

RESOLUTION 2020-08

CITY OF PETALUMA PLANNING COMMISSION

RECOMMENDING THE CITY COUNCIL APPROVE A ZONING TEXT AMENDMENT OF THE IMPLEMENTING ZONING ORDINANCE, ORDINANCE 2300 N.C.S., TO ALLOW THE RIVERBEND PLANNED UNIT DISTRICT LAND USE CONTROLS AND DEVELOPMENT STANDARDS FOR THE PROPERTY LOCATED AT 529 MADISON STREET, APN 007-041-006

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, 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, 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, pursuant to IZO §25.050, the Planning Commission held a duly noticed public hearing to consider the Zoning Text 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 the 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 Map Amendment proposing to change the zoning district of the project site from Residential 3 (R3) to the Riverbend Planned Unit District, and

WHEREAS, IZO §25.010 provides for Zoning Text 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 amendments to adopt the text of the Riverbend Planned Unit Development, attached hereto as Exhibit 1 are in general conformity with the Petaluma General Plan 2025 and the Petaluma River Enhance 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 Text 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 ordinance, attached hereto as Exhibit 1, is hereby referred to the Petaluma City Council with recommended changes 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 14th day of July, 2020, by the following vote:

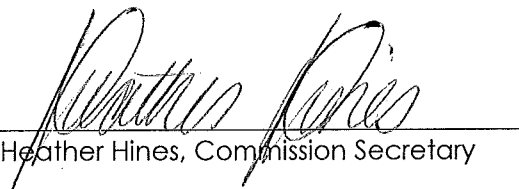
Commission Member	Aye	No	Absent	Abstain
Councilmember McDonnell				X
Chair Alonso		X		
Vice Chair Bauer	X			
Hooper		X		
Marzo	X			
Potter	X			
Streeter	X			



Scott Alonso, Chair

ATTEST:

APPROVED AS TO FORM:



Heather Hines, Commission Secretary



Eric Danly, City Attorney