3.1 Regulations by District

Purpose

This Chapter of the Downtown Cotati Specific Plan provides detailed regulations for development and land uses within the specific plan area, and describes how these regulations will be used as part of the City of Cotati's development review process. This Downtown Plan is intended to provide for the continuing evolution of Downtown Cotati into a place where:

A. A mixture of land uses place shops, workplaces, residences, and civic buildings within walking distance of one another;

B. Streets are attractive to pedestrians and also conveniently and efficiently accommodate the needs of cyclists and the automobile; and

C. New and remodeled buildings work together to define the pedestrian-oriented space of the public streets within the downtown, and are harmonious with each other and the desired character of the downtown, as described in this specific plan.

3.1.010 - Applicability of Code and Organization

Proposed development, subdivisions, and new land uses within the specific plan area shall comply with all applicable requirements of this Downtown Code, as follows.

A. Regulating Plan (Section 3.1.050).

The Regulating Plan defines the zones within the specific plan area, identifies the parcels included within each district, and describes, district by district, the standards for building placement, design, and land use consistent with the allowable uses identified in the City of cotati Municipal Code, Chapter 17, Land Use Code.

B. Land Use Standards (Section 3.1.030).

This section identifies the land use types allowed by the City in each of the districts established by the Regulating Plan. A parcel within the specific plan area shall be occupied only by land uses identified as allowed within the applicable zone subject to the type of City approval (for example, Development Review, Conditional Use Permit, etc.) required by the Cotati Land Use Code.

C. Urban standards (Section 3.2).

This section regulates the features of buildings that affect the public realm. The urban standards regulate the following and facade design according to the district for the parcel applied by the Regulating Plan.

- building placement,
- parking requirement and parking placement
- building height,
- building types (allowable types identified)
- frontage types (allowable types identified)

D. Architectural Standards (Section 3.3).

Beyond the regulations about where buildings can be placed and how they need to behave to positively shape the public realm, the Architectural Standards regulate the manner in which individual parcels and blocks are developed to create diverse and finely-grained development. This is accomplished through the use of three main components:

a) architectural typologies (e.g., duplex, rowhouse, courtyard housing),

b) frontage typologies (e.g., front yard/porch, stoop, arcade, shopfront) and,

c) architectural styles (e.g., Main Street Commercial, Mission Revival, Western/ Victorian, Craftsman).

E . Street and Network Standards (Section 3.4.020).

The ultimate intentions and requirements for the street network and the individual streets that comprise it are provided here. This section regulates the rights-of-way in alignment, plan and section with the corresponding details.

F. Subdivision: Block and Street Standards (Section 3.4.040).

This section regulates the creation and maintenance of a finely grained and walkable network of blocks punctuated by integral and varied open spaces. The resulting blocks are subject to the development potential identified on the Regulating Plan and the applicable chapters of this Code.

H. Effect on proposed development and land uses prior to this Specific Plan.

Proposed development and land uses that obtained a building permit prior to the adoption of this Specific Plan may continue under the regulations preceding this Specific Plan provided that construction begin within 6 months of obtaining the permit. In the event that construction does not begin within 6 months of obtaining a permit, the approval will lapse and the property is then subject to this Specific Plan.

3.1.020 - Administration, Procedures, and Amendments

A. **Administration.** The standards and other requirements of this plan shall be administered and enforced by the City of Cotati Community Redevelopment Agency, Planning Commission, and City Council.

B. **Processing and Procedures.** The standards and other requirements of this plan shall be administered and enforced by the City of Cotati Planning Department, Planning Commission, and City Council. For example, the various permit requirements, guidelines and procedures identified shall apply in the City's processing of applications within the Specific Plan area. All development shall comply with all applicable local, state and federal regulations and be subject to the review and approval of the City of Cotati.

C. **Amendments.** Amendments to this Specific Plan shall be processed in accordance with State Law.

D. **Filing Fees.** Applications submitted pursuant to this Specific Plan shall be filed with a Specific Plan recovery fee as authorized by Government Code Section 65456 which states:

"...The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the Specific Plan..."

For this Specific Plan, the recovery fee is established by the adoption of this plan as $425,000 of total plan and EIR preparation costs divided by 54 acres in the plan area. Therefore, each application shall be charged its pro-rata share by identifying the acreage involved in the application at a rate of $7,870 per acre. The planning director shall determine whether the application involves all or part of a property at the time of application submittal.

3.1.030 - Use Standards by District

Note: For information regarding the effect of regulations on existing development and land uses, please refer to the City of Cotati Land Use Code (LUC).

3.1.040 - Sustainable Building Program

The City of Cotati's sustainable building program applies to all development within the Specific Plan area. Each land use/development application shall be reviewed per the applicable provisions of this program and processed accordingly.

3.1.050 - Regulating Plan and Districts

Regulating Plan / Land Use Map

A. **Purpose.** This Section establishes the districts applied to property within the Specific Plan area. The Regulating Plan divides the Specific Plan area into separate areas of intensity that range from the most urban types of development and land use within the Specific Plan area to the least urban types, with most of the areas providing for a significant mixture of land uses within them.

The use of districts based on development intensity as the spatial basis for regulating development, directly reflects the functions of, and interrelationships between each part of the Specific Plan area. The land use districts also effectively implement the City's urban design objectives for each part of the Specific Plan area, to establish and maintain attractive distinctions between each district.

The Specific Plan identifies architectural types, frontage types, and land uses within each district, as well as providing detailed standards for building placement, height and profile.

B. **Regulating Plan / Land Use Map.** The map to the right identifies the 5 districts applied within the plan area. The following districts are established by this Specific Plan, and are applied to property within the boundary as shown on the Regulating Plan and in the Land Use Code.

1. **Historic Core (HC).** The Historic Core district includes the portions of the Cotati downtown located south of La Plaza along both sides of Old Redwood Highway to the southern plan boundary. This area is intended to maintain its smaller scale pedestrian orientation, with building facades located primarily at the back of the public sidewalk. The historic character of existing buildings is to be preserved, and new buildings are to be designed to be compatible with the historic character. Allowable land uses include ground floor commercial facing Old Redwood Highway. Office and residential uses may be permitted above or on the ground floor on other streets as shown on the Regulating Plan and consistent with the City of Cotati LUC. Facade renovation and/or restoration is encouraged. The HC district is subject to the applicable Historic Core regulations of the City's LUC.

HC District Summary

Maximum Dwellings:	71
Maximum Non-Residential Square Feet:	41,000
Maximum Building Height:	35 feet
Equivalent Floor Area Ratio for District:	2.15

2. **La Plaza (LP).** The La Plaza district includes the historic La Plaza Park, and properties along La Plaza Street surrounding the original park site. Policies and programs related to restoration and enhancement of the park facilities are included in the Specific Plan. Properties around the park are intended to provide for small-scale ground floor retail with some office and restaurant uses that are highly compatible with residential above, emphasizing opportunities for business operators to live above their workspaces. Buildings are intended to emphasize small-scale ground floor pedestrian-oriented storefronts or frontages, with upper floor office or residential uses. The LP district is subject to the applicable regulations of the City's LUC.

LP District Summary

Maximum Dwellings:	89
Maximum Non-Residential Square Feet:	118,000
Maximum Building Height:	35 feet
Equivalent Floor Area Ratio for District:	2.15

3. **Northern Gateway (NG).** The Northern Gateway district includes properties on both sides of Old Redwood Highway north of the La Plaza district to the southern boundary of the Commerce Avenue district. This area is intended for a new mixed-use core, accommodating a wide variety of retail, restaurants, and entertainment uses, with offices and primarily residential above. Buildings are intended to emphasize ground floor pedestrian-oriented storefronts, with upper floor office or residential uses. The NG district is subject to the applicable regulations of the City's LUC.

NG District Summary

Maximum Dwellings:	229
Maximum Non-Residential Square Feet:	217,000
Maximum Building Height:	50 feet
Equivalent Floor Area Ratio for District:	2.15

4. **Commerce Avenue (CA).** The Commerce Avenue district includes properties on the east side of Old Redwood Highway across from the Highway 101 right-of-way and up to the north City limits adjacent to the entrance to Highway 101. This area is intended to accommodate a variety of land use types ranging from automobile-oriented uses that serve the travelling public, to retail, office, and residential uses. These regulations are intended to encourage pedestrian-oriented site and building design, but the area can also accommodate automobile-oriented development. The CA district is subject to the applicable regulations of the City's LUC.

CA District Summary

Maximum Dwellings:	61
Maximum Non-Residential Square Feet:	42,000
Maximum Building Height:	35 feet
Equivalent Floor Area Ratio for District:	2.15

5. **Parks (P).** The P district is applied to land designated as open space - principally La Plaza Park - and is subject to the park regulations of the Land Use Code.

P District Summary

Maximum Dwellings:	not applicable
Maximum Non-Residential Square Feet:	bandstand, farmer's market, statues, etc.
Maximum Building Height:	20 feet
Equivalent Floor Area Ratio for District:	not appliicable

COMMERCE AVENUE
WILFORD LANE
GRAVENSTEIN WAY
GRAVENSTEIN HIGHWAY SR116
US HIGHWAY 101
OLD REDWOOD HIGHWAY
GEORGE STREET
CITY OF RHONERT PARK
CITY OF COTATI
WILLIAM STREET
E. SIERRA AVENUE
ARTHUR STREET
LA PLAZA
LA PLAZA
LA PLAZA
LA PLAZA
LA PLAZA
OLIVE STREET
W. SIERRA AVENUE
CHARLES STREET
OLD REDWOOD HIGHWAY
HENRY STREET
E. SCHOOL STREET
PAGE STREET

Key

- Historic Core (HC)
- La Plaza (LP)
- Northern Gateway (NG)
- Commerce Avenue (CA)
- Designated Open Space (P)

Ground Floor Requirement

- Retail Required
- Retail Required (50% of block frontage)
  Commercial Required (100% of block frontage)
- Commercial Required
- Specific Plan Boundary

0 200 400 800 ft

Regulating Plan / Land Use Map - SP Map 9

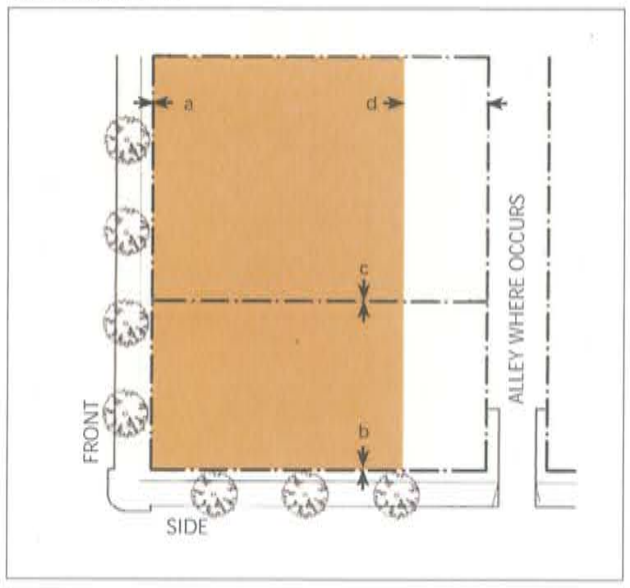
3.2 - Urban Standards By District

Illustrative Photo

3.2.010 - Historic Core (HC)

A. Intent

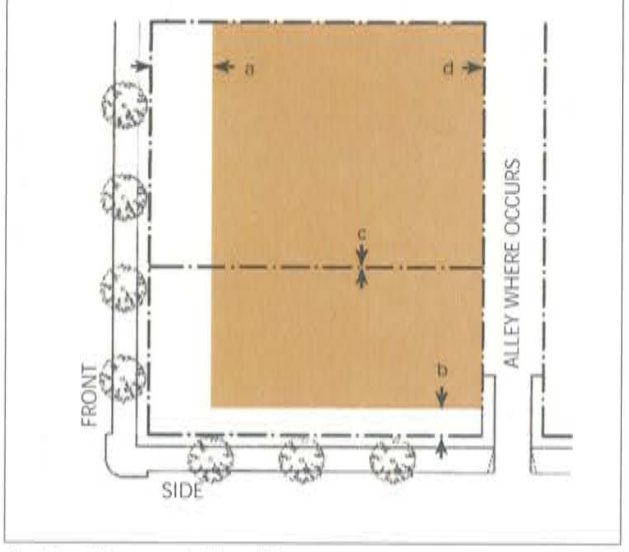
Historic Core (HC). The Historic Core district includes the portions of the Cotati downtown located south of La Plaza along both sides of Old Redwood Highway to the southern plan boundary. This area is intended to maintain its smaller scale pedestrian orientation, with building facades located primarily at the back of the public sidewalk. The historic character of existing buildings is to be preserved, and new buildings are to be designed to be compatible with the historic character. Allowable land uses include ground floor commercial facing Old Redwood Highway. Office and residential uses may be permitted above or on the ground floor on other streets as shown on the Regulating Plan and cosnsistent with the City of Cotati LUC. Facade renovation and/or restoration is encouraged. The HC district is subject to the applicable Historic Core regulations of the City's LUC.



Building Placement Plan Diagram

B. Building Placement (allowable only in shaded area at left)

1. **Setbacks**
   Minimum setbacks required and, where noted, maximum setbacks allowed; except where a permitted frontage type standard allows exceptions or establishes different requirements.
   (a) Front Setback: 0' min, 5' max
   (b) Side Street Setback: 0' min, 5' max
   (c) Sideyard Setback: 0' or 5'
   (d) Rear Setback: 20'
   (e) Alley Setback: 2'



Parking Placement Plan Diagram

C. Parking (enclosed or unenclosed - allowable only in shaded area at left)

1. **Parking Placement**
   (a) Front setback: 20% lot depth
   (b) Side street setback: 10' min
   (c) Side yard setback: not required
   (d) Rear setback: not required

2. **Parking Access**
   Vehicular access is permitted only from the alley or side streets.

3. **Parking Requirements**
   Residential: 1.5 spaces / unit
   Non-Residential: 2/1000 sq. ft.

D. Building Profile and Type

1. **Building Height**
   (a) Maximum height: 35 feet (measured from street grade to highest point of structure) with the heights for various types of floors in a building subject to the definition located in the appendix

   (b) Architectural features as permitted by the Land Use Code section 17.30.040.d.1.

2. **Architectural Types** (See Section 3.3.010 for definitions and design standards)
   (a) Only the following architectural types are allowed in accordance with the allowed companion uses per the Regulating Plan / Land Use Map:

   Commercial Block, Rowhouse

3. **Frontage Types** (See Section 3.3.020 for definitions and design standards)
   (a) Only the following frontage types are allowed:

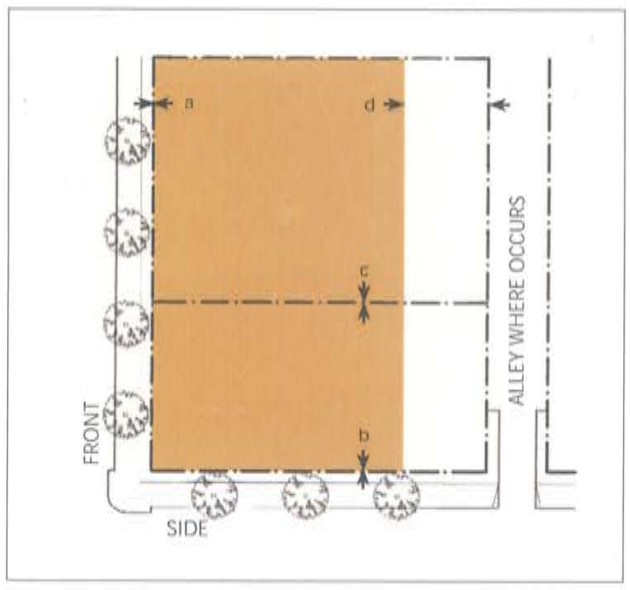
   Shopfront, Forecourt,

Illustrative Photo

3.2.020 - La Plaza (LP)

A. Intent

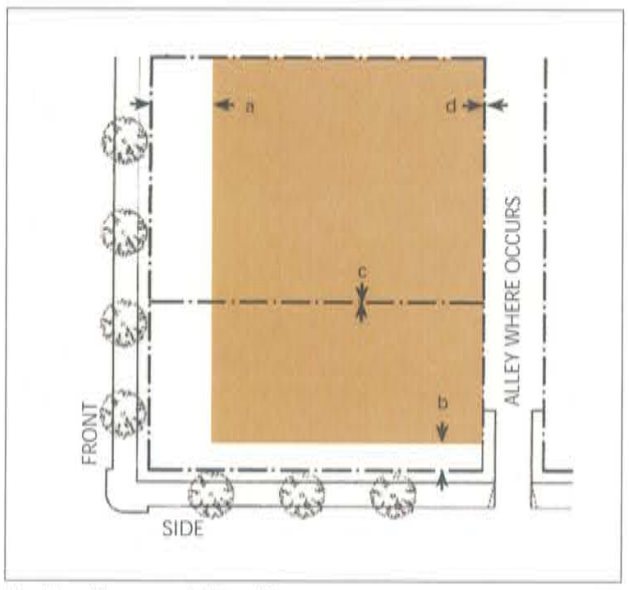
La Plaza (LP). The La Plaza district includes the historic La Plaza Park, and properties along La Plaza Street surrounding the original park site. Policies and programs related to restoration and enhancement of the park facilities are included in the Specific Plan. roperties around the park are intended to provide for small-scale ground floor retail with some office and restaurant uses that are highly compatible with residential above, emphasizing opportunities for business operators to live above their workspaces. Buildings are intended to emphasize small-scale ground floor pedestrian-oriented storefronts or frontages, with upper floor office or residential uses.



Building Placement Plan Diagram

B. Building Placement (allowable only in shaded area at left)

1. **Setbacks**
   Minimum setbacks required and, where noted, maximum setbacks allowed; except where a frontage type standard allows exceptions or establishes different requirements.
   (a) Front Setback: 0' min, 8' max
   (b) Side Street Setback: 0' min, 12' max
   (c) Sideyard Setback: 0' or 10'
   (d) Rear Setback: 20' min.
   (e) Alley Setback: 2' min.



Parking Placement Plan Diagram

C. Parking (enclosed or unenclosed - allowable only in shaded area at left)

1. **Parking Placement**
   (a) Front setback: 20% lot depth
   (b) Side street setback: 10' min
   (c) Side yard setback: not required
   (d) Rear setback: not required

2. **Parking Access**
   Vehicular access is permitted only from the alley or side streets.

3. **Parking Requirements**
   Residential: 2 spaces / unit
   Non-Residential: 3/1000 sq. ft.

D. Building Profile and Type

1. **Building Height**
   (a) Maximum height: 35 feet (measured from street grade to highest point of structure) with the heights for various types of floors in a building subject to the definition located in the appendix

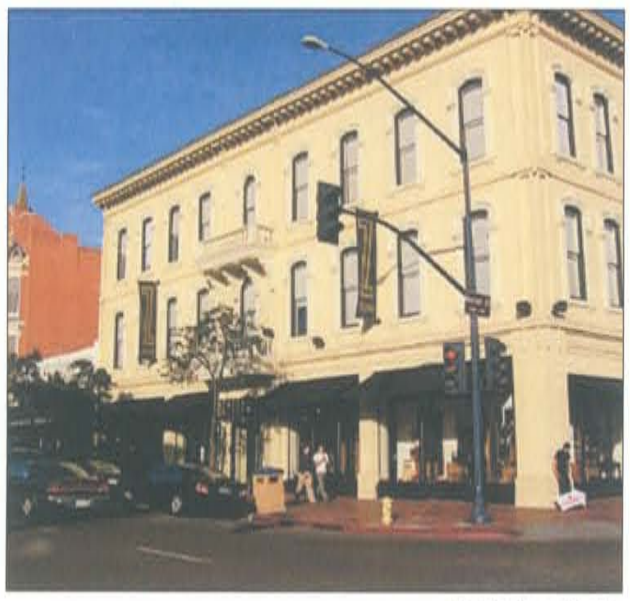
   (b) Architectural features as permitted by the Land Use Code section 17.30.040.d.1.

2. **Architectural Types** (See Section 3.3.90 for definitions and design standards)
   (a) Only the following architectural types are allowed in accordance with the allowed companion uses per the Regulating Plan / Land Use Map:

   Commercial Block, Courtyard Housing, Duplex/Triplex/Quadplex, Rowhouse

3. **Frontage Types** (See Section 3.3.020 for definitions and design standards)
   (a) Only the following frontage types are allowed:

   Arcade, Gallery, Shopfront, Forecourt, Stoop, Frontyard / Porch,

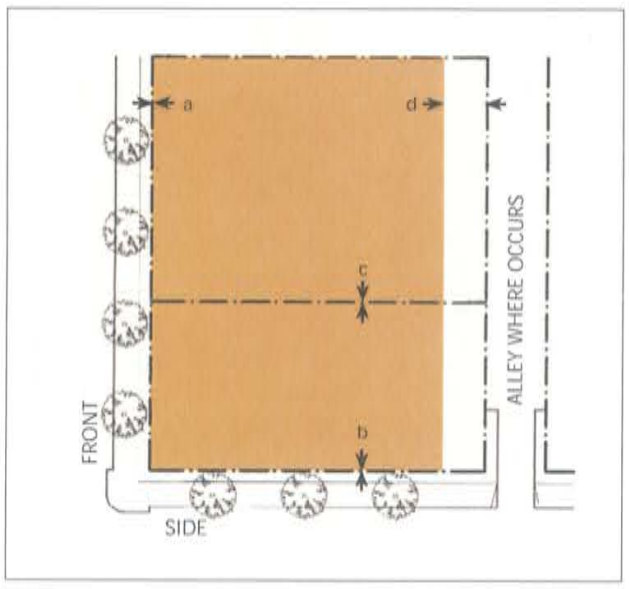


Illustrative Photo

3.2.030 - Northern Gateway (NG)

A. Intent

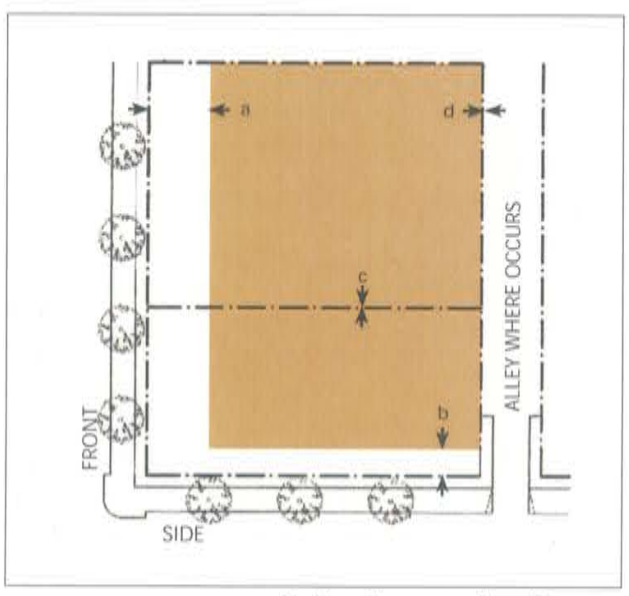
Northern Gateway (NG). The Northern Gateway district includes properties on both sides of Old Redwood Highway north of the La Plaza district to the southern boundary of the Commerce Avenue district. This area is intended for a new mixed-use core, accommodating a wide variety of retail, restaurants, and entertainment uses, with offices and primarily residential above. Buildings are intended to emphasize ground floor pedestrian-oriented storefronts, with upper floor office or residential uses.



Building Placement Plan Diagram

B. Building Placement (allowable only in shaded area at left)

1. **Setbacks**
   Minimum setbacks required and, where noted, maximum setbacks allowed; except where a frontage type standard allows exceptions or establishes different requirements.
   (a) Front Setback: 0' min, 10' max generally
   (b) Side Street Setback: 0' min, 10' max
   (c) Sideyard Setback: 0' or 10'
   (d) Rear Setback: 10' min.
   (e) Alley Setback: 2' min.



Parking Placement Plan Diagram

C. Parking (enclosed or unenclosed - allowable only in shaded area at left)

1. **Parking Placement**
   (a) Front setback: 20% lot depth
   (b) Side street setback: 10' min
   (c) Side yard setback: not required;
   (d) Rear setback: not required

2. **Parking Access**
   Vehicular access is permitted only from the alley or side streets.

3. **Parking Requirements**
   Residential: 2 spaces / unit (on-site)
   Non-Residential: Parking shall be provided at the rate of 3 spaces / 1000 square feet. Employee parking may be accommodated on-site and customer parking is generally not allowed on site and shall be provided off-site in an approved combination of spaces along the immediately adjacent street frontage and off-site shared parking facilities to the satisfaction of the City. In lieu of providing the off-site spaces, a park-once facility fee may be required to the satisfaction of the City of Cotati.

D. Building Profile and Type

1. **Building Height**
   (a) Maximum height: 50 feet (measured from street grade to highest point of structure) with the heights for various types of floors in a building subject to the definition located in the appendix

   (b) Architectural features as permitted by the Land Use Code section 17.30.040.d.1.

   (c) A minimum of 2 stories shall be required for parcels fronting Old Redwood Highway.

2. **Architectural Types** (See Section 3.3.010 for definitions and design standards)
   (a) Only the following architectural types are allowed in accordance with the allowed companion uses per the Regulating Plan / Land Use Map:

   Liner, Commercial Block, Courtyard Housing, Rowhouse, Duplex/Triplex/Quadplex,

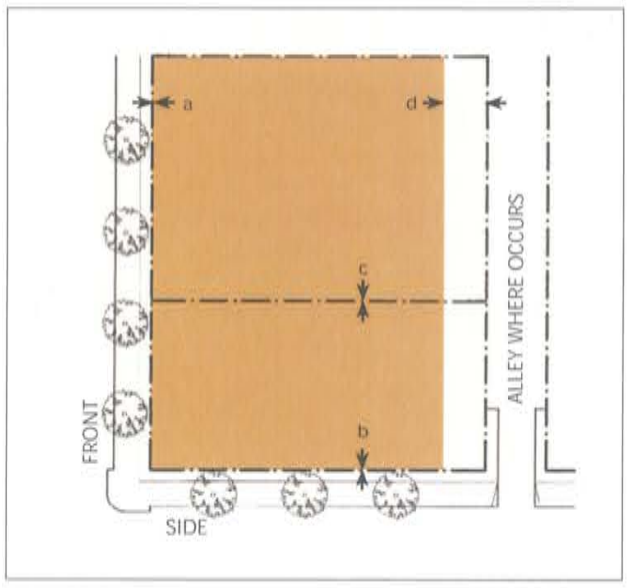
3. **Frontage Types** (See Section 3.3.020 for definitions and design standards)
   (a) Only the following frontage types are allowed:
   Allowed types:
   Stoop, Forecourt, Shopfront, Gallery, Arcade

Illustrative Photo

3.2.040 - Commerce Avenue (D-CA)

A. Intent

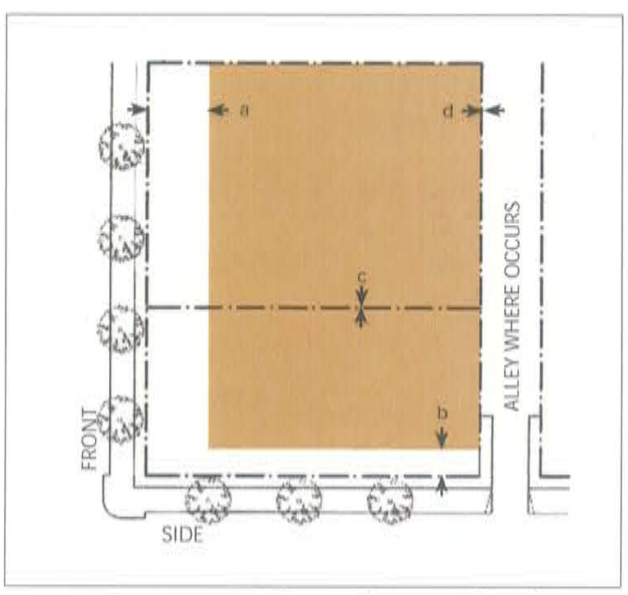
Commerce Avenue (CA). The Commerce Avenue district includes properties on the east side of Old Redwood Highway across from the Highway 101 right-of-way and up to the north City limits adjacent to the entrance to Highway 101. This area is intended to accommodate a variety of land use types ranging from automobile-oriented uses that serve the travelling public, to retail, office, and residential uses. These regulations are intended to encourage pedestrian-oriented site and building design, but the area can also accommodate automobile-oriented development.



Building Placement Plan Diagram

B. Building Placement (allowable only in shaded area at left)

1. **Setbacks** (as measured from the property line)
   Buildings shall be placed within the shaded area as shown in the adjacent diagram.
   (a) Front Setback: 0'
   (b) Side Street Setback: 0'
   (c) Sideyard Setback: 0'
   (d) Rear Setback: 15'
   (e) Alley Setback: 2'



Parking Placement Plan Diagram

C. Parking (enclosed or unenclosed - allowable only in shaded area at left)

1. **Parking Placement**
   (a) Front setback: 20% lot depth;
   (b) Side street setback: 10' min;
   (c) Side yard setback: not required;
   (d) Rear setback: not required

2. **Parking Access**
   Vehicular access is permitted only from the alley or side streets.

3. **Parking Requirements**
   Residential: 2 spaces / unit (on-site)
   Non-Residential: 4/1000 sq. ft.

D. Building Profile and Type

1. **Building Height**
   (a) Maximum height: 35 feet (measured from street grade to highest point of structure) with the heights for various types of floors in a building subject to the definition located in the appendix

   (b) Architectural features as permitted by the Land Use Code section 17.30.040.d.1.

2. **Architectural Types** (See Section 3.3.010 for definitions and design standards)
   (a) Only the following architectural types are allowed in accordance with the allowed companion uses per the Regulating Plan / Land Use Map:

   Liner, Commercial Block, Courtyard Housing, Rowhouse, Duplex/Triplex/Quadplex,

3. **Frontage Types** (See Section 3.3.020 for definitions and design standards)
   (a) Only the following frontage types are allowed:

   Stoop, Forecourt, Shopfront, Gallery, Arcade

3.3 - Architectural Standards

3.3.010 - Building Types

Requirements

1. **Purpose.** This Chapter identifies the building types allowed within the Specific Plan area, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for building form, size, massing, character, and quality within Downtown Cotati.

2. **Applicability.** Each proposed building shall be designed in compliance with the standards of this Chapter for the applicable building type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with building type requirements. Buildings to be constructed on a parcel identified on the federal, state, or local list of significant historic resources shall not be placed or constructed so as to result in a modification of the historic resource, unless alterations conform to the United States Secretary of Interior's official Standards for Treatment of Historic Properties.

3. **Allowable building types by district.** Each proposed building shall be designed as one of the types allowed for the district in which the site is located.

Ⓐ Liner

Illustrative Photo

Illustrative Diagram

Summary of Allowed Building Types by District

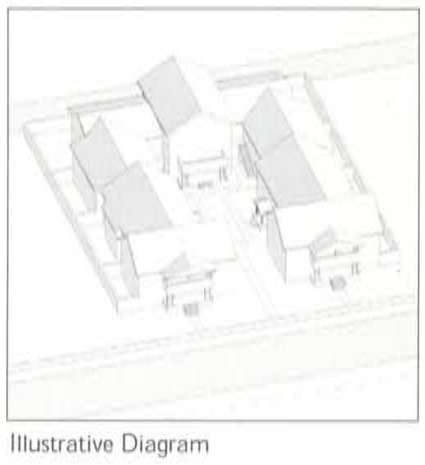
B Commercial Block

Illustrative Photo

Illustrative Diagram

C Courtyard Housing

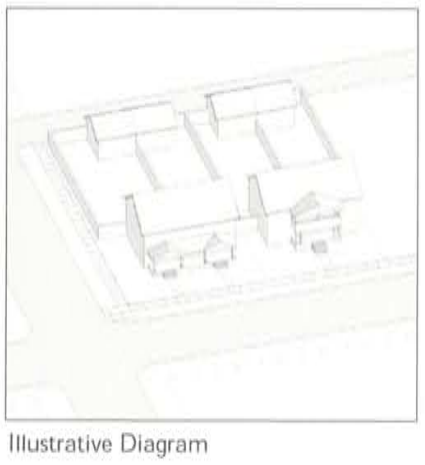
Illustrative Photo



Illustrative Diagram

D Duplex / Triplex / Quadplex

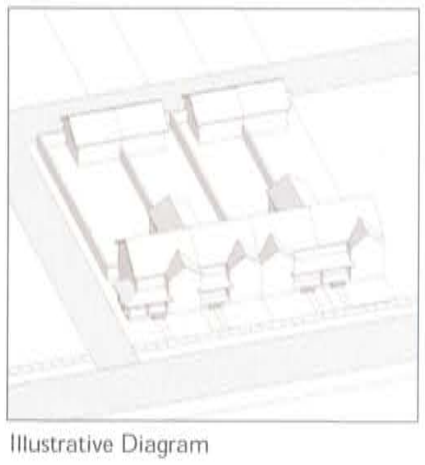
Illustrative Photo



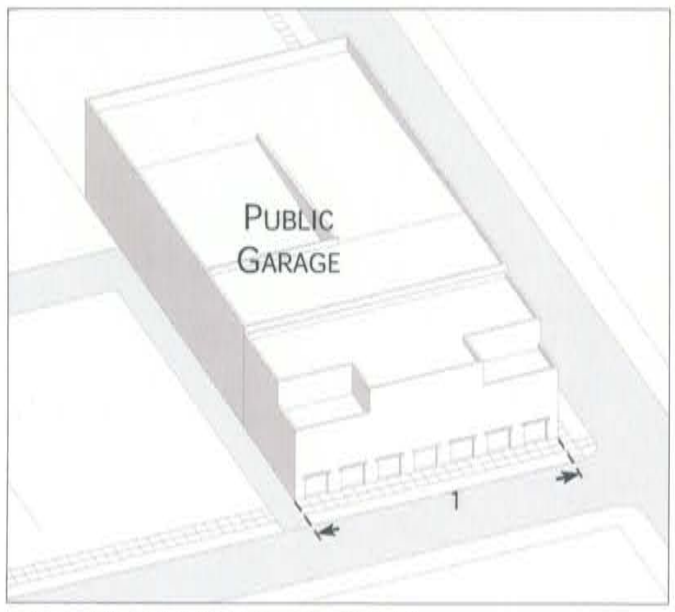
Illustrative Diagram

E Rowhouse

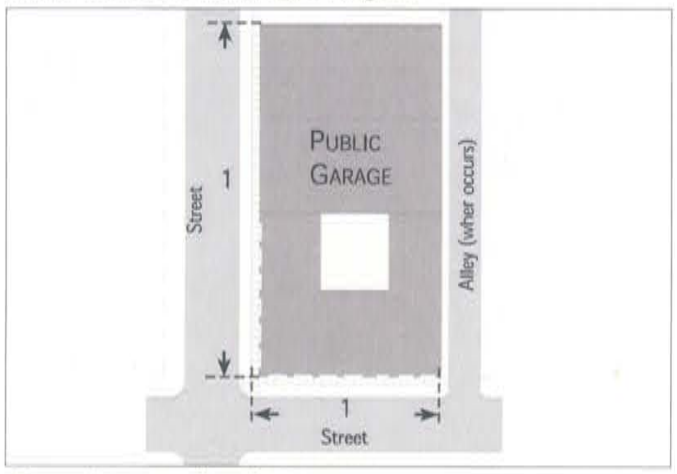
Illustrative Photo



Illustrative Diagram



Above: Illustrative Axonometric Diagram



Above: Illustrative Plan Diagram

Above: Illustrative Photo - Liner with shopfronts and street access

Above: Illustrative Photo - Liner with shopfront frontage

Above: Illustrative Photo - Liner with shopfront frontage

A. Liner: A building that conceals a public (Park-Once) garage, designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for such uses or residences.

1: Lot Width/Frontage: Minimum: 125 ft; maximum: 250 ft.

2: Access Standards

(a) The main entrance to each ground floor storefront shall be directly from the street.
(b) Entrance to the residential portions of the building shall be through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
(c) Interior circulation to each dwelling is through a corridor.
(d) For corner lots without alley-access, parking entrance shall generally be located on the side street as close as possible to the side or rear of each lot.
(e) Elevator access shall comply with State and Federal ADA requirements
(f) Where an alley is present, parking may be accessed through the alley.

3: Parking Standards

(a) Required parking shall be accommodated in an underground or above-grade garage, tuck under parking, or a combination of any of the above.
(b) Dwellings have indirect access to their parking stall(s).

4: Service Standards

(a) Services (incl. all utility access, above ground equipment and trash) shall not be in or visible from the public right-of-way.
(b) To the extent feasible, all utilities shall be located below ground.

5: Open Space Standards

(a) The primary shared open space is the rear or side yard designed as a courtyard. Roofs may be developed as open space to provide individual dwellings with proximity to natural light and open space. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide out door patios connected to ground floor commercial uses.
(b) Minimum courtyard dimension shall be 20 feet. Courtyard proportions may not be less than 1:1 between its width and height for at least 2/3 of the court's perimeter.
(c) Architectural projections into courtyards are allowed on up to two sides of the courtyard. Such projections include but are not limited to towers, arcades, loggias, porches, balconies, etc. Such projections are only permitted on one side of a courtyard with a dimension less than 20 feet.
(d) Private patios, on the ground floor, may be provided at side yards and rear yards.
(e) Balconies are permitted.
(f) The city of Cotati park-in-liew ordinance and fees apply.

6: Landscape Standards

(a) This building type is located in the most urban districts and as such, uses immediately adjacent/on-site public space(s) and the streetscape for landscape.
(b) Courtyards located over garages shall be landscaped.

7: Frontage Standards

(a) Entrance doors, public rooms, such as living rooms and dining rooms are oriented, to the degree feasible, fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
(b) The applicable frontage requirements apply per section 3.2, Urban Standards by District.
(c) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor spaces are allowed. Shopfronts, arcades and galleries are preferred.

8: Building Size and Massing Standards

(a) The following standards identify the maximum extent of an individual building and the individual floors that comprise the building.
(b) Buildings may contain any of three types of dwellings: flats, town houses and lofts.
(c) Dwellings may be as repetitive or unique as deemed by individual designs.
(d) Buildings may be composed of a primary volume.

Note:
Choose the scenario in the far left column and apply the ratio of floor area as specified to the right and per the requirements of the applicable zone. Scenario 3.0 is illustrated as an example below:

Scenario (in Stories)	Maximum ratio of each floor in the building		
	1	2	3
1.0	100%	-	-
2.0	100%	75%	-
3.0	100%	65%	50%

Below: Illustrative Sequence Diagram of Massing for Scenario 3.0 above

Ground Floor - 100%

2nd Floor - 65%

3rd Floor - 50%

9: Accessory Dwellings - Not Allowed

B. Commercial Block: A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

1: **Lot Width/Frontage**: Minimum: 25 ft; maximum: 250 ft.

2: **Access Standards**
- (a) The main entrance to each ground floor storefront shall be directly from the street or other public area.
- (b) Entrance to the residential portions of the building shall be through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
- (c) Interior circulation to each dwelling is through a corridor.
- (d) For corner lots without alley-access, parking entrance shall generally be located on the side street as close as possible to the side or rear of each lot.
- (e) Elevator access shall comply with State and Federal ADA requirements.
- (f) Where an alley is present, parking may be accessed through the alley.

3: **Parking Standards**
- (a) Required parking shall be accommodated in an underground or above-grade garage, tuck under parking, or a combination of any of the above.
- (b) Dwellings have indirect access to their parking stall(s).

4: **Service Standards**
- (a) Services (incl. all utility access, above ground equipment and trash) shall not be in or visible from the public right-of-way.
- (b) To the extent feasible, all utilities shall be located below ground.

5: **Open Space Standards**
- (a) 150 square feet of open space is required per dwelling. This area may be combined into a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide out door patios connected to ground floor commercial uses.
- (b) Minimum courtyard dimension for parcels under 125 feet in width shall be at the discretion of the City and shall include private patios for ground floor dwellings.
- (c) Minimum courtyard dimension for parcels 125 feet and greater in width shall be 40 feet. Courtyard proportions may not be less than 1:1 between its width and height for at least 2/3 of the court's perimeter.
- (d) Roofs may be developed as open space to provide individual dwellings with proximity to natural light and open space.
- (e) Architectural projections into courtyards are allowed on up to two sides of the courtyard. Such projections include but are not limited to towers, arcades, loggias, porches balconies, etc. Such projections are only permitted on one side of courtyards.
- (f) Private patios, on the ground floor, may be provided at side yards and rear yards.
- (g) Balconies are permitted.
- (h) The city of Cotati park-in-liew ordinance and fees apply.

6: **Landscape Standards**
- (a) This building type is located in the most urban districts and as such, uses immediately adjacent/on-site public space(s) and the streetscape for landscape.
- (b) Courtyards located over garages shall be landscaped.

7: **Frontage Standards**
- (a) Entrance doors, public rooms, such as living rooms and dining rooms are oriented to the degree possible fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
- (b) The applicable frontage requirements apply per Chapter 3.2, Urban Standards by District.
- (c) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor space are allowed. Shopfronts, arcades, galleries are preferred.

8: **Building Size and Massing Standards**
- (a) The following standards identify the maximum extent of an individual building and the individual floors that comprise the building.
- (b) Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- (c) Dwellings may be as repetitive or unique as deemed by individual designs.
- (d) Buildings may be composed of a primary volume.

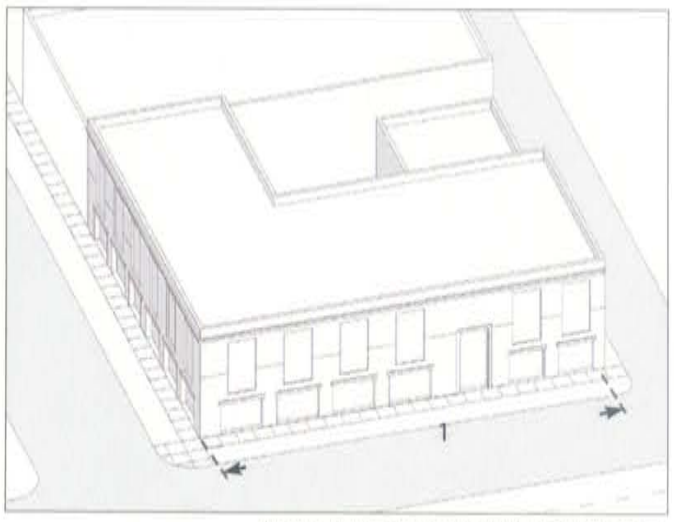
Note:
Choose the scenario in the far left column and apply the ratio of floor area as specified to the right and per the requirements of the applicable zone. Scenario 3.0 is illustrated as an example below:

Scenario (in Stories)	Maximum ratio of each floor in the building		
	1	2	3
1.0	100%	-	-
2.0	100%	75%	-
3.0	100%	65%	50%

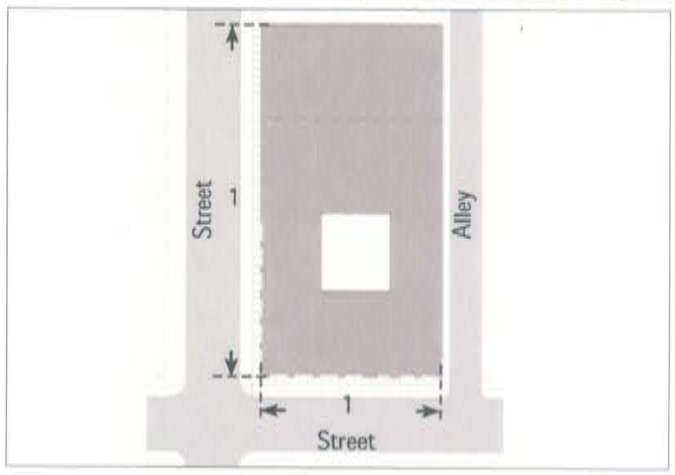
Below: Illustrative Sequence Diagram of Varied Massing for Scenario 3.0 above

Ground Floor - 100% | 2nd Floor - 65% | 3rd Floor - 50%

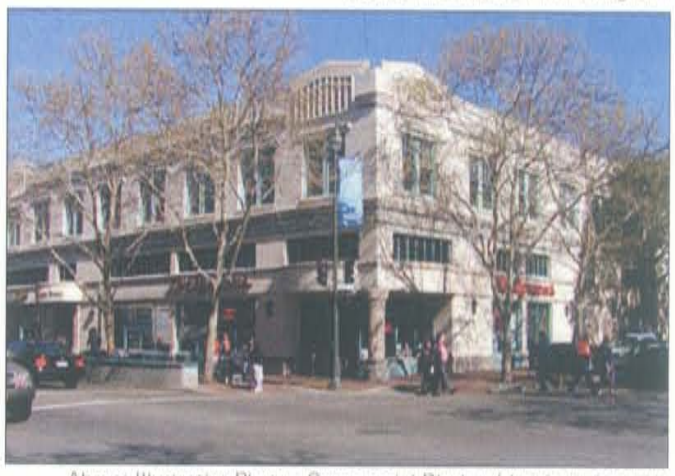
9: **Accessory Dwellings** - Not Allowed



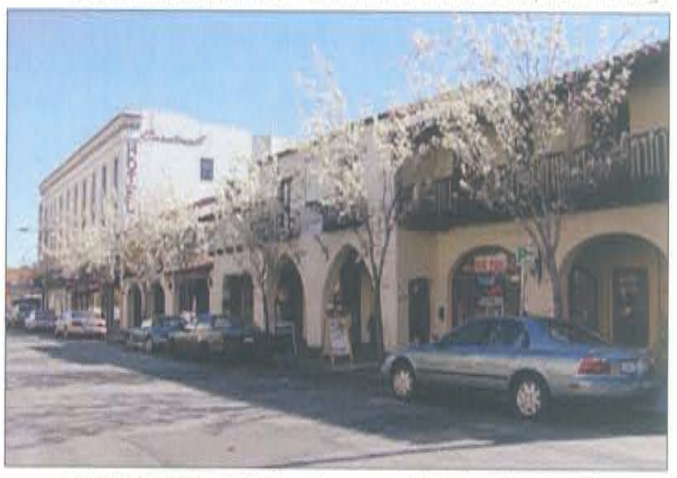
Above: Illustrative Axonometric Diagram



Above: Illustrative Plan Diagram

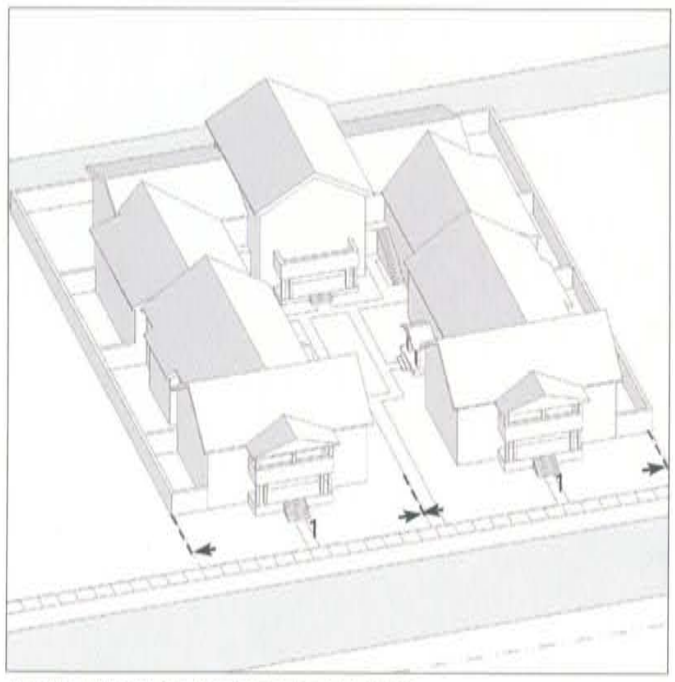


Above: Illustrative Photo - Commercial Block w/shopfront frontage

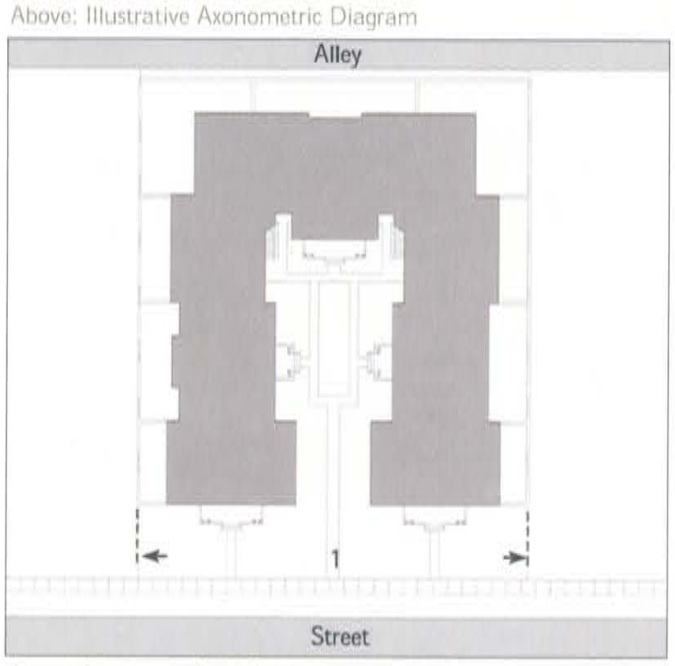


Above: Illustrative Photo - Commercial Block with arcade frontage

Above: Illustrative Photo - Commercial Block w/shopfront frontage



Above: Illustrative Axonometric Diagram



Above: Illustrative Plan Diagram

Above Left:
Illustrative Photo: Courtyard with zaguan linking two courtyards

Below Left:
Illustrative Photo: Courtyard with zaguan linking two courtyards

C. Courtyard Housing: A building designed for residential occupancy or by retail, service, and/or office uses on the ground floor, with upper floors also configured for such uses of residences that can be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. In either residential or mixed-use configurations, the dwellings are arrayed next to each other, on one or more courts, to form a shared type that is partly or wholly open to the street.

1: **Lot Width/Frontage**: Minimum: 100 ft; maximum: 250 ft.

2: **Access Standards**
- (a) The main entry to each ground floor dwelling shall generally be directly off a common courtyard or from the street.
- (b) Access to second story dwellings shall be through an open or roofed stair, serving up to 2 dwellings
- (c) Where an alley is present, parking and service shall be accessed through the alley.

3: **Parking Standards**
- (a) Required parking shall be in an underground garage, or may be surface parking, tuck under parking, an aboveground garage (podium,etc), or a combination of any of the above.
- (b) Dwellings may have direct on indirect access to their parking stall(s), or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged.
- (c) Entrances to subterranean garages and/or driveways shall be located as close as possible to the side or rear of each lot.

4: **Service Standards**
- (a) Where an alley is not present, parking and services shall be accessed from the street by side yard driveways flanked by planters, at least 2 feet wide.
- (b) On a corner lot without alley-access, parking and services shall be accessed from the side street and services shall be underground and/ or in the side and rear yards and not visible from the public right-of-way.

5: **Open Space Standards**
- (a) Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated or interconnected courtyards of a size of at least 15% of the lot or 150 square feet per dwelling whichever is greater. These areas may be combined as provided below.
- (b) The primary shared open space is the rear or side yard designed as a courtyard. Roofs may be developed as open space to provide individual dwellings with proximity to natural light and open space. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide out door patios connected to ground floor commercial uses.
- (c) Minimum courtyard dimension shall be 40 feet. Courtyard proportions may not be less than 1:1 between its width and height for at least 2/3 of the court's perimeter.
- (d) Architectural projections into courtyards are allowed on up to two sides of the courtyard. Such projections include but are not limited to towers, arcades, loggias, porches balconies, etc. Such projections are only permitted on one side of courtyards with a dimension less than 30 feet.
- (e) Private patios, on the ground floor, may be provided at side yards and rear yards.
- (f) Courtyards shall be connected to each other and to the public way by zaguans or paseos.
- (g) The city of Cotati park-in-liew ordinance and fees apply.

6: **Landscape Standards**
- (a) Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor non-residential space for mixed-use buildings. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- (b) At least one large tree shall be provided in each rear yard for shade and privacy.
- (c) At least one large tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale.
- (d) Sideyard trees may be placed to protect the privacy of neighbors.
- (e) Courtyards over garages should be designed to avoid the appearance of forced podium hardscape.

7: Frontage Standards

(a) Entrance doors, living space (e.g., living rooms and dining rooms) shall be oriented toward the courtyard(s) and the fronting street to the degree feasible. Service rooms shall be oriented backing to sideyards, service yards and rear yards to the degree possible.

(b) Frontage types are required that provide a transition from public to private, indoor to outdoor at the entrance to each dwelling. As allowed by the applicable district, the frontage type may vary to enable the non-residential ground floor activity (e.g., arcade, gallery, shopfront, forecourt, stoop and front yard/ porch). Features such as arcades, galeries, porches, towers, loggias, entry stairs and stoops are allowed but may not encroach into the required minimum width of a courtyard.

(c) Stoops up to 3 feet in height may be placed above subterranean parking, provided they are landscaped and scaled to the street and building.

(d) The applicable frontage and encroachment requirements apply per section 3.2, Urban Standards by District.

8: Building Size and Massing Standards

The following standards identify the maximum extent of an individual building and the individual floors that comprise the building:

(a) Buildings shall be designed to house scale, and not necessarily representing a single dwelling.

(b) The intent of these regulations is to provide for courtyard housing projects with varying building heights.

(c) 3-story buildings shall be composed of single loaded and stacked dwellings. In this case, the visibility of elevators and of exterior corridors at the third story shall be minimized by incorporation into the mass of the building.

(d) Buildings may contain any of 4 combinations: flats, flats over flats, townhouses, and townhouses over flats.

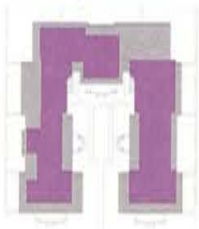
(e) Dwellings may be as repetitive or unique as deemed by individual designs.

Note:
Choose the scenario in the far left column and apply the ratio of floor area as specified to the right and per the requirements of the applicable zone. Scenario 3.0 is illustrated as an example below:

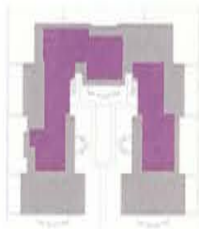
Scenario (in Stories)	Maximum ratio of each floor in the building		
	1	2	3
1.0	100%	-	-
2.0	100%	75%	-
3.0	100%	65%	50%

Below: Illustrative Sequence Diagram of Varied Massing for Scenario 3.0 above

Ground Floor - 100%



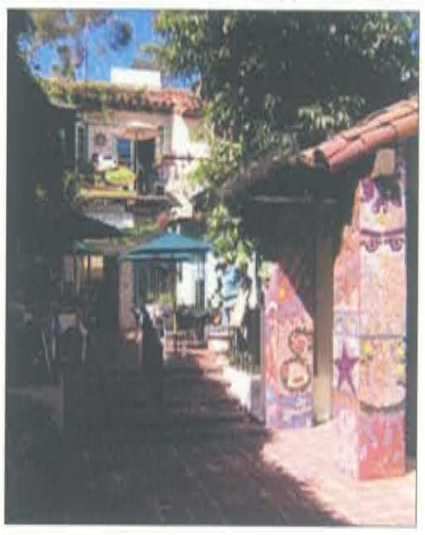
2nd Floor - 65%



3rd Floor - 50%

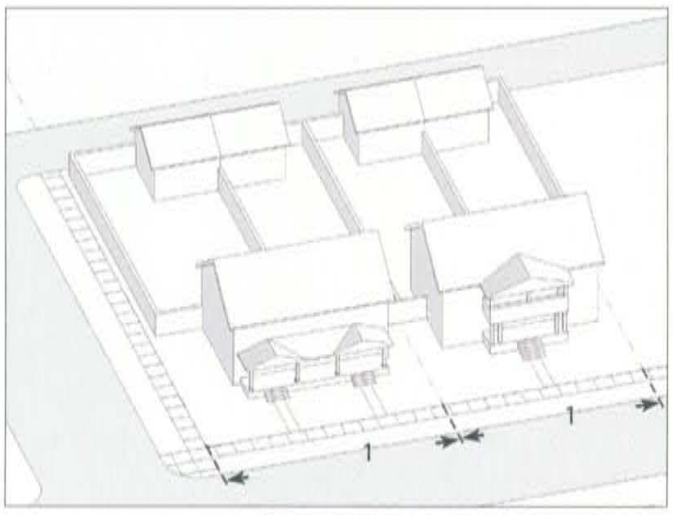
Above: Illustrative Photo - Courtyard building type w/ a shopfront frontage type addressing the commercial nature of the district.

Above: Illustrative Photo - One of two courtyards of the above example illustrating how the interior of the lot/building provides living and/or commercial opportunities with this building type.

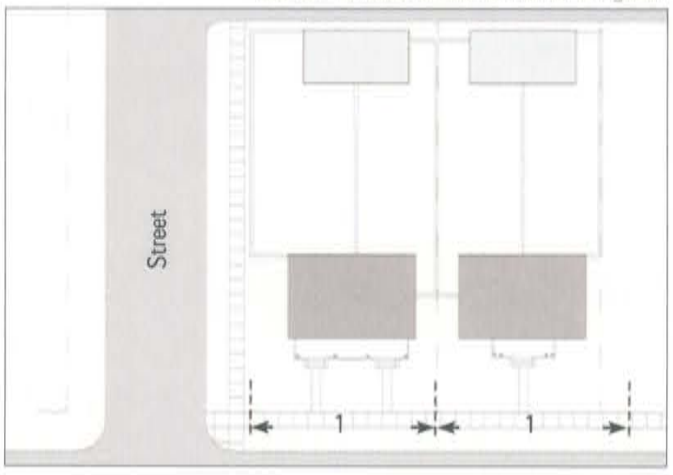


Left: Illustrative Photo - Mixed-Use courtyard off of the busy commercial street scaled to small retail and office uses.

Above: Illustrative Photo - A courtyard building type with a front yard frontage type.



Above: Illustrative Axonometric Diagram



Above: Illustrative Plan Diagram

Above: Illustrative Photo - Quadplex with stoop frontage

Above: Illustrative Photo - Triplex with frontyard frontage

Above: Illustrative Photo - Duplex with frontyard and porch frontage

D. Duplex, Triplex, and Quadplex: Duplexes, triplexes, and quadplexes are multiple dwelling forms that are architecturally presented as large single-family houses in their typical neighborhood setting.

1: Lot Width/Frontage: Minimum: 50 ft; maximum: 125 ft.

2: Access Standards

(a) The main entrance to each dwelling shall be accessed directly from and face the street. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
(b) Where an alley is present, parking and services shall be accessed through the alley.
(c) Where an alley is not present, parking and services shall be accessed by a driveway 7 to 10 feet wide, and with 2-foot planters on each side.
(d) On a corner lot without access to an alley, parking and services shall be accessed by driveways up to 8 to 10 feet wide, and 2-foot planters on each side.

3: Parking Standards

(a) Required parking shall be within garages, which may contain up to four cars.
(b) Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and with driveways up to 8 to 10 feet wide that are separated by planters at least 2.feet wide.

4: Service Standards

(a) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
(b) Where an alley is not present, utility access, above ground equipment and trash container areas shall be located at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or fence.

5: Open Space Standards

(a) Each ground floor dwelling shall have a private or semi-private yard of at least 150 square feet
(b) Required yards shall be at least 8 feet wide, and enclosed by a fence, wall or hedge.
(c) Front yards are defined by the applicable setback and frontage type requirements.
(d) Porches, stoops and dooryards may encroach into a required yard. See Frontages, below.
(e) The city of Cotati park-in-liew ordinance and fees apply.

6: Landscape Standards

(a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
(b) At least one large tree shall be provided in each rear yard for shade and privacy.
(c) Side yard trees may be placed to protect the privacy of neighbors.

7: Frontage Standards

(a) Dwellings abutting front yards shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than bedrooms and service rooms, are oriented toward the fronting street.
(b) The applicable frontage requirements apply per section 3.2, Urban Standards by District.
(c) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to the house are required. These may be determined through the Design Review process to serve also as the required yard for some or all of the dwellings. Types such as frontyards/porches, towers, loggias and stoops are preferred.
(d) On corner lots, entrances to dwellings on both frontages are encouraged, particularly in triplexes and quadplexes.

8: Building Size and Massing Standards

(a) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
(b) Buildings shall be massed as large houses, composed principally of two story volumes, each designed to house scale.

9: Accessory Dwellings

Per Cotati Land Use Code provisions and requirements.

E. Rowhouse: An individual structure that can be residential or mixed use and occupied by one primary residence or a structure of multiple townhouse unit types arrayed side by side.

1: **Lot Width/Frontage:** Minimum: 20 ft; maximum: 150 ft.

2: **Access Standards**
(a) The main entrance to each unit shall be accessed directly from and face the street.
(b) Garages and services shall be accessed from an alley. This type not allowed on lot without an alley or underground parking.

3: **Parking Standards**
(a) Required parking shall be in a garage, which may be attached to or detached from the dwelling.

4: **Service Standards**
(a) Services (incl. all utility access, above ground equipment and trash) shall not be in or visible from the public right-of-way.
(b) To the extent feasible, all utilities shall be located below ground.

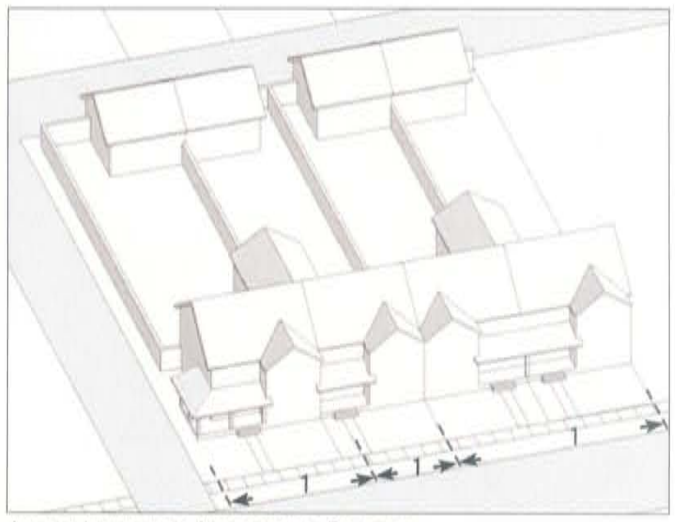
5: **Open Space Standards**
(a) Rear yards shall generally be at least 15% of the area of each lot and of a regular geometry and may be held in common.
(b) Front yards are defined by the applicable setback and frontage type requirements.
(c) The city of Cotati park-in-liew ordinance and fees apply.

6: **Landscape Standards**
(a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
(b) At least one large tree shall be provided in each rear yard for shade and privacy.
(c) Rear yards shall be landscaped.

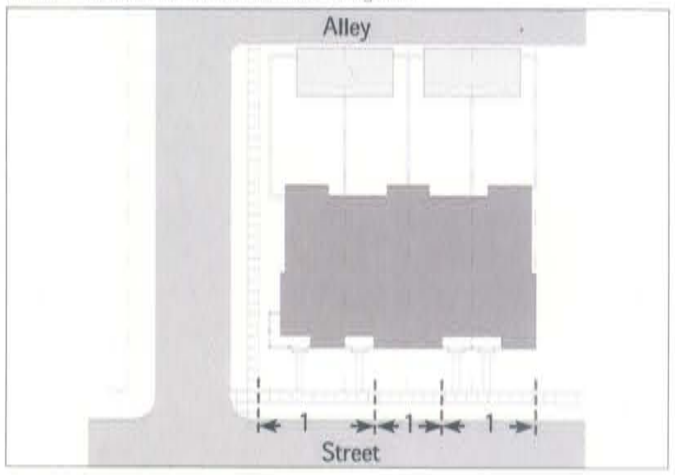
7: **Frontage Standards**
(a) Each rowhouse ground level shall generally be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
(b) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Types such as frontyards / porches and stoops are preferred.
(c) The applicable frontage requirements apply per section 3.2, Urban Standards by District.

8: **Building Size and Massing Standards**
(a) Buildings shall be in compliance with the regulations for the applicable zone.
(b) Buildings on corner lots may be required to be designed with two front facades or shall create exceptional interest on both sides.
(c) Each rowhouse building shall maintain setbacks from property lines on at least 2 sides, with as much direct access to yards as possible.
(d) In a 3-story building, a townhouse or flat type dwelling (in condominum ownership format) may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the frontage, and the townhouse or flat type dwelling shall be accessed by a separate front door and a stair or two interior doors from an exterior door.

9: **Accessory Dwellings**
Per Cotati Land Use Code provisions and requirements.



Above: Illustrative Axonometric Diagram



Above: Illustrative Plan Diagram


Above: Illustrative Photo - Rowhouse building w/stoop frontages


Above: Illustrative Photo - Rowhouses with stoop frontages


Above: Illustrative Photo - Rowhouse Building with frontyard and porch frontage

3.3 - Architectural Standards

3.3.020 - Frontage Types

Requirements

1. **Purpose.** This Chapter identifies the frontage types allowed within the Specific Plan area, and for each type, provides a description, a statement as to the type's intent and, design standards, to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the plan area.

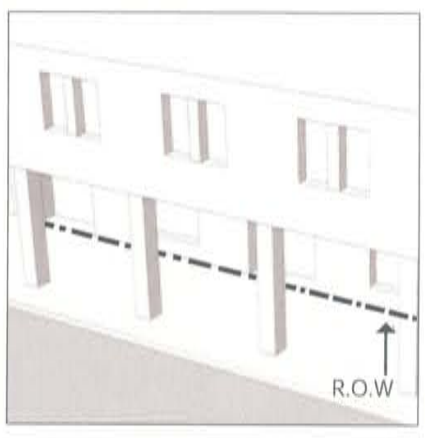
   The types are organized by intensity from most (Arcade) to least intense (Frontyard/Porch).

2. **Applicability.** The provisions of this Chapter work in combination with the underlying district as identified on the Regulating Plan.

3. **Allowable Frontage types by district.** Each district identifies the Frontage Types allowed and refers to this Chapter for the appropriate information.

A. Arcade

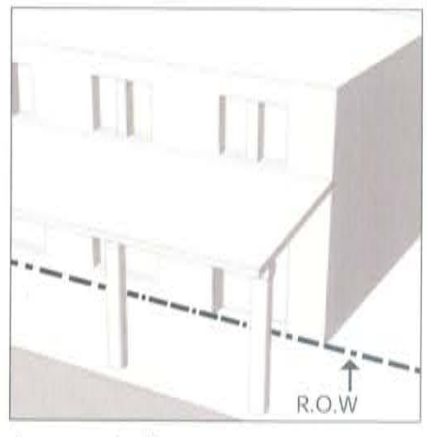
Illustrative Photo



Axonometric Diagram

B. Gallery

Illustrative Photo

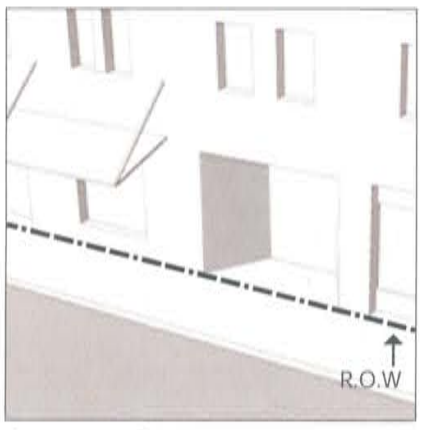


Axonometric Diagram

Summary of Allowed Frontage Types by District

C. Shopfront

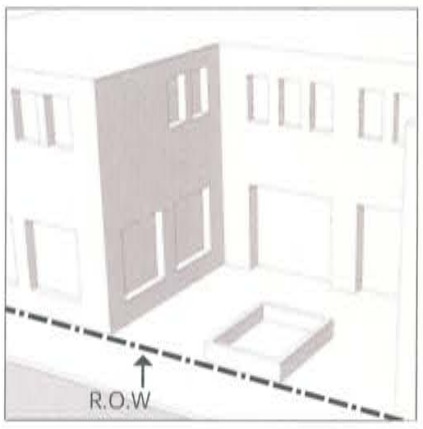
Illustrative Photo



Axonometric Diagram

D. Forecourt

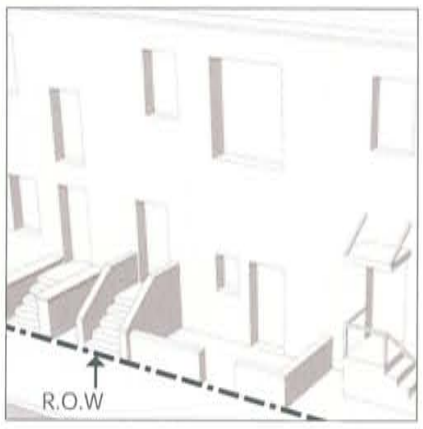
Illustrative Photo



Axonometric Diagram

E. Stoop

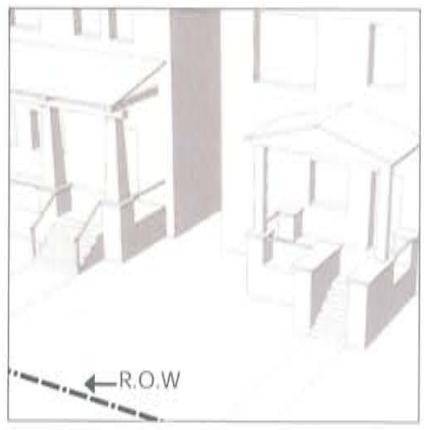
Illustrative Photo



Axonometric Diagram

F. Frontyard / Porch

Illustrative Photo



Axonometric Diagram

A. Arcade

Arcades are facades with an attached colonnade, that is covered by upper stories.

Illustrative Photo: Arcade

1. Configuration

A great variety of arcade designs are possible, but the following apply:

a. The height and the proportions of the arcade shall correspond to the facade consistent with the architectural style of the building.
b. Generally, minimum 10 ft clear in all directions. Soffits, columns/arches shall be treated consistent with the architecture of the building
c. Along primary frontages, the arcade shall correspond to storefront openings and:
   i. spacing between openings along the right-of-way shall be 10 feet.
   ii. primary frontage storefront openings shall be at least 10 feet tall and comprise 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing.
   iii. storefronts shall be min 10 ft to max 16 ft tall.
d. A bulkhead is to transition between the opening(s) and the adjacent grade. The bulkhead shall be between 24 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).
e. Max 4' sidewalk between curb and face of arcade (except at curb extensions for intersections).
f. If over the public right-of-way, an encroachment permit is required.

2. Elements

g. Awnings, signs, etc, shall be located 8 feet above the adjacent sidewalk and may project for the width of the sidewalk at a rate of 6 inches per each foot above 8 feet to a maximum encroachment of 4 feet.

B. Gallery

Galleries are attached to storefronts projecting over the sidewalk.

Illustrative Photo: Gallery

1. Configuration

A great variety of gallery designs are possible, but the following apply:

a. The height and the proportions of the gallery shall correspond to the facade consistent with the architectural style of the building.
b. Generally, minimum 10 feet wide clear in all directions. Soffits, columns/arches shall be treated consistent with the architecture of the building
c. Along primary frontages, the arcade shall correspond to storefront openings and:
   i. spacing between openings along the right-of-way shall be min 10 feet.
   ii. primary frontage storefront openings shall be at least 10 feet tall and comprise 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing.
   iii. Storefronts shall be min 10 ft to max 16 ft tall.
d. A bulkhead is to transition between the opening(s) and the adjacent grade. The bulkhead shall be between 24 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).
e. Min 2 ft and max 4 ft sidewalk between curb and face of arcade (except at curb extensions for intersections).
f. If over the public right-of-way, an encroachment permit is required.

2. Elements

g. Awnings, signs, etc, shall be located 8 feet above the adjacent sidewalk and may project for the width of the sidewalk at a rate of 6 inches per each foot above 8 feet to a maximum encroachment of 4 feet.

C. Shopfront

Shopfronts are facades composed of individual storefronts (including doors) and building walls placed at or close to the right-of-way line, with the entrance at sidewalk grade. This type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts within the overall facade are also acceptable.

Illustrative Photo: Shopfront

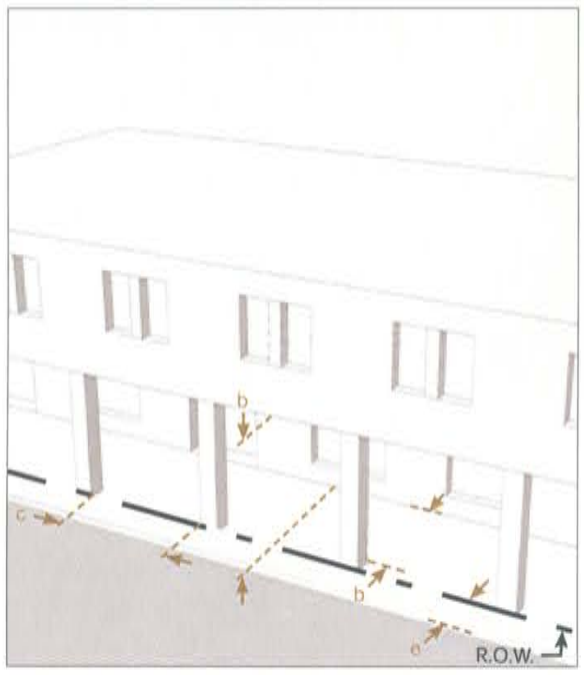
1. Configuration

A great variety of shopfront designs are possible, but the following apply:

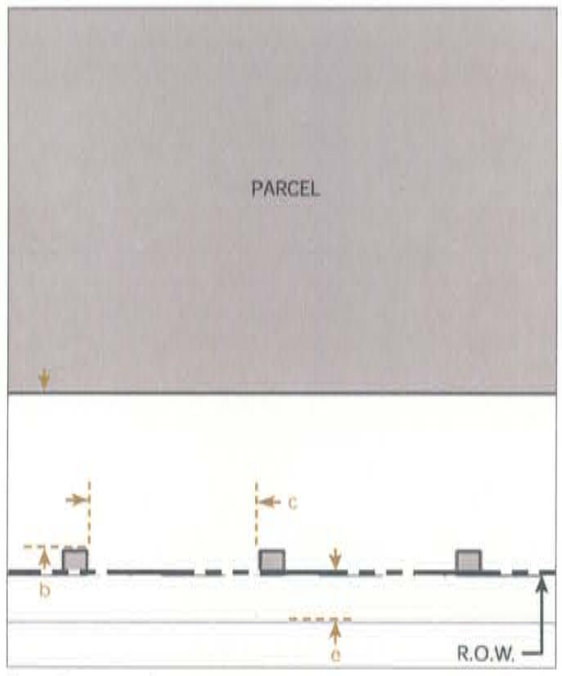
a. Min 12 feet to max 16 feet tall, as measured from the adjacent sidewalk.
b. The corresponding storefront(s) opening(s) along the primary frontage shall comprise 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing.
c. Individual storefronts may be recessed from the frontage line.
d. A bulkhead is to transition between the opening(s) and the adjacent grade. The bulkhead shall be between 24 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead)

2. Elements

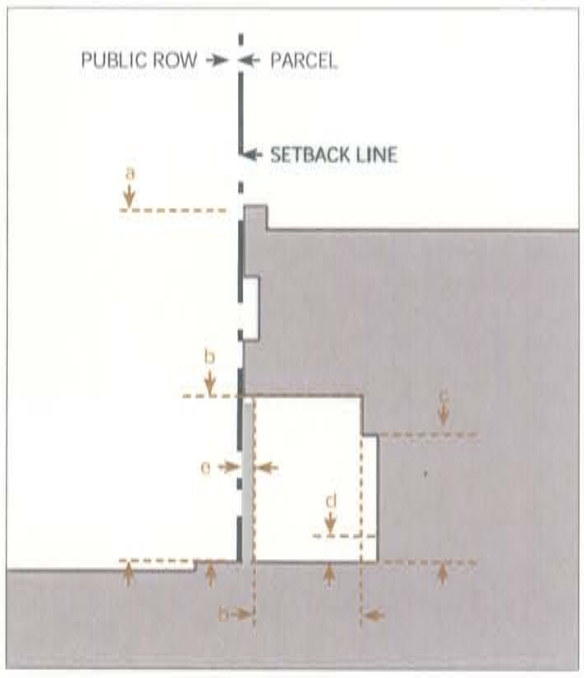
e. Awnings, signs, etc, shall be located 8 feet above the adjacent sidewalk and may project to a maximum encroachment of 8 feet or up to 2 feet from the adjacent curb face.
f. Awnings shall only cover storefronts and openings so as to not cover the entire facade.



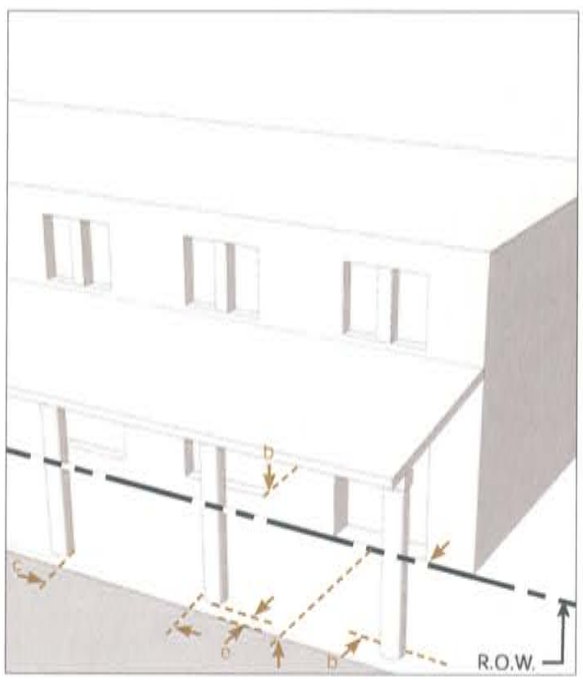
Axonometric Diagram: Arcade



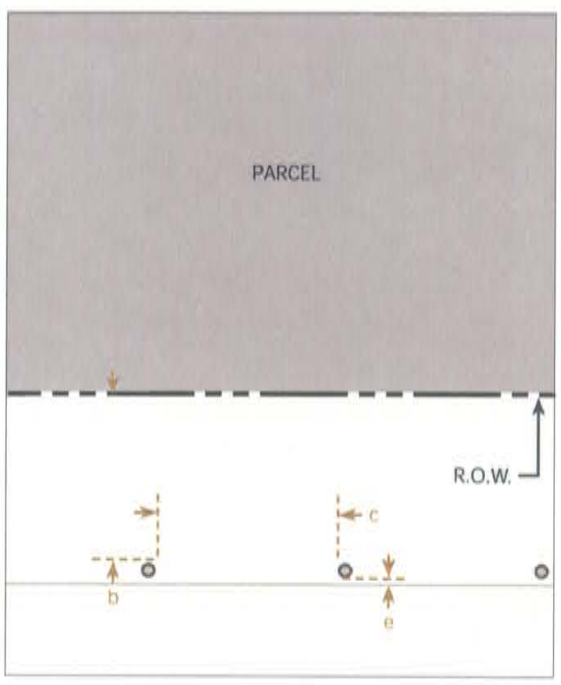
Plan Diagram: Arcade



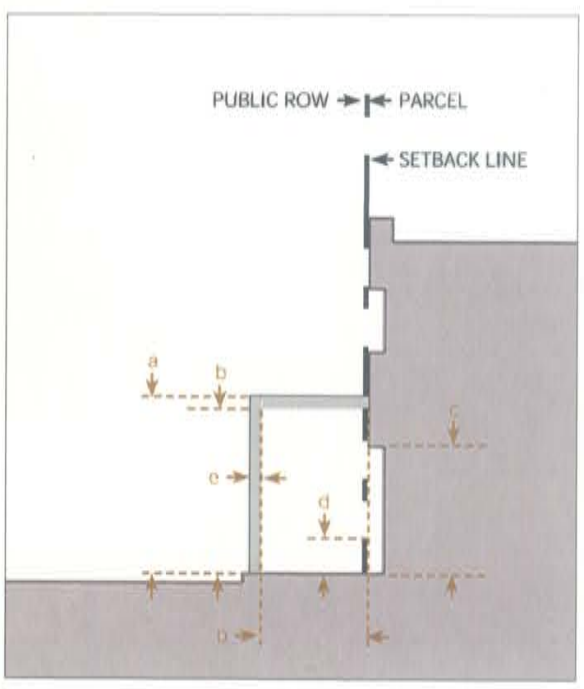
Section Diagram: Arcade



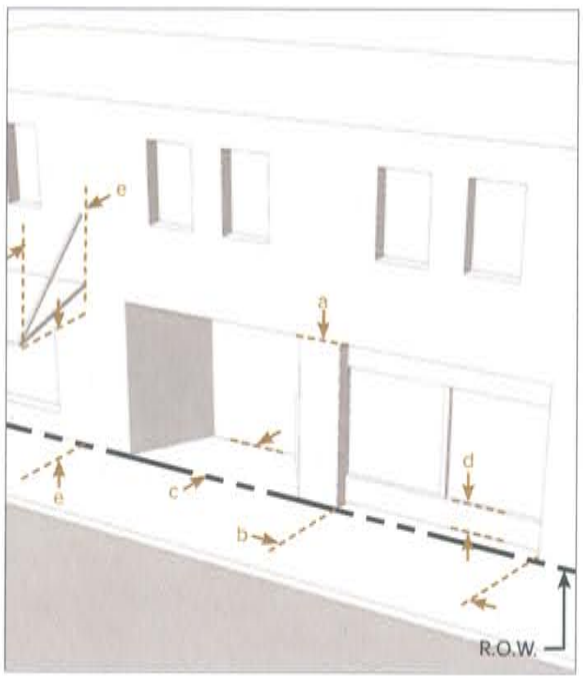
Axonometric Diagram: Gallery



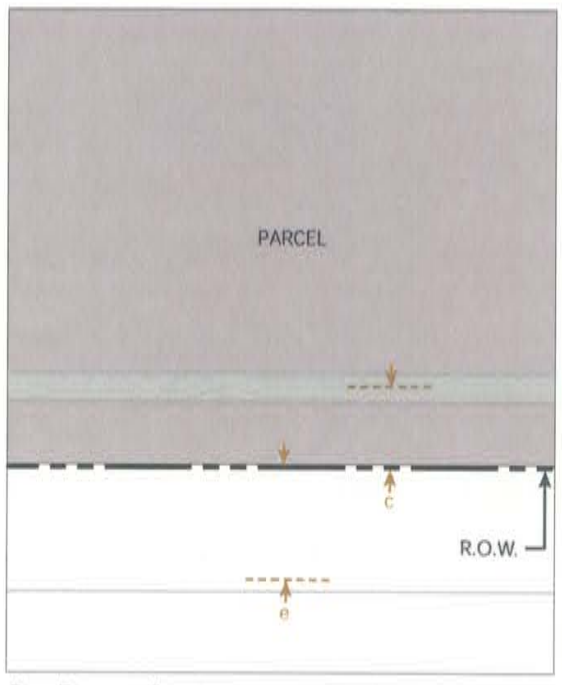
Plan Diagram: Gallery



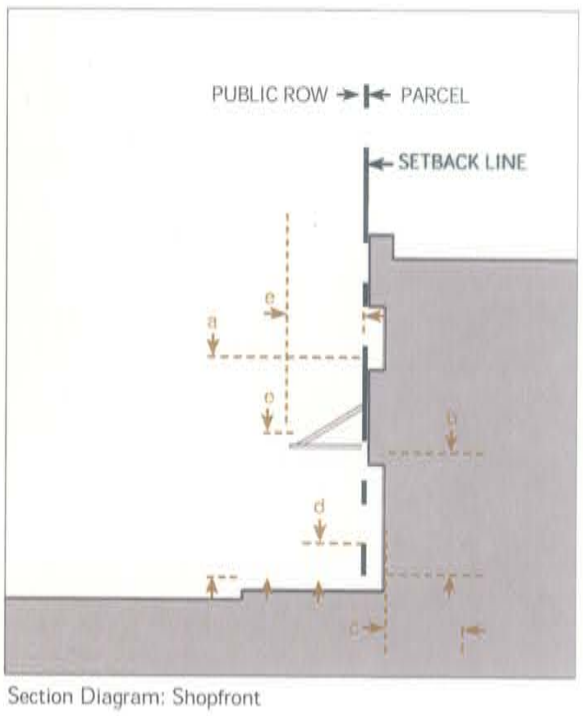
Section Diagram: Gallery



Axonmetric Diagram: Shopfront



Plan Diagram: Shopfront



Section Diagram: Shopfront

D. Forecourt

Forecourts are a recessed court within a shopfront, gallery or arcade frontage. The court is suitable for gardens, vehicular drop offs, and utility off-loading.

1. Configuration

A great variety of forecourt designs are possible, but the following apply:

a. Min 10 feet deep (clear), max 40 feet deep (clear)
b. Min 20' wide; max 40'
c. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry area to the court, but should not exceed 3 feet from the adjacent sidewalk grade.
d. Shopfronts shall be between 10 feet and 16 feet tall, as measured from the adjacent sidewalk.
e. The corresponding storefront(s) opening(s) along the primary frontage shall be at least 65% of the 1st floor wall area and not have opaque or reflective glazing.
f. Bulkhead: 24 inches min, 36 inches max (aluminum storefront or spandrel panel may not be substituted for a bulkhead).

2. Elements

g. Awnings, signs, etc, shall be located 8 feet above the adjacent sidewalk and may project to a maximum encroachment of 8 feet or up to 2 feet from the adjacent curb face. Awnings shall only cover storefronts and openings so as to not cover the entire facade.

Illustrative Photo: Forecourt

E. Stoop

Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop.

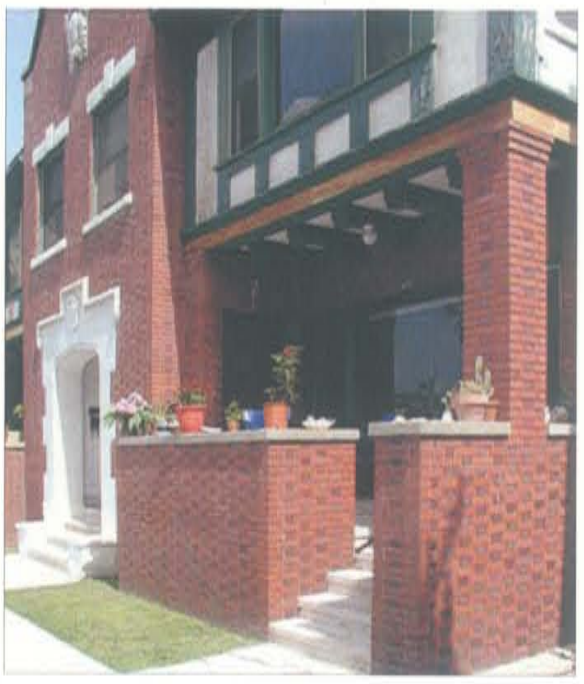
1. Configuration

A great variety of stoop designs are possible, but the following apply:

a. Min 4 feet deep (clear)
b. Min 4 feet wide (clear)
c. Stoops may be at grade or raised to transition into the building. The ground story may be elevated up to 5 feet above the adjacent sidewalk provided that access-requirements are satisfactorily addressed.
d. Stoops must correspond directly to the building entry(s).

2. Elements

e. Fences or walls defining the stoop or front setback shall not exceed 30" from the highest adjacent finished grade.



Illustrative Photo: Stoop combined with Porch

F. Frontyard / Porch

Frontyards are a common frontage primarily associated with single family houses, but used with other building types depending on the context in all cases, where the facade is set back from the right of way with a front yard. A porch may also be appended to the facade. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.

1. Configuration

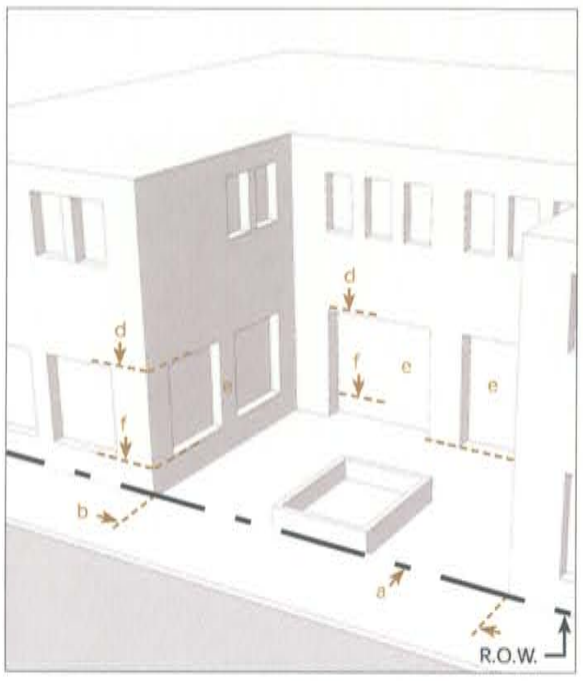
A great variety of porch designs are possible, but the following apply:

a. Min 6 ft deep (clear);
b. Min 12 ft wide (clear) for centered entry; min 10 ft for assymetrical entry and;
c. Min 10 ft tall (clear).
d. Porches may be at grade or raised to transition into the building. In no case shall porches be raised more than 3 feet from the adjacent grade.

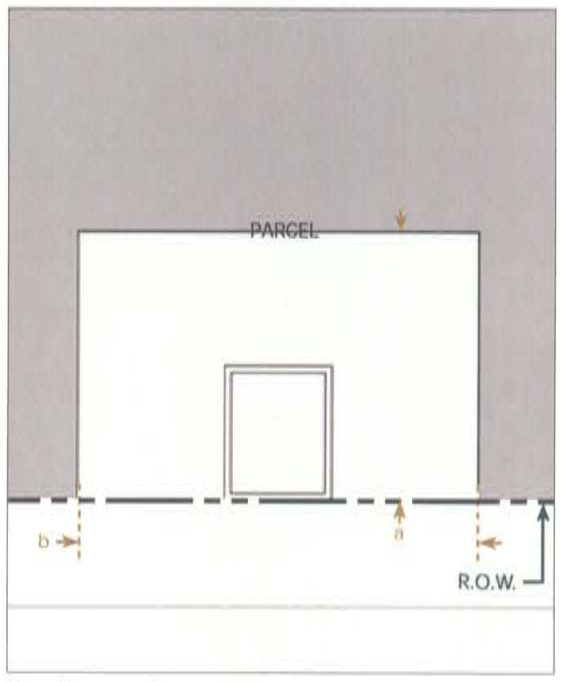
2. Elements

e. Fences or walls defining and/or retaining the front yard shall not exceed 3 feet in height from the adjacent sidewalk.

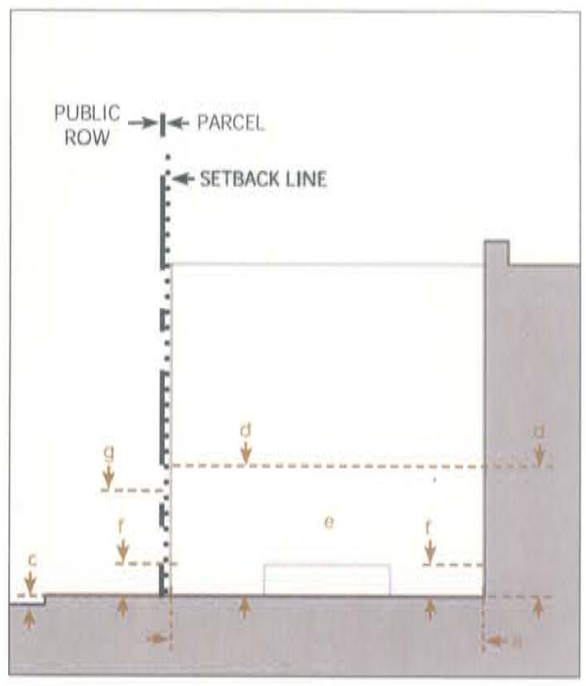
Illustrative Photo: Frontyard / Porch



Axonometric Diagram: Forecourt

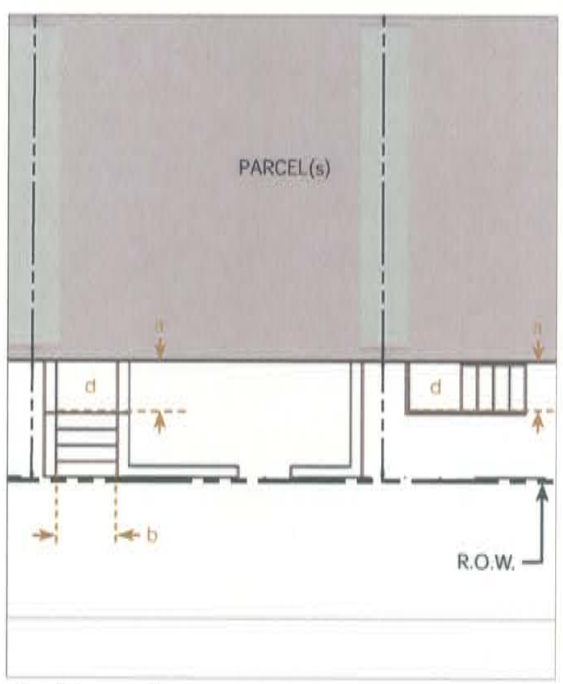


Plan Diagram: Forecourt

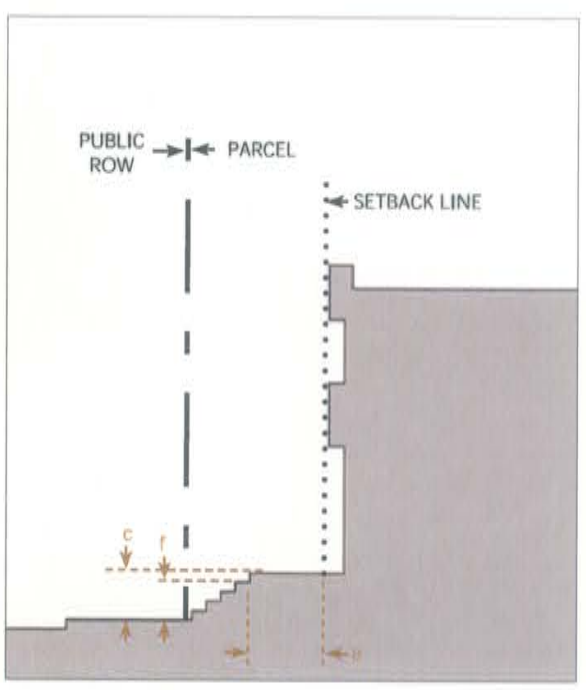


Section Diagram: Forecourt

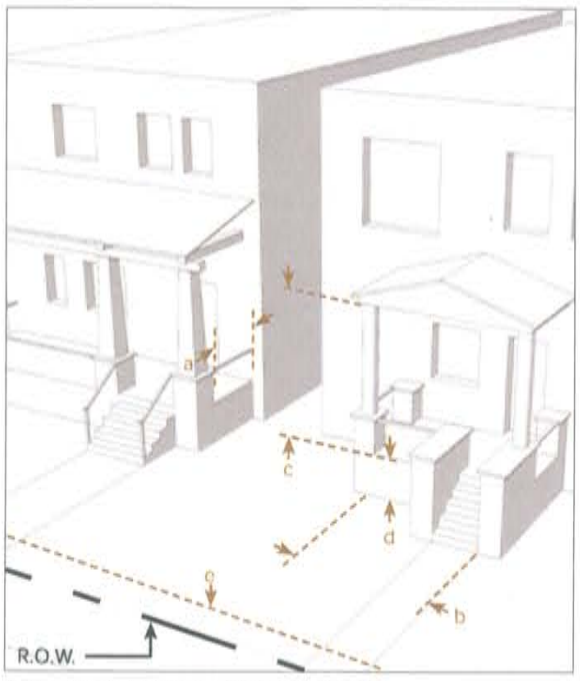
Axonometric Diagram: Frontyard / Porch



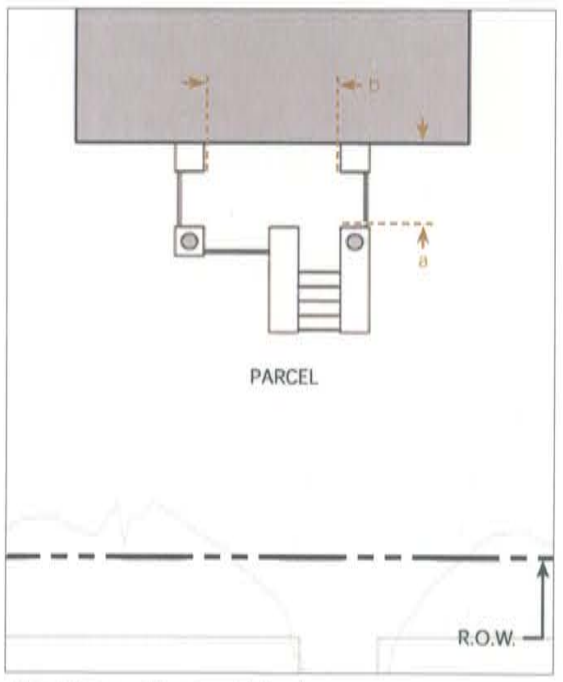
Plan Diagram: Stoop



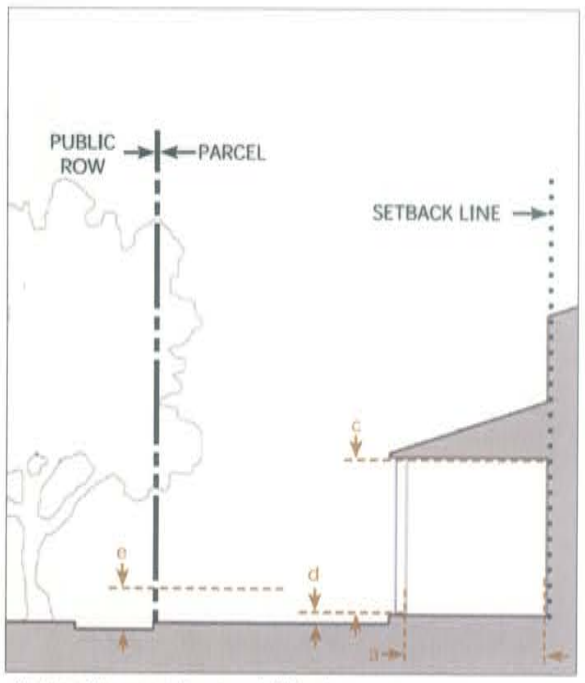
Section Diagram: Stoop



Axonometric Diagram : Frontyard / Porch



Plan Diagram: Frontyard / Porch



Section Diagram: Frontyard / Porch

3.3.030 - Architectural Style Guidelines

1. **Intent.** In preparing this Specific Plan, it was determined that a framework is necessary with which to both express architectural objectives within the project area and a set of clear guidelines that provides the City and future applicants a basis for proposing and reviewing development proposals. These guidelines are not intended to be regulatory but rather shall act as a framework that appropriately represents the important characteristics of various traditional styles for design exploration and application in Downtown Cotati projects. Further, these guidelines are intended to assist the city in its design review process, assisted by a consulting architect as deemed appropriate by the City.

2. **Allowable Styles and Requirements.** Four primary architectural styles were identified as relevant to the area's history and deserving of continued use and interpretation. These styles are identified in this section as having strong relevance to Cotati and particularly the plan area. Other architectural styles may be considered as deemed appropriate by the City. In either case, particular attention shall be given to the juxtaposition of different architectural styles.

A. Main Street Commercial

B. Mission Revival

4. Style Characteristics. The four styles (main street commercial, mission revival, western victorian and craftsman) are described in terms, that assist the user of this Specific Plan to understand their historic precedence and prepare contemporary designs in these historic styles. Each style is described, and differentiated from the others, through nine subjects. These nine subjects describe the style's prevalent language of composition, technique, materiality and detail for the user to apply to new designs as appropriate:

- Base
- Primary Walls
- Roof-Wall Connections
- Roof
- Drainage
- Openings
- Attached Elements
- Massing
- Site Definition and Landscape

C. Western / Victorian

D. Craftsman

A. Main Street Commercial

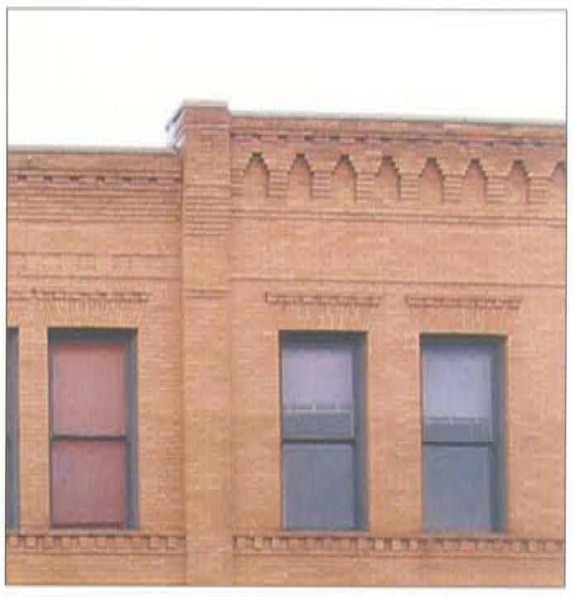
The Main Street Commercial style building is found on almost every pre-World War II American Main Street. The style is derived from a number of historic precedents, including Colonial, Greek Revival, Victorian Italianate, and Richardson Romanesque, adapted to urban contexts and commercial uses. Original materials included brick and stone walls, with upper-story window openings headed by flat stone lintels and a flat roofline sometimes emphatically crowned at the eaves by a projecting cornice.

Stylistic Hallmarks

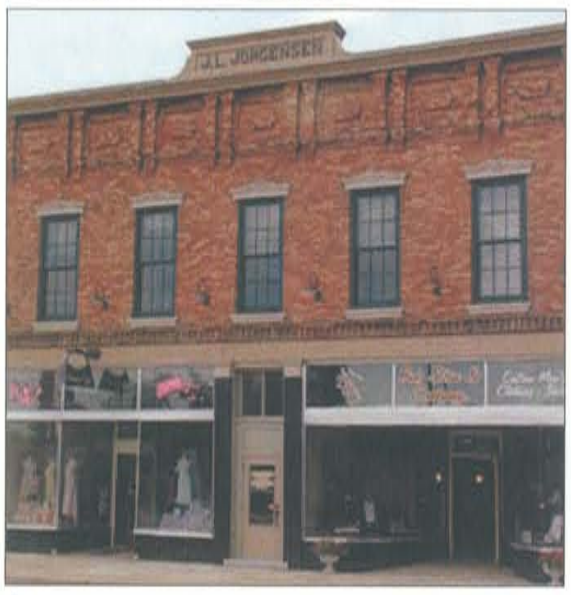
Basically a decorated rectangular masonry box in form, one-story buildings are always commercial in use, while multi-story buildings are mixed-use with retail or commercial ground floors. Multi-story facades are typically divided into base, body and top with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows directly relating to the ground floor openings.

Storefront with cast iron columns

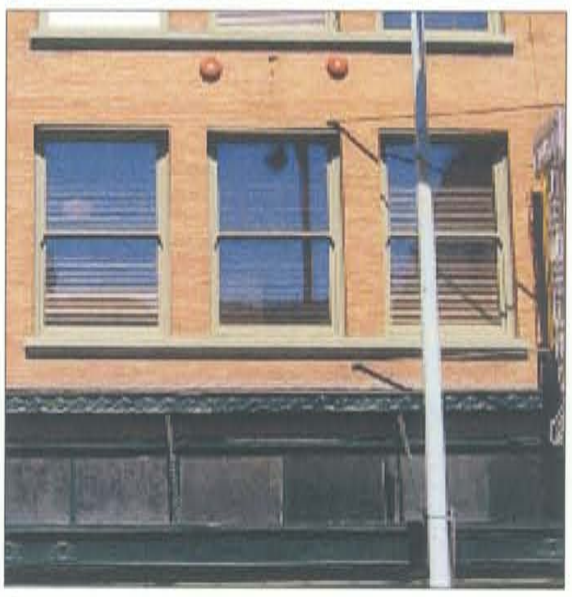
Ornamental brick frame



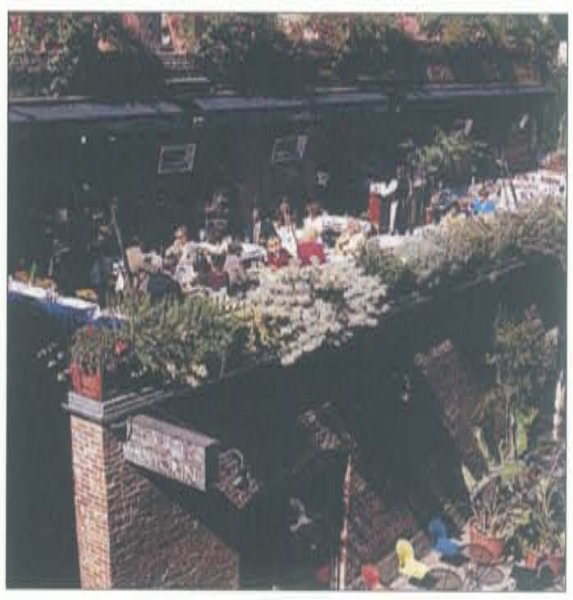
Brick cornice



Articulated parapet denotes center, entry

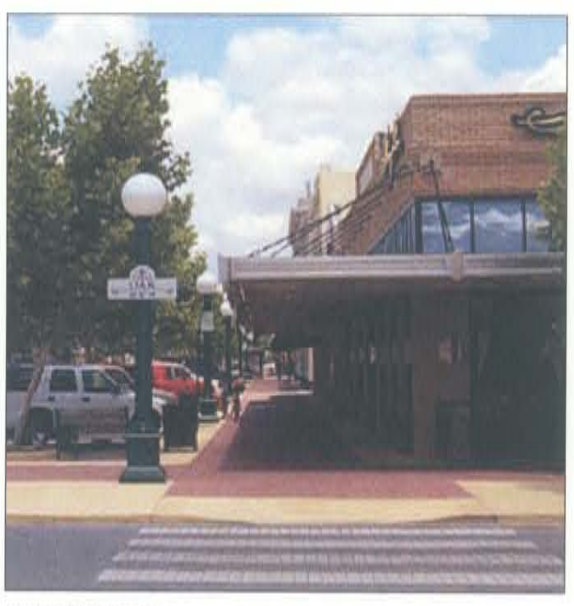


Ganged openings



Roof garden

Ground floor storefront windows



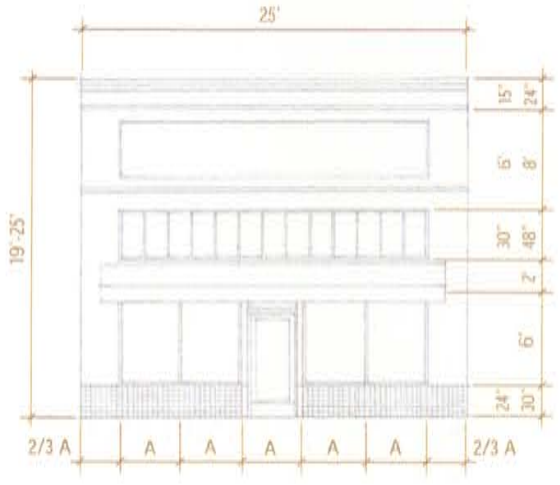
Canopy frontage

Forecourt frontage

A. Main Street Commercial

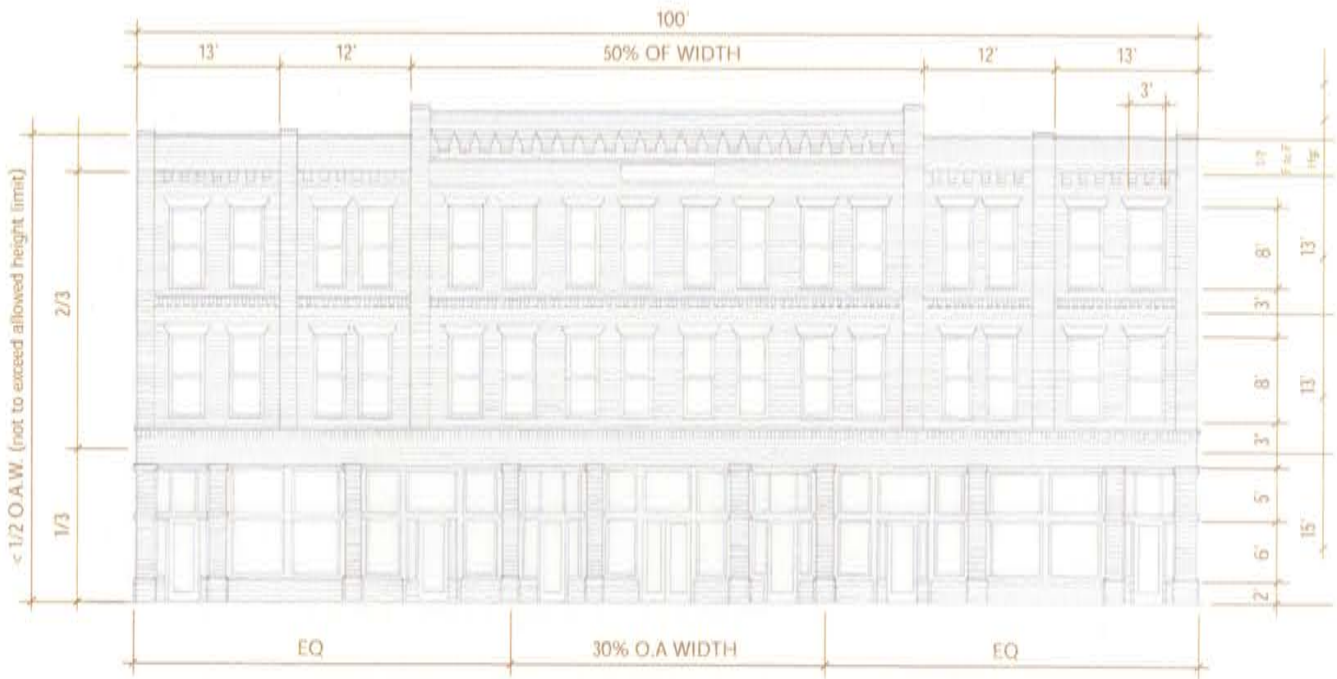
Purpose - The information presented on these pages summarizes the common characteristics of the Main Street Commercial style. This information shall be used as a guide with which to convey general architectural expectations and to help evaluate individual designs subject to the City's interpretation. In no case, shall a building's height exceed those requirements as specified in section 3.2, urban standards by district.

Proportions: 25 feet wide



Proportions: up to 50 feet wide

Proportions: up to 100 feet wide



Key

O.A.W. = of allowed width

O.A.H. = of allowed height

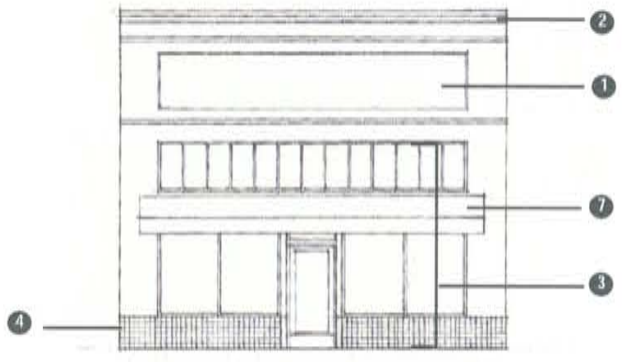
Characteristics: Main Street Commercial Style

❶ **Walls:**
Brick or stucco exterior walls, varying brick soldier course details at each floor level or above transoms. The plane of the exterior wall is set back from pilasters. Pilasters have cast stone capitals. Retail signage is sometimes painted on the side of exterior walls.

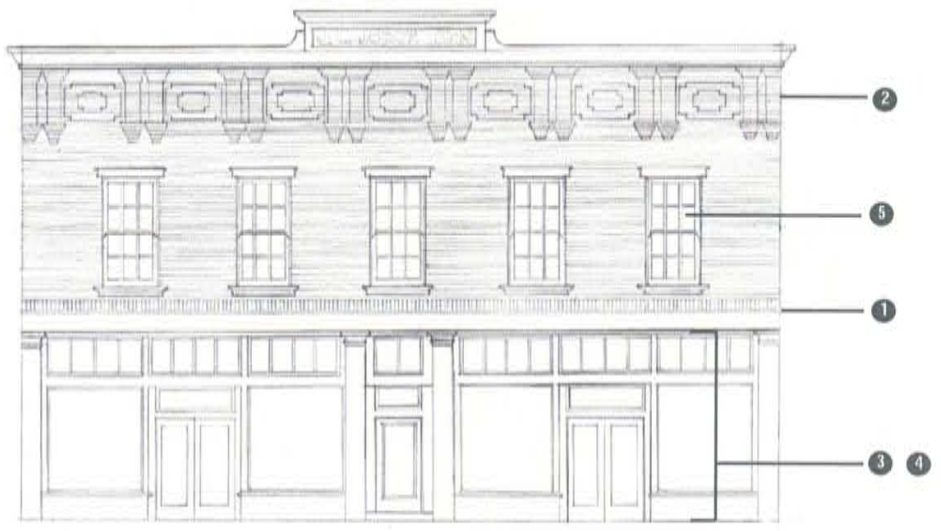
Top of Wall:

❷ The top of exterior walls may be decorated with a highly detailed cornice or a simple cast stone cap block.

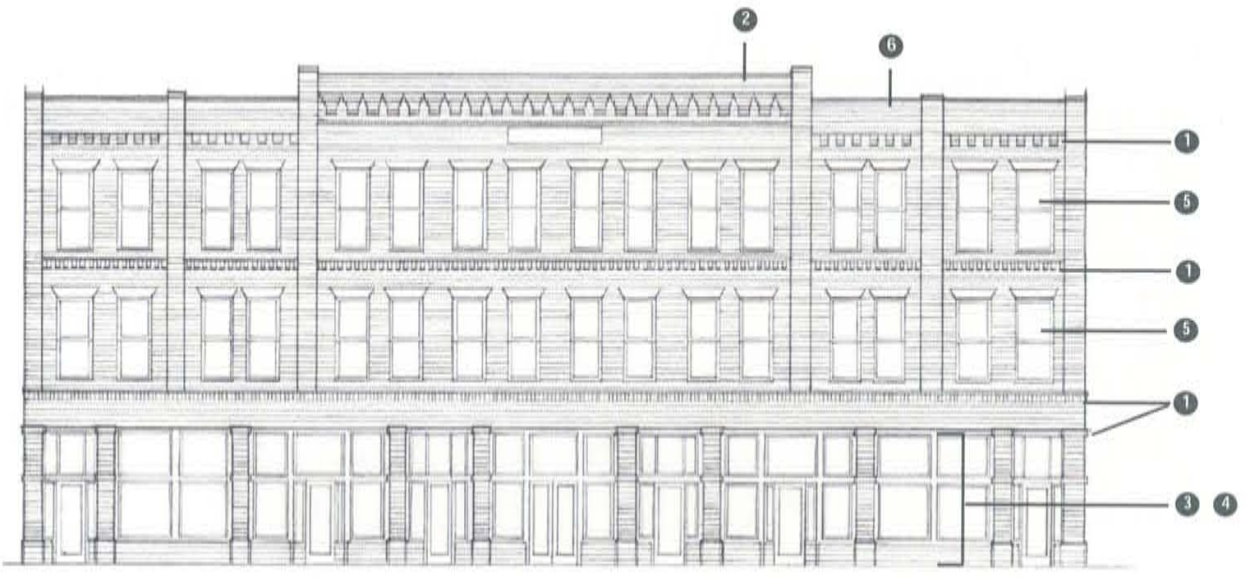
❸ **Ground floor shops:**
Ground floor shops of multi-story buildings have narrow profile steel storefront (not aluminum) window framing system, clear glass, occasionally combined with large wood posts and headers. Lower sill wood panels are painted. Entry doors and transoms of wood and glass are recessed from the storefront. Simple painted metal lighting fixtures may be suspended above the entry door recess or mounted above the entry to the storefront surround. Ground floor shops of single-story buildings may have aluminum factory sash with enamel paint finish and individual, translucent glass panels.



Facade Composition: 25 feet wide



Facade Composition: up to 50 feet wide



Facade Composition: 100 feet wide

4 Ground floor Surround:
Ground floor storefront surround, brick, stone, or pre-cast concrete panels of simple, rectilinear profiles help to delineate the ground floor retail shops.

5 Canopies:
Upper floor levels with recessed wood windows, true double-hung operation, painted. Window sills and headers shall contain real depth. Window proportions are tall and narrow, placed symmetrically across the building front elevation. Windows do not interrupt pilasters.

6 Roof materials:
Generally low-pitch shed roof profiles.

7 Awning:
A retail awningmay be constructed of 1-inch galvanized steel tubing covered with painted and galvanized standing seam metal roofing sheets or heavy fabric.

B. Mission Revivial

The Mission Revival is a style that seems at home in California, romantically linked as it is to the Spanish Colonial period. While the architectural influence of Spain did reach nearby Sonoma, it was largely confined to that outpost town and the great adobe of General Vallejo outside Petaluma. Nevertheless, Cotati can certainly partake of the Mission Revival style, although it should not become predominant as the roots of Cotati's commercial architecture are in the Victorian era, which transitioned into the Main Street Commercial style. Mission Revival, which historically co-existed with the Main Street Commercial style, is suitable for civic buildings and residential complexes, hotels, corner feature buildings and accent buildings to add variety to the streetscape.

The best Mission Revival buildings can convince the onlooker that they indeed have massive mud-plastered adobe walls. Use of ornamental glazed tile, expressed wooden beams, and rustic mission roof tiles are seamlessly integrated into the building's design. Avoid the short hand methods of thin, sharp-cornered walls with stucco that does not reach the ground, ill proportioned arches that look like mere cutouts, tacked-on ornament, and cheap aluminum or vinyl windows.

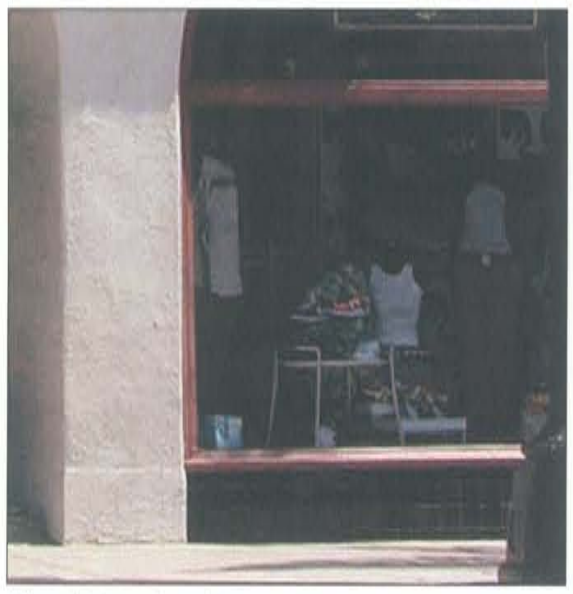
Stylistic Hallmarks

The Mission Revival style is heavily reliant on compositional devices that contrast adobe-like massiveness and softened edges with starkly drawn dark timbers and unglazed terra cotta roof tiles. Be cautious about colored cement mission style tiles as they tend to fade in time as well as fiberglass tile products which are too smooth and look lightweight.

Many ornamental flourishes are possible in Mission Revival. Azulejos (patterned multicolored glazed tiles) can be used to accent stair treads or the base of the building below shopfront windows. Turned spindles in a round or polygonal wooden frame can accent the parapet. Hand-wrought ironwork is a good addition to the designer's palette.

Mission Revival buildings have cleverly articulated volumes with recesses, niches, arcades, and balconies that emphasize their 3-dimensional qualities. Walls are stucco with a texture that simulates smooth mud plaster. Colors are most often white (to simulate whitewash) or a light buff or tan, sometimes with pinkish overtones.

Window openings are recessed with rounded corners at the reveals. Windows were originally either wood or narrow profile steel sash. While the latter product is still available, a less costly alternative is a modern aluminum equivalent of factory sash with a baked-on enamel finish. Painted wood windows with true muntins are also a viable option for new construction.

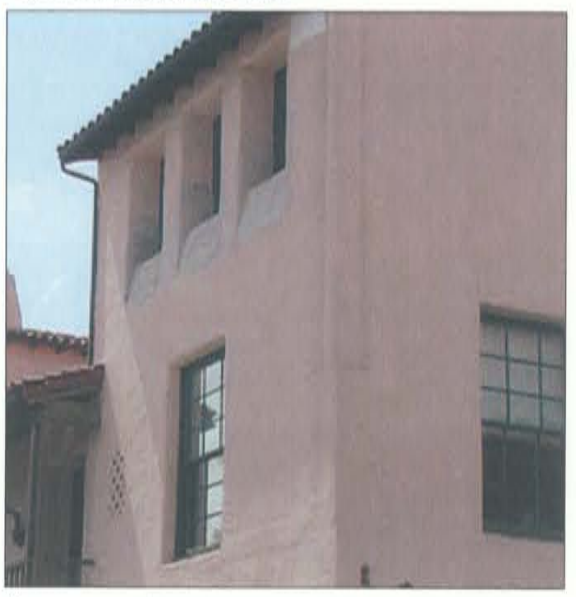


Monolithic wall and base

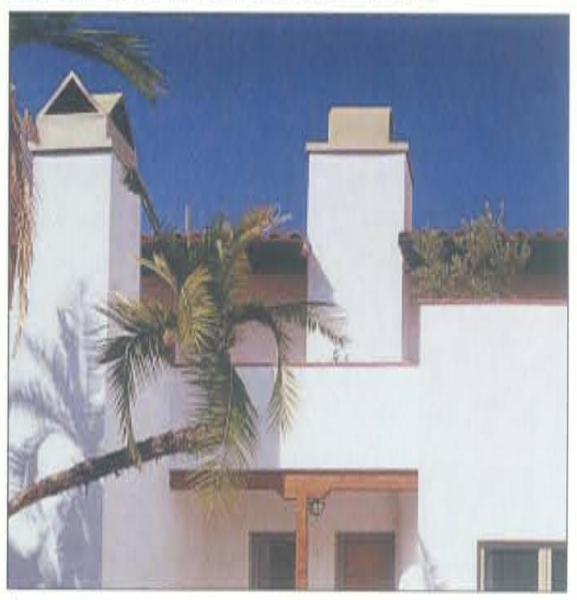
Expressed rafters, broad eve

Roof as balcony behind articulated parapet

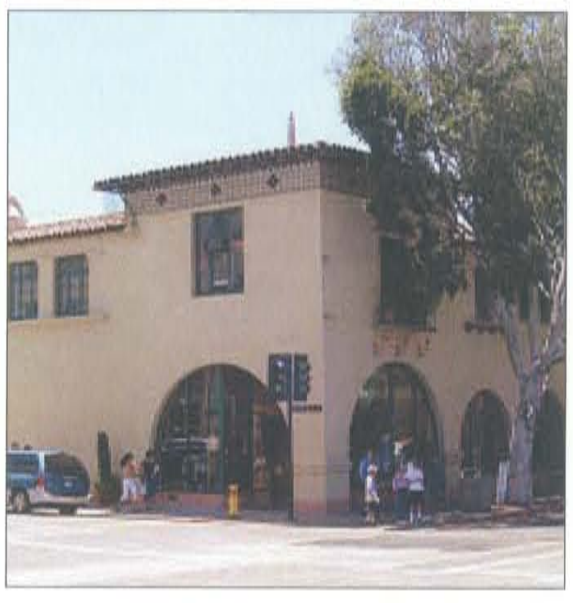
Water retention and control



Deep, recessed openings

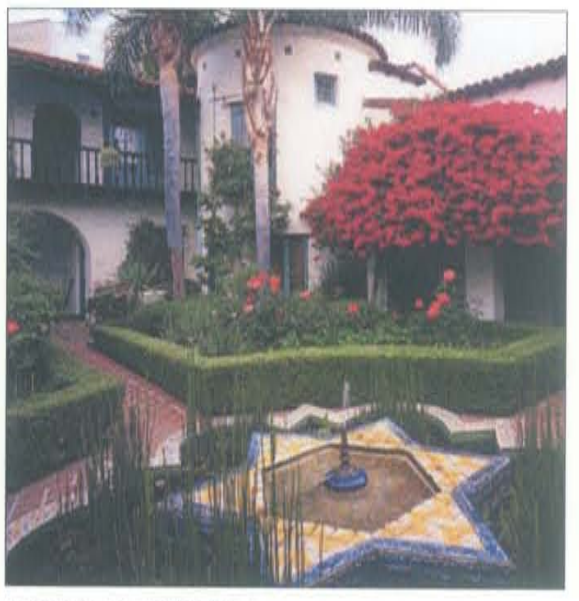


Integral chimneys



Vertical articulation of corner

Useable Balconies

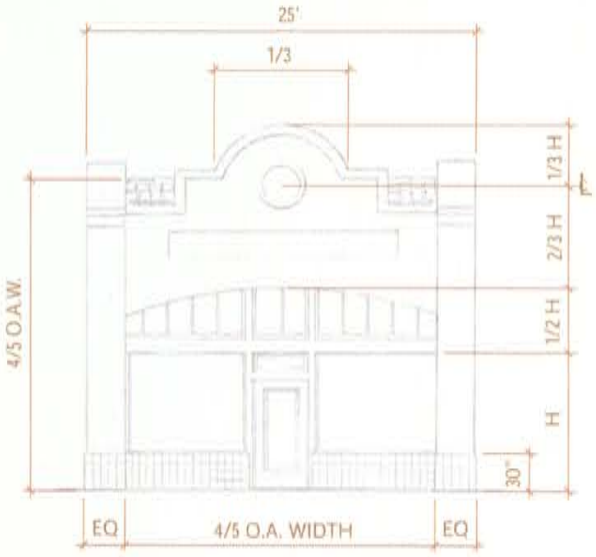


Fountain as garden focus

B. Mission Revivial

Purpose - The information presented on these pages summarizes the common characteristics of the Mission Revival style. This information shall be used as a guide with which to convey general architectural expectations and to help evaluate individual designs subject to the City's interpretation. In no case, shall a building's height exceed those requirements as specified in section 3.2, urban standards by district.

Proportions: 25 feet wide



Proportions: up to 50 feet wide

Proportions: up to 100 feet wide

Key

O.A.W. = of allowed width

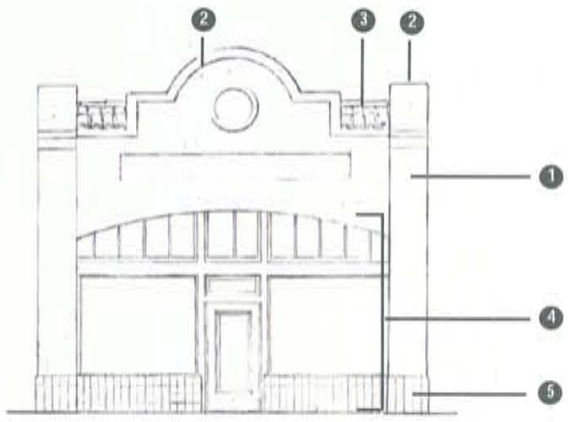
O.A.H. = of allowed height

Characteristics: Mission Revival Style

❶ **Walls:**
Exterior walls, arcades, arches and chimneys entirely of stucco finish. Stucco textures of either "Santa Barbara Mission", "Lumpy-Bumpy", "steel trowel" or "30/60" finish, with varying, swirled patches of sand and bald surfaces. No medium sand or lace finish stucco should be used. Building exterior corners and top edges of wall surfaces should have a minimum 1-1/2" bullnose. Exterior stucco walls must extend to the ground level, no exposed weep screed or building foundation. The building is encouraged to incorporate a number of simple, historic stucco details, including recessed niches, kerf door openings, articulated beam supports over arcade openings, wood or clay tile attic vents, or a pronounced base wainscot-sometimes adorned with decorative mission tiles. Ornaments of cast concrete or terra cotta are generally found on commercial buildings. Exterior lighting wall sconces at key entrances with rustic chandeliers at arcades.

Top of Walls:
❷ Stucco should be wrapped over the top of exterior walls with minimum 1-1/2" bullnose edge, or a cast stone cap that extends beyond the face of stucco wall below to provide a slight shadow.

Roofs:
Typically gable or shed roof configurations. Roof pitch between 4:12 and 5:12 with mini-



Facade Composition: 25 feet wide

Facade Composition: up to 50 feet wide

Facade Composition: 100 feet wide

es. **Windows and Doors, cont'd.** Windows should be symmetrically placed on main building elevations and asymmetrically placed on remaining building elevations. Window proportions should be taller than their width, approximately 5:4. Residential windows are should be casement windows with a pair of operating sashes and glazed with clear glass. Screens, if provided, are to be mounted on the interior side of the window and not visible from the exterior. Doors or windows should not be located within 3-4 feet of an end wall. Ground floor and key upper floor window openings to use narrow profile steel storefront

framing systems. Ground floor retail doors should feature a wood stile with single glass panel. Other key door openings should be simple, deeply recessed, wood panel doors, sometimes decorated with a ceramic mosaic tile surround. Door hardware should have an antique or patina finish, no bright or polished finishes.

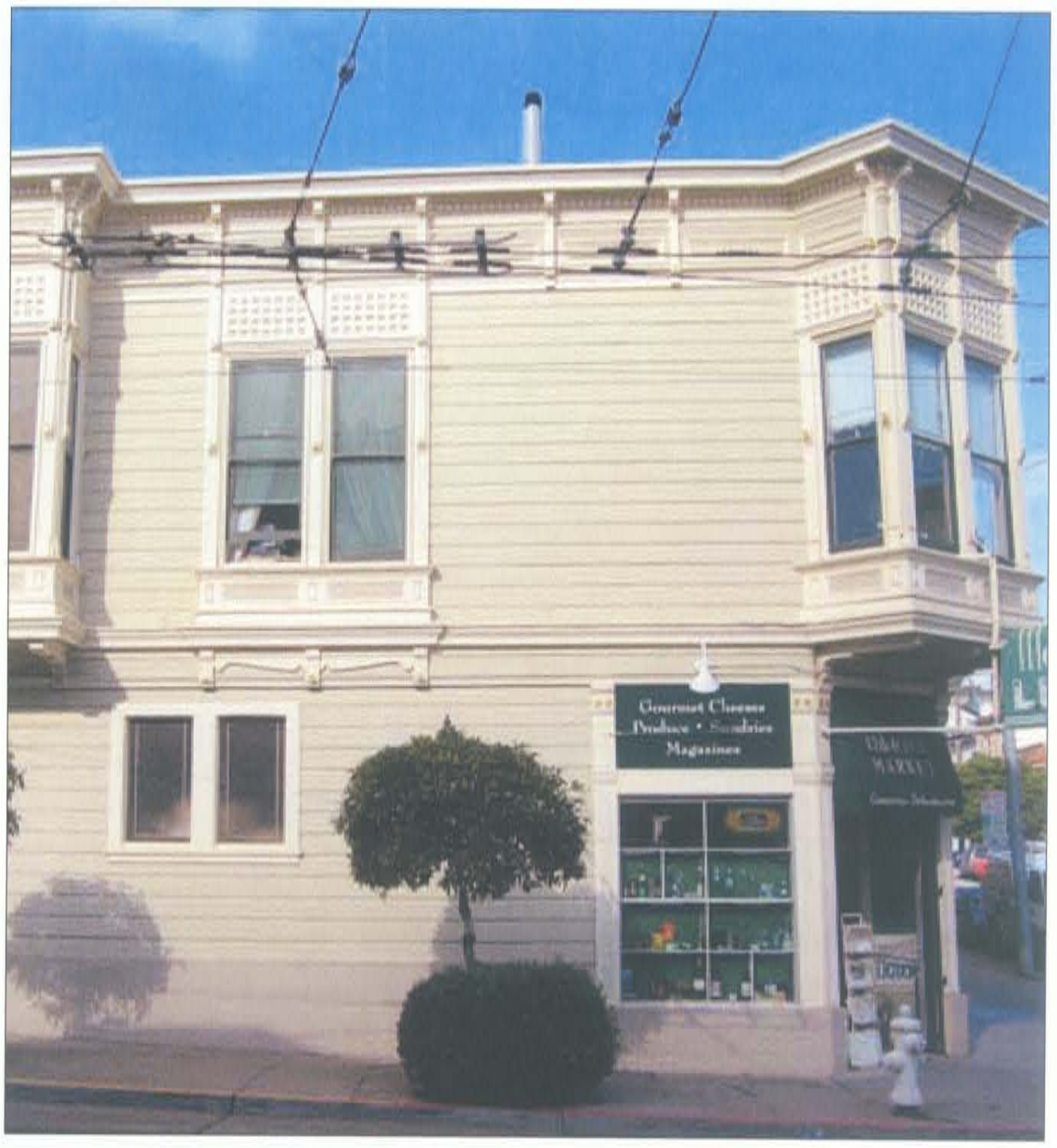
Trim:
Patios, balconies and eaves should be designed with exposed, heavy wood timbers (no stucco soffits) with dimensions similar to historic sizes. Exposed wood framing members should be structurally secured with concealed connectors. Wood may be painted or stained with for a dark wood finish. Columns should attach to beams with a bolster detail. Exposed roof plank sheathing should be laid over exposed and corbelled rafter ends. Use of decorative ironwork over windows, doors, balcony railings and roof supports is favored. Glazed and unglazed tiles should be used for walls and floors, with some use of decorative tiles.

mal overhanging eave. Roofing material may be clay, barrel tiles or concrete, "S" tiles. Provide ridge cover roof tiles and eave closures of cement or sheet metal. Preferred with variegated tile coloration throughout field installation. Roof drains to half-round gutters and round downspouts. Downspouts should not to be located closer than 18" from a building corner or wall opening.

Windows and doors:
Door and windows typically relate to exterior spaces (interior courtyards) through the use of French doors, terraces, small open porches and pergolas. Doors and windows are deeply recessed and set back from the face of the building, a minimum 4 inch-

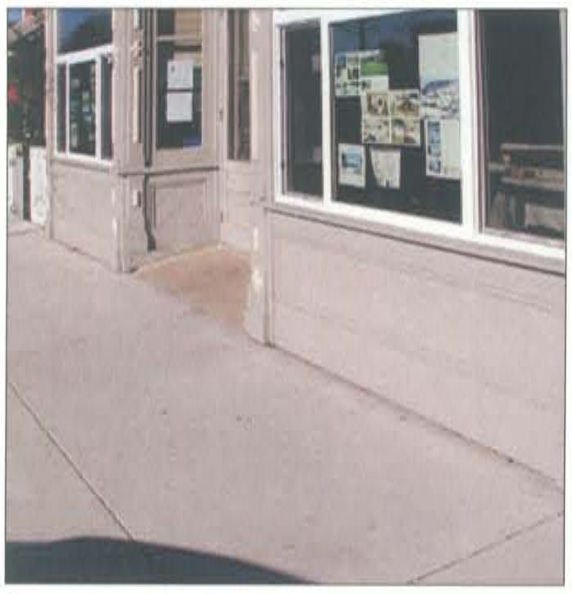
C. Western Victorian

Western Victorian commercial buidings were a simplified, functional response to the evolving Victorian substyes fashionable from London to San Francisco in the late 1800s. It was an architecture of wood and in Northern California that meant redwood. Hence buildings put up with expediency in mind have sometimes endured well over a hundred years. This archetypal style, so representative of the early years of Cotati and countless other small towns across the western United States, still has enormous appeal today. Architects wishing to represent the Victorian period here should look to extant examples like those shown on these pages or in the town of Tomales in western Marin County for details and inspiration. While larger commercial centers like Petaluma or Oakland quickly replaced their wood buildings with elaborate brick and cast-iron late Victorian buildings of three to six stories, Cotati and other small towns kept their wood buildings well into the 20th century. For a Victorian style building to look right in Cotati, this should be kept in mind.



Stylistic Hallmarks

Western Victorian facades feature cove rustic siding, and painted wood windows (vertically proportioned single or paired double-hung windows on upper floors, divided-lite shop windows with or without transom sash). Many buildings featured false-front extended parapets creating an imposing facade in front of a simple pitched roof. Ceilings, doors and windows were tall, in keeping with a generally vertical proportional structure. Signs were either simple wood framed panels or painted direcly on the walls in block letters. Because the materials are simple, they should be of the highest quality and designed to last; Redwood or smooth fiber cement drop siding, kiln-dried redwood trim and ornament and true double-hung or fixed painted sash. It cannot be overemphasized that these buildings express their personlity through their materials, proportions and a sense of economy of means. Ornamental flourishes were usually confined to an entablature (the upper most part of a columnar system composed of the architrave, frieze and cornice) enlivened with decorative brackets and cornice moldings, window hoods and trim, and modest treatment of wood posts such as capitals, fretwork or chamfering. Common today are plastic and foam ornamentation which, should not be used. Any ornamentation used should be checked against Victorian pattern books for this architectural type or intact original examples.



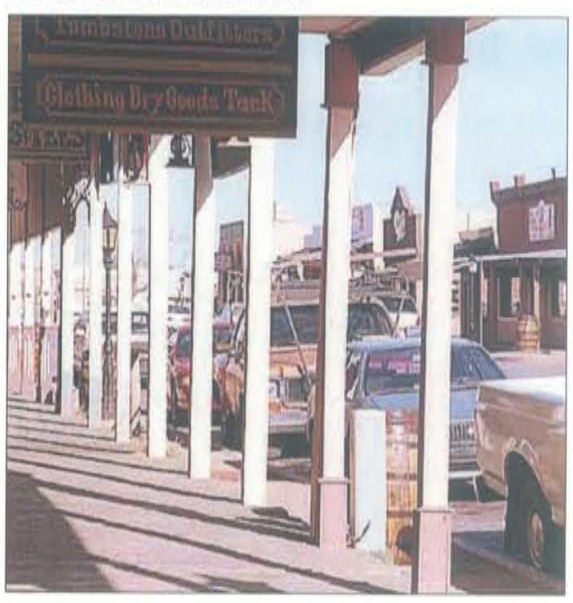
Recessed panel base

Painted horizontal wood siding

Parapet with cornice and brackets

Composition shingle roof

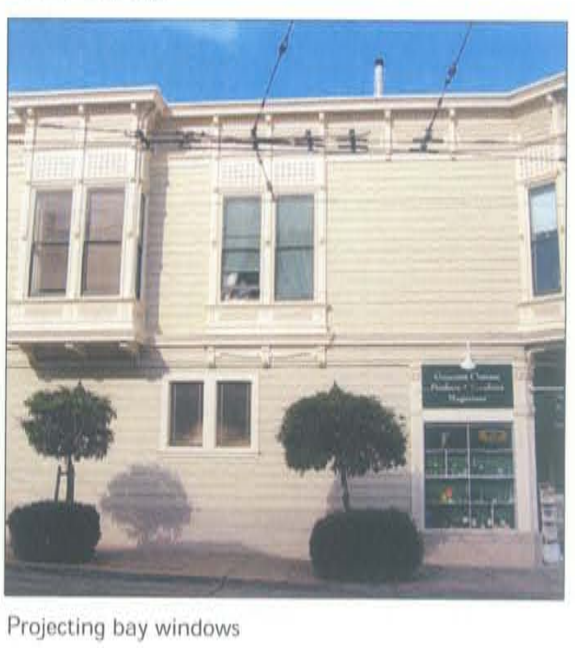
Gutter and downspout



Arcade with signs

Two-story ends with one-story middle

Informal planters and rain barrels

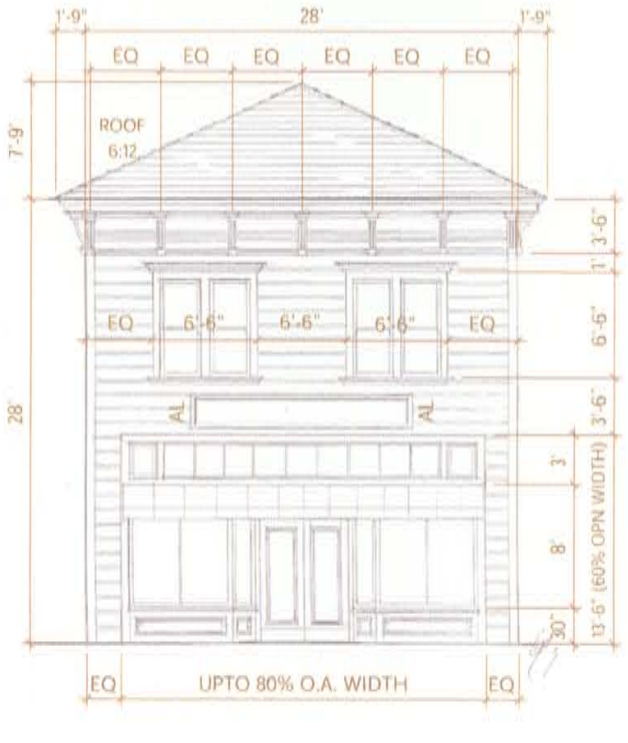


Projecting bay windows

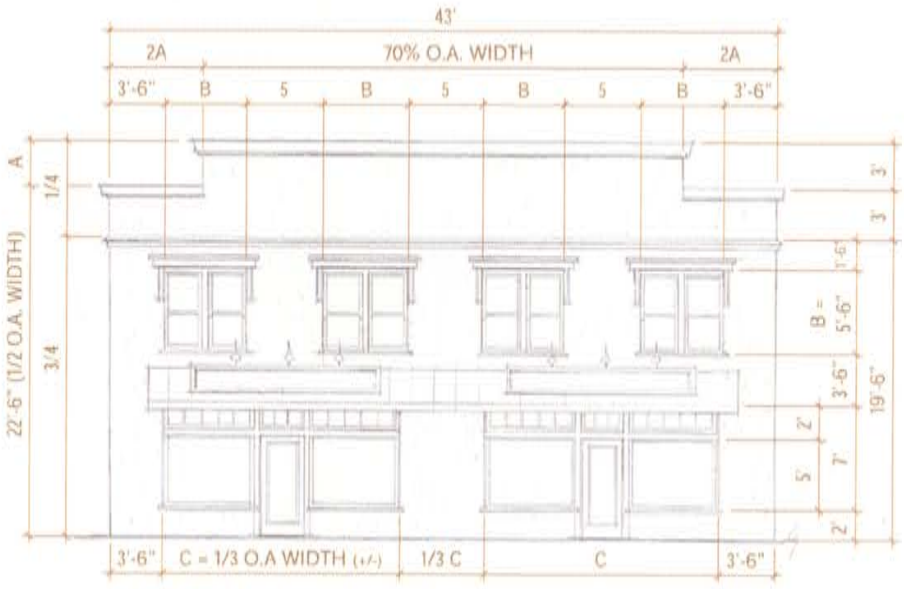
C. Western Victorian

Purpose - The information presented on these pages summarizes the common characteristics of the Western Victorian style. This information shall be used as a guide with which to convey general architectural expectations and to help evaluate individual designs subject to the City's interpretation. In no case, shall a building's height exceed those requirements as specified in section 3.2, urban standards by district.

Proportions: 25 feet wide



Proportions: up to 50 feet wide



Proportions: up to 100 feet wide

Key

O.A.W. = of allowed width

O.A.H. = of allowed height

Characteristics: Western Victorian Style

Walls:

1. A flat top, false front may conceal the true shape of the building.
2. Exterior wall finish may be either redwood drop siding (8" to 10"), or smooth finished fiber cement simulated drop siding, or sand float stucco exterior wall finishes.
3. Drop siding w/ redwood trim at corners and at cornice molding is preferred.
6. **Top of walls:** Craftsmanship should vary from simple built-up wood cornice trim to more elaborate hand-carved wood brackets.
7. Wall caps of built-up wood trim pieces may be covered with painted, galvanized sheetmetal flashings.
8. **Gallery:** Tall and narrow, redwood columns with simple capital trim and/or kerfs exposed edges and a plain redwood fascia are preferred. Roof underside should be exposed plank roof sheathing.

Facade Composition: 25 feet wide

Facade Composition: up to 50 feet wide

Facade Composition: 100 feet wide

⑨ The gallery may be constructed of 1-inch galvanized steel tubing covered with standing seam galvanized metal roofing sheets.

⑩ **Windows and doors:**
Window and door proportions should be tall and narrow, placed symmetrically across the front building elevation.

⑪ Ground floor storefronts of wood construction or occasionally with an aluminum factory sash transom with translucent glass are preferred.

⑫ True double-hung operation, clear glass, painted frames, and occasionally paired side-by-side on primary elevations should be used. Painted redwood window sills and headers decorated with simple trim.

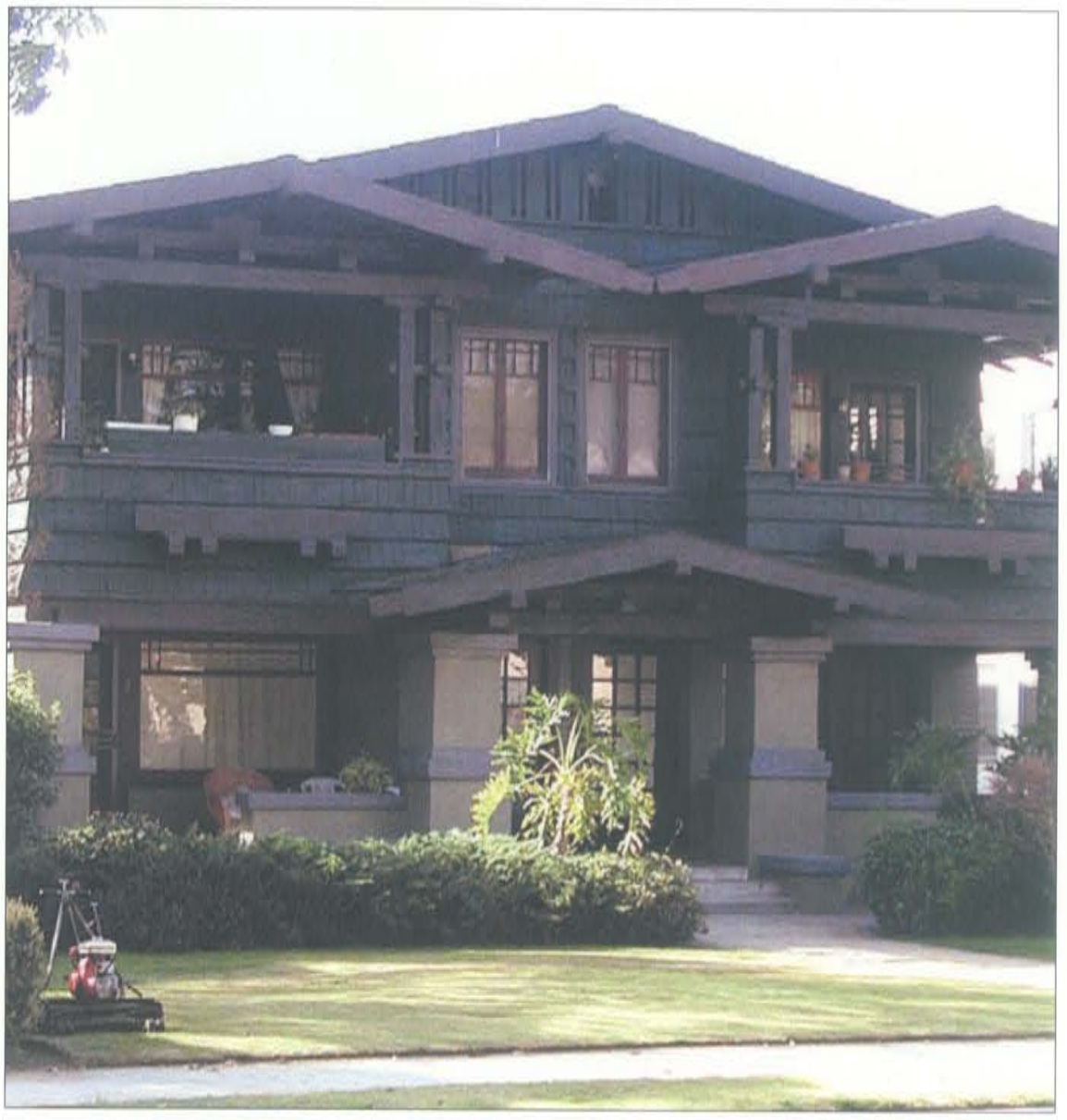
Roof:

⑬ Gable or shed roof profile. Where applicable, roof pitch between 6:12 and 7:12. Fire treated cedar shingles (not shakes) or dark gray standard composition shingles.

D. Craftsman

Introduction. The Arts and Crafts movement of the late 1880's inspired the Craftsman Style architecture, a style of the hand-made and earthy, which was a reaction to the repetitiveness and homogenization of the machine-made functional buildings occurring at the time. Architect William Morris lead the movement, which had its origins in England. Morris, and the English Arts & Crafts Exhibition Society inspired local evolution of the style by U.S. architects such as Bernard Maybeck, Gustave Stickley, and most notably Charles and Henry Greene of California. The style focused on careful and honest detailing of natural materials such as redwood, tile, copper, brick and stone accents in use of both the house's structure and skin, its landscape, its fittings and hardware, its furnishings, etc.. All parts of the home received artful attention. Architects Greene and Greene designed exemplars of the style in Pasadena, as well as modest, inexpensive, and low-profile bungalow homes throughout the region. Popular magazines of the time (1910's) such as Good Housekeeping, made the style familiar to the public and pattern book makers, which in turn, made the Craftsman house the most reproduced house style in the country at that time.

Buildings are composed of horizontal, single- and two-story volumes, sometimes taller. An additional floor may be concealed within the volume of the roof. In its most simple form, it is a wood box surrounded by various attached elements. Walls are typically horizontally placed wood siding, shingles or board-and-batten, with a foundation base and piers in river stone, brick or stucco. Rafter tails and porch columns are exposed, smooth, woodwork. Windows and doors are vertical in proportion, trimmed in wood. Roofs are composed of shallow sloped gabled forms, and made of wood or asphalt shingles with broad overhangs and eaves.



Key Characteristics

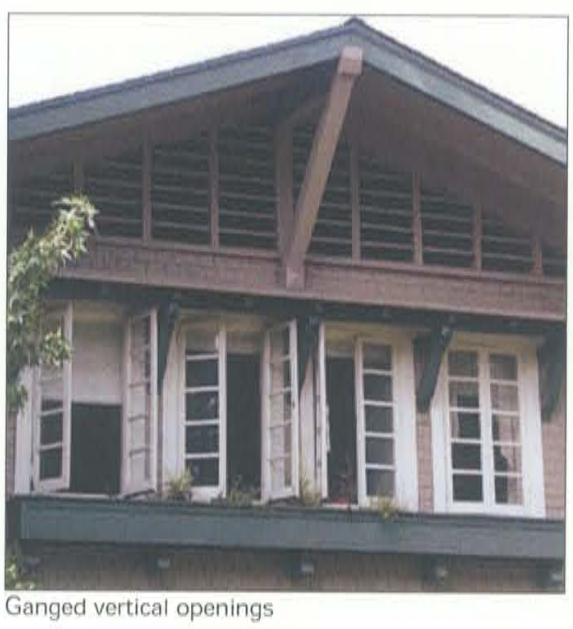
1. Roof - low to medium pitched, with gables facing street, or crossing with rear gable, & occasional side-facing gable. Hipped roof used rarely. Large overhangs with rafter tails, exposed eaves, braces, and brackets are signature to the style
2. Floor Plan/Elevation - simple, rectangular or L-shaped plan, with added porches and frequently a porte cochere over drive leading to rear of lot.
3. Base - articulated in brick, stone, stucco, or shingle typically with change in plane (projection or recess).
4. Shading - very deep front and side porches or open shade structures added to mass of building, sometimes contained underneath main roof form. Upper level balconies and sleeping porches common.
5. Form/Massing - 1 to 3 stories with 3rd story incorporated into roof line, very horizontally proportions, rectangular mass is very simple with few projections [rooms or window seats].
6. Walls - wall planes are articulated in combinations - with heavier materials at ground [stucco] and lighter above [clapboard, shingles].
7. Openings - vertical or square proportions, and ganged for horizontal compositions at public rooms. Of note, the front door is lower and wider than standard front doors.
8. Articulation - besides roof details (see 1), building base and porch columns and railings are detailed in woods, stones, or brick. Windows have trim. Balconies, window planter boxes, brick or stone chimneys and unique lantern light fixtures are common.
9. Colors - earth tones in the darker ranges. Field and accent colors are closely related and contrast is limited in the best examples.

Combination stone and brick base

Structural elements as decoration

Large overhangs and exposed rafters

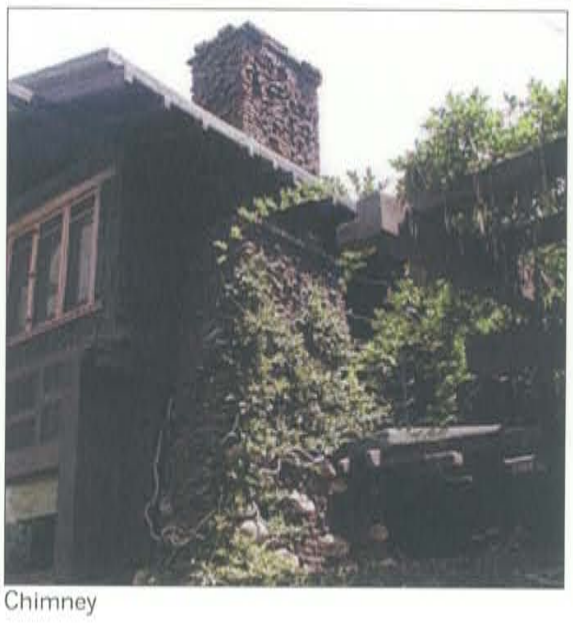
Dormer window with pitched roof



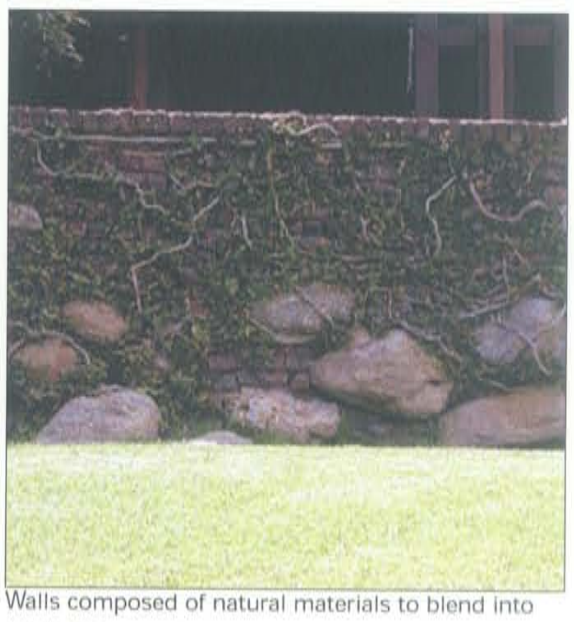
Ganged vertical openings

Front porch

Horizontal volumes, projected upper floor



Chimney

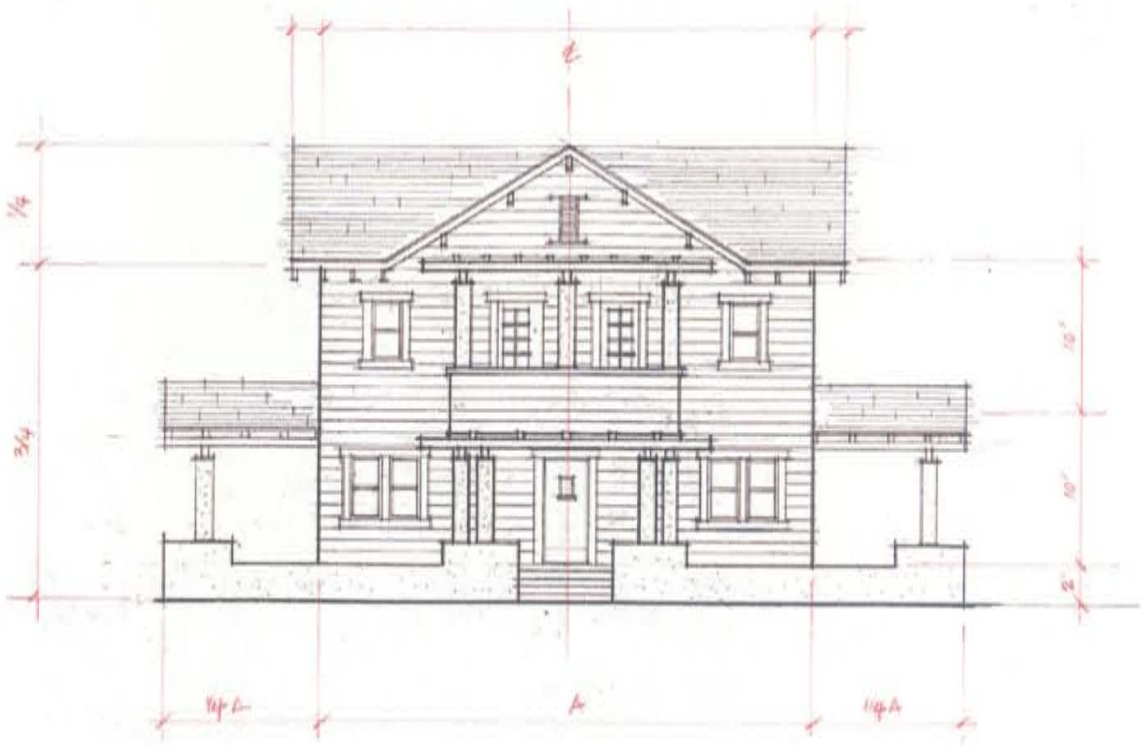


Walls composed of natural materials to blend into landscape

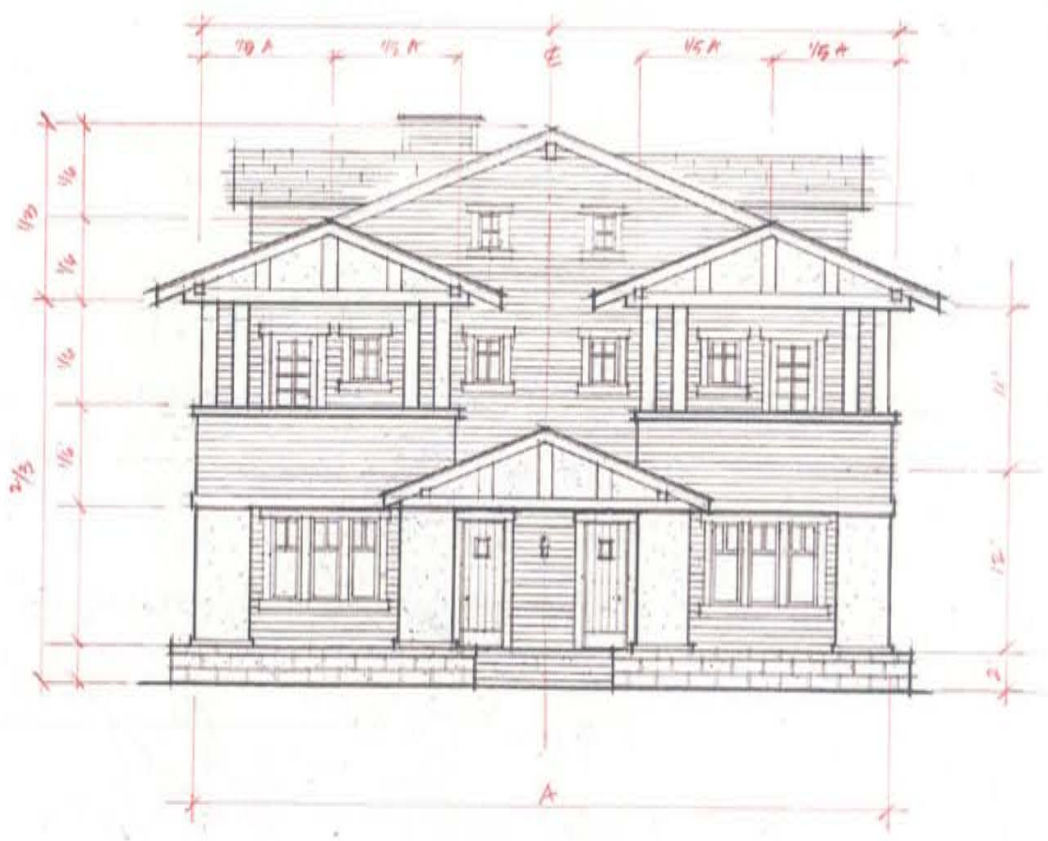
D. Craftsman

Purpose - The information presented on these pages summarizes the common characteristics of the Craftsman style. This information shall be used as a guide with which to convey general architectural expectations and to help evaluate individual designs subject to the City's interpretation. In no case, shall a building's height exceed those requirements as specified in section 3.2, urban standards by district.

Proportions



Proportions

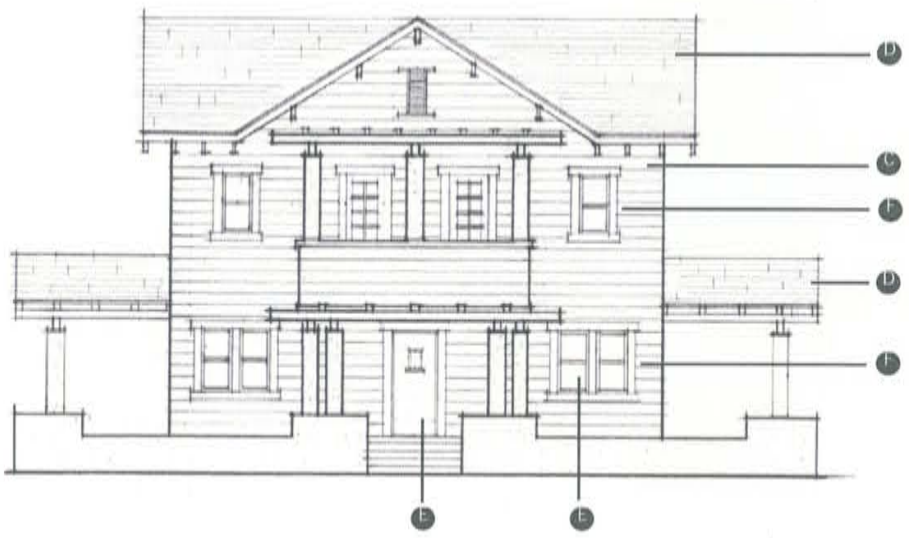


Characteristics: Craftsman Style

Ⓐ **Foundation:**
Raised, rubble-stone foundation or masonry foundation walls with smooth steel-trowel stucco finish should be used. Stoops and porches with wide stone or cast concrete wall caps are preferred.

Ⓑ Front elevation: Semi-public stoops and large porches facing the street with heavy timber column posts used singularly or in pairs are preferred.

Ⓒ **Exterior walls:**
Exterior wall finish may be either shingle siding, redwood drop siding (4" to 6"), or smooth finished fiber cement simulated drop siding. Limited amounts of ground floor exterior walls may have smooth, steel-trowel stucco finish. Wood siding stain finishes should be deep earth tones. Exterior light fixtures of reflective of the arts and crafts movement should be used.



D Roofs:
Gable or hip roof should be gently-sloped, and wide, overhanging eaves on all sides. Low shed dormers provide additional height and daylight. Heavy timber wood ridge beams, rafters and purlins should be exposed and typically extend beyond the roof edge and the plane of the exterior wall. These wood framing members should have smooth radius edges and polished wood finishes. Wood framing members should incorporate concealed structural connections or decorative iron connectors. Brick chimneys with clay pipe or stucco flues are preferred.

E Doors and windows:
Generously wide with view light window. Other exterior doors may be wood panel doors with or without glazing. Windows may be either single or double-hung, or casement windows with a pair of operating sashes, with clear glass. Windows fronting the street may have combinations of windows with a single large glass panel below and several smaller fixed glass panels above. Screens, if provided, are to be mounted on the interior side of the window and not visible from the exterior.

F Trim:
Simple redwood case opening frames (minimum 1" by 4") around doors and windows are preferred.

3.4 Public Facilities Requirements

3.4.010 - Utility Infrastructure

3.4.011 - Water Supply (see page 3:46)

Existing Conditions:

The Downtown Cotati Specific Plan Area is served by water distribution piping ranging in size from 6-inch to 16-inch. Water supply is provided by two storage facilities, and two turnouts from the 48-inch Sonoma County Water Agency (SCWA) water line. Supply is supplemented by three city wells.

Proposed Improvements:

Replace approximately 500 LF of (E) 8" water pipe with (N) 8" water pipe within the Specific Plan area along East Cotati Avenue.

3.4.012 - Sewage Disposal (see page 3:47)

Existing Conditions:

The Downtown Cotati Specific Plan Area is part of three of the city's nine sanitary sewer zones, the north central cotati zone, the west hub zone and the east hub zone. These zones contain sewage collection piping ranging in size from 6-inch to 16-inch. Sewer flow from this area is carried to the East Cotati Avenue Sanitary Sewer Interceptor via the 16-inch trunk line on Gravenstein Way.

Proposed Improvements:

Replace 410 LF of (E) 6" sewer pipeline with (N) 8" sewer pipeline along Old Redwood Highway, south of La Plaza.

Replace 330 LF of (E) 6" sewer pipeline with (N) 8" sewer pipeline along West Sierra Avenue.

Replace 315 LF of (E) 6" sewer pipeline with (N) 8" sewer pipeline along Old Redwood Highway, south of La Plaza.

Proposed Sewer Trunk (18-inch to 24-inch pipeline) and sewer pump station: Starting on East Cotati Avenue, north on Arthur Street, west on George Street, north on Old Redwood Highway to the north boundary of the Specific Plan Area.

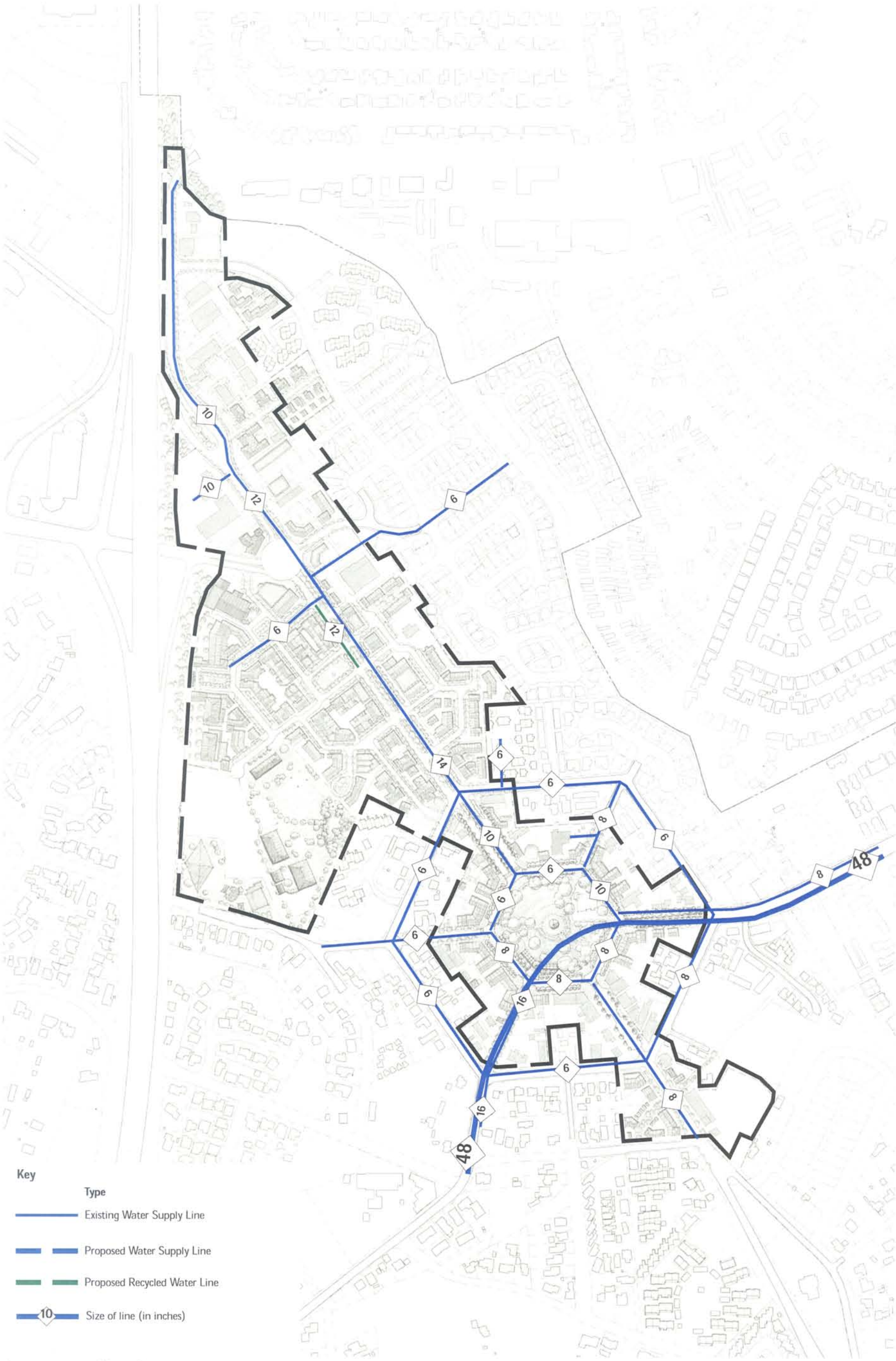
3.4.013 - Storm Drainage (see page 3:48)

Existing Conditions:

The Downtown Cotati Specific Plan Area is served by a storm drainage system consisting primarily of pipe with diameters ranging from 12-inches to 48-inches, which ultimately drain to the three primary creeks in Cotati: Copeland Creek, Cotati Creek, Washoe Creek. These creeks have been channelized in their downstream sections and are also used in conjunction with the storm drainage system for flood protection. In all, the City's storm water flows by gravity to nearly 30 discharge points on the Laguna de Santa Rosa.

Proposed Improvements:

The system receives upgrades and replacements as generally identified on page 3:48 and which will be refined and determined in the EIR for this Specific Plan.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16
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48
Key
Type
Existing Water Supply Line
Proposed Water Supply Line
Proposed Recycled Water Line
10
Size of line (in inches)
Infrastructure: Water Supply
0
200
400
800 ft

SP Map 10

Key

Type

Existing Sewer Line

Proposed Sewer Line

10 Size of line (in inches)

Infrastructure: Sewage Disposal

0 200 400 800 ft

SP Map 11

Key

Type

Storm Drainage Line (replacement)

10 Size of line (in inches)

Infrastructure: Storm Drainage

0 200 400 800 ft

SP Map 12

3.4.014 - Stormwater Management

As Cotati grows and more land surface is devoted to roofs, sidewalks, parking lots, and roads, runoff from storm events will need to be addressed in accordance with the Cotati Municpal Code and standard practices relating to non-point source pollution. Non-point pollution is the term used to describe water quality problems from scattered areas rather than single sources. Non-point source pollution occurs when rainwater washes dust and soil particles, petroleum products, biological waste, damaging nutrients, and trash into a storm drain or concrete lined ditches and canals.

The largest quantity of water pollutants is a byproduct of the physical design of our environment that speeds the flow of water and allows it to enter waterways without the benefit of biological cleansing. Vegetation loss, closed piping systems, and concrete lined ditches and canals all contribute to increasing the speed and therefore, the pollution, of water. Currently, all storm water runoff from the project area's impervious surfaces is directed to storm drains and transported through piping into channels, then into Cotati Creek, and eventually into the Russian River. As a result, management of storm runoff is an important environmental and water quality issue.

A number of Best Management Practices (BMPs) have be used successfully by other municipalities and can be employed in Cotati. The goal is to reduce runoff by keeping it at its point of contact with soil as long as possible. The stormwater management principles outlined below can become both an educational resource for the community and an environmental mitigation strategy while they improve the region's watershed quality over time. The following objectives inform the Plan:

A. Conservation Development
Establish a Plan that identifies and utilizes the runoff absorption potential of greenways, parks and greens.

B. Education
Establish a graphic system with interpretive signs that describe watersheds and the cyclic nature of rain water. Emphasis should be placed on the natural function of native and drought-tolerant plants in holding, filtering and cleansing water as it re-enters the water table and aquifers surrounding Cotati. Emphasis should also be placed on encouraging wildlife habitat as appropriate.

C. Stormwater Best Management Practices (BMPs)
Minimizing environmental degradation resulting from runoff can occur by integrating stormwater management throughout the entire system of streets, alleys, parks and greens. Cotati should seek to develop a system of water conveyance that directs water to above ground and subterranean filtration systems, reducing the need for expensive underground pipes. This system mimics the natural cycle of storm water and creates a more sustainable urban model. It can also incorporate the local collection of stormwater from roofs, streets, surface parking, sidewalks and green space with bioswales (open-air conveyance systems), and possibly, subsurface infiltration systems.

Stormwater BMPs use bioswales, rain gardens, pervious paving, cisterns, filter strips, runnels, and subsurface storage and infiltration systems. All new public and private development shall be required to implement these strategies and methods as appropriate.

1. Streets, Alleys and Parkways. Design parks, bioswales and parkways to accept street runoff as practical.

2. Parking Lots. Require all off-street parking lots to reduce the use of impermeable paving and to direct runoff from large storm events into vegetated swales and rain gardens placed on the perimeter and between parking lanes. Buildings with surface parking lots shall drain roof runoff to pervious paving, rain gardens or to cisterns placed on private property.

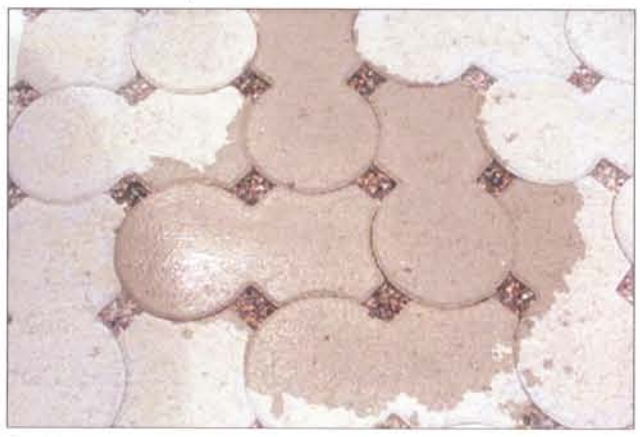
3. Greens, Parks, and Fields. Consider creating low points in greens, parks and fields with subsurface detention beneath vegetated areas or surface detention to infiltrate water into the soil. Minimize the amount of non-porous surfacing in landscaped parks.

4. Landscape. Use native and drought tolerant species wherever appropriate. In public places, limit use of lawn to parks and active areas where its' higher water requirement is worth the investment.

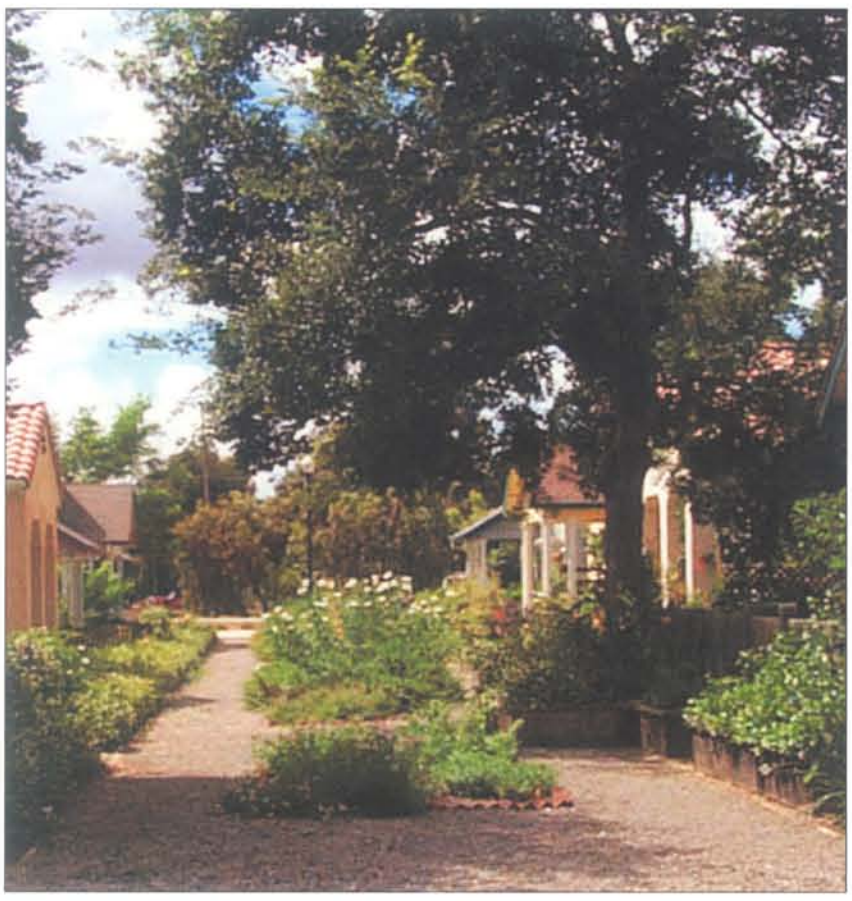
5. Private Residences. Educate homeowners on how to landscape their private gardens in a sustainable manner by choosing water-conserving plants appropriate to their climate; by using permeable paving; and, by installing bioswales and cisterns to infiltrate and/or harvest rain water.


Stormwater drainage directed to bioswale


Stormwater drainage curb cut


Pervious paving to minimize flow across pavement


Pervious paving with plant material



Rain Garden

Pervious paving contributes aesthetically & environmentally

Rain garden to capture roof run-off

D. Methods

All projects withing the Plan area are required to comply with NPDES and the City of Cotati Sustainable Building Program. Two general options are available for addressing stormwater: A) Treatment and Release, or B) Collection and Re-Use

1. Treatment and Release

Bioswale

A vegetated bioswale is composed of plants with a subsurface infiltration trench and is designed to detain and infiltrate water. Planted with native plants, bioswales reduce runoff volume, recharge groundwater, reduce sediment and nutrient runoff, and reduce off-site detention.

Vegetated Swale

Vegetated swales are planted areas that convey, detain, infiltrate and cleanse stormwater.

Native Landscaping

Native plants adapted to the region are often included with swales, rain gardens and other BMPs. They provide important wildlife habitat and preserve the natural character of Cotati.

Porous Pavement

Porous pavement infiltrates water into spaces between paving blocks or into pore spaces within the paving material. Water is collected in aggregate below the pavement where it moves into the soil or is conveyed to another detention area or the storm drain system.

2. Collection and Re-Use

Rain Garden

Planting areas designed to retain and detain runoff from parking lots and roofs. A gravel trench maybe necessary in areas of poor soil permeability.

Cistern/Rain Barrel

Cisterns and rain barrels are large holding tanks used to collect and store rain water and/or gray water for irrigation and other non-potable uses.

Subsurface Detention

Subsurface detention methods collect and store water for infiltration and harvesting. Some methods are constructed in the field, such as aggregate trenches beneath swales andporous paving. Proprietary systems, such as Rainstore by Invisible Structures, can be placed beneath parking lots and can support traffic loads.

E. Stormwater Management

The following incorporate the above policies and strategies into the Plan for appropriate consideration and potential application during plan-development:

a) Cotati Creek

Remove escaped exotics currently distorting flow and replace with native species
Install interpretive signage describing watershed context and function.

b) Old Redwood Highway and East Cotati Avenue

Consider providing curb cuts at intervals along the median to allow for bioswale treatment and as 'flood irrigation' of the planted landscape. Consider planting the median with Oaks that will subsist on winter rain water at maturity. Consider installing permeable pavers in parking stalls for water percolation

c) West Sierra Avenue

Consider installing permeable material on parking stalls to allow water percolation. Consider installing curb cuts along sidewalks for storm water run off to irrigate trees. Consider directing surface runoff to rain gardens located in small tot lots and demonstration gardens at the corners of Sierra Avenue and La Plaza

d) West Cotati Avenue

Consider installing permeable material on parking stalls to allow water percolation. Consider installing curb cuts along sidewalk for storm water run off to irrigate trees.

e) La Plaza

Consider installing permeable material on parking stalls for water percolation. Consider installing curb cuts along sidewalks for storm water run off to irrigate trees. Consider directing surface runoff to the center to allow for detention. Install a filtration system underneath the park to allow cleansing and groundwater recharge.

f) Residential Streets

Consider installing curb cuts along the sidewalk for storm water run off to irrigate trees.

g) Alleys

Consider installing permeable material on travel lane throughout alleys for water percolation. Convey stormwater to vegetated swales where possible.
Where feasible, drain roof water through the adjacent landscape and into vegetated swales.

3.4.020 - Transportation Plan

The Transportation Plan consists of several interrelated components as described in chapter 2: Bikeway System, Streets and Street-Sections and, Landscape Guidelines. Here, the requirements and measures with which to achieve the Transportation Plan are described and provided.

3.4.021 - Bikeway System

The following implementation measures are reflected in the diagram at right:

1. **Old Redwood Highway** (from Page Street to La Plaza Street)
   - Cohesive signage program to alert motorists of cyclists;
   - Design speed of 25 miles per hour;
   - Cyclists will share the lane with motorists
   - Pavement transitions-storm drain grates evaluated/improved as needed

2. **La Plaza Street** (around new Hexagonal Park)
   - Signage alerting motorists of cyclists will be provided;
   - Design speed of 15 miles per hour;
   - The option of 'back-in' diagonal parking should be considered due to its compatibility with cyclists. This potentially applies to the outer edge of street (except at the fire station where there is not sufficient room and it will be parallel on both sides of the street);
   - A 3 foot wide buffer between diagonal parking and the travel lane
   - Cyclists will share the lane with motorists;
   - Pavement transitions and storm drain grates to be evaluated and improved accordingly

3. **La Plaza Park**
   - Signage alerting motorists of cyclists entering La Plaza Street from the Park and to protect pedestrians from cyclists within the Park;
   - Wide sidewalk/promenade provided through center and along the edges for comfortable crossing into park from adjacent intersections

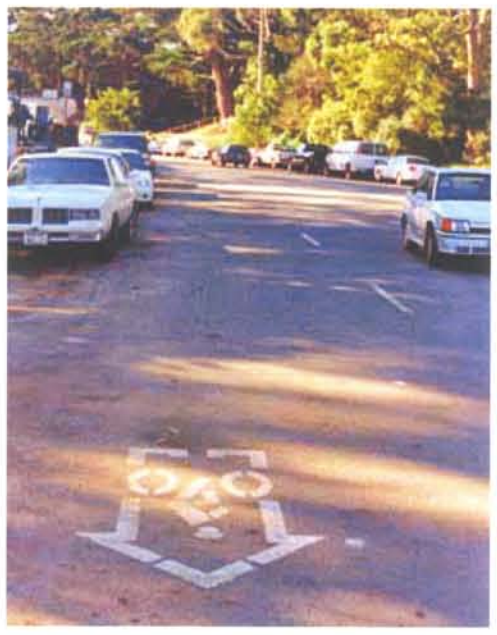
4. **Old Redwood Highway** (La Plaza Street to Gravenstein Hwy)
   - Signage alerting motorists of cyclists;
   - Design speed of 25 miles per hour;
   - A dedicated, class 2 bike lane between parked cars (parallel) and the vehicular lanes;
   - Comfortable transitions at intersections for cyclists and pedestrians

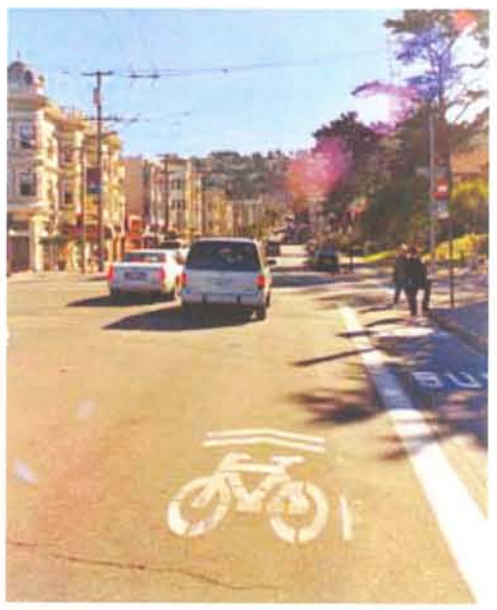
5. **Commerce Avenue** (Gravenstein Hwy intersection to north boundary)
   - Signage alerting motorists of cyclists will be provided;
   - Design speed of 25 miles per hour;
   - Dedicated 5 foot wide bike lane

6. **East Cotati Avenue**
   - Signage alerting motorists of cyclists;
   - Design speed of 25 miles per hour;
   - Dedicated 5 foot wide lane

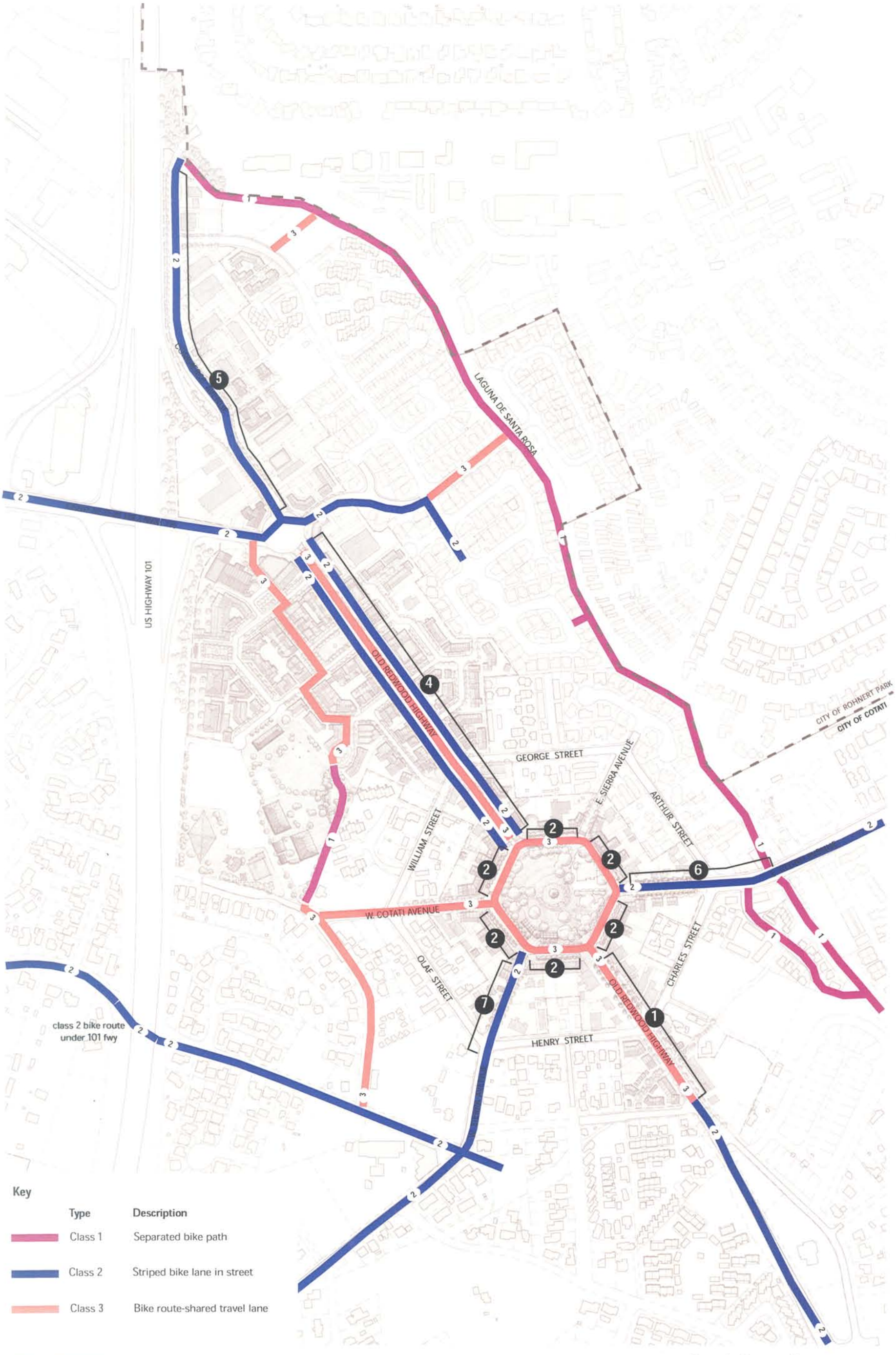
7. **West Sierra Avenue**
   - Signage alerting motorists of cyclists;
   - Design speed of 25 miles per hour;
   - A dedicated 5 foot wide bike lane

Education
- Develop consistent pedestrian / cyclist signage program;
- Develop consistent signage regarding waters, drainage and native planting.





Right:
Examples of 'Sharrow' types of streets where cyclists and motorists share a narrow and calm street.



Cotati's Bikeway Plan - SP Map 13

August 26, 2009

3.4.022 - Street Network and Streets

This chapter identifies the various street types deployed to assemble the street network for the plan area, per the vision established in chapter 2.

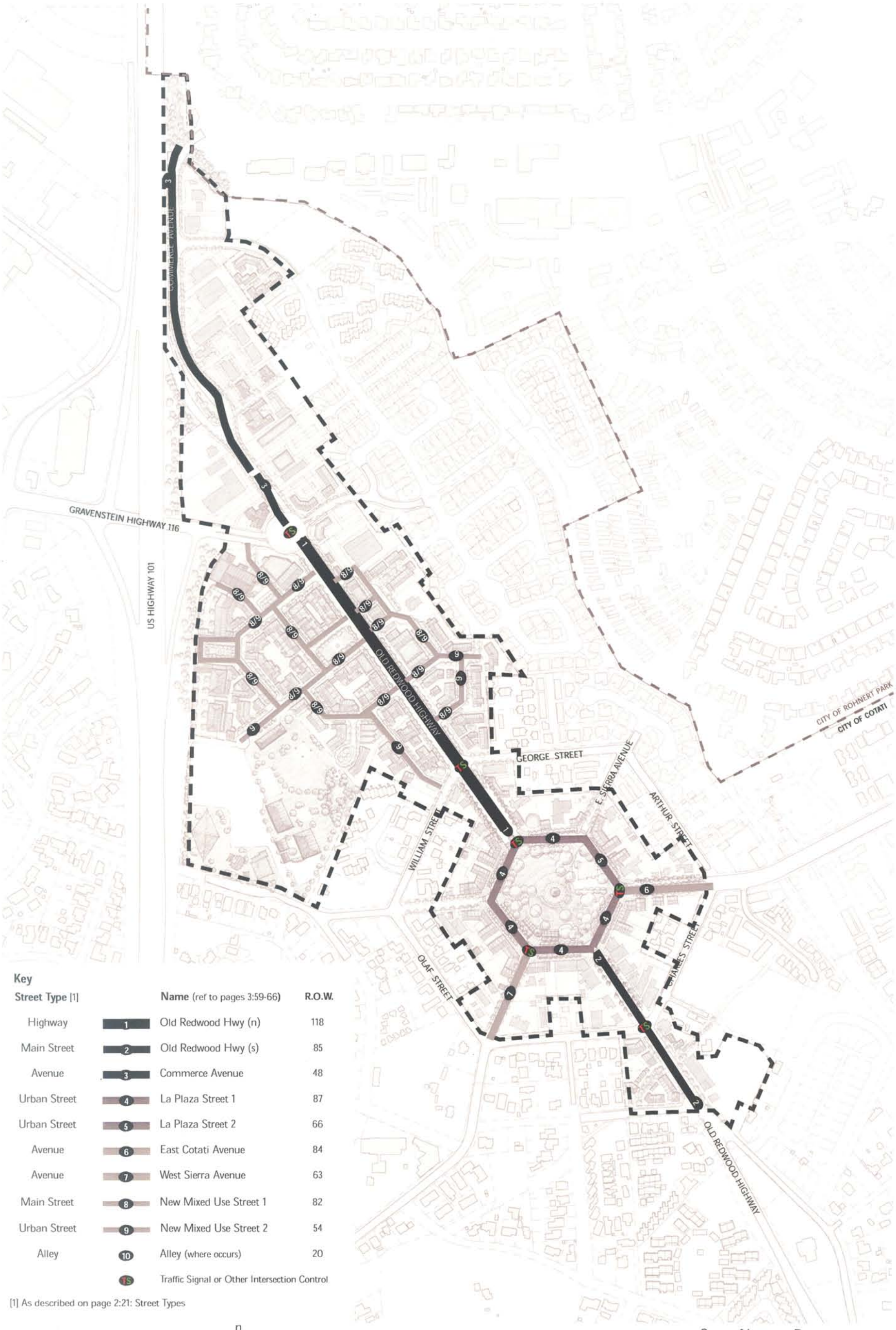
These requirements work with the subdivision (block and street) standards in section 3.2.040 to:

a. provide the information with which to modify existing streets,

b. provide the information on with which to maintain existing streets that are not proposed to change.

c. produce new, variable blocks and streets.

The diagram at right identifies the proposed improvements to the existing thoroughfare network for the Specific Plan area.



Key

Street Type [1]		Name (ref to pages 3:59-66)	R.O.W.
Highway	1	Old Redwood Hwy (n)	118
Main Street	2	Old Redwood Hwy (s)	85
Avenue	3	Commerce Avenue	48
Urban Street	4	La Plaza Street 1	87
Urban Street	5	La Plaza Street 2	66
Avenue	6	East Cotati Avenue	84
Avenue	7	West Sierra Avenue	63
Main Street	8	New Mixed Use Street 1	82
Urban Street	9	New Mixed Use Street 2	54
Alley	10	Alley (where occurs)	20
	TS	Traffic Signal or Other Intersection Control	

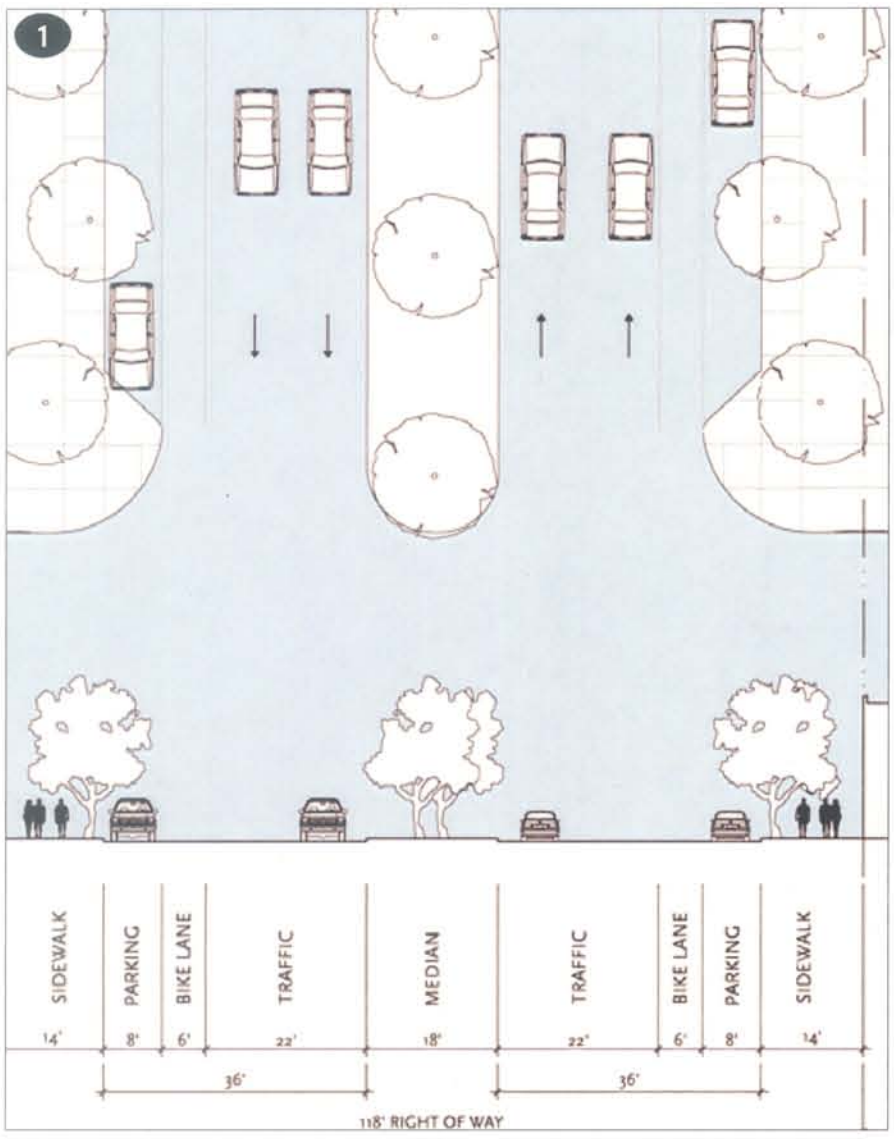
[1] As described on page 2:21: Street Types

0 200 400 800 ft

n

Street Network Plan - SP Map 14

Old Redwood Highway (La Plaza to Gravenstein Highway)



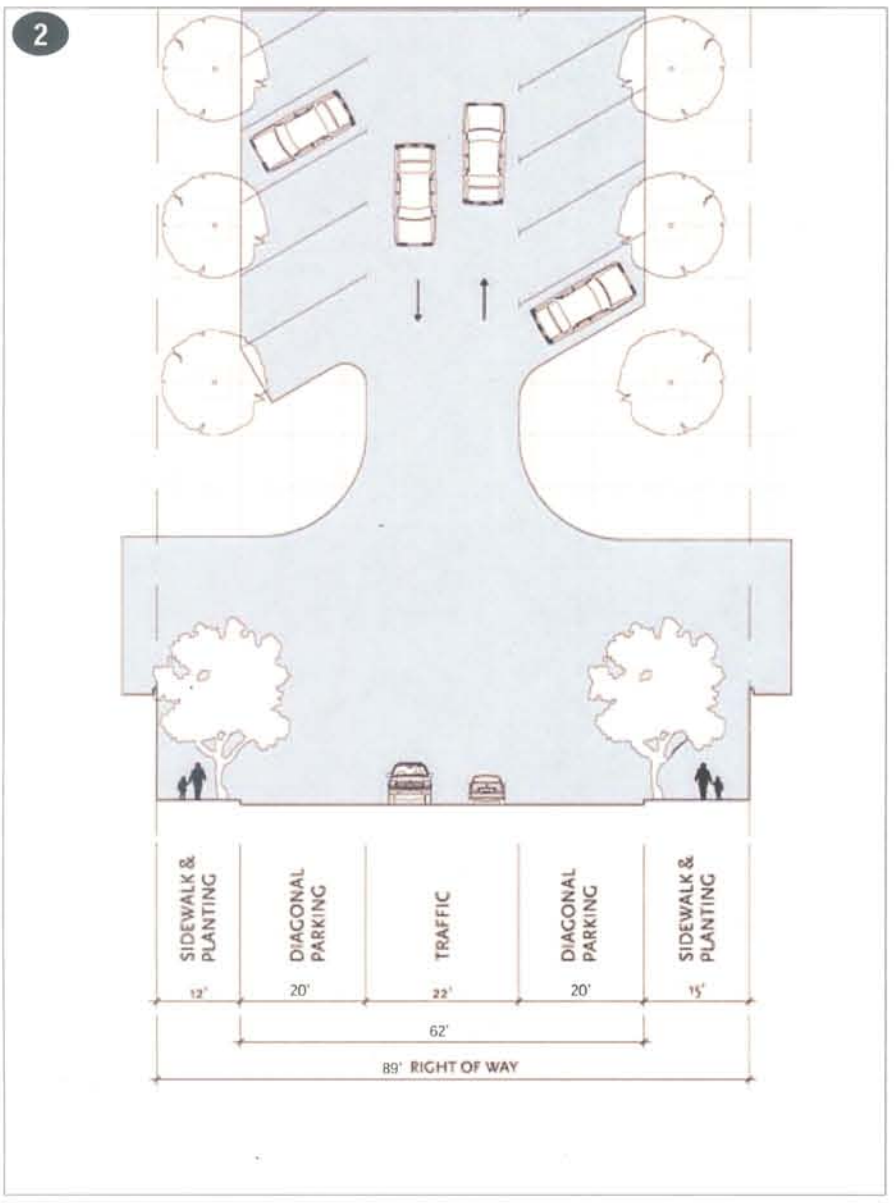
Plan / Section Diagram

Illustrative Photo

Collector Street

DESIGN SPEED..... 25-30 mph
CROSSING TIME ..... 16 seconds
ROW WIDTH ..... 118'
MEDIAN ..... 18'
TRAFFIC LANES .....4, 2 each direction
BIKEWAY.....both sides 6'
PARKING ..... both sides (parallel)
CURB TYPE ..... vertical
CURB RADIUS ..... 10' with curb extensions 15' without
SIDEWALK WIDTH ..... 12'
PLANTER WIDTH ..... 5'x5' with grates
PLANTER TYPE ..... well at 30' o.c.
PLANTING ..... trees
TREE SPECIES..... see page 3:62 (Street Tree Plan)

Old Redwood Highway (La Plaza to Page Street)



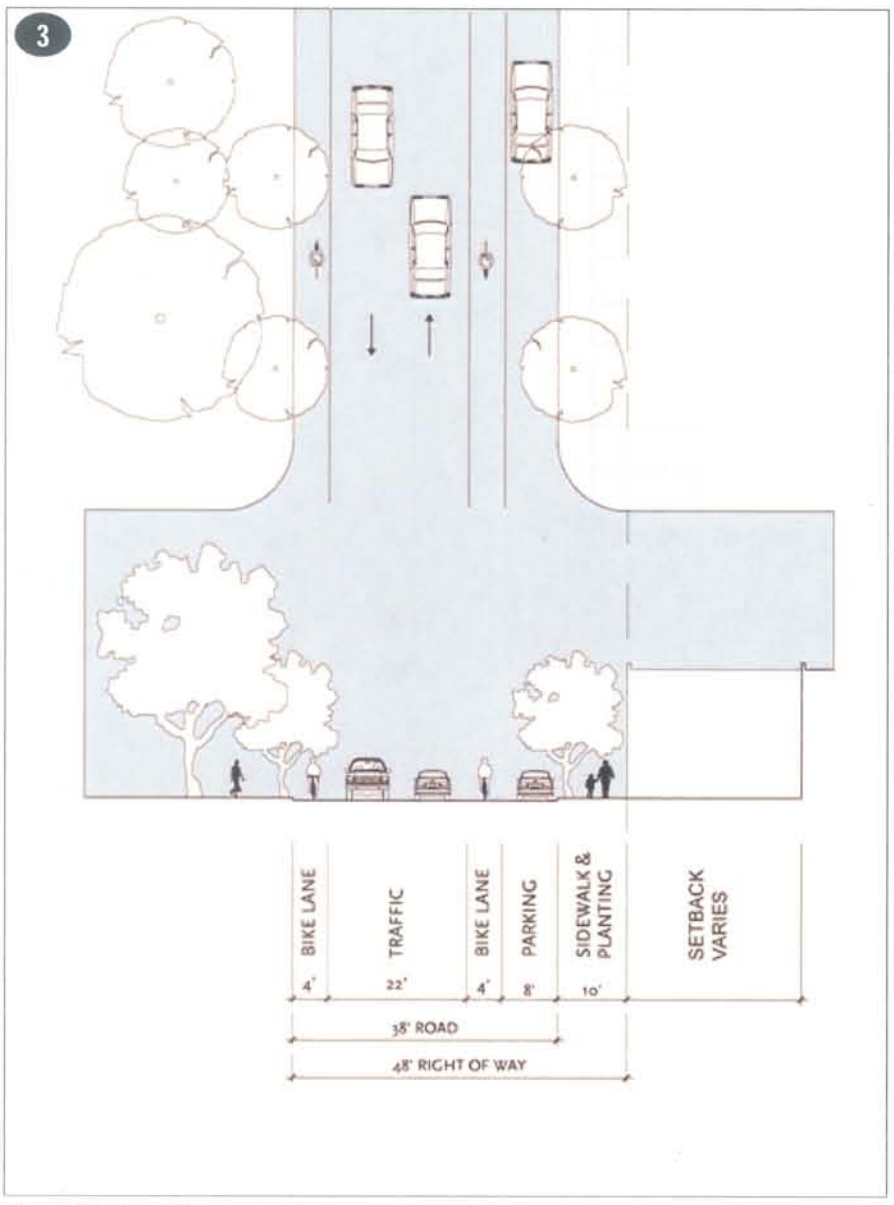
Plan / Section Diagram

Illustrative Photo

Cotati Land Use Element Category: Collector

DESIGN SPEED..... 15-20 mph
CROSSING TIME .....5 seconds
ROW WIDTH ..... 85'
TRAFFIC LANES ..... 2, one each direction
PARKING ..... both sides; diagonal 'head-in'
CURB TYPE ..... vertical
CURB RADIUS ..... 10' with curb extensions; 15' without
SIDEWALK WIDTH ..... 12' (west); 15' (east)
PLANTER WIDTH ..... 5'x5'
PLANTER TYPE ..... well at 25'-30' o.c. (adjacent to buildings); continuous around park edge
PLANTING ..... trees
TREE SPECIES..... see page 3:62 (Street Tree Plan)

Commerce Avenue

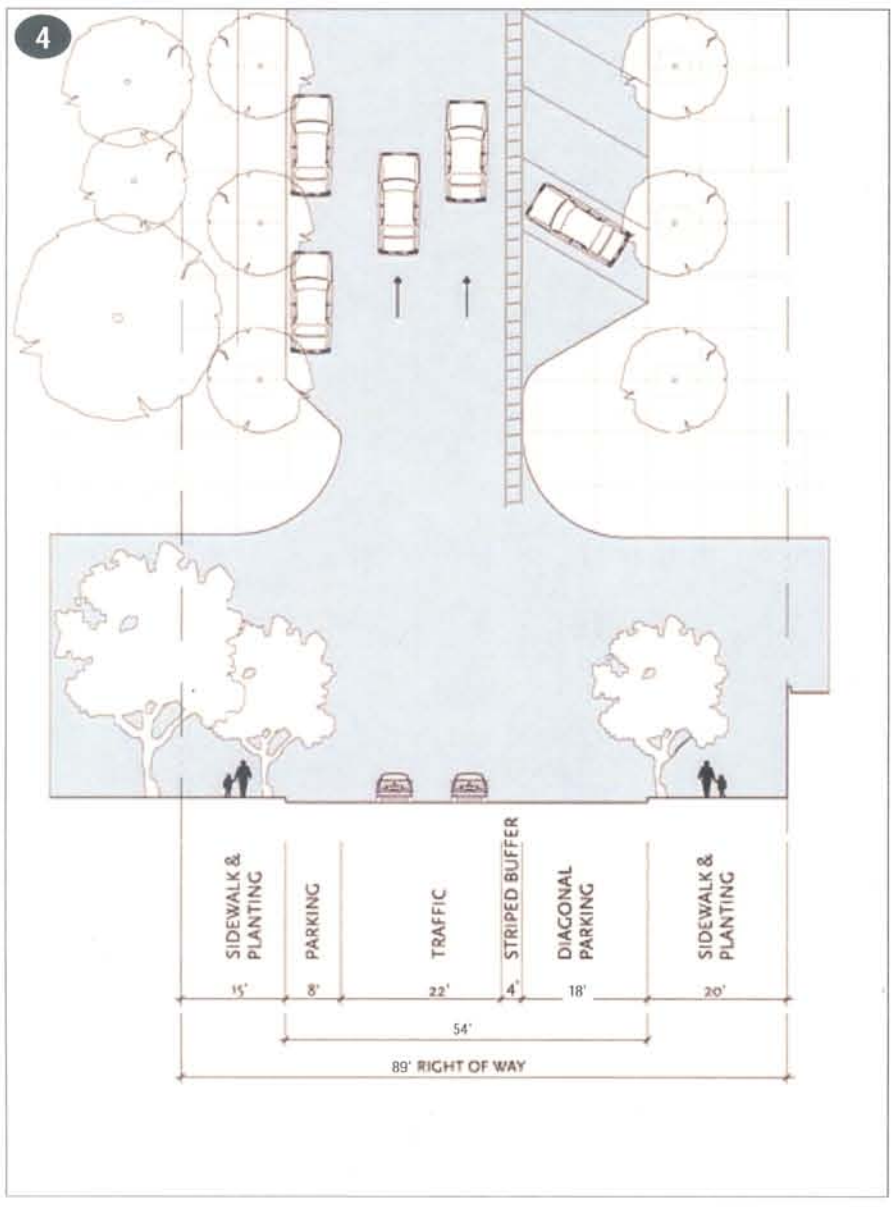


Plan / Section Diagram

Illustrative Photo

DESIGN SPEED..... 25-30 mph
CROSSING TIME .....9 seconds
ROW WIDTH ..... 48'
TRAFFIC LANES ..... 2, 1 each direction
BIKE LANE..... east side 4' striped
PARKING ..... both sides (parallel); no parking where R.O.W < 48'
CURB TYPE ..... vertical
CURB RADIUS ..... 10' with curb extensions; 15' without
SIDEWALK WIDTH ..... none (west); 10' (east)
PLANTER WIDTH ..... 5'x5' with grates
PLANTER TYPE ..... well at 25'-30' o.c.
PLANTING ..... trees
TREE SPECIES..... see page 3:62 (Street Tree Plan)

La Plaza Street - 1 (except Northeast segment adjacent to fire station)

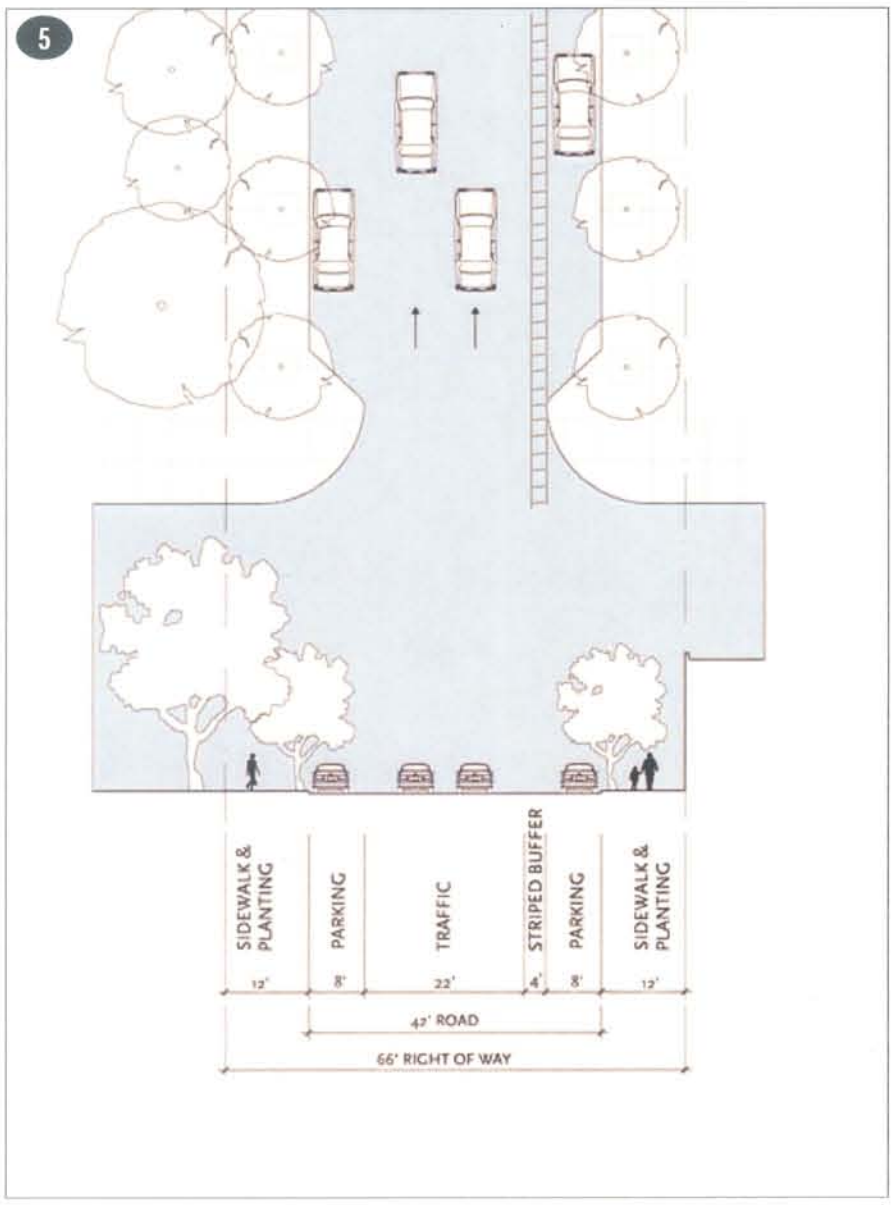


Plan / Section Diagram

Illustrative Photo

DESIGN SPEED..... 15-20 mph
CROSSING TIME .....6 seconds
ROW WIDTH ..... 87'
TRANSITION..... 3' striped from edge of diagonal parking
TRAFFIC LANES ..... 2, same direction
PARKING ..... parallel (adjacent park); back-in diagonal (adjacent buildings)
CURB TYPE ..... vertical
CURB RADIUS ..... 10' with curb extensions, 15' without
SIDEWALK WIDTH ..... 15' (adjacent park); 20' (adjacent buildings)
PLANTER WIDTH ..... 5'x5' with grates
PLANTER TYPE ..... well at 25'-30' o.c
PLANTING ..... trees
TREE SPECIES..... see page 3:62 (Street Tree Plan)

La Plaza Street - 2 (Northeast segment adjacent to Fire Station)

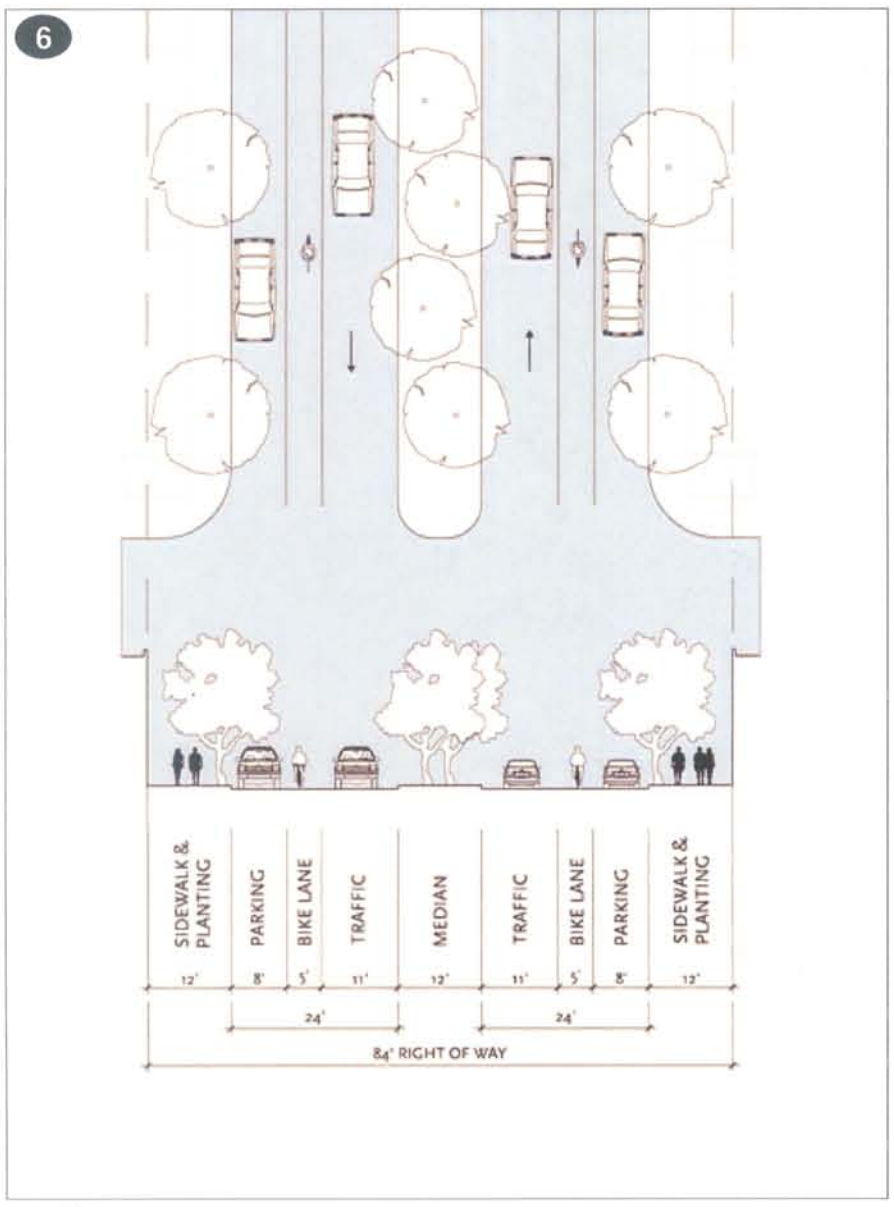


Plan / Section Diagram

Illustrative Photo

DESIGN SPEED..... 15-20 mph
CROSSING TIME ..... 6 seconds
ROW WIDTH ..... 66'
TRAFFIC LANES ..... 2, same direction
PARKING ..... both sides (parallel)
CURB TYPE ..... vertical
CURB RADIUS ..... 10' with curb extension; 15' without
SIDEWALK WIDTH ..... 12' (adjacent to park); 12' (adjacent to buildings)
PLANTER WIDTH ..... 5' continuous; 5'x5' wells
PLANTER TYPE ..... continuous or wells at 25'-30' o.c. with grates
PLANTING ..... trees
TREE SPECIES..... see page 3:62 (Street Tree Plan)

East Cotati Avenue

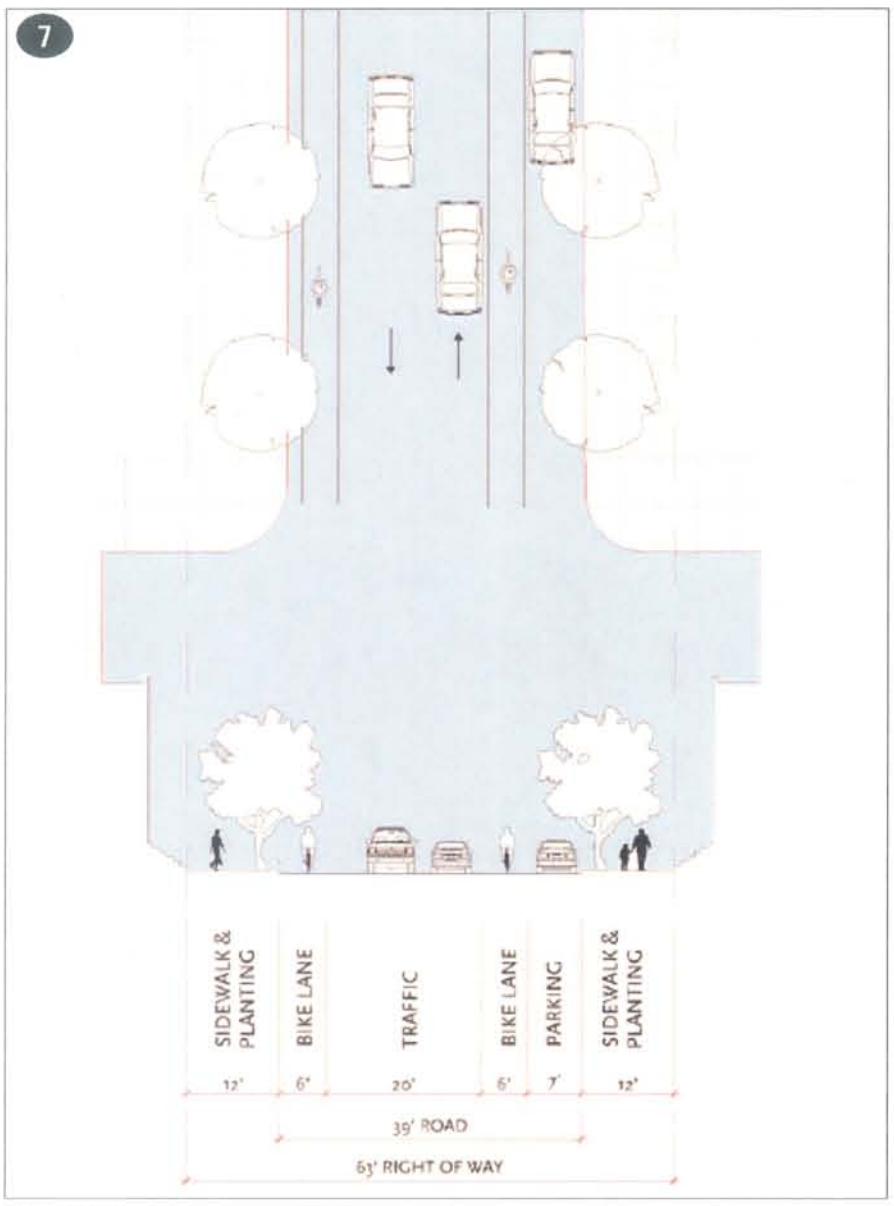


Plan / Section Diagram

Illustrative Photo

DESIGN SPEED..... 25-30 mph
CROSSING TIME .....6 seconds
ROW WIDTH ..... 84'
TRAFFIC LANES ..... 2, 1 each direction
BIKE LANE..... both sides 5' striped
PARKING ..... both sides not striped(parallel)
CURB TYPE ..... vertical
CURB RADIUS ..... 10' with curb extensions, 15' without
SIDEWALK WIDTH ..... 6'
PLANTER WIDTH ..... 6'
PLANTER TYPE ..... continuous
PLANTING ..... trees 30'-40' o.c.
TREE SPECIES..... see page 3:62 (Street Tree Plan)

West Sierra Avenue

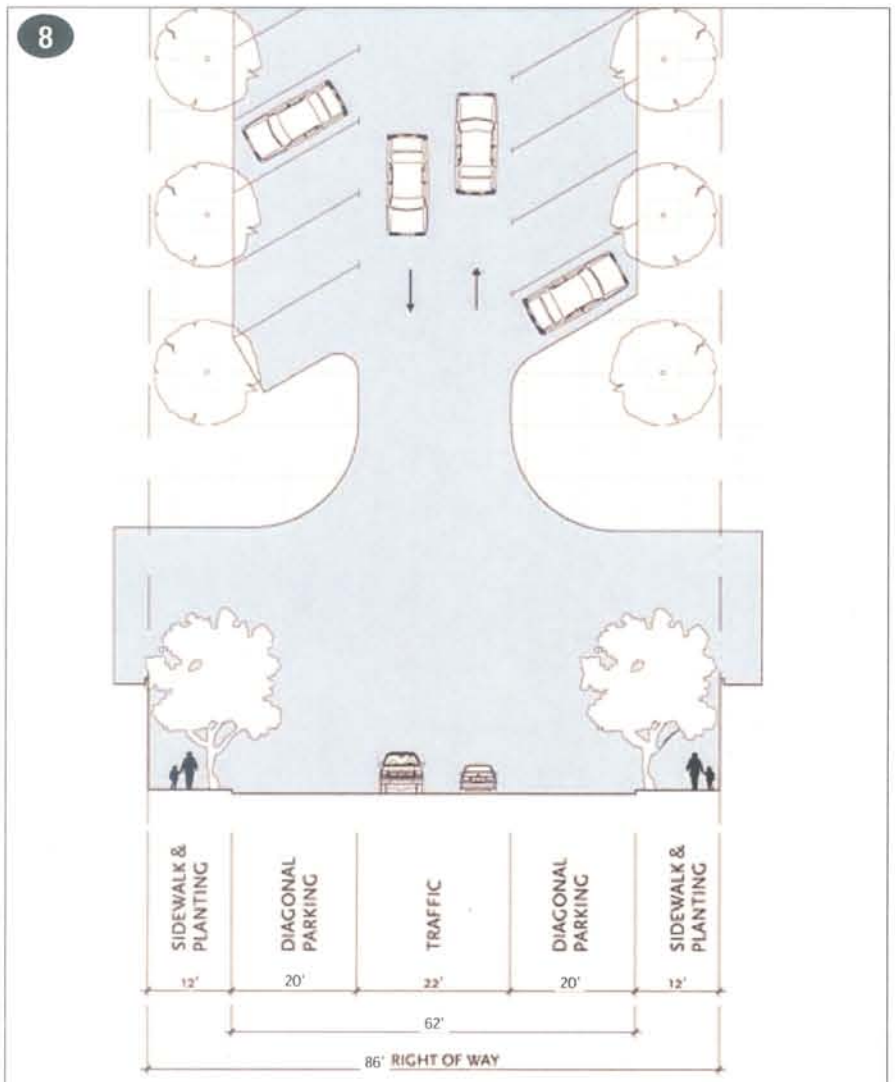


Plan / Section Diagram

Illustrative Photo

DESIGN SPEED..... 20-25 mph
CROSSING TIME .....5 seconds
ROW WIDTH ..... 63'
TRAFFIC LANES ..... 2, 1 each direction
BIKE LANE..... North side, 5' striped
PARKING ..... both sides,not striped(parallel)
CURB TYPE ..... vertical
CURB RADIUS ..... 10' with curb extensions; 15' without
SIDEWALK WIDTH ..... 5'
PLANTER WIDTH ..... 7'
PLANTER TYPE ..... continuous at 25'-30' o.c.
PLANTING ..... trees
TREE SPECIES..... see page 3:62 (Street Tree Plan)

New Mixed Use Street 1 [a]



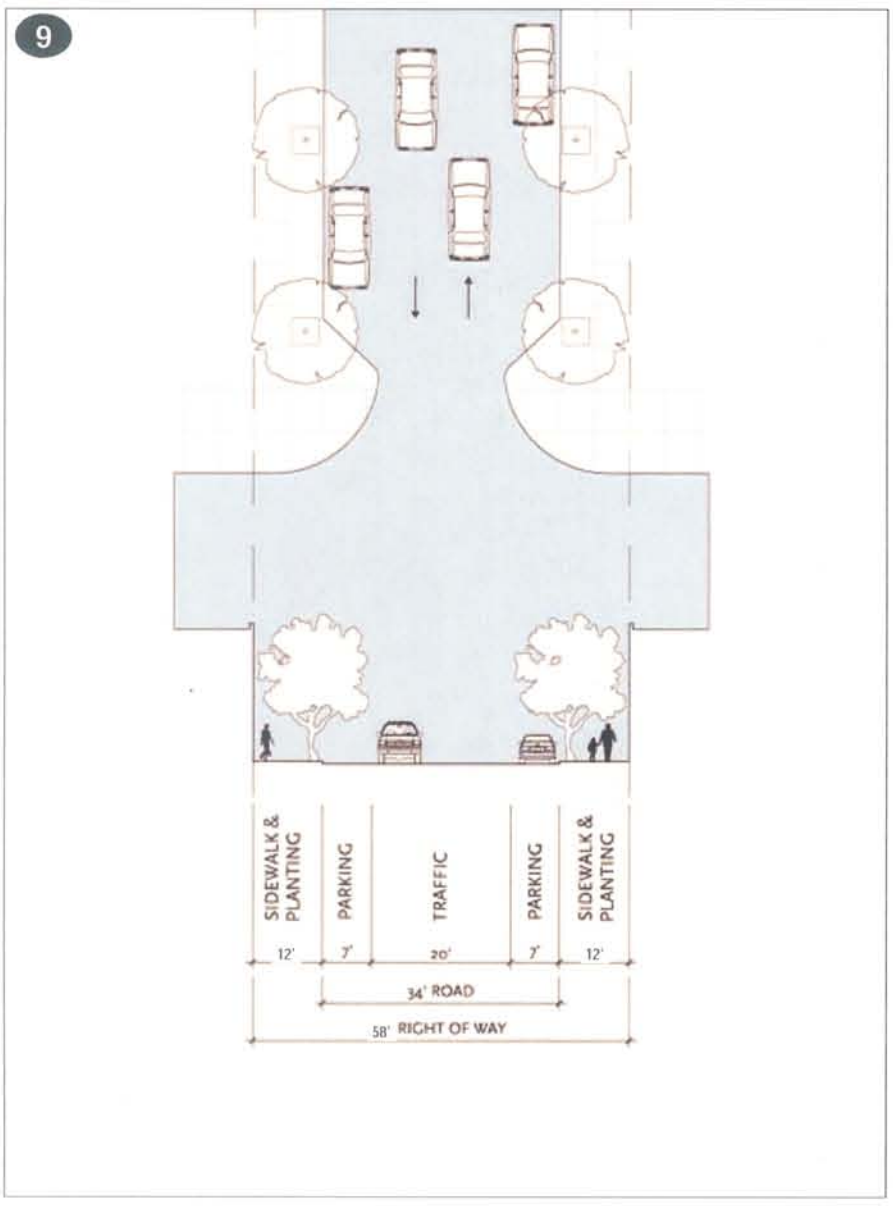
Plan / Section Diagram

Illustrative Photo

DESIGN SPEED..... 15-20 mph
CROSSING TIME ..... 6 seconds
ROW WIDTH ..... 82'
TRAFFIC LANES ..... 2, 1 each direction
PARKING ..... both sides (diagonal)
CURB TYPE ..... vertical
CURB RADIUS ..... 10' with extensions; 15' without
SIDEWALK WIDTH ..... 12'
PLANTER WIDTH ..... 5'x5' tree wells
PLANTER TYPE ..... well at 25'-30' o.c. with grates
PLANTING ..... trees
TREE SPECIES..... see page 3:62 (Street Tree Plan)

[a] This option shall be used only in conjunction with Street Type 9 as determined by the City.

New Mixed Use Street 2 / Residential Street



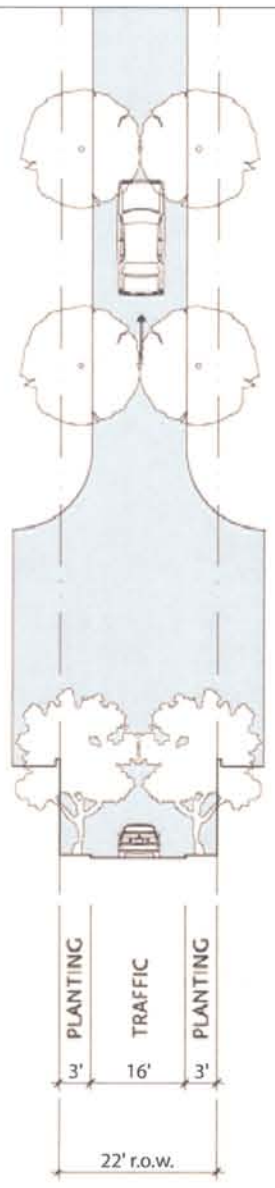
Plan / Section Diagram

Illustrative Photo

DESIGN SPEED..... 15-20 mph
CROSSING TIME .....5 seconds
ROW WIDTH ..... 54'
TRAFFIC LANES ..... 2, 1 each direction
PARKING ..... both sides not striped(parallel)
CURB TYPE ..... vertical
CURB RADIUS ..... 10' with curb extensions; 15' without
SIDEWALK WIDTH ..... 10'
PLANTER WIDTH ..... 5x5 planter wells'
PLANTER TYPE ..... well at 25'-30' o.c. with grates
PLANTING ..... trees 30'-40' o.c.
TREE SPECIES..... see page 3:62 (Street Tree Plan)

Alley

10



Plan / Section Diagram

Illustrative Photo

DESIGN SPEED..... 10-15 mph
CROSSING TIME .....3 seconds
ROW WIDTH ..... 22'
TRAFFIC LANES ..... n/a
PARKING ..... none
CURB TYPE ..... swale with pervious paving
CURB RADIUS ..... 10' with curb extensions; 15' without
SIDEWALK WIDTH ..... n/a
PLANTER WIDTH ..... 3' each side
PLANTER TYPE ..... continuous between garages and driveways
PLANTING ..... draught tolerant or bioswale materials
TREE SPECIES..... see page 3:62 (Street Tree Plan)

3.4.030 - Landscape Guidelines

Street Trees and Streetscapes

The role of the street tree plan is to establish a visual and environmental order within the framework of the downtown. Future tree planting and streetscape work will be guided by the objectives and standards in this section, ensuring that individual projects will contribute to the overall public realm in a coherent manner.

Principles - Street trees provide numerous environmental and cultural benefits for citizens and visitors which are summarized below:

1. Define the space of the street through a uniform and closely spaced row of large trees. This particularly applies to streets that are too wide for the height of the buildings, streets with holes in the street wall, or suburban streets where buildings are too far apart to contain the space of the street. Mature trees provide canopy and make elongated outdoor rooms out of otherwise ordinary street space.

2. Define and make comfortable the street space occupied by pedestrians. Street trees, properly placed, create a line of columns that separates visually and psychologically one pathway from another, and if a further objective is to provide a canopy of leaves and branches then the trees have to be planted close enough to do that. Walking along a line of trees it is desirable to see between them, but also to be aware that the trees are forming a plane; a distinct boundary between the car space, the building space and the pedestrian space.

3. Calm traffic and protect the pedestrian from cars. Curbs and sidewalks are the most common ways of separating and thereby protecting pedestrians from vehicles, but while they may physically separate they do not necessarily offer a sense of safety or tranquility. Trees at the curb line, if close enough to each other, create a pedestrian zone that feels safe.

4. Filter the sunlight, especially on hot summer days Deciduous trees, unlike evergreen or palm, serve different functions in the summer and winter. Through photosynthesis, trees lower city temperatures in the summer and change carbon dioxide into oxygen. Deciduous trees are generally faster growing and more predictable and uniform in their growth rate and therefore more preferential in urban settings

.

5. Bring order to the street. Trees should be laid out with regular geometries, repetition and rhythm, consistent sizes and alignment. Streets are defined vertically by the height of buildings and/or trees. The wider a street gets, the more mass or height it takes to define it, and to have small, flowering or irregularly shaped tree types is to be counterproductive to the order and scale of a street space.

Environmental Benefits
1) Climate Control-Deciduous trees provide shade in summer and sun in winter, reducing heat islands and cooling the ambient temperature;
2) Albido Effect-Trees reduce sun glare from paving;
3) Rain Water Interception-Precipitation falling on leaves, branches and bark is intercepted by trees and temporarily stored in the leaves, branches and bark, effectively reducing stormwater runoff.

Cultural Benefits
1) Mature street trees can increase property values;
2) The enclosure provided by street trees signals drivers to reduce speed. As the context of the street becomes more human, people naturally slow down;
3) Trees produce oxygen and improve local air quality;
4) Tree canopies have a calming effect, reducing the perception of traffic noise.

Tree Selection Objectives
By using the list of trees provided and planting the streets according to the Plan, Cotati will achieve consistent visual unity, block by block, without sacrificing variety. Tree selection was influenced by a number of pertinent factors and objectives:

TS-1. Environmental Suitability - Plant trees that thrive in Cotati and the region;

TS-2. Sustainability Concerns - Use California natives or trees closely resembling them, including their drought-resistance, in appearance and function;

TS-3. Street Tolerance - Include a variety of street trees that perform well in urban environments. Tolerance of automobile exhaust, dust, and small planters narrows the range of species appropriate for curbs;

TS-4. Variety - Ensure species variety: the gold and red of autumn, the scent of evergreens and cedars, and a kaleidoscope of branching patterns and shadow play;

TS-5. Scale and Transparency - Ensure that trees at maturity begin branching above commercial signage and allow buildings to be seen though the canopy. Medium sized trees are reserved for narrow streets and alleys that can not accommodate big trees.

In addition to the above, the special nature of discrete neighborhoods within the plan area led to the identification of species as listed below:

La Plaza. The Honey Locust species, provides the stature, seasonal color and transparency for this special place.

Historic Core. In order to distinguish Old Redwood Highway and East Cotati Avenue from other streets radiating from La Plaza, the Maple species is selected. A very adaptable tree that thrives in street conditions, it provides pronounced autumn gold and spring green colors.

Northern Gateway. The area is characterized by a variety of street trees, chosen for their contribution to the public and private realm. Honey Locust continues the theme along Old Redwood Highway. Bisecting streets are planted with Raywood Ash or Chinese Pistache. Sycamore was selected for its form and resemblance to its close relative, the California Sycamore.

Commerce Avenue. The design goal for this street is to provide a more urban and civic presence with large, stately trees leading to the entry roundabout. Sycamores are the selection for smaller streets. North of La Plaza, the main thoroughfare is lined with a street tree of substantial form.

Urban Form - Streetscapes are designed per the following street tree types in reponse to the particular physical context and spatial needs. The diagram at right represents the composite effect of the various streetscapes helping to shape the various blocks and open spaces throughout this plan area.

This plan uses the full typological pallette of tree types to express the intended physical and visual charracter of the streetscape system. Below, the six types of trees are deployed according to the urban form of each type: from the most columnar ('Palm') to the broadest canopy type ('Umbrella'). In this way, over the life of the plan, individual tree species can be easily selected and/or substituted while being informed of the urban form intentions expected of the tree type.

Columnar-type Species

Urban Form: Palm

Canopy-type Species

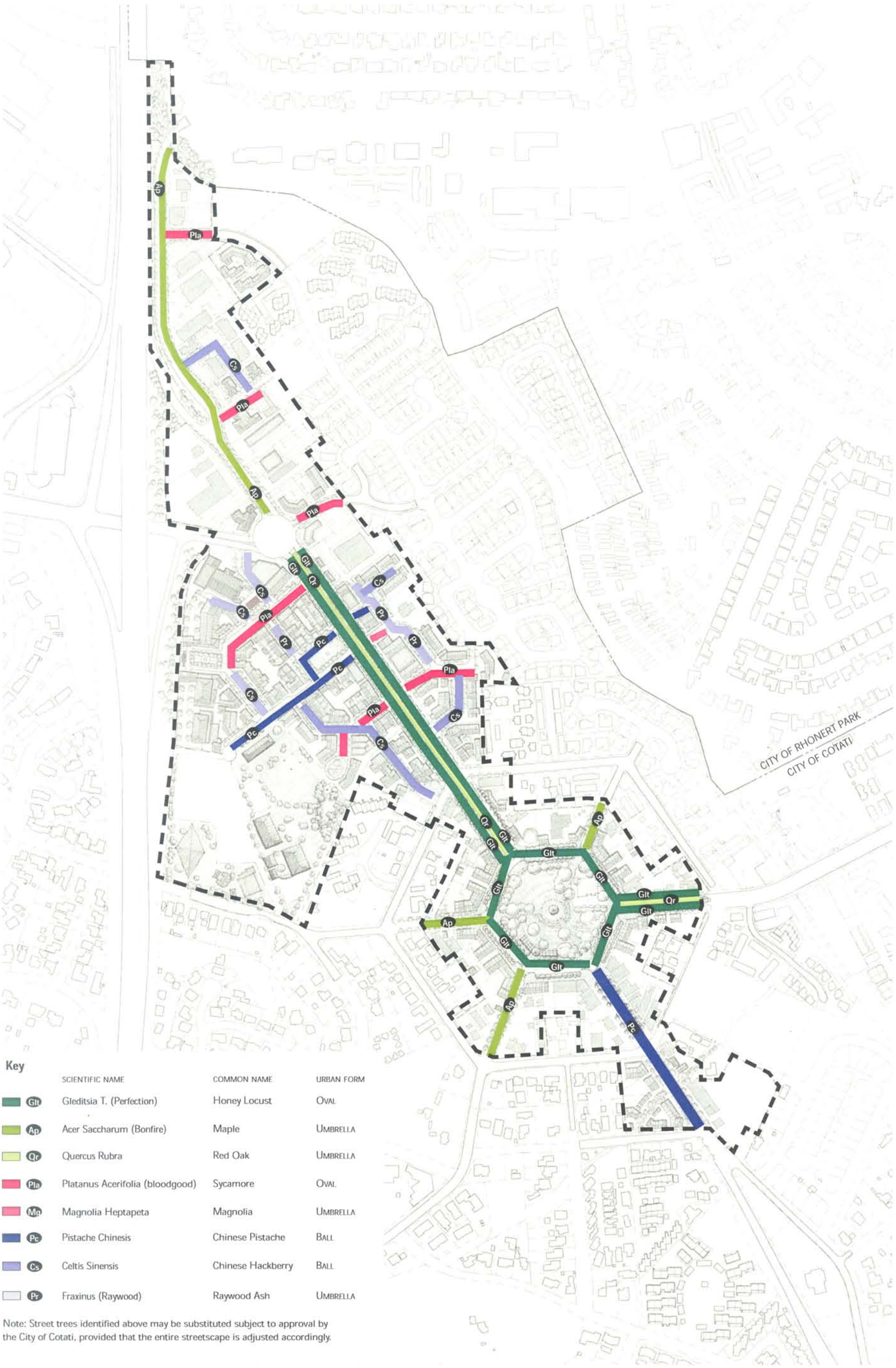
Urban Form: Vase

Urban Form: Oval

Urban Form: Ball

Urban Form: Pyramid

Urban Form: Umbrella



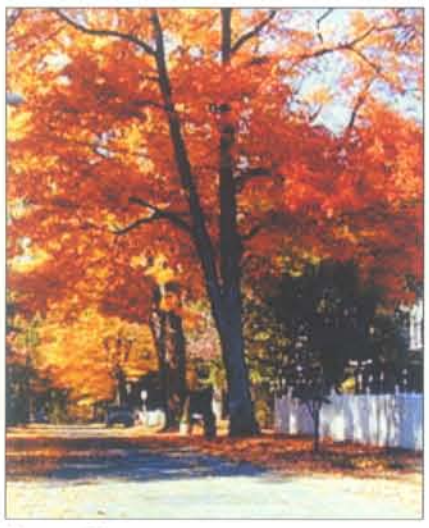
Key

	SCIENTIFIC NAME	COMMON NAME	URBAN FORM
Glt	Gleditsia T. (Perfection)	Honey Locust	Oval
Ap	Acer Saccharum (Bonfire)	Maple	Umbrella
Qr	Quercus Rubra	Red Oak	Umbrella
Pla	Platanus Acerifolia (bloodgood)	Sycamore	Oval
Mg	Magnolia Heptapeta	Magnolia	Umbrella
Pc	Pistache Chinesis	Chinese Pistache	Ball
Cs	Celtis Sinensis	Chinese Hackberry	Ball
Pr	Fraxinus (Raywood)	Raywood Ash	Umbrella

Note: Street trees identified above may be substituted subject to approval by the City of Cotati, provided that the entire streetscape is adjusted accordingly.

0 200 400 800 ft

Streetscape and Street Tree Plan - SP Map 15

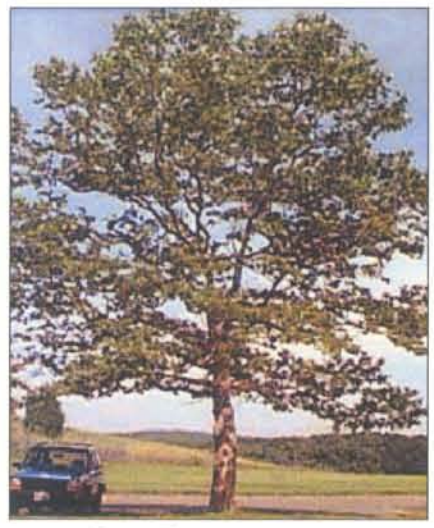


Hybrid Maples

Acer Saccharum

Broad crowned densely foliaged tree from 50 to 60 feet high and nearly as wide. An excellent tree for broad boulevards or residential streets with wide setbacks. There are several existing varieties in, and adjacent to, the City of Cotati.

50-60' tall
50-60' spread
Urban Form: Umbrella

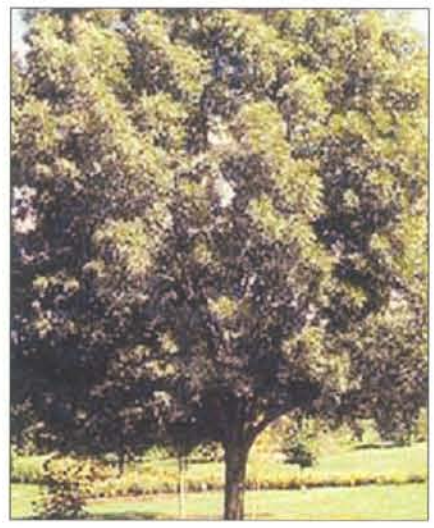


London Plane Tree

Platanus acerifolia

A broadleaf deciduous tree with a predictable growth rate and uniform canopy. This tree establishes the street space characteristics of the neighborhood streets.

40' tall
30' spread
Urban Form: Oval

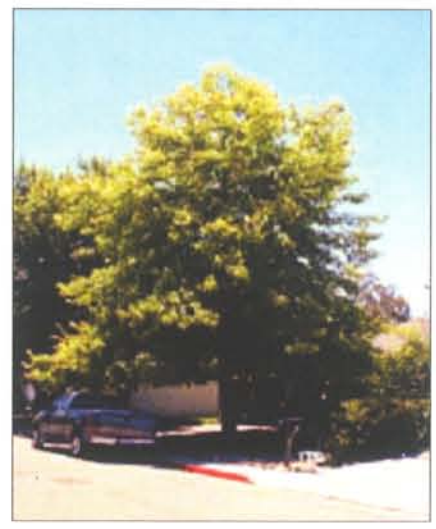


Raywood Ash

Fraxinus raywoodii

A broadleaf deciduous tree with a predictable growth rate and a formal appearance throughout the year. A bright splash of fall color is a harbinger of autumn and its branching habit makes it a handsome presence throughout the winter.

30' tall
25' wide
Urban Form: Umbrella



Red Oak

Quercus Rubra

Abundantly planted tree in the Cotati area that is highly branched. A deciduous tree that has vibrant color in both spring and fall and highly successful in heavy soils. This tree is not native to the area and needs regular moisture, but in all other respects is well adapted.

70' tall
50 wide
Urban Form: Umbrella

Common Open Space, Plazas, Squares and Greens:

Spatial Defining Trees:
Liquidambar styraciflua / American Sweetgum
Platanus acerifolia / London Plane Tree
Cedrus deodara / Deodor Cedar
Quercus agrifolia / Coast Live Oak
Tillia cordata
Sophora japonica 'Regent'
Liriodendron tulipifera
Acer pseudoplatanus 'cvs.'
Corylus colurna
Sequoiadendron gigantea

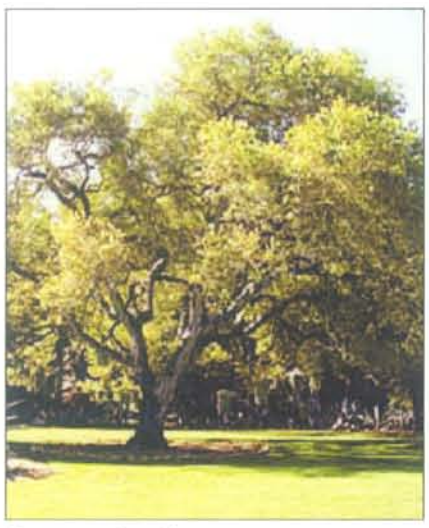
Accent Trees:
Gleditsia T. Inermis / Skyline
Lagerstroemia indica / Crepe Myrtle
Pistacia chinensis / Chinese Pistache
Native Redbud
Cercis occidentalis
Chionanthus virginicus
Chionanthus retusus
Cercidiphyllum japonicum
Styrax japonica
Davidia involucrate
Parrotia persica
Prunus cultivars
Luma apiculata

Trees:
Acer palmatum / Japanese maple
Fraxinus raywoodii / Raywood Ash
Fraxinus velutina / Modesto Ash
Gleditsia T. inermis / Thornless Honey Locust
Laerstroemia indica / Crepe Myrtle
Liquidambar styraciflua / American sweetgum
Koelreuteria paniculata / Golden Raintree
Magnolia grandiflora / Southern Magnolia
Pistacia chinensis / Chinese Pistache
Platanus acerifolia / London Plane Tree
Quercus douglesii / Douglas Blue Oak
Quercus suber / Cork Ork

Within Parking Lots:
Landscape of parking areas shall consist of minimum, 15-gallon sized trees which shall be provided at the rate of one tree per every four parking spaces.

Acceptable Parking Lot Trees:
Magnolia heptapeta
Platanus acerifolia / London Plane Tree
Cinnamomum camphora/Camphor Tree
Quercus suber / Cork Oak
Quercus agrifolia / Coast Live Oak
Acer campestre
Acer capillipes
Chionanthus retusus
Cotinus obovatus
Sapimum sebiferum
Carpinus betulus
Acer davidii
Aesculus x carnea 'Briotii'
Halesia monticola 'Rosea'
Koelreuteria bipinnata

Tall Shrubs:
Abelia grandiflora / Glossy Abelia
Buddleia davidii / Butterfly Bush
Heteromelies arbutifolia / Toyon
Escallonia fradesii / Escallonia
Pittosporum tobira / Tobira
Pittosporum undulatum / Victoria Box
Photinia fraseri / Photinia
Rhus ovata / Sugarbush
Rhus integrifolia / Lemonade Berry
Romneya coulteri / Matilija Poppy
Salvia Leucanthus/Mexican Blue Sage
Arctostaphlos sp. (Many large varieties)
Ceanothus sp. (Many varieties)
Azara dentate
Azara microphylla
Azara microphylla ' Variegata'
Berberis (Many varieties)
Buddleia crispa
Buddleia alternifolia ' Argentea'
Buxus sempervirens
Correa (Many varieties)
Deutzia schlingii
Deutzia glauca
Deutzia setchuenensis var. corymbiflora
Cotinus (Many forms)
Dendromecon rigida
Elaeagnus ' Quicksilver'
Hypericum Kouytchense
Hypericum androcaceae
Escallonia 'Iveyi'
Escallonina rubra var. macrantha
Eucryphia lucida
Itea illicifolia
Fremontodendron californicum
Garrya elliptica 'James Roof'
Genista aetnensis
Mahonia x media 'Charity'
Philadelphus lewisii 'Majorie Schmidt'
Philadelphus intectus
Physocarpus capitatus
Prunis illicifolia
Rhamnus californica
Ribes sanguineum (Many varieties)
Styrax officinalis
Teucrium fruticans
Taxus x media
Viburnum (many varieties)

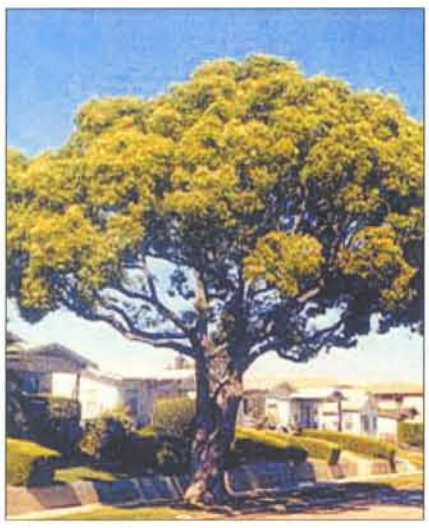


California Live Oak

Quercus agrifolia

A broadleaf evergreen tree, native to California with broad spreading and dense canopy at maturity. This tree is called "The King of the California Chaparral.

60'tall
greater spread
Urban Form: Umbrella



Camphor Tree

Cinnamomum Camphora

A long lived broadleaf Evergreen Tree that tolerates both cold winters and hot summers. This tree has light green, nearly chartreuse foliage with a pink outer edge during the early months of spring. It turns from brownish grey to nearly black as the tree ages and the contrast of foliage and trunk/branches is most striking.

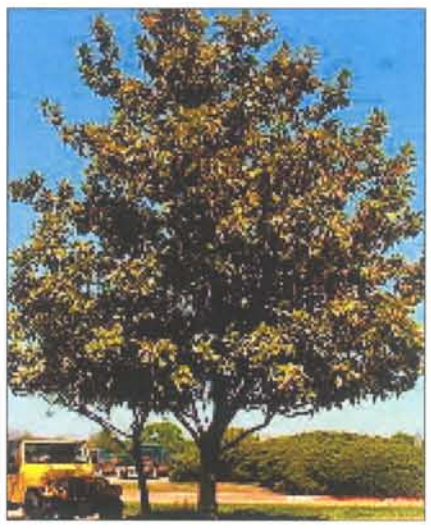
50' tall
60' wide
Urban Form: Vase

Honey Locust

Gleditsia t. inermis "Sunburst"

A broadleaf deciduous tree with a predictable growth rate and a bright transparent canopy. This tree gives a striking presence to the street scene due to it's iradescent foliage color and shade created by its drammatic foliage mass.

50' tall
60' wide
Urban Form: Oval



Magnolia

Magnolia heptapeta

A broadleaf evergreen tree with shiny green leaves and large white flowers throughout summer and in to fall. A uniform growth rate make this an ideal tree in residential neighborhoods. Widely planted in the area for more than 50 years, the tree has become a favorite for its dappled shade and its ability to withstand local the winds.

70'tall
60' wide
Urban Form: Vase

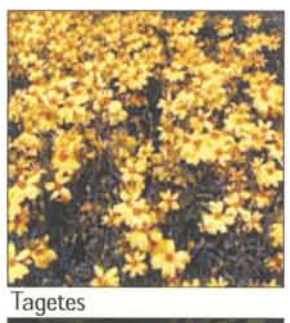
Low Shrubs and Groundcovers:
Camellia sasanqua / Camellia
Cistus salvifolius / Rockrose
Carpenteria california / NCN
Erigeron karvinskianus / Santa Barbara Daisy
Felicia amelliodes / NCN
Hemerocallis Hyridus / Hybid Daylily
Heuchera sanguinea / Coral Bells (native)
Kniphofia uvaria / Red Hot Poker
Lavandula stoechys / Spanish Lavender
Lavandula angustifolia/English Lavender
Pittosporum 'Wheelers Dwarf'/Dwarf Tobira
Pennisetum setaceum/Red Fountain Grass
Trachelospermun asiaticum/Asian Jasmine
Arctostaphlos sp.
Ceanothus sp.
Deutzia gracilis 'Nikko'
Ribes vibunifolium
Lonicera nitida (many varieties)
Symphoricarpus albus laevigatus
Mahonia aquifolium 'Compacta'
Choisya 'Aztec Pearl'
Buxus sempervirens 'Suffruticosa'

Note:
This list represents plant materials that will adapt and survive in Cotati's soil and microclimate without extensive use of water. No list will include every plant species that will succeed in Cotati, given outstanding maintenance and placed in an ideal microclimate, but these plant materials should survive and thrive without special maintenance or ideal planting conditions. Those plant materials that are tolerant of higher water levels are meant for use in or adjacent to wetlands.

Silver Sedge and other native grasses

Ceanothus and Flannelbush

Western Redbud



Tagetes

Red Oak Coreopsis

Island Bush Poppy

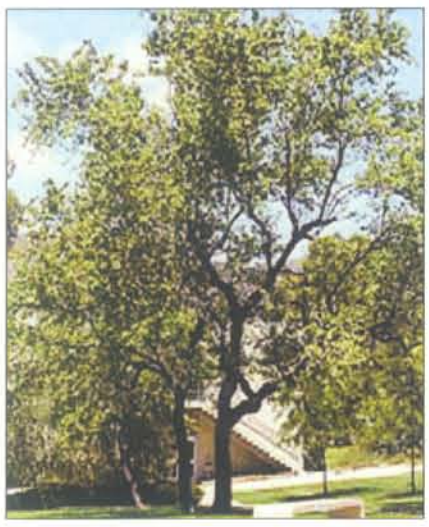
Rockrose

Lavender

caption

Queen Anne's Lace

Flax

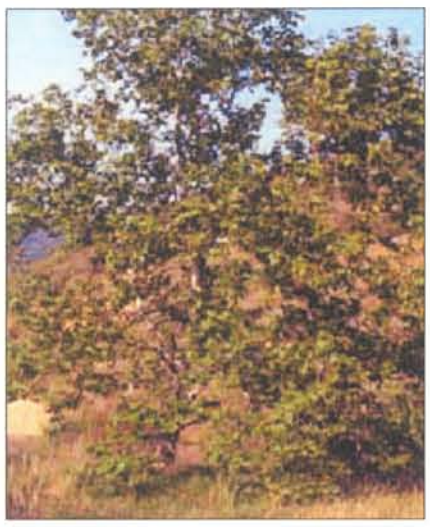


Evergreen Pear

Pyrus kawakami

A small to medium sized evergreen tree 30' tall with equal spread. Its glossy green leaves, interesting branch structure, and fissured trunk make it an attractive choice for year round enjoyment. Masses of small white flowers bloom in late winter or early spring.

30' tall
30' spread
Urban Form: Umbrella

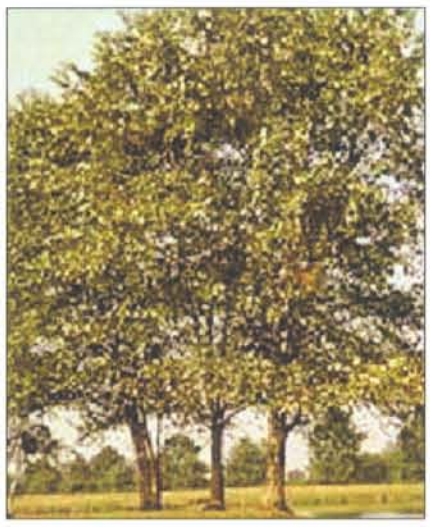


California Sycamore

Platanus racemosa

Growing 90' tall and 50' wide, the California Sycamore is a signature tree in western riparian landscapes. The leaves are deeply lobed and the papery bark peels to reveal interesting colors and mottling patterns. It performs well in many California native habitats, and thrives in parks and lawns. It is one of the most elegant native trees.

90' tall
50' spread
Urban Form: Oval



River Birch

Betula nigra

Moisture seeking River Birch is a fast growing, pyramid shaped tree, reaching heights of 70' or more and widths of 60'. The bark flakes and peels creating interesting texture and color that changes as the tree matures. Diamond shaped leaves with a silvery tone on the underside reflect light and provide opportunities for uplighting.

70' tall
60' spread
Urban Form: Umbrella

Chinese Hackberry

Celtis Sinensis

A member of the elm family, the Chinese Hackberry is a popular street tree choice. The species is exceptionally tough and durable, and possesses a tame root system leaves sidewalks intact. Corky ridges are a distinguishing trunk feature, and foliage may turn yellow in autumn.

40' tall
40' spread
Urban Form: Umbrella

Allowable Specialty Plants

Hemerocallis Hyridus / Hybid Daylily
Heuchera sanguinea / Coral Bells (native)
Kniphofia uvaria / Red Hot Poker
Lavandula stoechys / Spanish Lavender
Lavandula angustifolia / English Lavender
Pittosporum 'Wheelers Dwarf' / Dwarf Tobira

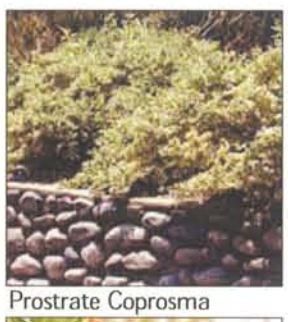
Grasses:
Juncus patens / California Grey Rush
Heliotrichon sempervirens / Blue Oat Grass
Miscanthus sinensis / Maiden Grass
Muhlenbergia rigens / Deer Grass
Pennisetum setaceum ' rubrum' / Red Fountain Grass
Stipa gigantea / Giant Needle Grass

Vines:
Beaumontia grandiflora / Easter Lily Vine
Phaedranthus buccinatoris / Red Trumpet Vine
Clematis armandii / Evergreen Clematis
Clematis jackmanii 'Gypsy Queen' / Clematis

Hedge Shrubs:
Pruned shrubs that will make a solid hedgerow

Ligustrum texanum / Wax Leaf Privet
Raphiolepis indica / India Hawthorn
Photinia fraseri / Red Photinia
Pittosporum undulatum / Victorian Box
Buxus japonica / Japanese Boxwood

Lantana



Prostrate Coprosma

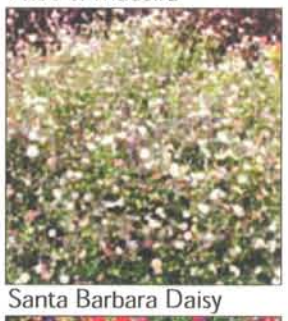
Carex

Pride of Madeira

Echevarria

Monkeyflower

Elymus



Santa Barbara Daisy

California Poppy

Aristida

Heuchera

Salvia

Agave

Blue Festuca

Chinese Pistache

Pistacia chenensis

One of the best trees for fall color in mild climates, this species marries desirable ornamental qualities with cultural adaptability. The Chinese pistache is well -known for turning luminous shades of yellow, orange, and red. It is a reliable street tree, and tolerates a variety of watering regimes and soil acidity levels.

30-60' tall
30-60' spread
Urban Form: Umbrella

White Alder

Alnus rhombifolia

Native to California's streams and rivers, White Alder is a very fast growing tree to 70'tall or more and 40' wide. This species tolerates heat and wind and can be used for riparian restoration and park landscapes. Leaves are coarsely toothed, darker green above and lighter below, providing interesting contrast.

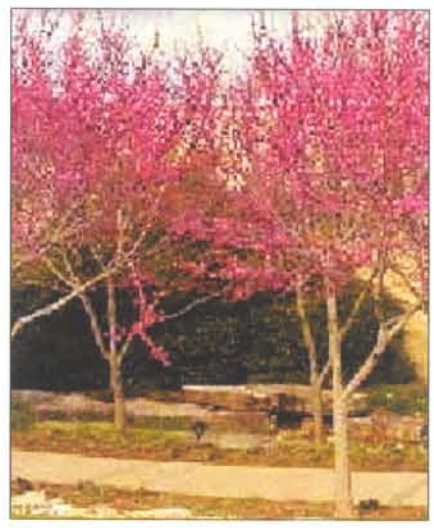
70' tall
40' spread
Urban Form: Umbrella

Coast Redwood

Sequoia sempervirens

The Coast Redwood can reach magnificent heights of 350' in a wilderness habitat. In the planned landscape, it grows rapidly, but will attain a height of approximately 90' and a width of 30'. One of the best native selections for the garden, its conical shape can be utilized for individual specimens or massed for a tall screen.

90' tall
30' spread
Urban Form: Pyramid



Eastern Redbud

Eastern Redbud

Small flowering tree with maroon foliage throughout the summer, and ideal for narrow planting areas.

30 tall
30' spread
Urban Form: Vase

Carex

Pride of Madeira

Elymus

Santa Barbara Daisy

Heuchera

Salvia

Agave

Blue Festuca

Street Tree Guidelines

1) Eliminate unnecessary curb cuts for continuous line of trees at the street edge;

2) Tree wells are 5' x 5' with structural soil beneath for root aeration and growth;

3) Automatic irrigation to be maintained for tree establishment and drought;

4) Spacing 30' apart (max.) for visual unity and adequate canopy coverage;

5) Substitutes only if disease or pests render the selected species unsuitable;

6) Commit to long-term maintenance to optimize health and aesthetic qualities.

Landscape Implementation Measures

L-1. All areas not devoted to paving or buildings shall be landscaped and permanently maintained.

L-2. All trees within the sidewalk or park areas shall be minimum 24-inch box trees.

L-3. All trees planted on private property shall be minimum 15-gallon size.

L-4. To minimize exterior water use, the following measures shall be incorporated into project design:
a. Use of drought resistant, native plans

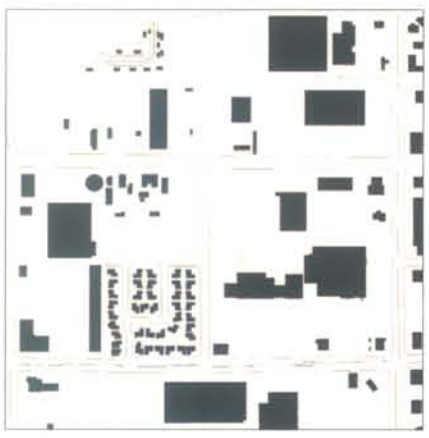
b. Low precipitation rate irrigation (primarily drip irrigation)

c. Use irrigation systems regulated to the actual envirotranspiration rate.

L-5. A landscape that is complementary to buildings shall be provided adjacent to facades and side elevations as designated herein and in the Urban Regulations.

3.4.040 - Blocks and Streets

A. Purpose and Intent. This section establishes the standards for subdividing land into small, pedestrian-scaled, walkable blocks and their corresponding lots that will generate the desired network of walkable blocks and streetscapes throughout each neighborhood and the greater project area. The figure below illustrates the stark difference between the intent of this section and that of conventional suburban development, particularly in terms of scale, pattern and diversity of block, lot and building types.



Conventional Suburban Development: Discontinuous Network and Vehicularly oriented blocks and streets

Traditional Neighborhood Development: Walkable, Small and Interconnected Blocks

The procedure for subdividing land is intended to provide for the urban infrastructure of small, walkable blocks, an interconnected and human-scaled network of thoroughfares punctuated by open space of varying types. The following regulations apply to all property within the project boundaries that seeks development.

B. Applicability. Each site shall be designed in compliance with the standards of this section for the applicable type, subject to the review and approval of the City of Cotati.

3.4.041 - Design objectives. Each site subject to these requirements shall be designed to be divided into smaller blocks with:

A. Internal streets, where appropriate to connect with off-site streets and/or to create a series of smaller, walkable blocks;

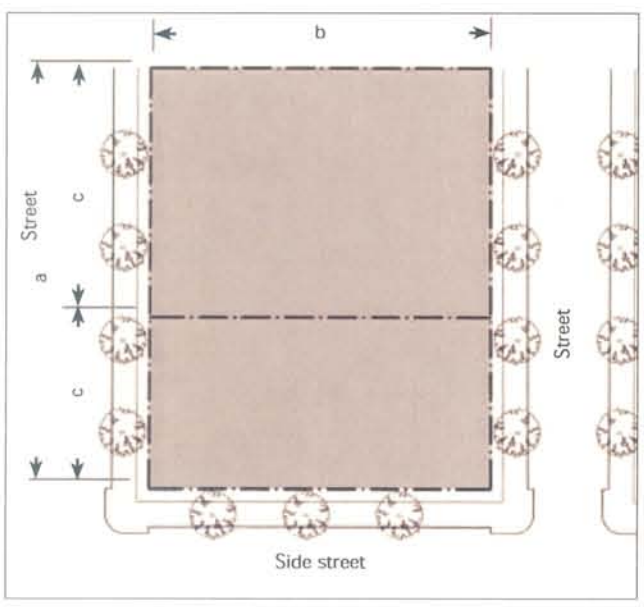
B. Service alleys within the new blocks

3.2.042 -Building design. Buildings proposed on a site of one-half block or larger shall be designed in compliance with the following requirements, in addition to all other applicable provisions of this Specific Plan and the Cotati Municpal Code.

A. No more than 30 percent of dwelling units on a site may be stacked flats.

B. Buildings shall be designed to have fronts and backs, with front facades containing primary building entrances and facing streets.

3.2.043 - Block Requirements. The dimensional requirements and allowed lot widths are summarized below:



Orthogonal Block Requirements Diagram

A. Rectangular / Orthogonal Block Requirements

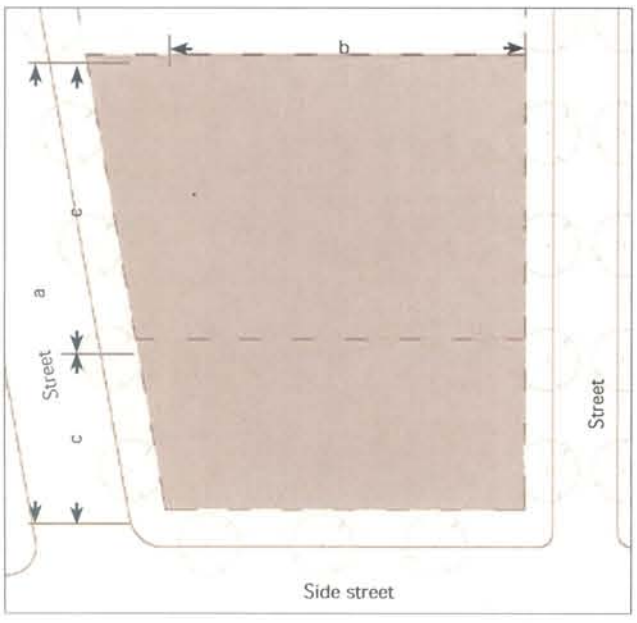
Orthogonal blocks are rectilinear and consist of square or rectangular designs. The following requirements apply:

1. Block Length / Width

Blocks of various designs and functions are allowed as identified in the diagram at left and per the corresponding standards below:

(a) Mininum: 150 feet; Maximum: 500 feet

(b) Minimum: 150 feet; Maximum: 500 feet



Trapezoidal Block Requirements Diagram

B. Trapezoidal Block Requirements

Trapezoidall blocks are irregular in shape and consist of various designs. The following requirements apply:

1. Block Length / Width

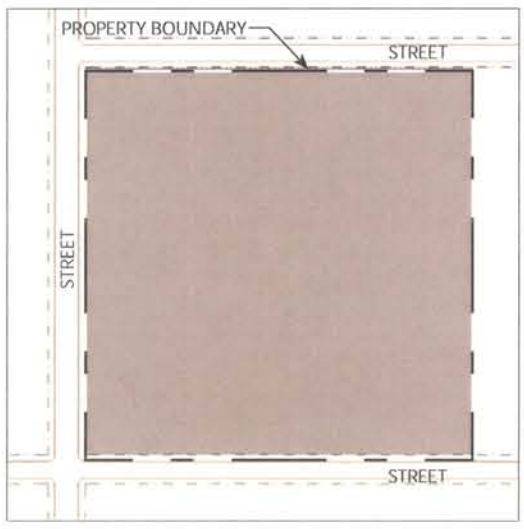
Blocks of various designs and functions are allowed as identified in the diagram at left and per the corresponding standards below:

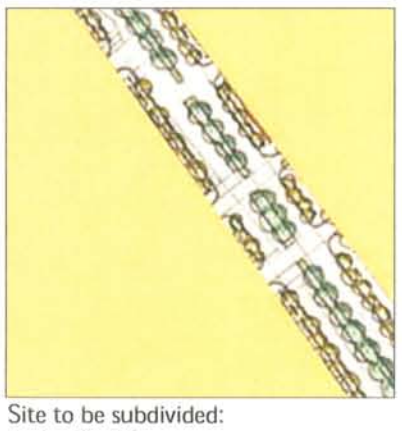
(a) Mininum: 100 feet; Maximum: average of 500 feet for two longest sides

(b) Minimum: 100 feet; Maximum: average of 500 feet for two longest sides

A Site

Sites larger than 2 acres shall be subdivided further to create additional blocks.

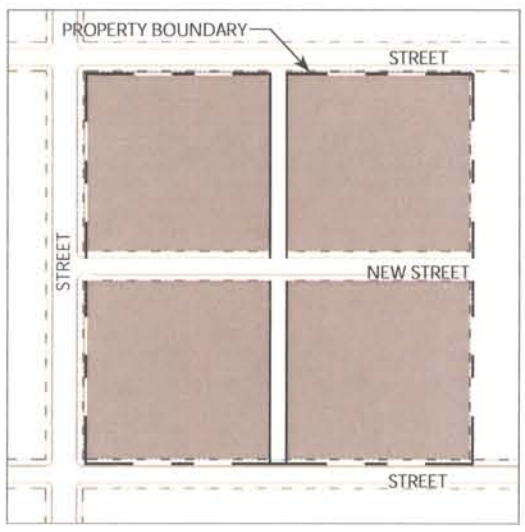


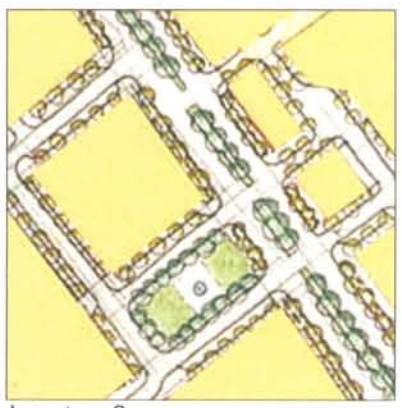


Site to be subdivided:
Ilustrative Diagram

B Introduce Streets

Sites being subdivided into additional blocks shall introduce streets from the list of allowable thoroughfare types (see page 2:42) and comply with the block-size requirements in section 3.4.030.

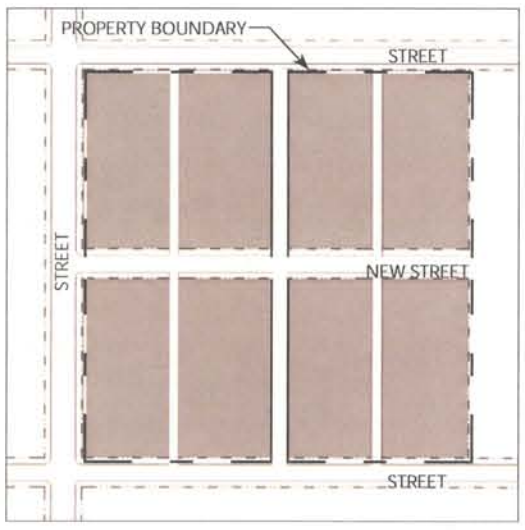


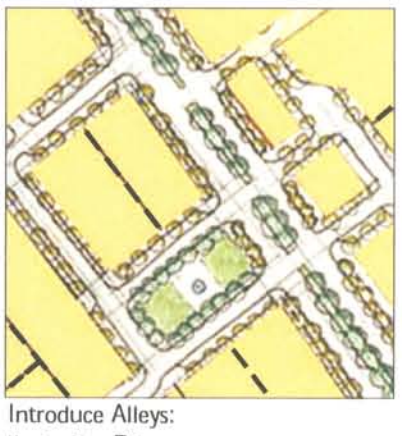


Introduce Streets:
Ilustrative Diagram

C Introduce Alleys

Access to blocks and their individual parcels is allowed only by alley/lane, side street or, in the case of residential development, via small side drives accessing multiple dwellings. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, although residential development allows minor interruptions along the primary frontage, the introduction of rear service thoroughfares such as alleys and lanes is required.

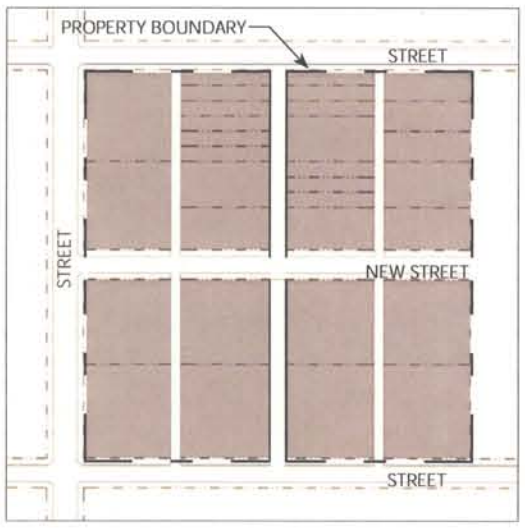


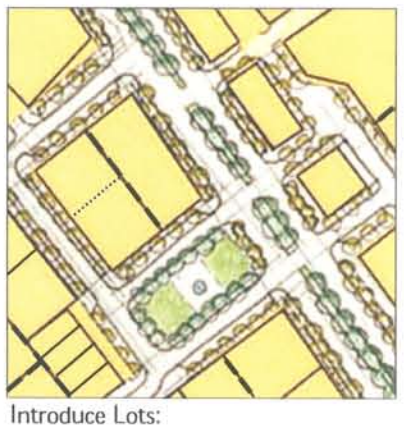


Introduce Alleys:
Ilustrative Diagram

D Introduce Lots

Based on the type(s) of blocks created and the thoroughfare(s) that they front, lots (parcels) are introduced on each block to correspond with the allowable building types in section 3.3.



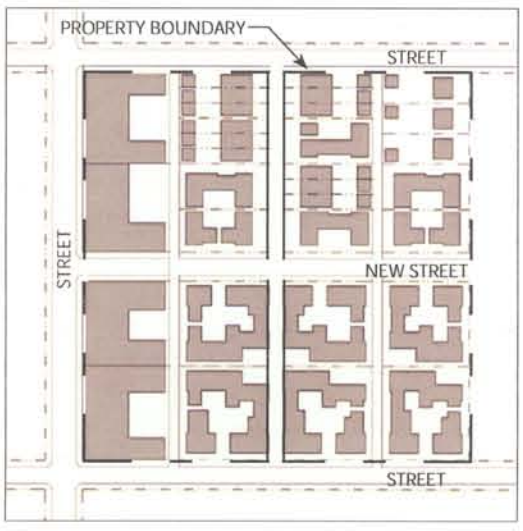


Introduce Lots:
Ilustrative Diagram

E Introduce Projects

Each lot is designed to receive a building per the allowable building types identified in section 3.4 and can be arranged to suit the particular organization of buildings desired for each particular block. The allowable building types then are combined with the allowable frontage types in section 3.3.020 per the district in which the lot is located to generate a particular neighborhood form and character.

This Page:
This series of diagrams identifies the sequence of creating walkable and multi-modal blocks to be developed in a variety of ways per the provisions of this Specific Plan. This section also provides direction on how to break down large parcels to receive appropriately scaled buildings.



Introduce Projects:
Ilustrative Diagram