

RESOLUTION 2020-16

CITY OF PETALUMA PLANNING COMMISSION

RECOMMENDING THE CITY COUNCIL APPROVE A ZONING MAP AMENDMENT OF THE IMPLEMENTING ZONING ORDINANCE, ORDINANCE 2300 N.C.S., TO AMEND THE APPLICABLE ZONING DISTRICT FOR THE PROPERTY LOCATED AT 240 AND 250 CASA GRANDE ROAD, APN 017-040-020 AND -059, FROM RESIDENTIAL 4 (R4)/FLOOD PLAIN COMBINING DISTRICT TO THE CASA GRANDE PLANNED UNIT DISTRICT/FLOOD PLAIN COMBINING DISTRICT

WHEREAS, Doyle Heaton of Falcon Point Associates, LLC submitted an application for the Casa Grande Project, including a Zoning Map Amendment, Zoning Text Amendment, Vesting Tentative Subdivision Map, and Site Plan and Architectural Review for a 36-unit residential project within the Residential 4 (R4) and Flood Plain Combining (FP-C) zones, located on a 45-acre site at 240 and 250 Casa Grande Road (APN 017-040-020 and 017-040-059) (the "Project"); and

WHEREAS, a duly noticed public hearing to consider the Project was advertised for October 27, 2020; and

WHEREAS, City of Petaluma Implementing Zoning Ordinance (IZO) §25.010 provides in pertinent part that no amendment that regulates matters listed in Government Code §65850 shall be made to the IZO unless the Planning Commission and City Council find the amendment to be in conformity with the General Plan; and

WHEREAS, recently adopted citywide goals include efforts to create diverse housing opportunities for all Petalumans; and

WHEREAS, pursuant to IZO §25.050, the Planning Commission held a duly noticed public hearing to consider the Zoning Map Amendment on October 27, 2020, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission considered the staff report dated October 27, 2020, including the California Environmental Quality Act (CEQA) determination included therein; and

WHEREAS, The Planning Commission considered a recommendation for the associated Zoning Text Amendment proposing to establish land use controls and development standards for the Casa Grande Planned Unit District, and

WHEREAS, IZO §25.010 provides for Zoning Map Amendments which in this case has been initiated by the project applicant.

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

1. The proposed amendment to adopt the map revision for the Casa Grande Planned Unit Development, attached hereto as Exhibit 1 is in general conformity with the Petaluma General Plan 2025 with recommended staff project amendments in that the amendments implement the policies of both of the plans as described in the October 27, 2020 Planning Commission staff report.
2. The public necessity, convenience, and general welfare permit the adoption of the proposed Zoning Map Amendment and Zoning Text Amendment. The amendments will allow a small-lot development and will allow the project to cluster development on a portion of the property that will, in-turn, allow for the construction of a bioretention basin that will control flood waters for the existing site, as well as

improve flooding conditions for nearby streets in the Del Oro Subdivision. The project will provide needed housing and will provide five units of affordable housing at the low- and moderate-income levels.

3. The proposed map amendment, attached hereto as Exhibit 1, is hereby referred to the Petaluma City Council with for consideration and findings in accordance with IZO §25.010 and 25.050.
4. An Initial Study was prepared in compliance with the California Environmental Quality Act for the proposed project, inclusive of the proposed zoning text amendments. The proposed project has been determined that it could result in potentially significant impacts related to Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards, Hydrology, Land Use/Planning, Noise, Transportation, and Tribal Cultural Resources. However, the Initial Study found that project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures or through compliance with existing Municipal Code requirements or City standards. The Planning Commission approved Resolution No. 2020-15 on October 27, 2020, recommending City Council adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

ADOPTED this 27th day of October, 2020, by the following vote:

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

DocuSigned by:

Patrick Streeter

Patrick Streeter 65E7BC97E2014AC...

ATTEST:

APPROVED AS TO FORM:

DocuSigned by:

Heather Hines

Heather Hines 62DF5A4E319E4F7... Secretary

DocuSigned by:

Eric Dyer

Eric Dyer 5EF85AE94FC048D...

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PETALUMA AMENDING THE ZONING MAP OF THE IMPLEMENTING ZONING ORDINANCE, ORDINANCE 2300 N.C.S., TO AMEND THE APPLICABLE ZONING DISTRICT FOR THE PROPERTY LOCATED AT 240 AND 250 CASA GRANDE ROAD, APN 017-040-020 AND -059, FROM RESIDENTIAL 4 (R4)/FLOOD PLAIN COMBINING DISTRICT TO THE CASA GRANDE PLANNED UNIT DISTRICT/FLOOD PLAIN COMBINIG DISTRICT

WHEREAS, City of Petaluma Implementing Zoning Ordinance (IZO) §25.010 provides in pertinent part that no amendment that regulates matters listed in Government Code §65850 shall be made to the IZO unless the Planning Commission and City Council find the amendment to be in conformity with the General Plan; and

WHEREAS, recently adopted citywide goals include efforts to create diverse housing opportunities for all Petalumans; and

WHEREAS, pursuant to IZO §25.050, the Planning Commission held a duly noticed public hearing to consider the Zoning Map Amendment on October 27, 2020, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission considered the staff report dated October 27, 2020, including the California Environmental Quality Act (CEQA) determination included therein; and

WHEREAS, IZO §25.010 provides for Zoning Map Amendment which in this case has been initiated by the project applicant; and

WHEREAS, on XXXX XX, 2020, a public notice of the XXXX public hearing before the City Council to consider the amendment was published in the *Argus-Courier*; and,

WHEREAS, IZO §25.010 provides for Zoning Map Amendment which in this case has been initiated by the project applicant.

WHEREAS, on XXXX, the City Council of the City of Petaluma held a duly noticed public hearing to consider the amendment; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PETALUMA AS FOLLOWS:

5. The proposed amendment to adopt the map revision for the Casa Grande Planned Unit Development, attached hereto as Exhibit 1, is in general conformity with the Petaluma General Plan 2025 in that the amendment implements the policies of both of the plans as described in the XXXX XX, 2020, City Council staff report.
6. The public necessity, convenience, and general welfare permit the adoption of the proposed Zoning Map Amendment and Zoning Text Amendment. The amendments will allow a small-lot development and will allow the project to cluster development on a portion of the property that will, in-turn, allow for the construction of a bioretention basin that will control flood waters for the existing site, as well as improve flooding conditions for nearby streets in the Del Oro Subdivision. The project will provide needed housing and will provide five units of affordable housing at the low- and moderate-income levels.
7. An Initial Study was prepared in compliance with the California Environmental Quality Act for the proposed project, inclusive of the proposed zoning text amendments. The proposed project has been determined that it could result in potentially significant impacts related to Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards, Hydrology, Land Use/Planning, Noise, Transportation, and Tribal Cultural Resources. However, the Initial Study found that project impacts

would be mitigated to a less-than-significant level through implementation of recommended mitigation measures or through compliance with existing Municipal Code requirements or City standards. The Planning Commission approved Resolution No. XX on October 27, 2020, recommending City Council adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

Section 2: City of Petaluma Zoning Map contained in the Implementing Zoning Ordinance, Ordinance No. 2300 N.C.S. is hereby amended to change the Zoning District of the property at 240 and 250 Casa Grande Road, APN 017-040-020 and -059, from Residential 4(R4)/Flood Plain Combining District to the Casa Grande Planned Unit District/Flood Plain District attached hereto as Exhibit 1.

EXHIBIT 1, EXHIBIT 1

