



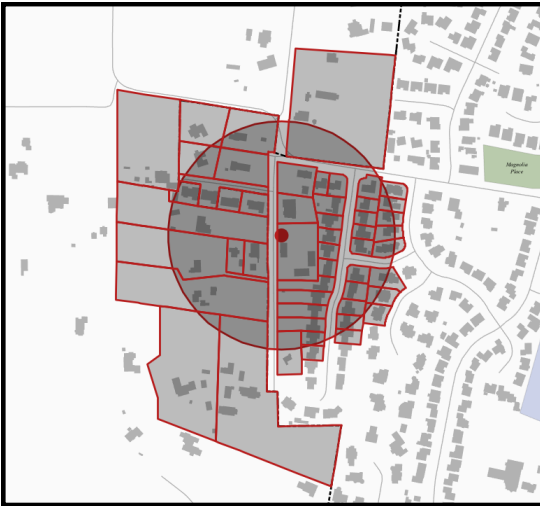
NOTICE OF ADMINISTRATIVE ACTION

TENTATIVE PARCEL MAP

Review Authority - Community Development Director, Planning Division

ACTION DATE:

On or after Monday, January 15, 2024, the Community Development Director will consider all comments and either approve, conditionally approve, or deny the project.



PROJECT NAME: LANDS OF PROPERTY OWLS LLC TENTATIVE PARCEL MAP

Project Address: 23, 25, & 27 Berger Lane

Assessor's Parcel Number (APN): 150-043-018

City Record Number: PLPM-2023-0002

Applicant: Steve Lafranchi, project engineer, on behalf of the property owners.

PROJECT DESCRIPTION: Proposed Tentative Parcel Map to subdivide the \pm 43,560 sq. ft. (1-acre) property at 23, 25, & 27 Berger Lane, into three parcels. The property is developed with three single-family dwellings, each with associated covered and uncovered parking. As proposed, Parcel 1 (\pm 12,730 sq. ft.) would include the existing dwelling at 23 Berger Ln., Parcel 2 (\pm 11,425 sq. ft.) would include the existing dwelling at 25 Berger Ln., and Parcel 3 (\pm 17,522 sq. ft) would include the existing dwelling at 27 Berger Lane. All proposed parcels meet minimum area, width, and depth requirements for lots established in the Residential 2 (R2) Zoning district. The proposed Tentative Parcel Map, as conditioned, will conform to Petaluma Municipal Code Chapter 20.32, Streets, to the limited extent applicable, as no new street is proposed.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15 15315 - Minor Land Divisions.

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
Planning Division
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