



CITY OF PETALUMA
NOTICE OF ADMINISTRATIVE ACTION
ZONING TEXT AMENDMENT

PROJECT NAME: PUD Minor Zoning Amendment at 124 Round Court

PROJECT ADDRESS: 124 Round Court

ASSESSOR PARCEL NO. (APN): 019-450-008 | **City Record Number:** PLZA-2024-0001

APPLICANT NAME: Adam Franch

PROJECT DESCRIPTION: The project proposes interior and exterior modifications to the existing single family residence at 124 Round Court including an interior remodel and reconfiguration of the interior rooms, construction of a 45 square foot addition to enclose the front entryway, construction of a 98 square foot addition within the existing attached garage, replacement of the roof with a new roofing material, replacement of all windows and doors, expansion of select windows above the garage at the front of the structure, and replacement of all existing exterior finishes with new material types and colors. The residence is located within the Westridge Unit 3 Planned Unit Development (PUD) which stipulates that no buildings may be changed without approval of an architectural control committee. No architectural control committee for Westridge Unit 3 PUD is in existence to provide an approval. Consistent with Section 19.040(E)(4) minor modifications to an approved PUD, including modifications to unit architecture and site design, may be processed through an amendment to the adopted PUD, subject to the same criteria as were required for the original approval of the PUD.

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, July 29, 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, Contract 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:

