



CITY OF PETALUMA
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June 30, 2020

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Mr. Riley Weissenborn
MidPen Housing Corporation
350 College Ave., Suite 250
Santa Rosa, CA 95404

RE: MidPen Affordable Housing Project
414 Petaluma Boulevard North
SB-35 Streamline Application
File No. PLSR-20-0005

Mr. Weissenborn,

This letter provides approval of the MidPen Affordable Housing Project, pursuant to Government Code Section 65913.4 (Senate Bill [SB] 35). The project proposes the development of a 42-unit multifamily residential development on a .66-acre project site (APN 006-163-044) located at 414 Petaluma Boulevard North. The project proposes construction of 41 affordable housing units and one manager unit within an approximately 44,432 square-foot building measuring three stories in height at the Petaluma Boulevard North frontage and four stories in height beyond. The affordable units will be designated as rentals for households earning between 30 percent and 80 percent of area median income (AMI), which allows for households in the Extremely Low Income (up to 30 percent AMI), Very Low Income (up to 50 percent AMI) and Low Income housing types (60 to 80 percent AMI).

Vehicular ingress/egress will be from a single point on Oak Street, which will lead to/exit from the off-street surface parking area located on the eastern portion of the site. The proposal includes 21 on-site vehicular parking spaces and an additional 14 parallel parking spaces provided along Petaluma Boulevard North and Oak Street. Of the 21 spaces provided on-site, one space will have an electric vehicle charging station and one space will be a designated disabled parking space. A total of at least 22 bicycle parking spaces will be located inside a secured bicycle parking room within the building.

**Community Development
Department**

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The project's SB-35 Streamlining Application was originally submitted to the City on March 31, 2020. Based on this submittal, staff provided a written determination of the project's preliminary eligibility for streamlining and requested corrections that were necessary to process the application. The project was re-submitted on June 5, 2020, with materials reflecting the previously requested corrections.

Based on plans and materials submitted to the City on June 5, 2020, **the project has been determined to be: 1) eligible for SB 35 ministerial review; and, 2) consistent with all applicable objective development standards.**

Summary of Project's Consistency with SB 35 and the City's Objective Criteria

Under Government Code Section 65913.4(a), a development proponent may submit an application for a development that is subject to the streamlined, ministerial approval process provided by subdivision (b) and not subject to a conditional use or variance permit for exceptions to the objective design standards. The development has been found to satisfy all of the following objective planning standards as follows:

Eligibility Criteria

1. **Number of Units.** Where at least 10 dwelling units must be provided, the project provides 42 dwelling units as part of a multi-family residential project.
2. **Affordability.** Where at least 50 percent of the units must be affordable to low-income households (80 percent or less of Area Median Income (AMI)), the project proposes to provide 97.6 percent of the total number of units as affordable to households earning at either extremely low income (30 percent or less of AMI), very-low-income (50 percent or less of AMI) and low-income (80 percent or less of AMI).
3. **Urban Infill.** The project is located on a legal parcel located within the City of Petaluma's jurisdiction. The project site abuts residential, commercial, and industrial uses which are considered "urban uses" pursuant to definitions included in SB-35.
4. **Zoned or Planned Residential Use.** The subject property is located in the Central Petaluma Specific Plan (CPSP) Subarea of the Petaluma General Plan. The General Plan Land Use Map applies a Mixed Use designation to the project site and, contrary to other similarly designated properties outside the CPSP, there is no Floor Area Ratio (FAR) or residential density standard. Building FAR and residential density are, instead, indirectly regulated by the SmartCode's bulk and height standards. The subject property is within the T5 (Urban Center) Transect which allows multi-family residential uses as a principally permitted use.
5. **Consistent with Objective Standards.** The project has been determined to be consistent with the objective General Plan and zoning standards. The project requested and received to administrative warrants to achieve the intent of the SmartCode, the first enabled the development to provide landscaping as a method for screening the on-site parking area and the second allowed the proposed structure to extend beyond the maximum building depth and provide a development proportional to the legally non-conforming lot depth.

6. **Parking.** The project is located within one-half mile of public transit as defined by Section 102(r) of HCD's SB35 Guidelines and is therefore not required to provide on-site parking. However, the proposal includes 21 on-site vehicular parking spaces and will be served by 14 on-street parallel parking spaces provided along Petaluma Boulevard North and Oak Street. Additionally, the proposal includes 22 bicycle parking spaces.
7. **Location.** The following analyzes the how the project satisfies the locational requirements of SB-35 subsection (a).
 - a. The project is not located on prime farmland or farmland of statewide importance as defined by United States Department of Agriculture's land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.
 - b. The project is not located on wetlands as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
 - c. The project is not located within a very high fire hazard severity zone as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.
 - d. The project is not located on a hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code (<https://calepa.ca.gov/sitecleanup/corteselist/>).
 - e. The project is not located within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
 - f. The project is not located within a special flood hazard area subject to inundation by the 1 percent annual chance (10-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.
 - g. The project is not located within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.
 - h. The project is not located on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning

Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

- i. The project is not located on lands that provide habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
 - j. The project is not located on land under conservation easement.
 - k. The project is not located on a site that previously contained housing of any kind or on a site that is subject to the Mobile Home Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobile Home Parks Act, or the Special Occupancy Parks Act.
 - l. The project is not located on a site with historic structures listed on a local, state, or federal register.
8. **Prevailing Wage.** The applicant has submitted a letter committing to providing prevailing wages as required for a project that is not a public work. The project applicant shall also be required to provide on a monthly basis, while the project is in construction, a report demonstrating compliance with the requirement to provide skilled and trained workforce. Pursuant to SB35, the applicant will also be required to pay all contractors and subcontractors on the project at least the general prevailing rate of per diem wages.
9. **Skilled and Trained Workforce.** A skilled and trained workforce defined in (a)(8)(B)(iii) is not required to complete the project's construction as the project contains less than 75 units.
10. **Subdivisions.** The project does not involve a subdivision of a parcel that is subject to the California Subdivision Map Act.

Conditions of Approval and Next Steps

Pursuant to Section 301(a)(5) of the State's Streamlined Ministerial Approval Process (published 2018), approval of ministerial processing does not preclude imposed standard conditions of approval as long as those conditions are objective and broadly applicable to development within the locality regardless of streamline approval. This includes any objective process requirements related to the issuance of a building permit. Standard conditions of approval applicable to the project have been included in Attachment B.

With the issuance of this determination, the project is now eligible to proceed with the process to obtain construction permits including grading and building permits. Please contact the [Building Division](#) at 707-778-4301 or at cdd@cityofpetaluma.org for more information on grading and building permit submittal requirements.

Conclusion

Please do not hesitate to contact me at bbendix@cityofpetaluma.org or at (707) 778-4314 with any follow-up questions and discussion items that result from this letter. The City looks forward to working with you on implementing the project.

Sincerely,



Brittany Bendix
Deputy Planning Manager

cc: Heather Hines

Attachments

Attachment A – Objective Standards Consistency Table

Attachment B – Objective Conditions of Approval

OBJECTIVE DEVELOPMENT STANDARDS REVIEW

**MidPen Affordable Housing Project
 Located at 414 Petaluma Boulevard North
 APN: 006-163-044
 File No. PLSR-20-0005**

TABLE 1 – COMPLIANCE WITH T5 ZONE DEVELOPMENT STANDARDS		
STANDARD	REQUIRED/ALLOWED	PROPOSED
Lot Coverage	No Requirement	Not Applicable
Front Setback	0 ft. min; 10 ft. max	0ft – Not Applicable
Side Setback	0 ft. min; 10 ft. max	5 ft
Rear – No Alley	5 ft. min	102 ft
Percent of Building Frontage Required	75 percent min	89 percent
Allowed Building Types	Townhouse, Apartment House, Courtyard Building, Main Street Building, Mid-Rise	Main Street Building, see Table 2 for Standards
Private Frontage Type (Front)	Stoop, Forecourt, Dooryard, Shopfront, Terrace, Gallery or Arcade	Shopfront see Table 3 for Standards
Ground Floor Ceiling Height	10 feet minimum	10 feet
Building Height	3 Stories max at Boulevard Frontage; 4 Stories beyond; 14 feet per story for 56 foot max	3 stories at Boulevard Frontage; 4 stories beyond; approx.45 ft from grade to finished roof at tallest point
Parking	None Required per SB-35 because project is within 0.5 miles of SMART	21 on-site spaces provided ¹
Loading	None Required	None Proposed.
Screening for Surface Parking	Surface parking must be masked by a streetwall or building; landscaping requires a warrant.	Recived a warrant. Proposing landscaping to screen surface parking area.
Bicycle Parking	None Required	20 spaces with interior, 2 spaces at frontage

TABLE 2 – COMPLIANCE WITH MAIN STREET BUILDING STANDARDS

STANDARD	REQUIRED/ALLOWED	PROPOSED
Lot Size – Width	25 ft min, 150 ft max	Existing: approx. 90 ft, no changes
Lot Size – Depth	100 ft min, 150 ft max	Existing: varies approx. 297 feet to 329 feet, no changes
Number of Units	2	42 residential units
Height	2 stories min.; 3 stories max (14 ft per story) at Boulevard frontage, 4 stories beyond	Complies; See Table 1
Main Body Width	150 ft max	80 ft
Main Body Depth	65 ft max	Received a warrant; 190 ft total depth, building modulated into discrete components, the largest is 46 ft long
Secondary Wing(s)/Accessory Structure(s) Width	100 ft max	Not Applicable
Secondary Wing(s)/Accessory Structures(s) Depth	65 ft max	Not Applicable
Separation from Main Body	10 ft min	Not Applicable
Pedestrian Access – Upper floor Units	Must be accessed by a common entry along the front	Common entry provided at front
Pedestrian Access – Ground Floor Units	May have individual entries along the front or side street	No individual entries proposed.
Private Open Space	None Required	Providing private open space at ground floor courtyard.

TABLE 3 – COMPLIANCE WITH SHOPFRONT STANDARDS

STANDARD	REQUIRED/ALLOWED	PROPOSED
Distance between glazing	2 ft max	2 ft at greatest extent
Ground Floor Transparency	75 percent	75 percent
Depth of Recessed Entries	5 ft max	5 ft
Awning Depth	4 ft max	4 ft
Awning Setback from Curb	2 ft min	7 ft
Awning Height, clear	8 ft min	10 ft
Windows	No Residential Windows (at shopfront level)	Storefront window system with fixed windows

SMARTCODE

Warrants. The SmartCode defines a ‘Warrant’ as a ruling that would permit a practice that is not consistent with a specific provision of the SmartCode but is justified by the provisions of the Code’s stated intent. For projects that are reviewed administratively, the authority to approve or disapprove a warrant rests with the Planning Manager. As previously noted, the proposed development requires and has received a warrant from two provisions of the SmartCode – building depth and surface parking screening.

The SmartCode sets forth a maximum building depth of 65 feet and a maximum building width of 150 feet for new Main Street Buildings, one of the two building typologies with the largest permitted footprint. This requirement is based on the premise that (1) the maximum dimensions of the associated lot is 150 feet wide by 150 feet deep, and (2) that the maximum floor area derives from width, not depth. However, the subject lot is inconsistent with these assumptions as it is comparably narrow at 90 feet and long at 297 feet. To align with the intent of the SmartCode, the proposed massing is broken up into shorter components, the longest of which is 46 feet. This sculpting of the building helps to achieve the intent of establishing a pedestrian-scaled built form while accommodating a density within walking distance of a transit stop.

Although the provisions of SB-35 do not require on-site vehicular parking, the applicant has chosen to provide a surface parking area that accommodates 0.5 parking spaces per affordable unit, as is consistent with the SmartCode. However, the Code requires that this area be masked by a streetwall of at least 3.5 feet tall, or a building wall. Alternatively, the proposal may seek a warrant to replace the wall by a hedge. The applicant has received a warrant to screen the parking area with two types of shrubs, Little Ollie Olive and Calistoga California Fuschia.

Landscaping. In general, the project has been found to be consistent with the standards of IZO Chapter 14 (Landscaping and Screening) in that the project will provide landscaping along the exterior of the project site, within vehicular circulation/parking areas, adjacent to the building and in common area. Also, the selected landscaping species are well-suited for Petaluma’s climate.

Tree Preservation. The project appears that it will be consistent with Chapter 17 of the IZO (Tree Preservation) as the project will not remove any existing on-site trees and does not propose development in the driplines of trees on adjacent properties.

GENERAL PLAN

The following objective standards from the General Plan are applicable to the project.

Noise. At the Building Permit stage, the project will need to demonstrate that interior noise levels do not exceed 45 dB CNEL to the satisfaction of the Chief Building Official.

CONDITIONS OF APPROVAL
MidPen Affordable Housing Project
Located at 414 Petaluma Boulevard North
APN: 006-163-044
File No. PLSR-20-0005

Planning Division

1. Plans submitted to the City of Petaluma for purposes of construction shall be in substantial conformance with plans on file with the Planning Division and date stamped June 2, 2020, except as modified by these conditions of approval. A determination of substantial conformance shall be made by the Planning Manager during the plan check review process.
2. The Conditions of Approval shall be listed on the first sheet of the office and job site copies for all building permit plans prior to issuance.
3. The applicant shall be subject to all applicable development impact fees in affect at time of building permit issuance. Said fees are due prior to final inspection or certificate of occupancy.
4. The project will make every effort to wire the residential building for all-electric appliances, as consistent with the applicants commitment to the Planning Commission at a special informational hearing on May 12, 2020.
5. At all times the site shall be kept cleared of garbage and debris. No outdoor storage shall be permitted.
6. Both construction and post-construction business operations shall comply with all performance standards of Implementing Zoning Ordinance Chapter 21.
7. Prior to issuance of the building permit, the building permit plans and materials must demonstrate that interior noise levels do not exceed 45 dB CNEL to the satisfaction of the Chief Building Official.
8. All lighting shall be glare-free, hooded, and downcast in order to prevent glare into bicyclists' and pedestrians' eyes and/or light pollution onto adjacent properties and must be consistent with all performance standards of the Implementing Zoning Ordinance.
9. Bicycle racks shall comply with size dimensions and location/installation requirements outlined in the Bicycle and Pedestrian Master Plan. Applicant shall ensure adequate access to each bicycle rack from all sides and avoid placing racks too close to any wall or structure.
10. All plantings shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Required irrigation

systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

11. All tree stakes and ties shall be removed within one year following installation or as soon as trees are able to stand erect without support.
12. No signage is approved by this permit. Separate sign permits in compliance with Chapter 20 of the Implementing Zoning Ordinance shall be obtained prior to the installation of signage.
13. Prior to commencing construction activities, a sign shall be posted on the site regarding the allowable hours of construction and contact information for complaints. Proof of sign installation shall be provided to the Planning Manager prior to construction commencing.
14. In the event that human remains are uncovered during earthmoving activities, all construction excavation activities shall be suspended, and the following measures shall be undertaken:
 - a. The Sonoma County Coroner shall be contacted.
 - b. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.
 - c. The project sponsor shall retain a City-approved qualified archaeologist to provide adequate inspection, recommendations and retrieval, if appropriate.
 - d. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American and shall contact such descendant in accordance with state law.
 - e. The project sponsor shall be responsible for ensuring that human remains and associated grave goods are reburied with appropriate dignity at a place and process suitable to the most likely descendent.
15. For the protection of special-status birds, and native nesting birds protected by the MBTA and the CDFW, project development activities shall occur outside of the bird nesting season, to the extent feasible. If development activities must occur during the nesting season (February 1 – August 31), a qualified biologist shall conduct a nesting bird survey no more than 14 days prior to the commencing the Project activities. The nesting survey shall include an examination of all trees onsite and within 200 feet of the development footprint (i.e., within a zone of influence of nesting birds), not just trees slated for removal. The zone of influence includes those areas outside the project site where birds could be disturbed by earth-moving vibrations and/or other construction-related noise.

If the biologist does not identify active bird nests during the surveys, no impacts will occur to birds and work may progress without restriction.

If active nests are identified, an appropriately sized temporary buffer around the nest shall be installed under the oversight of a qualified ornithologist/biologist to avoid impacts to nesting birds. The buffer size will be determined by the qualified biologist depending on the bird species, and typically range from 50 feet for small birds and up to 300 feet for raptors. A qualified ornithologist/biologist that frequently works with nesting birds shall prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed. No construction or earth-moving activity shall occur within any established nest protection buffer prior to

September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and will be determined by the qualified biologist. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified biologist, temporary nesting buffers may be removed, and construction may commence in established nesting buffers without restriction.

16. To avoid impacts to pallid bats, a “species of special concern” in the state, a qualified biologist shall conduct a bat survey 15 days prior to the commencement of groundwork. If no special-status bats are found during the survey, then construction may begin without restriction.

If special-status bat species are found roosting on the project site, the biologist shall determine if there are young present (i.e., the biologist should determine if there are maternal roosts). If young are found roosting in any tree that will be impacted by the project, such impacts shall be avoided until the young are flying and feeding on their own. A non-disturbance buffer installed with orange construction fencing will be established around the maternity site. The size of the buffer zone will be determined by a qualified bat biologist at the time of the surveys. If adults are found roosting in a tree on the project site but no maternal sites are found, then the adult bats can be flushed or a one-way eviction door can be placed over the tree cavity for a 48-hour period prior to the tree removal.

17. The SB-35 streamlined review approval will not expire if 50 percent of the units contained in the project are affordable to households making below 80 percent of the area median income.
18. The applicant shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul any of the approvals of the project, when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding and if the City chooses to do so appellant shall reimburse City for attorneys’ fees by the City.

Public Works & Utilities Department

19. A Public Improvement Plan application is required for all work within the public right of way or other public property and all on-site work within (new and existing) public easements. A public improvement agreement (“Agreement for Public Construction”) package including necessary bonds and insurance is required. City Engineer approval of the public improvement plans is required prior to issuance of Building Permit. Execution of the Agreement for Public Construction is required prior to the start of construction of public improvements.
20. All land conveyances shall be fully executed prior to approval of the Public Improvement Plans, including new Access and Utility Easements and an Irrevocable Offer of Dedication of property in Water Street Plan Line at eastern border of project.

21. Prior to issuance of any certificates of occupancy, City Standard Frontage improvements shall be installed and accepted including but not limited to Oak Street landscape areas, sidewalk, curb & gutter. This work includes replacing the existing sidewalk and the existing driveway approach with new curb, gutter, and sidewalk per City Standard.
22. Sanitary sewer lateral and storm drain lines shall be privately owned and maintained.
23. Electrical power shall be undergrounded from utility pole located near north property line as shown on project plans. All new utility facilities, including but not limited to, electrical, communication and television shall be located underground.
24. Sonoma County Water Agency letter of approval shall be submitted for work and clearances at existing 33" SCWA Aqueduct in Lands of S.C.W.A. APN 006-163-037 prior to City approval of Public Improvement Plans.
25. The proposed water main system shall be public and have the capacity to deliver a continuous fire flow as designated by the Fire Marshal. Submit fire flow and pressure calculations for the existing and proposed extended water main with the building permit improvement plans.
26. New water, sanitary sewer, landscape and irrigation, storm drain, and street improvements shall be designed and installed per City Standards. <https://cityofpetaluma.org/city-standards/>.
27. The storm drain system shall be designed and constructed in accordance with Sonoma County Water Agency requirements. Final construction level storm water calculations shall be provided demonstrating that the project complies with the City's storm water regulations.
28. Joint trench plans shall be included with the public improvement plan submittal. All trench cuts are subject to the City Standards street pavement restoration requirements.
29. Prior to issuance of a grading permit, an erosion control plan along with grading and drainage plans shall be submitted to the City Engineer for review. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Petaluma's Grading and Erosion Control Ordinance #1576, Title 17, Chapter 17.31 of the Petaluma Municipal Code. Plans shall detail erosion control measures such as site watering, sediment capture, equipment staging and laydown pad, and other erosion control measures to be implemented during all construction activity.
30. Prior to issuance of a grading permit, a project-level soils and geological report shall be submitted to the City Engineer for review pursuant to the City of Petaluma's Ordinance #1576, Title 17, Chapter 17.31.180. The soils report shall detail the characteristics of the soils onsite and provide conclusions and recommendations for grading procedures, foundations, paving sections, and design criteria as appropriate.

As determined by the City Engineer and/or Chief Building Official, all applicable recommendations set forth in the in soils report prepared for the subject property, including, but not limited to grading, excavation, foundations systems, and compaction specifications

shall be incorporated. Final grading plan, construction plans, and building plans shall demonstrate that recommendations set forth in the geotechnical reports have been incorporated into the design of the project.

Nothing in this condition shall preclude the City Engineer and/or Chief Building Official from requiring additional information to determine compliance with applicable standards. The geotechnical engineer shall inspect the construction work and shall certify to the City, prior to issuance of a certificate of occupancy that the improvements have been constructed in accordance with the geotechnical specifications.

31. New driveway and curb cut at Oak Street shall be installed per City Standard.
32. With the Building Permit submittal, applicant shall provide a construction level storm water quality report that demonstrates compliance with “BASMAA Post-Construction Manual: Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties”, January 2019. (Provision E.12 of the City’s storm water permit) or an approved alternative Best Practice Management (BMP’s) acceptable to the city Engineer.
33. The project shall comply with E.10 Construction Erosion and Sediment Control requirements: with the building permit application, applicant shall provide Notice of Intent (N.O.I.) documentation as well as the Storm Water Pollution Prevention Plan (SWPPP) and erosion and sediment control plan.
34. Prior to issuance of a building permit, an Operations & Maintenance Manual is required for any proposed storm water detention and treatment system if used and shall be submitted with the building permit application for review and approval by the City Engineer. The manual shall include provisions for owner’s annual inspection. Plans shall be prepared by a Civil Engineer registered in the State of California, to ensure the detention and treatment systems are operating as designed and constructed as well as provisions to make any necessary repairs to the system. A signed and sealed copy of the report shall be provided annually to the Office of the City Engineer.
35. All existing pavement and sidewalk/curb and gutter disturbed during construction shall be restored in compliance with the City Standards.
36. A building permit is required for on-site grading, utility, and drainage improvement work. All on-site and off-site improvements shall be completed and accepted by the City prior to issuance of any Certificate of Occupancy.
37. Traffic Control Plans (TCP) per State MUTCD standards are required for work that is performed in the public Right of Way.
38. All improvements shall meet current ADA code standards for accessibility.
39. A pre-construction meeting with City staff and the applicant’s construction team is required prior to the start of any construction.

40. If sub-metering of the water system is proposed, the applicant shall enter into the City's standard Sub-Metering Agreement.
41. Applicant shall provide a construction traffic, access & security plan prior to issuance of building permit. The applicant shall notify adjacent property owners at least one week in advance prior to starting any construction
42. Prior to the issuance of a building permit, the applicant shall submit a complete landscape and irrigation documentation package consisting of all the required elements found in the Landscape Water Use Efficiency Standards located in Petaluma Municipal Code Section 15.17.050. A water efficient landscape worksheet including ETWU and MAWA calculations shall be submitted with the project's first building permit application.
43. Plants with similar water needs shall be grouped together in distinct hydrozones and where irrigation is required the distinct hydrozones shall be irrigated with separate valves
44. A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas and shall be demonstrated on the first building permit plans.
45. The landscape design plan submitted with the first building, at a minimum, shall include:
 - a. Delineate and label each hydrozone by number, letter, or other method.
 - b. Identify each hydrozone as very low, low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation.
 - c. Identify type of mulch and application depth.
 - d. Identify plant sizes and quantities in all areas of landscape, including planters and containers.
 - e. Identify plants by botanical name and common name in all areas of landscape, including planters and containers.
 - f. The following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"; and,
 - g. The signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape.
46. A complete irrigation design plan that meets all the design criteria shall be submitted at the time of first building permit application as a part of the landscape documentation package.
47. The irrigation design plan submitted with the first building permit application shall contain the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan." The signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system shall also be included with the statement.
48. Department approval will not be granted without a fire flow analysis.