



DATE: November 20, 2023

TO: Honorable Mayor and Members of the City Council through City Manager

FROM: Heather Hines, Special Project Manager

SUBJECT: Adoption (Second Reading) of Ordinance No. 2867 N.C.S. Approving a Zoning Amendment to Designate the Red Barn Complex Located on Parcel B of the Approved Scott Ranch Subdivision Project Adjacent to Kelly Creek and D Street a Local Landmark APN 019-120-041 File No. PLLD 2023-000

RECOMMENDATION

It is recommended that the City Council adopt (second reading) Ordinance No. 2867 approving a Zoning Amendment to Designate the Red Barn Complex located on Parcel B of the approved Scott Ranch Subdivision adjacent to Kelly Creek and D Street a Local Landmark, consistent with General Plan Policy 2-P-68, Condition of Approval No. 10 of City Council Resolution No. 2023-025 N.C.S., and as recommended by Historic and Cultural Preservation Committee Resolution No. 2023-03 and Planning Commission Resolution No. 2023-016.

BACKGROUND

On November 6, 2023, the City Council unanimously introduced Ordinance No. 2867 to designate the Red Barn Complex a Local Landmark and associated Zoning Amendment as prescribed in Implementing Zoning Code Section 15.040. The Ordinance was introduced by the City Council without changes to the draft presented at the November 6, 2023, Council meeting.

Designation of the Red Barn Complex is part of the larger Scott Ranch Project that was approved by the City Council on February 27, 2023. More specifically, the designation implements General Plan Policy 2-P-68 that calls for the preservation and designation of the barn complex and Condition No. 10 of City Council Resolution No. 2023-025 N.C.S. which required City Council's determination on Local Landmark Designation of the red barn complex.

DISCUSSION

As outlined in Ordinance No. 2867, the application for Local Landmark Designation was processed in compliance with IZO Section 15.040 (Landmark Designation) and IZO Chapter 27 (Amendments). The Historic and Cultural Preservation Commission reviewed the application on

September 6, 2023, and adopted Resolution No. 2023-03 recommending Planning Commission recommend City Council approval of the designation. At a subsequent meeting on October 10, 2023, the Planning Commission considered the item and adopted Resolution No. 2023-016 recommending City Council approval of a Zoning Amendment to designate the Red Barn Complex a Local Landmark.

Consistent with IZO Chapter 27 and as outlined in the Ordinance, the City Council found the Zoning Amendment in general conformity with the General Plan 2025 as follows:

- The designation of the Red Barn Complex as a local landmark is consistent with Petaluma General Plan Policy 2-P-68 in that it preserves the barn complex, facilitates creation of a nature study area, and approves relocation of the barns within the same general area for purposes of stabilization and preservation.
- The designation of the Red Barn Complex as a local landmark is consistent with the Petaluma General Plan 2025 in that it identifies, recognizes, and protects a resource that is part of Petaluma's unique and irreplaceable cultural heritage (Policy 3-P-1) and designates a local landmark as part of the development review process for the larger Scott Ranch Project (Program 3-P-1D).
- The designation of the Red Barn Complex as a local landmark is consistent with Petaluma General Plan Policy 1-P-3 in that designating the barn complex as a local landmark helps to preserve the visual corridor, existing rural character, and picturesque views of the Red Barn Complex within the rolling hills at the edge of Petaluma city limits. Additionally, the existing low density residential character of the area is preserved by clustering the Scott Ranch residential component near Windsor Drive and outside of the visual corridor of the Red Barn Complex.

Additionally, the City Council found that the Zoning Amendment to designate the Red Barn Complex a local landmark will serve to promote the health, safety, and general welfare of the public through the protection and enhancement of a collection of barns within a visual back drop of rolling hills at the edge of Petaluma city limits that serve as a reminder of Petaluma's agricultural past by ensuring that significant changes to the barns and their context as discussed in more detail below are subject to the preservation controls and standards in said Chapter.

PUBLIC OUTREACH

All of the public hearings associated with the Zoning Amendment to designation the Red Barn Complex a Local Landmark have been publicly noticed in conformance with the requirements outlined in IZO Chapter 24, including publishing notice in the Argus Courier, mailing notice within a 1,000-foot radius of the project site, and posting public notice on site. No public comments have been received.

COUNCIL GOAL ALIGNMENT

The designation of the Red Barn Complex as a local landmark reinforces several of the Citywide Goals and Priorities, including preserving spaces and places that inspire by preserving a special place in Petaluma that celebrates our community history and honoring our environmental legacy through preserving Parcel B as a future expansion of Helen Putnam Regional Park and protection of our open spaces. Additionally, the designation is in conformance with the General Plan Policies and Goals listed above.

ENVIRONMENTAL REVIEW

An Environmental Impact Report for the Scott Ranch project, inclusive of the local landmark designation, was certified by the City Council on February 27, 2023 (SCH #2004072137). Additionally, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15308 for Class 8 - Actions by Regulatory Agencies, which includes actions taken by regulatory agencies to assure protection of the environment, such as landmark designation of a historic resource, CEQA Guidelines Section 15301 for Class 1 – Existing Facilities, which includes renovation with no expansion of existing or former use, and CEQA Guidelines Section 15305 for Class 5, which includes minor alterations in land use.

FINANCIAL IMPACTS

The application for local landmark designation of the Red Barn Complex is a cost recovery application with the full cost of entitlement processing paid by the applicant. No charges to the City's General Fund are incurred as part of this project application. The immediate shoring and protection of the Red Barn Complex is part of Phase 1 open space improvements to be paid for by Earth Island Institute after transfer of title from Davidon Homes. Upon completion of the Phase 1 park improvements the property will be transferred to Sonoma County Regional Parks as part of the Helen Putnam Regional Park Expansion. Sonoma County Regional Parks will bear the ongoing cost of operation and maintenance of the Red Barn Complex as part of their oversight of the Regional Park.

ATTACHMENTS

1. Ordinance No. 2867