

## **STEVEN J. LAFRANCHI & ASSOCIATES**

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### **ZONING AMENDMENT PROJECT DESCRIPTION**

This Zoning Amendment Application is part of the Labcon North America SPAR application (PLSR-2022-0025). The proposed facility expansion will be constructed over existing property lines encompassing two existing zone districts; Lakeville Business Park Plan Community Development (0 Fisher Drive...APN 005-280-006, -007, -008, -042, -043, -044, and -045) and Business Park (3200 Lakeville Highway...APN 005-040-039). This application proposes re-zoning the applicable portion of the Planned Community Development (PCD) properties to Business Park (BP).

Two actions are anticipated as for the proposed zoning amendment. A Combined, Amended and Restated Zoning Regulations and Development Standards for the Lakeville Business Park PCD which will include any reference to Lots 2 through 8 of the Lakeville Business Park Subdivision from the text section and table along with a modification to the PCD Unit Plan. The City of Petaluma GIS Zone Map will also require a modification to reflect the changes to the PCD and BP boundaries. See attached documents.

On May 4, 1981, the Lakeville Business Park Plan Community Development was adopted by the City Council. On November 7, 2016, said PCD was combined, amended and restated by the City Council. The proposed rezoning will required City Council action.

The Labcon North America project is seeking a streamlined review pursuant to California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183. Both properties have the same land use designation of Business Park. As a part of the zoning amendment, the city has asked that the applicant prepare a Zone District Standards Comparison Table providing information that the proposed project complies with or is silent on the development standards in both the Lakeville Business Park PCD and IZO Business Park. The applicant findings have found that that proposed project is compatible. Said table was provided as part of the SPAR submittal materials and is being provided with this application as well.

Additional supporting graphics and exhibits are being provided in support of this application and are included in the submittal materials.

Existing Land Use: Business Park (0 Fisher Drive and 3200 Lakeville Highway)  
 Proposed Land use: Business Park (0 Fisher Drive and 3200 Lakeville Highway)

Existing Zoning: PCD (0 Fisher Drive)  
 Business Park (3200 Lakeville Highway)  
 Proposed Zoning: Business Park (0 Fisher Drive and 3200 Lakeville Highway)

Existing Acreage: 6.51 Ac.283,725 S.F. (0 Fisher Drive)  
 10.05 Ac. 438,051 S.F. (3200 Lakeville Highway)  
 Proposed Acreage: 16.57 Ac. 721,776 S.F. (0 Fisher Drive and 3200 Lakeville Hwy)

Existing Dwellings: 0 (0 Fisher Drive and 3200 Lakeville Highway)  
Proposed Dwellings: 0 (0 Fisher Drive and 3200 Lakeville Highway)

Existing Number of Lots: 8 Total (7...0 Fisher Drive) (1...3200 Lakeville Highway)  
Proposed Number of Lots: 1 (0 Fisher Drive and 3200 Lakeville Highway)

Existing Structures: 0 (0 Fisher Drive)  
2 (3200 Lakeville Highway)  
Proposed Structures: 2 (0 Fisher Drive and 3200 Lakeville Highway)

Existing Number of Parking Spaces: 0 (0 Fisher Drive)  
492+/- (3200 Lakeville Highway)  
Proposed Number of Parking Spaces: 562 (0 Fisher Drive and 3200 Lakeville Hwy.)