



Petalumans for Responsible Planning

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To: Mayor Pamela Torliatt, City of Petaluma
From: Greg Colvin, Political Director
Date: March 1, 2007
Re: General Plan 2025, Lands of Davidon, Agenda for Council Meeting 3/5/07

1986 Limit on Homes Built, Western to D Street Valley: 340

Former Mayor David Glass has alerted the Council to promises made by the City regarding a limit on the number of homes to be built in the valley through which Windsor Drive runs, including the Davidon (formerly Scott ranch) property.

The following is quoted from the June 23, 1986, minutes of the Petaluma City Council, as part of the adoption of Ordinance 1655 NCS, Sonoma Highlands Rezone (Victoria):

The Council also noted that they feel there should be a maximum of 340 units (including Sonoma Highlands, Varnhagen, Scott properties) in that valley.

Vote on adoption of the ordinance: AYES: Cavanaugh, Davis, Woolsey, Tencer, Balshaw, Mayor Mattei. Noes: None. Absent: Sobel

Since then, the number of homes authorized to be built in the valley has been:

Victoria and Victoria Residences	237
West Haven	<u>62</u>
	299

That means the remaining number of homes to be built, 340 minus 299, is 41.

This area is zoned open space/agricultural, and many residents purchased their homes expecting the City to limit growth and preserve the rural character of the neighborhood.

For the General Plan 2025, we suggest two alternatives to honor the limit of 340 set in 1986:

A. **Designate most of the undeveloped lands of Davidon/Scott ranch (58 acres) as Rural Residential (up to 0.5 units per acre).** The current designation allows up to 2 homes to be built per acre (potentially 116), which would violate the 340 home ceiling.

B. **Specify that the number of dwelling units in the valley between Western Ave. and D Street is subject to the maximum limit of 340 constructed after 1986.** This could be done by adding a sentence to Goal 3-G-11 West Hills in the draft General Plan, as has been done for other specific locations of high public interest.