

Cotati City Council Agenda Staff Report

Item type: PUBLIC HEARINGS (ACTION)
To: City Council
Subject: City of Cotati Downtown Specific Plan (DSP) and Zoning Code Amendments
Date: June 13, 2023
Written by: Noah Housh, Director of Community Development

Recommendation

It is recommended by the Community Development Department and the Planning Commission that the City Council approve resolutions and an ordinance adopting an Addendum to the Downtown Specific Plan (DSP) EIR and finding the proposed amendments to the Downtown Specific Plan (DSP) consistent with the DSP EIR and the General Plan EIR; amending the Downtown Specific Plan; and making further amendments to Chapter 17 of the Cotati Municipal Code, as identified herein.

Project Description

The DSP Amendments project proposes to add clarifying language, remove inconsistent policy requirements, and address recent state law requirements including that multifamily housing be allowed in the Plan area while also making efforts to incentivize mixed use and commercial development in the downtown. At the direction of the City Council, the focus of this project is to prepare amendments that would update and clarify the DSP land use regulations to ensure the City is both consistent with state housing laws and which maintain the City's vision for downtown as expressed in the adopted DSP. Based on the following analysis, staff and the Planning Commission recommends that the City Council accept the Addendum to the Downtown Specific Plan EIR as the appropriate environmental compliance document for the DSP Amendments and approve the related Plan Amendments and zoning text amendments (rezoning).

Background

The Downtown Specific Plan (DSP) provides development regulations for the entire 60-acre downtown area, stretching from Henry Street on the southern end of downtown, to the Laguna De Santa Rosa at the northern City boundary (shared with Rohnert Park). The goals of the Plan include providing additional public space and multi-modal street circulation throughout downtown; ensuring mixed use is the primary development type downtown; providing a variety

of building types, shapes, and sizes to ensure architectural interest; and ensuring a mix of retail and housing types served by adequate parking. The policy direction for these goals is provided by separating the downtown into four distinct districts (Historic Core, La Plaza Park, Northern Gateway, and Commerce Avenue) and tailoring the development criteria to each of these areas in the plan. The City Council adopted the Downtown Specific Plan and certified an Environmental Impact Report (EIR) in 2009.

A. Housing Regulation Changes and the DSP

Over the last decade, the California Legislature has passed an increasingly complex portfolio of housing laws in a statewide response to a shortage of housing affecting persons at all economic levels. With more than 40 housing bills adopted since 2017 (primarily intend to overcome the lack of affordable housing in the state), the City of Cotati is subject to provisions of California state law that have changed since the Downtown Specific Plan was adopted in 2009. In addition, the City recently adopted an update to its Housing Element, which was subsequently certified by the state Housing and Community Development Department (HCD). Any proposed modifications to the DSP and properties included within must maintain consistency with the policies and programs in the adopted Housing Element. A summary of the recent legislation affecting preparation of the DSP includes the following:

SB 35 (2017) requires ministerial approval of housing and mixed-use development in jurisdictions not meeting their regional housing needs goals. The City of Cotati is currently subject to SB 35 provisions for projects with at least 50% affordable housing, and the determination is reissued each year at the end of June. In 2021, the City Council adopted the new Objective Design Standards for Streamlined and Ministerial Developments to the Cotati Municipal Code (Title 17, Chapter 17.39) to ensure compliance by objective design guidance for projects that qualify for ministerial streamlined processing under SB 35 (Ord. 905 § 5, 2021).

AB 2162 (2018) requires that supportive housing be a use that is permitted by right in zones where multifamily and mixed-use development is permitted.

AB 101 (2021) requires a Low Barrier Navigation Center (LBNC) be a use that is permitted by right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses.

AB 2011 & SB 6 (2022) require non-discretionary, staff-level (ministerial) approval of 100% residential and mixed-use housing projects in existing commercial zones that allow office, retail, or parking as a permitted use along commercial corridors and within ½ mile of transit when certain labor and affordability requirements are met. AB 2011 & SB 6 provide two avenues for developers; AB 2011 requires higher amounts of affordable housing, and SB 6 requires higher standards for use of skilled and trained labor. These two concurrently adopted bills go into effect on July 1, 2023. The City has adopted Objective Design Guidelines consistent with the State - mandated ministerial review procedures and the city reviewed these existing Guidelines for conformance with AB 2011 and SB 6.

AB 1551 (2022) added Section 65915.7 to the Government Code which requires a city to grant a concession to a commercial developer who is also including affordable housing within a project located within ½ mile of a major transit stop. The concession may include, but is not limited to, a 20% increase in density; a 20% increase in floor area; a 20% increase in height; a 20% reduction in minimum parking; a limited use elevator; and/ or an exception to a zoning or land use regulation. AB 1551 goes into effect January 1, 2023.

AB 2244 (2022) allows affordable housing development located on a religious property up to a 50% reduction of required religious-use parking spaces, as of January 1, 2023.

SB 330 (2019) extensively amended the Housing Accountability Act to prohibit downzoning and other intended or unintended efforts to preclude the development of housing through 2030 (as amended by SB 8, 2021).

In the fall of 2022, the City initiated an effort to identify draft DSP and Zoning (Title 17) amendments in anticipation of the Housing Element Update and changes in State Housing Law. The project description below describes the proposed amendments.

Analysis/Discussion

Downtown Specific Plan Amendments

The purpose of the City of Cotati (City) Downtown Specific Plan (DSP) Amendments project is to adopt minor changes to the DSP and implementing Land Use/ Zoning Ordinance (Title 17) that clarify and provide technical guidance for development projects to be consistent with the City's vision for downtown, considering numerous changes to State housing and planning law. These Amendments serve to strike a balance between consistency with recent changes in State planning and housing law, as reflected in the City's General Plan Housing Element Update and reaffirms the DSP direction to foster development of a vibrant, pedestrian oriented mix of retail businesses, housing for all economic segments of the community, and recreation amenities, while preserving Cotati's historic character (DSP, page 1:14).

Proposed DSP Documents Revisions

The DSP Amendments include two sets of document amendments. The first will be to the Plan itself and is intended to clarify development standards and affirm the mix of residential uses consistent with the build out (units, square feet) and forms (height, setbacks, and landscaping) anticipated under the Plan and the supporting DSP EIR environmental analysis.

The second set of amendments will be to the Land Use/ Zoning Code, inclusive of the land use tables, Objective Residential and Mixed-Use Design Standards amendments (DSP Area) and other related Municipal Code standards as necessary to address the new housing regulations and promote commercial land use in the DSP. Specific development projects are not included in the

DSP Amendments. All future construction projects in the DSP Area must comply with the DSP, as well as the Cotati General Plan, DSP, Zoning Ordinance, development standards, and relevant state and federal jurisdictional regulations. In addition, future discretionary actions (i.e., use permits, site plan review) require independent and project-specific environmental review by the City and compliance with the (CEQA). The specific plan document edits are included in Attachment A.

Land Use Code/ Zoning Amendments

Clarifying minor compliance changes occur in the following Land Use/Zoning categories that ensure DSP and implementing regulations accommodate State Housing Law changes. These categories include *Purpose of DSP Zone Districts; Allowed Land Uses and Permit Requirements for the DSP Districts; Special Purpose Zone and Overlay Zone Standards; Objective design standards; Mixed-use standards; Density Bonuses; Parking Requirements and Definitions* as detailed in underline and ~~strike through~~ text in Attachment B.

General Plan Consistency

Adoption of the DSP Amendments is consistent with the General Plan and advances the following General Plan policies and actions:

Policy LU2.4: Maintain the character of existing neighborhoods by ensuring new development is compatible in style, size, color, and footprint with existing residences in the neighborhood.

- Require new residential development to be consistent with the small-town character of Cotati and designed and landscaped in an aesthetically pleasing and sustainable manner.

Policy LU2.7: Encourage social interaction between neighbors in new residential developments by providing opportunities for community gathering in common areas, parks, and neighborhood commercial centers.

Action LU 4a: Review and update the City's development permitting process to provide a streamlined and straightforward process. At a minimum, the review may consider,

1. Methods to streamline and simplify the process, including the process for review by City staff as well as the various committees and commissions.
2. Opportunities to reduce redundancies and delays.
3. Methods to prioritize and fast-track in-fill development projects and re-use projects that are consistent with the General Plan and Land Use Code.
4. Updating the City's website to provide additional information to the public regarding development application requirements, and the building permit and land use approval process.

Policy H-3-2: Provide incentives for affordable housing development, including density bonus, expedited processing, relaxation of development standards, and either reduction, delay, or waiver of fees when financially feasible.

Land Use/ Zoning Code Consistency

Following is a summary of the key Land Use Code/ Zoning Amendments that are proposed to be applied to multifamily and mixed-use developments when the applicant chooses to use the ministerial (by-right) process at the time of development application detailed in Attachment B.

- Projects must comport with the Purpose of the zoning districts detailed in the Land Use Code (Chapter 17.20.030.D) (Purposes of the Zone Districts)(DSP Districts).
- Allowed uses must be consistent with allowed uses and the design standards applicable for each DSP Zone District as amended, (Chapter 17.22)(Allowable Land Uses)(Table 2-4: Allowed Land Uses and Permit Requirements for Downtown Specific Plan Districts).
- Residential use proposals in DSP zoning districts must comply with the City’s Ministerial Objective Design Guidelines (Chapter 17.28.050.C)(Special Purpose Zone and Overlay Zone Standards)(Specific plan, downtown zoning districts)(Development standards).
- Residential projects in mixed-use development must comply with objective design standards identified in the revised DSP design guidance in and integrated into and Land Use/ Zoning Code (Chapter 17.42.100)(Mixed-use projects),as well as Chapter 17.39 (Objective Design Guidelines)
- Allowed density bonuses are modified to be consistent with current requirements under State Density Bonus and State Housing Law, commercial developers who include residential uses with specific parameters (Chapter 17.32.030)(Allowed density bonuses).
- In compliance with state regulations governing density bonuses and housing, parking requirements shall not be imposed or enforced on a residential, commercial, or other development project, except for non-residential use transient lodging, including hotels, motels, bed, and breakfast inns. (Chapter 17.32).(Density Bonus)
- Changes to Parking and Loading requirements are amended to ensure compliance with existing parking requirements located further than ½ mile from existing public transit; limited parking requirements for projects within ½ mile of transit, and added religious use parking exceptions which are established in the Government Code Section 65853, Additionally, should the City determine, a primary use will provide adequate parking for the entire project (Chapter 17.36)(Parking and Loading).
- Residential developments across the street or along the same frontage as existing Downtown Commercial and Mixed Use must include consistent frontage and designs as

required in each DSP Zone and the Objective Design Guidelines. All building design and site design requirements and criteria in the Objective Design Guidelines and the City's adopted plans-including the DSP (Chapter 17.39.030.H) (Objective Residential Design Guidelines)(Mixed-use development).

DSP Amendments Application Process

- Consistent with current application standards, should an applicant request the streamlined ministerial process and submit a checklist documenting how the project meets all the required State and City objective standards under AB 52 as described above.
- In this case City staff conducts an initial review to verify that the project is eligible for streamlined processing under AB 52.
- Senate Bill SB 35 (as amended by SB 765) project review must be completed within 90 days for 150 units or fewer and 180 days for projects with more than 150 units, measured from the date the application is submitted.
- The process allows for a staff-level, or ministerial review and approvals. SB 35 does allow boards/commissions to conduct the project review for consistency with adopted Guidelines. However, the project review by an approval body, such as the Planning Commission, would generally occur in charter cities where the voter approved charter requires the project approval to be done by an appointed board or commission. The review board would not be allowed to use any discretionary judgement. As such, SB 35 decisions are made at the staff level in Cotati.
- Public noticing would be limited and could include a webpage or possibly a notice of project application prior to approval.
- These residential projects are exempt from the requirements of the California Environmental Quality Act (CEQA).
- Generally, the City would not conduct any public meetings or hearings on these projects unless a General Plan or Land Use/Zoning Code is requested.

Community Outreach and Comments

To involve members of the Cotati community and help refine the City Council's direction, this project included the following public outreach activities to gain public input on the DSP Amendments.

Public Surveys. January 2023

The City, in coordination with its consultant, developed a concise survey and distributed the survey via multiple channels to ensure a robust response. Staff highlighted the survey's

availability at the workshop event described below. The City received over 400 individual responses to the Public Survey questions which are summarized in Attachment C. The survey requested that the participants indicate their initial reaction to the downtown generally by seeking responses to topics specific to the DSP Amendments (generally allowing more housing projects to develop downtown) and more generally to what they liked or did not like about the downtown. As identified, the City received over 400 individual responses however it is assumed that a number of these responses were provided by “bots” seeking to win the gift card prize. Staff attempted to “de-bot” the survey responses. Because the spreadsheet format does not lend itself to static printing and static viewing, portions of the assumed valid responses (totaling over 60) are included in a separate attachment to allow a better presentation.

Generally, the comments identified the following main issues and suggestions.

- Bike-ability and walkability is one of the most appreciated and valued elements of the downtown
- Generally, some Housing-only development projects in the downtown are acceptable to the community
- Generally, an expanded range of commercial businesses and activity are desired in the downtown

Workshop Event - In Person Outreach. January 2023

City staff hosted an informational presentation and workshop at a joint meeting of the City Council and Planning Commission on the DSP Amendments on January 17, 2023. Staff introduced the community to the project, informed them about the issues being addressed, and sought input from residents, business-owners and both the Commissioners and Council Members. Comments received from the community and decision-makers are summarized below.

- Concerns that changes to state housing law would result in the loss of local land use controls developed by the City.
- Concerns were raised that the DSP Amendments accommodating new housing would not be compatible with Cotati’s small-town character and the existing businesses downtown.
- Conversely, participants who supported retaining the DSP primarily as a commercial and mixed-use district, consistent with the General Plan provided comments and direction requesting minor edits to Land Use/ Zoning design guidance which would seek to incentivize commercial development in the DSP zoning districts.

Downtown Plan Amendments Website

The Cotati Planning Department posted the Draft DSP Amendments on the Community Development Department website to serve as the public clearinghouse of information on the project, that includes:

- Access to draft documents.
- Provides a portal to the project survey and its results.
- Agenda notices, staff reports and materials for public hearings by the Planning Commission and City Council are available in advance.

New Housing in Zones Allowing Commercial and Mixed Uses. State law now allows 100% housing developments “by-right” in areas zoned for commercial and mixed use. The DSP Amendments address the application of Objective Design Guidelines to these projects to ensure the designs of these project are consistent with DSP design guidance.

Density. Housing development in the DSP would provide opportunities for housing among the local community and region who are currently unable to obtain housing. New housing in a commercial area would be consistent with the existing DSP which seeks to provide increased vibrance and housing for all economic segments of the community. Commercial uses in the downtown would benefit from an increase in its customer base and residents would be provided retail and services within walking distance and opportunities to work near homes and access to increased alternative modes of transportation.

Parking. The changes to Parking and Loading requirements are amended to ensure compliance with recent changes in state law; limiting parking requirements for projects within ½ mile of transit as established in the Government Code Section 65853, may result in a lack of parking in specific DSP areas near new housing projects. The DSP provides for public parking to be constructed should future parking problems manifest downtown. In addition, some limited changes are being proposed to support and incentivize the development of commercial land uses within the DSP.

Incentives to commercial development. Given the changes to State housing law allowing more housing only development in commercial zoning districts, staff and the City Council discussed several potential changes to the DSP zoning districts to provide incentives to commercial land uses within the DSP. Several minor changes are included in the zoning districts to provide such incentives and support for commercial land uses, including a potential density bonus for mixed use development and reducing the review process from a Use Permit to a Minor Use Permit for certain activity generating uses.

Housing Bonus for Mixed Use in the Downtown Specific Plan districts: One additional story of housing units (above 35 ft) shall be allowed by the City if the housing project includes the following:

- a. Indoor publicly available community areas (administrative, shared work, meeting and/or exercise) to be located on the ground floor; or
- b. In exchange for reduced community common areas being provided, 50% of the project's ground floor street or La Plaza Park frontages shall include restaurant and/or retail commercial uses.
- c. A mix of private shared areas, commercial frontages, and/or public access outdoor space easements may also satisfy the above requirements and the DSP objective residential design guidelines open space requirements.
- d. Design is otherwise consistent with the DSP objective residential design guidelines.

Other housing related changes. Staff has included some minor changes to the land use tables to add “Low Barrier Navigation Center” and “Supportive Housing” as a land use as required under recent changes to state law. These changes and the definitions of each are included within these zoning amendments. Further, staff has identified that “tobacco retail stores” are prohibited as a land use within the City. This prohibition currently exists in Cotati Municipal Code *Section 9.31 Smoking and Secondhand Smoke*, but also belongs in the zoning code.

In general, it is staff's position that the issues/questions identified above are addressed by the DSP Amendments and that generally, the changes in the DSP Amendments are minor and are complementary to existing land use regulations and new State Housing and Planning Laws. The additional changes being recommended are primarily “housekeeping” type zoning changes.

Financial Considerations

The general fund cost of making the proposed amendments to the DSP and zoning code has totaled approximately \$40,000 to date, in keeping with the Council adopted 4Leaf contract. Additional efforts were made whereby the consultant and staff requesting additional one-time appropriations of \$1,300. These funds would be adjusted for the fiscal year 2022/23 budget within the professional services contract account 00-80188-000000, within the Excess Bond Proceeds Special Revenues Fund 219. The increase in budget for fiscal year 2022/23 will be offset with a reduction in available funds for the budget in fiscal year 2023/24.

To the best of City Staffs knowledge there is no additional or ongoing costs, except what is presented above.

Environmental Issues

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1) through (3) calling for the preparation of a subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations): The City Council certified the DSP Environmental Impact Report (EIR) with adoption of the DSP on August 26, 2009. The proposed Addendum to the City Council Certified DSP EIR, found that The DSP Amendments propose minor, insubstantial changes in the circumstances that were present during the prior DSP EIR analysis of the DSP. Further, the DSP Amendments described above would not result in new significant environmental effects or an increase in the severity of previously identified significant effects. Based on the analysis above, no major revision of the previous DSP EIR is necessitated by the DSP Amendments.

Attachments:

Attachment A-DSP Amendments (DOCX)

Attachment B-DSP Zoning Amendments (DOCX)

Attachment C - Survey Summary-Open Questions (DOCX)

Attachment A: Downtown Cotati Specific Plan Amendments

This document shows the currently proposed changes to the Downtown Cotati Specific Plan (DSP). For each page with changes, a "edits" version of the page is included, indicating where there are insertions and deletions. Below this, the document contains a table showing the plan contents before and after, along with a description of what has changed.

CHAPTER 3 : IMPLEMENTATION - STANDARDS FOR DEVELOPMENT

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
Residential Density: 11.7 Units/Acre
 Maximum Non-Residential Square Feet: 41,000
and 10,037 Square Feet/Acre
 Maximum Building Height: 35 feet
~~Equivalent Floor Area Ratio for District: 2.15~~



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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
Residential Density: 19.0 Units/Acre
 Maximum Non-Residential Square Feet: 118,000
and 25,376 Square Feet/Acre
 Maximum Building Height: 35 feet
~~Equivalent Floor Area Ratio for District: 2.15~~



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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
Residential Density: 8.7 Units/Acre
 Maximum Non-Residential Square Feet: 217,000
and 8,282 Square Feet/Acre
 Maximum Building Height: 50 feet
~~Equivalent Floor Area Ratio for District: 2.15~~



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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
Residential Density: 12.5 Units/Acre
 Maximum Non-Residential Square Feet: 42,000
and 8,570 Square Feet/Acre
 Maximum Building Height: 35 feet
~~Equivalent Floor Area Ratio for District: 2.15~~



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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

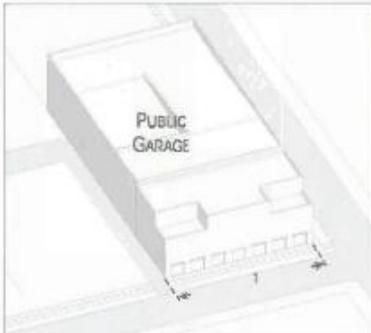
Maximum Dwellings: not applicable
~~Maximum Non-Residential Square Feet: 42,000~~
 standard, farmer's market, stadium, etc.
~~Maximum Building Height: 20 feet~~
 Equivalent Floor Area Ratio for District: not applicable

Before	Changes	After
<p style="text-align: center;">HC District Summary</p> <p style="text-align: center;">Maximum Dwellings: 71</p> <p style="text-align: center;">Maximum Non-Residential Square Feet: 41,000</p> <p style="text-align: center;">Maximum Building Height: 35 feet</p> <p style="text-align: center;">Equivalent Floor Area Ratio for District: 2.15</p>	<p>Remove FAR</p> <p>Clarify residential density.</p> <p>Clarify nonresidential density.</p> <p>Add visual</p>	<p style="text-align: center;">HC District Summary</p> <p style="text-align: center;">Maximum Dwellings: 71</p> <p style="text-align: center;">Residential Density: 11.7 Units/Acre</p> <p style="text-align: center;">Maximum Non-Residential Square Feet: 41,000 and 10,037 Square Feet/Acre</p> <p style="text-align: center;">Maximum Building Height: 35</p> 
<p style="text-align: center;">LP District Summary</p> <p style="text-align: center;">Maximum Dwellings: 89</p> <p style="text-align: center;">Maximum Non-Residential Square Foot: 118,000</p> <p style="text-align: center;">Maximum Building Height: 35 feet</p> <p style="text-align: center;">Equivalent Floor Area Ratio for District: 2.15</p>	<p>Remove FAR</p> <p>Clarify residential density.</p> <p>Clarify nonresidential density.</p> <p>Add visual</p>	<p style="text-align: center;">LP District Summary</p> <p style="text-align: center;">Maximum Dwellings: 89</p> <p style="text-align: center;">Residential Density: 19.0 Units/Acre</p> <p style="text-align: center;">Maximum Non-Residential Square Foot: 118,000 and 25,376 Square Feet/Acre</p> <p style="text-align: center;">Maximum Building height: 35 Feet</p> 

<p style="text-align: center;">NG District Summary</p> <p style="text-align: center;">Maximum Dwellings: 229</p> <p style="text-align: center;">Maximum Non-Residential Square Feet: 217,000</p> <p style="text-align: center;">Maximum Building Height: 50 Feet</p> <p style="text-align: center;">Equivalent Floor Area Ratio for District: 2.15</p>	<p>Remove FAR</p> <p>Clarify residential Density</p> <p>Clarify nonresidential density</p> <p>Add visual</p>	<p style="text-align: center;">NG District Summary</p> <p style="text-align: center;">Maximum Dwellings: 229</p> <p style="text-align: center;">Residential Density: 8.7 Units/Acre</p> <p style="text-align: center;">Non-Residential Square Feet: 217,000 and 8.282 Square Feet/Acre</p> <p style="text-align: center;">Maximum Building height: 50 Feet</p> 
<p style="text-align: center;">CA District Summary</p> <p style="text-align: center;">Maximum Dwellings: 61</p> <p style="text-align: center;">Maximum Non-Residential Square Feet: 42,000</p> <p style="text-align: center;">Maximum Building Height: 35 feet</p> <p style="text-align: center;">Equivalent Floor Area Ratio for District: 2.15</p>	<p>Remove FAR</p> <p>Add residential Density</p> <p>Add nonresidential density</p> <p>Add visual</p>	<p style="text-align: center;">CA District Summary</p> <p style="text-align: center;">Maximum Dwellings: 61</p> <p style="text-align: center;">Residential Density: 12.5 Units/Acre</p> <p style="text-align: center;">Maximum Non-Residential Square Feet: 42,000 and 8.570 Square Feet/Acre</p> <p style="text-align: center;">Maximum Building Height: 35 feet</p> 

<p style="text-align: center;">P District Summary</p> <p>Maximum Dwellings: not applicable</p> <p>Maximum Non-Residential Square Feet: bandstand, farmer's</p> <p>Maximum Building Height: 20 feet</p> <p>Equivalent Floor Area Ratio for District: not applicable</p>	<p>Remove FAR</p>	<p style="text-align: center;">P District Summary</p> <p>Maximum Dwellings: not applicable</p> <p>Maximum Non-Residential Square Feet: bandstand, farmer's market, statums, etc</p> <p>Maximum Building Height: 20 feet</p>
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CHAPTER 3 : IMPLEMENTATION - STANDARDS FOR DEVELOPMENT



Above: Illustrative Axonometric Diagram



Above: Illustrative Plan Diagram



Above: Illustrative Photo - Corner with shopfronts and street access



Above: Illustrative Photo - Corner with shopfront frontage



Above: Illustrative Photo - Corner with shopfront frontage

A. **Liner:** A building that contains 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) Entrances 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 entrances shall generally be located on the side street as close as possible to the side or rear of such 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, walk parking, or a combination of any of the above.
- (b) Dwellings have indirect access to their parking stalls.

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 outdoor patios convenient 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 courtyard perimeter.
- (c) Architectural projections into courtyards are allowed on up to two sides of the courtyard. Such projections include but are not limited to awnings, arches, 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 parks-in-law ordinance and fees apply.

6. **Landscape Standards**

- (a) The building type is located in the most urban districts and as such, uses immediately adjacent/within public spaces) 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 adjacent (visible, 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, interior to exterior at the entrance to commercial ground floor spaces are allowed. Shopfronts, awnings 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 lots.
- (c) Dwellings may be as repetitive or unique as desired 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 to lot area to the right and per the requirements of the applicable code. Scenario 10 is illustrated as an example below:~~

Scenario	Minimum ratio of each floor to lot (back lot)	
	1st Floor	2nd Floor
10	100%	50%
11	50%	30%
12	100%	60%

~~Below: Illustrative Scenario Diagrams or Massing for Scenario 10 above~~



8. **Accessory Dwellings:** ~~Not~~ Allowed

Before	Changes	After																			
<p>8: Building Size and Massing Standards</p> <p>(a) The following standards identify the maximum extent of an individual building and the individual floors that comprise the building.</p> <p>(b) Buildings may contain any of three types of dwellings: flats, town houses and lots.</p> <p>(c) Dwellings may be as repetitive or unique as deemed by individual designs.</p> <p>(d) Buildings may be composed of a primary volume.</p> <p>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.</p> <table border="1" data-bbox="590 483 900 597"> <thead> <tr> <th rowspan="2">Scenario (in Stories)</th> <th colspan="3">Maximum ratio of each floor in the building</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> </tr> </thead> <tbody> <tr> <td>1.0</td> <td>100%</td> <td>-</td> <td>-</td> </tr> <tr> <td>2.0</td> <td>100%</td> <td>75%</td> <td>-</td> </tr> <tr> <td>3.0</td> <td>100%</td> <td>65%</td> <td>50%</td> </tr> </tbody> </table>	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%	<p>Remove table and note</p>	<p>8: Building Size and Massing Standards</p> <p>(a) The following standards identify the maximum extent of an individual building and the individual floors that comprise the building.</p> <p>(b) Buildings may contain any of three types of dwellings: flats, town houses and lots.</p> <p>(c) Dwellings may be as repetitive or unique as deemed by individual designs.</p> <p>(d) Buildings may be composed of a primary volume.</p>
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%																		
<p>Below: Illustrative Sequence Diagram of Massing for Scenario 3.0 above</p>  <p>Ground Floor - 100%</p> <p>2nd Floor - 65%</p> <p>3rd Floor - 50%</p>	<p>Remove illustrative sequence</p>	<p>(blank)</p>																			
<p>9. Accessory Dwellings Not Allowed</p>	<p>Correct to allow Accessory Dwelling Units (ADUs) per State law</p>	<p>9. Accessory Dwellings Allowed</p>																			

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, truck 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 (i.e., 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) 80 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 outdoor 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-lane 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 facing toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to courtyards.
- (b) The applicable frontage requirements apply per Chapter 12, 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, 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 design.
- (d) Buildings may be composed of a primary volume.

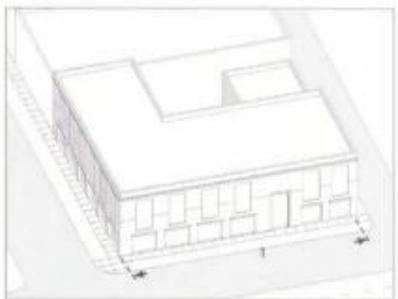
~~Choose the scenario in the far left column and apply the ratio of floor areas specified to the right and per the requirements of the applicable zone. Scenario 1.0 is illustrated as an example below.~~

Scenario	Minimum Floor Area Ratio	Maximum ratio of each floor to the building		
		1	2	3
1.0	100%	100%	100%	100%
2.0	100%	100%	75%	50%
3.0	100%	100%	60%	40%

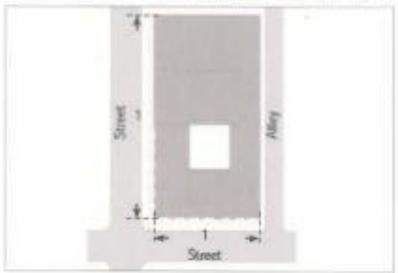
~~Below illustrative Sequence Diagram of Vertical Circulation for Scenario 3.0 above.~~



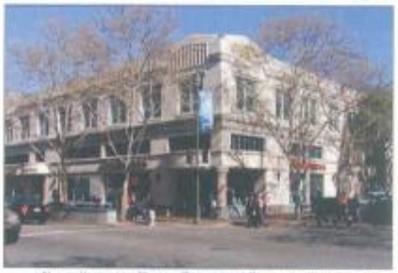
9: Accessory Dwellings ~~Not~~ Allowed



Above: Illustrative Accessory Diagram



Above: Illustrative Plan Diagram



Above: Illustrative Photo - Commercial Block with shopfront frontage



Above: Illustrative Photo - Commercial Block with arcade frontage



Above: Illustrative Photo - Commercial Block with podium frontage

DSP Page 3-12

Before	Changes	After																			
<p>8: Building Size and Massing Standards</p> <p>(a) The following standards identify the maximum extent of an individual building and the individual floors that comprise the building.</p> <p>(b) Buildings may contain any of three types of dwellings: flats, town houses and lofts.</p> <p>(c) Dwellings may be as repetitive or unique as deemed by individual designs.</p> <p>(d) Buildings may be composed of a primary volume.</p> <p>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:</p> <table border="1" data-bbox="577 457 879 570"> <thead> <tr> <th rowspan="2">Scenario (in Scenario)</th> <th colspan="3">Maximum ratio of each floor in the building</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> </tr> </thead> <tbody> <tr> <td>1.0</td> <td>100%</td> <td>-</td> <td>-</td> </tr> <tr> <td>2.0</td> <td>100%</td> <td>75%</td> <td>-</td> </tr> <tr> <td>3.0</td> <td>100%</td> <td>65%</td> <td>50%</td> </tr> </tbody> </table>	Scenario (in Scenario)	Maximum ratio of each floor in the building			1	2	3	1.0	100%	-	-	2.0	100%	75%	-	3.0	100%	65%	50%	<p>Remove table and notes, leaving section B.</p>	<p>8: Building Size and Massing Standards</p> <p>(a) The following standards identify the maximum extent of an individual building and the individual floors that comprise the building.</p> <p>(b) Buildings may contain any of three types of dwellings: flats, town houses and lofts.</p> <p>(c) Dwellings may be as repetitive or unique as deemed by individual designs.</p> <p>(d) Buildings may be composed of a primary volume.</p>
Scenario (in Scenario)		Maximum ratio of each floor in the building																			
	1	2	3																		
1.0	100%	-	-																		
2.0	100%	75%	-																		
3.0	100%	65%	50%																		
<p>Below: Illustrative Sequence Diagram of Varied Massing for Scenario 3.0 above</p>  <p>Ground Floor - 100%</p> <p>2nd Floor - 65%</p> <p>3rd Floor - 50%</p>	<p>Remove illustrative sequence</p>	<p>(blank)</p>																			
<p>9. Accessory Dwellings Not Allowed</p>	<p>Correct to allow Accessory Dwelling Units (ADUs) per State law</p>	<p>9. Accessory Dwellings Allowed</p>																			

Attachment B: DSP Land Use/Zoning Code Amendments

Section	Code Chapters with Redline Markup
17.20	Zoning Map
<p>17.20.030 Purposes of the zoning districts.</p>	<p>D. Downtown Specific Plan (DSP) Districts</p> <p>The Downtown Specific Plan permits a mix of ground floor commercial (office, government, retail, and services) uses with frontages toward the Old Redwood Highway and La Plaza Park with offices and residential (town homes, studios, or live work) uses above commercial, or residential only projects. Buildings with frontages facing other streets may develop with the same uses or mix of uses, or residential only projects, and may be between one and two stories subject to the Downtown Specific Plan objective designs, forms, and zone district densities detailed below and the streamlined, ministerial review process consistent with state regulations and objective residential design guidelines (Cotati Municipal Code Chapters 17.39 and 17.42 and Downtown Specific Plan design principles).</p> <p>1. Historic Core (HC). The Historic Core district implements the Downtown Specific Plan General Plan designation and 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. The allowable residential density is up to 12 units per acre. 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 in the regulating plan and consistent with the city of Cotati zoning code. Facade renovation and/or restoration is encouraged. The HC district is subject to the applicable historic code regulations of the city’s land use codes.</p> <p>2. La Plaza (LP). The La Plaza district implements the Downtown Specific Plan General Plan designation and 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. The allowable residential density is up to 19 units per acre. 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 the 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 land use codes.</p> <p>3. Northern Gateway (NG). The Northern Gateway district implements the Downtown Specific Plan General Plan designation and 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. The allowable residential density is up to 9 units per acre. 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 land use codes.</p>

Section	Code Chapters with Redline Markup
	<p>4. Commerce Avenue (CA). The Commerce Avenue district implements the Downtown Specific Plan General Plan designation and 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 traveling public, to retail, office and residential uses. The allowable residential density is up to 12 units per acre. 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 land use codes.</p>
Chapter 17.22	Allowable Land Uses
Table 2-2	Allowable Land Uses and Permit Requirements for Low Density and Neighborhood Zones

Section

Code Chapters with Redline Markup

Table 2-2

Allowed Land Uses and Permit Requirements for Low Density and Neighborhood Zones

P Permitted Use, Zoning Clearance required MUP Minor Use Permit required UP Use Permit required S Permit requirement set by Specific Use Regulations - Use not allowed								
Land Use ⁽¹⁾	Permit Required by District							Specific Use Regulations
	OSC	OSR	RR	RVL	NL	NM	NU	
Agricultural and Open Space Uses								
Agricultural accessory structure	UP	UP	P	P	-	-	-	17.42.020
Animal keeping	S	S	S	S	S	S	S	17.42.040
Crop production, horticulture, orchard, vineyard ⁽⁵⁾	-	UP	UP	UP	-	-	-	17.42.240
Market garden	-	-	P	P	P	P	P	17.42.230, 17.42.240
Plant nursery	-	UP	UP	-	-	-	-	
Winery, small scale	-	-	UP ⁽²⁾	-	-	-	-	
Industry, manufacturing and processing, wholesaling	-	-	-	-	-	-	-	
Artisan/craft product manufacturing	-	UP	UP ⁽³⁾	-	-	-	-	
Recreation, Education and Public Assembly Uses								
Community garden ⁽⁵⁾	-	UP	P	P	P	P	P	17.42.220, 17.42.240
Equestrian facility	-	UP	UP	-	-	-	-	

Section	Code Chapters with Redline Markup								
	Meeting facility, public or private	-	MUP	-	-	UP	UP	UP	
	Park	UP	P	P	P	P	P	P	
	Playground	-	P	P	P	P	P	P	
	Private residential recreation facility	-	-	-	UP	UP	UP	UP	
	School - Elementary, middle, secondary	-	-	-	UP	UP	UP	-	
	Residential Uses								
	Accessory dwelling unit	-	-	P	P	P	P	P	17.42.170
	Caretaker quarters	UP	UP	-	-	-	-	-	
	Cottage housing	-	-	-	-	S	S	S	17.42.125
	Home occupation	-	-	P	P	P	P	P	17.42.080
	Junior accessory dwelling unit	-	-	P	P	P	-	-	17.42.170
	Low Barrier Navigation Center	-	-	-	-	-	-	-	
	Mobilehome park	-	-	UP	UP	UP	UP	UP	17.42.110
	Mobile/manufactured home	-	-	P	P	P	P	P	17.42.110
	Multifamily housing, 2 units	-	-	-	-	UP	P	P	17.42.120
	Multifamily housing, 3 or 4 units	-	-	-	-	-	P	P	17.42.120
	Multifamily housing, 5 to 9 units	-	-	-	-	-	P	P	17.42.120
	Multifamily housing, 10 or more units	-	-	-	-	-	-	P	17.42.120
	Multifamily housing, up to 100 units with 25% affordable	-	-	-	-	-	-	P	17.42.120
	Organizational house (sorority, monastery, etc.)	-	-	-	-	-	-	UP	
	Residential accessory use or structure	-	-	P	P	P	P	P	17.42.160

Section	Code Chapters with Redline Markup								
	Residential care facility for the elderly (RCFE)	-	-	UP	UP	UP	UP	UP	
	Residential care, 11 or more clients	-	-	UP	UP	UP	UP	UP	
	Residential care, 6 or fewer clients, in a single-family dwelling	-	-	P	P	P	P	P	
	Residential care, 7 to 10 clients	-	-	UP	UP	UP	UP	UP	
	Residential component of a mixed use project	-	-	-	-	UP	UP	UP	17.42.100
	Rooming or boarding house	-	-	-	-	-	-	UP	
	Single-family dwelling	-	-	P	P	P	UP ⁽⁴⁾	UP ⁽⁴⁾	
	Supportive Housing	-	-	-	-	-	P	P	
	Retail Trade								
	Accessory retail and services	-	-	-	-	UP	UP	UP	
	Convenience store, 1,200 sq. ft. or less	-	-	-	-	UP	UP	UP	
	Farmers Market ⁽⁵⁾	-	UP	-	-	-	-	-	
	Garden Stand	-	-	P	P	P	P	P	17.42.130, 17.42.230
	Produce stand ⁽⁵⁾	-	UP	UP	UP	-	-	-	17.42.130
	Services - Business and Professional								
	Medical services - Extended care	-	-	-	-	-	UP	UP	
	Office - Accessory	-	P	P	P	P	P	P	
	Services	-	-	-	-	-	-	-	
	Adult day care - 6 or fewer clients	-	-	P	P	P	P	P	
	Adult day care - 7 to 14 clients	-	-	UP	UP	UP	UP	UP	
	Adult day care - 15 or more clients	-	-	UP	UP	UP	UP	UP	
	Child day care - Small family day care home	-	UP	P	P	P	P	P	

Section	Code Chapters with Redline Markup								
Child day care – Large family day care home	-	-	P	P	P	P	P	17.42.060	
Child day care – Day care center	-	UP	-	-	-	UP	UP	17.42.060	
Kennel, animal boarding	-	-	UP	-	-	-	-		
Lodging – Bed and breakfast inn (B&B)	-	-	UP	UP	-	-	-	17.42.050	
Personal services – 1,000 sq. ft. or less	-	-	-	-	-	UP	UP		
Public safety facilities	-	-	UP	UP	UP	UP	UP		
Transportation, Communications and Infrastructure									
Electric vehicle charging station ⁽⁵⁾	P	P	P	P	P	P	P	14.38	
Solar collector	S	S	S	S	S	S	S	17.30.084	
Windmills	-	-	UP	-	-	-	-	17.42.190	
Key to Zoning District Symbols									
OSC	Open Space – Conservation		NL	Neighborhood – Low Density					
OSR	Open Space – Recreation		NM	Neighborhood – Medium Density					
RR	Rural Residential		NU	Neighborhood – Urban					
RVL	Residential, Very Low Density								
Notes:									
(1) See Article 9 of this title for land use definitions.									
(2) May be approved only in conjunction with an on-site vineyard of three acres or larger.									
(3) May be approved only on a site of three acres or larger.									

Section	Code Chapters with Redline Markup
	<p>(4) Use permit approval shall require that the review authority first find that the location of a proposed single-family dwelling on a parcel that may be further subdivided will not preclude future subdivision and development in compliance with the general plan.</p> <p>(5) Permitted as an accessory use.</p> <p>(6) Fees for crop production, horticulture, orchard, vineyard; community garden; farmers market; and produce stand planning permit applications shall be calculated at fifty percent of the fees set forth in the fee schedule as described in Section 17.60.060, Application fees. Use permit approval shall require that the review authority first find that the proposed use will be compatible with any nearby residential uses. Notices of public hearing for these uses shall be mailed to property owners within a radius from the subject site of six hundred feet, or greater at the director's discretion.</p>
Table 2-3	Allowable Land Uses and Permit Requirements for Mixed Use Corridors and Districts

Section

Code Chapters with Redline Markup

Table 2-3

Allowed Land Uses and Permit Requirements for Mixed Use Corridors and Districts

P Permitted Use, Zoning Clearance required
 MUP Minor Use Permit
 UP Use Permit required
 S Permit requirement set by Specific Use Regulations
 - Use not allowed

Land Use ⁽¹⁾	Permit Required by District						Specific Use Regulations
	CE	CG	CD	CI	IG	PF	
Industry, Manufacturing and Processing, Wholesaling							
Agricultural product processing	-	-	-	-	P	-	
Artisan/craft product manufacturing	MUP	MUP	MUP	P	P	-	See Note 5 Below
Brewery – Brew pub	MUP	MUP	MUP	-	-	-	
Brewery – Production	-	-	-	UP	UP	-	
Construction contractor	-	-	-	-	UP	-	
Food and beverage product manufacturing	-	-	-	-	MUP	MUP	
Furniture and fixtures manufacturing, cabinet shop	-	-	-	P	P	-	
Industrial research and development	-	MUP	-	P	MUP	-	
Laboratory – Medical, analytical, research and development	P	P	-	P	MUP	-	
Laundry, dry cleaning plant	-	-	-	-	UP	-	

Section	Code Chapters with Redline Markup							
	Manufacturing/processing – Light	-	-	-	MUP	P	-	
	Manufacturing/processing – Medium intensity	-	-	-	MUP	MUP	-	
	Manufacturing/processing – Heavy	-	-	-	-	UP	-	
	Media production	P	P	-	P	P	-	
	Printing and publishing	UP	UP	-	P	P	-	
	Recycling – Reverse vending machine	MUP	MUP	-	-	-	-	
	Recycling – Small collection facility	UP	UP	-	UP	P	-	17.42.150
	Recycling – Medium collection facility	-	-	-	UP	UP	-	17.42.150
	Storage – Outdoor	-	-	-	UP	UP	-	17.42.140
	Storage – Personal storage facility (mini-storage)	-	-	-	-	-	-	
	Storage – Warehouse, indoor storage	-	-	-	UP	-	-	
	Wholesaling and distribution	-	-	-	UP	UP	-	
	Winery – Boutique	-	UP	-	MUP	MUP	-	
	Winery – Production	-	-	-	MUP	MUP	-	
	Recreation, Education and Public Assembly Uses							
	Adult-oriented business	-	-	-	-	S	-	17.40
	Commercial recreation facility – Indoor – 5,000 sq. ft. or less	UP	P	-	P	-	-	
	Commercial recreation facility – Indoor – More than 5,000 sq. ft.	UP	MUP	-	UP	-	-	
	Commercial recreation facility – Outdoor	-	-	-	UP	-	-	

Section	Code Chapters with Redline Markup							
	Conference/convention facility – 5,000 sq. ft. or less	UP	MUP	UP ⁽²⁾	MUP	–	UP	
	Conference/convention facility – More than 5,000 sq. ft.	UP	UP	UP ⁽²⁾	UP	–	UP	
	Health/fitness facility	UP	P	UP ⁽²⁾	P	UP	–	
	Library, museum	P	P	MUP	P	–	P	
	Meeting facility, public or private – 5,000 sq. ft. or less	UP	MUP	MUP ⁽²⁾	MUP	–	MUP	
	Meeting facility, public or private – More than 5,000 sq. ft.	UP	MUP	MUP ⁽²⁾	UP	–	UP	
	Park	P	P	P	–	–	P	
	School – Elementary, middle, secondary	UP ⁽²⁾	UP ⁽²⁾	–	–	–	UP	
	School – Specialized education/training	UP ⁽²⁾	UP ⁽²⁾	UP ⁽²⁾	UP	–	UP	
	Sports and entertainment assembly	–	–	–	UP	–	UP	
	Studio – Art, dance, martial arts, music, etc.	P	P	MUP ⁽²⁾	P	UP	–	
	Theater	UP	MUP	MUP	MUP	–	UP	
	Residential Uses							
	Accessory dwelling unit	P	P	P	–	–	–	17.42.170
	Emergency/transitional shelter	–	–	S	–	–	S	17.42.072
	Home occupation	P	P	P	–	–	–	17.42.080
	Live/work unit	UP	UP	– P	UP	UP	–	17.42.090
	Low Barrier Navigation Center	P	P	–	–	–	–	
	Residential care facility for the elderly (RCFE)	UP	MUP	–	–	–	UP	

Section	Code Chapters with Redline Markup							
	Residential care facility, 7 or more clients	UP	-	-	-	-	UP	
	Residential component of a mixed use project	P	P	P	-	-	-	17.42.100
	Supportive Housing	P	P	-	-	-	-	
	Retail Trade⁽³⁾							
	Accessory retail or services	P	P	P	P	P	P	
	Alcoholic beverage sales - Associated with a restaurant ⁽⁴⁾	P	P	P	P	UP	-	17.42.030
	Alcoholic beverage sales	UP	UP	UP	-	-	-	17.42.030
	Antique or collectible store	MUP	P	MUP	-	-	-	
	Artisan shop	P	P	P	P	-	-	
	Auto and vehicle sales and rental	-	UP	-	MUP	UP	-	
	Auto parts sales with no installation services	-	P	-	P	-	-	
	Bar, tavern	UP	UP	UP	-	-	-	
	Building and landscape materials sales - Indoor	-	P	-	P	P	-	
	Building and landscape materials sales - Outdoor	-	UP	-	MUP	-	-	17.42.130
	Construction and heavy equipment sales and rental	-	-	-	MUP	MUP	-	17.42.130
	Convenience store	UP	UP	-	UP	-	-	
	Drive-through retail	-	UP	-	UP	-	-	17.42.070
	Extended hour retail	UP	MUP	MUP	MUP	-	-	
	Farm supply and feed store	-	P	-	P	-	-	

Section	Code Chapters with Redline Markup							
	Farmers market ⁽⁸⁾	MUP	MUP	MUP	MUP	UP	UP	
	Formula-based fast food restaurant	S	S	S	-	-	-	17.42.071
	Fuel dealer (propane for home and farm use, etc.)	-	-	-	UP	UP	-	
	Furniture, furnishings and appliance store	P	P	UP	P	UP	-	
	General retail – Less than 5,000 sq. ft.	P	P	P	P	-	-	
	General retail – 5,000 sq. ft. to 20,000 sq. ft.	P	P	P	P	-	-	
	General retail – More than 20,000 sq. ft.	UP	P	UP	P	-	-	
	Groceries, specialty foods – 10,000 sq. ft. or less	P	P	P	P	-	-	
	Groceries, specialty foods – More than 10,000 sq. ft.	UP	MUP	UP	MUP	-	-	
	Mobilehome, boat, or RV sales	-	-	-	MUP	-	-	
	Night club	UP	UP	UP	-	-	-	
	Outdoor display and sales	MUP	MUP	MUP	MUP	-	-	17.42.130
	Plant nursery	-	MUP	-	MUP	MUP	-	
	Restaurant – Outdoor dining ⁽⁶⁾	P/ MUP	P/ MUP	P/ MUP	P/ MUP	-	-	17.42.130(E)
	Restaurant, cafe, coffee shop	P	P	P	P	UP	-	
	Retail complex	UP	P	UP	P	-	-	
	Retail display gallery	-	P	P	-	-	-	17.90.020
	Second hand store	UP	UP	UP	-	-	-	
	Service station (nonfossil fuels sales)	UP	UP	UP	-	-	-	17.42.180
	Tasting room	UP	P	P	P	-	-	

Section	Code Chapters with Redline Markup						
	Warehouse retail	-	MUP	-	UP	-	-
	Services – Business, Financial, Professional						
	ATM	P	P	P	P	-	-
	Bank, financial services	P	P	UP	P	-	-
	Business support service	P	P	P ⁽²⁾	UP	-	-
	Medical services – Doctor office	UP	P ⁽²⁾	P ⁽²⁾	-	-	-
	Medical services – Clinic, urgent care	UP	-	-	-	-	-
	Office – Accessory	P	P	P	P	P	P
	Office – Business/service	UP	UP ⁽²⁾	P ⁽²⁾	P	-	-
	Office – Government	MUP	MUP	MUP	MUP	MUP	MUP
	Office – Processing	UP ⁽²⁾	MUP	UP ⁽²⁾	MUP	-	-
	Office – Professional/ administrative	P	P	P ⁽²⁾	P	-	-
	Services – General						
	Accessory retail or services	P	P	P	P	P	17.42.015
	Adult day care	UP	-	-	-	UP	
	Catering service	-	-	-	P	P	-
	Child day care center	MUP	P	MUP	MUP	-	UP
	Drive-through service	-	UP	-	-	-	17.42.070
	Equipment rental	-	-	-	MUP	UP	17.42.140
	Kennel, animal boarding	-	MUP	-	MUP	UP	-
	Lodging – Bed and breakfast inn (B&B)	P	P	MUP	-	-	-
	Lodging – Boutique hotel or motel	UP	UP	UP	-	-	-

Section	Code Chapters with Redline Markup						
Lodging – Hotel or motel	UP	UP	UP	-	-	-	
Maintenance service – Client site services	-	-	-	P	P	-	
Mortuary, funeral home	UP	-	-	-	-	-	
Personal services	P	P	P	P	-	-	
Personal services – Restricted	UP ⁽²⁾	-	-	-	-	-	
Public safety facility	UP	UP	UP	UP	UP	P	
Repair service – Equipment, large appliances, etc.	-	-	-	P	P	-	
Social service organization	MUP ⁽²⁾	MUP ⁽²⁾	-	MUP	-	UP	
Vehicle services – Major repair/body work	-	-	-	UP	MUP	-	
Vehicle services – Minor maintenance/repair	-	-	-	UP	UP	-	
Veterinary clinic, animal hospital	MUP	P	-	P	MUP	-	
Transportation, Communications and Infrastructure							
Ambulance, taxi, or limousine storage	-	-	-	-	UP	-	
Broadcasting studio	-	UP ⁽²⁾	UP ⁽²⁾	MUP	-	-	
Electric vehicle charging station ⁽⁷⁾	P	P	P	P	P	P	14.38
Parking facility, public or commercial	UP	UP	UP	-	-	P	
Telecommunications facility	-	-	-	S	S	S	17.44
Transit station or terminal	UP	UP	UP	UP	-	UP	
Utility facility	-	-	-	UP	UP	UP	
Vehicle storage	-	-	-	-	UP	-	
Key to Zoning District Symbols							
CE	East Cotati Avenue Corridor		CI	Commercial/Industrial District			

Section	Code Chapters with Redline Markup			
	CG	Gravenstein Highway Corridor	IG	General Industrial District
	CD	Downtown Commercial	PF	Public Facility District
	<p>Notes:</p> <ol style="list-style-type: none"> (1) See Article 9 for land use definitions. (2) Use allowed only on second or upper floors, in compliance with Section 17.24.050(C), Limitation on the Location of Allowable Land Uses, or behind an allowed ground floor street frontage use. (3) See Section 17.42.165, Retail use maximum floor area. (4) When the Department of Alcoholic Beverage Control allows customers under twenty-one years of age on the premises. (5) Artisan/craft product manufacturing uses proposed in the CE, CG, CD, HC, LP, NG, and CA districts must be located within buildings and suites designed and oriented to engage and encourage pedestrian activity and interaction with the surrounding uses. Uses in these districts must also include retail storefront presence and design characteristics, with production and manufacturing design elements (such as loading doors, material storage, etc.) oriented away from the primary entrances and street frontages of developments where they are located. (6) MUP required for outdoor dining on private property in the CD district when the dining use abuts a residential land use. (7) Permitted as an accessory use. (8) Fees for farmers market planning permit applications shall be calculated at fifty percent of the fees set forth in the fee schedule as described in Section 17.60.060, Application fees. Use permit approval shall require that the review authority first find that the proposed use will be compatible with any nearby residential uses. Notices of public hearings shall be mailed to property owners within a radius from the subject site of six hundred feet, or greater at the director's discretion. 			

Section	Code Chapters with Redline Markup					
Table 2-4	Allowed Land Uses and Permit Requirements for Downtown Specific Plan Districts					
<p>Table 2-4</p> <p>Allowed Land Uses and Permit Requirements for Downtown Specific Plan Districts</p>						
<p>P Permitted Use, Zoning Clearance required MUP Minor Use Permit required UP Use Permit required S Permit requirement set by Specific Use Regulations – Use not allowed</p>						
LAND USE ⁽¹⁾	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations	
	HC	LP	NG	CA		
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Commercial recreation facility – Indoor	MUP	–	MUP	MUP		
Conference/convention facility	–	–	UP ⁽²⁾	UP		
Health/fitness facility	UP ⁽²⁾	–	P	P		
Library, museum	P	–	P	P		
Meeting facility, public or private	–	MUP	MUP ⁽²⁾	MUP		
Park, Playground	P	P	P	P		
School – Specialized education/training	UP	–	UP	UP		
Studio – Art, dance, martial arts, music, etc.	P	P	P	P		
Theater (cinemas or performing arts)	MUP	–	P	P		
RESIDENTIAL USES						
Residential Multifamily Project	S	S	S	S	17.28.050	
Accessory dwelling unit	P	P	P	P	17.42.170	
Emergency/transitional shelter	S	S	S	S	17.42.072	

Section	Code Chapters with Redline Markup					
	Home occupation	P	P	P	P	17.42.080
	Live/work unit	P	P	P	P	17.42.090
	<u>Low Barrier Navigation Center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	Residential component of a mixed-use project	P	P	P	P	17.42.100
	Residential care facility for the elderly (RCFE)	–	UP	UP	UP	
	Residential care facility, 7 or more clients	–	UP	–	–	
	<u>Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE					
	Broadcasting studio	UP ⁽²⁾	–	UP ⁽²⁾	–	
	Electric vehicle charging station ⁽⁷⁾	P	P	P	P	14.38
	Parking facility	UP	UP	UP ⁽²⁾	UP	
	Transit station or terminal	P	P	P	P	
	RETAIL TRADE					
	Accessory retail or services	P	P	P	P	
	Alcoholic beverage sales – associated with a restaurant ⁽⁴⁾	P	P	P	P	17.42.030
	Alcoholic beverage sales – off-sale	UP	UP	UP	UP	17.42.030
	Antique or collectible store	P	P	P	P	
	Artisan/craft product manufacturing	MUP	MUP	MUP	MUP	See Note (5) below
	Artisan shop	P	P	P	P	
	Auto parts sales with no installation services	–	–	–	P	
	Bar, tavern	UP	UP	UP	UP	17.42.030
	Brewery – Brew pub	MUP	MUP	MUP	MUP	
	Convenience store	–	–	UP	UP	

Section	Code Chapters with Redline Markup					
	Extended hour retail	UP	MUP	P	P	
	Furniture, furnishings and appliance store	UP	–	MUP	MUP	
	General retail – Less than 5,000 sf	P	P	P	P	
	General retail – 5,000 sf to 20,000 sf	P	–	P	P	
	General retail – More than 20,000 sf (Max. 43,000 sf)	–	–	MUP	MUP	
	Groceries, specialty foods – 10,000 sf or less	P	P	P	P	
	Groceries, specialty foods – More than 10,000 sf	–	–	P	UP	
	Night club	UP	–	UP	UP	
	Outdoor display and sales	MUP	MUP	MUP	MUP	17.42.130
	Restaurant – Outdoor dining on private property ⁽⁶⁾	P/MUP	P/MUP	P/MUP	P/MUP	17.42.130
	Restaurant – Outdoor dining in public right-of-way	P	P	P	P	17.42.130
	Restaurant, cafe, coffee shop	P	P	P	P	
	Retail complex	–	–	UP	UP	
	Retail display gallery	P	P	P	P	17.90.020
	Retail Tobacco Store	--	--	--	--	
	Second hand store	UP	–	–	–	
	Service station (non-fossil fuels sales)	–	–	–	UP	17.42.180
	Tasting room	P	P	P	P	
	SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL					
	ATM	P	P	P	P	
	Bank, financial services	P	P	P	P	
	Business support service	p ⁽²⁾	p ⁽²⁾	p ⁽²⁾	P	
	Medical services – Doctor office	P	P	P	P	

Section	Code Chapters with Redline Markup				
Medical services – Clinic, urgent care	–	–	–	P	
Office – Accessory	P	P	P	P	
Office – Business/service	p ⁽²⁾	p ⁽²⁾	p ⁽²⁾	P	
Office – Government	UP	UP	UP	UP	
Office – Processing	UP ⁽²⁾	–	UP ⁽²⁾	–	
Office – Professional/administrative	p ⁽²⁾	P	p ⁽²⁾	P	
Veterinary clinic, animal hospital	P	P	P	P	
SERVICES – GENERAL					
Accessory retail or services	P	P	P	P	17.42.015
Adult day care	UP ⁽²⁾	UP ⁽²⁾	UP ⁽²⁾	UP	
Child day care center	UP	UP	P	UP	
Lodging – Bed & breakfast inn (B&B)	P	P	P	UP	
Lodging – Boutique hotel and motel	UP	UP	P	P	
Lodging – Hotel	UP ⁽²⁾	UP ⁽²⁾	P	P	
Personal services	P	P	P	P	
Public safety facility	–	–	–	–	
Social service organization	–	UP ⁽²⁾	UP ⁽²⁾	UP	
Vehicle services – Minor maintenance/repair	–	–	–	UP	
Key to Zoning District Symbols					
HC	Historic Core	NG	Northern Gateway		
LP	La Plaza	CA	Commerce Avenue		
Notes:					
(1) See Article 9 for land use definitions.					

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	<p>(2) Use allowed only on second or upper floors, in compliance with Section 17.24.050(C) (Limitation on the Location of Allowable Land Uses), or behind an allowed ground floor street frontage use.</p> <p>(3) Where allowed by the downtown specific plan's regulating plan.</p> <p>(4) When the Department of Alcoholic Beverage Control allows customers under twenty-one years of age on the premises.</p> <p>(5) Artisan/craft product manufacturing uses proposed in the CE, CG, CD, HC, LP, NG, and CA districts must be located within buildings and suites designed and oriented to engage and encourage pedestrian activity and interaction with the surrounding uses. Uses in these districts must also include retail storefront presence and design characteristics, with production and manufacturing design elements (such as loading doors, material storage, etc.) oriented away from the primary entrances and street frontages of developments where they are located.</p> <p>(6) MUP required for outdoor dining on private property in the CD district when the dining use abuts a residential land use.</p> <p>(7) Permitted as an accessory use.</p> <p>(Ord. 910 § 3, 2022; Ord. 908 § 5 (Exh. 1 § 7), 2022; Ord. 906 § 6, 2021; Ord. 902 § 6, 2021; Ord. 895 § 2(A) Exh. 2 (part), 2020; Ord. 893 § 5, 2020; Ord. 888 § 1, 2019; Ord. 883 § 6 (Att. A), 2018; Ord. 823 § 2(C) Exh. C (part), 2009; Ord. 812 § 1, 2008; Ord. 801 § 1, 2007; Ord. 787 § 2, 2007; Ord. 766 § 2 Exh. A (part), 2004).</p>

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Chapter 17.28	SPECIAL PURPOSE ZONE AND OVERLAY ZONE STANDARDS
17.28.050	Specific plan, downtown (SPD) zoning district.
	<p>A. Applicability. The SPD zoning district is applied to the area covered by the downtown specific plan, which provides detailed and comprehensive guidance and standards for development. The SPD zoning district is consistent with and implements the residential, general commercial and parks land use designations of the general plan.</p> <p>B. Allowable Land Uses and Planning Permit Requirements. The land uses allowed within the SPD zoning district and the planning permit requirement for establishing an allowed use are determined by the downtown specific plan and Section 17.22.020, Table 2-4.</p> <p>C. Development Standards. Subdivision, site planning, building and development standards are determined by the downtown specific plan. (Ord. 823 § 2(C) Exh. C (part), 2009). In addition, design of residential uses in the downtown specific plan shall be consistent with the objective residential design standards in Chapter 17.39.</p>
Chapter 17.32	DENSITY BONUSES
Chapter 17.32.030 Allowed density bonuses.	The amount of a density bonus allowed in a housing development shall be determined by the council in compliance with this section and requirements under State Density Bonus and Housing law..

Section	Code Chapters with Redline Markup
	<p data-bbox="388 237 1644 297">A. Density Bonus. A housing project that complies with the eligibility requirements in Section 17.32.020(A)(1), (A)(2), (A)(3), or (A)(4) shall be entitled to density bonuses as follows, unless a lesser percentage is elected by the applicant:</p> <ul style="list-style-type: none"> <li data-bbox="415 342 1680 402">a. 1. General Density Bonus. The city shall grant at least a twenty-percent increase in the number of dwelling units normally allowed by the applicable general plan designation and zoning, except that: <ul style="list-style-type: none"> <li data-bbox="527 448 1663 540">a. For each one percent increase above ten percent in the percentage of units affordable to lower income households, the density bonus shall be increased by one and one-half percent up to a maximum of thirty-five percent; and <li data-bbox="527 586 1654 678">b. For each one percent increase above five percent in the percentage of units affordable to very low-income households, the density bonus shall be increased by two and one-half percent, up to a maximum of thirty-five percent. <li data-bbox="415 724 1680 911">b. 2. Bonus for Condominium or Planned Development Project. A density bonus for a condominium project that complies with the eligibility requirements in Section 17.32.020(A)(3) of this chapter shall consist of at least a five percent increase in the number of dwelling units normally allowed by the applicable general plan designation and zoning district, except that for each one percent increase above ten percent of the percentage of units affordable to moderate-income households, the density bonus shall be increased by one percent up to a maximum of thirty-five percent. <li data-bbox="415 956 1680 1078">c. 3. Density Bonus for Land Donation. When an applicant for a tentative map, parcel map, or other residential development approval donates land to the city in compliance with this subsection, the applicant shall be entitled to a density bonus for the entire development, as follows; provided that nothing in this subsection shall be construed to affect the authority of the city to require a developer to donate land as a condition of development. <ul style="list-style-type: none"> <li data-bbox="527 1123 1669 1183">a. Basic Bonus. The applicant shall be entitled to a fifteen percent increase above the otherwise maximum allowable residential density under the applicable general plan designation and zoning. <li data-bbox="527 1229 1673 1351">b. Additional Bonus. For each one percent increase above the minimum ten percent land donation described in subsection (A)(3)(c)(ii) of this section, the density bonus shall be increased by one percent, up to a maximum of thirty-five percent. This increase shall be in addition to any increase in density required by subsections (A)(1) and (A)(2) of this section, up to a maximum combined mandated density increase of

Section	Code Chapters with Redline Markup
	<p>thirty-five percent if an applicant seeks both the increase required in compliance with subsections (A)(1) through (A)(3) of this section.</p> <p>c. Eligibility for Bonus. An applicant shall be eligible for the increased density bonus provided by this subsection if all of the following conditions are met:</p> <ul style="list-style-type: none"> a. The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application; ii. The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low-income households in an amount not less than ten percent of the number of residential units of the proposed development; iii. The transferred land is at least one acre, or of sufficient size to permit development of at least forty units, has the appropriate general plan designation, is appropriately zoned for development as affordable housing, and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible. No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low-income housing units on the transferred land, except that the local government may subject the proposed development to subsequent design review to the extent authorized by Government Code Section 65583.2(l) if the design is not reviewed by the city prior to the time of transfer; iv. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with Section 17.32.070 (Continued affordability) of this chapter, which shall be recorded on the property at the time of dedication; v. The land is transferred to the city or to a housing developer approved by the city. The city may require the applicant to identify and transfer the land to the developer; vi. The transferred land shall be within the boundary of the proposed development or, if the city agrees, within one-quarter mile of the boundary of the proposed development.

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	<p>d. 4. Senior Housing Density Bonus. For housing developments meeting the criteria of Section 17.32.020(A)(4), the city shall grant a density bonus that is twenty percent of the number of senior housing units.</p> <p>e. 5. Mixed Use Density Bonus. For mixed-use projects meeting the criteria of Section 17.32 and Section 17.42.100, the City Council, at it's sole discretion, may grant up to 100-percent residential density bonus to facilitate and support the development of commercial elements within a mixed-use or commercial zoning district.</p> <p>B. Greater or Lesser Bonuses. The city may choose to grant a density bonus greater than provided by this section for a development that meets the requirements of this section, or grant a proportionately lower density bonus than required by this section for a development that does not comply with the requirements of this section, in keeping with the requirements and allowance of state density bonus law.</p> <p style="padding-left: 40px;">1. When an applicant for approval of a commercial development has entered into an agreement for partnered housing to contribute affordable housing through a joint project or two separate projects encompassing affordable housing, the city shall grant to the commercial developer a development bonus as prescribed in Government Code Section 65915.7 and in Municipal Code Section 17.32.040 (Allowed incentives or concessions.).</p> <p>C. Density Bonus Calculations. The calculation of a density bonus in compliance with this subsection that results in fractional units shall be rounded up to the next whole number, as required by state law. For the purpose of calculating a density bonus, the residential units do not have to be based upon individual subdivision maps or parcels.</p> <p>D. Requirements for Amendments or Discretionary Approval. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval.</p> <p>E. Location of Bonus Units. The developer may locate density bonus units in geographic areas of the housing development other than the areas where the units for the lower income households are located, in keeping with the requirements and allowances of state density bonus law. (Ord. 854 § 2 (part), 2015; Ord. 766 § 2 Ex. A (part), 2004).</p>

Section	Code Chapters with Redline Markup
Chapter 17.39	Objective Design Guidelines (Chapter 17.39 is included at the end of this table for reference)
17.39.030 Objective residential design standards.	<p>H. Mixed Use Developments. Projects consisting of both commercial and residential uses shall also be consistent with each of the following standards below:</p> <ol style="list-style-type: none"> 1. Site planning and building design shall provide for pedestrian access from the public street into the nonresidential and residential portions of the project, through courtyards, plazas, and walkways. 2. Horizontal mixed use projects shall include a pedestrian network connecting the residential components of the project with the nonresidential components through the provision of courtyards, plazas and walkways. 3. All building design and site design requirements and criteria identified herein, shall be incorporated into mixed use projects.
Chapter 17.42	STANDARDS FOR SPECIFIC LAND USES
17.42.100 Mixed use projects.	<p>This section provides standards for the design of mixed-use projects, where allowed by Chapter 17.22 (Allowable Land Uses) of this title. A mixed use project combines residential and nonresidential uses on the same site, with the residential units typically located above the nonresidential uses (vertical mixed use) however mixed use projects where the commercial and residential uses are located within separate structure are also permissible (horizontal mixed use). Consistent with state law, projects with residential units shall be allowed in the Mixed Use zone (See Special Housing Standards in Table 3-7). Residential units may be also allowed at ground level behind street-fronting nonresidential uses (horizontal mixed use) only under the limited circumstances specified by this section subject to Section 17.39.030, Objective residential design standards.</p> <p>A. Design Considerations. A mixed-use project with residential uses shall achieve the following objective design standards:</p> <ol style="list-style-type: none"> 1. All building materials will be low reflective, include noise reducing materials in exterior doors and windows and walls, and between residential and nonresidential uses. 2. The windows and doors of residential units shall be installed so as to not open or view directly into other units and ensure appropriate privacy between residential units and other uses on the site is provided. 3. Site planning and building design shall provide for delineated pedestrian access from the public street into the residential and nonresidential portions of the project, through courtyards, plazas, walkways, or similar features;

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	<p>4. Site planning and building design shall be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of building design, color, exterior materials and amenities, landscaping, street furniture, lighting, roof styles, scale, and signage.</p> <p>B. Mix of Uses.</p> <p>1. CG Zoning District and SPD Districts. Within the CG zoning district and SPD districts, residential development shall be located on the second and higher floors for vertical mixed use projects; horizontal mixed use projects must incorporate a predominant mix of commercial uses into the street frontage of the project site. Residential uses are permitted as required by state law or as part of mixed use project consistent with the subject to the provisions of subsection C of this section. Residential use components in a mixed use project shall be allowed, provided that a minimum FAR of 0.25 of 25-percent of the floor area is achieved for the nonresidential use component.</p> <p>2. Other Zoning Districts. Within other zoning districts, the floor area of the nonresidential portions of a mixed use project shall equal at least forty percent of the combined residential and nonresidential floor area on the entire site, or as defined in the Downtown Specific Plan.</p> <p>3. Allowable Nonresidential Uses. A mixed use project may combine residential uses with any other use allowed in the applicable zoning district by Article 2 (Community and Project Design) of this title, subject to the planning permit requirements of Article 2 for each use.</p> <p>C. Density. The residential component of a mixed use project shall comply with the density requirements of the general plan, downtown specific plan, and subsection B of this section.</p> <p>D. Site Layout and Project Design Standards. Each proposed mixed use project shall comply with the property development standards of the applicable zoning district, and the following requirements:</p> <p>1. Location of Units. Residential units in mixed use projects shall not be the predominant land use occupying ground floor space within the first seventy-five feet of area measured from each building face adjacent to Old Redwood Highway or La Plaza Park. Residential only projects shall locate shared community spaces on the ground floor and incorporate street facing designs consistent with commercial uses in the Downtown Specific Plan.</p> <p>2. Parking. In order to encourage the development of residential uses in existing and new commercial areas, the use of shared parking provisions shall be incorporated into mixed use projects in compliance with Section 17.36.080 (Reduction of parking requirements) of this title. The review authority may grant automotive parking reductions of up to 100% for commercial land uses (on a case-by-case basis), when significant multi-modal transportation infrastructure and curb-demand management is incorporated into the project design and significant impacts resulting from such a reduction are not identified.</p> <p>3. Loading Areas. Commercial loading areas shall be located away from residential units and shall be screened from view from the residential portion of the project to the maximum extent feasible.</p> <p>4. Refuse and Recycling Areas. Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and nonresidential uses.</p> <p>E. Performance Standards.</p>

Section	Code Chapters with Redline Markup
	<p>17. Lighting. Lighting for commercial uses shall be appropriately shielded and incorporate “dark sky” cut off lenses and shields to limit impacts on the residential units and the surrounding environment.</p> <p>2. Noise. Each residential unit shall be designed and constructed to minimize adverse impacts from nonresidential project noise, in compliance with Section 17.30.050 (Noise standards) of this title. (Ord. 895 § 2(A) Exh. 2 (part), 2020: Ord. 766 § 2 Exh. A (part), 2004).</p>
<p>17.32.050 Parking requirements in density bonus projects.</p>	<p>A. Applicability. This section subdivision applies to a development that meets the requirements of Section 17.32.020 (Eligibility for bonus, incentives, or concessions) of this chapter, but only at the request of the applicant. An applicant may request additional parking incentives or concessions beyond those provided in this section in compliance with Section 17.32.040 (Allowed incentives or concessions) of this chapter.</p> <p>B. Number of Parking Spaces Required. At the request of the developer, the city will require the following vehicular parking ratios for a project that complies with the requirements of Section 17.32.020 (Eligibility for bonus, incentives or concessions) of this chapter, inclusive of handicapped and guest parking: Consistent with state regulations, minimum automobile parking requirements shall not be imposed or enforced on a residential, commercial, or other development project (except that minimum automobile parking requirements may be required of non-residential use <i>hotel, motel, bed and breakfast inn, or other transient lodging</i>) if the project is located within one-half mile of public transit, unless specific findings are made within 30 days of submittal to the City of a complete application, pursuant to Government Code Section 65853.2:</p> <ol style="list-style-type: none"> 1. Zero to one bedroom: One on-site parking space; 2. Two to three bedrooms: Two on-site parking spaces; 3. Four and more bedrooms: Two and one-half parking spaces. <p>If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number.</p> <p>C. Location of Parking. For purposes of this section, a development may provide on-site parking through tandem parking or uncovered parking, but not through on-street parking. (Ord. 766 § 2 Exh. A (part), 2004).</p>
<p>Chapter 17.36</p>	<p>PARKING AND LOADING (Note: These are included as they make current parking consistent with changes to Government Code.</p>

Section	Code Chapters with Redline Markup
17.36.10 Purpose	The requirements of this chapter are intended to ensure that sufficient off-street parking is provided for all uses and structures located more than one-half mile from public transit, consistent with Government Code Section 65853.2 , and that parking facilities are properly designed, attractive, and located to be unobtrusive, generally to the rear of the site, while meeting the needs of the specific use or structure. (Ord. 766 § 2 Exh. A (part), 2004).
17.36.020 Applicability	Each land use and structure located more than one-half mile from public transit, consistent with Government Code Section 65853.2., including a change or expansion of a land use or structure shall be provided continuously maintained off-street parking and loading areas in compliance with this chapter. A land use shall not be commenced and a structure shall not be occupied until the improvements required by this chapter are satisfactorily completed. (Ord. 766 § 2 Exh. A (part), 2004).
17.36.040 General parking regulations.	<p>A. Location of Parking on a Site. Parking and loading spaces shall be located as required in Section 17.36.090(A) of this chapter.</p> <p>B. Timing of Installation. A new or altered structure shall not be occupied, and a new land use not requiring a structure shall not be established, until all off-street parking and loading facilities required by this chapter are in place and approved by the city.</p> <p>C. Parking and Loading Spaces to be Permanent. Each parking and loading space shall be permanently available, marked, and maintained for parking or loading purposes for the use it is intended to serve, notwithstanding replacement of religious-use parking as provided for in Government Code Section 65913.6. The approval of a limited term permit (Section 17.62.030), may allow the temporary use of a parking or loading space for other purposes.</p> <p>D. Parking and Loading to be Unrestricted. An owner, lessee, tenant, or other person having control of the operation of a premises for which parking or loading spaces are required by this chapter, shall not prevent, prohibit, or restrict authorized persons from using the spaces without the prior approval of the director.</p> <p>E. Vehicles for Sale. See Section 17.42.045 (Auto and vehicle sales) of this title. (Ord. 766 § 2 Exh. A (part), 2004).</p>
17.36.050 Number of parking spaces required.	<p>Each land use shall be provided the number of off-street parking spaces required by this section. See Section 17.36.070 of this chapter for off-street parking requirements for bicycles and motorcycles.</p> <p>A. Parking Requirements by Land Use.</p> <p>1. Each land use shall provide the number of off-street parking spaces required by Table 3-7, except where a greater number of spaces is required through discretionary permit review, or where a reduction of parking is granted in compliance with Section 17.36.080 (Reduction of parking requirements) of this chapter. Minimum automobile parking requirements shall not be imposed or enforced on a residential, commercial, or other development project, if the project is located within one-half mile of public transit, unless specific findings are made within 30 days of submittal to the City of a complete application, consistent with Government Code Section 65853.2.¹</p> <p>2. A land use not specifically listed by Table 3-7 shall provide parking as required by the review authority. The review authority shall use the requirements in Table 3-7 as a guide in determining the number of off-street parking spaces required, except for residential, commercial, or other development projects located within one-half mile of public transit, (except for parking requirements applicable to non-residential use hotel, motel, bed and breakfast inn, or other</p>

Section	Code Chapters with Redline Markup
	<p>transient lodging uses) or unless specific findings are made within 30 days of submittal to the City of a complete application, consistent with Government Code Section 65853.2.</p> <p>3. In any case where Table 3-7 establishes a parking requirement based on floor area in square feet (for example: one space per one thousand square feet of gross floor area), the floor area shall be construed to mean gross interior floor area.</p> <p>4. A single use with accessory components shall provide parking for primary use, and each component except in instances where the review authority finds that the parking provided for the primary use is adequate to meet the overall parking demands of the entire project. For example, a hotel with a meeting room shall may provide the parking spaces required by Table 3-7 for a hotel (e.g., the guest rooms), and for a meeting room, as deemed necessary by the review authority.</p> <p>B. Expansion of Structure, Change in Use. When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be provided in compliance with this chapter except where the number of additional spaces required is ten percent or less of the number of existing spaces. See also Chapter 17.82 (Nonconforming Uses, Structures, and Parcels) of this title.</p> <p>C. Multi-tenant Sites. A site with multiple tenants shall provide the aggregate number of parking spaces required for each separate use; except where the site is developed as an integrated center or mixed-use development with shared parking and no spaces reserved for a particular use, parking shall be provided as required by Table 3-7 for a retail complex, or as deemed appropriate by the review authority based on project analysis and information provided by the applicant. When a multi-tenant center includes one or more uses that will need more parking than retail uses (for example, a fitness center, restaurant, or theater), additional parking shall be required for the nonretail use unless a parking reduction is approved in compliance with Section 17.36.080 (Reduction of parking requirements) or Section 17.36.050 4. of this chapter.</p> <p>D. Excessive Parking. The city discourages a land use being provided more off-street parking spaces than required by this chapter, to avoid the inefficient use of land, unnecessary pavement, and excessive storm water runoff from paved surfaces. The provision of off-street parking spaces in excess of the requirements in Table 3-7 is allowed only with use permit approval, and only when additional landscaping and pedestrian amenities are also provided to the satisfaction of the review authority.</p> <p>E. Bench or Bleacher Seating. Where fixed seating (e.g., benches, bleachers, pews, or similar seating) is provided, a seat shall be defined as eighteen inches of bench space for the purpose of calculating the number of required parking spaces as provided in Table 3-7.</p> <p>F. Nonconforming Parking. A structure with nonconforming off-street parking may be physically changed or undergo a change in use subject to the following provisions:</p> <p>1. Residential Uses. No additional parking spaces shall be required; provided, the change does not increase the floor area, nor increase the number of dwelling units, nor eliminate the only portion of the site that can be used for the required or existing parking or access.</p>

Section	Code Chapters with Redline Markup
	<p>2. Nonresidential Uses. The number of existing parking spaces shall be maintained on the site and additional parking shall be provided in compliance with this chapter for any additional floor area. If the use of the structure is changed to one that requires more parking than the previous use, the difference between the parking spaces required for the previous use and the new use shall be provided.</p> <p>3. Waiver by Commission. The commission may waive covered parking requirements when a nonconforming structure is proposed for rehabilitation if the commission determines, in compliance with Section 17.62.050 (Use permit and minor use permit) of this title, that the existing structure location, lot size, or topography renders the requirement infeasible or unnecessary.</p> <p><i>G. State Parking Exceptions. Parking requirement exceptions are available consistent with Government Code Section 65853.2 for projects located within one-half mile of qualifying public transit and apply to all uses except for projects subject to specific 30-day findings, and parking requirements for non-residential use hotel, motel, bed and breakfast inn, or other transient lodging uses.</i></p>
<p>Table 3-7 Parking Requirements by Land Use</p>	<p><i>See Section 17.36.050.G for all projects located more than one half mile of public transit, or projects subject to specific 30-day findings pursuant to Government Code Section 65853.2.).</i></p>
<p>17.90.020 Definitions of specialized terms and phrases.</p>	<p><i>Low-Barrier Navigation Centers. A housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:</i></p> <ol style="list-style-type: none"> <i>(1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.</i> <i>(2) Pets.</i> <i>(3) The storage of possessions.</i> <i>(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.</i> <p><i>Supportive Housing. Housing with no limit on the length of stay, that is occupied by the target population, and is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. Target populations include homeless individuals, youth and families, and people with disabilities. (CA-HSC 50675.14).</i></p> <p><i>Retail tobacco store. A retail store utilized primarily for the sale of tobacco products and tobacco accessories and for which the sale of other products is merely incidental. Incidental sale of tobacco products up to 25-percent of a business retail floor area or gross sales does not qualify as a retail tobacco store.</i></p>

	<p>Tobacco product. Any substance containing tobacco or nicotine that is intended for human consumption, whether smoked, heated, chewed, absorbed, dissolved, inhaled, snorted, sniffed or ingested by any other means, including, but not limited to, cigarettes, cigars, pipe tobacco, snuff and chewing tobacco. "Tobacco product" also means any device that delivers nicotine or other smoked substances to the person inhaling from the device, including, but not limited to, an electronic cigarette, cigar, pipe, or hookah.</p> <p>Tobacco product. Does not include any cessation product specifically approved by the United States Food and Drug Administration for use in treating nicotine or tobacco dependence.</p>

**Chapter 17.39
OBJECTIVE DESIGN STANDARDS**

FOR STREAMLINED AND MINISTERIAL RESIDENTIAL DEVELOPMENTS

Sections:

[17.39.010 Purpose of chapter.](#)

[17.39.020 Applicability.](#)

[17.39.030 Objective residential design standards.](#)

17.39.010 Purpose of chapter.

This chapter establishes objective residential design standards that are generally derived from design and development guidelines and policies contained in the land use code, the general plan, the downtown specific plan, the Santero Way specific plan and the 1990 residential design criteria. Typically, new residential development is required to go through the city's discretionary design review process, which includes review for compliance with the city's design and development standards.

Many of the city's design and development standards demonstrate preferences while allowing discretion and flexibility and, as such, cannot be enforced through a streamlined ministerial process such as that described in Senate Bill 35. The objective design standards for streamlined and ministerial residential developments aim to incorporate Cotati's existing design and development standards to the greatest extent possible, while complying with the intent of state legislation to facilitate and expedite the construction of housing.

These objective design standards strive to ensure high quality designs that maintain the rural, small-town feel balanced against a downtown that reflects a focus on intensified development. These objective design standards aim to strike a balance between a discretionary design review process and a ministerial process to achieve creative designs that enhance character and livability, but without the use of separate standards for specific areas of the community. (Ord. 905 § 5, 2021).

17.39.020 Applicability.

The provisions of this chapter apply to all residential projects which demonstrate eligibility pursuant to California Senate Bill 35 (or similar state or city legislation as may be amended), and therefore qualify for streamlined and ministerial processing. The streamlined approval process is an opt-in program for developers who must request streamlined ministerial approval (such as the process outlined in SB 35) at the time a permit application is submitted to the city. (Ord. 905 § 5, 2021).

17.39.030 Objective residential design standards.

Consistent with existing state law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark and are applied through a ministerial review process.

Residential developments that are subject to this chapter must be consistent with each of the standards below:

A. Neighborhood Compatibility. The purpose of the neighborhood compatibility design standards is to minimize impacts to established neighborhoods and their distinctive characteristics by requiring new multifamily development projects to include features most relevant to the Cotati community. Design characteristics that differentiate one neighborhood from another add variety to a city. It can be handled through the public realm (city-initiated enhancements) and further emphasized from

building to building or development to development. These differentiated neighborhoods create a sense of ownership and when done well create a visual diversity that make cities and towns interesting.

1. Multifamily projects fronting on an existing or proposed public street shall orient the buildings to the street with individual entries, porches, and landscaping facing the street. Street-facing parking lots, parking spaces, carports, and garages are not allowed.

2. A third story (or more) portion of the multifamily building shall be set back a minimum of thirty feet from any property line adjacent to properties developed with single-family residences.

B. Building Design. The intent of these building design standards is to enhance the quality and character of neighborhoods with new multifamily developments that include design features of traditional craftsman style homes.

1. Buildings shall include traditional design features of craftsman style homes consisting of:

- a. Visible roof styles shall incorporate low to moderately pitched roofs (gabled or hipped) with slopes ranging between 4:12 and 9:12. Other roof types such as flat, parapet, butterfly, and shed shall not be visible elements of the architecture, except a dormer, porch or architectural projection may include a shed roof. A shed roof with a projecting dormer(s) is permissible.

- b. Rooflines shall extend past the wall of the building with a minimum eave width of eighteen inches and shall include exposed roof beams and/or rafters.

- c. The upper portion (quarter to half) of a window shall include divided lights or simulated divided lights. Tinted and reflective glass is prohibited.

- d. Windows shall be limited to double hung, single hung, casement, or fixed, and shall include a wood surround with a minimum width of four inches.

- e. Exterior entry doors shall include recessed panels and/or glazing and shall include a wood surround with a minimum width of four inches.

f. Exterior wall materials shall include at least two of the following materials: solid wood or concrete based wood siding, solid wood or concrete based shingle siding, stucco, brick, and stone. Materials such as T1-11 siding, particle board, vinyl, and EIFS are prohibited.

g. Building materials and details shall be consistent on all elevations.

h. All ground-level residential units fronting onto a public street, plaza, park, or courtyard shall have their primary access from a porch. The porch shall be a minimum of six feet clear depth and a clear width of eight feet minimum. Porches shall be covered with a roof that is supported by square/rectangular columns which may be straight and/or tapered. Cantilevered roofs are not permitted.

2. Affordable units and market rate units in the same development shall be constructed of the same exterior materials and details such that the units are not distinguishable.

3. Blank walls shall not exceed twenty linear feet without being interrupted by a window or entry. Walls without entries or windows shall include shrubs and trees or art.

4. Buildings over three stories must provide a ground-floor elevation that is distinctive from the upper stories by providing a material change or horizontal articulation with a minimum dimension of ten feet between the first floor and upper floors along at least seventy-five percent of the building facade with frontage upon a street, adjacent public park or public open space.

5. Covered front porches of existing homes to remain shall not be enclosed.

6. Window Orientation. Where one or more windows are proposed ten feet or less from a side lot line, or ten feet from another residential structure on the same site, the windows shall be oriented and/or screened by an architectural feature to provide privacy for the residents of both structures.

7. Entry points into multifamily housing shall be distinguished from the facade using articulation, projections or other distinguishing characteristics which highlight the point of entry.

8. All roof-mounted and/or ground-mounted equipment with the exception of solar collector panels shall be screened from view using architectural and/or landscape features.

C. Massing/Articulation. The intent of massing/articulation standards is to require building designs that minimize the perceived scale of large buildings to enhance the pedestrian experience and incorporate variety in massing and details to add visual interest.

1. A minimum of two features such as balconies, cantilevers, dormers, bay windows, porches, and individualized entries, shall be incorporated into each project building facade.
2. The building facade facing a street, public park, or publicly accessible outdoor space shall incorporate a horizontal offset for every fifty feet of continuous building wall length with a minimum depth of eighteen inches.
3. Rooflines shall be vertically articulated at least every fifty feet along the street frontage, by varying rooflines, height and/or building form.

D. Usable Open Space/Landscape. The intent of the open space/landscape standards is to require new multifamily development to support a high quality of life with appropriate usable open space, indoor and outdoor community amenities, retention of heritage trees, and new planting of trees, shrubs, and ground cover that add variety and interest. "Usable open space" means on-site area or areas, accessible to the residents of the development it serves and designed for safe and convenient active use for recreational, leisure, and social activities. Other open spaces such as areas within a street side setback (other than a permitted private porch and/or patio), creek setback, stormwater management facility, wetland/habitat preservation areas, and sloped areas over five percent are not considered "usable open space."

1. Usable Open Space and Amenities. Each multifamily residential project shall provide permanently maintained usable open space and/or amenities. The total amount of usable open space and/or amenities included for the project shall at a minimum provide a total of one hundred fifty square feet of usable common and/or private open space per unit. Projects directly adjacent to a public park or directly across a local street from a public park need to only provide a total of forty-eight square feet of common and/or private usable open space per unit on the project site. Usable open space and/or amenities shall be provided as follows:

a. Ground-level units shall include a private porch and/or private patio/garden. Each private porch or private patio/yard shall include a minimum clear dimension of six feet by eight feet.

b. Projects of more than ten units, and not directly adjacent to a public park or directly across the street from a public park, shall include usable common open space which may be a courtyard or rooftop terrace.

c. Projects of more than ten units shall include a minimum of three of the following additional usable open space amenities:

i. Private balconies above the ground floor.

ii. Playground.

iii. Swimming pool.

iv. Community center. (Interior portions of the building devoted to recreational and social uses count as usable open space up to a maximum of fifteen percent of the total usable open space requirement for the development. Other uses such as offices, utility rooms, or hallways are not counted as usable open space.)

v. Community garden.

vi. Play/sport court(s) – teen/adult (i.e., bocce ball, basketball).

vii. Courtyard.

viii. Rooftop terrace.

2. Outdoor seating shall be provided at common usable open space areas.

3. Any playground area must be visible to multiple units to provide casual surveillance and be separated from traffic. Benches or picnic tables for adults that are accompanying younger children shall be provided.

4. Configuration of Usable Open Space. Required usable open space areas shall be designed and located as follows:

a. Courtyards shall be enclosed fully or partially on a minimum of two sides by buildings that include residential units and/or community buildings; and shall have a minimum dimension of twenty feet. Courtyards shall at a minimum include hardscape, landscaping, seating with a table or tables.

b. Rooftop terraces shall include tables, chairs, and landscaping at a minimum. The rooftop terrace shall be designed and constructed to ensure that interior noise levels of adjacent uses are in compliance with Section [17.30.050](#).

5. Open space landscaping shall comply with the requirements of Chapter [17.34](#) (Water Efficient Landscaping Standards).

6. Maintenance and Control of Common Open Space. Required common open space shall be controlled and permanently maintained by a homeowners' association (HOA) or similar entity within a common ownership interest development. Provisions for control and maintenance shall be included in property covenants of all common interest developments.

7. Project does not include the removal of a native oak tree or development within the root zone of a native oak (black, valley, or live oak with a minimum circumference of twelve inches measured fifty-four inches above the natural grade).

E. Outdoor Lighting. The intent of outdoor lighting standards is to require high quality lighting fixtures to provide safety and security for persons and property, and to minimize light pollution, sky glow and glare. Outdoor lighting shall be installed and maintained along all vehicular access ways and pedestrian walkways, in compliance with Section [17.30.060](#) (Outdoor lighting). The lighting shall be shielded and directed downward onto the driveways and walkways within the development and away from adjacent properties to eliminate glare and minimize light trespass. Lighting of at least one foot-candle shall also be installed and maintained within all covered and enclosed parking areas and shall be screened with full cutoff luminaires to minimize sky glow and glare onto public sidewalks and adjacent residences. Lighting fixtures/lamps shall be energy efficient and be a warm light with a broad color spectrum to minimize sky glow. An all-night light shall not exceed 3000K (Kelvin Color Temperature Scale) and lights with an on/off timer shall not exceed 4000K.

Proposed lighting shall be shown on the required landscape plan and supported by a photometric analysis.

F. Site Design. The intent of site design standards is to ensure the integration of new multifamily development into the surrounding neighborhood and to enhance the appearance, safety, convenience, and social interaction through the provision of circulation connectivity. Further, these standards are intended to identify the appropriate location and appearance of parking and other features serving these developments.

1. Project shall provide or extend streets as shown in the adopted Cotati general plan or the adopted specific plan.
2. When dwelling units are abutting common open space areas, a minimum of one window from each dwelling abutting the common open space area shall overlook the common open space.
3. Accessory Structure Design. Accessory structures and uses (e.g., bicycle storage, garages, carports, laundry rooms, recreation facilities, etc.) shall be designed and constructed with an architectural style, exterior colors and materials that match the structures in the project containing dwelling units.
4. Screen all parking areas, covered and uncovered, from public street frontages. Screening may be accomplished through building placement, landscaping, a planted earth berm, planted fencing, topography, or some combination of the above. Landscaping used for screening purposes shall be no less than fifteen feet wide (from the back of sidewalk or street curb to the parking lot paving, whichever is greater) and no less than three feet tall.
5. Structures listed on Table 9.1-1 (Buildings Potentially Eligible for the California Register) of the Cotati general plan background report shall be preserved/restored in their existing location and incorporated into the proposed development.
6. Street and driveway widths shall not exceed the minimum widths established by the city or fire district.
7. A pedestrian walkway system shall be provided to connect each unit to facilities within the project, to public streets, and to public pedestrian/bicycle paths abutting the project where legally permissible.
8. Street trees within a planter strip or tree well shall be provided except in cases where the public works standards call for a contiguous sidewalk or no sidewalk.

9. Front Setback Pavement. No more than forty percent of the front setback area shall be paved for walkways, driveways, and/or other hardcover pavement.

10. Parking Location. Off-street parking shall be located so that garage doors, carports, and open parking spaces are not visible from the street fronting the parcel.

G. Accessory Elements. The intent of accessory elements standards is to ensure that certain accessory uses are provided and appropriately screened.

1. Perimeter fencing utilized along public streets shall be constructed of decorative iron, pre-painted welded steel, stone, or wood pickets or a combination of such materials. Chain-link fencing is prohibited.

2. The height of solid fencing between private yards and common open spaces shall be limited to four and one-half feet in height.

3. Screen rooftop equipment (solar panels are exempt) from visibility. The point of view for determining visibility shall be five feet above grade at a distance of two hundred feet.

4. Screen all exterior trash, recycling, storage utility boxes, wood service poles, electric and gas meters, fire sprinkler valves and backflow preventers and transformers, or other ground-mounted infrastructure.

5. Refuse Containers.

a. Four units or less may be served by individual garbage containers. When individual garbage cans are used, they must either fit in the garage or into a special enclosure.

b. When there are five units or more, provide dumpsters for garbage collection within a roofed enclosure.

c. When dumpsters are to be used, coordination with the refuse pickup provider to determine the size and number of dumpsters is required and dumpsters shall accommodate all waste streams (landfill, recycling and compost, etc.).

d. Dumpsters enclosures shall be roofed and incorporate walls a minimum of six feet tall. Allow adequate size to accommodate the needed dumpsters, compost, and recycling containers. All enclosures and gates should be designed to withstand heavy use. Provide wheel stops or curbs to prevent dumpsters from banging into walls of enclosure.

e. Provide an opening so that pedestrians can access the dumpsters without opening the large gates.

f. Provide lighting at trash enclosures for nighttime security and use.

g. Locate dumpster enclosures so that no dwelling is closer than twenty feet (including those on abutting properties), or more than one hundred feet from a residential unit. No minimum distance from dwellings is required if dumpsters are located within a fully enclosed room.

6. Storage. A minimum of one hundred cubic feet of lockable storage area shall be provided for each dwelling outside of the unit, with no dimension less than thirty inches. This section does not apply to vertical mixed use.

7. Laundry Facilities. Each multifamily unit shall be provided a plumbed individual laundry area within the unit or its garage, of a size large enough to accommodate a clothes washer and dryer, except that a multifamily project of five or more units may be designed to provide common laundry facilities as determined by the project applicant. If located in the garage for an individual unit, the laundry area shall not encroach into the required parking area.

H. Mixed Use Developments. Projects consisting of both commercial and residential uses shall also be consistent with each of the following standards below:

1. Site planning and building design shall provide for pedestrian access from the public street into the nonresidential and residential portions of the project, through courtyards, plazas, and walkways.

2. Horizontal mixed use projects shall include a pedestrian network connecting the residential components of the project with the nonresidential components through the provision of courtyards, plazas and walkways.

3. All building and site design requirements and criteria identified herein, shall be incorporated into mixed use projects.

I. Solar On Site. Projects shall include on-site solar photovoltaic panels/equipment to help achieve energy efficiency standards contained within California Code of Regulations Title 24.

J. Additional Objective Standards Within Zoning Code. Projects subject to this chapter must comply with all other applicable objective standards within the City's adopted plans and this zoning code including, but not limited to:

1. Development standards as indicated in Sections [17.22.020](#), [17.22.030](#), [17.24.030](#), [17.24.040](#), [17.24.050](#), [17.28.050](#), [17.30.010](#), [17.30.020](#), [17.30.030](#), [17.30.040](#), [17.30.042](#), [17.30.050](#), [17.30.060](#), [17.30.070](#), [17.30.080](#), [17.30.082](#), [17.30.084](#), [17.30.090](#), and [17.30.100](#), and as may be amended.
2. Street and streetscape standards as indicated in Sections [17.26.010](#), [17.26.020](#), [17.26.030](#), and [17.26.040](#), as may be amended.
3. Landscaping standards as indicated in Sections [17.34.050](#), [17.34.060](#), and [17.34.070](#), as may be amended.
4. Parking and loading standards as indicated in Sections [17.36.040](#), [17.36.050](#), [17.36.060](#), [17.36.070](#), [17.36.080](#), [17.36.090](#), and [17.36.100](#), as may be amended, unless otherwise superseded by state law.
5. Mixed use projects standards as indicated in Section [17.42.100](#).
6. Multifamily and small lot single-family project standards as indicated in Section [17.42.120](#).
7. Condominium and common interest project standards as indicated in Section [17.42.065](#).
8. Creekside development standards as indicated in Sections [17.50.030](#), [17.50.040](#), and 20-30.040(B)(1), (B)(2), (C), (D), and (E), as may be amended.
9. Fences, walls and screening standards as indicated in Section [17.30.030](#), as may be amended.

10. Height measurement and exception standards as indicated in Section [17.30.040](#), as may be amended.
11. Hillside development standards as indicated in Sections [17.53.020](#), [17.53.040](#), [17.53.050](#), and [17.53.060](#), as may be amended.
12. Resource conservation standards as indicated in Sections [17.51.030](#), [17.51.040](#), and [17.51.050](#), as may be amended.
13. Downtown specific plan standards, as may be amended.
14. Santero Way specific plan standards, as may be amended. (Ord. 905 § 5, 2021).

DOWNTOWN COTATI COMMUNITY SURVEY OPEN QUESTION RESPONSE SUMMARY

What do you like most about Downtown Cotati?

That it's walkable.

The small town feel, convenience, feels "original"

Variety of local restaurants and shops, and all the community events

I like the walkability of some parts of the corridor and access to restaurants and a few of the services I need.

Walkable, the history, the friendliest

Walkability. I walk my dogs through downtown all the time, and I enjoy seeing people about. The areas with wide sidewalks are great. I also love having some great restaurants close enough to walk to.

I like that it is small, walkable and that the few open businesses are owned by locals.

Being able to walk easily to and around businesses and La Plaza Park; bus service; native plant garden; older buildings e.g. Ner Shalom; Frogsong cohousing community; access to creek trails. Bulletin boards for community info. Local, independently owned businesses e.g. Redwood Cafe, China Chef, Tiny Thai, Cafe Salsa, etc. Hub Cyclery. Stone's Throw gifts.

The focus on small town values, like a hallmark movie come true

Restaurants

Everything

I like that it has a strip that is cute and fun and clean. I love the park and being close to Oliver's. I love a couple of the restaurants.

The small town feel, the free parking, the events in the park. I love my town!

The restaurants and cafe

It's walkable, charming

Easy to get to. A big grassy area for events. You can walk.

Somehow there's usually enough parking. Also, the restaurants aren't absurdly overpriced like so many downtowns. And the convenience store being open so late is great.

Very walkable.

The walkability and range of great local businesses.

I like the ability to walk through nature along the creek to get there, and the variety of restaurants, many with outdoor seating. I like that the sidewalks feel very pedestrian-friendly in the southern downtown area.

Small town character

The charm

Bow and Arrow

Sideways

I like that Cotati is quaint and small. I like that there is t an abundance of traffic. I do not want it turning into to another city like Petaluma.

The restaurants.

The park & restaurant/retail area. I think the Holiday/Christmas event is exceptional. Maybe bring more of that activity to the summer Farmers Markets.

It's quiet and not too busy.

Walkable

Music in the park during the summer. Enjoy eating at all the restaurants downtown.

DOWNTOWN COTATI COMMUNITY SURVEY OPEN QUESTION RESPONSE SUMMARY

Restaraunts, Bars
That it is a "Downtown" with at least semi-historic buildings that have been here for awhile.
The community. We keep it small town but grow our community opportunities.
That we actually have one.
Nice little strip
Walkable to home. Park activities in the summer.
Small, free parking
The small consolidated area with a narrow street through it. The outdoor seating for the various restaurants is very pleasant.
Quiet
Restaurants and music venues
Small town scale brings small town charm. Generally vibrant atmosphere. Traffic is slowed and truck route doesn't go thru downtown allowing people to enjoy sidewalk dining and drinking.
LaPlaza Park
Nice collection of restaurants
La plaza park
It's cute
The park and the walkability.
ever
ever
It's close to my home so I don't have to worry about parking
Eating outside, take out, dentist, bike friendly
I like Cotati as it is, with one story buildings, and not multistory buildings. I like that it looks like an average downtown, complete with its own history
Variety of businesses, good restaurants
openness, walkability, low profile (no highrise buildings), variety of businesses and events
Walkable. Human scale. Buildings from different time periods.
The parks and close shopping areas.
Small town character.,,not jammed packed like Rohnert Park.
The possibility for more pedestrian friendly streets and local shopping.
The small town feel, convenience, feels "original"
Variety of local restaurants and shops, and all the community events
I like the walkability of some parts of the corridor and access to restaurants and a few of the services I need.
Walkability. Friendly businesses. That it has a downtown.
Restaurants & locally owned establishments
Local restaurants
Cotati's unique community character that is derived from its long pioneering history and its independent culture.
I like the small town feel. I also like that there locally owned establishments.
It's small, hope it stays that way.
Small town feel

DOWNTOWN COTATI COMMUNITY SURVEY OPEN QUESTION RESPONSE SUMMARY

Businesses are nice to browse, good food, nice atmosphere

The Park! And neighborhoods around the park

Ample space, Redwood Cafe, diversity of bars and restaurants. Safe, attractive. Public bathroom. small town feeling. cozy. An actual downtown space. Lighting elements. That we have good diversity - bike store, hardware store, music store. Let's always have a bike store.

Small, quaint

Love our small town feel and sense of community.

That it is quaint and well kept

Easy access. Close to home. Nice range of dining options.

The proximity of parks and Cotati Creek.

What do you like least about Downtown Cotati?

Closed businesses and empty lots. :(There's a lot of empty space between the north side of the specific plan area and the Historic Core (the new sidewalks are great!), but there is nothing to distract from the fumes of Old Redwood Hwy.

The horrible white tents in front of the restaurants. They look cheap, are dirty and zero welcoming.

Traffic and traffic noise. That traffic lights across Old Redwood Hwy take so long to change for pedestrians.

We need more charming businesses

Nothing but bars, not enough shopping or restaurants. I really like the way Windsor town green is designed. Mix use commercial and living.

No late night food options

Too many bars.

Too many bars, not enough family friendly spots.

Lack of parking, not a new issue. First step to new building is more parking

Smoking areas make the downtown smell bad. Poor lighting at night worst we've ever seen in any town.

Traffic

I wish that there was a bit more diversity among food, although it is doing really well. I'd love for an ice cream shop or an upscale restaurant.

La Plaza park is old/outdated and I wish it had some sort of fence around it since it's so close to the busy road! A little dangerous for my little ones.

The empty business front

Vacant buildings, lack of diver retail businesses, needs a anchor restaurant

Too small.

The Accordian Festival. Seems like locals should be offered discounted tickets or something as compensation for the annual nightmare traffic and the tourists.

All the cars.

Needs a bookstore and more parking.

As a pedestrian, crossing E. Cotati @ Old Redwood Highway sometimes feels dangerous because cars making a left turn run the red light.

Traffic from Rohnert Park, as they continue to sprawl and use our streets.

The lack of basic amenities, would be nice to have more activity other than just bars and restaurants

DOWNTOWN COTATI COMMUNITY SURVEY OPEN QUESTION RESPONSE SUMMARY

too many noisy bars and too many restaurants, also the outdoor dining setups need to be rethought/redesigned and made more aesthetically pleasing if to remain
not enough diversity, too many bars compared to other businesses. too spread out. needs better signage to direct people to businesses,
Limited in both of above
The bars and the bar crowds.
The road between La Plaza and 101 is underdeveloped and has little character.
Congestion of residential and commercial streets. It can be very stressful driving downtown at times due to unsafe streets or a lack of stop signs on certain roads.
Traffic and growth of traffic because of excessive building in Rohnert Park.
Traffic and NOISE
It tends to be stretched out along thoroughfares, and is too oriented toward driving & strip-malls. There isn't much window-shopping.
empty or closed buildings
Traffic. The stretch of Redwood from the Plaza to Gravenstein is not pleasant to drive or walk.
Smokers. No drive up window. No ice cream cones.
How the historic core keeps having the roads get skinnier, i.e. "parklets" in public parking spaces and the upcoming Quickstrike project, that narrows West Sierra Avenue from the Hub to 101 exits, when it is a busy thoroughfare.
Traffic through downtown
The empty vacancy at friars. The ugly outdoor eating in the parking area that is rarely used by people, Need better lighting when driving thru downtown at night. Maybe flashing lights for pedestrian crossing by Cafe Salsa.
Business variety, Lighting
Lack of parking, even off downtown parking is tough. Forces me to walk though.
I'd like to see more stability within new businesses. I'd also like to see our farmer's market grow. Im looking forward to the hotel.
Businesses leaving
Not enough shops
The empty space where Friar Tucks, we need a couple places for food and evening music now that Redwood Cafe isn't active with music anymore. We also need to get Flagship and Spring Thai help!
Noise - not enough parking in surrounding neighborhoods, skinny eoads
I wish frair tucks was not empty and I don't like the people who smoke near outdoor seating. Also the drivers can be a bit aggressive since it's a highway bisecting the downtown.
A lot of businesses aren't friendly from the outside, too alcohol-focused, cars are aggressive in the area
Old Redwood Hwy car noise
Too many bars, a few more upscale dining options would be welcome. The street is often dirty or messy, local businesses should clean up in front of their store fronts.
The downtown intersection
Lack of small shops
Not kept up very well,should be swept up every morning,dressed up !
It looks a little run down.

DOWNTOWN COTATI COMMUNITY SURVEY OPEN QUESTION RESPONSE SUMMARY

The vacant spaces that bring down the look and feel. It's an unfinished canvas. Too many bars per one street
No where to shop Benches garage cans all need to be wiped down. They are covered in cobwebs
Parking
I don't like the tents set up in the streets for restaurant seating. Wish it had a few more shops.
The illegal smoking areas in front of the bars. They make the downtown area smell like an ashtray. . Poor Traffic patterns and flow. . Very Poor nighttime lighting for pedestrians.
Traffic seems to be increasing as motorists cut thru town to other destinations.
That cars can no longer turn from E Cotati to Old Redwood. When they use Charles St they don't look for pedestrians.
The traffic. The light at East Cotati and Old Redwood also 116 and Old Redwood are big fat messes.
The crosswalks need to be lit up when occupied by pedestrians.
TRAFFIC & MULTI RESIDENTIAL PROPERTIES that clog the streets with parked cars 24/7 because the rental units do not offer adequate off street parking for their tenants. Cars are choking out the neighborhood streets while speeding cars make pedestrians unsafe
traffic. that there will be an increase in traffic lights on ORH. ugly outdoor seating -Should foster nice beautiful outdoor areas, like Cafe Salsa already had for years.
Busy 4 way stop at redwood market
Speeding traffic cutting through the hub neighborhoods at very high rates of speed. ie 49-50 in 25 MPH zones..And the number cars that use our neighborhood to cut through instead of using the light at ORH and W Sierra.,
When there's no parking
Insane traffic on Old Redwood Highway and East Cotati. Dangerous for pedestrians. Too many stupid bars. Lack of practical or useful shops.
The abundance of bars makes it a pretty uninviting place.
What types of businesses are missing from Downtown?
We could use a brewpub, now that Grav South has closed. A *quiet* bar would be nice --- a place with the acoustic treatment for actual conversation. It's a shame we have no tasting rooms. I wouldn't want them to dominate, but zero seems too few. A hotel, but it looks like that's on the way?
Everything!!! So few things around.
Stationery/office supplies. Tools, hardware, garden supply (although Cotati Oaks hardware not too far away). Repair shop.
More destination style businesses. We have enough bars. We need more cute shops
More restaurants, stroll through Shops, parking!!
Local market
Shoe repair. Bank. Frozen yogurt. Mailbox/copy shop.
Family friendly restaurants and shops.
Nothing that isn't already nearby
I listed a couple above but also a wine bar or somewhere nice to get a beverage.
Sandwich shop, ice cream shop, wellness shop for healthy food/juices/smoothies, yoga/Pilates studio or any type of fitness facility, plant based restaurants, art studio, indoor kids play center
Ice cream shop, bagel shop, juice shop

DOWNTOWN COTATI COMMUNITY SURVEY OPEN QUESTION RESPONSE SUMMARY

Retail, ice cream/frozen yogurt, brewery with full menu, wine bar, fitness classes
Dog Park. Bookstore. Art store. Cat cafe.
This town seriously needs something gay. What kind of self-respecting California downtown doesn't have a gay spot? Also, another local coffee shop. Solution: LGBTQ+ coffee shop! Bonus points for attached bookshop. Also: Indian food. This city desperately needs Indian food (and more ethnic food in general).
Wing place
Bookstore. Gift shop. Fabric store. Bakery. Ice cream/candy store.
I wish that we had a wine bar or fancy cocktail lounge. A basic hardware store farther south would be nice, I always end up driving to Lowe's for simple things that I could pick up closer to home.
Fine dining, most current restaurants are fast food or casual dining oriented.
It's mostly food and bars, would like to see more community based activities that are diverse and more inclusive
Starbucks, a hardware store, a knitting/craft shop, Whole Foods!, a plant store/nursery, more boutiques
more and diverse retail.
Shops, more variety of eateries, lodging, entertainment venues
Maybe a grocery store or some less bougie stores
Bookstore.
Child and animal friendly stores, especially for tourists.
Variety of businesses.
Bookstores
there is a great variety but often only one option - would like more choices of clothing, music venues, bakery - perhaps local art gallery, technology store, beer and wine store - sales not consumption, a few more nice restaurants and definitely a hotel - hoping reverb/Cotati Hotel place actually happens
Can't think of what could be added. There is a lot of variety now.
Ice cream cone. Pizza slice (that's ready, not a 40 min wait). Drive up coffee window. Shoe shine.
ice cream/quick snack stores, theatre/performing arts venue, recreational type facility (i.e. Kindergym), etc.
Bakery, ice cream shop
Italian restaurant;
Bars with good food
General merchandise stores, gift shops. Cotati hardware is too far away to walk to. Plenty of Resteraunts and bars though.
Sit down restaurants, not just walk up and order. Another coffee shop. An ice cream shop.
A business that was the epicenter of town like friar tucks was
Clothing - shoe business - winery- bakery
See above
Postal services, sit down service Resturant's, clean manufacturing companies
Higher quality bar/fine eating. Gift/house hold goods stores.
Gas station
Bookstore, cafe, small community based market,

DOWNTOWN COTATI COMMUNITY SURVEY OPEN QUESTION RESPONSE SUMMARY

Quality bookstore like Copperfields, more clothing stores, good ice cream shop, indian restaurant, interesting antique shops (like Petaluma), generally more variety would be welcome.
We're good on bars, but a vegan option in restaurants would be terrific.
Bookstore, bakery, clothing/shoes, refill store, small hotel, jewelry, art
Ice cream shop,bakery
We have a nice mix currently
Retail. Art Supplies. Gardening. Boutiques.
infrastructure construction
Economic and financial development
Retail shops, it needs something like a 'Hello Penngrove' store.
Card Store Shoe Store Hotel Gift store
I think we need something othet then traditional retail. Maybe ficus on learning, participatory museums around agriculture, music 1st people/native Americans, etc.
A good Italian restaurant. Toy store. Book store. Housewares.
Even though I like small locally owned businesses I'd love to see a Trader Joe's. I like to see unique type stores. Clothing or gift stores.
Gift store
Clothing/ hardware/printer-copy shop /bookstore/ pet supplies
Music venue.
None
miss our Exchange Bank!
A Trader Joe's within town would be great. I also miss the ice cream shop
Spacious cafe for socializing. Better and more affordable groceries and produce. More appealing name brand shops or franchises.
A sit down coffee shop would be nice. It would be good to be able to buy produce and nutritious food downtown.

Do you have any other comments, questions or concerns regarding changes to the rules for development in Cotati?

The current plan's support for non-homogeneous architecture is excellent; let us continue with it. I'd like to see some more modern stuff as well!

Change the rules but do something. I feel like there are a lot of missed opportunities with regard of businesses

Pedestrian and bicycle access/connectivity between main part of Cotati east of Hwy 101, and west of Hwy 101, needs to be improved. I have comments on this survey: 1) It is hard to find unless you already know where to look. 2) It would be good to include a link to the DSP. 3) It would be good to clearly define "downtown Cotati" with a map. 4) Some questions don't allow for full answers e.g. #3 "existing and new expansion and development" - two questions! I think it's a higher priority to support existing businesses than to bring in new ones. But prefer development here rather than sprawl out west along Hwy 116.

DOWNTOWN COTATI COMMUNITY SURVEY OPEN QUESTION RESPONSE SUMMARY

Just make sure there is Parking. If you're looking at Cotati to become a "day destination" where people will go out of their way to visit and patron shops and restaurants, you'll need parking.

I'm in favor of more dense housing as well as more affordable housing. I agree with incentives to keep businesses so there is a THERE in Cotati and it's lively and inviting. A mix of services that people need/want and retail. Retail in these days of internet shopping and chain stores is tricky. (What people say they want and how they actually shop may not line up). When adding housing to the downtown area it is important to consider the impact on both residents and businesses to minimize issues such as noise and smells. Businesses deserve to be able to operate in ways necessary to make a profit but the atmosphere needs to work for residents, as well. Parking is very tricky. More housing = more residents = (hopefully) more people walking and less need for parking. But, a certain amount of parking is needed in this current way of life or businesses won't get the business they need. It's a tricky balance. I'm in favor of as little parking and car infrastructure as is feasible for businesses to remain viable.

Will any traffic changes be made to do more traffic calming out reminding traffic entirely?

Clean up north end. Reduce the traffic lanes southbound at the hub. Make traffic go somewhere else.

The State is not in control of this, and your video is misleading. We have had a limited amount of buildable land for 20 years now, and these state laws are mostly about new multi-story housing developments on any kind of zoning. But people aren't selling their private properties in Cotati, so no matter what is "planned", it will not look like a state takeover. If we had lots of open parcels, yes, the state has that much control, but in Cotati it is a misrepresentation that we'll just have multi-story housing units popping up anywhere in the DSP or Cotati

No

No

Pursue a mixed-use development around the SMART station

A rose garden with fountains. Less cars. More walkways with sidewalks. Path adjacent the creeks. Bike paths.

I want the chickens back at Peet's! Those birds are Cotati icons. I worked there for years and the chickens made that spot memorable for locals and tourists alike. Now it's just another chain coffee shop with no local character. Such a shame.

Do not want to see 6 story buildings in Cotati.

Bringing Copperfield's Books would be a lovely addition to downtown.

We already have unused/vacant commercial space, we can afford to build more pure residential in my opinion.

Do not want to see 5/6 story buildings in Cotati. That would be out of character for our community.

Possibly growing too fast, but adding residential downtown would also add clients. I don't have to drive into downtown maybe adding a grocery store that's walkable to the downtown hub

I would like to see hanging flower baskets and plantings like the ones in The Village in Corte Madera that are maintained by an outside company, as I don't feel that the business owners keep up with their planters etc. I like live/ work buildings where the business is quiet in early am and at night...

Not at this time.

I don't think we need a downtown specific plan. There is so little development, I think each development should be considered on a case by case basis.

Over the years there have many projects proposed, but nothing goes through. Get something done.

Please continue focus on fixing up ORH and 116 area. (Walgreens, etc to La Plaza) It still seems under utilized and kind of dumpy.

DOWNTOWN COTATI COMMUNITY SURVEY OPEN QUESTION RESPONSE SUMMARY

No
No
Just work to make it work, even if it looks like poor fit, try it and let the market decide the best mix and aesthetic.
I feel like Cotati is trying to meet requirements at the detriment of our quality community environment.
I want to be notified about changes around me via mail
No
Look at reducing to eliminating parking requirements on multi-story mixed used commercial/residential projects, where this would be appropriate, as this will bring more people to downtown core area
Cotati has to stay within the law, but beyond that should resist all state efforts to greatly densify it. That would destroy the character that people actually like about this town.
Allow up to 4 stories for affordable housing, add more low-income housing, consider reunification of La Plaza hexagon
If we have a shortage of water and are asked to cut back, I don't think we can ask more people to live here, until we solve the water problem , I also wonder how we are doing on sewer capacity ?
Nope
I don't want to see tall commercial buildings and tons of cars. I like that it is walkable. I'd like it to stay that way.
Better parking
Some forward motion- hotel
More housing equals more traffic can our roads handle it.
Not that I can think of now
Avoid the use of modern looking buildings that don't fit the style of Cotati
Downtown residential streets do NOT need more multi residential build up with inadequate off street parking allowed. There is too little off street parking as is due to inadequate parking for parcels with Granny units already built that do not offer any parking off street, multi residential units not using off street parking efficiently, commuters parking on hubstreets to catch public transportation to travel out of county...not pedestrian friendly with no sidewalks!!
Keep a commercial corridor and foster business development. I do not support large residential projects in the city core. Mixed use - sure. But not large scale residential. I like our DSP and was involved in it's design so long ago. I don't think it wise to change what was worked on so diligently and with lots of comment without re-doing the whole process. Let's work on what we created.
Whatever happened to the traffic survey results we completed last year?
I am happy having it be clean and safe
We badly need more affordable housing options - more than new commercial ventures.
Given the limited demand for new commercial uses I would highly recommend the City give preference to developing moderate density multi-family housing in the downtown area.