

Responses to Council Questions and Comments

10/21/2024

Item #9: Presentation and Discussion of the Draft Land Use Policy Framework in order to provide a summary of the community engagement and feedback received and to receive input to inform revisions to land use policies as part of development of the Draft General Plan. This will specifically focus on draft land use policies in the Framework and be followed by additional discussion on land use alternatives and land use designations at a subsequent City Council meeting

- **Question:** With the discussion of Land Use in General Plan, there was reference to 15 Minute City Centers, starting with parks. (LU-6.1). It was stated that it should start with parks, an area the City controls. Shouldn't the Master planning begin for the entire City's current parks, potential parks (including River Park, Lafferty etc.) and the Fairgrounds property first?
 - **Response:** Importantly, the examples of feedback in the staff report were shared to give Councilmembers a sense of the diversity of input received. All will be considered, but there are of diversity of opinions, and a variety of factors need to be considered when weighing input, so input may not will necessarily be reflected as recommended in revisions to policy in the Land Use Element. It does make sense to consider plans for "Activated Park" 15-minute centers as part of the broader system of City parks.

Proposed LU-6.1 in the LU Framework sets for the goal that all residents live within a 15 minute walk of one or more activity centers that are distributed throughout the city. Part of that approach is to look to "activated parks/mini-centers" that already exist in civic spaces and parks and ideas for enlivening those centers to provide neighborhood activities.

- **Question:** Can this master planning be completed before new General Plan deadline? Or is that an impossible task?
 - **Response:** The Parks and Recreation Strategic Master Plan is a new CIP project with initiation expected in FY 2026-2027. This would start relatively quickly after adoption of the General Plan Update and is referenced in proposed policy language in the General Plan. It is not feasible to undertake the GPU, Fairgrounds Master Plan, and PRSMP concurrently without a significant shift of operational and planning priorities.
- **Question:** Is the City still using the Central Specific Plan? If so, how does that work with the Land Use framework for downtown area? Can a large Victorian House be split up for apartments? Much like a garage renovated to an ADU.
 - **Response:** The Central Petaluma Specific Plan (2003) is still in effect. Action LU-4.1.2 in the Draft Land Use Policy Framework suggests updating the CPSP to ensure consistency with the GP and other plans.

Sent to Council 10/21/2024 at 3:35 PM

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Whether an existing single-family home (“large Victorian House”) can be split into apartments would depend on the location and the applicable zoning regulations.

Regulations that allow conversion of an existing garage into a separate Accessory Dwelling Unit are largely regulated by state statute focused on facilitating greater variety in housing options.

- **Question:** Did the responses vary much based on who was being engaged, either by area or for the Latino demographic for example? To what degree were people connecting their land use desires with their values?
 - **Response:** Additional information about the outreach to specific communities will be detailed in the presentation materials.