

CORNERSTONE

TO: City of Petaluma

RE: Pre-zoning of property for Annexation (Zoning Amendment, Map)

FOR: Property located at 5400 Old Redwood Hwy

APN: 047-213-017 and 137-011-048

PROJECT: barn5400, artisan retail space

PROJECT NARRATIVE:

1. Project Site:

The approximately 12.9-acre property located at 5400 Old Redwood Highway is just outside the Petaluma urban growth boundary and is within Sonoma County's jurisdiction in Planning Area 8 and Supervisorial District 2. The site lies within the city of Petaluma's Urban Growth Boundary and the City's Sphere of Influence. North of the site are the Willow Brook Creek and vacant commercial land with utilities. West of the site is Old Redwood Highway and an office building housing the Sonoma Marin Area Rail Transit (SMART) headquarters owned by Cornerstone Properties. East of the site is an office building that is also owned by Cornerstone Properties and houses The County of Sonoma, Human Services Department.

The site is characterized by asphalt concrete paving covering most of the site. There is an existing 25,971 sf commercial building that houses multiple artisan vendor retail shops and there are two 8,467 sf open-sided sheds used for outdoor covered storage. The site was previously a major, active lumber yard with a significant amount of truck traffic and visitors.

2. Existing Land Uses:

The commercial building on the site is currently used for multiple small, local businesses. The largest portion of the building is FEED Sonoma, a membership retail operation with local produce pick-up occurring 7 days a week from 9am to 8pm, which occupies approximately 11,674 square feet. Harmony Farm Supply, a retail garden and supply store, occupies approximately 4,127 square feet of interior space plus 15,450 square feet of yard space and is open 7 days a week from 8:30am to 5:30pm. Other uses in the main commercial building include ancillary retail sales space for multiple artisans, which is currently open to the public Friday and Saturday from 11am – 3pm, and by appointment. These hours will extend to more days of the week as awareness and foot traffic to the site increases. Retrograde Roasters also occupies a portion of the building as their main roasting facility, with plans to open a walk-up coffee café once the site is connected to utilities. The building also contains minimal office space for North Bay Childrens' Center Garden Team, and a shared break room.

There are two open-air sheds on the site, each approximately 8,467 square feet, and are used for outdoor workspace and storage. Repurposed shipping containers house artisan workspace and retail shops serving as affordable space for artists to lease.

Pop-up artisan retail markets with food trucks, open to the public, occur onsite 2-4 times per month from the hours of 10am to 4pm. Weather dependent, these markets are typically held outdoor. Indoor rental space in the retail area is also available for small private or public events.

There is an active rail spur on the site which is used by Lagunitas Brewing Co to receive raw goods.

3. Proposed Zoning:

The purpose of this application is to receive a pre-zoning designation of Business Park, which is consistent with the City of Petaluma General Plan. No additions or developments further than current uses are being proposed. We are not actually requesting an amendment, rather requesting to bring the property into alignment with the adjacent property and use zoning that is consistent with the General Plan. The current uses onsite are to be continued operations.