



DATE: September 10, 2024

TO: Planning Commission

FROM: Heather Hines, Special Projects Manager

SUBJECT: Recommendation to the City of Petaluma Planning Commission to Hold a Study Session to Provide Nonbinding Comments on the Draft Land Use Framework as Part of the General Plan Update Process

RECOMMENDATION

It is recommended that the Planning Commission hold a study session to provide nonbinding comments on the Draft Land Use Framework as part of the General Plan Update process. This is a continuation of the discussion on the Draft Land Use Framework from the August 27, 2024, Planning Commission meeting. No additional presentation is anticipated; instead, the item will focus on discussion and feedback from the Commission. No action is being taken by the Planning Commission; therefore, a California Environmental Quality Act (CEQA) determination is not required.

To inform the discussion, the Planning Commission may wish to consider the following questions as part of their review of the Draft Land Use Framework:

- What are the most important policies in the framework?
- What concerns do you have about the policies in the framework? For example, are they unclear? Should they be softened or strengthened? Do you disagree with the policy direction? What did we miss?
- Relative to the clear direction from the community as outlined in the visioning materials, does the Draft Land Use Framework implement that vision?

Additionally, as discussed during the introduction of the framework at the August 27th Planning Commission meeting, it would be helpful to receive feedback specifically focused on the following topics in the Land Use Framework:

- Land Use Designations
- Areas of Change

- Summary of Land Use Direction to Consider (beginning of Chapter 1)
- 15-Minute City (Chapter 2)

BACKGROUND

The Draft Land Use Framework is the last of 14 policy frameworks developed for the General Plan Update and was released for public review on August 22, 2024. On August 27, 2024, the Planning Commission received an introductory presentation on the Draft Land Use Policy Framework. The staff report and materials from the meeting are available on the [City's website](#) and are incorporated by reference here-in.

DISCUSSION

The Land Use Policy Framework contains goals, policies, and actions to shape the future growth and evolution of Petaluma. This framework is central to the General Plan update as it will guide the future of the City's development. It is important to note that because of the intersection of land use and other framework topics, there are policies that relate to land use found in other policy frameworks. For example, TP-5: Integrated Land Use and Transportation Planning is directly related to land use, but the policy is located in the Draft Transportation Policy Framework. The Draft Land Use Policy Framework includes a cross reference to associated policies that are included in other frameworks. [Click or tap here to enter text.](#)

The purpose of this item on the September 10th Planning Commission agenda is to receive feedback from the Planning Commission specific to the Land Use Policy Framework. As mentioned above, the Planning Commission may wish to consider the following questions:

- What are the most important policies in the framework?
- What concerns do you have about the policies in the framework? For example, are they unclear? Should they be softened or strengthened? Do you disagree with the policy direction? What did we miss?
- Relative to the clear direction from the community as outlined in the visioning materials, does the Draft Land Use Framework implement that vision?

Additionally, as discussed during the introduction of the framework at the August 27th Planning Commission meeting, it would be helpful to receive feedback specifically focused on the following topics in the Land Use Policy Framework:

- Land Use Designations
 - Starting on page 23
 - Summary of proposed changes on page 27
 - Table 1 on page 29
- Areas of Change
 - Starting on page 33

- Area specific alternatives for change on pages 38 to 56
- Summary of Land Use Direction to Consider
 - Page 59
- 15-Minute City
 - Chapter 2

PUBLIC OUTREACH

With the release of the Public Draft Land Use Framework, the General Plan Team will kick off a series of community engagement events to solicit discussion and feedback on the Land Use Framework. Activities will run through the end of September and culminate with a discussion with the City Council in October 2024. A variety of outreach events and approaches will occur to solicit input from a broad range of the community, including

Workshop/Open House(s)

Two community workshops to learn about and provide feedback on the Land Use Policy Framework. The two events will cover the same information and will take place as follows:

Land Use Framework Workshop/Open House #1

Date: Saturday, September 21, 2024

Time: 10:00 am – 1:00 pm

Location: Beverly Wilson Building at the Petaluma Fairgrounds

Land Use Framework Workshop/Open House #2

Date: Wednesday, September 25, 2024

Time: 5:00 pm – 8:00 pm

Location: Lucchesi Community Center

Pop-Ups

A series of Pop-ups is intended to engage members of the community where they are and will focus on citywide topics as well as area-focused land use discussions. Pop-up locations will be dispersed throughout the community, including both east and west side locations. Pop-ups are intended to be spontaneous and to catch regular visitors and event participants at specific locations.

Online Comment Form

Members of the public will be able to comment on the framework on the General Plan project website, offering a feedback loop for those who cannot attend in-person engagement activities.

To learn more about the overall process for the General Plan, the General Plan Update process is documented via the City of Petaluma General Plan website: <https://www.planpetaluma.org/>. It contains all information available on the General Plan Update process, including completed documents and many meeting recordings.

ENVIRONMENTAL REVIEW

Following review of the draft Land Use Framework and the approval of the Land Use Map, the City will begin preparation of the Environmental Impact Report (EIR) for the project. When the General Plan is brought forward to the Planning Commission for a recommendation and to City council for adoption in late 2025 it will include a programmatic EIR for certification.

ATTACHMENTS

Attachment 1. Public Comments