

Proposed Pre-Zoning and Resulting Land Use Non-Conformities

Site Number	Parcel (APN) and Address	General Plan Land Use Designation ¹	Proposed Pre-Zoning	Existing Use	Existing Use Permitted? ²
1	019-210-005 1473 Petaluma Blvd S	Mixed Use	MU1A	Storage, Outdoor Storage Yard	No
2	019-210-006 1475 Petaluma Blvd S	Mixed Use	MU1A	Maintenance/ Repair Service-Client Site Services	No
3	019-210-007 1501 Petaluma Blvd S	Mixed Use	MU1A	Auto Vehicle Sales and Rentals	No
4	019-210-008 1525 Petaluma Blvd S	Mixed Use	MU1A	Storage, Outdoor Storage Yard	No
5	019-210-010 1601 Petaluma Blvd S	Mixed Use	MU1A	Vacant/ Undeveloped	N/A
6	019-210-038 1601 Petaluma Blvd S	Mixed Use	MU1A	Vacant/ Undeveloped	N/A
7	019-210-039 1601 Petaluma Blvd S	Mixed Use	MU1A	Vacant/ Undeveloped	N/A
8	019-210-009 2 Rovina Lane	Medium Density Residential	R4	Dwelling, Single Household	Yes
9	019-210-036 3 Rovina Lane	Medium Density Residential	R4	Dwelling, Single Household	Yes
10	019-210-035 1450 Petaluma Blvd S	Medium Density Residential	R4	Dwelling, Single Household	Yes
11	019-210-013 1430 Petaluma Blvd S	Medium Density Residential	R4	Dwelling, Single Household	Yes
12	019-210-014 1420 Petaluma Blvd S	Medium Density Residential	R4	Dwelling, Single Household	Yes
13	019-210-022 1410 Petaluma Blvd S	Medium Density Residential	R4	Dwelling, Single Household	Yes
14	019-210-021 1400 Petaluma Blvd S	Medium Density Residential	R4	Dwelling, Single Household	Yes

15	019-210-033 149 McNear Avenue	Medium Density Residential	R4	Dwelling, Group	No
16	019-210-029 1280 Petaluma Blvd S	Medium Density Residential	R4	Dwelling, Single Household	Yes
17	019-210-034 0 McNear Avenue	Medium Density Residential	R4	Vacant/Undeveloped	N/A
18	019-210-025 55 McNear Avenue	Medium Density Residential	R4	Dwelling, Single Household	Yes
19	019-210-032 1340 Petaluma Blvd S	Medium Density Residential	R4	Vacant/Undeveloped	N/A

1. City of Petaluma General Plan 2025.

2. If existing use is not permitted under new zoning regulations, the use will acquire a legal non-conforming status which will remain in effect until any future change in use or physical development occurs. Non-conforming situations which may result do not concern environmental effects and are referenced for informational purposes only.

SITE 1

Address | 1473 Petaluma Boulevard South
APN | 019-210-005
Lot Size | 2.59 acres
Existing Use | Commercial (Heritage Salvage)
Existing General Plan Land Use Designation | Mixed Use (MU)
Proposed Zoning Designation | Mixed Use 1A (MU1A)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 2

Address | 1475 Petaluma Boulevard South
APN | 019-210-006
Lot Size | 1 acre
Existing Use | Commercial (Bruce Enterprises)
Existing General Plan Land Use Designation | Mixed Use (MU)
Proposed Zoning Designation | Mixed Use 1A (MU1A)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 3

Address | 1501 Petaluma Boulevard South
APN | 019-210-007
Lot Size | 1.55 acres
Existing Use | Commercial (Truck Max USA)
Existing General Plan Land Use Designation | Mixed Use (MU)
Proposed Zoning Designation | Mixed Use 1A (MU1A)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)

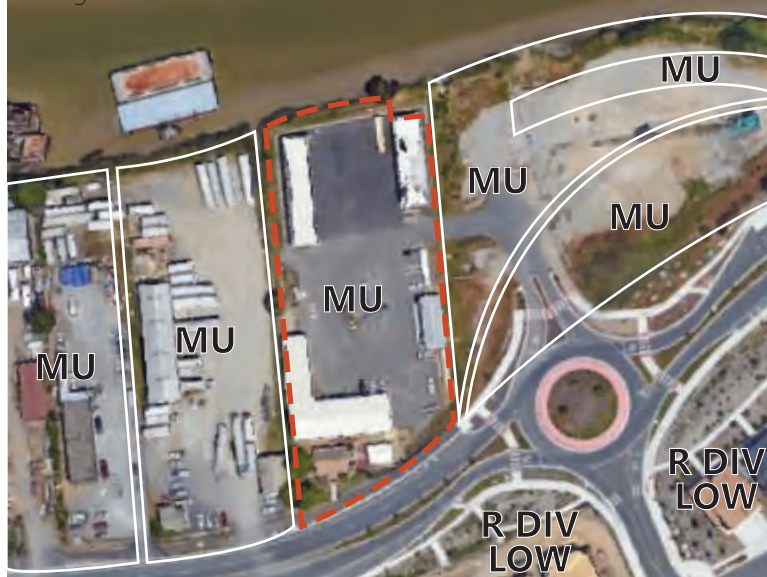


SITE 4

Address | 1525 Redwood South Highway
APN | 019-210-008
Lot Size | 1 acre
Existing Use | Commercial (State of California, Caltrans)
Existing General Plan Land Use Designation | Mixed Use (MU)
Proposed Zoning Designation | Mixed Use 1A (MU1A)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)

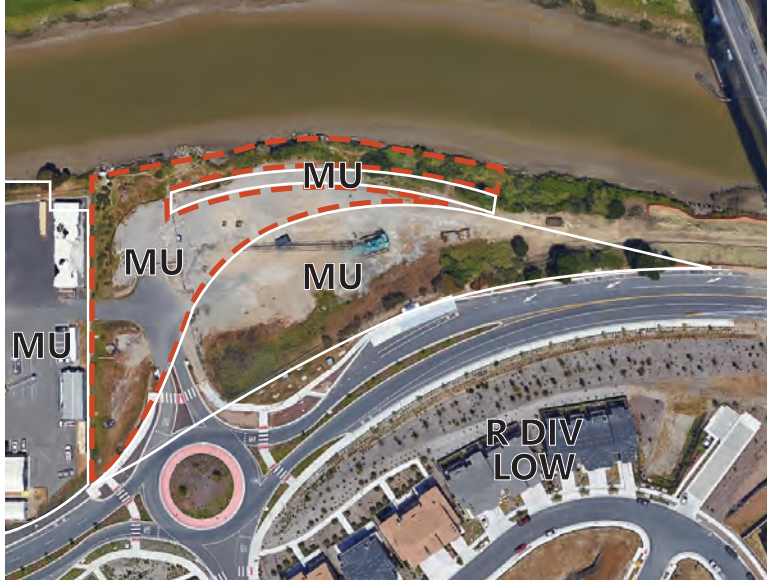


SITE 5

Address | 1601 Petaluma Boulevard South
APN | 019-210-010
Lot Size | 1.44 acres
Existing Use | Vacant/Undeveloped
Existing General Plan Land Use Designation | Mixed Use (MU)
Proposed Zoning Designation | Mixed Use 1A (MU1A)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 6

Address | 1601 Petaluma Boulevard South
APN | 019-210-038
Lot Size | 0.28 acres
Existing Use | Vacant/Undeveloped
Existing General Plan Land Use Designation | Mixed Use (MU)
Proposed Zoning Designation | Mixed Use 1A (MU1A)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 7

Address | 1601 Petaluma Boulevard South
APN | 019-210-039
Lot Size | 1.82 acres
Existing Use | Vacant/Undeveloped
Existing General Plan Land Use Designation | Mixed Use (MU)
Proposed Zoning Designation | Mixed Use 1A (MU1A)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 8

Address | 2 Rovina Lane
APN | 019-210-009
Lot Size | 1 acre
Existing Use | Residential
Existing General Plan Land Use Designation | Medium Density Residential (RM)
Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Rovina Lane)



SITE 9

Address | 3 Rovina Lane

APN | 019-210-036

Lot Size | 1 acre

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Rovina Lane)



SITE 10

Address | 1450 Petaluma Boulevard South

APN | 019-210-035

Lot Size | 0.86 acres

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from private lane)



SITE 11

Address | 1430 Petaluma Boulevard South

APN | 019-210-013

Lot Size | 0.17 acres

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 12

Address | 1420 Petaluma Boulevard South

APN | 019-210-014

Lot Size | 0.19 acres

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 13

Address | 1410 Petaluma Boulevard South

APN | 019-210-022

Lot Size | 0.18 acres

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 14

Address | 1400 Petaluma Boulevard South

APN | 019-210-021

Lot Size | 0.11 acres

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 15

Address | 149 McNear Avenue

APN | 019-210-033

Lot Size | 1.80 acres

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from McNear Avenue)



SITE 16

Address | 1280 Petaluma Boulevard South

APN | 019-210-029

Lot Size | 0.23 acres

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 17

Address | 0 McNear Avenue

APN | 019-210-034

Lot Size | 0.09 acres

Existing Use | Vacant/Undeveloped

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)



SITE 18

Address | 55 McNear Avenue

APN | 019-210-025

Lot Size | 0.18 acres

Existing Use | Residential

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from McNear Avenue)



SITE 19

Address | 1340 Petaluma Boulevard South

APN | 019-210-032

Lot Size | 1.71 acres

Existing Use | Vacant/Undeveloped

Existing General Plan Land Use Designation | Medium Density Residential (RM)

Proposed Zoning Designation | Residential 4 (R4)



Existing General Plan Land Use



Street View (from Petaluma Boulevard South)

