approval. All fees are tied to the City's actual costs of providing necessary services such as project review and plan checking fees. These fees are lower than comparable market-rate fees for technical plan review tasks.

⁸ *Inclusionary Housing Survey Report, San Diego Housing Commission, 1992.*

The average fees for City services including water, sewer, drainage, parks, streets and school impact paid for a single family dwelling in Cotati is \$10,942.00. By comparison, the development impact fees in the adjacent City of Rohnert Park totaled approximately \$13,277.00 for a single family dwelling, which is \$1,674.00 lower than the average comparable fees of six other cities in Sonoma County⁹.

TIME TO PROCESS RESIDENTIAL DEVELOPMENT APPLICATIONS

The average time to process a residential development located within City limits requiring a major subdivision, Planned Unit Development, and other entitlements averages between 9 and 11 months. Residential development of five or fewer units which require Design Review and a Minor Subdivision approval typically takes between 6 and 9 months.

A single family house on a lot is approved administratively by staff.

Second dwelling units require a conditional use permit and are typically approved in less than three months.

The amount of time taken to process residential development does not constitute a constraint to housing development in Cotati. Moreover, the adoption of the revised Zoning Ordinance in June 2003 which contains clearly-defined residential development performance criteria, will further simplify and shorten the time required to review residential development applications.

BUILDING CODES

Building codes and enforcement do not constrain housing development in Cotati. Requirements for parking, building setbacks and site improvements are no higher and comparable to other jurisdictions in the County. New construction must meet the requirements of the Uniform Building Code (UBC). Dwellings are inspected only when an owner seeks a building permit for additional construction or when a specific complaint relating to the health and safety of the building occupants is received.

In conformance with the UBC, the City does not require renovations constituting 50 percent or less of the assessed value of the building to meet all the building codes in effect today.

GROWTH MANAGEMENT POLICY

The City adopted a Growth Management Policy to phase development so that it is compatible with the character and service capabilities of the City. The stated intent of this policy is not to stop or discourage growth, but to limit the rate of expansion to an amount in keeping with the financial limitations, resource constraints, and aesthetic goals of the community.

The Growth Management Policy allocates 75 residential units to be constructed each calendar year. An additional twenty-five units may be allocated exclusively for housing affordable by low and moderate income households. The policy also permits the Planning Commission to exempt projects which have prior approval or are part of a specific development plan.

The Growth Management Policy has not affected the amount of residential development in the City since it was adopted. There was never a year where the number of applications for residential units approached the level which would trigger application of the Growth Management Policy. Indeed, the City has averaged only 28 units per year for the past nine years. Growth Management review, when applied, occurs every October and takes approximately 2 months to complete. The Planning Commission, however, may elect to allocate large projects (over 9 units) at any point during the year to facilitate the processing of residential development. The provisions of the Growth Management

⁹ City of Rohnert Park Housing Element, page 9-42, July 25, 2000.

review would only take place in the event that there are more residential applications than the established threshold, including carryovers. This has not occurred during the ten years since this program was adopted.

The regional housing needs allocations for Cotati totals 567 units for the next five years. To achieve this amount of residential growth, an average of 113 units per year would need to be constructed. Although the maximum residential development allowed by the Growth Management Policy is 100 units per year, there are 104 multifamily units approved pursuant to adopted specific plans which would be exempt from Growth Management, thereby increasing the maximum annual permitted residential growth rate to an average of 120 units per year, well above the annual level that would be needed to accommodate the regional housing needs figure. More importantly, it is unlikely that this rate of residential development would occur and that the Growth Management Policy would be applied during the next five years, given Cotati's historical growth trends.

Infrastructure Constraints

There exists enough water and waste water treatment capacity to serve the City anticipated residential development. Additional wastewater capacity can be purchased when needed from the Subregional Treatment Facility which has been recently expanded. Potable water supplies from the City's wells and from the Sonoma County Water Agency are sufficient to meet future residential needs.

Other local services, such as fire and police protection are adequately funded and would not constitute a constraint to residential development.

MARKET CONSTRAINTS

Market constraints include the cost of land and improvements, construction costs, interest rates, profit, property taxes and the wide range of factors which determine consumer preference in the housing market. Most of these factors are beyond control of local governments, although occasionally the cost of land and interest rates can be reduced in order to encourage affordable housing production.

The availability of financing is a key component in determining the affordability of homes. Small increases in the interest rates can have a significant impact on the amount of monthly mortgage payments, and thereby limit many people from qualifying for a home loan.

The cost of land and housing construction in Cotati is generally comparable with other parts of the County. An informal survey of local real estate brokers indicated the \$100.00 to \$115.00 per square foot construction costs for a single-family home in the city. The average sized 7,000sf. lot ranges in price between \$170K to \$210K.

There exists little data regarding land and construction costs for multifamily housing, because few market-rate multifamily units have been developed in Cotati in recent years. One local non-profit developer estimates that land costs (including sewer, water, grading, and drainage improvements) for a typical townhouse development are in the range of \$50,000.00 to \$60,000 per unit, and that construction costs average approximately \$85 per square foot.

Financing for housing development is relatively easy to obtain and there is no shortage of construction or mortgage financing in Cotati for new construction or rehabilitation.

There is no evidence of mortgage deficiency or "redlining" in Sonoma County.

COMMUNITY SENTIMENT

Community attitudes toward housing play a crucial role in determining the type and cost of housing that will be built in the City. A key to obtaining development approvals is to secure the support of the local neighborhood. Developers of potentially controversial housing projects should make the effort to address the legitimate community concerns regarding the type of housing proposed, the characteristics of the potential occupants of the housing units, noise, increases in traffic, and the impact that the proposed development will have on City services. Involving the community in the early phases of a project is essential for creating the basis for cooperation and constructive participation in the planning process.

Cotati residents value the unique character of the Plaza, the Downtown and the City's residential neighborhoods. Most residents would concur that housing should be available to all economic segments of the community, and there has been little opposition to the affordable housing units built to date.

OPPORTUNITIES FOR ENERGY CONSERVATION

The City encourages energy conservation in residential projects. The building orientation, street layout, lot design, landscaping, and street tree configuration of all residential projects are reviewed in order to maximize solar access and energy conservation. Residential structures must meet the requirements of Title 24 relating to energy conservation features of the Uniform Building Code.

APPENDIX A: QUANTIFIED OBJECTIVES

Implementation Program	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
IP-1.1.1 Rehab/Renovation Loans	8	10	15		25
IP-2.1.2 Establish Minimum Residential Densities	0	0	25	30	55
IP-2.2.1 Mixed Use Max/Min Density 15 du/acre	0	5	20	40	60
IP-2.2.2 Rezone land from R-1 to R-3	5	6	15	96	122
IP-2.2.3 Rezone Agricultural Commercial Land	0	1	5	21	26
IP-2.2.4 Rezone Agricultural Residential to Commercial	0	0	3	13	16
IP-2.2.4 Parking Standards	3	5	12	20	22
IP-2.3.1 Live/Work Units	0	0	5	20	25
IP-2.3.1 Inclusionary Housing	25	40	60	0	125
IP-2.5.3 Housing Impact Fee	5	15	25	0	45
IP-2.6.1 Second Dwelling Units	0	0	15	2	17
IP-2.7.1 Redevelopment Housing Set Aside Funds	20	25	5	0	50
IP-2.10.2 Mobilehome Park Ownership	10	15	5	0	30
IP-3.1.2 Funding HOME/CFHA	10	15	25	0	40
IP-3.4.1 Density Bonus	5	7	10	0	22
IP-3.4.2 Additional Density Bonus	5	10	0	0	15
IP-3.5.1 Large Families	0	0	5	10	15
IP-3.5.2 Large Families	2	4	6	12	24
IP-3.7.1 Accessible Units	5	5	5	20	35
IP-3.8.3 Emergency Housing Funding	5	5	0	0	10
IP-3.9.1 First Time Home Buyers			25	15	40

The numbers on this table are not to be interpreted cumulatively. They represent the best available projection of the effectiveness of individual programs. Some programs will be applied jointly.

Quantified Objectives Part II: By Income Category and Type of Construction

This table establishes the maximum number of housing units by income category that can be rehabilitated, conserved or preserved over the remaining planning period of the Element pursuant to Gov't Code 65583(a)(8).

Income Category	New Construction	Rehabilitation	Preservation	Conservation
Very Low	120	10	15	10
Low	75	20	10	10
Moderate Income	185	15	10	2
Above Moderate	350	0	0	0

APPENDIX B: EVALUATION OF THE PROGRAMS IN THE CURRENT HOUSING ELEMENT

The programs of the current Housing Element are summarized and evaluated below. This table indicates the purpose of each program and briefly identifies how it was implemented. After each program, a recommendation is provided indicating whether the program should be retained, revised or deleted in the updated Housing Element.

Program	Purpose	Evaluation
IP.1 Maintain Existing Residential Zoning	Preserve existing residential use from change to other uses.	Implemented and successful. Continued in revised Element.
IP.2 Condominium Conversions	Ensure continued affordability of dwelling units in the event of conversion to condominiums.	Implemented. No condominium conversion applications submitted to date. Continued in revised Element.
IP.3 Housing Rehabilitation Program	To preserve and improve existing affordable housing,	Not implemented. Due to lack of staff resources. Included in this Element with an identified funding source.
IP.4 Housing Rehabilitation in Commercial Areas	Encourage mixed use development and increase housing opportunity.	Implemented and successful. Carried further through new programs.
IP.5 Capital Improvement Program	Ensure the CIP considers housing needs.	Implemented and successful. Continued in revised Element.
IP.6 Shared Housing Program	Increase the utilization of existing housing, particularly for senior citizens.	Not implemented. No interest shown by non-governmental organizations. Discontinue program.

IP.7 Rezone site from R-1 to R-3	Provide for increased housing affordability by increasing density.	The property owner is St. Joseph's Church. This program should be retained to continue the City interest in encouraging multifamily housing on this site.
IP.8 Cooperate with the Sonoma County Housing Authority	Provide for administration of the affordable housing programs.	Implemented and also included Burbank Housing Development Corporation, a non-profit housing developer. Continue program.
IP.9 Multifamily/Mixed Use Developments	Amend the Zoning Ordinance to eliminate certain restrictions to mixed use and multifamily development	Partially implemented and successful. Continue program to implement the rest of the suggested Zoning Ordinance amendments. Identified the shortcoming that the residential component of some mixed use developments were not developed to the maximum potential density permitted density. Included a new program requiring minimum density while simplifying the requirements to obtain a 45% density bonus.
IP.10 Facilitate Second Dwelling Construction	Review the second dwelling unit ordinance.	Implemented and successful. A total of 12 second dwelling units were built since 1993. Continue program.
IP.11 Additional Housing for Seniors	Amend the Zoning Ordinance to permit senior housing in selected districts with flexible development standards	Partially implemented and successful. Program continued and strengthened
IP.12 Seek Site and Funding for Senior Housing	Designate an area or parcel suitable for senior housing and work with developers to realize project.	Implemented and successful. Burbank Housing has constructed a senior housing project on Charles Street.
IP.13 Accessible Units for the Physically Handicapped	Amend the Zoning Ordinance to require 10% of new multifamily developments of ≥ 10 units to provide handicapped accessible units.	Not implemented. Program included in revised Element implemented as part of comprehensive revision of the Zoning Ordinance to be completed in 2003.
IP.14 Large Families	Amend the Zoning Ordinance to include incentives for the construction of development of units for large families	Not implemented. Program included in revised Element (Re: ZO revision).

IP.15 Revise Inclusionary Housing Ordinance	Strengthen this ordinance and adopt standards regarding the exterior appearance of affordable units.	Not implemented. Retain program and strengthen and implemented as part of comprehensive revision of the Zoning Ordinance to be completed in 2003.
IP.16 Housing Funds	Continue the City's Redevelopment Housing Set-Aside and In-Lieu housing funds, and set priorities for use of these funds.	Implemented and successful. Funds were used to buy down second mortgages and fund senior housing. . Continue program in revised Element.
IP.17 Use Available Funding Methods	Continue to seek available housing funding from State and federal sources.	Implemented and successful. Continue program in revised Element.
P.18 Required Density Bonus	Amend the Zoning Ordinance to comply with State law.	Implemented. Units were built using this density bonus provision. Continue program in revised Element.
P.19 Optional Density Bonus	Amend the Zoning Ordinance to provide for a supplemental density bonus for the provision of additional affordable housing.	Implemented, Applications received using this density bonus. This program strengthened in revised Housing Element.
P.20 Implement Fast Tracking	Expedite the review of housing developments.	Ongoing and successful for all housing development. Need to continue program not justified.
P.21 Redevelopment Agency	Ongoing program to use the Redevelopment Agency funding to construct affordable housing.	Ongoing and successful. Continue program in revised Element.
IP.22 Maintain Adequate Staff	Ensure adequate planning staff to review housing developments.	Ongoing and successful. Continue program in revised Element.
IP.23 Limited Equity Cooperatives	Determine if there are developers interested in developing a limited equity cooperative.	Program was not successful. No interest in limited equity cooperatives was identified. Discontinue program.
IP.24 Tax-exempt Financing	Require developers using tax-exempt financing to explicitly permit Section 8 and other rental assistance programs to apply for such housing.	Not implemented due to lack of staff resources. Will be implemented in revised Element and Zoning Ordinance revisions.

IP.25 Conversion of Section 8 Units	Amend the Zoning Ordinance to require a 1 year notice of all proposed conversion of affordable to market rate rents.	Not implemented. due to lack of staff resources. Will be implemented in revised Element and Zoning Ordinance revisions.
IP.26 Emergency and Transitional Housing	Designates a site for this use as required by State law.	Implemented. Another site now needs to be selected, since the selected site is developed. Program identifying new sites in the revised Element.
IP.27 Standards for Emergency and Transitional Housing	Amend the Zoning Ordinance standards to ensure the appearance of security of such facilities.	Not implemented. This program should be retained in the event a transitional housing facility is proposed in Cotati.
IP.28 Rental Deposit Guarantee and Revolving Loan Program	Assist Cotati residents by preventing homelessness	Privately funded program exists in the community. Continue program to supplement privately funded program.
IP.29 Funding for Homeless Shelter	Consider funding Petaluma's homeless program.	Implemented and successful. Continue program in revised Element.
IP.30 Maintain Ongoing Estimates of the Demand for Emergency Housing	Consult with local homeless shelter providers to maintain ongoing estimates of demand for shelter.	Not implemented. This program should be retained.
IP.31 Prepare the Appropriate Housing Impact Mitigations	Program dealing with the housing demand generated by commercial, office and industrial uses.	Not implemented. This program should be retained. New program for Countywide mitigation fee assessment.
IP.32 Equal Housing Opportunity	Ongoing program designating the Planning Director as the City's Equal Housing Opportunity Coordinator	Implemented and successful. Continue program in revised Housing Element.
IP.33 Nondiscrimination Clauses	Provides nondiscrimination clauses in affordable rental units.	Not implemented. This program should be retained.
IP.34 Prepare Annual Report	Provides annual report to the Planning Commission and City Council on implementation of the Housing Element and Growth Management	Implemented and ongoing.
IP.35 Update Demographic Information	Provides updating demographic information when the results of the 1990 Census became available.	Not implemented. Implemented through the revised Housing Element.

COMMENTS:

Gov't. Code §65583(a)(3) requires "an analysis of the differences between what was projected or planned in the earlier element and what was achieved." The table above indicates that a number of programs in the previous element were not implemented. This was in part due to the City's limited financial resources and the action of the marketplace. Land prices and construction costs limited development of affordable single family dwellings.

The revised element has recognized these limitations and contains several new programs which will result in the construction of additional affordable housing units: a more stringent inclusionary housing ordinance; establishment of a housing fund; rezoning additional land for multifamily and mixed use residential uses; and other programs to meet special housing needs. These programs recognize that the majority of additional units will occur at multifamily densities and include requirements for affordable housing development as a condition of approval. This approach effectively utilizes the limited remaining developable land in the City toward achieving the City's housing goals.

APPENDIX C: PARCEL-SPECIFIC RESIDENTIAL LAND USE INVENTORY

TABLE C-1 MAXIMUM POTENTIAL DEVELOPMENT ON VACANT AND UNDERDEVELOPED RESIDENTIALLY-ZONED LAND

#	Location	AP Number	Acres	Zoning	Existing Use	Max Units	Comments/Constraints
58	780 West Cotati	144-110-003	5.05	AR 1.5		6	
59	850 West Cotati	144-110-002	4.73	AR1.5		6	
60	8028 HWY116	144-100-001	7.09	AR1.5		6	
61	8112 HWY116	144-100-002	5.09	AR1.5		6	
40	188 Myrtle	146-231-026	4	AR		8	
35	100 Valparaiso	144-45-002	9.91	AR	1 SFDU	15	Reduced buildout
33	8622 Cypress	144-44-001	8.08	AR	1 SFDU	14	
31	8910 Cypress	144-46-004	4.37	AR	underutil.	8	
32	8691 Cypress	144-43-002	10.66	AR	1 SFDU	18	Reduced buildout
30	8888 Cypress	144-46-009	4.22	AR		8	
29	8840 Cypress	144-46-002	8.17	AR		16	
28	8780 Cypress	144-46-001	5	AR		10	Total AR 121 units
26	300 Valparaiso	144-391-011	10.06	RR		32	
42	215 Myrtle	144-410-023	0.66	RR		2	
57	441 West School	144-153-008	0.24	RR	underutil	1	
62	6087 Locust	144-030-003	8.88	RR	underutil.	25	Total RR 60 units
18	Woodland Hills Dr	144-650-21	0.61	R-1	vacant	2	
25	343 School	144-241-022	1.06	R-1	vacant	9	
37	8864 ORH	146-231-041	2.51	R-1		7	Limited to 3 du/acre
36	8830 ORH	146-231-038	1.5	R-1		5	due to
38	8770 ORH	146-231-008	3	R-1		9	sewer constraints
41	8684 ORH	146-062-040	2.2	R-1		7	Total R-1 39 units
1	Wilford Lane	144-080-01	2.81	R-2	vacant	13	
3	781 East Cotati Av.	144-291-09	1	R-2	vacant	5	
4	East Cotati Ave	144-281-16	1.94	R-2	developpt pending	9	
7	Old Redwood HW	144-200-04	3.08	R-2	underutil	14	
13	La Plaza	144-263-04	0.5	R-2	mixed use	1	
17	Woodland Hills Dr	144-650-20	0.74	R-2	vacant	2	steep slope
27	Lund Hill Lane	144-45-036	0.3	R-2	vacant	2	
27	Lund Hill Lane	144-45-037	0.2	R-2	vacant	2	
		144-45-038	0.2	R-2	vacant	2	
		144-45-039	0.18	R-2	vacant	2	
		144-45-040	0.16	R-2	vacant	2	
		144-45-041	0.17	R-2	vacant	2	
		144-45-042	0.17	R-2	vacant	2	

#	Location	AP Number	Acres	Zoning	Existing Use	Max Units	Comments/ Constraints
		144-45-043	0.2	R-2	vacant	2	
44	8440 Charles	144-36-034	1.75	R2	vacant	8	
		144-36-035	1.5	R2	vacant	7	
48	682 East Cotati	144-292-022	2.13	R-2	vacant	10	
49	688 East Cotati	144-292-009	2.91	R-2	vacant	13	
50	East Cotati	144-301-009	0.64	R-2	vacant	3	
51	789 East Cotati	144-291-009	1	R-2	vacant	5	Total R-2 106 units
66		144-170-04	4	R-3	underutil	45	St. Joseph's Church, 10.8 acres not developed
	East Cotati Avenue	144-282-30	1	R-3	underutil	11	
65	7600 Commerce	144-080-001	<u>2.81</u>	R-3	underutil	<u>31</u>	
	TOTAL		122.3			\413	Total R-3 87 units

Source: Planning Department, City of Cotati, January, 2001

Table C-2: SPECIFIC PLAN RESIDENTIAL UNITS

#	Location	AP Number	Acres	Zoning	Max Units	Comments/ Constraints
23	Industrial Way	144-302-041	0.26	S.P.		Santero Way Specific Plan
	Industrial Wayl	144-32-017	3.35	S.P.		
	Industrial Way	144-320-015	0.96	S.P.		
	Industrial Way	14432-016	2.22	S.P.		
	Industrial Way	144-302-043	1.65	S. P.		
	Industrial Way	144-480-020	3.16	S.P.		
	Industrial Way	144-320-047	0.5	S.P.		
	8299 Industrial	144-48-019	0.7	S.P.		
	Subtotal				198	Santero Way Specific Plan
45	130 East Cotati	144-274-014	<u>0.41</u>	SP	<u>4</u>	Downtown Specific Plan
	TOTAL Specific Plan				202	
	5 Year Buildout*				104	

TABLE C-3: RESIDENTIAL DEVELOPMENT ON COMMERCIAL ZONED LAND

#	Location	AP Number	Acres	Zoning	Existing Use	Max Units	Constraints/ Comments
	7840 Old Red. Hwy	144-190-028	0.66	C-1	Underutilized	1	Residence on site
	7946 Gravenstein Hwy	144-090-001	1.84	C-1	Vacant	7	
	7960 Gravenstein Hwy	144-090-002	2.55	C-1	Underutil	1	Little friends Pet Hotel
	8028 Gravenstein Hwy	144-100-001	3	C-1	Underutil	8	Residence on site
	8112 Gravenstein Hwy	144-100-002	3	C-1	Vacant	11	
	8260 Gravenstein Hwy	144-110-001	2.86	C-1	Underutil	5	Residence on site
	8231 Hwy 116	144-050-002	7.66	C-1	Vacant	29	
	8219 Hwy 116	144-050-004	4.52	C-1	Vacant	17	
	8214 Hwy 116	144-050-004	0.86	C-1	Vacant	3	
	8356 Hwy 116	144-050-005	2.51	C-1	Vacant	9	
	11 Wilford Lane	144-070-027	0.5	C-1	Vacant	2	Old Car Wash
64	Wilford Ln	144-070-028	0.42	C-1	Vacant	1	Old Car Wash
	7600 Commerce Blvd	144-080-001	2.81	C-1	Underutil	7	
	7662 Commerce Blvd	144-080-019	1.56	C-1	Underutil	4	
	170 Helman Ln	046-286-003	5.1	C-1	Vacant	20	
	8001 Redwood Drive	046-286-005	0.34	C-1	Vacant	1	
	10 Helman Lane	046-286-006	4.08	C-1	Vacant	15	
	Redwood Drive	046-286-007	5.65	C-1	Vacant	21	
34	9 Page	144-351-004	0.44	C-1		2	
43	18 Charles	144-36-025	0.22	C-1		2	
	20 Charles	144-36-029	2.06	C-1		15	
		144-36-031	0.28	C-1		1	
		144-36-032	0.4	C-1		1	
46	574 East Cotati	144-501-003	1	C-1		7	
	110 East Cotati	144-274-015	0.28	SP		2	
46	574 East Cotati	144-501-003	1	C-1	underutil	2	
52	8020 ORH	144-272-010	0.35	C-1	vacant	3	
53	7880 ORH	144-190-011	0.78	C-1	vacant	6	
54	7840 ORH	144-190-028	0.66	C-1	underutil	5	
55	7280 ORH	144-068-051	1.25	C-1	underutili	9	
56	8239 Hw 116	144-050-001	8.16	C-1	vacant	59	
63	Commerce	144-070-020	0.9	C-1	underutil	7	
	SUBTOTAL		73.02			283	
	TOTAL					85	

MAXIMUM POTENTIAL DEVELOPMENT ON LAND REZONED AGRICULTURAL COMMERCIAL (AC) TO COMMERCIAL (C-1) (REFER TO MAP 2)

Total acres vacant and underutilized: 28.2 acres

Mixed Use Multifamily Residential: 26 units

MAXIMUM POTENTIAL LIVE/WORK UNITS

Estimated maximum : 25 units on 3 acres

Assumptions:

- For the AR, RR and R-1 Zoning Districts used the maximum density allowed in the Zoning Ordinance times 2 to allow for second dwelling units and reduced by 0.75 percent to take into account site constraints, easements, etc.
- For the R-2 Zoning District used same density as R-1 District of 6 units per acre reduced by 0.75.
- For the C-1 District the R-3 density of 15 units/acre was applied to one half of the lot area to account for parking, easements, right-of-way and site constraints, and this figure was reduced by 50% to account for first floor commercial use requirement. Overall yield was cut thirty percent to take into account the historical rate of residential growth that has occurred in Cotati during the past five years.
- Industrial area live/work units based on this use being developed on approximately 10 percent of the vacant industrial land.
- A total of 104 of a potential 198 units included in the adopted Santero Way Specific Plan will be built during the time frame of this Housing Element, e.g. the next five years.
- All decimals above 0.5 were rounded upward to the nearest whole number.

Zoning Ordinance Density Ranges

Zoning District	Existing Density Range	Revised Density Range
AR Agricultural Residential	1 du/acre	same
RR Rural Residential	1 du/acre	same
R-1 Single Family Residential	up to 6 du/acre	Minimum density of 4 du/acre, Maximum 6 du/acre
R-2 Two Family Residential	up to 10 du/acre	Minimum density of 8 du/acre, Maximum 10 du/acre

R-3 Medium Density Multiple Residential	up to 15 du/acre	Minimum density of 12 du/acre, Maximum 15 du/acre
Zoning District	Existing Density Range	Revised Density Range
C-1 General Commercial	Up to 15 du/acre	Minimum density of 12 du/acre, Maximum 15 du/acre.
AC Agricultural Commercial	up to 15 du/acre	Minimum density of 12 du/acre, Maximum 15 du/acre.
O Office	up to 15 du/acre	Minimum density of 12 du/acre, Maximum 15 du/acre.
M-1 Light Industrial	Not permitted	15 du/acre

**GOAL 6 ENHANCE THE QUALITY OF LIFE OF COTATI
RESIDENTS THROUGH THE CREATION AND
MAINTENANCE OF WELL-DESIGNED AND
APPROPRIATELY SERVED NEIGHBORHOODS.**

**OBJECTIVE 6.1 ENSURE THAT ALL NEW RESIDENTIAL DEVELOPMENT IS
COMPATIBLE WITH ADJACENT LAND USE**

Policies and Implementation

6.1.1 Assure that all residential developments are located near land uses that would not be visually unaesthetic, noisy or unsafe.

a) The Zoning Ordinance should be amended as necessary to assure compatibility of all new residential development with surrounding land uses. The Planning Department shall monitor this as part of the Land Use Map update.

**OBJECTIVE 6.2 IN APPROPRIATE AREAS NEW DEVELOPMENT MAY CLUSTER
THE HOUSING UNITS SO AS TO CONSERVE LIMITED LAND
RESOURCES AND ENERGY.**

Policies and Implementation

6.2.1 All new development should conserve land resources and incorporate energy conserving design features.

a) The Design Review Committee shall review all proposed developments to assist in promoting energy and land conserving designs and site layouts.

**OBJECTIVE 6.3 IMPROVE THE CONDITION OF COTATI'S
EXISTING HOUSING STOCK AND MAINTAIN THE UNIQUE
QUALITY OF COTATI.**

Policies and Implementation

6.3.1 Encourage the renovation of existing housing stock to preserve the unique character of Cotati.

a) All renovations of existing housing stock shall be reviewed by the Design Review Committee or “over-the-counter” as allowed. The City staff shall obtain information on assistance programs available through the Sonoma County Community Development Commission, the Sonoma County Housing Authority and any other governmental assistance programs currently available.

6.3.2 Provide for the identification of health and safety deficiencies of housing units at the time of resale.

a) A visual inspection of housing units at the time of resale shall be made available by the Building Department, for an appropriate fee, which shall be determined by the City Council. This inspection will not guarantee the safety or soundness of the units, but it will help to identify those problems which are apparent within said units.

6.3.3 Ensure that rental units are well-maintained and meet code requirements.

a) An information program should be established by the Planning Department, working with community and civic groups to ensure that information is available to all property owners regarding rental rehabilitation programs administered by the Sonoma County Community Development Commission.

6.3.4 Ensure that Cotati's housing quality, both rental and owner-occupied, is maintained and enhanced.

a) The City shall continue to provide an information referral service available to all property owners regarding home improvement programs administered by the Sonoma County Housing Authority.

OBJECTIVE 6.4

ENSURE RESIDENTIAL PROJECTS ARE DESIGNED WITH CONVENIENT ACCESS TO COMMERCIAL USES, RECREATIONAL USES, EMPLOYMENT , PUBLIC SERVICES AND OTHER DESTINATIONS THROUGH A COMBINATION OF MOTOR VEHICLE, BICYCLE AND PEDESTRIAN CIRCULATION ROUTES.

Policies and Implementation

6.4.1 Site designs shall minimize paved surfaces and roadway lengths while providing adequate access for normal circulation and emergency vehicles.

a) The Design Review Committee shall review all new developments of 4 or more units to ensure that paved surfaces are kept to a minimum, consistent with safety.

6.4.2 Site design shall minimize vehicular, bicycle and pedestrian conflicts.

a) The Design Review Committee shall review all new developments of 4 or more units to eliminate or minimize, to the extent possible, any conflicts between vehicular traffic and pedestrian traffic.

6.4.3 Site designs shall maximize access to commercial uses, recreational uses, employment, public services and other destinations using a minimum of pavement.

OBJECTIVE 6.5

NEW DEVELOPMENTS SHALL PROVIDE FOR PRIVATE AND SEMI-PRIVATE OPEN SPACE.

Policies and Implementation

6.5.1 Establish reasonable lot area per dwelling unit requirements.

a) The Zoning Ordinance should be amended as necessary to accommodate flexibility in required lot sizes to provide for open space.

6.5.2 Common open space, or in-lieu contribution, shall be provided in planned residential communities.

a) The Planning Commission and City Council shall establish criteria for the amount of open space to be required in each planned residential development, directly or by in-lieu contribution, and the Zoning Ordinance should be amended as necessary.

6.5.3 Common open space that is not City property shall be privately maintained.

a) The Land Use Ordinance shall establish criteria for the maintenance of private open space in all planned residential developments, which maintenance shall be provided by the developer, or appropriate Home Owners Association.

OBJECTIVE 6.6

PROTECT THE GENERAL QUALITY OF LIFE IN DESIGNATED OR DEVELOPED RESIDENTIAL AREAS LOCATED ADJACENT TO PROPERTY WHICH MAY BE DEVELOPED FOR NON-RESIDENTIAL PURPOSES.

Policies and Implementation

6.6.1 Ensure that all commercial development is compatible with adjacent land uses.

a) Through the environmental review process, appropriate mitigation measures shall be identified and mitigated to protect neighboring residential properties.

b) In order to encourage maximum public participation in the decision making process of any pending Planning Commission hearing requiring Design Review approval, Planning Department shall notice all property owners and residents within 500 feet of the project site by mail.

c) Ensure that the design and operational impacts of commercial and other non-residential projects located adjacent to residential areas is compatible with the surrounding neighborhood(s). The following partial list includes, but is not limited to, design concepts that should be avoided in commercial projects that abut residential areas:

- Corporate design/"signature" buildings and signage, rather than projects specifically designed to fit into the neighborhood
- Inappropriate building scale and/or siting on the lot
- Excessive noise due to long hours of operation or inappropriate location of accessory structures
- Excessive glare or excessive impacts from light sources onto adjacent properties
- Unnecessary loss of community resources (archaeological, historical, ecological, recreational, etc.)

d) Require adequate buffers to protect residential areas, developed or undeveloped, from intrusion of non-residential activities that may degrade the quality of life in such residential areas.

e) There shall be no on-site lighting cast by a commercial business onto adjacent residential properties.

GOAL 7 MAINTAIN A SAFE ENVIRONMENT BY PROVIDING ADEQUATE PROTECTION FROM TRAFFIC, FIRE, CRIME, NATURAL DISASTER AND HAZARDOUS MATERIALS.

OBJECTIVE 7.1 ENSURE THAT ESSENTIAL FACILITIES ARE LOCATED AND DESIGNED SO THAT THEY WILL REMAIN OPERABLE IN THE EVENT OF AN EMERGENCY OR NATURAL DISASTER.

Policies and Implementation

7.1.1 Identify all areas of potential natural hazards and areas of probable greatest jeopardy for each type of disaster and ensure that these areas are developed for hazard-compatible uses. (See map 1)

a) Areas of the City which pose the greatest potential danger from landslides and seismic activity, including liquefaction have been identified (see map 1). Prior to development within these areas, a soils study shall be submitted for review by a qualified soils engineer.

7.1.2 Future sites of public and critical use buildings, shall be in areas of low environmental hazards.

a) Strict adherence to the requirements of the Uniform Building Code shall be required in all areas of the City. Public and Critical Use buildings shall not be located in areas susceptible to potential natural hazards.

7.1.3 Critical facilities in the Cotati Planning Area shall be designed and constructed to withstand the "maximum probable" earthquake and remain in service.

a) Any critical use building shall meet earthquake codes and standards.

7.1.4 The structural integrity of all existing City facilities will be reviewed and those facilities found unsatisfactory will be strengthened.

a) All building codes shall be adhered to so as to provide for maximum safety requirements. The inspection shall be made by the Building Department.

OBJECTIVE 7

PROTECT THE CITIZENS FROM FLOODING, SEISMICACTIVITY AND OTHER NATURAL DISASTERS.

Policies and Implementation

7.2.1 New development or governmental action shall not compound the potential for flooding. (See map 1)

a) As part of the permit process, developers shall be required to make hydrological studies for all new developments as required by the City Engineer. Studies shall encompass the project site as well as the entire drainage area.

7.2.2 All new developments in the city shall be designed to minimize vegetation removal, soil compaction, and site coverage.

a) Through the Zoning Ordinance, the City shall establish standards to be followed by developers which specify maximum permissible vegetation removal, soil compaction, and site coverage. There shall be on-site inspections by the Building Inspector to ensure compliance.

7.2.3 Adequate drainage and erosion control shall be provided during construction of all new developments.

a) As part of the permit process, developers shall be required to follow drainage and erosion standards established by the City Engineer and Sonoma County Water Agency for all developments. There shall be an on-site inspection by the City to ensure compliance.

7.2.4 Prepare Disaster Preparedness and Safety plans and distribute information to affected residents, businesses, and property owners.

a) An emergency plan shall be developed and updated so that all citizens have access to a community shelter.

b) A public information program shall be developed by the Police Department which will provide all citizens with access to needed information concerning Disaster Preparedness and Safety.

OBJECTIVE 7.3

REDUCE THE POTENTIAL FOR HUMAN INJURY AND PROPERTY DAMAGE WHICH MAY RESULT FROM EARTHQUAKE AND OTHER GEOLOGIC HAZARDS.

Policies and Implementation

7.3.1 Identify potential geologically hazardous areas and ensure that these areas have development limits. (See map 1)

a) The submission of geologic and soils reports shall be required for all new developments. The geologic risk areas that are determined from these studies shall have standards established and be zoned accordingly.

7.3.2 Natural slopes should be maintained and existing vegetation preserved, especially in areas with a slope greater than 15%. (See map 1)

a) Through zoning and the permit process, standards shall be established and applied to those areas with potential erosion and runoff problems due to slope.

7.3.3 Remedial measures are to be employed to reduce erosion.

a) When a change in natural grade or removal of existing vegetation is necessary, appropriate vegetative cover to stabilize slopes and reduce erosion will be required. This shall be accomplished through the permit and design review process.

OBJECTIVE 7.4

MAINTAIN HIGH QUALITY FIRE PROTECTION AND POLICE SERVICES.

Policies and Implementation

7.4.1 Assure adequate staff and equipment in the Fire Protection District to accommodate population growth in Cotati.

a) The City Staff shall work with the Fire Protection District, on a continuing basis, on the review of staffing levels and equipment for said District, in order to ensure an adequate level of Fire Protection service.

7.4.2 Encourage the Fire Protection District to strive to assure a four-minute response time for emergency vehicles.

a) The Fire Protection District shall continue to investigate and recommend procedures for achieving a four-minute response time to all areas of the City, including the feasibility of establishing auxiliary fire stations. The Fire Chief shall be invited to make periodic reports to the City Council.

7.4.3 City streets shall be maintained in such a way so as not to impede emergency vehicles.

a) The Fire Chief and the Police Department shall survey all city streets to assure they are maintained to a degree that allows emergency vehicles ready access to all parts of the City and report any problems to the Public Works Department.

7.4.4 New development shall be constructed to minimize the risk of fire.

a) The Uniform Building Code and the Uniform Fire Code shall be enforced in a professional manner in order to ensure that all construction utilizes fire resistant materials where required.

7.4.5 All new development shall be served with adequate water for fire protection.

a) As part of the permit process, and before a building permit is issued, the Building Department shall confer with the Fire Protection District in order to determine that there is adequate water for fire protection, consistent with the level of development proposed, as stipulated by the Insurance Services Organization (ISO) and the State Fire Marshall standards.

7.4.6 The Police Department shall have adequate staff and equipment to accommodate population growth in Cotati.

a) An Assessment and Evaluation of the needs of the community shall be made periodically by the Police Chief and City Manager to ascertain means of assuring that the Police staff and equipment are adequate to meet the needs of the community. The Police Chief, through the City Manager, shall provide periodic reports to the City Council.

7.4.7 Encourage citizen involvement in activities to reduce the likelihood of crime.

a) A Neighborhood Watch Program should be promoted in conjunction with the Police Department.

**OBJECTIVE 7.5 PROTECT CITIZENS FROM DANGERS RELATED TO THE
MOVEMENT, STORAGE AND MANUFACTURE OF
HAZARDOUS MATERIALS.**

Policies and Implementation

7.5.1 Producers and users of hazardous materials shall be encouraged to reduce the amounts generated.

a) The City shall, through participation as a member of the Sonoma County Waste Management Agency, work to educate the community about alternative products.

7.5.2 Hazardous Waste generated within the City of Cotati shall be disposed of in a safe manner.

a) The City shall continue to support the creation of a permanent hazardous waste storage facility by the Sonoma County Waste Management Agency.

7.5.3 Hazardous materials shall be stored on site in a safe manner.

a) The Fire District shall keep a list of all hazardous materials stored at each business and shall ensure that each material is stored in a manner consistent with the requirements of the Sonoma County Environmental Health Department.

OBJECTIVE 7.6

DEVELOP SAFE TRAVEL CONDITIONS FOR ALL MODES OF TRANSPORTATION.

Policies and Implementation

7.6.1 Sites with a high frequency of traffic accidents shall be modified to minimize such occurrences.

a) Through traffic engineering studies, the City Engineer shall evaluate the cause of accidents on these sites. Through the use of available city funds, reduction of speed limits, installation of traffic lights, stop signs, speed bumps, etc., shall be made as appropriate.

7.6.2 A "Level of Service D" shall be the minimum Level of Service maintained at all intersections. (See Appendix for definitions of "Levels of Service" and an Intersection Service Levels analysis of already impacted intersections. See Map 7a for the current Level of Service ratings for these intersections.)

a) Through the CEQA process, mitigation measures may be required to maintain the "Level of Service D".

7.6.3 Bicycle paths shall be established, maintained in good condition and/or repaired, in order to keep bicyclists safe from vehicular traffic. (See map 5.)

a) Transportation Development Act, Article III, funds, and other funds available to the City shall be used to maintain, repair and/or establish bike paths in order to make bicyclists safe from vehicular traffic.

7.6.4 Safe pedestrian paths shall be maintained throughout the community. (See map 6.)

a) The City shall be charged with the responsibility to repair and maintain all public pedestrian paths in the City.

GOAL 8 MAINTAIN ADEQUATE PUBLIC AND PERSONAL SERVICES AND FACILITIES THAT MEET THE MEDICAL, SCHOLASTIC, RECREATIONAL, WATER, AND SEWAGE NEEDS OF COTATI.

OBJECTIVE 8.1

WORK WITH THE COTATI/ROHNERT PARK UNIFIED SCHOOL DISTRICT TO PROVIDE QUALITY EDUCATION FOR THE YOUTH OF COTATI.

Policies and Implementation

8.1.1 Evaluate potential housing developments for possible school enrollment impacts.

a) Through the California Environmental Quality Act, all new residential development shall be evaluated by the School District regarding the impacts of the development on public schools in the area.

OBJECTIVE 8.2 PROVIDE FOR ADEQUATE SEWER SERVICE.

Policies and Implementation

8.2.1 The City shall work with the Santa Rosa Sub-regional wastewater system and neighboring cities to assist in the maintenance of an adequate sewage treatment and disposal system for the region.

a) The City shall coordinate Cotati's sewage system with other municipalities and the County (Santa Rosa, Rohnert Park, Sebastopol, and Sonoma County) to bring about more efficient and effective solutions for the affected region.

8.2.2 Ensure sewage system capacity is adequate to match the rate of development.

a) Develop a program to reduce sewer usage. Continue to implement the low flow toilet retrofit program.

b) Continue to participate in the Santa Rosa Subregional Sewage System efforts to expand capacity and locate appropriate uses for the treated wastewater.

OBJECTIVE 8.3 PROVIDE AN ADEQUATE SUPPLY OF CLEAN, FRESH WATER.

Policies and Implementation

8.3.1 Septic tanks shall not contaminate the water supply in Cotati.

a) Water quality tests shall be performed as needed by the Sonoma County Health Department on all properties with on site septic disposal systems. These tests shall include bacteriological tests to identify the type and determine the levels of bacteria present.

8.3.2 Ensure the water system is adequate to match rate of development.

a) Through the permit process, prior to development, an assessment shall be made of the expected impact on the water system. The Planning Department and the City Engineer shall be responsible for assuring that the assessments are made.

b) Implement all practical groundwater recharge options.

OBJECTIVE 8.4

NEW DEVELOPMENT SHALL NOT UNNECESSARILY BURDEN EXISTING PUBLIC SERVICES AND FACILITIES.

Policies and Implementation

8.4.1 The City shall approve development only in those areas where adequate city facilities are available or will be provided by the development.

a) The City shall maintain a Public Services Master Plan which charts the extension of city services and facilities (present and expected). This shall be based on land uses proposed in the General Plan.

8.4.2 Maintain development fees at a sufficient level to finance infrastructure costs.

a) The Planning Commission and City Council shall evaluate the degree of impact a development will have on the City's infrastructure. The City Council shall ensure that appropriate impact fees and assessments are levied accordingly.

8.4.3 Public land for parks shall be provided at the rate of one acre of parkland per 200 residents (1:200). (See existing and proposed parks table.)

a) The Planning Department shall tabulate population increases generated by all new residential development; the City shall ensure that the parklands identified are developed accordingly.

b) The Community Services Commission and Planning Department shall work aggressively with the City Council to recommend the acquisition of additional park land in order to reach and maintain the City standard of one acre of park land to 200 residents (1:200).

OBJECTIVE 8.5

CHILDCARE OPPORTUNITIES SHALL BE ENCOURAGED

Policies and Implementation

8.5.1 Facilitate the location of private preschools and all-care centers, especially those that operate year-round.

a) The City shall cooperate with those wishing to establish such private centers by assisting in the location of appropriate sites. These sites may be located in industrial or commercial centers, as a Conditional Use.

OBJECTIVE 8.6

ENCOURAGE HEALTH CARE FACILITIES AND SERVICES FOR ALL CITIZENS.

Policies and Implementation

8.6.1 Supplemental health programs and services shall be established and maintained.

a) The City shall work with the County Health and Mental Health Departments to investigate the most effective means of establishing general psychological, counseling, senior, and mobility-impaired services.

8.6.2 The City shall provide training programs to the public in emergency health care such as first aid and cardiopulmonary resuscitation.

a) The City shall work with the providers of Emergency Services (Ambulance Services, Fire District, and Police) on an on-going basis to ensure the availability of first aid and cardiopulmonary resuscitation.

8.6.3 Establish a referral service system providing information on substance abuse and related programs.

a) The City Staff shall maintain a referral program which will match people desiring help with the appropriate programs available in the county.

**GOAL 9 PROMOTE CONSERVATION OF ENERGY AND OTHER
NATURAL RESOURCES.**

**OBJECTIVE 9.1 ACHIEVE A HIGH LEVEL OF ENERGY EFFICIENCY IN ALL
NEW BUILDINGS AND IN MODIFICATIONS OF EXISTING
ONES.**

Policies and Implementations

9.1.1 Require minimum energy conserving measures in site layout, construction, space conditioning, and lighting in new development.

a) The Zoning Ordinance shall be reviewed to consider minimum energy conserving standards for setbacks, building heights and vegetation. The Design Review Committee shall monitor adherence to these regulation.

b) The Building code shall be amended to include a requirement that all new swimming pools be solar heated. Adherence to this regulation shall be reviewed by the building permit/plan check process.

c) Through the permit process the Building Inspector shall strictly enforce the state energy consumption standards.

9.1.2 Promote use of alternative energy sources in new development.

- a) The City Council shall consider the adoption of a Resolution whereby all new City facilities shall be built to exceed state energy consumption standards, including the use of passive solar design and solar heated hot water. Adherence to this resolution shall be reviewed in the building permit/plan check process.
- b) Amend the Zoning Ordinance to require appropriate lower impact “green” site and building practices that are designed to reduce environmental impacts. This shall be monitored through the design review approval process.

OBJECTIVE 9.2

LAND USE DESIGN FEATURES SHALL MAXIMIZE ENERGY CONSERVATION.

Policies and Implementation

9.2.1 Ensure protection of solar access.

- a) The Zoning Ordinance shall be amended to provide for solar access and view protection. The Design Review Committee shall review plans to ensure compliance.

9.2.2 Street layout and design shall minimize use of pavement in order to reduce cooling energy needs.

- a) The Subdivision Regulations shall be amended to include standards for City streets that minimize width, subject to safety service requirements, and require a primarily east-west orientation of streets in new developments, where feasible. The Design Review Committee shall review plans for compliance.
- b) The Zoning Ordinance shall be amended to include provisions for alternative parking lot surfaces, e.g. turf block, where appropriate. The Design Review Committee shall review plans for compliance.

9.2.3 A deciduous tree program that does not interfere with solar access, and is located on the park strip, shall be required in all new development.

- a) The Subdivision Regulations shall be amended to require that new streets, or developments along existing streets, include an approved shade tree program. The Design Review Committee shall review plans for compliance.
- b) Applications for single family homes shall require participation in this program.

9.2.4 Encourage private sector participation in tree planting.

- a) The City shall adopt a landscape and tree ordinance that will give preference to native and drought tolerant species and which includes guidelines and standards to preserve and protect historic trees. The Planning Department shall review and revise as necessary.

b) The City Council shall establish, with the help of civic and social groups, and in conjunction with local nurseries, an annual tree planting day.

9.2.5 All new development shall be contiguous with existing development.

a) The General Plan shall not allow development beyond the Sphere of Influence indicated on Map 2. The Planning Department in their plan check process shall ensure this is followed.

OBJECTIVE 9.3 ENHANCE COTATI'S MICRO-CLIMATE.

Policies and Implementation

9.3.1 Encourage widespread use of trees as windbreaks and maximize the effects of cooling westerly winds.

a) The Design Review Committee in their Plan Review process shall encourage the use of trees for windbreaks and wind channeling in new development.

9.3.2 Minimize use of pavement and utilize deciduous trees to help reduce summer temperatures.

a) Site designs shall minimize paved surfaces and roadway lengths while providing adequate access for normal circulation and emergency vehicles.

b) A deciduous tree program that does not interfere with solar access, and is located on the park strip, shall be required in all new development.

9.3.3 Encourage the development of well-located green open spaces.

a) Amend the Subdivision Regulations to include specifications for type and amount of open space within new developments. The Planning Department in their plan check process shall ensure this is followed.

**OBJECTIVE 9.4 ALLOW APPROPRIATE NON-RESIDENTIAL
ACTIVITIES IN RESIDENTIAL AREAS.**

Policies and Implementation

9.4.1 Mix residential and commercial uses in appropriate areas. (See map 3).

a) Home Occupations are to be permitted in residential areas, provided they do not alter the residential character of the neighborhood. All applications for Home Occupations will be reviewed through the business license process.

b) Continue to encourage mixed office, retail, and residential uses which are permitted as a conditional use in appropriate areas. Adherence to the requirement shall be reviewed by the Planning Department plan check process.

9.4.2 Ensure compatibility of non-residential uses with the neighborhood.

a) The Zoning Ordinance shall contain guidelines for Home Occupations, including permitted occupations, number of employees, hours of operation, advertising, storage facilities, affect of traffic flow, parking and noise. Adherence to the requirement shall be reviewed by the Planning Department through the Home Occupation Permit Process.

OBJECTIVE 9.5 REDUCE CONSUMPTION OF NATURAL RESOURCES.

Policies and Implementation

9.5.1 Promote water conservation among residential and commercial water users.

a) The Public Works Staff shall establish a water consumption budget for each type of structure depending on size and use, and maintain two rates for water consumption, with a significantly higher rate for those customers exceeding their established budget, and a lower rate for those using less water. Adherence to this shall be monitored by the Public Works billing department.

b) The City Engineer shall develop a guide on appropriate re- use and conservation of water. This guide shall be made readily available to residents through local commercial outlets, City Hall, senior centers, churches, and through local school curriculum.

9.5.2 Drought-tolerant and native plants shall be encouraged for use in landscaping.

a) Amend the Subdivision Regulations and Design Review Criteria to include a list of drought-tolerant and native plants appropriate for use in Cotati. Adherence to this list in new development and other projects requiring design approval will be reviewed by the Design Review Committee.

9.5.3 Layout and design of future development shall be such that the use of transportation modes other than automobiles and trucks shall be feasible and practical.

a) The Subdivision Regulations shall encourage alternative modes of transportation within new subdivisions. Adherence to the regulations shall be monitored by the Design Review Committee.

b) New development shall be analyzed to determine the need for bus shelters and transit stops. Project developers shall be responsible for installing improvements and/or paying fees as determined by the City of Cotati.

c) The Zoning Ordinance shall be amended to require new commercial and industrial developments to provide safe and practical bicycle storage facilities when appropriate. Adherence to this will be reviewed by the Design Review Committee.

9.5.4 Promote the continuation of the City-wide recycling program.

- a) The City shall work with the refuse collection contractor to continue and expand an effective recycling program of glass, paper, aluminum, plastic, and other recyclable materials.
- b) The City's contractor shall be responsible for periodic press releases which remind residents about the recycling program.
- c) The City shall work with the refuse collection contractor to provide a higher level of recycling service for multiple family projects.

9.5.5 Reduce solid waste by 25% by 1995 and 50% by the year 2000.

- a) The City shall work with the solid waste refuse collector to implement a program for separating solid waste materials into recyclable and non-recyclable.
- b) The City shall work with the solid waste refuse collector to continue a compost program for organic materials.
- c) The City shall undertake a solid waste reduction education program.

CHAPTER VII

ECONOMIC VITALITY

INTRODUCTION

The Economic Vitality Section of the General Plan addresses the strengths and weaknesses of Cotati's economy. The importance of the local economy and its impact on the short and long-term future of Cotati has been increasingly apparent to the City Council and the community for some time. The City Council and the community were both involved in development of an Economic Development Action Plan and Implementation Strategy in 1986. The Council has also established an Economic Development Task Force, which has provided valuable assistance in developing economic development programs for Cotati. The findings of the Economic Development Action Plan and the Economic Development Task Force form the basis for the Goals, Objectives and Policies of this section. The elements found within this chapter include land use, circulation, conservation and safety.

The "HUB" (i.e., that area within the name streets hexagon) presents both a complex problem and a unique opportunity for economic growth. The Hub has a mix of existing uses, including commercial, single-family, and multiple family. The existing major thoroughfares (Old Redwood Highway, East Cotati Avenue, and West Sierra Avenue) carry both local and non-local destination traffic, and effectively fragment the Hub into sub-areas. The result diminishes the use of the Hub as a community focal point. Any decision regarding the future of this area involves evaluating a complex matrix of land use, transportation and design elements.

The Hub also presents an opportunity in that by its unique configuration, it defines the community by giving the City a center, a downtown. Through proper planning the Hub can be a tremendous economic resource for the City. A Specific Plan for the Hub area was prepared in 1991, which evaluated the Hub on a parcel by parcel basis, as well as the traffic circulation patterns within the Hub. Design criteria for the Hub area was developed.

The Industrial Avenue area, currently zoned M-1 and M-2, will be rezoned to allow for light industrial uses on the south part of the street and commercial uses on the north half of the street. The existing concrete batch plant should be relocated to another location. An innovative land use in this area would be the possible establishment of a commuter depot, which would serve a future light rail/bus line linking Santa Rosa to San Francisco.

GOAL 10 **ESTABLISH AND MAINTAIN A HEALTHY LOCAL ECONOMY THAT INCLUDES A DIVERSITY OF COMMERCIAL AND INDUSTRIAL ENTERPRISES WHICH WILL PROVIDE GOODS, SERVICES AND EMPLOYMENT OPPORTUNITIES TO COTATI'S RESIDENTS AND WHICH WILL BE CONSISTENT WITH THE COMMUNITY'S SMALL-TOWN IMAGE.**

OBJECTIVE 10.1 **ENCOURAGE THE DEVELOPMENT OF A HEALTHY INDUSTRIAL SECTOR.**

Policies and Implementation

10.1.1 The City shall pursue an aggressive industrial marketing campaign.

a) Working with the Chamber of Commerce and others, the City shall identify and publicize industrial parcels available for development.

10.1.2 The City shall work with industrial property owners to maintain competitive prices for industrial property.

a) The City shall offer special assessment districts to extend utilities to industrial properties as a means of limiting the costs of improvements.

b) The City of Cotati Redevelopment Agency shall evaluate and possibly participate in the cost of public improvements for industrial projects within the Redevelopment Project Area.

10.1.3 The City shall ensure that no industrial use poses a threat to the security of the population or to the property values of the community.

a) Through the California Environmental Quality Act, staff shall evaluate each proposal to determine the scope of potential environmental impacts and potential mitigation measures.

OBJECTIVE 10.2 **ENCOURAGE AND STRENGTHEN THE COMMERCIAL SECTOR WITHIN THE CITY.**

Policies and Implementation

10.2.1 The City shall encourage the growth of new commercial enterprises within appropriately zoned areas while maintaining the stability of the existing commercial businesses.

a) The City of Cotati Redevelopment Agency shall evaluate and possibly participate in the cost of public improvements for commercial projects within the Redevelopment Project area.

b) As funds become available, the City of Cotati Redevelopment Agency shall evaluate and possibly offer low interest rehabilitation loans to existing businesses.

10.2.2 The City shall ensure that no commercial use poses a threat to the security of the population or to the property values of the community.

a) In conformance with State Law, the City shall, through the Zoning Ordinance and Conditional Use Permit process, carefully review and regulate future outlets of alcoholic beverages.

**GOAL 11 ESTABLISH THE INNER HUB AREA AS A PRINCIPAL
RETAIL AND SERVICE CENTER.**

**OBJECTIVE 11.1 PROMOTE SMOOTH VEHICLE AND
PEDESTRIAN TRAFFIC FLOW IN THE HUB
AREA THAT MINIMIZES CONGESTION.**

Policies and Implementation

11.1.1 The City shall implement the Downtown Specific Plan, including the standards for land use, traffic circulation, and building design.

a. Through the planning process, City shall utilize the standards of the Downtown Specific Plan in evaluating all potential projects in the Hub area.

b. Mixed uses shall be encouraged in the Hub area.

11.1.2 Provide sufficient funds for anticipated traffic improvements.

a) Investigate the potential of an Assessment District to fund needed improvements to city streets, sidewalks and traffic control devices within the district.

b) The City shall continue to utilize the Downtown Specific Plan to evaluate impacts to the Hub.

c) The City shall pursue other funding sources as they become available.

11.1.3 Decisions on individual site uses in the Hub shall consider potential impacts on the Hub and on collector and arterial streets.

a) The Planning Department will require all projects to submit estimates of traffic volumes to and from their site, the size and type of vehicles (i.e., multi-axle vehicles or automobiles) and how the volumes of traffic will be distributed throughout the 24 hour day. The Planning Commission will review the data and its cumulative impact on city streets as part of the approval process.

11.1.4 Provide safe walking areas for pedestrians, allow safe on-street parking and provide adequate street width for fire safety vehicles in the Hub.

a) Continue to utilize the Downtown Specific Plan to evaluate pedestrian traffic patterns, on-street parking and adequate street width for emergency vehicles.

b) Through the planning process, all projects shall be evaluated to ensure pedestrian and emergency safety.

OBJECTIVE 11.2

INSURE THAT ADEQUATE PARKING IN THE HUB AREA IS AVAILABLE.

Policies and Implementation

11.2.1 Provide off-street parking behind existing and new businesses or in centrally located shared parking areas.

a) The City shall pursue the adoption of a resolution forming a Parking Assessment District (PAD) whose charge shall be:

- i. delineate the boundary served by the PAD;
- ii. set an annual fee on parcels within the district prorated by size of parcel;
- iii. survey business owners in the Hub to determine if areas behind existing businesses can be developed for off-street parking;
- iv. work with the owners of the businesses served by that area to implement improvements;

b) The City Council shall appoint members to the PAD as follows: two council members, one planning commission member, one design review committee member, and three property owners in the district. The PAD will work with the Planning Department which will report to the City Council semi-annually.

c) The Design Review Committee will promote parking which provides access to side streets serving the Hub area in order to keep entrances and exits onto Old Redwood Highway to a minimum. Land use diagrams of neighboring parcels will indicate if the interior land can join with neighbors to provide parking spaces or provide street access for interior space. The Planning Commission shall review recommended plans for development in the Hub area for provision of adequate parking.

OBJECTIVE 11.3

ESTABLISH A DOWNTOWN CHARACTER WHICH PRESERVES THE HISTORICAL "OLD TOWN" FEELING OF THE HUB AND PROMOTES NEW DEVELOPMENT WHICH IS COMPATIBLE IN SCALE WITH EXISTING STRUCTURES.

Policies and Implementation

11.3.1 The City shall implement the Specific Plan to assure uniform design standards for the Hub area including street lighting, street furniture and pavement surface materials.

a) The Design Review Committee shall develop standards for exterior building designs (to include a theme(s) for buildings), indicate exterior materials and texture desired, compatible color design, sidewalk textures and curbing, landscaping themes for residential and commercial areas, types of street

furniture, planters, and fixtures consistent with the overall Hub theme. All development plans shall be reviewed by the Planning Commission to check for the consistency of these standards.

11.3.2 Commercial signs shall be consistent in style with building structures and the sign size shall be in proportion to the building, consistent with street safety and visual aesthetics.

a) The City shall implement the Sign Ordinance ~~to~~ which includes guidelines and standards enhancing the visual environment and to promote consistency within the community. The City Council shall review and revise the ordinance as they deem necessary.

11.3.3 Implement an architectural theme as delineated in the Downtown Specific Plan that will guide future development, rehabilitation and expansion of existing structures in the Hub.

a) Through the planning review process the City shall implement the Specific Plan which establishes a consistent theme of architecture and land uses within the Hub area. The Planning Commission will review all applications for buildings to insure that these designs conform with the stated purposes of the Specific Plan.

11.3.4 Maintain a pedestrian environment in the Hub area which enhances business sales, increase ease of movement across streets, and improve ambiance.

a) Implement the Downtown Specific Plan to provide for the following: easy access to business, sidewalks along business frontages, safe passage from inner to outer Hub, safe nightlighting, rest areas for shoppers, residents and visitors, landscaping to create a small-town "Main Street" feeling, shade trees in leisure areas, and safe crossing of arterials.

11.3.5 Preserve existing structures with designated historical value.

a) The City Council shall review the existing Historical Preservation Survey to determine its applicability. The City shall designate specific properties and structures that will help preserve the historical atmosphere in Cotati.

OBJECTIVE 11.4

ESTABLISH A FUNCTIONAL AND AESTHETICALLY PLEASING ENVIRONMENT TO PROMOTE HIGHER RESIDENTIAL DENSITIES IN THE HUB AND ADJACENT STREETS.

Policies and Implementation

11.4.1 Establish walkways within residential developments and sidewalks which connect residential areas to commercial uses along one side of existing streets in the Hub for the use of residents and shoppers.

a) An Assessment District may be utilized by the City to extend pedestrian walkways within the Hub area.

b) Through the planning process, the Planning Commission shall establish conditions for new projects which ensure pedestrian connections through the use of sidewalk construction.

11.4.2 Complete the bicycle paths in the downtown Hub area and provide bicycle racks adjacent to stores therein.

a) The Planning Department will recommend to the City Council safe routes for the completion of bicycle paths and designate areas for the placement of bicycle racks.

OBJECTIVE 11.5

**BUSINESSES WHICH SUPPORT THE NEEDS OF ALL
COTATI CITIZENS SHALL LOCATE IN THE HUB.**

Policies and Implementation

11.5.1 Hold community festivals (such as jazz concerts, art shows, craft fairs, and energy forums) in La Plaza Park.

a) The City and the Chamber of Commerce shall continue to work together to devise plans to promote various festivals and community events which are unique to Cotati. The La Plaza Park or the inner Hub area shall be the focal point of these festivals.

11.5.2 Promote a variety of uses downtown which are non-duplicative in nature and avoid over saturation of market segments.

a) The Chamber of Commerce and City Staff will develop a program for an advertising campaign to promote the unique characteristics of the Cotati Hub.

CHAPTER VIII

COMMUNITY IDENTITY

INTRODUCTION

The basis for the Community Identity section rests in the recent and future growth of Sonoma County and the potential loss of a visual identity for the City of Cotati amidst this fast-growing region.

As Sonoma County grows, Cotati needs to maintain and enhance the theme that establishes its own visual identity. Consequently, this Community Identity section has been developed around Cotati's most unique aspect, the Hub.

The small town atmosphere, the dynamic mix of urban amenities with rural openness and the unique Hub area were all prominent concerns derived from a Public Opinion Survey conducted in the Fall of 1985 and reiterated at a town meeting held in 1990.

Based on the inventory of problems and opportunities concerning the visual environment, goals and objectives were developed which address the need for a unique character for Cotati. The La Plaza Specific Plan, adopted in 1991, addresses these concerns and provides a defined vision for the La Plaza area which can be extrapolated for the entire City.

The Community Identity section encompasses only the visual environment and consists of four goals. The first regards Cotati's separate identity; the second regards the preservation of natural amenities (protection of the natural visual environment); the third regards the theme for the Hub, also discussed in Goal 11; and the fourth regards the design of future development.

In the Community Identity chapter, land use, open space, conservation, circulation and housing are required by State law; but the optional elements of scenic highways and urban design are also included.

Cotati has always had a primarily rural atmosphere, in part because of the agricultural and rural lands surrounding the City on the south and west. Within the community itself there are areas which are considered scenic resources. In addition, the areas to the south and west of the community, both in and out of the existing sphere of influence, serve an important function by providing a visual break from Petaluma and Penngrove to the south and Sebastopol to the west. It is essential that communities preserve their individual identities by maintaining open space, known as the community separator, between communities.

Open space is defined as any parcel or area of land or water which is essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, scenic beauty or health and safety. Cotati has long been appreciated for the scenic beauty of its rolling hillsides. This resource is primarily responsible for the rural atmosphere felt by both its residents and those passing through. The City of Cotati General Plan has included

both of these subjects, scenic resources and community separators, as key components of the Open Space element.

Though the physical appearance--the aesthetics--of a community are only marginally addressed in General Plan elements, they are nonetheless a crucial aspect of any community. They give a town its distinction, its function as a separate entity, separate from its neighboring communities. The visual

aspects of a community provide a sense of place and are what cause people to remember the town when they leave.

The ultimate purpose of this Community Identity element is to help Cotati's city officials and citizens reach decisions concerning the visual implications of growth.

GOAL 12 MAINTAIN COTATI'S IDENTITY SEPARATE FROM SURROUNDING COMMUNITIES.

OBJECTIVE 12.1 ESTABLISH AND MAINTAIN VISUAL BREAKS BETWEEN COTATI AND ROHNERT PARK, COTATI AND PETALUMA, AND COTATI AND SEBASTOPOL.

Policies and Implementations

12.1.1 Street signs in the City of Cotati shall have a Hub logo.

- a) Implement the street sign replacement policy as approved by City Council.
- b) Development fees will be used to provide new street signs with the Hub logo on future roadways.

12.1.2 A City Limit "Welcome to Cotati"/"You are now leaving Cotati" sign shall be maintained at all principal entry/exit points of the City.

- a) The City shall work with the Chamber of Commerce to keep the signs in good condition.

12.1.3 The area around the "Welcome to Cotati"/"You are Now Leaving Cotati" signs shall be landscaped with native plants, trees and flowers.

- a) Development fees shall be used for the installation of the landscaping.
- b) Redwood trees should be planted at all principal entry/exit points to signify Cotati's borders, particularly at the Rohnert Park-Cotati border along East Cotati Avenue.

12.1.4 Native plants shall be planted along the pedestrian path adjacent to the Laguna northeast of Wilford Lane between East Cotati and Commerce Avenues.

- a) Development fees, in lieu fees and dedications shall be used to implement this policy.

12.1.5 Preserve agricultural use on lands designated as rural within the City of Cotati land use map, primarily in the western and southern sections of the City.

- a) Encourage cluster development to preserve agricultural uses in rural designated properties.

12.1.6 Establish areas of community separators for preservation of open space adjacent to the boundaries of the City of Cotati. (see map 8)

a) City staff will work in cooperation with County Planning staff to discourage parcelization and/or development within the areas designated as community separators. (See Map 8)

b) The City will work cooperatively with the County of Sonoma to ensure compatibility of boundaries of community separators.

c) In areas with no community separators City will continue to implement the Gateway Program to establish a separate community identity.

GOAL 13 PROTECT THE INTEGRITY OF THE NATURAL, VISUAL ENVIRONMENT OF COTATI, FOR ITS AESTHETIC AND CULTURAL VALUE.

OBJECTIVE 13.1 COTATI'S SCENIC NATURAL RESOURCES SHALL BE PRESERVED AND DEVELOPMENT ADJACENT TO THESE RESOURCES SHALL BE VISUALLY UNOBTRUSIVE AND ENVIRONMENTALLY COMPATIBLE.

Policies and Implementations

13.1.1 Open space land shall be protected from development. (See map 8).

a) The City Planning Department shall work with the Sonoma County Planning Department to ensure that environmentally sensitive lands in the Cotati sphere of influence are zoned appropriately as agricultural preserves, parks, and other limited development or recreational uses.

13.1.2 Encourage infill housing.

a) Through the Growth Management Program priority shall be given to infill projects and emphasis shall be placed upon the use of higher residential densities with infill projects.

b) Amend the Zoning Ordinance to provide a density bonus program for infill housing.

13.1.3 All future development of residential lands shall be contiguous to urban development and clustered development shall be given preference to preserve a sense of openness within the town.

a) The Planning Department shall incorporate guidelines in the Zoning Ordinance for clustering in new developments. The Planning Department and the Planning Commission shall review subdivision applications, encouraging conformance to these guidelines.

13.1.4 Cotati's creeks and other biotic resources shall be protected from erosion, pollution and filling.

a) Through the environmental review process, developments will be prohibited that erode, pollute or fill creeks, or significantly impact other biotic resources. The Planning Department shall review plans to ensure adherence to this regulation.

13.1.5 Culverts and other types of stormwater swales discharging into Cotati's creeks shall be designed to prevent erosion of the natural bed and bank material.

a) Public Works Staff, working with the Sonoma County Water Agency and the City Engineer, shall determine which facilities are in need of repair and establish a timetable to complete the work. Public Works shall monitor the swales which flow into the creeks to ensure erosion is not a problem.

**13.1.6 Protect Cotati's ridgelines (hill tops and steep hillsides) from erosion, slope failure and development.
(See map 1).**

a) The Zoning Ordinance shall be amended so as to prohibit development of structures extending above the perceived skyline of the hills. The Design Review Committee shall monitor compliance.

13.1.7 Commercial and industrial development in scenic resource areas shall be prohibited. (See map 8).

a) The Zoning Ordinance shall be amended to prohibit commercial and industrial development in designated scenic resources areas.

13.1.8 Development involving earth-moving shall not take place where excessive disruption of drainage patterns or excessive runoff will result.

a) For all new development on hillsides, specific measures on erosion control shall be taken (e.g. berms, interceptor ditches, terraces, sediment traps) by the developer, as required and determined by the City Engineer.

13.1.9 Preserve the topography of Cotati's hills by prohibiting unnecessary leveling/grading activities prior to site-building on hillsides where development is permitted.

a) The Municipal Code shall be amended to include engineering standards for hillside residential development to permit the use of "cut and fill" grading only if it facilitates clustering, maximum open space and the preservation of the existing visual quality of Cotati's hillsides. The Planning Department and City Engineer shall review plans to ensure adherence to this code.

13.1.10 Recognize the role of the County General Plan in the preservation of Cotati's scenic resources.

a) The Planning Department shall evaluate all proposals involving County land, within or adjacent to our Sphere of Influence, to ensure adequate preservation of open space and scenic resources.

13.1.11 Preserve existing scenic resources both inside and outside of the Cotati City limits as resources critical to Cotati's community identity and character.

- a) City staff will work with the County of Sonoma to discourage parcelization and/or land divisions within the City of Cotati Sphere of Influence.
- b) Work with Sonoma County Planning staff to discourage any industrial and commercial development in these areas.

13.1.12 Urban open space is essential to maintaining a high quality of life within our City limits.

- a) The Design Review Committee, Planning Commission and Planning staff will review all projects to maximize design features preserving a sense of open space.
- b) The Planning staff will work with property owners willing to set up land trusts within the City limits.

OBJECTIVE 13.2

IMPROVE THE VISUAL CHARACTER ALONG COTATI'S TRANSPORTATION ROUTES.

Policies and Implementations

13.2.1 Site lay-out, fencing and materials used on lots adjacent to scenic roads shall be consistent with the natural character of the such roads.

- a) The Design Review Criteria shall be prepared to include comprehensive design standards (including setback of buildings, fences, landscaping requirements, pedestrian/bicycle paths, parking bays, width of lanes) for scenic roadways in Cotati. The Design Review Committee will monitor compliance with design standards for all improvements and new construction.
- b) City Council shall hold local public meetings in conjunction with the General Plan standards for scenic residential roads to allow neighborhoods situated along a proposed scenic residential road to provide input on its status.

13.2.2 An annual spring cleaning of streets, gutters and creeks in Cotati shall be organized and encouraged.

- a) City Council shall continue an annual spring clean-up day and shall cause the distribution of timely information on the annual spring cleaning.

13.2.3 Improve the landscaping along Cotati's roads.

- a) The Planning Commission shall establish a priority list of locations for additional landscaping where needed along Cotati's streets and highways.

13.2.4 All walks and paths, if surfaced, shall be surfaced with non- reflective material of a type and color compatible with the natural setting.

a) Design Review Criteria shall be prepared to indicate which materials are suitable in order to create an attractive and identifiable pedestrian/bike system. The Design Review Committee will review compliance.

13.2.5 All street furniture (bus stops, receptacles, benches, lighting, signs, plant boxes) shall, whenever visually appropriate, harmonize with materials used in structures on the site and shall be of a color that is compatible with the natural setting.

a) Design Review Criteria will specify which materials, colors, textures, etc., shall be applied. Where appropriate, redevelopment funds shall be utilized to finance the visual improvements of public street furniture. The Design Review Committee will monitor compliance with this criteria.

13.2.6 All signs as stipulated in the City of Cotati Sign Ordinance shall require permits.

- a) The Zoning Ordinance shall be utilized to enforce the prohibition against new billboards.
- b) All signs, for the City of Cotati, shall require permits.

13.2.7 Signs in Cotati shall be visually pleasing and shall be consistent with the rural Craftsman aesthetic.

a) The Zoning Ordinance shall contain criteria to control on- and off-site signs and shall specify dimensional standards. Materials and colors shall be reviewed and approved through the Design Review process. The Planning Department will monitor compliance and review the ordinance through a sign-permit process.

OBJECTIVE 13.3

PUBLIC UTILITIES SHALL BE LOCATED UNDERGROUND.

Policies and Implementations

13.3.1 New power lines and drainage facilities shall be constructed underground.

a) The City shall continue to require the undergrounding of all utilities and drainage facilities in new developments.

OBJECTIVE 13.4

ENHANCE COTATI'S PRESENT LANDSCAPING IN A VISUALLY PLEASING MANNER WHILE PROMOTING ENERGY EFFICIENCY, WATER CONSERVATION, AND NATIVE PLANTS.

Policies and Implementations

13.4.1 Continue a no tree cutting policy throughout Cotati, except when a permit has been obtained.

- a) Continue implementing the City of Cotati Tree Protection Ordinance. The City Staff will monitor through a tree cutting permit process.
- b) The City shall periodically undertake a citywide notification program to notify the citizen's of Cotati and tree surgeons doing business within the city limits on the City's tree cutting policy.

13.4.2 Landscaping in parking areas shall be designed to achieve visual screening, while maintaining the ability of the Police Department to provide adequate security.

- a) Through the use of public funds, where available, provide for the screening of public parking areas through the use of trees, shrubs, berms and evergreen plants. The Planning Staff shall work with the Police Department to ensure that the landscaping will not inhibit the ability of the Police Department to provide adequate security.

13.4.3 Encourage the planting of deciduous trees.

- a) Through the planning process, the City shall encourage the use of deciduous trees to promote energy conservation.

13.4.4 Continue to implement the City of Cotati's Water Conservation Ordinance for commercial and industrial development.

- a) Through the planning process the City shall implement the Water Conservation Ordinance.

13.4.5 Protect native trees.

- a) Require tree replacement of native trees at a 3:1 ratio.
- b) During the planning process, discourage the loss of native trees.

GOAL 14 MAINTAIN THE HUB AS THE PRINCIPAL SOCIAL AND CULTURAL CENTER OF THE COMMUNITY.

OBJECTIVE 14.1 MAINTAIN PUBLIC ART AND ENCOURAGE THE DEVELOPMENT OF NEW ARTWORKS BY REGIONAL ARTISTS.

Policies and Implementations

14.1.1 Depict local history through the use of murals.

- a) The City Council shall designate possible sites around the community that are suitable for murals. All murals shall be approved by the Design Review Committee. The Design Review Committee shall evaluate the mural for cultural and artistic quality.

14.1.2 Create a large map which emphasizes the unique characteristics of Cotati and its environs.

a) The subject map should orient people to the community and indicate transportation routes, park and recreation network, and areas of cultural interest.

OBJECTIVE 14.2

**PRESERVE HISTORICALLY AND ARCHITECTURALLY
SIGNIFICANT STRUCTURES AND SITES.**

Policies and Implementation

14.2.1 Identify individual structures and sites of local historical value and support their preservation.

a) The City Council may solicit funding from state, federal and other sources in order to preserve designated sites throughout the community and especially around the Hub.

b) An attempt shall be made to persuade owners of property around the Hub to invest in restoring their buildings through the possible use of zoning, or redevelopment incentives.

14.2.2 Whenever renovation or new construction is considered in archaeologically or historically sensitive areas, an archaeologist shall be consulted.

a) Planning staff shall continue to implement the Historic Resources Inventory.

OBJECTIVE 14.3

**LANDSCAPING SHALL BE USED TO AID ENERGY AND
WATER CONSERVATION AND CREATE A PLEASANT
AMBIANCE IN THE HUB.**

Policies and Implementation

14.3.1 Plant and maintain deciduous native trees along Old Redwood Highway in such a way that the deciduous trees will eventually arch over the street in sections but will not obstruct views or the visual sightlines along the street.

a) The City shall adopt a landscape and tree ordinance that will give preference to native and drought tolerant species and which includes guidelines and standards to preserve and protect historic trees. The Planning Department shall review and revise as necessary.

14.3.2 Improve and maintain landscaping around commercial areas in order to minimize the "heat island" effect, provide shade, soften the harshness of such commercial areas, and create a more leisurely ambience.

a) Redevelopment funds shall be used to finance a public tree-planting project.

14.3.3 Plant a combination of deciduous native trees and more flower beds consisting of native flowers, if possible, so that there is a continuous show of flowers throughout the year in La Plaza Park.

a) Redevelopment funds and other funding sources will be used to pay for the acquisition of trees and flowers for the park which Public Works Staff will plant and maintain.

GOAL 15 FUTURE DEVELOPMENT SHALL COMPLIMENT COTATI'S HISTORIC HUB AND SMALL TOWN IMAGE.

OBJECTIVE 15.1 IN THE HUB, NEW DEVELOPMENT AND MODIFICATIONS OF EXISTING DEVELOPMENT SHALL BE CONSISTENT WITH THE POLICIES OF THE DOWNTOWN SPECIFIC PLAN.

Policies and Implementation

15.1.1 Off-street parking shall be situated to emphasize a pedestrian orientation and street frontages shall be complemented with street furniture and landscaping.

a) The Zoning Ordinance shall be amended to require off-street parking be located to the rear of the parcels and require front yard setbacks, where appropriate. The Design Review Committee shall insure all developments meet these standards.

b) Within commercial zones in the Hub area, Design Review Criteria shall be prepared which includes comprehensive standards for landscaping and street furniture in front yard setbacks. The Design Review Committee shall insure all developments meet these standards.

15.1.2 The design of new structures in the Hub shall be compatible with the craftsman style of the Hub by proper use of building materials.

a) The Design Review Criteria for the Hub shall be prepared to include illustrated examples of materials and design features appropriate (e.g. stucco treated with an exaggerated texture) and inappropriate (e.g. highly reflective surfaces, trademark-type buildings) for use in the Hub. The Design Review Committee shall insure that all new development in the Hub meets these standards.

OBJECTIVE 15.2 NEW DEVELOPMENT THROUGHOUT COTATI SHALL BE OF QUALITY DESIGN IN KEEPING WITH THE SMALL TOWN IMAGE.

Policies and Implementation

15.2.1 Mechanical Equipment shall be screened from public view.

a) Design Review Criteria shall be prepared to include sample illustrations and criteria for screening rooftop and ground level mechanical equipment (e.g. Satellite TV dishes, telephone and electrical boxes, heating, cooling and ventilating systems, and trash sites, etc.) The Design Review Committee shall insure all development plans include specifications that meet these requirements.

15.2.2 In order to promote quality designs, there shall be a bi-annual award to the finest developments within the previous year.

a) The City Council shall establish a set of criteria, categories and method of judging, by which they recognize annually the Best Designs in Cotati. A Cotati Beautification Awards Committee shall be established to recommend developments eligible for consideration of this award.

15.2.3 The natural paths of creeks should not be disrupted as a consequence of development.

a) Channelization of creeks shall be prohibited unless deemed necessary for flood control in already developed areas. The Planning Department and City Engineer shall monitor all plans for development to insure compliance.

b) Design Review Criteria shall be prepared to require that creeks, trees, views and features unique to the site be preserved and incorporated into design proposals. The Design Review Committee shall insure that new development meets this criteria.

15.2.4 All site developments, except in rural-residential areas, shall include landscaping in order to enhance the small town atmosphere.

a) Outdoor lighting, trash receptacles, fencing and seating space should be carefully considered as integral elements of the landscape and should be included in, and shown on, all landscape plans. The Design Review Committee shall insure that new development proposals meet this criteria.

b) Landscaping should utilize plant materials in a logical and orderly manner to define spatial organization, relate buildings and other structures, incorporate various site elements, promote consistency throughout the development, and be scaled to site structures. All landscaping shall be adequately maintained. The Design Review Committee shall insure that new development meets these landscaping requirements.

15.2.5 Future commercial and industrial development shall be designed with a pedestrian orientation.

a) Within commercial zones, the Design Review Criteria shall be prepared to require separate vehicle access and pedestrian pathways within the internal site plan of new developments. The Design Review Committee shall insure that all new developments meet this criteria.

15.2.6 Parking lots shall be landscaped so as to create a pleasant visual site adjacent to streets and commercial areas.

a) The Zoning Ordinance shall be amended to specify criteria for landscaping parking areas. The Design Review Committee shall insure that new development meets these standards.

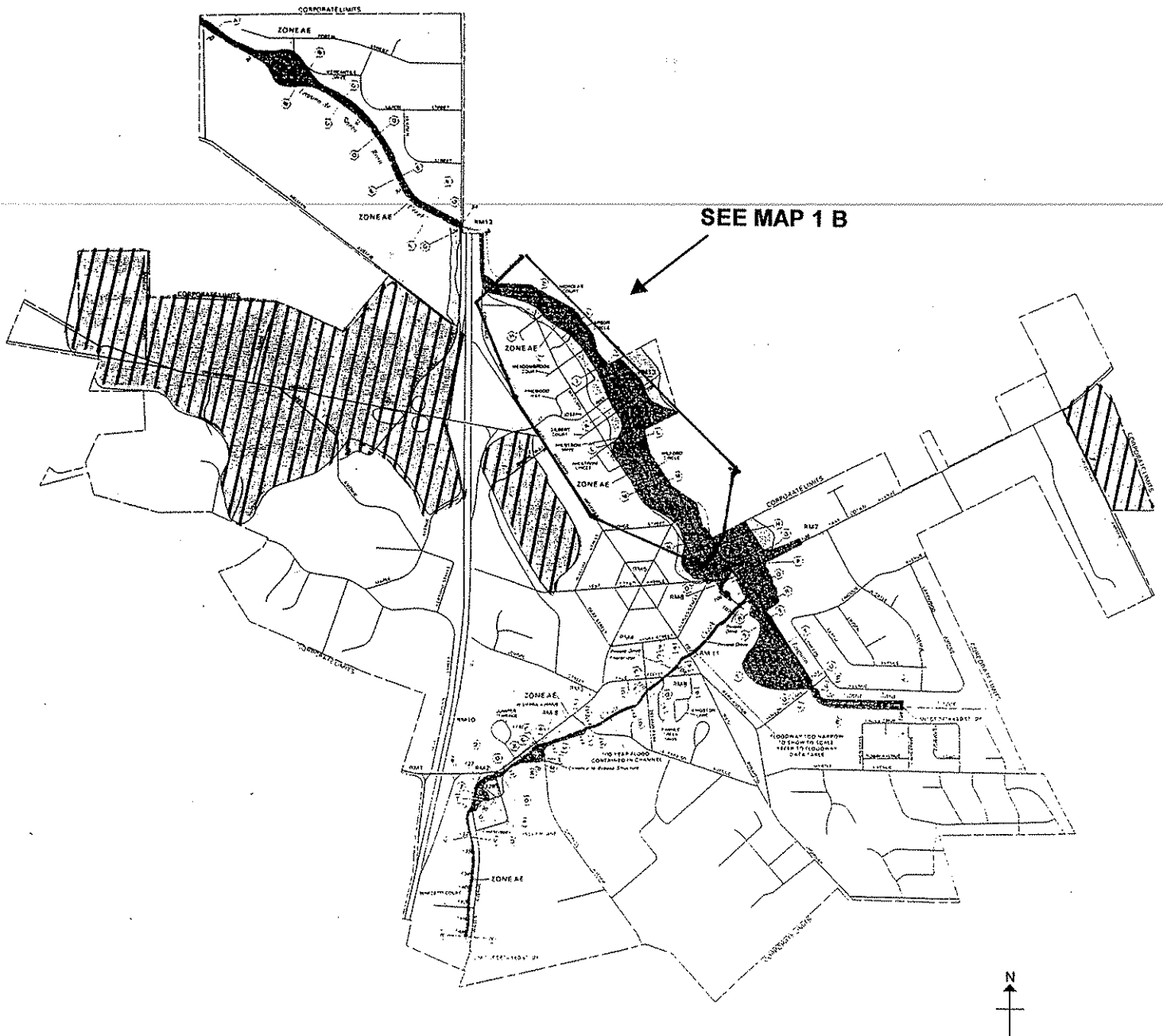
APPENDIX

IX.A

MAP INDEX

Map 1.	Constraints and Hazards
Map 2.	Revised Urban Growth Boundary
Map 3.	Land Use Map
Map 4.	Transit Routes
Map 5.	Bicycle Facilities and Needs
Map 6.	Pedestrian Facility Needs
Map 7a.	Existing Traffic Volumes
Map 7b.	Future Traffic Volumes
Map 8.	Open Space and Community Separator
Map 9.	Gravenstein Highway Corridor Master Plan
Map 10.	Emergency and Transitional Housing

Map 3 – Land Use Map
Insert here when available



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LEGEND



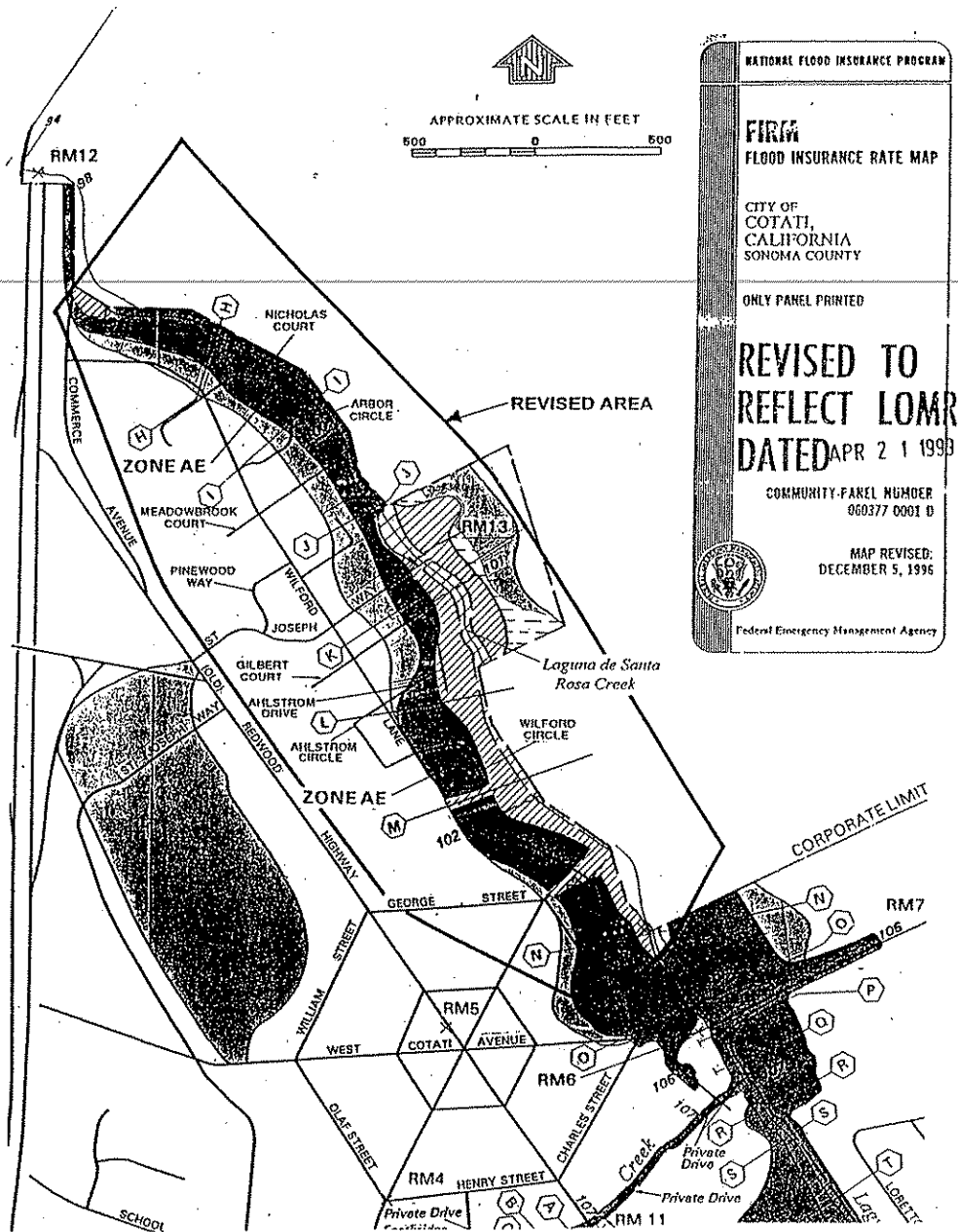
100 YEAR FLOODPLAIN



500 YEAR FLOODPLAIN

MAP 1




CONSTRAINTS
AND HAZARDS



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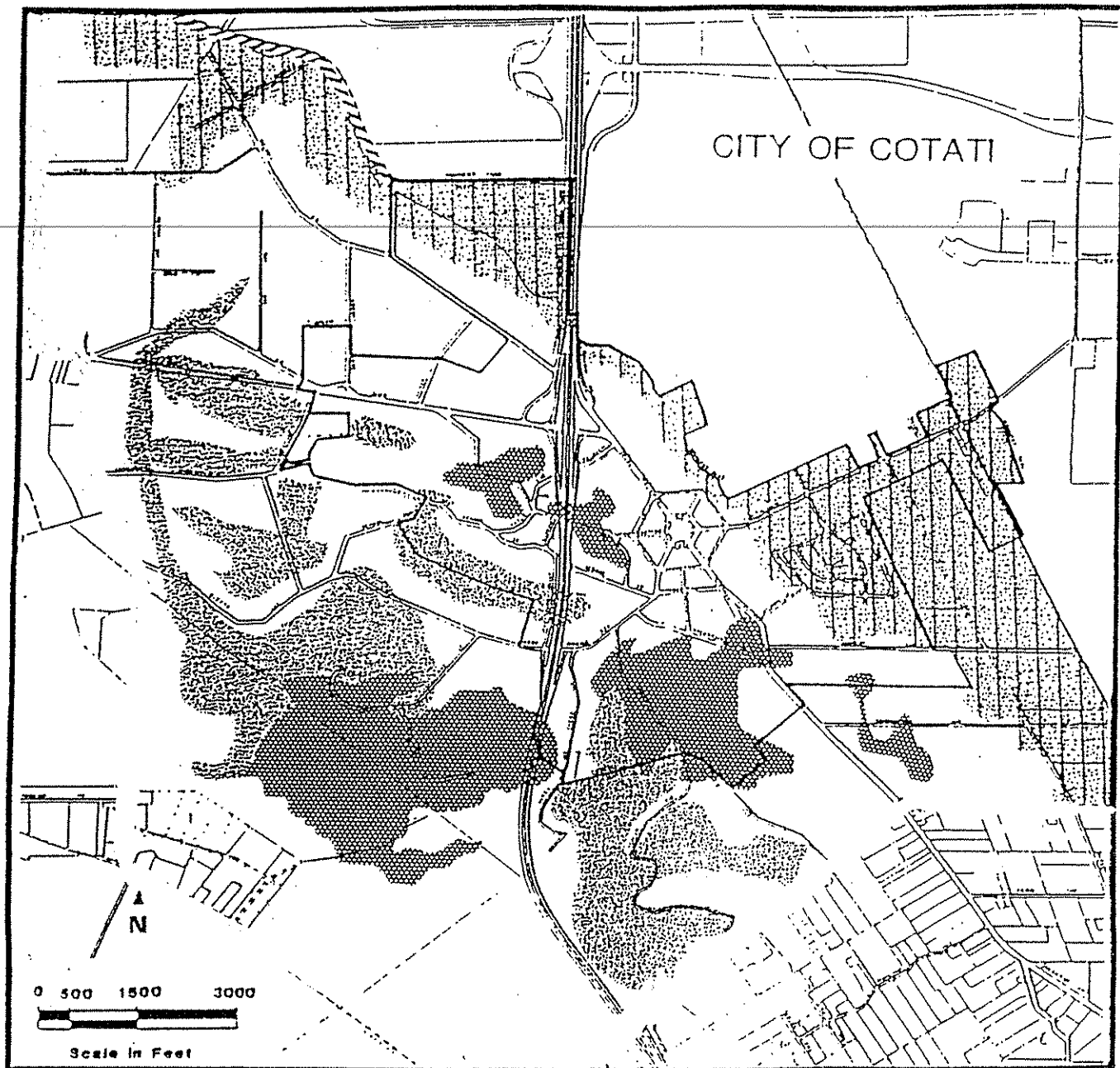
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 1205 McDONALD AVENUE
 SANTA ROSA, CA 95404
 TEL: 707 / 642 - 2868

LEGEND

-  Revised Floodway
-  Revised 100-Year Floodplain
-  Revised 500-Year Floodplain

MAP 1 B

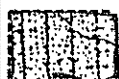
**CONSTRAINTS
AND HAZARDS**



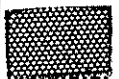
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LEGEND



AREA SUBJECT TO
LIQUEFACTION



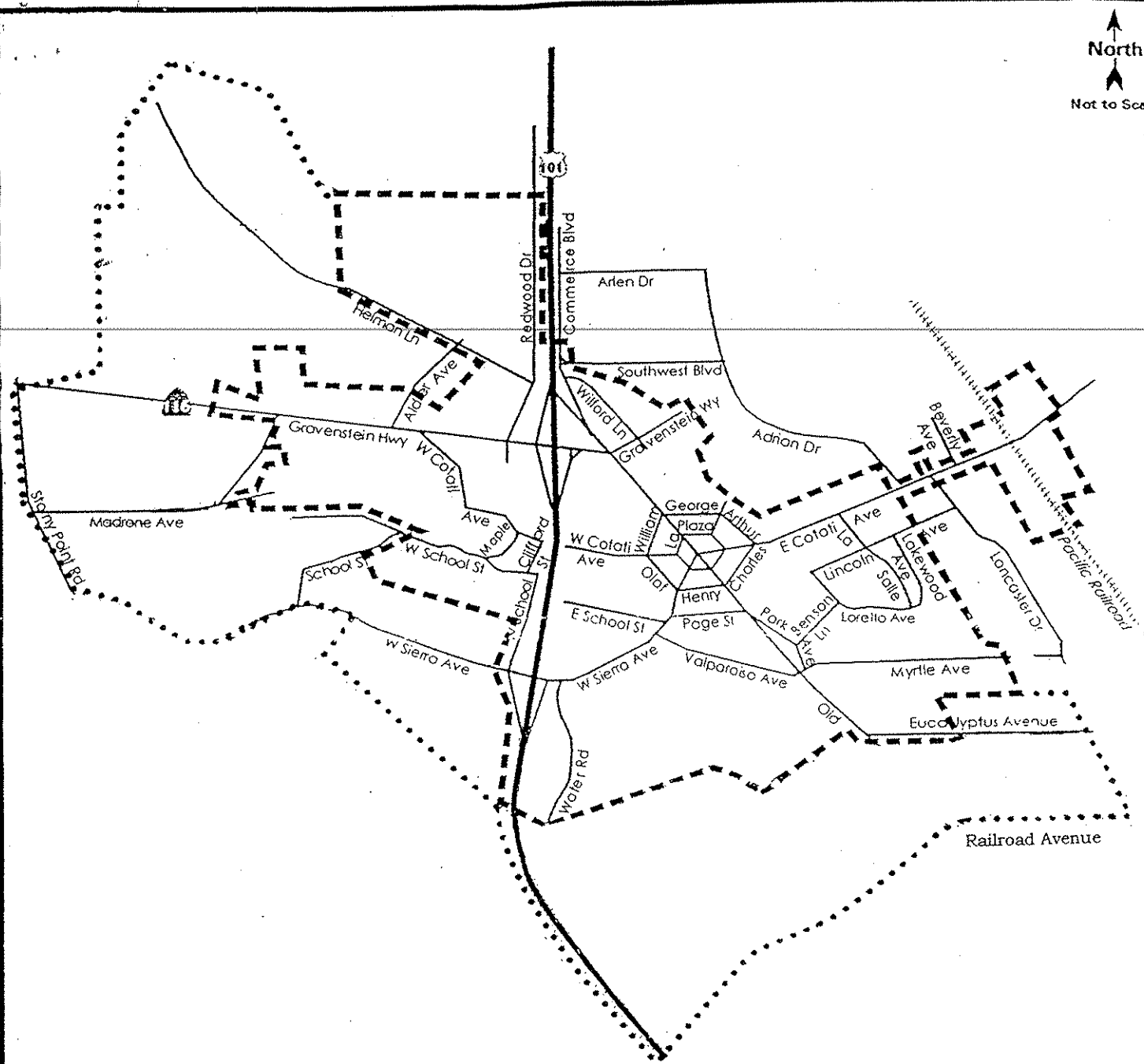
SLOPES TEN TO
FIFTEEN PERCENT



SLOPES GREATER THAN
FIFTEEN PERCENT

MAP 1 C

**CONSTRAINTS
AND HAZARDS**



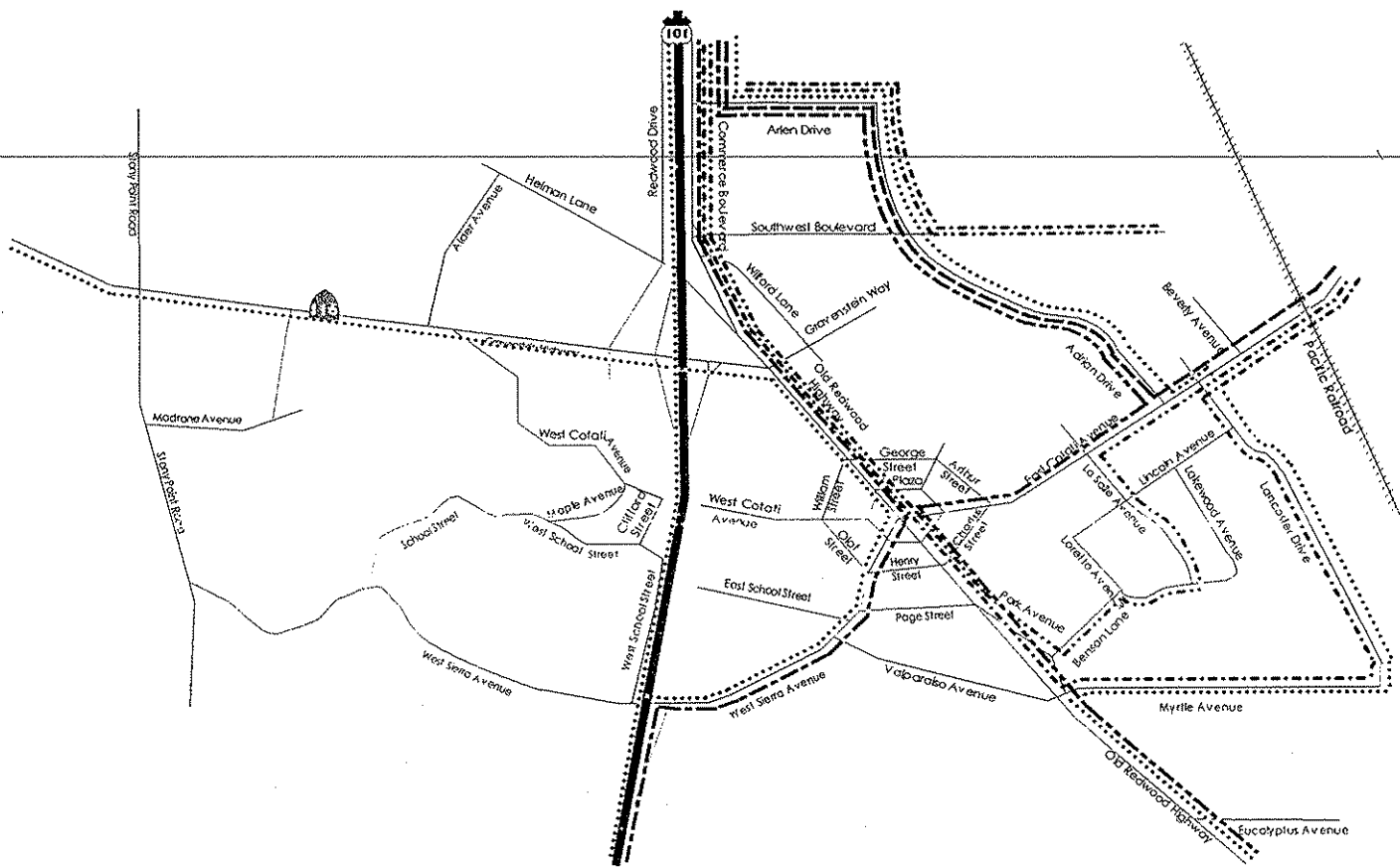
CITY OF COTATI

URBAN GROWTH BOUNDARY

MAP 2

LEGEND

- URBAN GROWTH BOUNDARY AREA
- CITY LIMIT



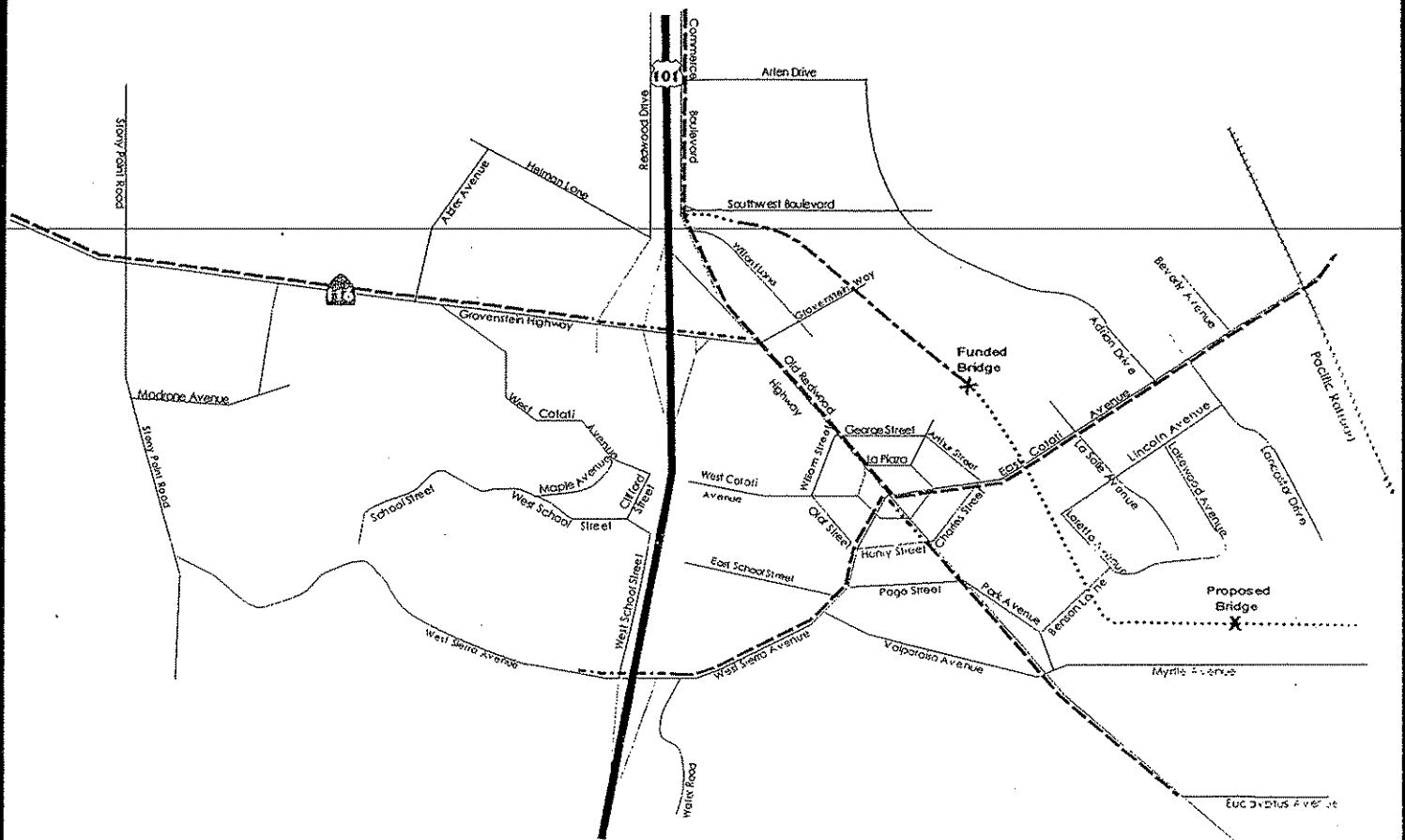
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LEGEND

- SONOMA COUNTY TRANSIT ROUTE 10
- SONOMA COUNTY TRANSIT ROUTE 11
- SONOMA COUNTY TRANSIT ROUTE 44
- SONOMA COUNTY TRANSIT ROUTE 48
- GOLDEN GATE TRANSIT COMMUTE BUS
- GOLDEN GATE TRANSIT BASIC BUS ROUTE

MAP 4

TRANSIT ROUTES



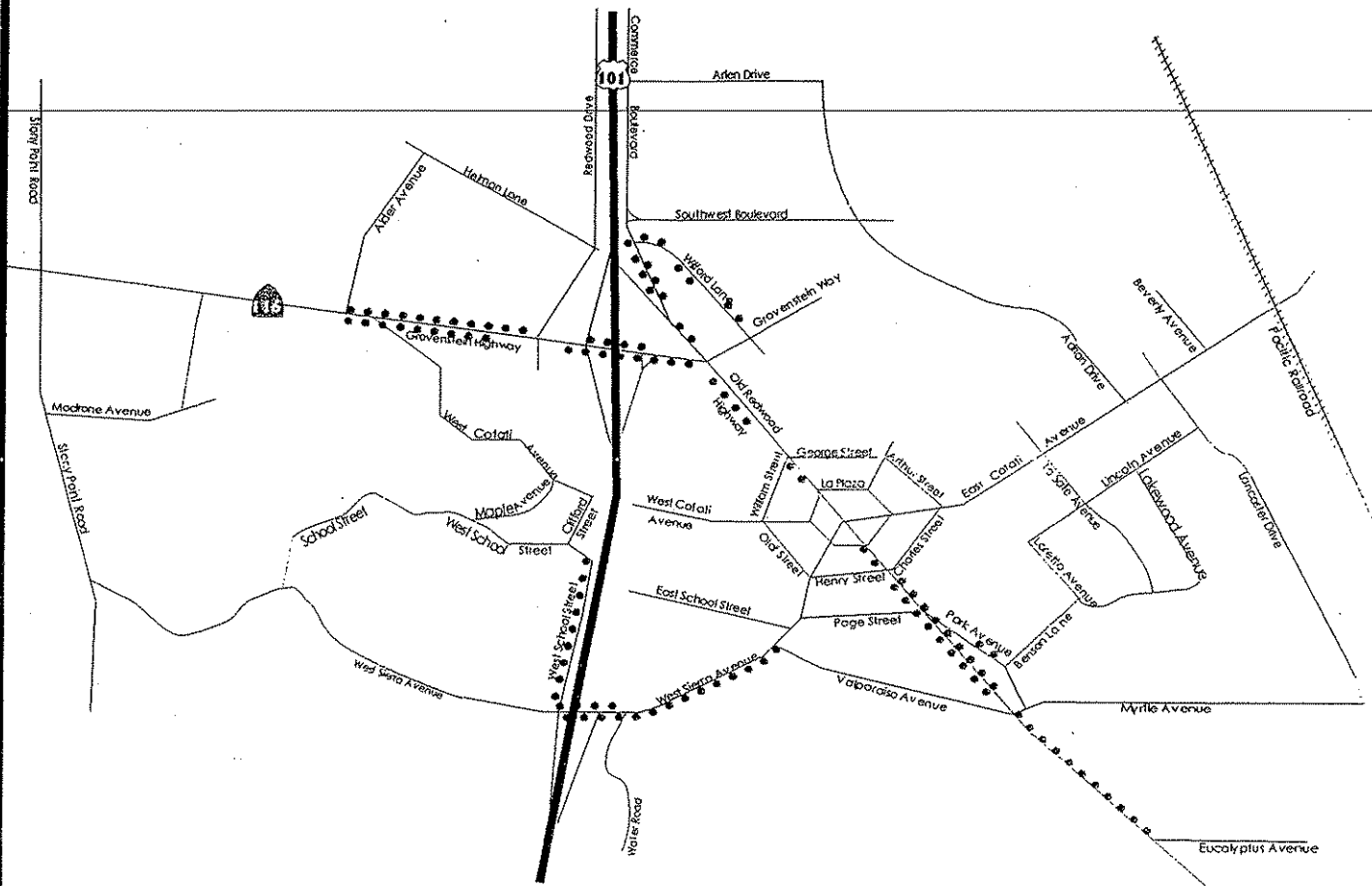
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LEGEND

	EXISTING	PROPOSED
CLASS I	-----	-----
CLASS II	-----	-----
CLASS III	-----	-----

MAP 5

**BICYCLE
FACILITIES AND NEEDS**



North
Not to Scale

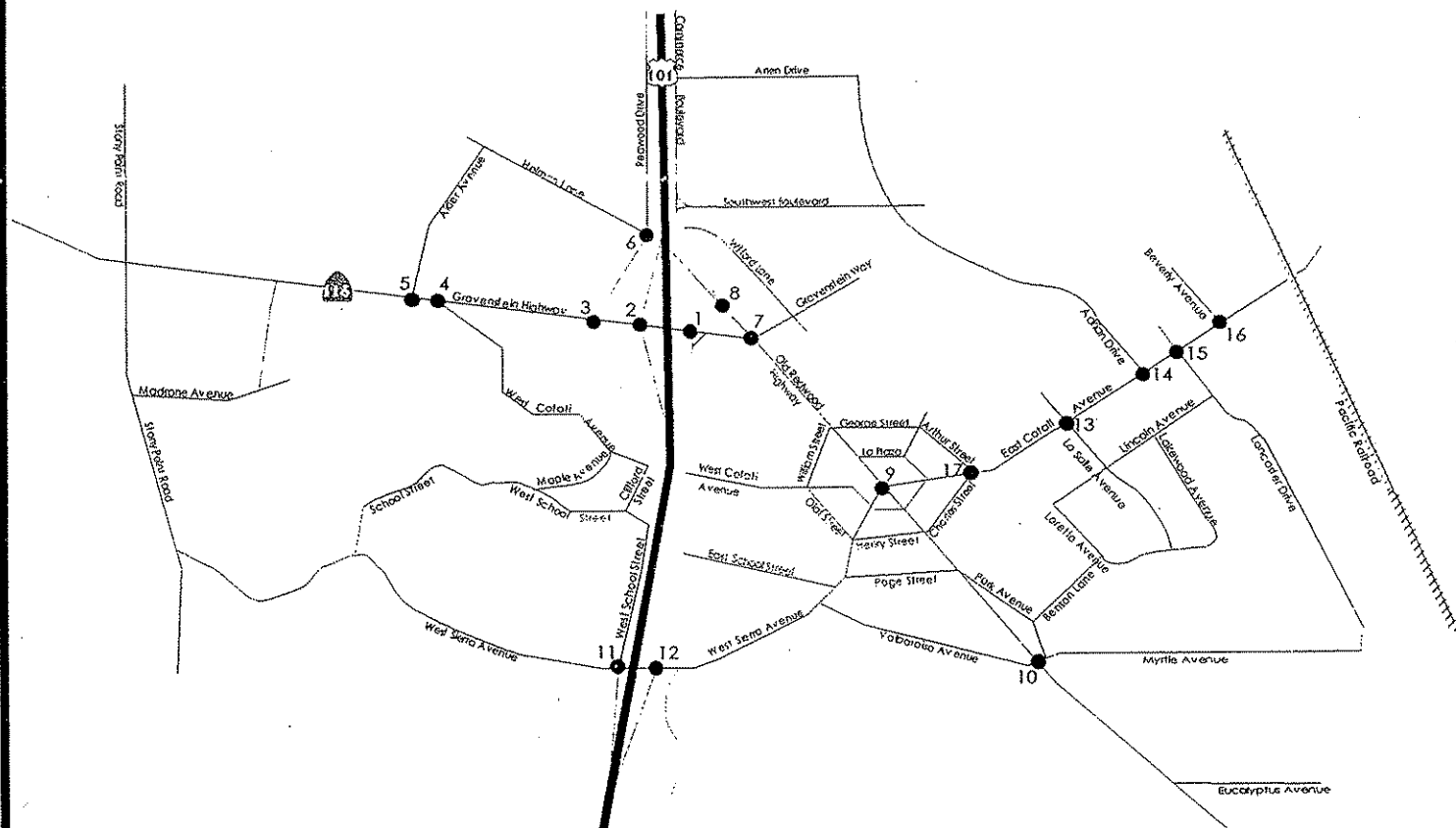
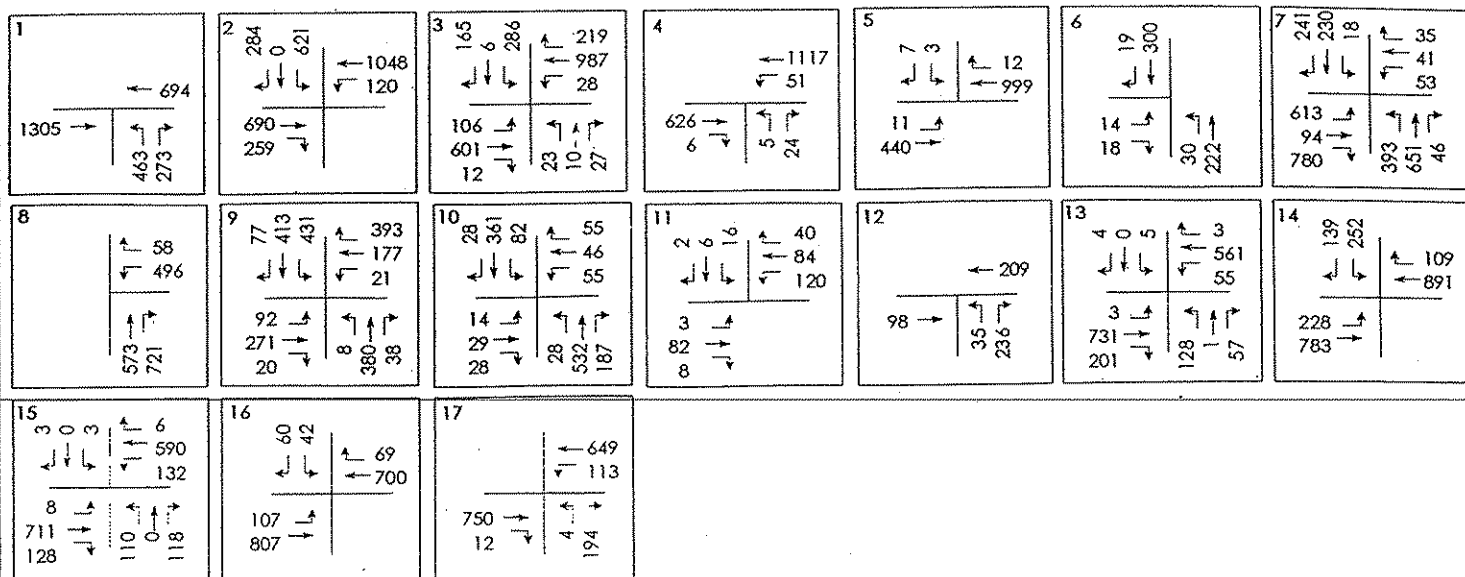
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LEGEND

.....
SECTIONS WITHOUT
SEPARATE PEDESTRIAN
SIDEWALK OR WALKWAY

MAP 6

PEDESTRIAN
FACILITY NEEDS



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LEGEND

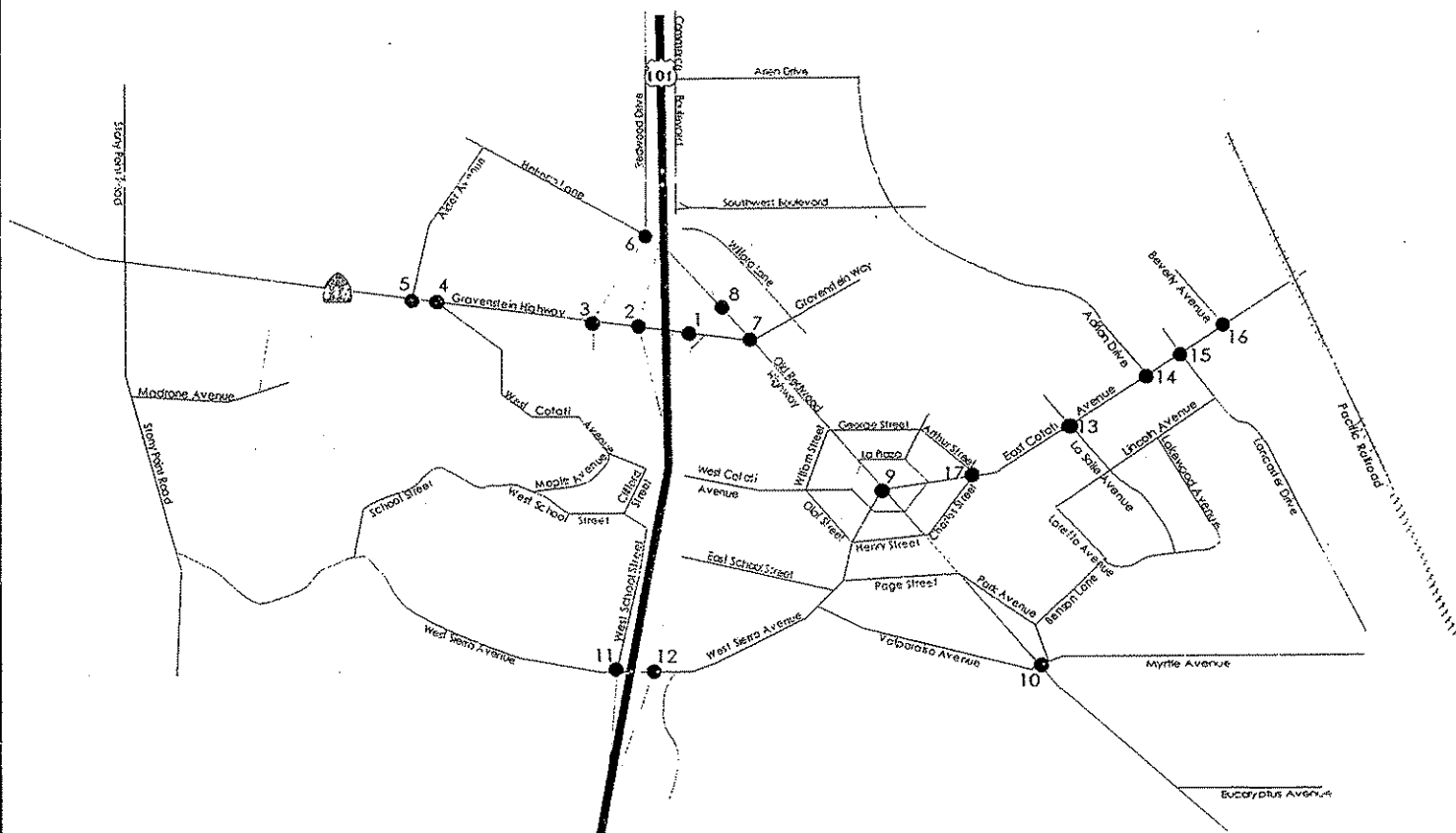
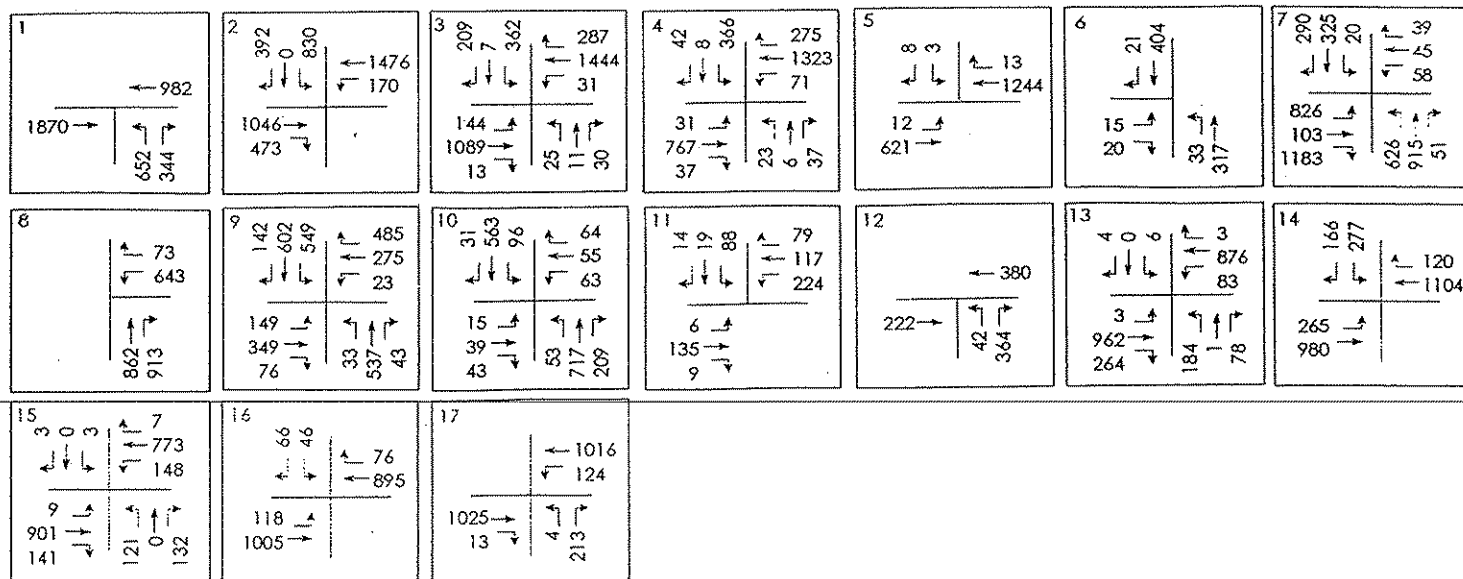
- STUDY INTERSECTIONS
- XX P.M. PEAK HOUR VOLUME



Not to Scale

MAP 7a.

EXISTING
TRAFFIC VOLUMES



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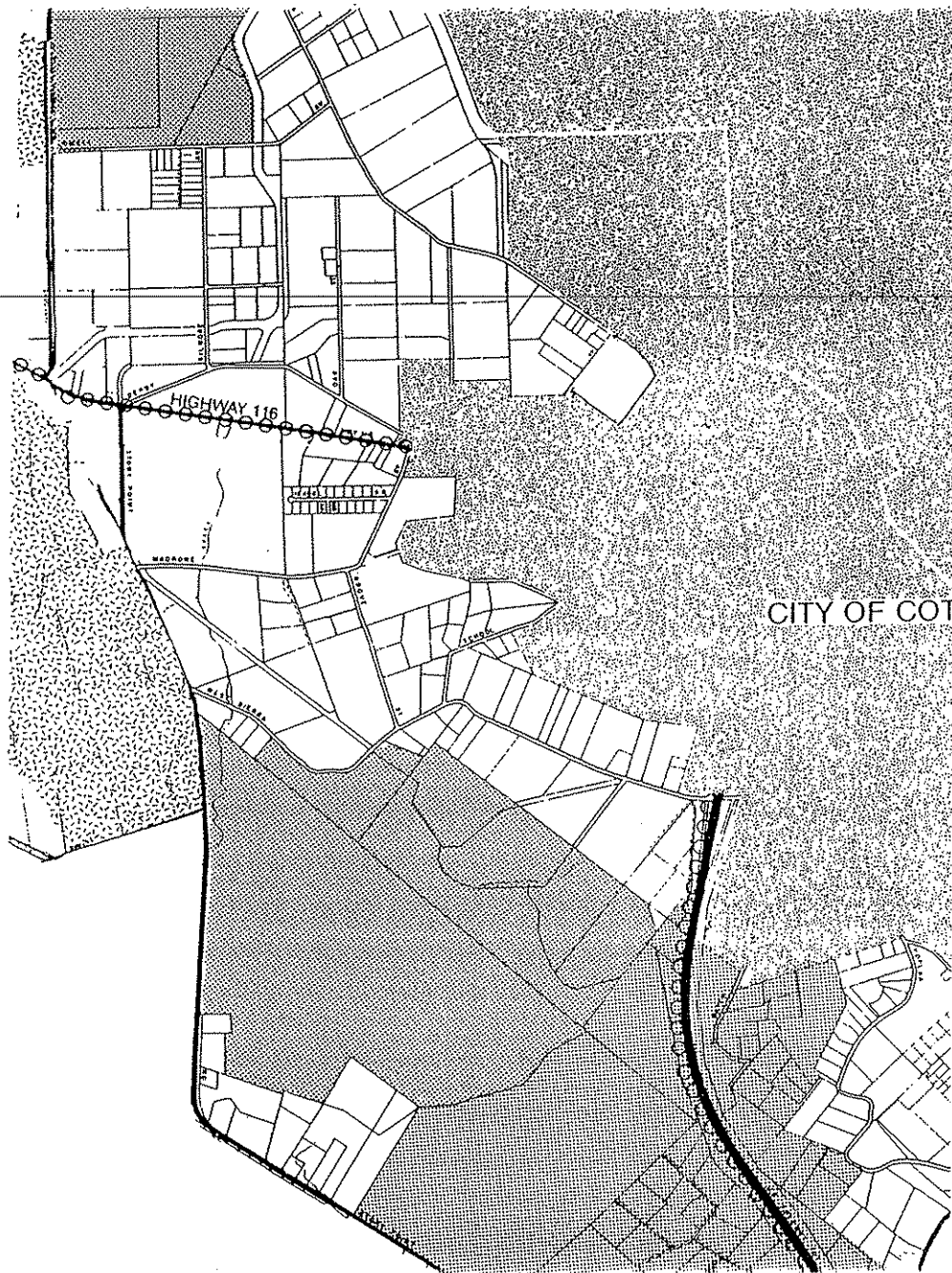
LEGEND

- STUDY INTERSECTIONS
- XX P.M. PEAK HOUR VOLUME



MAP 7b.



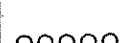
FUTURE
TRAFFIC VOLUMES



▲
North
▲
Not to Scale

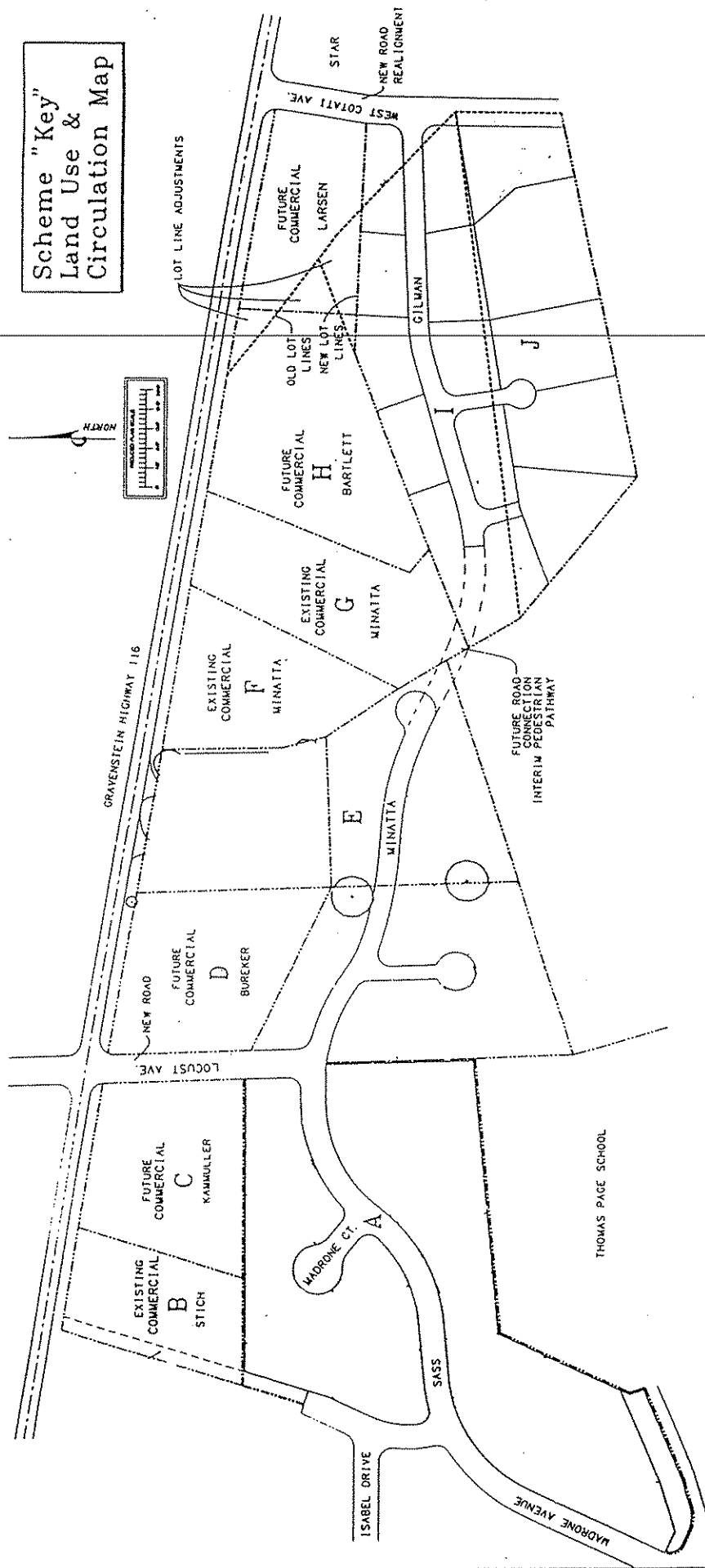
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LEGEND SCENIC RESOURCES

-  SCENIC LANDSCAPE
-  COMMUNITY SEPARATOR
-  SCENIC HIGHWAY CORRIDOR

MAP 8

**OPEN SPACE AND
COMMUNITY SEPARATOR**



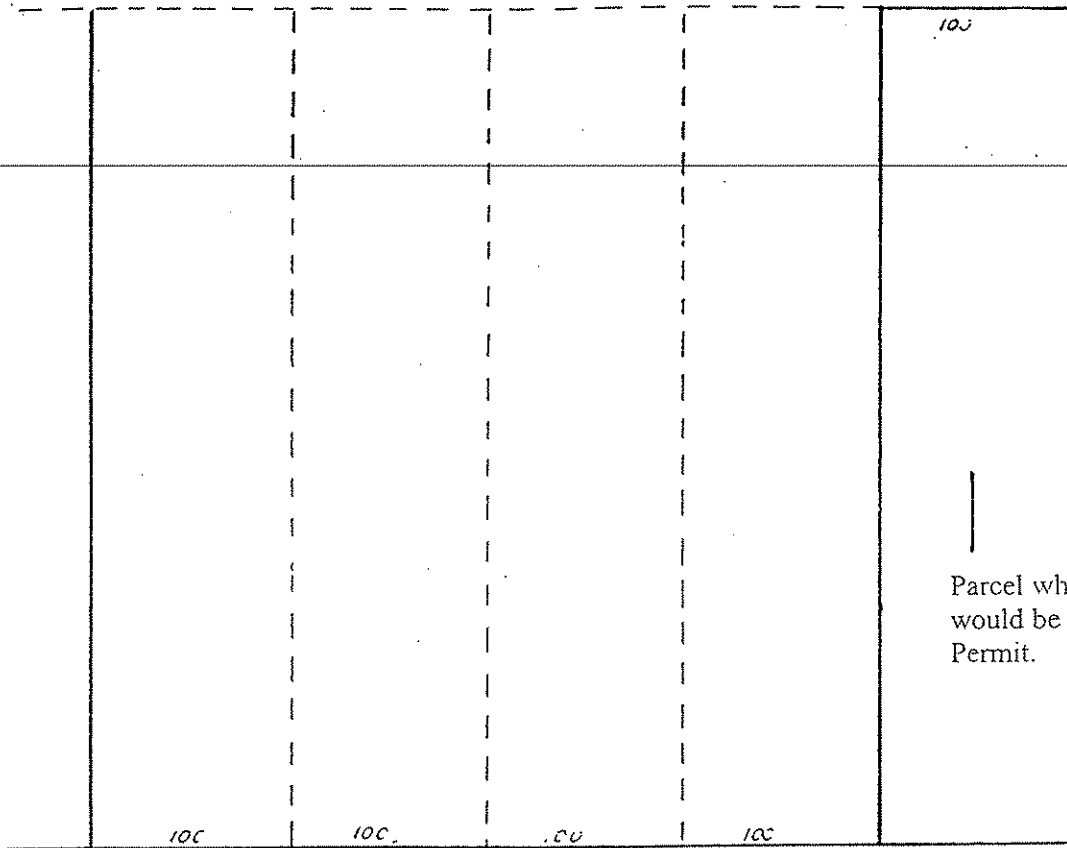
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LEGEND
COUNCIL ADOPTED WEST-SIDE
CIRCULATION

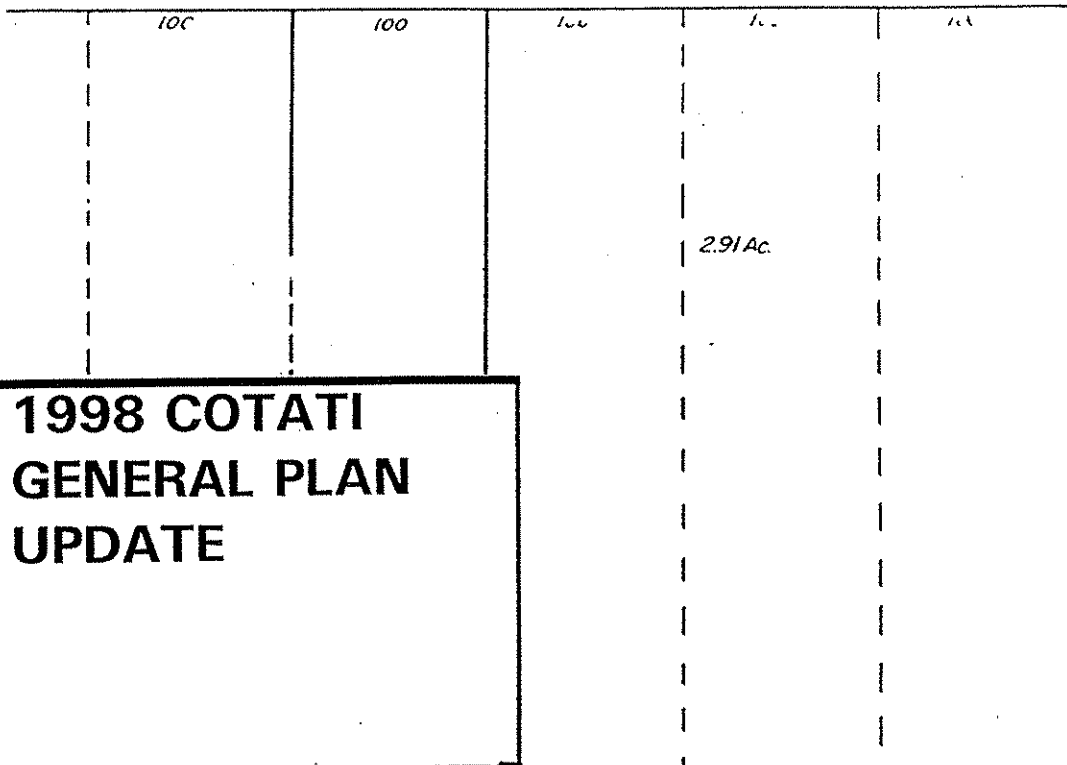
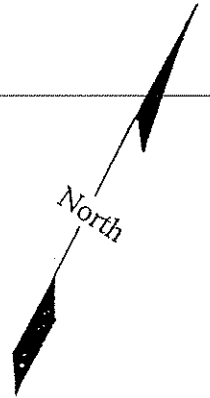
MAP 9

GRAVENSTEIN HIGHWAY
CORRIDOR MASTER PLAN

EMERGENCY AND TRANSITIONAL HOUSING



East Cotati Ave.



Lancaster Ave.

MAP 10

**EMERGENCY AND
TRANSITIONAL
HOUSING**

**CITY OF COTATI
GENERAL PLAN**

**LAND USE DESIGNATION DEFINITIONS
AND POPULATION DENSITY STANDARDS**

Throughout the General Plan references are made to land uses utilized by the City of Cotati. The categories used are: Rural Residential, Low Density Residential, Low-Medium Density Residential, Medium Density Residential, High Density Residential, General Commercial, Highway Commercial, Office, General Industrial, Commercial/Industrial, Parks, Open Space, and Public Facilities.

RURAL RESIDENTIAL - The Rural Residential land use designation permits one residential unit per acre on land intended to provide for a limited variety of agricultural uses as outlined in the Zoning Ordinance. This designation also permits associated neighborhood retail. The average population density is three people per acre. The RR designation is applied to areas appropriate for agricultural uses such as orchards, vineyards, grazing and low-density residential uses, where development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible.

Building Intensity: The maximum building coverage is 20% and a height limit of 35 feet.

LOW DENSITY RESIDENTIAL - This designation permits up to two units per acre of single family residential attached or detached homes. The average population density is six people per acre.

Building Intensity: The maximum building coverage is 40% and a height limit of 28 feet.

LOW-MEDIUM DENSITY RESIDENTIAL - The low-medium density residential designation permits up to six units per acre of single family attached and detached units, duplexes, and planned unit development. This designation also permits associated neighborhood retail. The average population density is 14 people per acre.

Building Intensity: The maximum building coverage is 45% and a height limit of 28 feet.

MEDIUM DENSITY RESIDENTIAL - Medium density residential designation permits up to ten units per acre of single family attached and detached units, duplexes, multiple-family dwelling units, and planned unit development. This designation also permits associated neighborhood retail. The average population density is 24 people per acre.

Building Intensity: The maximum building coverage is 45% and a height limit of 28 feet.

HIGH DENSITY RESIDENTIAL - High density residential land use designation permits up to 15 units per acre of single family attached and detached units, duplexes, multiple-family units, and planned unit development. This designation also permits associated neighborhood retail. The average population density is 35 people per acre.

Building Intensity: The maximum building coverage is 50% and a height limit of 28 feet.

GENERAL COMMERCIAL - General Commercial land use designation provides for the basic business and service needs of the local community. Office and multi-family residential land uses which are easily integrated into the adjacent districts are also appropriate in the General Commercial district.

Building Intensity: The maximum building coverage is 100% and a height limit of 50 feet.

OFFICE - The Office land use designation permits professional services, retail and residential land uses which are easily integrated into the adjacent residential districts.

Building intensity: The maximum lot coverage is 80% and a height limit of 50 feet.

GENERAL INDUSTRIAL - The General Industrial land use designation applies to areas appropriate for manufacturing and warehousing uses.

Building Intensity: The maximum lot coverage is 80% and a height limit of forty (40) feet, or twenty (20) feet if located within fifty (50) feet of any residential district.

COMMERCIAL/INDUSTRIAL - The Commercial/Industrial land use designation accommodates both light industrial and retail uses in the same district.

Building Intensity - The maximum lot coverage is 80% with a height limit of forty (40) feet.

PARKS - The Parks land use designation is designed to identify land already utilized or intended for community recreational purposes. Appropriate uses include recreational facilities, and areas of important aesthetic, historical, or public health and safety significance. No dwelling units occupy this district.

Building Intensity: The uses in this category include a maximum building coverage of 5% and a height limit of forty (40) feet.

OPEN SPACE - The Open Space land use designation applies to land areas which have been designated for the preservation of natural and scenic resources and a distinct community identity. Development in the Open Space District designation would be limited to structures that support the open space features being conserved and caretaker quarters. The residential development would be limited to an average population density of one person for every two acres.

Building Intensity: The uses in this category have a maximum building coverage of 5% and a height limit of 35 ft.

PUBLIC FACILITIES - The Public Facilities designation applies to land areas reserved for schools, government administration and operation facilities, and other facilities.

Building Intensity: The lot coverage and height limit shall reflect the adjacent land uses where feasible.

PARKS - The Parks land use designation is designed to identify land already utilized or intended for community recreational purposes. Appropriate uses include recreational facilities, and areas of important aesthetic, historical, or public health and safety significance. No dwelling units occupy this district. Development within the Parks designation is limited to parks and other recreational and cultural facilities.

Building Intensity: The uses in this category include a maximum building coverage of 5% and a height limit of forty (40) feet.

OPEN SPACE - The Open Space land use designation applies to land areas which have been designated for the preservation of natural and scenic resources and a distinct community identity. The residential development would be limited to an average population density of one person for every two acres.

Building Intensity: The uses in this category have a maximum building coverage of 5% and a height limit of 35 ft.

PUBLIC FACILITIES - The Public Facilities designation applies to land areas reserved for schools, government administration and operation facilities, and other facilities not of specific open space or recreation value.

Building Intensity: The lot coverage and height limit shall reflect the adjacent land uses where feasible.

**ACREAGE AND PERCENT OF LAND USE
WITHIN THE CITY OF COTATI**

LAND USE	ACREAGE	PERCENT OF TOTAL
Rural	252.93	23%
Residential	407.24	38%
General & Highway Commercial	122.96	11%
General Industrial & Commercial Industrial	77.57	7%
Vacant	160.76	15%
Public Facilities	62.0	6%
Total (Estimate)	1083.46	100%

INTERSECTION MITIGATION MEASURES NEEDED AT BUILDOUT OF THE GENERAL PLAN TO ACHIEVE SERVICE LEVEL C

The following intersection improvements would be needed at buildout of the General Plan. It should be pointed out, however, that intersection service levels and mitigation measures based on long range general plans can be misleading for two reasons.

First, the improvements that will be needed at intersections may be a small part of future roadway improvement needs. In the case of the Cotati General Plan it has been pointed out previously that much of the roadway system connecting the intersections listed below would require widening in its entirety to accommodate projected traffic volumes between intersections. For the buildout scenario tested here for intersection needs, Gravenstein Highway would have to be widened to six lanes between Stony Point Road and the southbound U.S. 101 freeway ramps intersection,. Old Redwood Highway and Commerce Avenue would have to be widened to 4 lanes throughout the City.

Second, intersection service level values are computed to an accuracy of plus/minus 5%. The land use densities upon which traffic forecasts are made cannot be predicted to such accuracies in long range general plans. The specific mitigation measures listed below should be considered as general indications and not as specific long range needs.

Gravenstein/Madrone

Signalize if/when ever warranted by actual traffic counts. (As is the case for this and other suggested signal installations listed below, traffic signals should not be activated until warrants based on actual counts and existing conditions are met. Premature activation of signals leads to unnecessary traffic accidents, travel delay and smog production. The general buildout land development information available at this time does not produce high enough future cross traffic volumes to allow one to predict that traffic signals will actually be warranted. A signal, however, would be the only means of improving the service level for the cross street approach to the intersection.)

Gravenstein/West Cotati

Construct separate left and right-turn lanes on the West Cotati approach to the intersection (improves LOS by one level). Signalize if/when ever warranted by actual counts.

Gravenstein/Old Redwood

Add dual left-turn lanes on both the eastbound and northbound approaches. Two outbound intersection lanes will be needed downstream (northbound on Commerce and westbound on Gravenstein) to accept traffic from the 2 turn lanes.

**Intersection Mitigation Measures Needed
at Buildout of the General Plan
to Achieve Service Level C - (Cont'd)**

Old Redwood/East Cotati

Signalize when warranted by actual counts and construct dual southbound left-turn lanes as well as two outbound intersection lanes eastbound on East Cotati to accept traffic from the 2 turn lanes.

Old Redwood/Park (North)

Channelize the intersection for traffic safety as follows: a) construct a raised, free right-turn island separating the westbound left and right-turn movements exiting Park Avenue; b) construct a raised median island on the north leg of Old Redwood together with a southbound left-turn lane on Old Redwood. Leave an opening opposite Page Street in this median. Preserve enough right-of-way on Old Redwood to eventually add a northbound left-turn lane, for turns to Page Street, side by side with the southbound left-turn lane. (Together with eventual widening of Old Redwood to 4 through lanes, Old Redwood would be 6 lanes wide near Park [north] and Page.); c) construct a northbound deceleration/right-turn lane on Old Redwood. [Due to planned closure of Park Avenue south of Benson Lane, left turns will have to be made from Park Avenue to Old Redwood Highway at the Park Avenue (north) intersection. The turn volume, however, will be too low to warrant a traffic signal, the only means of achieving Service Level C for the turn.]

LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Level of Service	Type of Flow	Delay	Maneuverability	Stopped Delay/Vehicle (sec)
A	Stable Flow	Very slight delay. Progression is very favorable, with most vehicles arriving during the green phase and not stopping at all.	Turning movements are easily made, and nearly all drivers find freedom of operation.	≤ 5.0
B	Stable Flow	Good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.	Vehicle platoons are formed. Many drivers begin to feel somewhat restricted within groups of vehicles.	5.1 to 15.0
C	Stable Flow	Higher delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, although many still pass through the intersection without stopping.	Back-ups may develop behind turning vehicles. Most drivers feel somewhat restricted.	15.1 to 25.0
D	Approaching Unstable Flow	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	Maneuverability is severely limited during short periods due to temporary back-ups.	25.1 to 40.0
E	Unstable Flow	Generally considered to be the limit of acceptable delay. Indicative of poor progression, long cycle lengths, and high volume-to-capacity ratios. Individual cycle failures are frequent occurrences.	There are typically long queues of vehicles waiting upstream of the intersection.	40.1 to 60.0
F	Forced Flow	Generally considered to be unacceptable to most drivers. Often occurs with oversaturation. May also occur at high volume-to-capacity ratios. There are many individual cycle failures. Poor progression and long cycle lengths may also be major contributing factors.	Jammed conditions. Back-ups from other locations restrict or prevent movement. Volumes may vary widely, depending primarily on the downstream back-up conditions.	> 60.0

References: *Highway Capacity Manual*, Special Report No. 209, Transportation Research Board, 1985.

DESCRIPTION OF INTERSECTION CAPACITY ANALYSIS UNSIGNALIZED METHOD/ALL-WAY STOP METHOD

Background

The method of unsignalized intersection capacity analysis used in this study is from Chapter 10, "Unsignalized Intersections" of the Highway Capacity Manual, Special Report No. 209, Transportation Research Board, 1985 and 1994.

This method applies to two-way STOP sign or YIELD sign controlled intersections (or one-way STOP sign or YIELD sign controlled intersections at three-way intersections). At such intersections, drivers on the minor street are forced to use judgment when selecting gaps in the major flow through which to execute crossing or turning maneuvers. Thus, the capacity of the controlled legs of an intersection is based on two factors:

1. The distribution of gaps in the major street traffic stream.
2. Driver judgment in selecting gaps through which to execute their desired maneuvers.

It is assumed that gaps in the traffic stream are randomly distributed. For this reason, the methodology will be less reliable in situations in which the conflicting flows are strongly platooned, as would be the case at many urban intersections where the major street is part of a signalized network.

This method assumes that major street traffic is not affected by minor street flows. This assumption is generally good for periods when the operation is smooth and uncongested. (When congestion occurs, it is likely that major street traffic will experience some impedance due to minor street traffic.) Left turns from the major street are assumed to be affected by the opposing major street flow, and minor street traffic is affected by all conflicting movements.

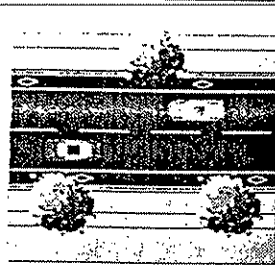
Input Data

The general procedure to calculate the level of service is as follows:

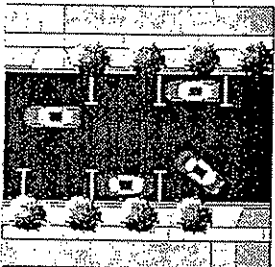
1. Define existing geometric and volume conditions for the intersection under study.
2. Determine the conflicting traffic through which each minor street movement and the major street left-turn must cross.
3. Determine the size of the gap in the conflicting traffic stream needed by vehicles in each movement crossing the conflicting traffic stream.
4. Determine the capacity of the gaps in the major traffic stream to accommodate each of the subject movements that will utilize these gaps.
5. Adjust the capacities found to account for impedance and the use of shared lanes.
6. Compute the reserve, or unused, capacity for each minor street movement by subtracting the total volume or flow rate using the lane (in passenger cars per hour) from the lane's capacity.

Typical Menu of Traffic Calming Devices

Narrowing the Street



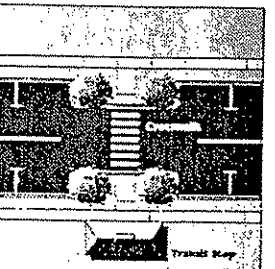
Stripe lanes



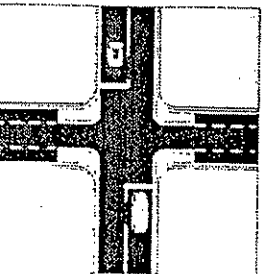
Parking



Rebuild Street

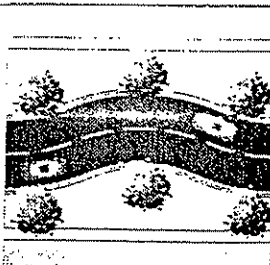


Bulbout Midblock

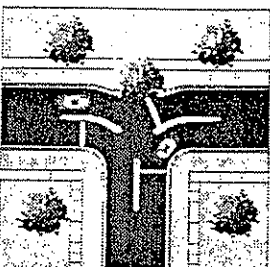


Bulbout Intersection

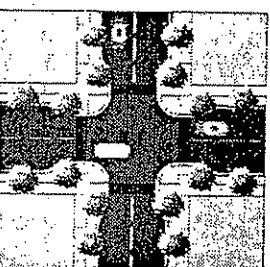
Deflecting the Vehicle Path



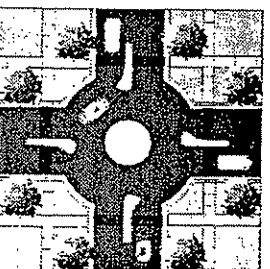
Chicane



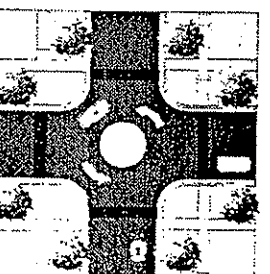
Modified Intersection



Knockdown

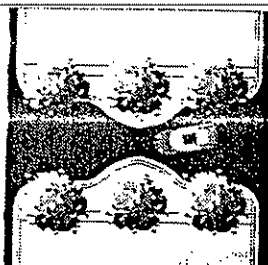


Roundabout

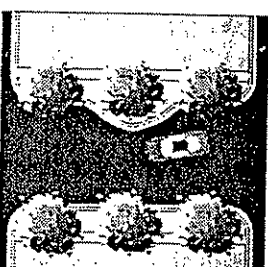


Traffic Circle

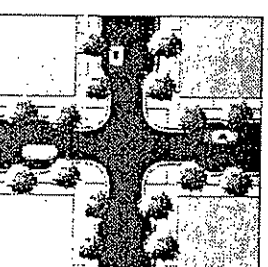
Sharing the Pavement



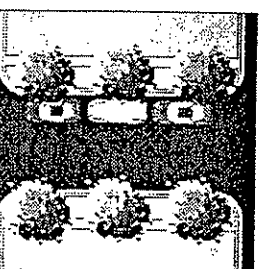
Centered Mid-block Yield Point



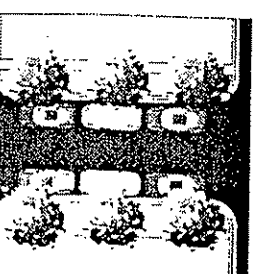
Offset Yield Point



Intersection Yield Point



On-Street Parking One Side



On-Street Parking Both Sides

Gaps are utilized by vehicles in the following priority order:

1. Right turns from the minor street
2. Left turns from the major street
3. Through movements from the minor street
4. Left turns from the minor street

For example, if a left-turning vehicle on the major street and a through vehicle from the minor street are waiting to cross the major traffic stream, the first available gap of acceptable size would be taken by the left-turning vehicle. The minor street through vehicle must wait for the second available gap. In aggregate terms, a large number of such left-turning vehicles could use up so many of the available gaps that minor street through vehicles are severely impeded or unable to make safe crossing movements.

Level of Service

See the following table "Level of Service Criteria for Unsignalized Intersections" for the relationship between reserve capacity, delay and level of service.

Caution should be used in the interpretation of the levels of service. They are stated in general terms, without specific numeric values. It is, therefore, not possible to directly compare an unsignalized level of service with a signalized level of service in terms of specific delay values without collecting data directly at the subject site. The levels of service described for this methodology are not associated with the delay values cited for signalized intersections in Chapter 9.

**LEVEL OF SERVICE CRITERIA
FOR UNSIGNALIZED INTERSECTIONS AND
ALL-WAY STOP INTERSECTIONS**

Level of Service	Average Total Delay (seconds/vehicle)	Reserve Capacity (vehicles per hour)
A	≤ 5	≥ 400
B	>5 and ≤ 10	300 to 399
C	>10 and ≤ 20	200 to 299
D	>20 and ≤ 30	100 to 199
E	>30 and ≤ 45	0 to 99
F	>45	*

** When demand volume exceeds the capacity of the lane, extreme delays will be encountered along with queuing which may cause severe congestion and affect other traffic movements at the intersection. This condition usually warrants improvement to the intersection and/or a change in the type of traffic control.*

Reference: Highway Capacity Manual, Special Report 209, Transportation Research Board, 1985
Highway Capacity Manual, Special Report 209, Transportation Research Board, 1994

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Summary of Intersection Level of Service Calculations (P.M. Peak Hour)

Intersection Approach	Existing Conditions		Future Buildout		Future Buildout (mitigated)	
	Delay	LOS	Delay	LOS	Delay	LOS
1. S.R. 116 (Gravenstein Highway)/U.S. 101 Northbound Off-ramp	9.3	B	31.8	D	9.1	B
2. S.R. 116 (Gravenstein Highway)/U.S. 101 Southbound Off-ramp	10.2	B	12.9	B	No mitigation needed	
3.S.R. 116 (Gravenstein Highway)/Redwood Drive	10.6	B	14.0	B	No mitigation needed	
4.S.R. 116 (Gravenstein Highway)/W. Cotati Avenue	<u>0.3</u>	<u>A</u>	*	<u>F</u>	12.9	B
NB (W. Cotati Avenue) Left	42.1	E	*	F		
NB (W. Cotati Avenue) Right	5.6	B	23.7	D		
WB (S.R. 116) Left	4.5	A	5.6	B		
5.S.R. 116 (Gravenstein Highway)/Alder Avenue	<u>0.2</u>	<u>A</u>	<u>0.2</u>	<u>A</u>	No mitigation needed	
SB (Alder Avenue) Approach	13.7	C	21.5	D		
EB (S.R. 116) Left	6.5	B	8.6	B		
6. Redwood Drive/Helman Lane	<u>0.5</u>	<u>A</u>	<u>0.5</u>	<u>A</u>	No mitigation needed	
NB (Redwood Drive) Approach	3.1	A	3.5	A		
EB (Helman Lane) Approach	5.6	B	7.1	B		
7. Gravenstein Highway/Old Redwood Highway	26.1	D	171.3	F	31.5	D
8. Old Redwood Highway/Commerce Boulevard	<u>36.7</u>	<u>E</u>	<u>464.7</u>	<u>F</u>	26.5	D
WB (Commerce Boulevard) Left	127.5	F	1683	F		
WB (Commerce Boulevard) Right	5.5	B	8.3	B		
9. Old Redwood Highway/E. Cotati Avenue-W. Sierra Avenue	23.0	C	38.8	D	No mitigation needed	
10. Old Redwood Highway/Valparaiso Avenue-Miryle Avenue	12.5	B	13.4	B	No mitigation needed	
11. W.Sierra Avenue/U.S. 101 Southbound On-ramp-W. School Street	<u>1.3</u>	<u>A</u>	<u>2.7</u>	<u>A</u>	No mitigation needed	
SB (W. School Street) Approach	5.6	B	10.5	C		
EB (W. Sierra Avenue) Left	2.4	A	2.6	A		
WB (W. Sierra Avenue) Left	2.5	A	2.9	A		

Notes:

Delay = average delay per vehicle in seconds; LOS = Level of Service

NB = northbound SB= southbound EB = eastbound WB = westbound

xxx = Overall Delay and LOS at unsignalized intersections

* = Delay estimated based on level of service calculation and field measurement of existing conditions

Intersection Approach	Existing Conditions		Future Buildout		Future Buildout (mitigated)	
	Delay	LOS	Delay	LOS	Delay	LOS
12. W. Sierra Avenue/U.S. 101 Northbound Off-ramp NB (101 NB Ramps) Approach	<u>1.9</u> 4.2	<u>A</u> A	<u>2.3</u> 6.7	<u>A</u> B	No mitigation needed	
13. E. Cotati Avenue/LaSalle Avenue	7.6*	B	51.4*	F		
14. E. Cotati Avenue/Adrian Drive	12.3	B	17.3	C	No mitigation needed	
15. E. Cotati Avenue/Lancaster Drive	9.2	B	10.2	B	No mitigation needed	
16. E. Cotati Avenue/Beverly Avenue SB (Beverly Avenue) Approach EB (E. Cotati Avenue) Left	<u>1.3</u> 27.8 4.4	<u>A</u> C A	<u>17.8</u> 61.0 5.0	<u>C</u> F B	11.9 B	
17. E. Cotati Avenue/Charles Street NB (Charles Street) Approach WB (E. Cotati Avenue) Left	<u>1.6</u> 10.8 5.7	<u>A</u> C B	<u>2.3</u> 24.9 8.5	<u>A</u> D B	No mitigation needed	

Notes:

Delay = average delay per vehicle in seconds; LOS = Level of Service
 NB = northbound SB= southbound EB = eastbound WB = westbound

xxx = Overall Delay and LOS at unsignalized intersections

* = Delay estimated based on level of service calculation and field measurement of existing conditions

Summary of Roadway Segment Levels of Service (p.m. peak hour)

Summary of Roadway Segment Levels of Service (p.m. peak hour)											
Segment	Facility Type	Northbound/Eastbound				Southbound/Westbound					
		Volume	Capacity	V/C	Speed	LOS	Volume	Capacity	V/C	Speed	LOS
A. Existing Conditions (Year 1996)											
1. Gravenstein Hwy (W City Limits to W Cotati Ave)	Rural A	632	1,600	0.40	49.6	A	1,122	1,600	0.70	26.3	E
2. Gravenstein Hwy (W Cotati Ave to Redwood Dr)	Rural B	685	1,500	0.46	39.1	A	1,172	1,500	0.78	19.5	E
3. Gravenstein Hwy (Redwood Dr to Old Redwood Hwy)	Art II	1,200	1,800	0.67	23.4	C	955	1,800	0.53	29.2	B
4. Old Redwood Hwy (Commerce Blvd to Gravenstein H)	Art II	1,296	1,800	0.72	20.9	C	493	1,800	0.27	34.5	A
5. Old Redwood Hwy (Gravenstein Hwy to E Cotati Ave)	Art II	977	1,800	0.54	28.8	B	992	1,800	0.55	28.4	B
6. Old Redwood Hwy (E Cotati Ave to Myrtle Ave)	Art II	513	900	0.57	27.7	B	462	900	0.51	29.8	B
7. Old Redwood Hwy (Myrtle Ave to S City Limits)	Rural B	747	1,500	0.50	37.0	B	444	1,500	0.30	43.8	A
8. W Sierra Ave (Old Redwood Hwy to NB offramp)	Art III	358	700	0.51	29.9	A	235	700	0.34	33.9	A
9. W Sierra Ave (NB offramp to SB onramp)	Art III	98	700	0.14	35.0	A	244	700	0.32	34.1	A
10. E Cotati Ave (Old Redwood Hwy to La Salle Ave)	Art II	837	1,800	0.41	31.3	A	642	1,800	0.36	33.6	A
11. E Cotati Ave (La Salle Ave to E City Limits)	Art II	853	1,800	0.41	31.1	A	690	1,800	0.38	33.2	A
12. Commerce Blvd (City Limits to Old Redwood Hwy)	Art II	421	900	0.41	31.3	A	554	900	0.62	25.8	B
B. General Plan Buildout (Year 2016)											
1. Gravenstein Hwy (W City Limits to W Cotati Ave)	Rural A	835	1,600	0.52	41.25	C	1,388	1,600	0.87	15.5	C
2. Gravenstein Hwy (W Cotati Ave to Redwood Dr)	Art I	1,208	960	1.26	4.6	F	1,458	960	1.52	2.3	F
3. Gravenstein Hwy (Redwood Dr to Old Redwood Hwy)	Art II	1,797	1,800	1.00	10.0	E	1,362	1,800	0.76	19.2	C
4. Old Redwood Hwy (Commerce Blvd to Gravenstein H)	Art II	1,777	1,800	0.99	10.4	E	639	1,800	0.36	33.7	A
5. Old Redwood Hwy (Gravenstein Hwy to E Cotati Ave)	Art II	1,381	1,800	0.77	18.7	C	1,429	1,800	0.79	17.9	D
6. Old Redwood Hwy (E Cotati Ave to Myrtle Ave)	Art II	704	900	0.78	18.1	C	695	900	0.77	18.5	C
7. Old Redwood Hwy (Myrtle Ave to S City Limits)	Rural B	993	1,500	0.66	26.9	D	677	1,500	0.45	39.3	A
8. W Sierra Ave (Old Redwood Hwy to NB offramp)	Art III	580	700	0.83	16.1	C	415	700	0.59	26.7	A
9. W Sierra Ave (NB offramp to SB onramp)	Art III	223	700	0.32	34.1	A	421	700	0.60	26.4	A
10. E Cotati Ave (Old Redwood Hwy to La Salle Ave)	Art II	1,085	1,800	0.60	26.3	B	923	1,800	0.51	29.8	B
11. E Cotati Ave (La Salle Ave to E City Limits)	Art II	1,085	1,800	0.60	26.3	B	962	1,800	0.53	29.1	B
12. Commerce Blvd (City Limits to Old Redwood Hwy)	Art II	913	900	1.01	9.6	F	716	900	0.84	15.5	E

Notes: Facility Types: see next page; V/C = Volume to Capacity Ratio; Speed is in mph; LOS = Level of Service

Speed and Level of Service for Various Facility Types

	Art I	Art II	Art III	Rural A	Rural B	Rural C
Range of Free Flow Speeds (trph)	45 to 35	35 to 30	35 to 25	55 to 45	45 to 35	35 to 30
Typical Free Flow Speed (trph)	40 mph	33 mph	27 mph	50 mph	40 mph	33 mph
Level of Service	Average Travel Speed (mph)					
A	≥35	≥30	≥25	≥47	≥38	≥31
B	≥28	≥24	≥19	≥43	≥34	≥28
C	≥22	≥18	≥13	≥35	≥28	≥23
D	≥17	≥14	≥9	≥31	≥23	≥20
E	≥13	≥10	≥7	≥23	≥18	≥15
F	<13	<10	<7	<23	<18	<15

Source: Chapter 11, "Urban and Suburban Arterials", *Highway Capacity Manual*, Special Report 209, Transportation Research Board, 1994.

Art I = Arterial Class I
 Art II = Arterial Class II
 Art III = Arterial Class III
 Rural A = Rural Class A
 Rural B = Rural Class B
 Rural C = Rural Class C

Noise and Land Use Compatibility Standards

LAND USE CATEGORY	EXTERIOR NOISE EXPOSURE L _{dn} OR CNEL, dB					
	55	60	65	70	75	80
Residential, Hotels, and Motels		////////// //////////			xxxxxxxx xxxxxxxx	
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds			////////// //////////		xxx xxx	
Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches		////////// //////////			xxxxxxxx xxxxxxxx	
Office Buildings, Business Commercial, and Professional				////////// //////////	xxx xxx	
Auditoriums, Concert Halls, Amphitheaters	////////// //////////				xxxxxxxxxxxxxxxx xxxxxxxxxxxxxxxx	
Industrial, Manufacturing, Utilities, and Agriculture				////////// //////////		



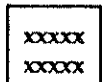
NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal convention construction, without any special insulation requirements.



CONDITIONALLY ACCEPTABLE

Specified land use may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features included in the design.



UNACCEPTABLE

New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with noise element policies.

SOURCE: Illingworth & Rodkin, Inc./Acoustical Engineers

Allowable Noise Exposure From Non-Transportation Noise Sources

	Daytime (7:00 am - 10:00 pm)	Nighttime (10:00 pm - 7:00 am)
Hourly L_{eq} , dB	50	45
Maximum Level, dB	70	65
Maximum Level, dB (Impulsive Noise)	65	60

Guidelines for Use of Table 3.2

1. The measurements are made at the property line of the receiving land use. The effectiveness of noise mitigation measures should be determined by applying the standards on the receptor side of noise barriers or other property line noise mitigation measures.
2. The nighttime standards apply only when the receiving land use operates or is occupied during nighttime hours.
3. Sound level measurements to determine maximum level noise shall be made with "slow" meter response.
4. Sound level measurements for impulsive noise sources shall be made with "fast" meter response. Impulsive noises are defined as those which have sharp, loud peaks in decibel levels but which quickly disappear. Examples include a dog's bark, a hammer's bang and noise with speech or music content.

Community Development

General Plan Elements

POLICY #	LAND USE	CIRCULATION	HOUSING	CONSERVATION	OPEN SPACE	SAFETY	NOISE
1.1.1	❖					❖	
1.1.2	❖					❖	
1.1.3						❖	
1.1.4						❖	
1.2.1	❖						
1.2.2	❖						
1.2.3	❖						
1.2.4	❖						
1.3.1	❖						
1.3.2	❖				❖		
1.3.3	❖						
1.3.4	❖						
1.4.1	❖						
1.4.2	❖						
1.4.3	❖						
1.4.4	❖						
1.4.5	❖						
1.4.6	❖						
1.4.7	❖						
1.4.8	❖						
1.4.9	❖						
1.4.10	❖						
1.4.11	❖						
1.4.12	❖						
1.4.13	❖						
1.5.1	❖				❖		
1.5.2	❖		❖		❖	❖	
2.1.1	❖	❖					
2.1.2		❖				❖	
2.1.3		❖					
2.1.4		❖					
2.1.5		❖					
2.1.6		❖					
2.1.7		❖					
2.2.1		❖				❖	
2.2.2		❖				❖	
2.2.3		❖					
2.2.4		❖				❖	
2.2.5		❖					
2.2.6		❖				❖	

Community Development

General Plan Elements

POLICY #	LAND USE	CIRCULATION	HOUSING	CONSERVATION	OPEN SPACE	SAFETY	NOISE
2.2.7		❖					
2.2.8		❖				❖	
2.2.9						❖	
2.3.1	❖	❖					
2.3.2	❖	❖					
2.3.3	❖	❖					
2.3.4	❖	❖					
2.4.1		❖				❖	
2.4.2.	❖	❖					
2.4.3		❖				❖	
2.4.4	❖	❖					
2.4.5	❖	❖					
2.4.6	❖	❖				❖	
3.1.1	❖	❖		❖		❖	
3.2.1	❖						
3.2.2	❖		❖				
3.2.3	❖						
3.3.1	❖						❖
3.3.2	❖						❖
3.3.3	❖						❖
3.3.4		❖					❖
3.3.5							❖
3.3.6	❖						❖
3.3.7	❖	❖					❖
3.3.8	❖						❖
4.1.1	❖				❖		
4.1.2	❖				❖		
4.1.3	❖				❖		
4.1.4	❖			❖	❖		

Quality of Life

General Plan Elements

POLICY #	LAND USE	CIRCULATION	HOUSING	CONSERVATION	OPEN SPACE	SAFETY	NOISE
5.1.1	❖		❖				
5.1.2	❖		❖	❖			
5.1.3	❖		❖				
5.1.4			❖				
5.1.5	❖		❖				
5.1.6	❖		❖				
5.2.1	❖						
5.2.2	❖		❖	❖			
5.2.3	❖		❖				
5.2.4	❖		❖				
5.2.5	❖		❖				
5.2.6	❖		❖				
5.3.1	❖		❖				
5.3.2	❖		❖				
5.3.3	❖		❖				
5.3.4	❖		❖				
5.3.5	❖		❖				
5.3.6	❖		❖				
5.3.7			❖				
5.3.8	❖		❖				
5.3.9	❖		❖				
5.4.1			❖				
5.4.2			❖				
5.5.1	❖		❖	❖			
5.5.2	❖		❖				
5.5.3	❖		❖				
6.1.1	❖		❖			❖	❖
6.2.1	❖		❖	❖			
6.3.1			❖	❖			
6.3.2			❖			❖	
6.3.3			❖			❖	
6.3.4			❖	❖		❖	
6.4.1	❖	❖		❖		❖	
6.4.2	❖	❖				❖	
6.4.3	❖	❖		❖			
6.5.1	❖		❖		❖	❖	
6.5.2	❖		❖		❖		
6.5.3	❖					❖	
6.5.4	❖		❖				
7.1.1	❖					❖	

Quality of Life

General Plan Elements

POLICY #	LAND USE	CIRCULATION	HOUSING	CONSERVATION	OPEN SPACE	SAFETY	NOISE
7.1.2	❖					❖	
7.1.3	❖					❖	
7.1.4				❖		❖	
7.2.1						❖	
7.2.2				❖	❖	❖	
7.2.3				❖		❖	
7.2.4						❖	
7.3.1	❖				❖	❖	
7.3.2	❖				❖	❖	
7.3.3				❖		❖	
7.4.1						❖	
7.4.2						❖	
7.4.3		❖				❖	
7.4.4						❖	
7.4.5						❖	
7.4.6						❖	
7.4.7						❖	
7.5.1						❖	
7.5.2						❖	
7.5.3						❖	
7.6.1		❖				❖	
7.6.2		❖				❖	
7.6.3		❖				❖	
7.6.4		❖				❖	
8.1.1	❖						
8.2.1				❖		❖	
8.2.2						❖	
8.3.1						❖	
8.3.2						❖	
8.4.1	❖					❖	
8.4.2	❖						
8.4.3	❖		❖				
8.5.1	❖						
8.6.1						❖	
8.6.2						❖	
8.6.3						❖	
9.1.1	❖			❖			
9.1.2	❖			❖			
9.2.1				❖			
9.2.2	❖	❖		❖			

Quality of Life

General Plan Elements

POLICY #	LAND USE	CIRCULATION	HOUSING	CONSERVATION	OPEN SPACE	SAFETY	NOISE
9.2.3				❖			
9.2.4				❖			
9.2.5		❖		❖			
9.3.1				❖			
9.3.2				❖			
9.3.3	❖				❖		
9.4.1	❖		❖				
9.4.2	❖						
9.5.1				❖			
9.5.2				❖			
9.5.3	❖			❖			
9.5.4				❖			
9.5.5				❖			

Economic Vitality

General Plan Elements

10.1.1	❖						
10.1.2	❖						
10.1.3	❖					❖	
10.2.1	❖						
10.2.2	❖					❖	
11.1.1	❖	❖					
11.1.2		❖					
11.1.3	❖	❖					
11.1.4		❖				❖	
11.2.1	❖	❖					
11.3.1	❖	❖					
11.3.2.	❖					❖	
11.3.3	❖						
11.3.4		❖				❖	
11.3.5				❖			
11.4.1	❖						
11.4.2	❖					❖	
11.5.1	❖						
11.5.2	❖						

Community Identity

General Plan Elements

POLICY #	LAND USE	CIRCULATION	HOUSING	CONSERVATION	OPEN SPACE	SAFETY	NOISE
12.1.1	❖						
12.1.2	❖						
12.1.3					❖		
12.1.4		❖			❖		
12.1.5	❖						
12.1.6				❖	❖		
13.1.1	❖				❖		
13.1.2	❖						
13.1.3	❖						
13.1.4				❖	❖	❖	
13.1.5				❖	❖	❖	
13.1.6	❖			❖	❖	❖	
13.1.7	❖				❖		
13.1.8	❖			❖		❖	
13.1.9	❖			❖			
13.1.10	❖				❖		
13.1.11	❖			❖	❖		
13.1.12	❖			❖	❖		
13.2.1	❖				❖		
13.2.2				❖	❖	❖	
13.2.3					❖		
13.2.4		❖					
13.2.5					❖	❖	
13.2.6	❖						
13.2.7	❖						
13.3.1						❖	
13.4.1					❖		
13.4.2	❖					❖	
13.4.3	❖				❖		
13.4.4	❖						
13.4.5	❖			❖	❖		
14.1.1	❖			❖			
14.1.2		❖				❖	
14.2.1				❖			
14.2.2	❖			❖			
14.3.1	❖				❖		
14.3.2					❖		
14.3.3					❖		
15.1.1	❖	❖					
15.1.2	❖						

Community Identity

General Plan Elements

POLICY #	LAND USE	CIRCULATION	HOUSING	CONSERVATION	OPEN SPACE	SAFETY	NOISE
15.2.1	❖						
15.2.2	❖						
15.2.3	❖			❖		❖	
15.2.4	❖	❖		❖			
15.2.5	❖						
15.2.6	❖	❖					

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