

## RESOLUTION 2023-01

### CITY OF PETALUMA PLANNING COMMISSION

**TO RECOMMEND THAT THE CITY COUNCIL ADOPT: (1) A ZONING MAP AMENDMENT OF THE IMPLEMENTING ZONING ORDINANCE, ORDINANCE 2300 N.C.S., TO CHANGE THE ZONING DESIGNATION FOR 6.51-ACRES FROM PLANNED COMMUNITY DISTRICT TO BUSINESS PARK; AND (2) AN AMENDMENT TO THE LAKEVILLE BUSINESS PARK PLANNED COMMUNITY DISTRICT TO REMOVE REFERENCES TO PORTIONS OF THE PROPERTY LOCATED AT 3200 LAKEVILLE HIGHWAY & 1677 FISHER DRIVE  
FILE NO. PLZA-2022-0006**

**WHEREAS**, on July 27, 2022, Greg LeDoux of Greg LeDoux & Associates, Inc., on behalf of the property owner, Labcon North America, submitted an application for Site Plan and Architectural Review for the construction of a ±176,000 square foot manufacturing building including associated site improvements, located at 3200 Lakeville Highway & 1677 Fisher Drive; and

**WHEREAS**, on July 28, 2022, Greg LeDoux of Greg LeDoux & Associates, Inc., on behalf of the property owner, Labcon North America, submitted a request for a Zoning Map Amendment and for an amendment to the Lakeville Business Park PCD to change the zoning designation for a 6.51-acre portion of the site from PCD to BP and related amendments to the Lakeville Business Park Planned Community District to remove all references to the portion of the site within the Lakeville Business Park Planned Community District; and

**WHEREAS**, on August 26, 2022, pursuant to Public Resources Code Section 21080.3.1(d), notice was delivered to the Federated Indians of Graton Rancheria, and the Federated Indians of Graton Rancheria requested consultation on September 7, 2022, within the statutory timeframe provided by Public Resources Code Section 21080.3.1(d); and

**WHEREAS**, on October 17, 2022, the City and the Federated Indians of Graton Rancheria met in consultation, and the consultation concluded with an agreement to impose Tribal monitoring as a project condition of approval; and

**WHEREAS**, on or before January 14, 2023, the applicant installed three signs on-site to inform the public of this meeting with the Planning Commission and pursuant to Section 24.100.B of the IZO, each sign was at least 32 square feet in area and placed in a position most visible to the public along the Lakeville Highway, Cader Lane and Fisher Drive frontages; and

**WHEREAS**, on or before January 14, 2023, public notice of the January 24, 2023, Planning Commission hearing was published in the Petaluma Argus-Courier and mailed to residents and occupants within 1,000 feet of the site; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing to consider the amendments on January 24, 2023; and

**WHEREAS**, the Planning Commission considered the staff report dated January 24, 2023, including the California Environmental Quality Act (CEQA) determination included therein; and

**WHEREAS**, the Planning Commission considered the amendment to change the zoning designation for 6.51-acres of the site from Planned Community District to Business Park & related amendments to the Lakeville Business Park Planned Community District to remove all references to the portion of the site within the Lakeville Business Park PCD, and

**WHEREAS**, the entire project site is in an area classified by the General Plan as Business Park (BP), including a 9.82-acre portion within the Business Park (BP) zone and the 6.51-acre portion within the Planned Community District (PCD) zone; and

**WHEREAS**, per IZO Chapters 19 and 25, amendment to the zoning map and to any planned community district may be requested by a property owner, and amendment to either may be approved by the City Council upon the recommendation of the Planning Commission; and

**WHEREAS**, pursuant to IZO Chapter 24, review of Site Plan and Architectural Review is subject to review and approval by the Planning Commission; and this approval is the subject of a separate Planning Commission resolution; and

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

- I. The foregoing recitals are true and correct and incorporated herein by reference.
- II. Based on the staff report, staff presentation, comments received, and the public hearing, the Planning Commission makes the following findings based on substantial evidence in the record:

A. California Environmental Quality Act (CEQA) Findings:

California Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183(a) mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

CEQA Guidelines Section 15183(b) specifies that in approving a project meeting the requirements of Section 15183, examination of environmental effects shall be limited to those that:

1. Are peculiar to the project or the parcel on which the project would be located,
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

CEQA Guidelines Section 15183(c) specifies that impacts which are not peculiar to the project site, and which have been addressed as a significant effect in the prior EIR or can be substantially mitigated by applying uniformly applied development standards and policies shall not require preparation of an additional EIR on the basis of that impact. As such, this project is required to implement all applicable mitigation measures set forth in the General Plan EIR to avoid, reduce, or offset environmental impacts. In addition, the project is subject to conditions of approval that will be applied to the project to demonstrate compliance with mitigation measures set forth in the program level EIR, and policies, programs, and goals of the General Plan.

The proposed Labcon North America Expansion Project is consistent with the General Plan land use designation and zoning for the site, as documented within the January 24, 2023, report to the Planning Commission, and is subject to the streamlining provisions under CEQA Guidelines Section 15183(d)(1)(C) as follows:

1. The Petaluma General Plan 2025 was adopted in 2008 and the Petaluma General Plan EIR (SCH# 2004082065) was certified April 7, 2008. The Petaluma General Plan and General Plan EIR contemplated an additional 6.1 million square feet of non-residential space above the 2008 baseline conditions, which could result in approximately 23 million square feet of non-residential floor area in Petaluma at buildout of the General Plan, whereas approximately 2 million square feet of new non-residential floor area has been or is being constructed in Petaluma since 2008 and the Project proposes a new ±176,000 square foot non-residential building.
2. The Petaluma General Plan 2025 classification for the site is Business Park, and the Light Manufacturing/Processing and Wholesaling and Distribution uses proposed for the site are consistent with the General Plan land use classification for the site. In addition, the total floor area ratio proposed for the site is less than the limit set by the General Plan (.41 proposed, with a maximum of 1.5).
3. The Project is consistent with General Plan Policies which promote a range of land uses and employment opportunities, seek to use land efficiently through promoting infill development, and encourage efficient use of resources.

The Environmental Checklist for Streamlined Review prepared for this project demonstrates that the project would not result in substantial changes or involve new information that would warrant preparation of a subsequent EIR because the level of development proposed is within the development assumptions analyzed in the program level EIR for the General Plan, and furthermore, the Project does not contain elements that are peculiar to the Project or project site.

As described in the Environmental Checklist for Streamlined Review prepared for this project, the proposed project is within the scope of development projected under the General Plan and analyzed in the General Plan EIR. The proposed project will implement applicable mitigation measures identified in the General Plan EIR to address potential environmental impact and these have been incorporated as environmental conditions of project approval. In addition, the Project would be required to comply with applicable conditions of approval from planning, building, public works, fire, police, and other City departments as applicable. With implementation of identified conditions of approval, the Project would not result in a substantial increase in the severity or significant impacts that were previously identified in the program level EIR, nor would the Project introduce any new significant impacts that were not previously identified. Therefore, there would be no additional environmental impacts beyond those analyzed in the General Plan EIR and additional environmental review is not required for this project.

B. General Plan Findings:

The proposed amendment to adopt the map revision to change the zoning designation for a 6.51-acre portion of the site from PCD to BP, attached hereto as Exhibit 1, along an amendment to remove all references to the Lakeville Business Park PCD for the 6.51-acre portion outlined in the Planning Commission Staff Report dated January 24, 2023, is in general conformity with the Petaluma General Plan 2025 in that the amendments implement the policies of the General Plan as described in the January 24, 2023, Planning Commission staff report.

The public necessity, convenience, and general welfare clearly permit the adoption of the proposed each amendment. The amendments will create a single zone for a single parcel of land and will allow for one set of rules to apply to the site.


That per IZO Section 25.010, the Planning Commission finds that the amendments are in conformity with the General Plan.

- III. Based on its review of the entire record herein, including the January 24, 2023, Planning Commission staff report, all supporting, referenced, and incorporated documents and all comments received and foregoing findings, the Planning Commission hereby recommends that

the City Council approve the amendment to the Zoning Map depicted in Exhibit 1 and the amendment to the Lakeville PCD as depicted in Exhibit 2.

**ADOPTED this 24<sup>th</sup> day of January 2023, by the following vote:**

Commission Member	Aye	No	Absent	Abstain
Councilmember Cader Thompson	X			
Chair Bauer	X			
Vice Chair Hooper	X			
McErlane	X			
Potter			X	
Racusen	X			
Whisman	X			

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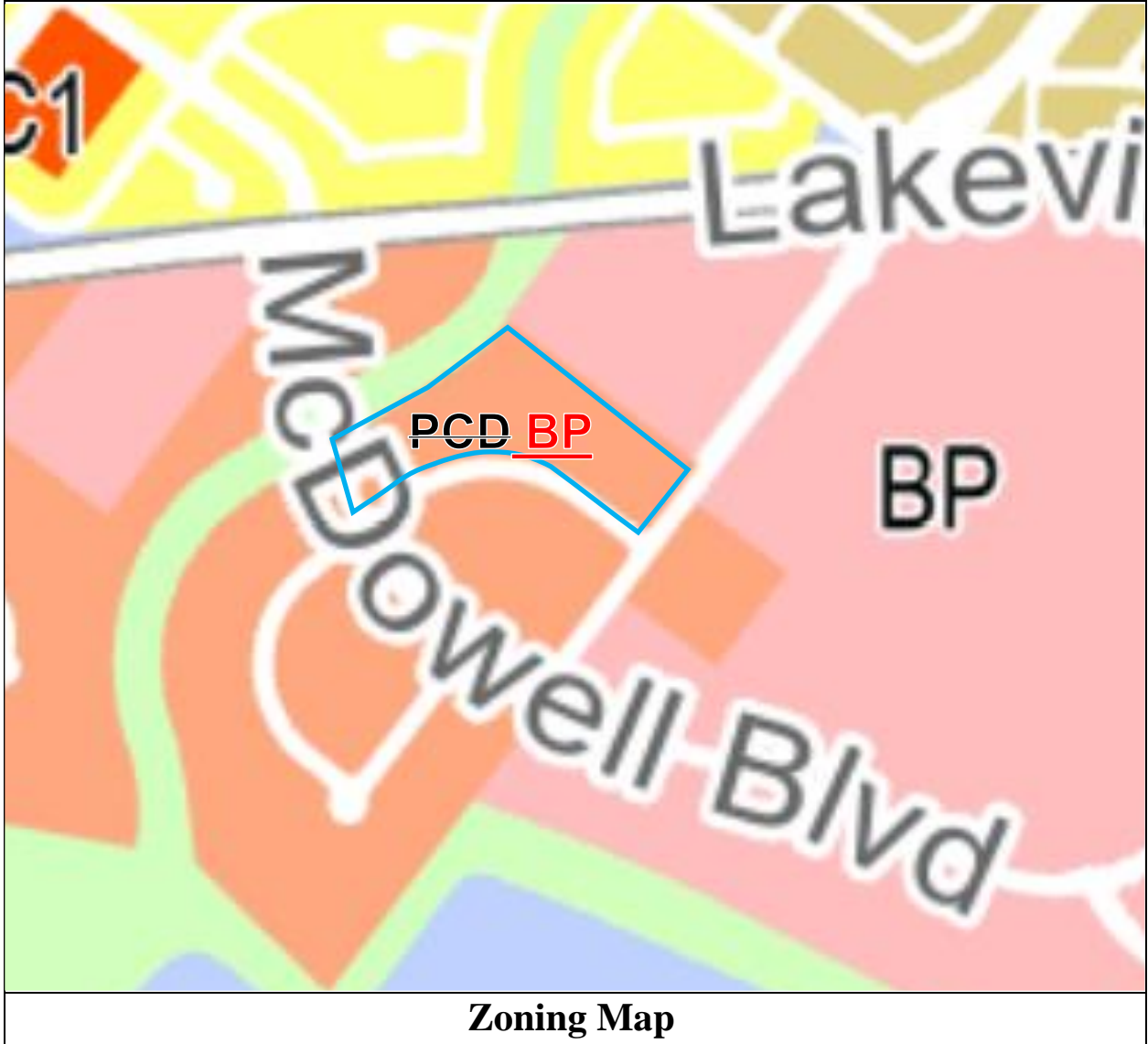
Heidi Bauer, Chair

ATTEST:

DocuSigned by:  
*Andrew Trippel, Planning Manager*  
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 Andrew Trippel, Planning Manager

APPROVED AS TO FORM:

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*Dylan Brady, Assistant City Attorney*  
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 Dylan Brady, Assistant City Attorney



# **Zoning District Regulations**

## **LAKEVILLE BUSINESS PARK PLANNED COMMUNITY DEVELOPMENT (PCD)**

Originally Adopted by Petaluma City Council on May 4, 1981

Combined, Amended, and Restated on November 07, 2016

Combined, Amended, and Restated on \_\_\_\_\_, 2023

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## 1.0 PCD Zoning District General Provisions

1. **Purpose.** The purpose of the Lakeville Business Park PCD (“Lakeville PCD”) is to promote more harmonious and coordinated industrial development than would be possible under the provisions of the standard M-L (Manufacturing - Light) Industrial Zoning District.

## 2.0 Definitions

1. **Purpose:** To establish the definitions of terms and phrases that are technical, specialized or that may not reflect common usage.
2. **Definitions of Specialized Terms and Phrases:** All specialized terms and phrases used in the Lakeville PCD are defined in the City of Petaluma Implementing Zoning Ordinance (“IZO”) Chapter 27 (Glossary), except as noted herein.
  - a. **Trucking Operations:** Includes truck yards, truck terminals, or motor freight and storage of fuel, flammable liquids in bulk, pesticides, agricultural or other chemicals.
  - b. **Industrial support facilities.** Includes activities limited to the sale of industrial products or services related only to activities conducted on the property.

## 3.0 Applicability

1. **Terms:** These regulations apply to all land uses, subdivisions, and development within the Lakeville Business Park PCD in the same manner provided in IZO §1.040 (Applicability of the Zoning Ordinance).
2. **Location:** These regulations are applicable to all properties within the boundaries of the Lakeville Business Park PCD as shown at Exhibit A.
3. **Effect of Prior Actions:** The following actions were incorporated into the Lakeville Business Park PCD and shall no longer be in effect:
  - a. City Council Resolution No. 85-010
  - b. City Council Resolution No. 96-059
  - c. **City Council Resolution No. 2023-\_\_\_\_\_**
4. **Relationship to IZO:** Where the Lakeville PCD regulations are silent on a matter related to land use or development, or less restrictive than the City ordinances or policies, the properties in the Lakeville PCD shall be subject to applicable City of Petaluma ordinances and development policies.

## 4.0 Permitted Uses

1. **Purpose.** To list the land uses that are permitted, determine the type of planning permit approval required for each use.
2. **Permit requirements.** The tables below list allowable land uses that are:
  - a. Permitted subject to compliance with all applicable provisions of the Lakeville PCD and the IZO. These are shown as "P" uses in the table;
  - b. Allowed as an accessory use, incidental to, related and/or clearly subordinate to a primary use on the same parcel, which does not alter the primary use nor serve

property other than the parcel where the primary use is located. These are shown as "A" uses in the table;

- c. Allowed subject to the approval of a Conditional Use Permit (IZO Section 24.030), and shown as "CUP" uses in the table;
- d. Allowed subject to the approval of a Minor Use Permit (IZO Section 24.030), and shown as "MUP" uses in the table; and
- e. Not allowed on particular lots, and shown as "—" in the table.

**Note:** A permitted land use, a use authorized through the approval of a Conditional Use Permit, or a permitted accessory land use may also require Site Plan and Architectural Review (IZO Section 24.010), a Building Permit, and/or other permit required by the Municipal Code.

TABLE 4.1 ALLOWED LAND USES AND PERMIT REQUIREMENTS	P	Permitted Principal Use
	A	Permitted Accessory Use
	CUP	Conditional Use Permit Required
	MUP	Minor Use Permit Required
	—	Use Not Permitted
LAND USE TYPE	LOT 1	(17) ALL OTHER LOTS
<b>INDUSTRIAL</b>		
Petroleum Product Storage and Distribution <sup>(1)</sup>	A	A
Construction Contractors	CUP	CUP
Food and Beverage Product Manufacturing <sup>(2)</sup>	CUP	CUP
Industrial Support Facilities <sup>(3)</sup>	A	—
Laboratory - Medical, Analytical, Testing	P	P
Laundry, Dry Cleaning Plant	CUP	CUP
Light Steel Fabrication <sup>(4)</sup>	P	P
Manufacturing, Packaging, Transport or Storage of Known Hazardous, Toxic or Carcinogenic Materials or Chemicals <sup>(5)</sup>	CUP	CUP
Manufacturing/Processing <sup>(6), (7)</sup>	P	P
Pharmaceuticals and Cosmetics - Packaging/Assembly Only	P	P
Rental Equipment Operations	CUP	CUP
Repair, Cleaning and Service of Commercial/Industrial Equipment/Products <sup>(4), (8), (9)</sup>	P	P
Storage - Outdoor Storage Yard <sup>(10)</sup>	CUP	CUP
Storage - Warehouse, Indoor Storage	P	P
Telecommunication Facility	P	P
Tooling and Machine Shops	P	P
Trucking Operations <sup>(11)</sup>	CUP	CUP
Utility Facility	P	P
Vehicle Services	CUP	CUP
Wholesaling and Distribution	P	P
<b>OFFICE</b>		
Medical Service – Minor <sup>(12)</sup>	P	—
Office – Business, Service, or Government	P	P
Office – Headquarters, or Processing	P	P
Office – Professional/Administrative <sup>(3)</sup>	P	P
Office – Research and Product Testing	P	P

Wholesale Sales Office and Display	P	—
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TABLE 4.1 CONTINUED ALLOWED LAND USES AND PERMIT REQUIREMENTS	P	Permitted Principal Use
	A	Permitted Accessory Use
	CUP	Conditional Use Permit Required
	MUP	Minor Use Permit Required
	—	Use Not Permitted
LAND USE TYPE	LOT 1	(17) ALL OTHER LOTS
<b>SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL</b>		
Bank, Financial Services	P	—
Business Support Service <sup>(13)</sup>	P	P
Commercial Recreation – Indoor	CUP	CUP
Fitness/Health Facility	P	— <sup>(14)</sup>
Printing and Publishing	P	P
<b>SERVICES - GENERAL</b>		
Child Day Care	CUP	CUP
Personal Services	P	—
<b>RETAIL</b>		
Catalogue Sales and Mail-Order Establishments	P	P
Restaurant, Café, Coffee Shop <sup>(15)</sup>	P	—
<b>LODGING</b>		
Lodging – Hotel/Motel	CUP	—
<b>INSTITUTIONAL</b>		
Governmental, Municipal and Public Utility Facilities	P	P
School – Elementary, Secondary, or College, Private	CUP	CUP
School – Specialized Education and Training	CUP, A	CUP, A
<b>AGRICULTURE</b>		
Existing Agricultural	P	P
<b>RESIDENTIAL</b>		
Residence for Property Management or Security <sup>(16)</sup>	CUP	CUP

- (1) Permitted only as an appurtenant use to a permitted or conditional use and only where tanks are fully screened within a building, placed underground, or fully screened by building walls or fencing from neighboring properties and the public right of way.
- (2) Not including the production of fish products, sauerkraut, vinegar, or the like, or the rendering of fats and oils.
- (3) Activities of a commercial nature shall be restricted in scope so as to service and be necessary to the industrial community
- (4) Where stock or finished material is kept indoors
- (5) Determination of such uses shall be made by the Planning Director after review of preliminary environmental assessment for each proposed use. The Director may require consultation with experts to make the determination.
- (6) For the following:
  - a. Products from previously prepared materials such as cloth, plastic, paper, leather, precious or semi-precious metals or stones, but not including such operations involving primary production of wood, metal or chemicals from raw materials.
  - b. Optical, electric, and electronic, timing and measuring instruments and devices
- (7) Includes storage of raw materials and finished products
- (8) Includes appliances or component parts
- (9) Storage of hazardous materials is not required
- (10) Excluding associated construction yards or outside storage of heavy construction equipment, and excluding outside storage of heavy construction vehicles and, or, materials
- (11) Including truck yards, truck terminals, or motor freight and storage of fuel, flammable liquids in bulk, pesticides, agricultural or other chemicals
- (12) Maximum of ten (10) medical offices permitted
- (13) Retail printing services not permitted outside of Lot 1
- (14) Fitness/Health Facilities may be permitted with a Minor Conditional Use on Lot 20/21 only. Not a permitted use on all other lots outside Lot 1.
- (15) Excluding fast food establishments
- (16) One residential unit per lot for property management or security
- (17) **Excepting Lots 2 through 8. Not a part of the PCD.**

3. **Prohibited Uses.** The following are prohibited uses for all lots of the Lakeville PCD:
- a. Residential uses except as provided for in Table 4.1.
  - b. Trailer courts, mobile home parks or recreational vehicle campgrounds
  - c. Junk yards or recycling facilities
  - d. Quarrying or storage of rock, earth, sand, gravel, asphalt or bulk landscaping material such as bark, wood chips, compost, etc.
  - e. Commercial excavation except in the course of approved construction on the same site
  - f. Distillation of bones
  - g. Dumping, disposal, incineration or reduction on garbage, sewage, offal, dead animals or refuse
  - h. Fat rendering
  - i. Stock yard or slaughter of animals, or leather tanning
  - j. Cemeteries
  - k. Drilling for and removing oil, gas or other hydrocarbon substances or refining of petroleum or of its products
  - l. Smelting of iron, tin, zinc or other ores
  - m. Jail or honor farms
  - n. Laborer or migrant worker camps
  - o. Above ground tanks in excess of 5' above ground and not in a building or screened from view
  - p. Auto wrecking
  - q. Billboard or off-site signs. Off-site signs not to include entry or directory signs for the Business Park as approved by the City
  - r. Automobile, go-cart, motorcycle or quarter-midget race tracks and other vehicle endurance or race tracks
  - s. Commercial service stations or gasoline stations

## 5.0 Nuisances

1. **Purpose.** To list the nuisances that shall be controlled and mitigated within the Lakeville PCD.  
  
No nuisance shall be permitted to exist or operate upon any lot so as to be offensive or detrimental to any adjacent lot, or property or to its occupants. A "public nuisance" shall include, but not be limited to, any of the following conditions:
2. **Emissions.** Any use, excluding reasonable construction activity, of the lot which emits particulate or gaseous matter, emits dust, sweepings, dirt or cinders into the atmosphere, or discharges liquid, solid wastes or other matter into any stream, water course, river, or other waterway which may adversely affect the health, safety, of persons or vegetation, or comfort of, or intended use of their property by persons within the area. No waste nor any substance or materials of any kind shall be discharged into any public sewer serving the Property or any part thereof in violation of any regulation of any public body having jurisdiction over such public sewer.
3. **Discharge.** The escape or discharge of any fumes, odor, gases, vapors, steam, acids or other substance into the atmosphere which discharge, in the opinion of the City, may be detrimental to the health, safety or welfare of any person or may interfere with the comfort of persons within the area or which may be harmful to property or vegetation.
4. **Radiation.** The radiation or discharge of intense glare or heat, or atomic, electromagnetic, microwave, ultrasonic, laser or other radiation. Any operation producing intense glare or heat or such other radiation shall be performed only within an enclosed or screened area and then only in such manner that the glare, heat or radiation emitted

shall not be discernible from any point exterior to the site or lot upon which the operation is conducted.

5. **Public Health.** Any use which has the potential to create public health, fire or explosion hazard in the opinion of the City Fire Marshal.
6. **Excessive Noise.** At no point outside of the vertical plane of any property line shall the sound pressure level of any machine, device, or any combination of same, from any individual plant or operation, exceed the decibel levels in the City of Petaluma zoning ordinance, or any other public body having jurisdiction.
7. **Smoke and Steam.** Excessive emissions of smoke, steam or particulate matter. Visible emissions of smoke or steam shall not be permitted ( outside any building) for a period aggregating to more than three (3) minutes in any one ( 1) hour which exceed Ringlemann No. 2 on the Ringlemann Chart of the United States Bureau of Mines. Wind-borne dust, sprays and mists originating in plants are not permitted, or permitted to affect another business on the same site or neighboring property. This requirement shall also be applied to the disposal of trash and waste materials.
8. **Ground Vibration.** Buildings and other structures shall be constructed, and machinery and equipment installed, and insulated on each lot so that the ground vibration inherently and recurrently generated is not perceptible without instruments at any point exterior to any lot.

## 6.0 Development Standards

1. **Purpose.** To provides basic standards for site layout and building size.
2. **Standards.** New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 6.1 in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Chapters 8 through 14.

TABLE 6.1 – DEVELOPMENT STANDARDS	STANDARDS BY LOT		
DIMENSIONAL STANDARD	LOT 1	LOT 22	(14) ALL OTHER LOTS
<b>LOT SIZE</b>			
Minimum Area <sup>(1)</sup>	AS ON FINAL MAP	0.76 ACRES	AS ON FINAL MAP <sup>(2)</sup>
<b>SETBACKS <sup>(3)</sup></b>	<b>Lot 1</b>	<b>LOTS 2-4 &amp; 16-21</b>	<b>ALL LOTS EXCEPT 1-4 &amp; 16-21</b>
Front – Structures	50 feet <sup>(4)</sup>	25 feet	25 feet <sup>(6)</sup>
Front – Parking or Circulation Improvements	25 feet <sup>(5)</sup>	10 feet	25 feet <sup>(6)</sup>
Side – Interior	N/A	15 feet <sup>(7)</sup>	20 feet <sup>(7)</sup>
Side – Parking or Circulation Improvements		5 feet	5 feet <sup>(8), (9)</sup>
Rear – Structures	5 feet	5 feet	25 feet
Rear – Parking or Circulation Improvements	30 feet	5 feet <sup>(10)</sup>	5 feet <sup>(8), (9)</sup>
<b>HEIGHT</b>	40 FEET <sup>(11)</sup>		
<b>COVERAGE <sup>(12)</sup></b>	<b>LOTS 2-4 &amp; 16-21</b>		<b>ALL LOTS EXCEPT 2-4 &amp; 16-21</b>
	45%		50%
<b>IMPERVIOUS AREA</b>	80% <sup>(13)</sup>		

- (1) Lots may be merged in order to achieve development consistent with the approved PCD Development Plan
- (2) except for areas to be condominiumized
- (3) All front building setback lines shall be consistent with the Final Map and the PCD Development Plan. In the event of future subdivisions of the original lots, the "front property line" shall be that property line abutting the access street (s), "Property line" shall mean the boundary of every lot.
- (4) From Lakeville Hwy
- (5) From South McDowell Boulevard
- (6) No buildings or parking permitted within setback area
- (7) Where development of two adjoining lots proposes abutting/structures along their interior common lot line, the interior setback may be waived
- (8) Where development of two or more adjoining lots provides common use parking, loading, or vehicular circulation area, the interior setback areas along the interior property lines common to such lots may be waived subject to the approval of the Planning Director and Chapter 19 of the IZO
- (9) No fencing of any kind shall be permitted within the street frontage setback area
- (10) Off-street parking and/or circulation areas may be placed up to the five foot setback from the rear property line. Vehicle overhang up to two (2) feet will be allowed.
- (11) Buildings constructed over parking may be forty eight (48) feet
- (12) Occupied by improvements, including buildings, sheds, and service areas, and excluding parking and vehicular circulation areas.
- (13) The calculation of the required twenty (20%) percent landscaped area may include that portion of the public street right-of-way utilized for landscaping and the public sidewalk, as well as designated outdoor seating areas located within the project site
- (14) **Excepting Lots 2 through 8. No longer a part of the PCD**

**3. Exceptions to Setback Requirements**

- a. **Condominium Projects:** For any lot shown in the approved Planned Community District development plan for which a condominium development is subsequently approved, no setbacks shall be required where one condominium lot abuts any other condominium lot. Any such approved condominium project as a whole shall have its buildings and grounds (including parking) meet the street front yard, side yard, and rear yard setbacks contained herein for the individual lots proposed for development
- b. **Structural Appurtenances.** Roof overhang and support buttress, open or enclosed stairways, and wing walls, provided said overhang and support buttress and wing walls do not extend more than four (4') feet into the twenty-five (25')

foot setback area and three (3 ') feet into any other setback area and provided that no projection extends into a required utility easement

- c. **Walkways.** Steps, walkways and open stairways
- d. **Paving and Curbing.** Paving and associated curbing except that vehicle parking and overhang areas shall not be permitted within twenty-five (25') feet of a street or front property line except on lots 2, 3, 4, 16, 17, 18, 19, 20 and 21 on which vehicle parking and overhang areas shall not be permitted within ten (10') feet of the front property line
- e. **Fences.** Fences, except that no fence shall be placed closer than the minimum parking setback required from a street property line
  - i. **Location.** On all lots, fences will be allowed on the property line for that portion of the lot which adjoins the Adobe Creek Restoration Area or public access routes other than public streets.
  - ii. **Landscaping Elements.** Berms, retaining walls, landscaping and irrigation systems
  - iii. **Public Art and Furniture.** City approved sculpture, fountains, plazas, benches and other street furniture
  - iv. **Signs.** Signs or displays identifying the Owner and, or, Occupant of a lot, which comply with all City approval processes, and the City-approved Sign Design Guidelines for Lakeville Business Park
  - v. **Lighting.** Lighting facilities, subject to the prior written approval of the City
  - vi. **Utilities.** Underground utility facilities and sewers. Above ground transformers shall be located out of the required street setback areas to the extent feasible, however, where this is infeasible due to building placement or significant service costs, such transformers may be located in street yard areas. All transformers shall be fully screened and, if located in street yard areas, shall be screened by the use of retaining walls, berms, or landscaping.

**7.0 Parking**

- 1. **Purpose.** To facilitate public access to the Lakeville PCD through the provision of off-street parking spaces and access ways for vehicles, bicycles and pedestrians. To provide adequate off-street parking spaces for the employees, customers, and residents at shared parking lots within the Lakeville PCD.
- 2. **Vehicle Parking Spaces.** Each lot shall have facilities for parking sufficient to serve the floor area or number of employees for the business conducted thereon. Parking shall be provided to the following standards for floor area; or where applicable, number of employees, whichever is greater:

LAND USE TYPE	Parking Requirement <sup>(1)</sup>
<b>OFFICE</b>	
Commercial, Office, Research and Development	1 space per 200-300 sq. ft. gross floor area
<b>MANUFACTURING</b>	
Office – Professional, Administrative <sup>(6)</sup>	1 space per 350-450 sq. ft. gross floor area
<b>WAREHOUSING</b>	
Wholesale Sales Office and Display	1 space per 600-900 sq. ft. gross floor area <sup>(2)</sup>

**PARKING STANDARD BASED ON EMPLOYEES**

1 space per 2 employees (for maximum shift)

- (1) The specific ratio to be determined by the Planning Director in each case.
- (2) Sufficient on-site area is to be reserved to accommodate expansion to one parking space per four hundred fifty (450) square feet to insure future adaptability of the building to higher intensity use.

**3. On-Street Parking**

On street parking shall be prohibited. "No Parking" signs shall be installed by the developer per City standards as a part of the public improvements. Prior to the development of the sites no parking shall be permitted on the streets except construction parking.

**4. Off-Street Parking Areas**

- a. **Standards.** Off street parking adequate to accommodate the parking needs of the Owner or Occupant, the executives, employees, customers and visitors thereof and other vehicles used in the conduct of the business shall be provided by the Owner or Occupant of each lot. The intent of this provision is to eliminate the need for any on-street parking; such on-street parking is prohibited on street except loading of public transportation vehicles. If parking requirements increase as a result of a change in the use of a lot or in the number of persons employed by the Owner or Occupant, additional off-street parking shall be installed so as to satisfy the intent of this section. All parking areas shall conform to the City of Petaluma parking ordinance and to the following standards:

- i. All parking and loading areas shall be paved with concrete, or asphalt so as to provide dust-free, all-weather surfaces. Each parking space provided shall be designated by lines painted upon the paved surface and shall be adequate in area. All parking areas shall provide, in addition to parking spaces, adequate driveways and space for the movement of vehicles which will likewise be so improved. Parking areas shall be constructed according to plans approved as specified herein and maintained thereafter in good condition.
- ii. All parking, driveway areas, and landscape islands within such areas shall be surrounded by six (6") inch high, continuous concrete curbing. Bumper blocks shall not be used.
- iii. No parking spaces or driveways shall be located on or permitted within specified setback areas adjacent to a front, side or rear property line, except along a common interior side property line between lots where one driveway is shared by two (2) lots. All parking shall be screened from the street by shrubs and trees, by a screen wall or by berms, and any such screening shall be subject to the approval of the City.
- iv. All proposed parking shall conform to City requirements for handicapped/access.
- v. Vehicular access to lots shall consist of twenty to thirty six feet maximum wide curb cuts at street property lines except where special circumstances exist (e.g., two building driveways together) and where separate vehicular access is warranted.
- vi. Parking location and layout shall facilitate easy and safe pedestrian circulation to and from each building as well as the street. Where more than ten (10) parking stalls are designed, vehicular drives and parking



stalls alone shall not be considered as providing for safe pedestrian circulation between the building and the parking areas or between the building and the street.

- vii. All parking facilities shall conform to City Site Plan and Architectural Design Guidelines.

## 8.0 Screening

1. **Purpose.** To provide standards for screening functional building components to improve the design and appearance of the Lakeville PCD.
2. **Height of Fences and Walls.** No fence or wall shall exceed eight (8) feet in height, without written approval of the City Site Plan and Architectural Review Committee.
3. **Utilities.** Main gas, and electrical meters, and fire sprinkler risers shall be located on the inside of a building exterior wall line such as in an exterior closet or alcove area and shall be fully screened
4. **Utility Transmitters.** All on-site utility transmitter lines shall be placed underground. Transformers shall be screened on all sides unless located in an area in the side or back of the building that is not visible from the street.
5. **Utility Lines and Meters.** On site electrical, gas, telephone and other utility lines shall not be exposed on the exterior of buildings. Utility meters, transformers, electrical and mechanical equipment, and trash containers shall be fully screened in a manner specifically approved by the City Site Plan and Architectural Review Committee.
6. **Refuse Storage Areas.** All outdoor refuse collection areas shall be visually screened by solid enclosure. Enclosures shall be constructed of opaque heavy building materials and shall comply with approved city trash enclosure design standards. Collection areas shall be situated to provide clear and convenient access to refuse collection vehicles, but shall not be located between a street and a building. For buildings of 45,000 gross square feet or larger a minimum of an 18' x 18' refuse/enclosure shall be provided. Alternatively, refuse may be stored within enclosed building areas.

## 9.0 Storage and Loading Areas

1. **Purpose.** To ensure the proper design of storage and loading areas within the Lakeville PCD.
2. **Standards.** Storage, maintenance and loading areas must be constructed, maintained and used in accordance with the following provisions:
  - a. **Storage.** No materials, supplies or equipment, including trucks or other motor vehicles, shall be stored upon a lot except inside a closed building or behind a visual barrier screening such materials, supplies or vehicles so as not to be visible from neighboring property and streets. The barrier shall be at least six (6) feet in height and two (2) feet higher than any such material structure or object. Any storage areas screened by visual barriers shall be approved in writing by the City Site Plan and Architectural Review Committee. No storage area may extend into any street yard or setback area. No storage areas of any type, including refuse storage areas shall be maintained between a public street and a building.
  - b. **Vehicle Loading.** Provision shall be made on each site for any necessary vehicle loading and no on-street vehicle loading shall be permitted in accordance

with City standards.

- c. **Loading Docks.** Loading dock areas shall not be located along building walls directly facing a public street. They shall be set back, recessed or screened so as not to be visible from neighboring property or streets to the extent feasible by building elements and landscaping and subject to the approval of Site Plan and Architectural Review.

## 10.0 Maintenance of Grounds

1. **Purpose.** To maintain the safe, clean and wholesome condition and repair of lots within the Lakeville PCD.
2. **Applicability.** The Owner or Occupant of any lot shall at all times keep it and the buildings, improvements and appurtenances thereon in a safe, clean and wholesome condition and repair and comply, at its own expense, in all respects with all applicable governmental, health, fire and safety ordinances, regulations, requirements and directives, and the Owner or Occupant shall at regular and frequent intervals remove at its own expense any rubbish of any character whatsoever which may accumulate upon such lot.
3. **Standards.** Each Owner shall be responsible for the maintenance and repair of all parking areas, driveways, walkways and landscaping on its lot with the exception of the landscaping along Adobe Creek. Such maintenance and repair shall include without limitation:
  - a. Maintenance of all parking areas, driveways and walkways in a clean and safe condition, including the paving and repairing or resurfacing of such areas when necessary with the type of material originally installed therein or such substitute therefore as shall, in all respects, be equal thereto in quality, appearance and durability; the removal of debris and waste material and the washing and sweeping of paved areas as requires; painting and repainting of striping markers and directional signals as required;
  - b. Cleaning, maintenance and re-lamping of any external lighting fixtures except such fixtures as may be the property of any public utility or government body; and
  - c. Performance of all necessary maintenance of all landscaping including the trimming, watering and fertilization of all grass, ground cover, shrubs or trees, removal of dead or waste materials, replacement of any dead or diseased grass, ground cover, shrubs or trees.
  - d. 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.

## 11.0 Signs

1. **Purpose.** To protect the public health, safety, and general welfare of the Lakeville PCD by ensuring that the number, type, size, and design of all signs in the PCD will not detract from the attractiveness and orderliness of the City's appearance.

To protect the general welfare and ensure the safe operation of the Lakeville PCD.
2. **Conformance with Sign Program.** All signs shall conform to the regulatory provisions and design specifications contained in the Lakeville Business Park Sign Program.

3. **Sign Permits.** All signage or signs, as defined in the IZO, both permanent and temporary, shall require issuance of a sign permit. Such a permit shall be required for any change of lettering, style, color, copy, size, location, number, or method of lighting.

## 12.0 Lighting

1. **Purpose.** To provide for the appropriate installation of lighting and to minimize light-based nuisances in the Lakeville PCD.
2. **Street lights.** Street lights shall be installed to City of Petaluma standards along the South McDowell Blvd and Cader Lane public street frontages of the business park. Street lights may be installed at the discretion of the business park/property owner along the frontages of Corporate Circle and Fisher Drive.
3. **Conformance with City Standards.** All exterior light fixtures must conform to IZO.

## 13.0 Architecture and Landscaping

1. **Purpose.** To promote attractive and compatible forms of development in the PCD.
2. **Conformance with Design Guidelines.** All proposed development within the business park shall conform to the design intent and provisions of the Lakeville Business Park Design Guidelines.
3. **Design Review.** All proposed development within the business park is subject to design review and approval by the City of Petaluma Site Plan and Architectural Review Committee (SPARC), prior to application for building permits. Emphasis shall be placed on preservation of existing natural views, orientation of the project development toward Adobe Creek and the Petaluma Marsh, and enhancement of the site through sensitive landscape design, in keeping with the natural amenities of the site.

## 14.0 PCD Modifications

1. **Modification Procedures:** From time to time, it may be necessary and desirable to modify the Lakeville PCD development standards. Modifications shall be in accordance with IZO Chapter 19 (Planned Unit District and Planned Community District).

## 15.0 Site Plan and Architectural Review (SPAR)

1. **SPAR Procedures:** All new development or changes to the exterior of existing structures or site features shall require Site Plan and Architectural Review in accordance with IZO Chapter 24 (Administrative Procedures). The Director may grant administrative Site Plan and Architectural Review for minor additions or modifications to existing buildings and/or site features.
2. **SPAR Findings:** All new development or changes to the exterior of existing structures or site features shall, in addition to the findings required by IZO §24.010(G)(1), also be found to be substantially consistent with the building form, materials and architectural style of existing buildings at the Lakeville PCD.

3. **Water Efficiency Standards:** All new development and landscaping projects shall comply with the City of Petaluma Water Conservation Ordinance and the City's Landscape Water Use Efficiency Standards.

# EXHIBIT "A" LAKEVILLE BUSINESS PARK PCD BOUNDARY MAP

