

# RESOLUTION 2020-07

## CITY OF PETALUMA PLANNING COMMISSION

**RECOMMENDING THE CITY COUNCIL APPROVE A ZONING MAP AMENDMENT OF THE  
IMPLEMENTING ZONING ORDINANCE, ORDINANCE 2300 N.C.S.,  
TO AMEND THE APPLICABLE ZONING DISTRICT FOR THE PROPERTY LOCATED AT  
529 MADISON STREET, APN 007-041-006, FROM RESIDENTIAL 3 (R3)/FLOODWAY  
TO THE RIVERBEND PLANNED UNIT DISTRICT/FLOODWAY**

**WHEREAS**, Steven J. Lafranchi of Steven J. Lafranchi Associates submitted an application for the Riverbend Project, including a Zoning Map Amendment, Zoning Text Amendment, Vesting Tentative Subdivision Map, and Site Plan and Architectural Review for a 30- unit residential project within the Residential 3 (R3) and Floodway zones, located on a 3.36-acre site at 529 Madison Street (APN 007-041-006) (the "Project"); and

**WHEREAS**, a duly noticed public hearing to consider the Project was advertised for June 23, 2020, but was continued to a date-certain Planning Commission agenda of July 14, 2020; and

**WHEREAS**, City of Petaluma Implementing Zoning Ordinance (IZO) §25.010 provides in pertinent part that no amendment that regulates matters listed in Government Code §65850 shall be made to the IZO unless the Planning Commission and City Council find the amendment to be in conformity with the General Plan; and

**WHEREAS**, recently adopted citywide goals include efforts to create diverse housing opportunities for all Petalumans; and

**WHEREAS**, pursuant to IZO §25.050, the Planning Commission held a duly noticed public hearing to consider the Zoning Map Amendment on July 14, 2020, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, the Planning Commission considered the staff report dated June 23, 2020, and staff memo dated July 14, 2020, including the California Environmental Quality Act (CEQA) determination included therein; and

**WHEREAS**, The Planning Commission considered a recommendation for the associated Zoning Text Amendment proposing to establish land use controls and development standards for the Riverbend Planned Unit District, and

**WHEREAS**, IZO §25.010 provides for Zoning Map Amendments which in this case has been initiated by the project applicant.

**NOW THEREFORE BE IT RESOLVED** by the Petaluma Planning Commission as follows:

1. The proposed amendment to adopt the map revision for the Riverbend Planned Unit Development, attached hereto as Exhibit 1 is in general conformity with the Petaluma General Plan 2025 and the Petaluma River Enhancement Plan in that the amendments implement the policies of both of the plans as described in the June 23, 2020 Planning Commission staff report and July 14, 2020 staff memo.
2. The public necessity, convenience, and general welfare clearly permit the adoption of the proposed Zoning Map Amendment. The amendment will allow the project to cluster the development of the project on a portion of the property that will, in-turn, allow for the creation of needed public assets

including a new public park and improvements to the Lynch Creek Trail at no cost to the City. The project will provide needed housing and will provide five units of affordable housing at the low- and moderate-income levels.

3. The proposed map amendment, attached hereto as Exhibit 1, is hereby referred to the Petaluma City Council with for consideration and findings in accordance with IZO §25.010 and 25.050.
4. An Initial Study was prepared in compliance with the California Environmental Quality Act for the proposed project, inclusive of the proposed zoning text amendments. The proposed project has been determined that it could result in potentially significant impacts related to Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Land Use/Planning, Noise and Tribal Cultural Resources. However, the Initial Study found that project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures or through compliance with existing Municipal Code requirements or City standards. The Planning Commission approved Resolution No. 2020-06 on July 14, 2020, recommending City Council approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

**ADOPTED this 14<sup>th</sup> day of July, 2020, by the following vote:**

Commission Member	Aye	No	Absent	Abstain
Councilmember McDonnell				X
Chair Alonso	X			
Vice Chair Bauer	X			
Hooper	X			
Marzo	X			
Potter	X			
Streeter	X			

  
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 Scott Alonso, Chair

ATTEST:

  
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 Heather Hines, Commission Secretary

APPROVED AS TO FORM:

  
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 Eric Danly, City Attorney