



CITY OF PETALUMA – PLANNING DIVISION

PENDING PROJECTS SUMMARY (December 5, 2022)

This update provides a summary of all proposed major developments within the City of Petaluma. The development summary tables are separated by Commercial Projects, Mixed Use Projects, Residential Projects and Annexations. Please contact the developer directly for project details such as construction timing, cost and availability.

DEFINITIONS OF STATUS CATEGORIES

IN PLANNING PROCESS: Formal project application has been filed for one or more discretionary planning approvals. Residential projects of fewer than two units are not included unless Planning Commission approval is required, nor are non-residential projects that do not result in new development.

ALL PLANNING APPROVALS: The project has received all discretionary approvals from the city, with no appeals pending.

IN PLAN CHECK: The project has received all planning approvals; construction drawings have been submitted to the Building Division.

UNDER CONSTRUCTION: The project has received all planning approvals; final plans approved; building and other permits have been issued; may be under construction.

INACTIVE: Action by applicant needed; more than six months passed since request for action made by staff.

NOTE: This list was prepared by the City of Petaluma Planning Division for informational purposes only. The City does not warrant the accuracy of the information provided.

PLANNER CONTACT INFORMATION

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KR – Krystle Rizzi, Senior Planner, 707-778-4472, krizzi@cityofpetaluma.org

ER – Eric Roberts, Associate Planner, 707-778-4317, eroberts@cityofpetaluma.org

MJ – Mike Janusek, Associate Planner, 707-776-3775, mjanusek@cityofpetaluma.org

Alaina Lipp, Associate Planner, 707-360-1334, alipp@cityofpetaluma.org

LA – Larissa Alchin, Associate Planner, 707-778-4422, lachin@cityofpetaluma.org

DH – Daniel Harrison, Associate Planner, 707-778-4418, dharrison@cityofpetaluma.org

IC – Isabel Castellano, Preservation Specialist, 707-778-4315, icastellano@cityofpetaluma.org

PNA – Project Not Assigned, petalumaplanning@cityofpetaluma.org

Map #	Applicant	APN	Project Location	Status	Date Filed	Zoning	Description	Units/SQFT	Planner	
Commerical										
1	Project: 215 Water Street Rear Facade Rehabilitation HSPAR PLSR-20-0017	Kerman Morris Architects Toby Morris 415-749-0302 toby@kermanmorris.com	006-284-041 & -040	215 Water Street	In Plan Check	11/3/2020	T5	Webpage Online: HSPAR for façade rehabilitation including window and replacement and installation, brick repair and site improvements	N/A, Historic Rehabilitation	ER
2	Project: Floathouse PLSR-14-0013	Greg Sabourin Petaluma Small Craft Center info@petalumasmallcraftcenter.org	007-142-018	150 Weller St.	Under Construction	5/8/2014	SMART Rail Station Master Plan	Floating rental office and dock in the turning basin & restroom facility in Cavanagh Landing Park.	440 sf	HH
3	Project: Hotel Weaver PLSR-2022-0017	Sam Gelfand 310-927-6216 rsgelfand@pagethink.com	008-063-008; -009; and -011	2 Petaluma Blvd. S	In Planning Process	4/14/2022	MU2	Webpage Online: The project would involve the construction of 6-story building over a below-grade parking garage, and would include hotel rooms, an event space, and food service uses. The below-grade	approximately 68,000 sf	GP
4	Project: Home 2 Suites PLSR-18-0025	Matthew Sherrill Basin Street Properties 707-283-0780	007-411-034	1205 Redwood Way	Under Construction	8/9/2018	PUD - Redwood Technology Center	New construction of a 85,802 sf hotel on a vacant pad established by the Redwood Technology Center PUD. The hotel will contain 140 guestrooms.	85,802 sf	EB
5	Project: Adobe Road Winery PLSR-18-0010	Kevin Buckler Adobe Road Winery (707) 939-7967 1995 S. McDowell Blvd Petaluma, CA 94952 kevin@adoberoadwines.com	008-069-002	1 C Street	Under Construction	3/20/2018	T-5	Webpage Online: New construction of a two-story 15,848 square foot building containing a winery, tasting room, private event space and a motor sports gallery, collectively operated as the Adobe Road Winery. The proposal also includes improvements to the public frontage along C Street and First Street.	15,848 sf	GP
6	Project: Hampton Inn Silk Mill Rear Addition PLZA-2022-0005, PLSR-2022-0005, & PLTR-2022-0013	Perry Patel BPR Properties Petaluma, LLC (650) 223-6711 953 Industrial Ave Palo Alto, CA 94303 ppatel@bprproperties.com	007-163-002	450 Jefferson Street and 490 Wilson Street	In Planning Process	1/13/2022	MU2	Webpage Online: The project proposes an Implementing Zoning Ordinance (IZO) Text Amendment to Chapter 11.040 (Alternatives to On-site Parking) to allow discretionary review of a proposed reduction to minimum required parking through the Conditional Use Permit process, subject to certain findings, and subject to a recommendation to City Council by the Planning Commission. Webpage Online: The project proposes alterations to the former Department Store located at 109 Kentucky Street, which is in the Mixed Use 2 (MU2) zoning district, Parking Assessment District, Theater District, and the National Register Historic Commercial District for Amy's Kitchen Downtown Corporate Office. The former Department Store (The Leader and Carithers) is recognized as a contributing building to the Historic Commercial District. Proposed alterations to this 18,722 square foot historic resource include seismic retrofit, enlargement of existing window openings on	4,330 sf	EB
7	Project: Amy's Kitchen Downtown Corporate Office PLSR-2022-0018	Paul Schiefer Amy's Ktichen (707) 781-7655 1650 Corporate Circle Petaluma, CA 94954 paul.schiefer@amys.com	006-363-020	109 Kentucky	Under Construction	3/14/2022	MU2	Webpage Online: Brief Project Description: Labcon North America proposes to construct a 175,000-square-foot industrial/manufacturing facility on an approximately 6-acre site. The new industrial/manufacturing facility would connect to the existing 103,800 square foot building (with an additional 8,000 square foot accessory building) in use by Steris at 3200 Lakeville Highway. Labcon North America would convert 21,000 square feet of the existing building for use as a Tool Room and Machine Shop upon completion of the new building. The existing site includes multiple parcels; prior to the	18,722 sf existing, 1,022 sf addition (mezzanine expansion)	IC
8	Project: Labcon North America PLSR-2022-0025 & PLLL-2022-0005 & PLZA-2022-0006	Greg LeDoux (707) 795-8855 48 West Sierra Avenue Cotati, CA 94931 greg@gledoux.com	005-280-006, 007 & 008 and 005-280-042, 043, 044 & 045	3200 Lakeville Hwy	In Planning Process	7/27/2022	BP/PCD	Webpage Online: Brief Project Description: Labcon North America proposes to construct a 175,000-square-foot industrial/manufacturing facility on an approximately 6-acre site. The new industrial/manufacturing facility would connect to the existing 103,800 square foot building (with an additional 8,000 square foot accessory building) in use by Steris at 3200 Lakeville Highway. Labcon North America would convert 21,000 square feet of the existing building for use as a Tool Room and Machine Shop upon completion of the new building. The existing site includes multiple parcels; prior to the	103,800 sf existing, 175,000 sf addition	GP
9	Project: BioMarin PLSR-19-0010	Shar Zamanpour BioMarin 415-382-5726 shar.zamanpour@bmm.com 7770 Lindaro Street San Rafael, CA 94901	005-280-009	1700 S McDowell Blvd	Under Construction	5/15/2019	Lakeville PCD	Webpage Online: Proposed commercial research and development facility including two buildings, approx. 32,000 and 40,000 square feet on the vacant 5.89-acre project site.	32,000 sf research and office; 40,00 sf warehouse	GP

Map #	Applicant	APN	Project Location	Status	Date Filed	Zoning	Description	Units/SQFT	Planner
10	Dynamic Real Estate Partners, LLC kharrison@dynamicdevco.com 11777 San Vicenta Blvd, Ste 800 Los Angeles, CA 90049	007-412-075	5002 Petaluma Blvd N	In Planning Process	9/22/2022	C2	Webpage Online: The Applicant proposes a remodel of two existing retail buildings [located parallel to Petaluma Boulevard] and the demolition of the former Cattlemen's restaurant building with a smaller one-story building with restaurant use. The existing retail building windows will be enlarged and replaced with open pane glazing and the exterior stairs at the two-story building will be reconfigured to open the area in front of the ground-floor retail. The new restaurant-use building is proposed with exterior patios located at the northwest and southeast corners of the building and the project also proposes a reconfiguration of the entire parking lot. Additional site improvements include new landscaping, trash enclosures, parking lot lighting, accessible parking, and accessible path of travel.	3.09-acre parcel The two existing retail buildings are 1,800 & 5,400 SF New building: 4,450 SF	EB

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Mixed Use										
11	Project: Omahoney Work/Live PLMA-20-0004	MAD Architecture Chris Lynch 707-776-0885 chris@madarc.com	006-361-040	136 Court Street	In Planning Process	9/1/2020	MU2	New multi-family project consisting of three (3) Work/Live units on a vacant 4,550 square foot parcel	3 multi-family work/live units	KR
12	Project: Scannell Mixed Use Development PLMA-20-0001	Matt Anderson Scannell Properties 3468 Mt. Diablo Blvd, Suite B-1115 Lafayette, CA 94549	136-010-024 & 007-171-023	500 Lakeville Street and 500 Hopper Street	In Planning Process	2/10/2020	River Dependent Industrial	Webpage Online: The application is to develop the 39.22 acre site with a mix of commercial office and residential uses. The proposal also includes improvements to Hopper Street and will create a new public riverfront greenway with multi-use trail along the McNear Channel and Petaluma River.	275 units; 190,000 gsf of commercial office use	EU
13	Project: Foley-Omahony Mixed Use Building PLMA-17-0009	Paul Foley/Mike Omahony 131 Liberty St LLC paul@clmbuilders.net 415-451-4841	006-361-030	131 Liberty Street	In Plan Check	11/14/2017	MU2	Webpage Online: Tentative Subdivision Map/Site Plan and Architectural Review for Mixed Use Development	1,500 sf commercial and 10 residential units	KR
14	Project: Riverfront 2010 11-TSM-0130-CR	Riverfront, LLC Frank Marinello frank@basin-street.com	136-010-027	500 Hopper Street	Under Construction	2/10/2011	T4/T5/CS	Webpage Online: Tentative Subdivision Map for Mixed Use Development that includes 273 Residential units (134 single family, 39 town homes, 100 apartments) hotel with 120 rooms, 60,000 sq.ft. office, 30,000 sq/ft on a vacant 35.7 acre site.	273 Residential units (134 single family, 39 town homes, 100 apartments) hotel with 120 rooms, 60,000 sq.ft. office, 30,000 sq/ft	EU
15	Project: North River Apartments PLSR-15-0015	AG Spanos Corp Karen Garrett kgarrett@agspanos.com 209-955-2574	006-163 -040, & -041	368 and 402 Petaluma Blvd. N	Under Construction	6/1/2015	T5	Webpage Online: 184 new residential units on a 3.92-acre property located at the intersection of Petaluma Blvd North and Oak Street. The project includes the extension of Oak Street and Water Street North, a new Class I multi-use path along the Petaluma River, and an emergency vehicle access roadway to the vicinity of Washington Street.	184 residential units	GP
16	Project: Haystack Pacifica PLMA-16-0001	Carey Algaze Pacifica Companies 619-296-9000	007-143-003 & -004, -007, -014, -015	215 Weller Street	All Planning Approvals	1/7/2013	T5/T6	Webpage Online: 178 new residential units with 14,516 sq/ft of commercial at corners.	178 residential units and 14,516 sf of commercial	TR
17	Project: Deer Creek Village 09-SPC-0091	Merlone Geier Management Mike Grehl 858-259-9909 mgrehl@merlonegeier.com	007-380-005 & - 027	N. McDowell Blvd. btwn Lynch Creek and Rainier Ave.	Under Construction	3/29/2009	MU1B	345,000 sq/ft commercial center and associated site improvements.	345,000 sq/ft	EB
18	Project: 890 Co-Op Cooperative Housing PLSR-21-001	Matthew Ridgway 890 Co-Op LLC (925) 980-4981 m.ridgway@fehrendpeers.com 890 Petaluma Blvd N. Petaluma, CA 94952	006-051-076	890 Petaluma Blvd N	All Planning Approvals	5/22/2021	MU1A	Webpage Online: The project would demolish the existing 1-story, 1,148 square foot vacant food-service building (last used by Roundtable Pizza) to construct a 2 & 3-story, 9,010 square foot mixed-use building and a 2-story, 740 square foot workshop/storage building, on a 16,590 square foot parcel.	16,590 sq ft parcel	GP
19	Project: 1 Casa Grande/Crown Castle PLSR-2021-0031	Nancy Garera Wingspan Wireless PO Box 737 Queen Creek, AZ 85142	005-050-037	1 Casa Grande Ave	In Planning Process.	11/30/2021	MU1-B	Webpage Online: According to the applicant, Crown Castle and T-Mobile are requesting to modify T-Mobile's existing Wireless Communications Facility to enhance broadband connectivity and capacity to the existing wireless facility. The project would remove and replace three (3) existing antennas with three (3) new antennas, remove six (6) existing TMAs and three (3) existing RRUs and replacing them with six (6) new RRU's (leaving (2) antennas and (2) RRHs per sector).	N/A	GP

Map #		Applicant	APN	Project Location	Status	Date Filed	Zoning	Description	Units/SQFT	Planner
20	Project: Spring Hill School PLSR-2021-0032	Seth Nobmann ABS 855 Lakeville St. #200 Petaluma CA 94952 (707) 774-5944 seth@absconstruct.comBurbank Housing 707-303-1006	006-371-002; 006-441-020	705 Webster Street	Under Construction	12/1/2021	CF	Webpage Online: The proposed project is for the addition of three (3) pre-built classrooms to use as the third, fourth and fifth grade classes in the northwestern portion of the Spring Hill School. The proposed location is currently used as an open garden space with picnic benches which is accessed by an exterior staircase and a ramp adjacent to the existing	3 pre-built classrooms, 3 outdoor tables, 6 benches, planters and trees	EB
21	Project: Oyster Cove PLPJ-2022-0003	Scott Ward 149 New Montgomery St., 4th Floor San Francisco, CA 94105 (415) 690-6351 scott@urbanmixdevelopment.com	007-700-006, 007-700-005	100 East D Street, Petaluma CA 94952	In Planning Process	3/31/2022	CPSP, D3 and T5	132-unit, multi-building condominium development with 5-8 units per building. Unit types would include 11 multi-story live/work, units of approximately 2,100 Square Feet fronting D Street and 121 multi-story attached, 2-3-bedroom, residential units ranging in size from approximately 1,345 - 1,995 Square Feet with up to 12 featuring ground-floor Accessory Dwelling Units. The project will comply with the City's inclusionary housing requirement by reserving 15% of units for Low- and Moderate-Income households. Planning entitlement applications include General Plan and Zoning Amendments and a Subdivision Map. Site Plan	132 units	AT

Map #	Applicant	APN	Project Location	Status	Date Filed	Zoning	Description	Units/SQFT	Planner	
Residential										
22	Project: Protiva Residence SPAR PLSR-21-0005	Steve Lafranchi 707-762-3122 steve@sjla.com	019-203-051	23 Wallenberg Way	In Plan Check	3/16/2021	PUD - Larry's Lollipop	Major SPAR for a new single-family dwelling on a vacant lot.	single family dwelling	MJ
23	Project: Borsian Residence HSPAR PLSR-21-0008	Larry Borsian 415-860-6852 lborsian@gmail.com	006-212-016	325 Liberty Street	In Plan Check	4/22/2021	R3	Major HSPAR for new single-family dwelling in the Oakhill-Brewster Historic District	single family dwelling	IC
24	Project: Creekwood TPM & SPAR PLSR-2021-0030	Doyle Heaton Falcon Point Associates, LLC 925-939-3473 doyle@drbuilders.com	017-040-016 & -051	270 & 280 Casa Grande Road	In Planning Process	11/22/2021	R4	Webpage Online: The dwelling at 280 Casa Grande would be demolished and the development site would be reconfigured into one parcel for a proposed 62-dwelling condominium project. The dwelling at 270 Casa Grande would remain, but the lot area for this dwelling would be reduced. To accommodate the development, the site would be regraded to create street improvements and elevated building pads for new dwellings, and new bio-retention/floodwater basins would connect to Adobe Creek on the adjacent City-owned parcel to the east (APN 017-041-042). The project also proposes to construct a pedestrian pathway adjacent to Adobe Creek to connect to the Casa Grande Subdivision that abuts the site to the south, and, potentially in the future, connect to the Casa Grande Senior Apartments to the north. The proposed pedestrian pathway would also connect to a new pedestrian bridge (also located on the City-owned parcel to the east) over Adobe Creek that would connect this site and the residential areas west of Adobe Creek with the existing pathways and residential areas to the east on Spyglass Road. Vehicular, emergency, and pedestrian access would be provided from Casa Grande Road via a new private street. All new dwellings would be sold as condominiums.	62 dwelling units	GP
25	Project: Doherty Residence SPAR PLSR-20-0007	Adobe Associates 707-541-2300 jjensen@adobeinc.com	008-232-058	21 Branching Way	All Planning Approvals	5/28/2020	PUD - Woodridge	Major SPAR for new multi-level single-family home, garage, pool, & retaining walls on vacant lot.	single family dwelling	TR
26	Project: Casa Grande PLMA-19-0006	Doyle Heaton Falcon Point Associates, LLC 925-939-3473 doyle@drbuilders.com	017-040-020 & -059	240 & 250 Casa Grande	In Plan Check	10/15/2018	R4	Webpage Online: The project proposes 35 single-family residential units; 30 market rate and 5 affordable on the 4.5 acre site. The project also includes establishment of a PUD and will require a subdivision map.	35 residential units	KR
27	Project: Vartnaw Landing PLMA-19-0004	Geoff McComic RBMC Advisors, 1500 3rd Street, Suite B1, Napa, CA 94559 415-332-3868	019-210-032	149 McNear Ave	Inactive	9/26/2019	R4	Webpage Online: Demolish all existing on-site structures (including three single-family dwellings) and the construction of 56 residential units on the 4.09-acre site. All five parcels that comprise the project site would be merged, and the property would be re-subdivided via a one-lot parcel map that would establish the proposed condominium ownership structure for each of the 56 units in the project.	56 residential units	GP
28	Project: Deer Creek Residential PLMA-18-0005	Merlone Geier Management Mike Grehl 858-259-9909 mgrehl@merlonegeier.com	007-380-034	0 N McDowell	In Plan Check	10/1/2018	MU1B	Webpage Online: New construction of a 129-unit residential development within five three-story buildings on 4.71 acres. The project will provide up to 194 off-street parking spaces.	129 residential units	PNA

Map #	Applicant	APN	Project Location	Status	Date Filed	Zoning	Description	Units/SQFT	Planner
29	Richard Coombs General Partner richacoombs@gmail.com 707-837-7554	005-060-041 & -042, -067	2592 Casa Grande Road	All Planning Approvals	5/31/2018	R5	Webpage Online: Proposal for 299 apartments in 27 different three-story buildings. Project includes a recreation center and indoor pool and all associated site improvements.	299 units	AT

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30	Project: Sepaher Residential Building PLMA-17-0008	Nick Lee Nick Lee Architecture nick@nickleearchitecture.com 415-378-4337	007-154-013	315 Lakeville Street	In Plan Check	9/13/2017	MU1A	New building containing 4 residential units and associated parking on site. Application includes a CUP to allow for residential on the ground floor.	4 dwelling units	TR
31	Project: Williams Residential Historic SPAR PLSR-16-0039	Peter Williams grenware@gmail.com	006-214-014	331 Kentucky Street	In Plan Check	12/27/2016	R3	Modifications to an existing single family residence including a 1st floor rear addition and conversion of exiting attic space into 2nd floor livingspace.	single family dwelling	PNA
32	Project: Riverbend PUD, SPAR and Subdivision PLMA-19-0003	Steve Lafranchi 707-762-3122	007-041-006	529 Madison	Under Construction	3/20/2019	R3	Webpage Online: Tentative map, PUD Zoning Amendment (PUD and SPAR for a 29 lot single family residential development	29 dwelling units	EB
33	Project: Scott Ranch 03-TSM-0396-CR	Davidon Homes Steve Abbs	019-120-040, -041	Windsor and D Street	In Planning Process. Revised project submitted and under review	7/21/2014	R1	Webpage Online: New construction of 28 single family detached units and development of open space for future expansion of Helen Putnam Park.	28 dwelling units	HH
34	Project: Sid Commons 03-GPA-0379-CR	Mark Johnson Acclaim Homes mark@acclaimhomesinc.com 650-324-9439	019-010-006 & -007, -008, -009	End of Graylawn	Major Planning Entitlements Approved, Site Plan & Architectural Review in Process	12/15/2014	R4 & PUD	Webpage Online: New 278 unit apartment complex	278 dwelling units	EB
35	Project: Sunnyslope II / the Oaks at Sunnyslope 03-TSM-0460-CR	Lafferty Communities	019-203-008	674 Sunnyslope Road	Under Construction	8/11/2014	PUD - Sunnyslope II	The Oaks at Sunnyslope 18 single family parcels in multiple phases. SPAR required for 17 lots and existing historic house on lot 18. Lots 1-6 and 10-18 have received SPAR approval as of October 2018. Site Grading and Construction of lower homes is underway.	18 dwelling units	TR
36	Project: Quarry Heights (Lomas) 09-GPA-0560-CR & 06-SPC-0615-CR	KB Homes 925-983-4522, htay@kbhome.com	019-210-010 & -011; 019-220-027 & -012	Petaluma Blvd. S (Dutra Quarry)	Under Construction: 142 townhome units and 40 SFD are complete. Remaining 90 SFD are not built.	2/28/2006	PUD- Quarry Heights	Webpage Online: 272 new single family and townhomes. 91 single-family dwellings to be constructed.	272 dwelling units	TR
37	Project: Dailey Single Family Dwelling PLSR-19-0003	Derek Dailey 530-570-9755 derekdailey@dbcontracting.com	008-630-052	123 Kimberly Way	Under Construction	1/17/2019	PUD - Country Club Estates	Major SPAR for a new single family home in the Country Club Estates PUD	single family dwelling	KR
38	Project: Meridian at Corona Station PLSR-20-0018	Chris Dart 707-825-1531 cdart@danco.com	137-061-019	890 N. Mcdowell Blvd.	All Planning Approvals	12/4/2018	MU1B	Webpage Online: 131 affordable housing units and 33 supportive housing units pursuant to AB 2162. Targeted as rentals for families earning between 20% and 60% AMI. Will also include a small retail coffee shop on ground floor and tenant amenities.	113 affordable housing units, 33 supportive housing units	HH
39	Project: MidPen Affordable Housing (SB-35) PLSR-20-0005	Riley Weissenborn MidPen Housing Corporation 650-393-9215 rweissenborn@midpen-housing.org	006-163-044	414 Petaluma Blvd. N	Under Construction	4/2/2020	T5	Webpage Online: SB-35 streamlined affordable housing development, including 43 affordable housing units within a 44,432 square foot 4-story building on a 0.68-acre parcel. Units will be targeted as rentals to households earning between 30% and 80% AMI.	43 affordable housing units	GP
40	Project: Burbank Affordable Housing (SB-35) PLSR-20-0006	Rich Wallach Burbank Housing 707-303-1006 rwallach@burbankhousing.org	019-210-039 & -010	1601 Petaluma Blvd. S	All Planning Approvals	4/2/2020	MU1A	Webpage Online: SB-35 streamlined affordable housing development, including 49 affordable housing units within a 61,393 square foot 4-story building on a 3.47-acre site. Units will be targeted as rentals to families earning between 30% and 80% AMI.	49 affordable housing units	AT