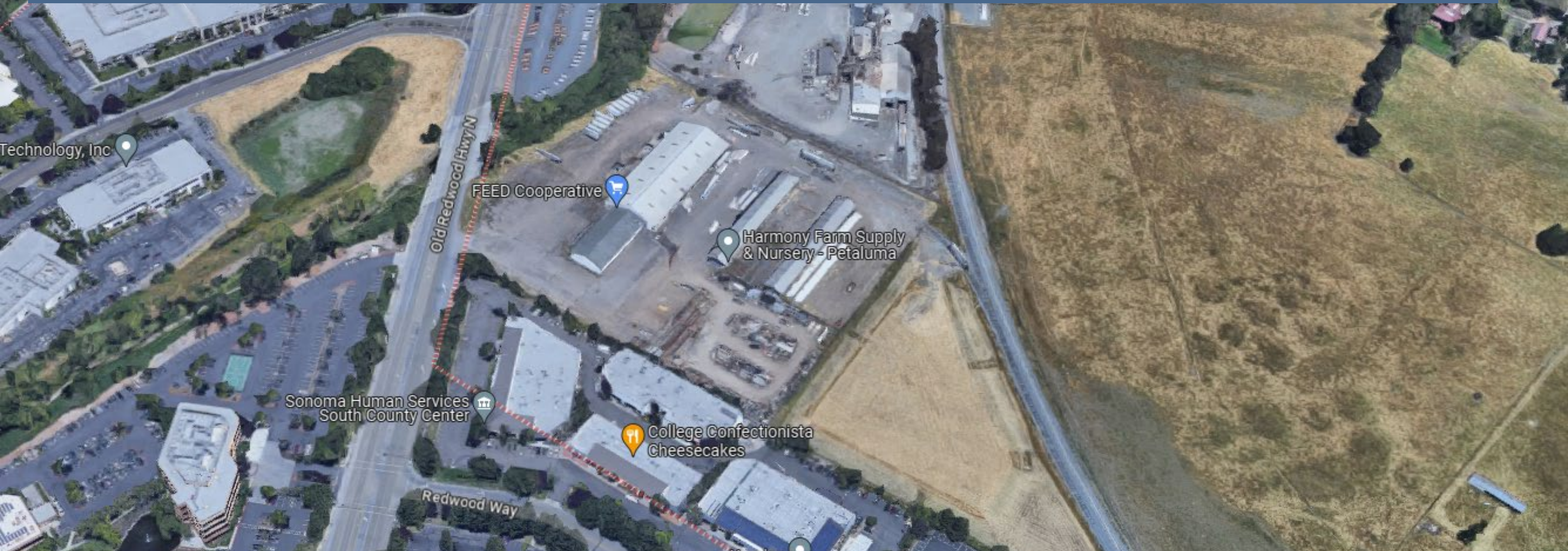


5400 OLD REDWOOD HIGHWAY PRE-ZONE FOR ANNEXATION



Zoning Map Amendment (ZMA) & Annexation PLZA-2023-0001 & PLAN-2024-0001

City Council – Regular Meeting
June 17, 2024



Staff Report

Overview

1. Background
2. Project Description
3. Planning Commission Recommendation
4. Public Comment
5. Standards of Review
6. Staff Recommendation



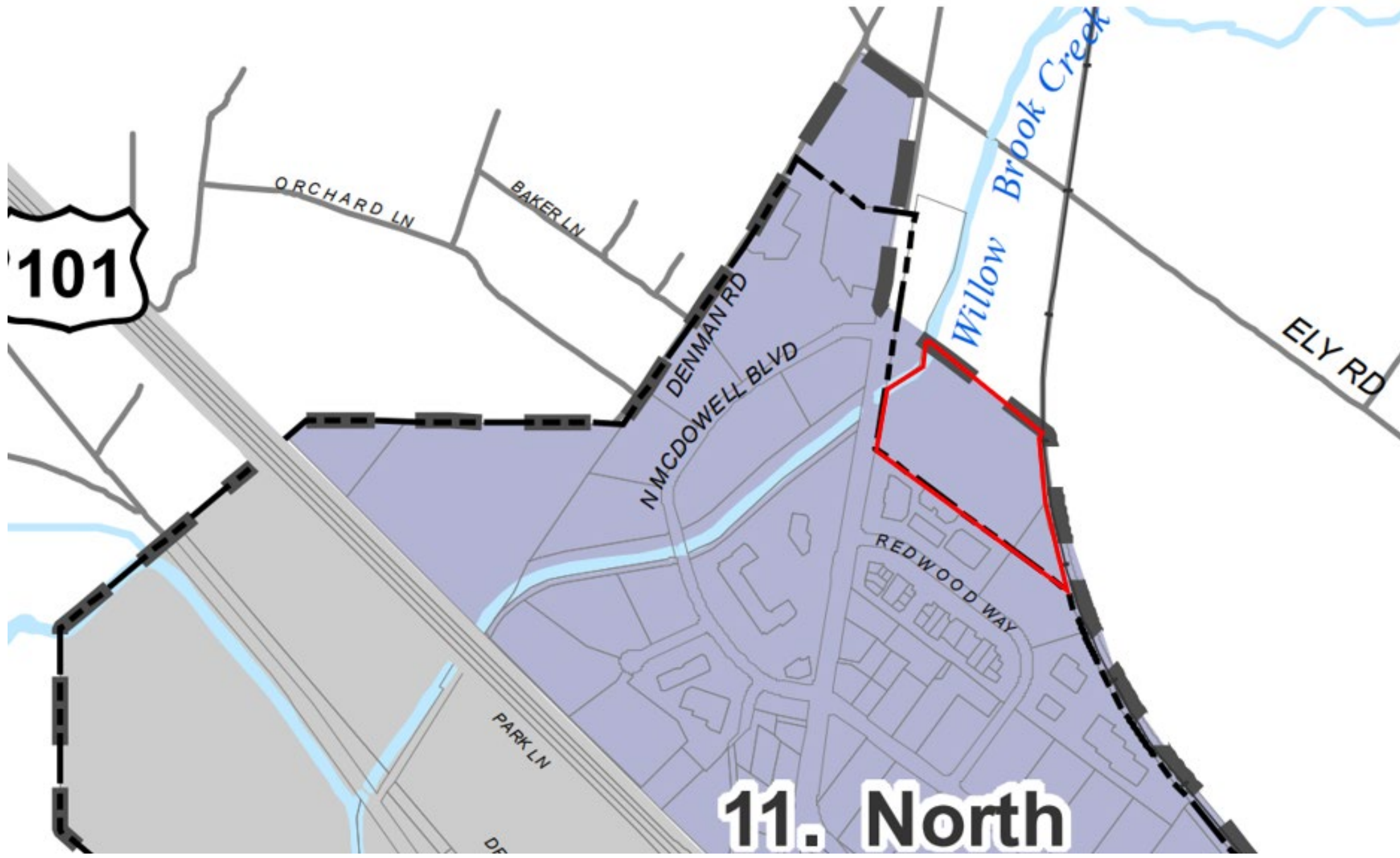
Project Location



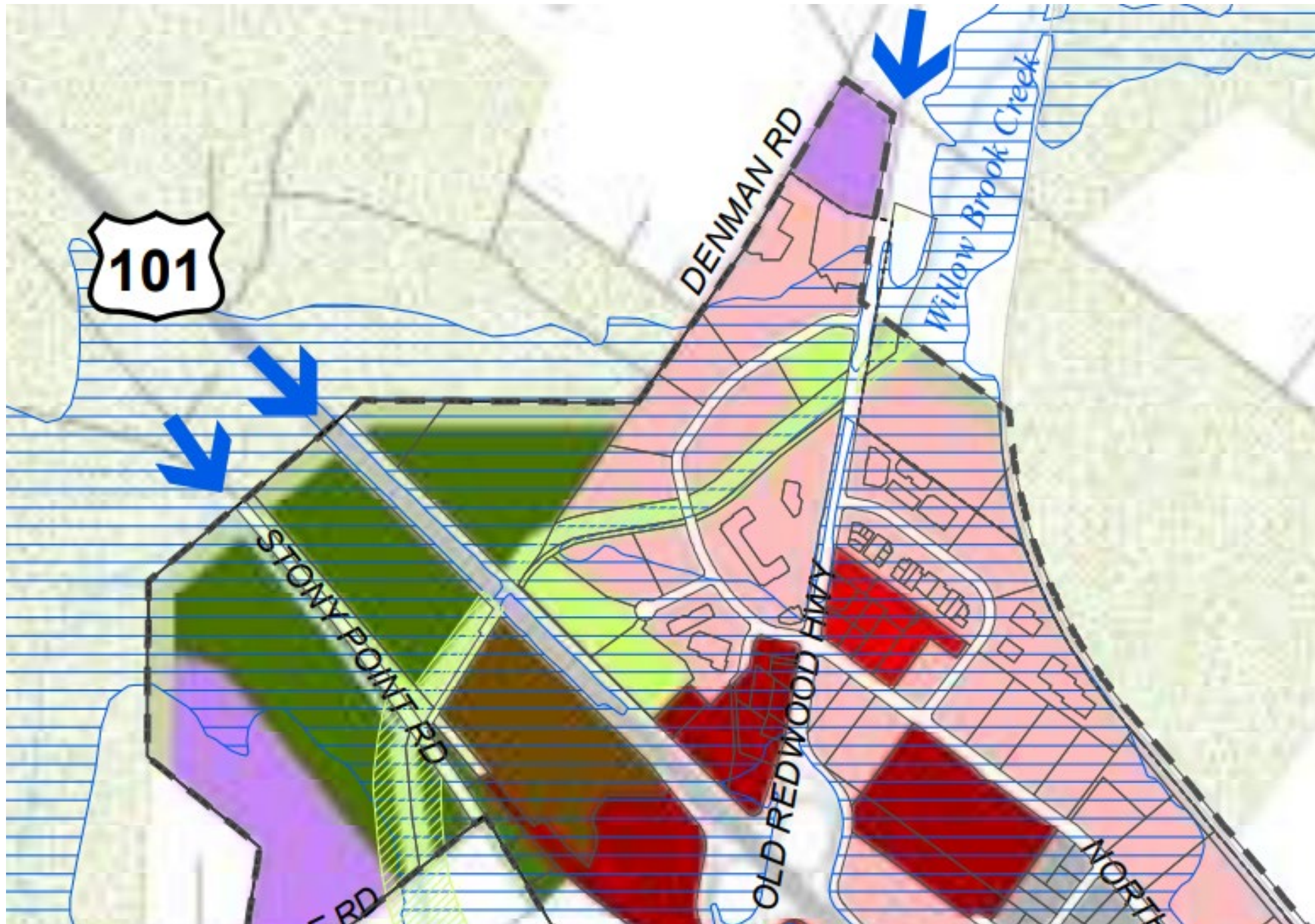
Project Location



General Plan Planning Subareas



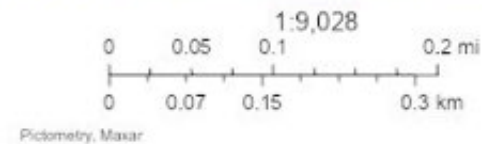
General Plan Land Use



Zoning Map



9/20/2023, 11:24:35 AM

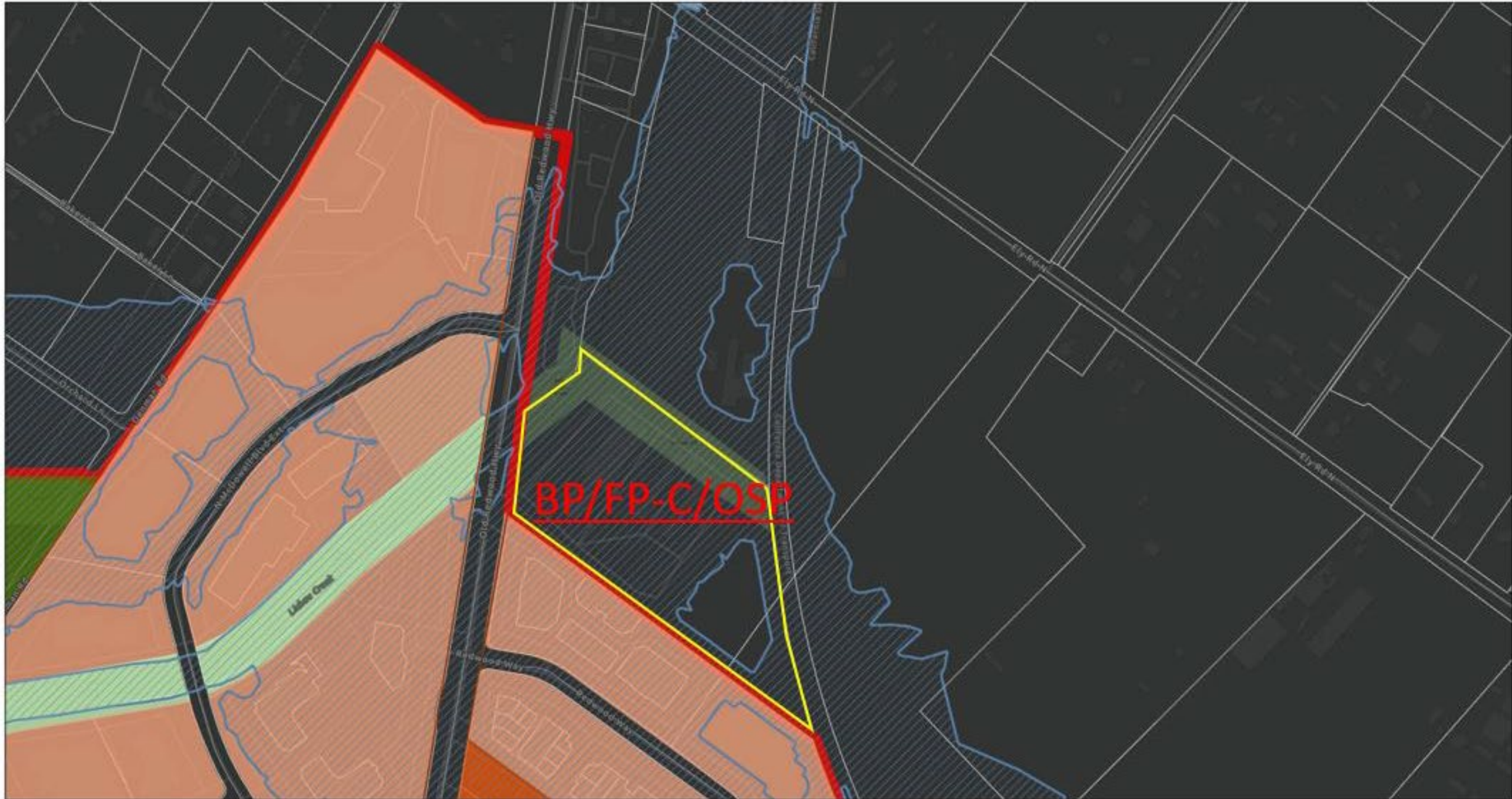


Project Description

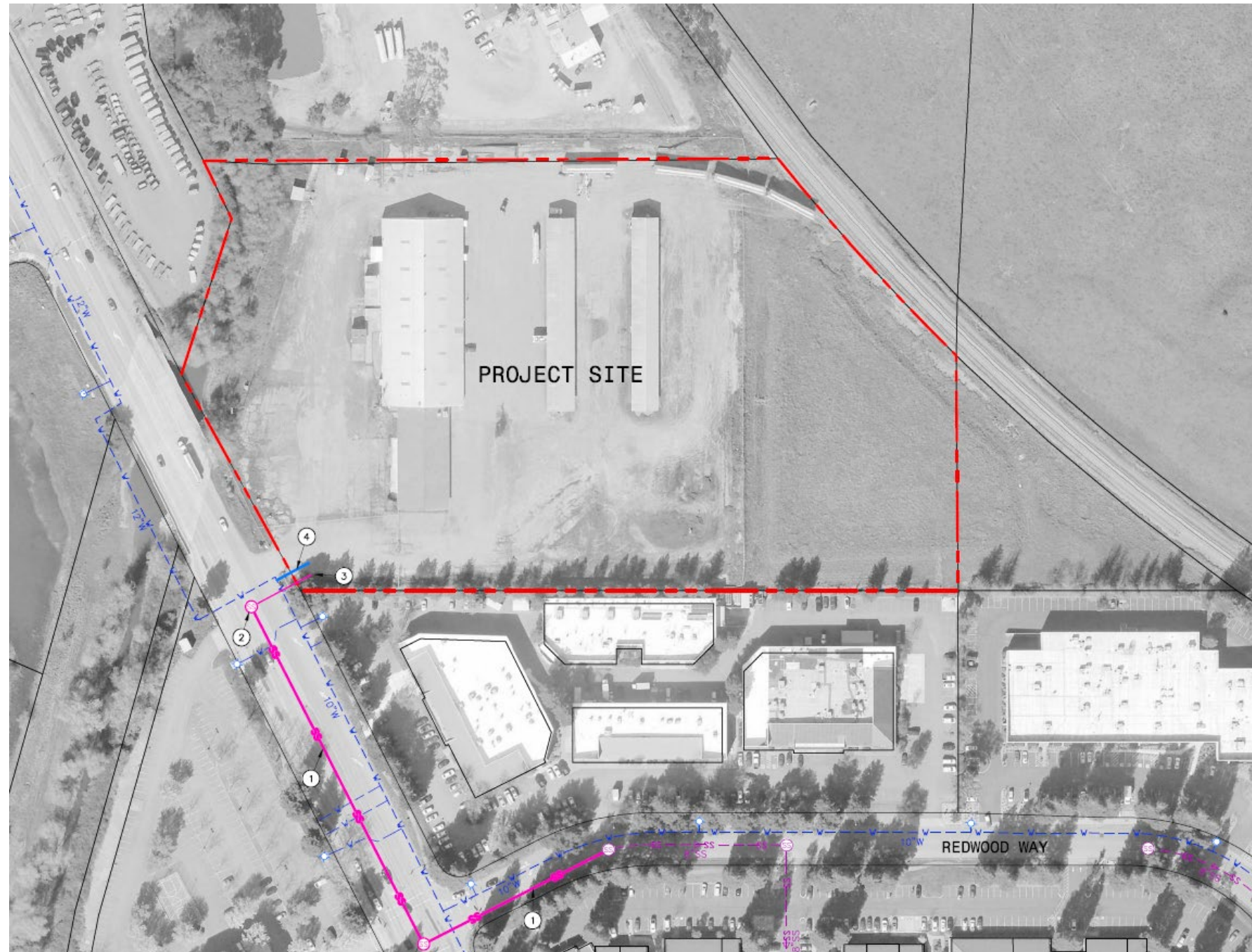
Required Approvals

- Draft City Council Ordinance for Zoning Map Amendment – **Attachment 1**
 - Amended Zoning Map – Attachment 1 – Exhibit A
- Draft Resolution of Application for Annexation Proceedings (Annexation) – **Attachment 2**

Zoning Map Amendment for Pre-Zone (ZMA)



Utility Plan



Planning Commission Recommendation

January 23, 2024 – Regular Meeting

- Voted 6-0 to approve a resolution recommending City Council adopt ZMA (**Attachment 3**)
- Voted 6-0 to approve a resolution recommending City Council adopt a resolution of application (**Attachment 4**)
 - Directed staff to work with applicant to address concerns in 2015 Councilmember Healy letter (**Attachment 10**)

Existing Development



Fill Analysis

- 2000 Sonoma County grading permit for fill (**Attachment 13**)
- Fill Evaluation Memo by West Consultants dated May 29, 2024 does not recommend fill removal (**Attachment 11**)
- Draft Pre-Annexation Agreement applies City's Zero Net Fill Policy to site (**Attachment 12**)

Public Comment

Public Comments & Notice

- June 7, 2024 – Public Notice
 - No public comments were received prior to agenda publication
 - One public comment was received after agenda publication

Standards of Review

5400 OLD REDWOOD HIGHWAY PRE-ZONE FOR ANNEXATION

- Petaluma General Plan (Pages 10 to 12)
- Implementing Zoning Ordinance
 - Amendments (IZO Chapter 25) (Pages 12 to 13)
- Resolution of Application (Attachment 2)

Environmental Review

Categorical Exemption

- The proposed project is categorically exempt from the provisions of CEQA pursuant to:
 - CEQA Guidelines Section 15319 (Annexations of Existing Facilities and Lots for Exempt Facilities)
- No exceptions to the exemption listed in Section 15300.2 apply
- General Plan Environmental Impact Report analyzed impacts within the UGB

Recommendation

It is recommended that the City Council:

1. Consider an Ordinance (**Attachment 1**) to approve a ZMA for 5400 Old Redwood Highway Pre-Zone
2. Consider a resolution (**Attachment 2**) recommending City Council approve a Resolution of Application for annexation proceedings with LAFCO



Existing Uses

Suite #	Tenant	Use
Studio A	Blake Aaseby	General retail with ancillary artisan studio
Studio B	Time 2 Fly, LLC	General retail with ancillary artisan studio
Studio C	Taralynn Dixon dba Playful Day Yarn	General retail with ancillary artisan studio
Studio 1	Vacant	
Studio 2	Danielle Willis dba Studio You	General retail with ancillary artisan studio
Studio 3	Bridget Kathleen Riley dba Restless Art	General retail with ancillary artisan studio
Studio 4	Craig Erickson dba North Bay Creations	General retail with ancillary artisan studio
Studio 6	Kickwheel LLC	General retail with ancillary artisan studio
Studio 7	Kickwheel LLC	General retail with ancillary artisan studio
Studio 5	Brittney Lee Kerrigan dba Roots + Blooms	General retail with ancillary artisan studio
Suite 4	Sustainable Green, LLC dba Harmony Farm Suppl	General retail
Suite 4A	Sustainable Green, LLC dba Harmony Farm Suppl	General retail
Suite 4B	Sustainable Green, LLC dba Harmony Farm Suppl	General retail
Suite 4C	Sustainable Green, LLC dba Harmony Farm Suppl	General retail
Suite 5	F.E.E.D. Cooperative, Inc dba Food Sonoma	General retail
Suite 5A	F.E.E.D. Cooperative, Inc dba Food Sonoma	General retail
Suite 250	North Bay Children's Center, Inc	Professional office
Suite 200	Retrograde Coffee Roasters	Artisan/Craft Product Manufacturing
Suite 200A	Retrograde Coffee Roasters	café
Railspur	The Lagunitas Brewing Co.	Access railspur to unload grain

