

FAIRGROUNDS OVERLAY ZONE

CITY COUNCIL HEARING

DECEMBER 18, 2023

6:30 PM



BACKGROUND

- 4th DAA Lease to Expire on December 31, 2023
 - Transition Plan in process
 - City Council adopted Resolution 2022-167 to establish Guiding Principles
 - **City Council adopted Resolution 2023-157 to execute license agreements with existing tenants**
- Site Transition
 - City to assume property management and operations on January 1, 2024
- Kenilworth Park Revitalization Project (ongoing Project proximate to the site)
- Forthcoming Master Plan for the Site

GUIDING PRINCIPLES (2022)

1. Acknowledge and build upon community input regarding the fairgrounds property while continuing to engage with the community going forward.
2. Create, maintain, and enhance authentic partnerships across stakeholders and community groups with an interest in the fairgrounds property.
3. **Provide civic and institutional stability during the transition period and beyond so that the fair event and other key uses continue.**
4. Affirm a renewed, generational commitment of the City to the Petaluma community's agricultural past and present for which the fairgrounds property continues to be a focal point, to the people who have utilized and want to utilize the fairgrounds property, and to the fairgrounds property itself and its unique challenges and potential as an asset for the whole community through near-, medium-, and long-term actions and milestones for the property and related programs.
5. Preserve and enhance key elements, resources, and activities at the fairgrounds property that the community is connected to and that make the place unique.
6. Honor the legacy of history, place, and community while fostering safety, health, inclusivity, cultural connectedness, accessibility, and useability of the fairgrounds property for the benefit of all.
7. Preserve and enhance the capacity of the fairgrounds property to provide critical emergency response resources for Petaluma and the region.
8. While preserving the essential and unique feel and presence of the fairgrounds property and its core features, ensure that future fairgrounds property uses, including fair event uses, are maximized to effectively and compatibly accomplish as many of the community's needs and wants for the fairgrounds property as possible.

EXISTING TENANTS & USE CATEGORIES

Tenant	Zoning Designation	IZO Use Category	Regulations
El Roy's	MU1B	<i>Undefined</i>	-
Java Hut		Restaurant, Café, Coffee Shop	P
Airport Express		Parking Facility, Commercial	-
Happy Hearts Preschool	CF	Child Care Center	P
Rebuilding Together		Office	P
Play Dog Play		Kennel, Animal Boarding	-
Playland		Commercial Recreation, Outdoor	-
Live Oak Elementary and Middle School		School	CUP
Glad Enterprises, Inc		Commercial Recreation, Outdoor	-

PROJECT DESCRIPTION & LOCATION

Purpose

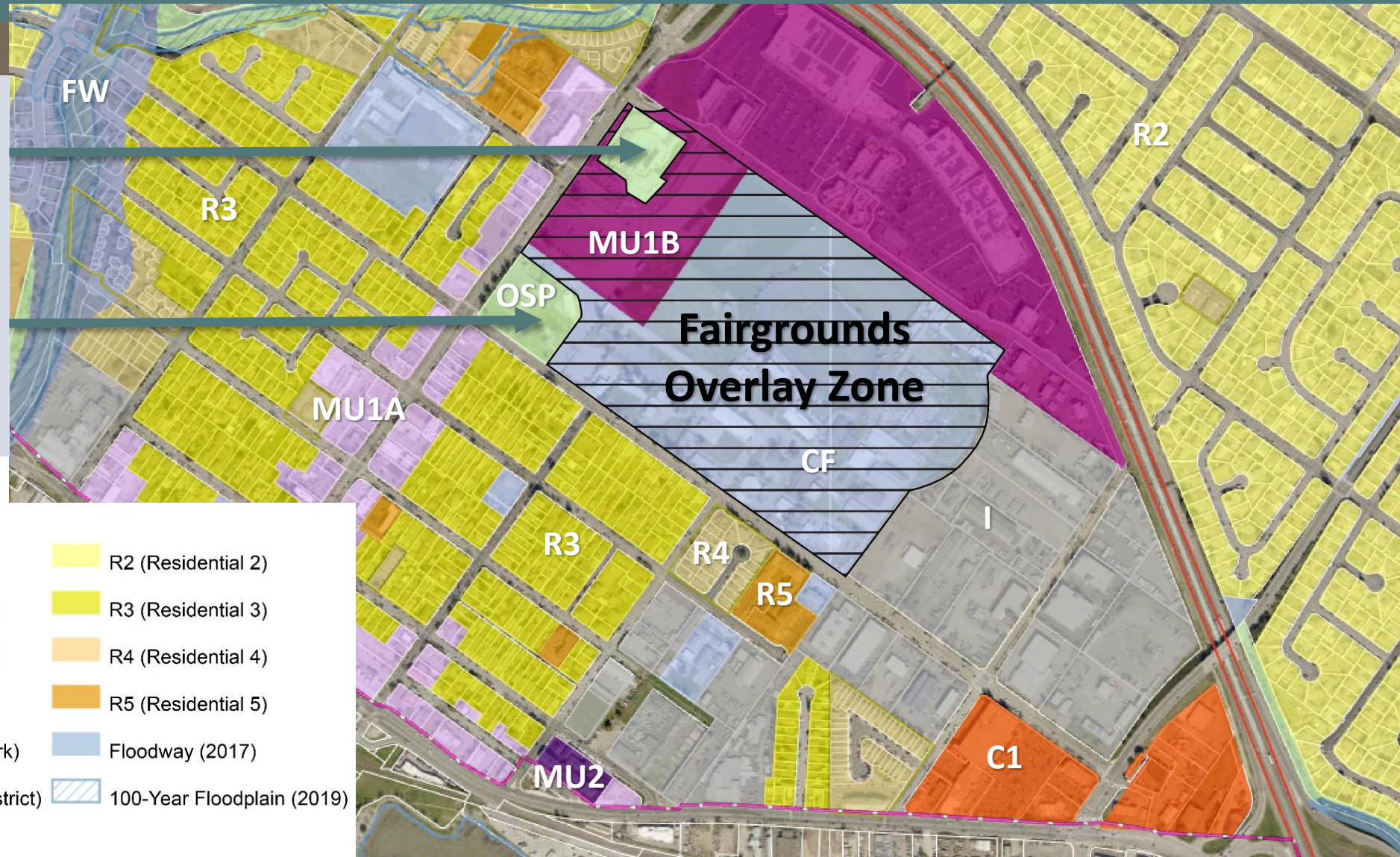
- Allow interim operation of legacy uses
- Achieve the Guiding Principles adopted for the site
- Ensure operation of the site is in the best interest of the public
- Regulate and permit other civic uses



ZONING DESIGNATIONS

Not Included in Overlay
Swim Center

Petaluma Regional Library
Kenilworth Park
Kenilworth Teen Center



Zoning	MH (Mobile Home)	R2 (Residential 2)
C1 (Commercial 1)	MU1A (Mixed Use 1A)	R3 (Residential 3)
C2 (Commercial 2)	MU1B (Mixed Use 1B)	R4 (Residential 4)
CF (Civic Facility)	MU2 (Mixed Use 2)	R5 (Residential 5)
FW (Floodway)	OSP (Open Space-Park)	Floodway (2017)
I (Industrial)	PUD (Planned Unit District)	100-Year Floodplain (2019)

PROPOSED OVERLAY PROVISIONS (ATTACHMENT 1, EXHIBIT A)

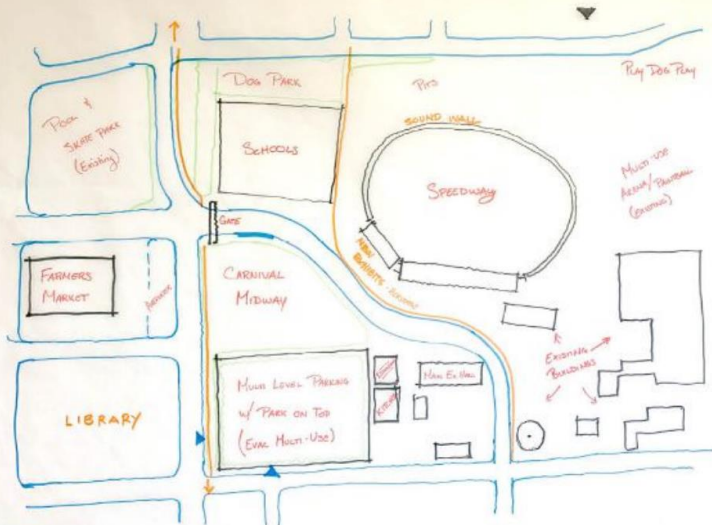
1. Existing tenants to operate during transition/interim phase
2. Annual Sonoma-Marín fair
3. 60-day temporary uses (Director approval based on findings)
4. Temp public benefit uses (Director approval based on findings)
5. Existing zoning uses (PC, City Council)
6. Major site improvements (PC, City Council)

PLANNING COMMISSION RECOMMENDATION

- Voted 4-0
- Minor recommendations
 - Mobile ~~Food~~ Vendor. A transient business selling goods in the city in a manner that is intended to be temporary or is capable of being moved from one location to another
 - Temporary Use. A use of land that is designed, operated and occupies a site for a limited period of time, typically less than 90 60 days or less

Blue - vehicle access
Orange - bike/pedestrian access
Black - buildings
Green - Greenway

* Embedded Ideas: Youth access, updates & sustainability, retrofit/revitalize

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