

PLANNING COMMISSION RESOLUTION NO. 2024-02**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PETALUMA TO RECOMMEND THAT THE CITY COUNCIL ADOPT A RESOLUTION OF APPLICATION FOR REORGANIZATION OF PROPERTY LOCATED ALONG OLD REDWOOD HIGHWAY GENERALLY NORTH OF MCDOWELL BOULEVARD; APNS: 047-213-017 and 137-011-048; FILE NO. PLZA-2023-0001 AND PLAN-2024-0001**

WHEREAS, in accordance with Section 56375(0) (7) of the Cortese/Knox Local Government Reorganization Act of 1985 and the policies of the Sonoma County LAFCO, the City Council is recommended to pre-zone the property proposed for annexation to the City of Petaluma; and

WHEREAS, on January 23, 2024, the Planning Commission held a duly noticed public hearing, pursuant to Implementing Zoning Ordinance Section 25.050, to consider the proposed annexation, at which time all interested parties had the opportunity to be heard; and

WHEREAS, on January 23, 2024 and prior to acting on this request, the Planning Commission considered the staff report analyzing the application, including the California Environmental Quality Act (CEQA) determination therein; and

WHEREAS, on January 23, 2024 and prior to acting on this request, the Planning Commission received and recognized the letter prepared by Councilmember Healy and Vice Mayor Miller, dated November 17, 2015, describing existing site fill placed by Adobe Lumber Company, included as Attachment B – Exhibit 2; and

NOW THEREFORE BE IT RESOLVED by the Planning Commission as follows:

- A. That the above recitations are true and correct and material to this Resolution.
- B. It is recommended that the City Council adopt a resolution of application to the Sonoma County Local Agency Formation Commission for reorganization of the territory depicted in Attachment A - Exhibit 1 is in accordance with the applicable provisions of the California Environmental Quality Act.
- C. The subject property is within the adopted Sphere of Influence and Urban Growth Boundary of the City of Petaluma General Plan.
- D. The annexation is, for the reasons discussed in the January 23, 2024 Planning Commission staff report and February 5, 2024 City Council staff report, consistent with the following Petaluma General Plan policies: Policy 1-P-1 (Development Within UGB); Policy 1-P- 29 (Development Within Urban Growth Boundary); Policy 1-P-35 (Growth Within Urban Growth Boundary); Policy 1-P-36 (Growth Within Urban Growth Boundary); and Policy 1-P-38 (Growth Within Urban Growth Boundary).
- E. This annexation will enable several provisions of the General Plan to be achieved including: orderly improvement of City infrastructure, preservation of the city's Urban Growth Boundary, and preservation of County land uses, including commercial and light industrial uses.

- F. The Planning Commission recommends that, by Ordinance, the City Council pre-zone the \pm 12.9-acre site located at 5400 Old Redwood Highway to apply a Business Park zoning designation and corresponding Floodplain Combining District (FP-C) to portions of the site within the 100-year floodplain and Open Space and Parks (OSP) zoning to corresponding portions of the site along Willow Brook Creek and the General Plan designated urban separator.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council make the findings provided hereinabove and adopt a Resolution of Application to the Sonoma County Local Agency Formation Commission for Reorganization of the property located along Old Redwood Highway generally north of McDowell Boulevard and direct staff to work with the applicant and provide recommendations to City Council for addressing the information and expressed concerns in the November 17, 2015 letter about existing fill that was placed by Adobe Lumber Company as described in Attachment B – Exhibit 2.

ADOPTED this 23rd day of January 2024, by the following vote:

Commission Member	Aye	No	Absent	Abstain
Bauer	X			
Chair Hooper	X			
McErlane	X			
Vice Chair Racusen	X			
Whisman			X	
Vice Mayor Cader Thompson	X			
Mozes	X			

DocuSigned by:
Blake Hooper 1/29/2024
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Blake Hooper, Chair

ATTEST:

DocuSigned by:
Andrew Trippel 1/29/2024
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Andrew Trippel, Planning Manager

APPROVED AS TO FORM:

DocuSigned by:
Dylan Brady 1/29/2024
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Dylan Brady, Assistant City Attorney