

Appendix 3.0-A General Plan Amendments

APPENDIX 3.0-A GENERAL PLAN AMENDMENTS

Downtown Specific Plan

Inconsistencies with the General Plan

Strikeouts = Language proposed to be deleted.
Italics = Proposed new language

2.3.1 Require future commercial development near residential areas to provide adequate ~~on-site~~ 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.

2.3.4 Pursue the formation of downtown parking assessment districts which assembles parking to the rear of Hub businesses as depicted in the City of Cotati ~~La Plaza~~ *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.

3.2.2 Locate the medium to high density housing ~~in clusters~~ throughout the community, ~~rather than concentrating them along arterial streets and downtown areas.~~

IP-2.2.3 Increased Building Height: Permit a maximum building height to allow a third story in commercial zoning districts ~~subject to the following conditions: the second and third stories shall be used exclusively for housing; a minimum of 50% of the housing shall be affordable to lower and moderate income households and the maximum building height shall not exceed 45~~ *50* feet.

Table 20 – Delete this entire table. This information is now located within the Land Use Code.

TABLE 20: ON-AND-OFF-SITE IMPROVEMENT STANDARDS

	Single Family Unit RR and R-1 Single Family Zoning Districts	Duplex R-2 Duplex Zoning District	Triplex and Apartments, R-3 Multifamily, C-1 General Commercial, O Office, and M-1 Light Industrial Zoning Districts
Parking Standards	2 covered spaces	2 covered spaces	1- 2 bedroom unit: 2 spaces per unit 3 bedroom unit: 2 spaces per unit 4+ bedroom unit: 3 spaces per unit
Lot Coverage	40% maximum	35% maximum	50% to 80% maximum
Building Height	2 1/2 stories	2 1/2 stories	2 1/2 stories
Setbacks	Front: 20 ft.	Front: 20 ft.	Front: 20 ft.
	Rear: 20 ft.	Rear: 20 ft.	Rear: 20 ft.
	RR 10 ft. R-1 5 & 7 ft.	Side: 5 and 7 ft.	Varies, can be zero
Street Right of Ways	For non-hillside areas: 50 ft ROW with improved street width including 4 ft. minimum on each side with sidewalks. This standard can be reduced in Planned Unit Developments.		

Global Change: *All References to ~~La Plaza Specific Plan~~ shall be changed to Downtown Specific Plan:*

11.1.1 The City shall implement the ~~La Plaza 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 ~~La Plaza 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.

b) The City shall continue to utilize the ~~La Plaza Downtown Specific Plan~~ to evaluate impacts to the Hub.

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 ~~La Plaza~~ **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.

11.2.1 Provide off-street parking behind existing and new businesses or in centrally located shared parking areas.

11.3.3 Implement an ~~craftsman~~ architectural theme as delineated in the ~~La Plaza~~ **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 ~~craftsman~~ 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 ~~La Plaza~~ **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.

OBJECTIVE 15.1

IN THE HUB, NEW DEVELOPMENT AND MODIFICATIONS OF EXISTING DEVELOPMENT SHALL BE CONSISTENT WITH THE POLICIES OF THE ~~LA PLAZA~~ DOWNTOWN SPECIFIC PLAN.

General Commercial – The maximum lot coverage is ~~80%~~–100%.