

**City of Petaluma: General Plan 2025
Policies applicable to the Oyster Cove Project**

Oyster Cove proposes adaptive re-use of an existing industrial site into a mixed-use neighborhood consisting of 132 residential condominium townhomes, of which 11 would be designed as live/work units, with up to 12 ground floor Accessory Dwelling Units (ADUs) optioned within unrestricted townhomes, dedicated commercial space, a public space along the Petaluma River, and on-and off-site improvements. The policies and programs outlined below provide context for the Planning Commission to consider when providing review and comment for the proposed project.

Land Use

- 1-P-6 Encourage mixed-use development, which includes opportunities for increased transit access.
- 1-P-11 Allow land use intensification at strategic locations along the arterial corridors leading to Downtown and Central Petaluma, including aging commercial and industrial sites.
- 1-P-43 Development shall incorporate the river as a major design focal point, orienting buildings and activities toward the river and providing water access, to the extent deemed feasible.
- 1-P-46 New development shall acknowledge, preserve, protect, and enhance the ecological and biological health and diversity of the Petaluma River.

Community Design, Character and Green Building

- 2-P-16 Enhance linkages between Downtown and the river and increase street connectivity with the surrounding neighborhoods.
- 2-P-22 Encourage development with active ground-level uses, plazas and open spaces while allowing residential at upper floors.
- 2-P-34 Foster connections to the river from surrounding areas and ensure that new development adjacent to the river is oriented toward it.
- 2-P-43 Provide additional pedestrian/bicycle access to and along the riverfront to connect to existing and future trails toward Downtown.
- 2-P-59 Promote greater accessibility and views of Petaluma River through road extensions, bikeways, and trails, including requiring new development to be oriented to the river and providing continuous public access parallel to the riverfront.

The Natural Environment

- 4-P-6 Improve air quality through required planting of trees along streets and within park and urban separators and retaining tree and plant resources along the river and creek corridors.

Mobility

- 5-P-15 Implement the bikeway system as outlined in the Bicycle and Pedestrian Plan, and expand and improve the bikeway system wherever the opportunity arises.
- 5-P-22 Preserve and enhance pedestrian connectivity in existing neighborhoods and require a well-connected pedestrian network linking new and existing developments to adjacent land uses.
- 5-P-23 Require the provision of pedestrian site access for all new development.

Economic Health & Sustainability

- 9-P-9 Incorporate sustainability as a characteristic of Petaluma's image.
- 9-P-12 Maintain and expand Downtown as a hub of commercial and retail activity with residential opportunities.