

RESOLUTION NO. 2024-12

CITY OF PETALUMA PLANNING COMMISSION

RECOMMENDING THE CITY COUNCIL DIRECT STAFF TO PREPARE A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE DOWNTOWN HOUSING AND ECONOMIC OPPORTUNITY OVERLAY AND EKN APPELLATION HOTEL PROJECT

WHEREAS, on September 24, 2024, after conducting a public hearing and considering staff and public comments, as well as comment and a motion from the Historic Cultural Preservation Committee (HCPC), regarding the Draft Environmental Impact Report (DEIR) for the Downtown Housing and Economic Opportunity Overlay and EKN Appellation Hotel Project (Project), the Planning Commission of the City of Petaluma voted to recommend that City Council direct staff to proceed with preparation of the Final Environmental Impact Report (FEIR) for the Project; and

WHEREAS, a duly noticed hearing was held on September 24, 2024, for the Planning Commission and the HCPC to consider information presented by staff and to receive public comment regarding the DEIR; and

WHEREAS, at the September 24, 2024, hearing, the Planning Commission and the HCPC considered staff, public, and agency comments on the Project, the staff report, the project history, and the DEIR, including all attachments; and

WHEREAS, following the public hearing, the HCPC by a vote of 4-0-1 (Committee Member Lopez absent) recommended to the Planning Commission that the Commission recommend to the City Council preparation of a Final EIR, subject to recommendations included in Item 2 below; and

WHEREAS, the DEIR prepared for the Project has been prepared in full compliance with the California Environmental Quality Act ("CEQA") and local CEQA Guidelines.

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

1. The above recitals are hereby declared to be true and correct and are incorporated into the Resolution as findings of the Planning Commission.
2. Recommendation that the City Council direct staff to prepare the FEIR for the Project in accordance with the City's Environmental Review Guidelines and the requirements of CEQA.
 - a. Direct Planning staff to incorporate all HCPC recommendations into the Planning Commission resolution recommending to the City Council the preparation of a Final EIR;
 - b. Recommend expanding the project alternatives analysis to consider alternative sites for proposed hotel development within opportunity zones;
 - c. Recommend expanding the integrity analysis in the Final EIR to include a discussion of all

seven aspects of integrity to fully evaluate the potential impacts of any future development within the proposed Overlay and the proposed EKN Appellation Hotel project on the integrity of the Commercial Historic District or any listed historic resources, and recommend expanding the proposed Overlay Conditional Use Permit (CUP) findings to include a finding that the integrity of the Commercial Historic District or listed properties within the Downtown Overlay area will not be diminished by proposed future development;

- d. Recommend amending the proposed Overlay to require a Historic Resource Evaluation (HRE) that includes, at a minimum, an analysis of the proposed project's building height and materials for potential adverse cultural and aesthetic impacts and recommend that all properties subject to the proposed Overlay are reviewed for eligibility as historic resources;
- e. Recommend development and publication of design expectations for proposed development within the boundaries of the proposed Overlay to support discretionary entitlement reviews required by the proposed Overlay;
- f. Recommend analyzing the urban park requirement for future residential development within the proposed overlay and integrating required urban park(s) into the proposed Overlay areas;
- g. Request to the City Council that the Planning Commission be provided with the opportunity to review the Final EIR and make a recommendation to the City Council concerning certification of the Final EIR, pursuant to the City of Petaluma Environmental Review Guidelines Section 13.1.0; and
- h. Request to the City Council that the Planning Commission be provided with the opportunity to review of the proposed Overlay Ordinance at a Planning Commission public hearing prior to a first reading by the City Council for review of any modifications to the CUP findings that Planning Commission had previously recommended at the conclusion of its November 14, 2023, public hearing.

ADOPTED this 24th day of September 2024, by the following vote:

Commission Member	Aye	No	Absent	Recuse
Councilmember Cader Thompson	X			
Chair Mozes	X			
Vice Chair Racusen		X		
McErlane	X			
Frye	X			
Hooper	X			
Newell			X	

ATTEST:

Andrew Trippel, Planning Manager

Jessica Mozes, Chair
APPROVED AS TO FORM:

Dylan Brady, Assistant City Attorney