



CITY OF PETALUMA
NOTICE OF ADMINISTRATIVE ACTION
MINOR CONDITIONAL USE PERMIT

PROJECT NAME: Conditional Use Permit to Reestablish Residential Use

PROJECT ADDRESS: 407 C Street

ASSESSOR PARCEL NO. (APN): 008-062-011 | **City Record Number:** PLUP-2024-0004

APPLICANT NAME: Peter Strezebniok

PROJECT DESCRIPTION: The existing structure located at 407 C Street was originally constructed as a Dwelling, Single Household land use. The upper floors of the building are currently operating as a Dwelling, Single Household. The ground floor previously operated as a General Retail land use (occupied by Sonoma Spice Queen) and is currently vacant. The site is located within the Mixed Use 2 (MU2) zoning district, which does not expressly permit Dwelling, Single Household land uses. However, Implementing Zoning Ordinance Section 24.060.B. allows for reestablishment of a Dwelling, Single Household land use, defined as “a freestanding building designed for one household,” in certain districts with approval of a minor use permit and subject to the criteria listed in Section 24.060.E.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for Class 1 - Existing Facilities.

ACTION DATE: On or after **Monday, September 09, 2024**, the Community Development Director will consider all comments and either approve, conditionally approve, or deny the project.

HOW TO COMMENT: Please email comments to the Project Planner (see **Project Planner Contact** below) prior to the action date. You may also mail comments to the Community Development Department, Planning Division, City of Petaluma, 11 English Street, Petaluma, California 94952. Visit cityofpetaluma.org/planning-participate to learn more about public comment opportunities.

FOR MORE INFORMATION: Please consider these options to learn more about the project:

Project Planner Contact: Alaina Lipp, **Associate Planner**, at alipp@cityofpetaluma.org or 707-681-1092.

Online: Review project information online at cityofpetaluma.org/planning-projects

In-person: Review project information in person at the City Hall Planning Counter located at 11 English Street, Monday through Thursday between 10 AM and 3 PM.

HOW TO APPEAL A DECISION: 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 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 desiring this notice in an alternative format. Please notify the Planning Division at (707) 778-4470 or (707) 778-4480 (TDD) within 5 days from the date of

publication of this notice if you need special accommodations, including translation or assisted reading format. A minimum of 48 hours is needed to ensure the availability of translation services.

PROJECT LOCATION MAP:

