

NOTICE OF ADMINISTRATIVE ACTION

ADMINISTRATIVE SITE PLAN & ARCHITECTURAL REVIEW AND MINOR P.U.D. AMENDMENT

Review Authority - Community Development Director, Planning Division



ACTION DATE:

On or after Monday, February 19, 2024, the Community Development Director will consider all comments and either approve, conditionally approve, or deny the project.

PROJECT NAME: BABOW/PRENTICE RESIDENCE

Project Address: 413 Via Gigi

Assessor's Parcel Number (APN): 006-480-054

City Record Number: PLPJ-2023-0011

Applicant: Nathan Pundt Design, project architect, on behalf of the property owners.

PROJECT DESCRIPTION: The project proposes new construction of a 5,320 Square Foot (SF), two-story, single-family detached residence with a 375 SF deck on an approximately .28 acres parcel (Lot 26) in the West View Estates Planned Unit Development (P.U.D.). The new single-family dwelling would be constructed on the gently sloped, slightly elevated portion of the irregularly shaped lot. The proposed two-story residence will be 25 feet in height above natural grade, as measured to the highest point of the roof, and will contain two bedrooms, an attached three-car garage, water storage tanks, and a deck. The main floor is approximately 3,040 square feet inclusive of living space and deck. The lower level which is partially set into hillside, is approximately 2,280 square feet, inclusive of the garage, crawl space, entry, lift, mudroom, storage space, mechanical room and shop area. Administrative Site Plan and Architectural Review (SPAR) is required pursuant to P.U.D. policy. Review and approval of a Minor P.U.D. Amendment to permit encroachment of limited development consisting of pathways, a patio, a rainwater catchment system, and deck covering, in the required rear yard setback is also required for development as proposed.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 for Class 3 - New Construction or Conversion of Small Structures.



Servicios de traducción al español disponibles.

FOR MORE INFORMATION:

- **Planner:** Larissa Alchin, Associate Planner
- **Phone:** (707) 778-4422 & **Email:** lalchin@cityofpetaluma.org
- **City Hall Planning Counter:** 11 English Street, Petaluma
Monday through Thursday between 10 AM and 3 PM

PUBLIC COMMENT SUBMITTAL INSTRUCTIONS:

Please submit public comment(s) in writing prior to the referenced decision date in the following options:

- Via email: lalchin@cityofpetaluma.org
- Via U.S. Mail: City of Petaluma, Planning Division, 11 English Street, Petaluma, CA 94952
- Visit cityofpetaluma.org/planning-participate to learn more about public comment opportunities

APPEAL: Pursuant to IZO Section 24.070, the applicant, or any other interested party, may appeal any part of the administrative decision to the Planning Commission. Such an appeal must be filed in writing within fourteen (14) days of the date of the decision, along with the appeal fee as specified by Resolution 2010-206 N.C.S. as adopted by the City Council. For more information on how to file an appeal, visit cityofpetaluma.org/planning-participate or call 707-778-4470.

ACCESSIBILITY: Efforts will be made to accommodate persons with disabilities. Please notify Planning Division at (707) 778-4470 or (707) 778-4480 (TDD) within 5 days from date of publication of this notice if you need special accommodations.



Learn more and provide feedback at
<https://cityofpetaluma.org/planning-projects/>
Servicios de traducción al español disponibles.
Visitenos en cityofpetaluma.org/ayuda-en-espanol
para más información.



City of Petaluma
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