



September 18, 2023

OYSTER COVE

CITY COUNCIL

Petaluma, California



UMD

UDA

- Proponents
- Setting
- Vision

OVERVIEW



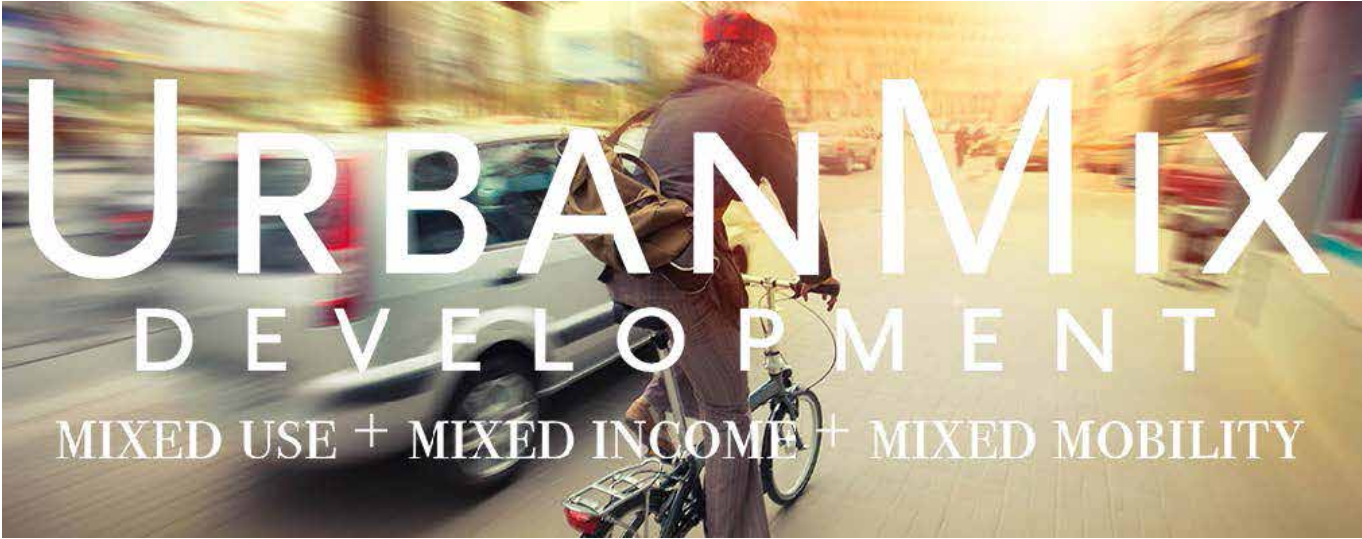
Land Owner

Lind Family



PROPONENTS

Developer



Consultants



UDA
Engagement Specialists, Planners



cbg
Civil Engineers



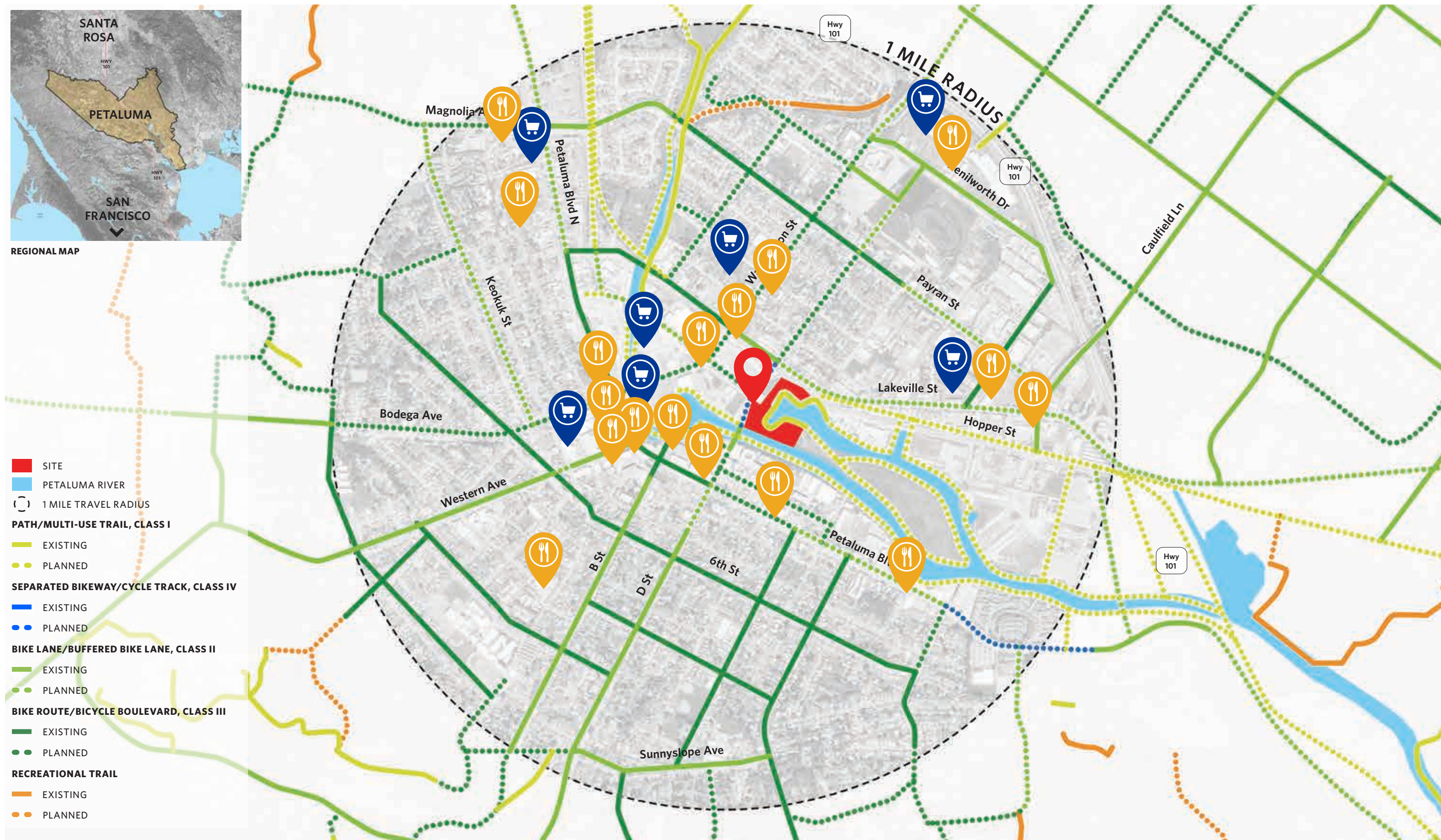
Ripley Design
Landscape Architects

Virtual Meetings

- Partial list of Stakeholders
 - Friends of the Petaluma River
 - Petaluma River Park Board
 - Petaluma Small Craft Center
 - Sonoma County Housing/Land Trust
 - City of Petaluma Staff and Development Review Committee
- Know Before You Grow
- Pedestrian and Bicycle Advisory Committee
- Neighborhood Meeting
- Planning Commission Study Session

COMMUNITY ENGAGEMENT






15-MINUTE NEIGHBORHOOD (1-MILE RADIUS W/AMENITIES HIGHLIGHTED)



MISSING CONNECTION



*The vision is to integrate
Smart Growth principles as we create
an activated waterfront destination.*

VISION

Walk/Roll



Bike



Bus/Commuter Rail



Personal Vehicle



Scooter/Skate



Shuttle



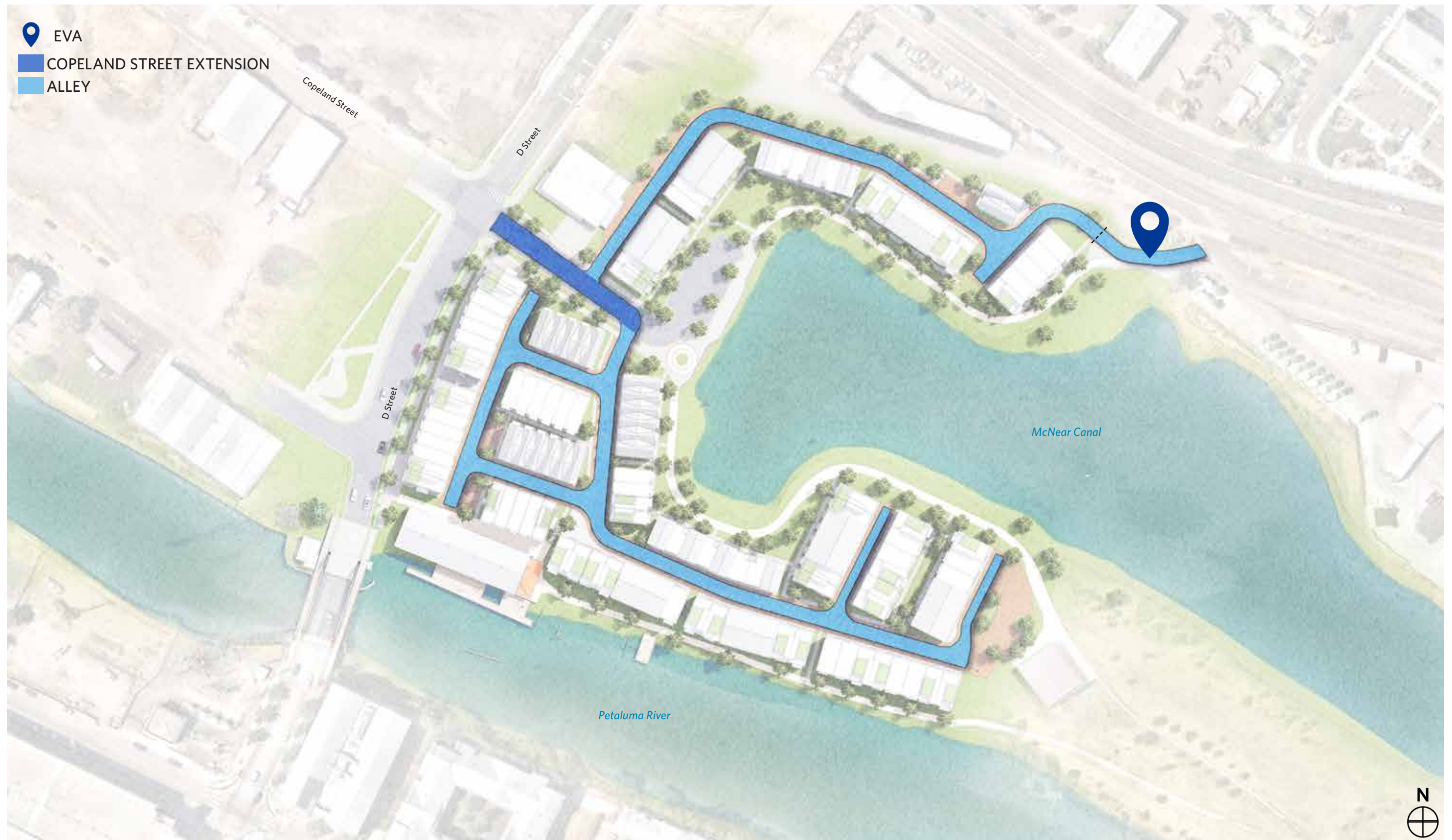
Ride-Hailing/Taxi



IT ALL STARTS WITH MOBILITY...



WALKABILITY IS THE KEY



ACCESS AND FIRE PROTECTION



A VISION FOR THE NEIGHBORHOOD

Preliminary Architectural Principles

- Integrity (no arbitrary elements)
- Authentic
- Local references
- Diversity of elevations
- Simple building forms
- Utilitarian detailing
- Industrial materials
- Mix of subdued colors

LOOKING AHEAD TO SPAR





AERIAL PERSPECTIVE



D STREET TODAY

OYSTER COVE / PETALUMA, CALIFORNIA / MAY 2023



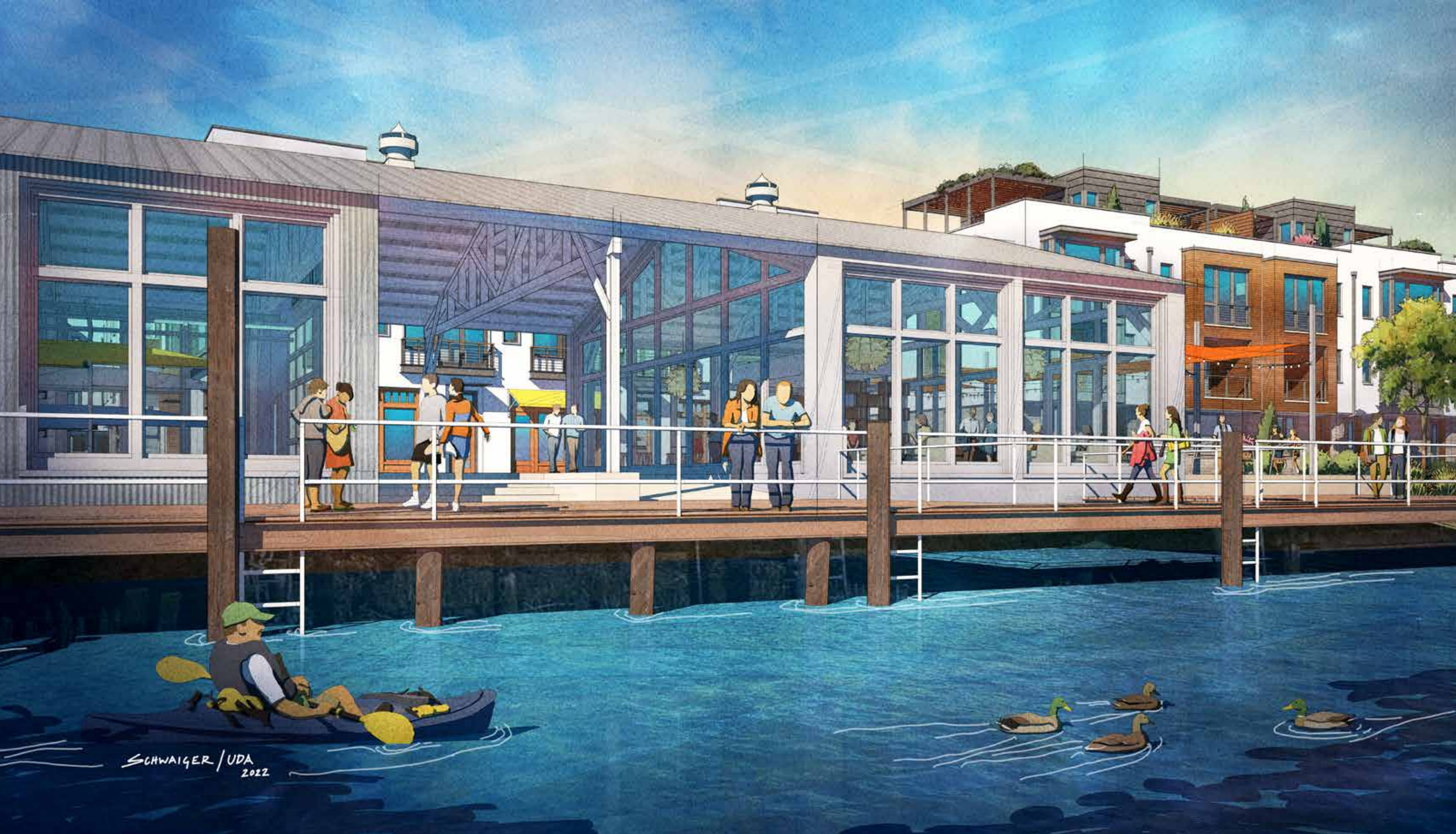
D STREET LIVE/WORK



LANE VIEW



OYSTER SHED TODAY



RIVERFRONT ACTIVATION



RIVERBANK TODAY



THE QUAY

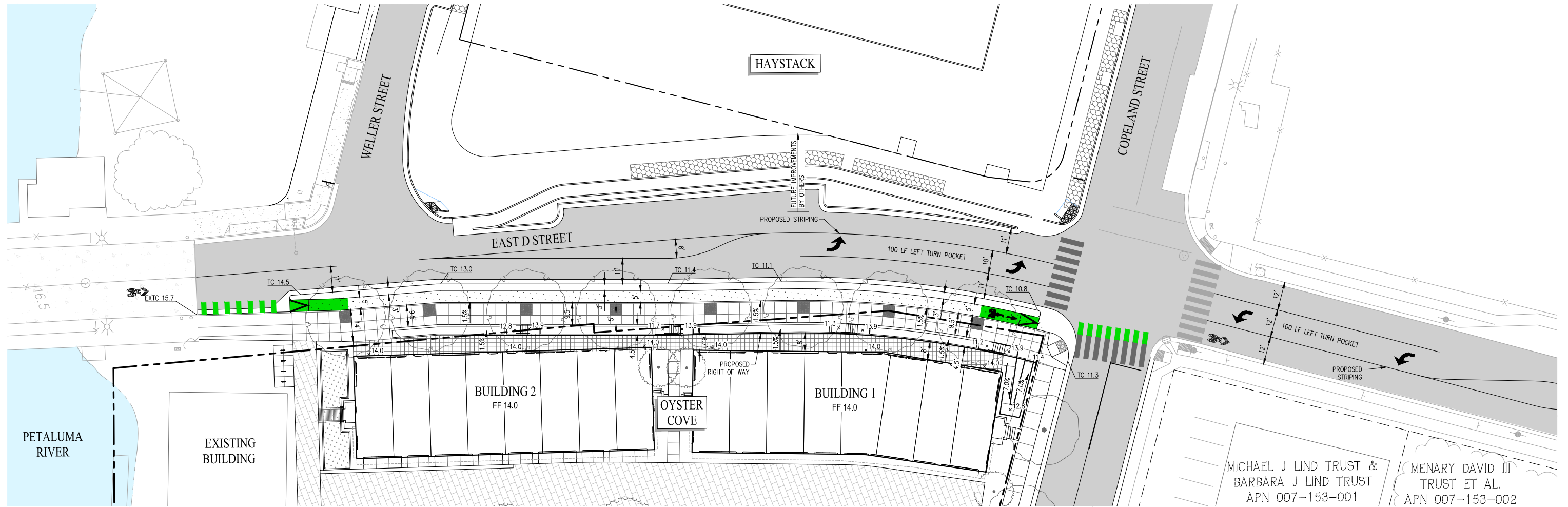
1. CalGreen Tier 1
2. Recycling of metal warehouse buildings
3. 100% electric
4. Permeable paving for lanes and plazas
5. Low water use landscaping
6. Shared EV and bike charging stations
7. Wiring for EV charging stations and bike racks in each garage
8. Energy efficiency and mobility education for residents

ENVIRONMENTAL SUSTAINABILITY



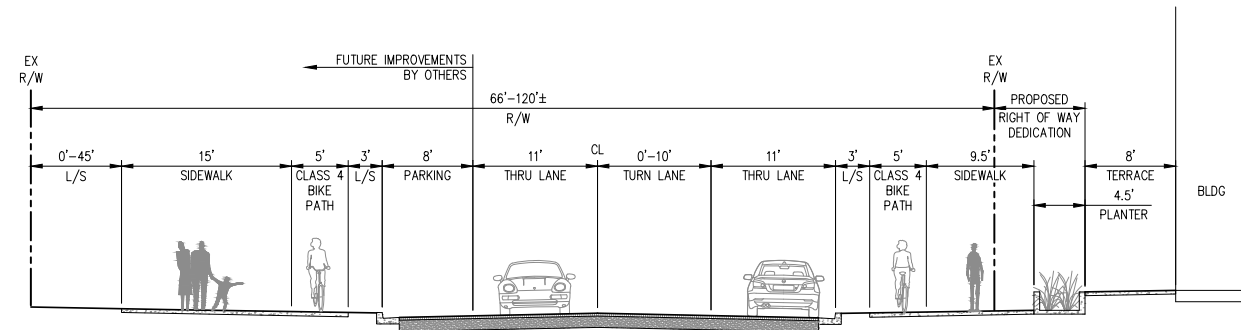


Creating a sense of place through collaboration, context, and community.



MICHAEL J LIND TRUST &
BARBARA J LIND TRUST
APN 007-153-001

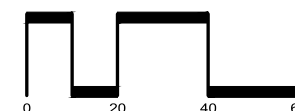
MENARY DAVID III
TRUST ET AL.
APN 007-153-002



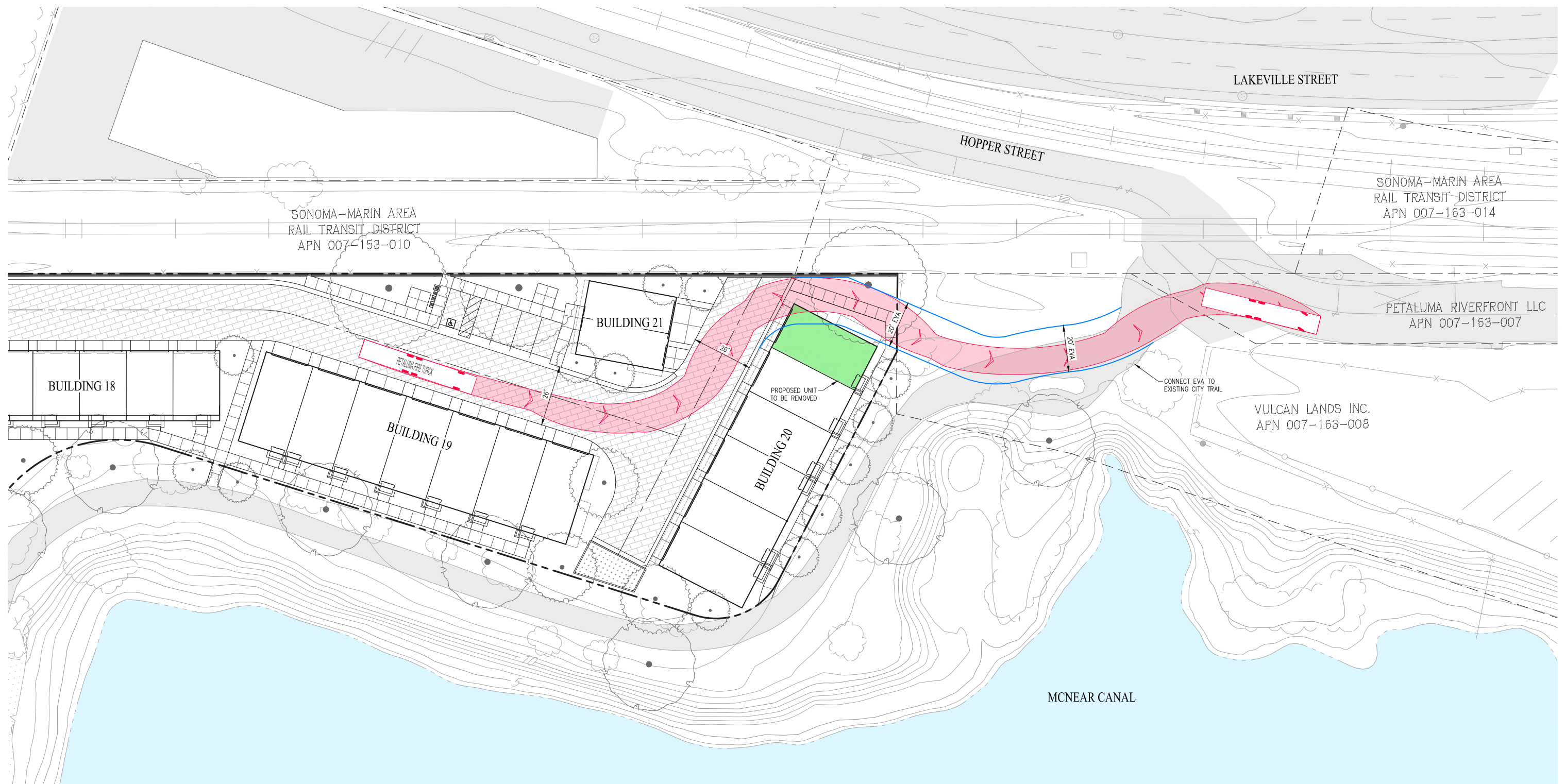
EAST D STREET
NOT TO SCALE

EAST D STREET OYSTER COVE

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
SCALE: 1"=20' DATE: MARCH 29, 2022

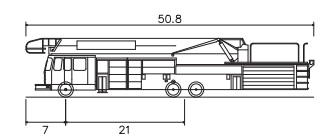


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CIVIL ENGINEERS SURVEYORS PLANNERS

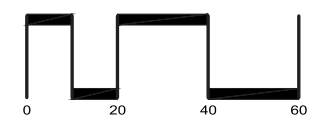


PROPOSED EVA OYSTER COVER

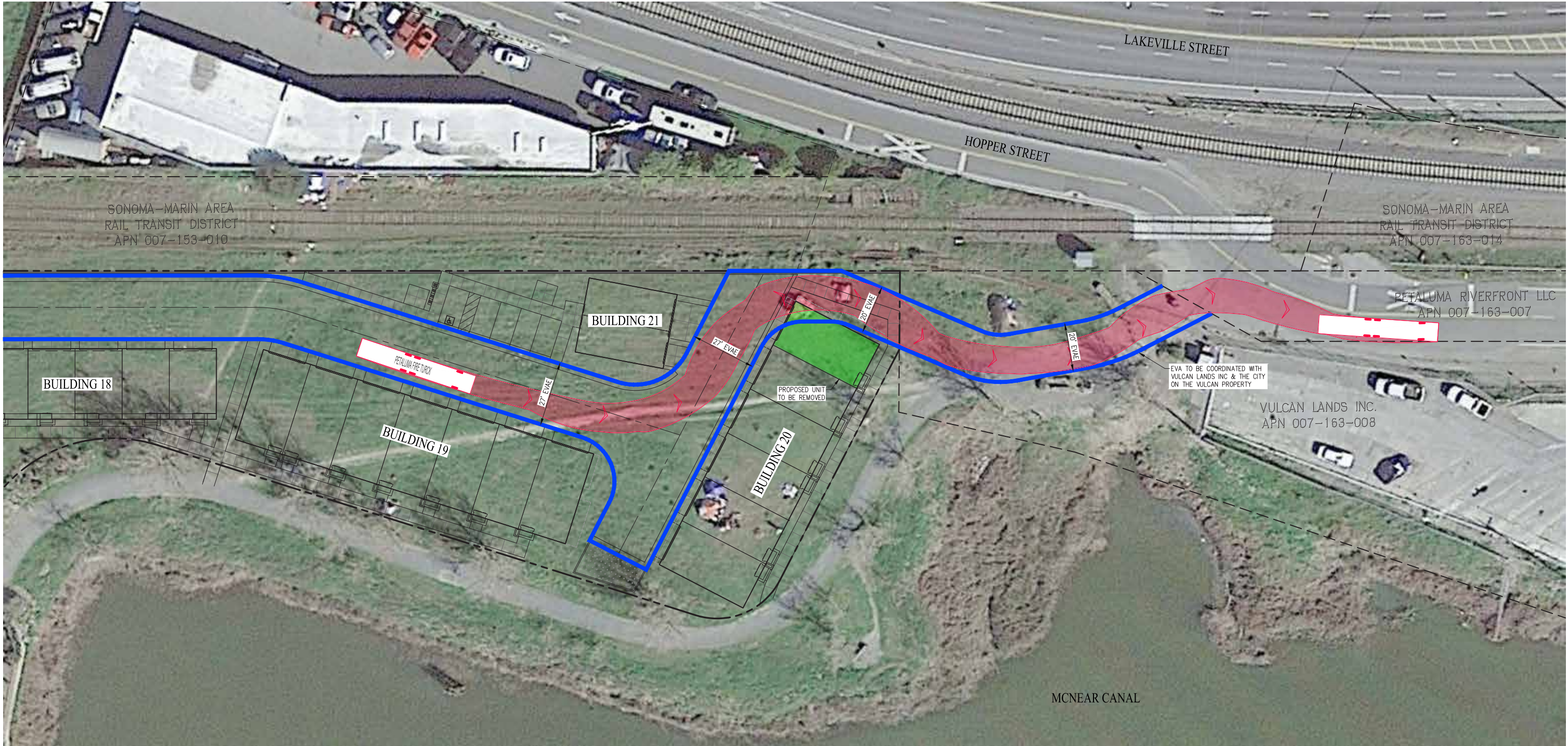
CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
SCALE: 1"=20' DATE: MAY 17, 2022



PETALUMA FIRE TRUCK	
Overall Length	50.80ft
Overall Width	8.00ft
Overall Body Height	10.37ft
Min Body Ground Clearance	0.80ft
Track Width	7.67ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	25.40°

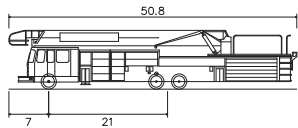


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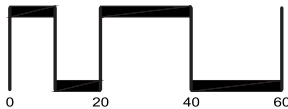


PROPOSED EVA OYSTER COVER

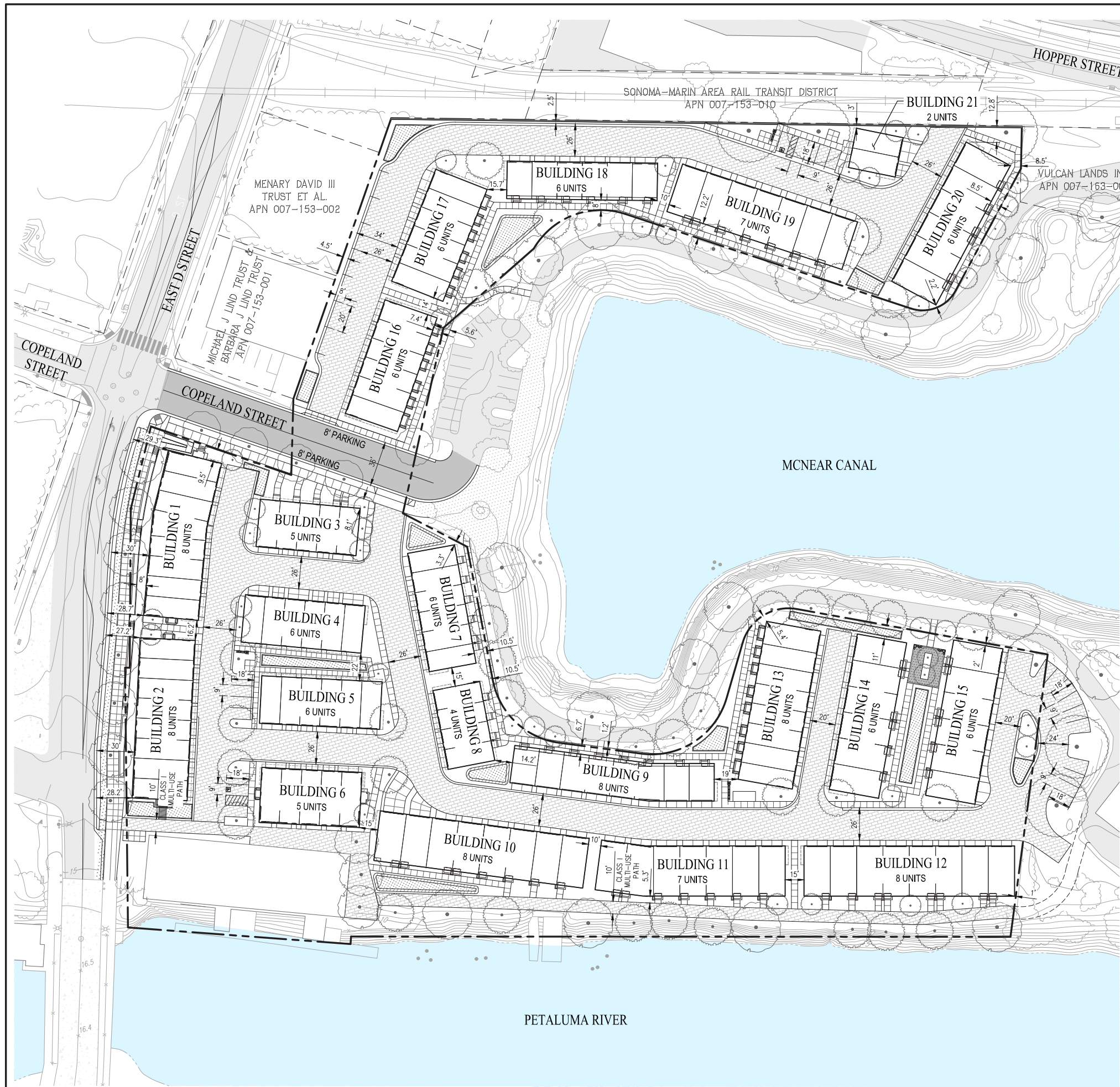
CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
SCALE: 1"=20' DATE: MARCH 1, 2023



PETALUMA FIRE TURCK
Overall Length 50.80ft
Overall Width 8.00ft
Overall Body Height 10.37ft
Min Body Ground Clearance 0.80ft
Track Width 7.67ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 25.40°



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LEGEND

- PROJECT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED BIORETENTION PLANTER
- PROPOSED SIDEWALK
- PERVIOUS PAVERS/CONCRETE
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1. **EV Capable:** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

- a. Construction documents shall show locations of future EV spaces.
- b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2. **EV Ready:** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3. **EV Chargers:** Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

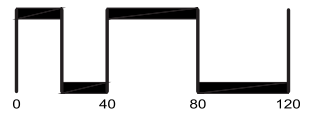
TOTAL PARKING : 29 SPACES
EV CAPABLE (10%): 3 SPACES
EV READY (25%): 8 SPACES
EV CHARGERS (5%): 2 SPACES

PARKING SUMMARY

TYPE	COUNT
STANDARD	20
COMPACT	7
ACCESSIBLE	2
TOTAL	29

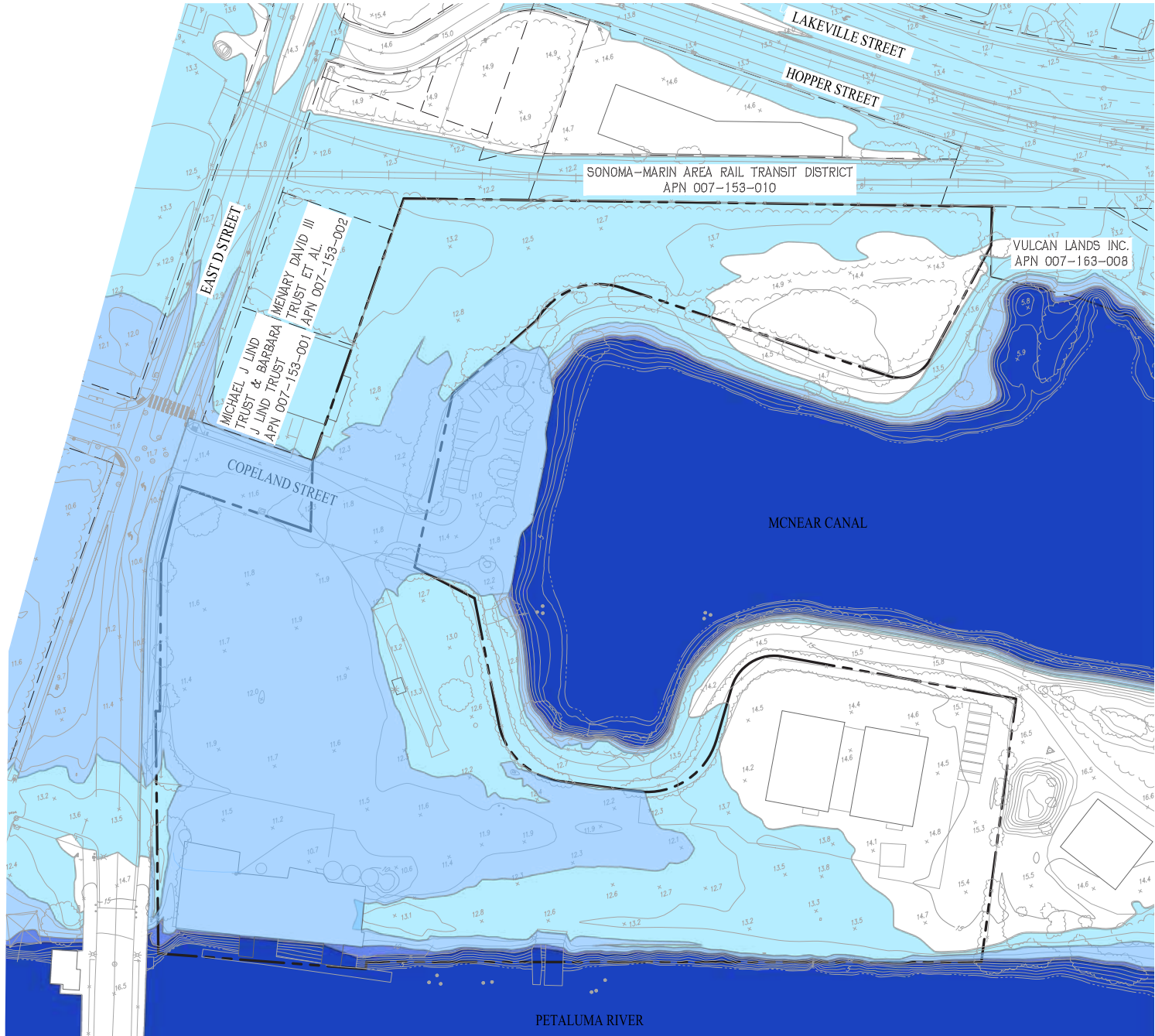
TENTATIVE MAP
PRELIMINARY SITE PLAN
OYSTER COVE

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: JUNE 16, 2022

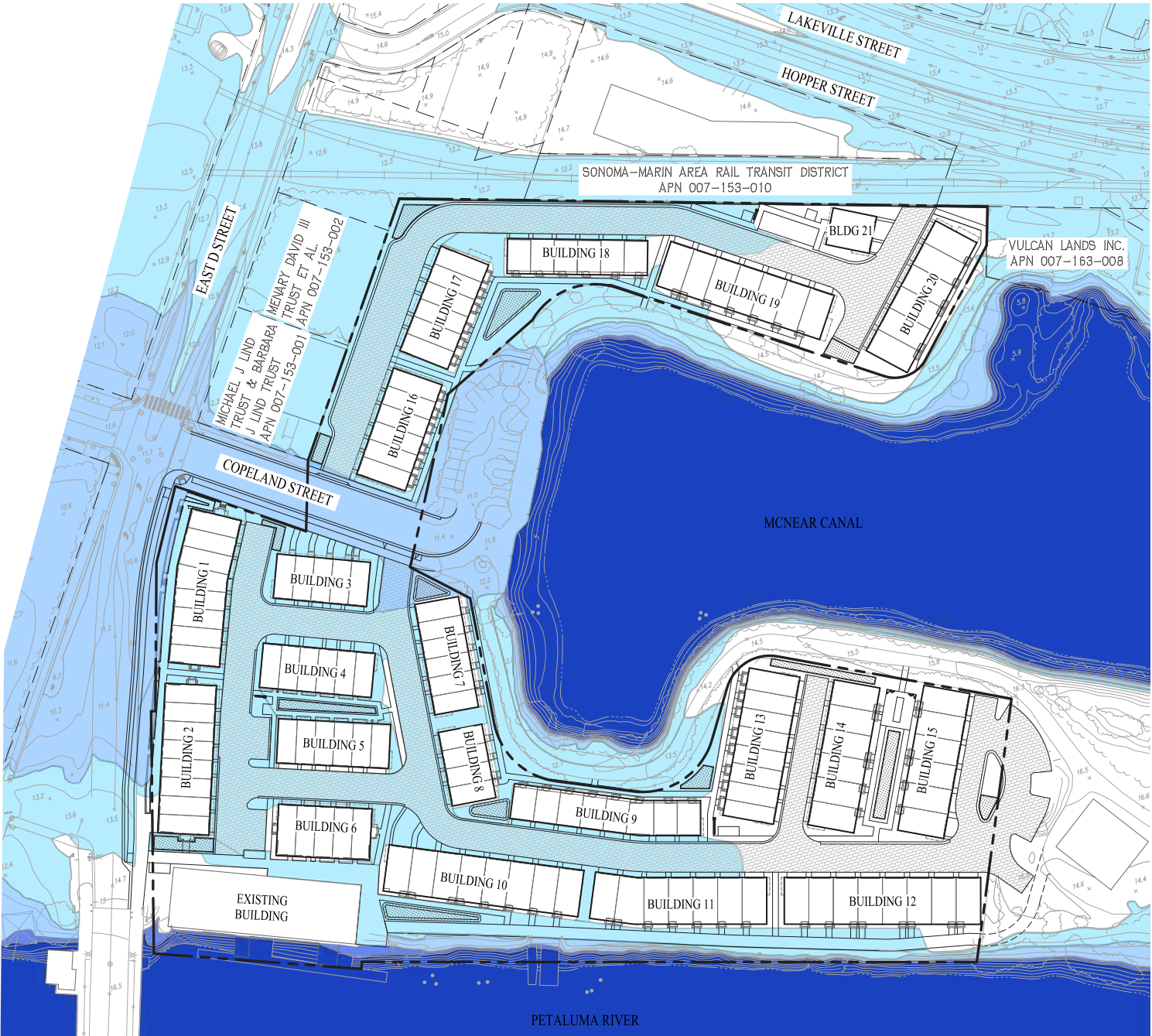


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SHEET NO.
4
OF 9 SHEETS



EXISTING CONDITIONS



PROPOSED CONDITIONS

LEGEND

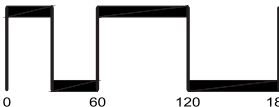
- PROJECT BOUNDARY
- MHHW + 3.3' SEA LEVEL RISE (9.0')
- 100 YEAR STORM SURGE + 3.3' SEA LEVEL RISE (10.0')
FEMA 100 YEAR BASE FLOOD ELEVATION (10.0')
- MHHW + 6.6' SEA LEVEL RISE (12.3')
- 100 YEAR STORM SURGE + 6.6' SEA LEVEL RISE (14.0')

NOTES

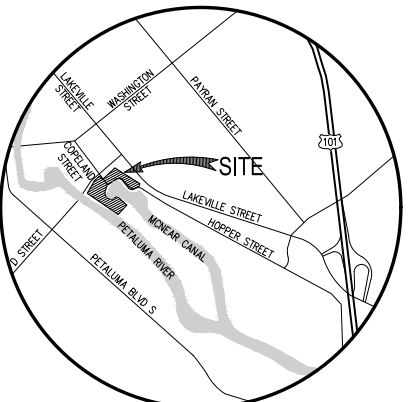
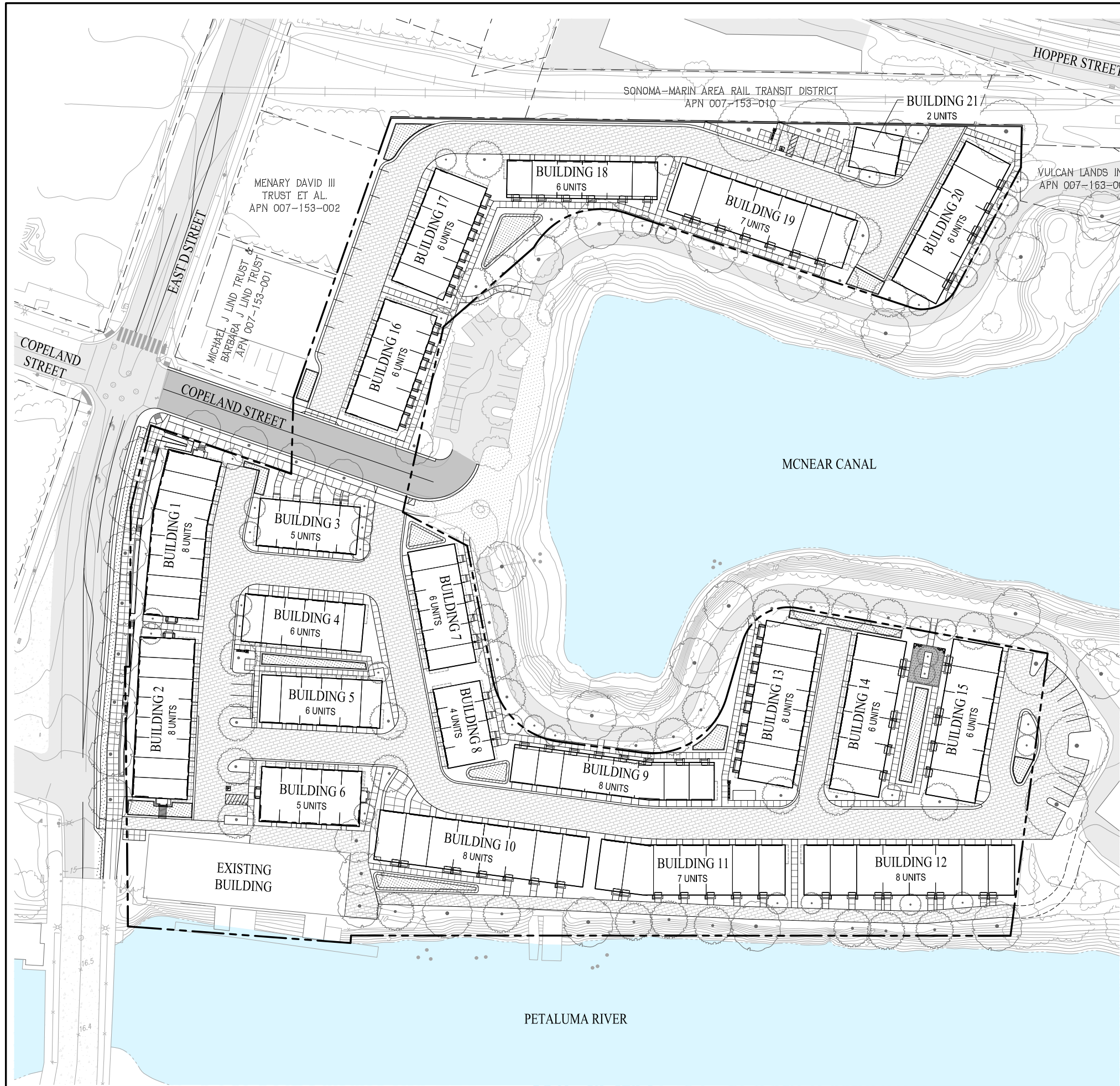
- MEAN HIGHER HIGH WATER (MHHW) ELEVATION = 5.7' (PER PETALUMA RIVER TIDAL STATION #9415252).
- THE PROJECT DESIGN CRITERIA IS TO PROVIDE PROTECTION FOR A SEA LEVEL RISE (SLR) SCENARIO BASED UPON THE MEDIUM-HIGH RISK AVERSION MODEL WITH 6.6' OF SLR WITH MHHW FOR PROPOSED IMPROVEMENTS AND 100-YEAR STORM SURGE CONDITIONS FOR PROPOSED BUILDINGS.
- THE MINIMUM GROUND FLOOR ELEVATION OF ALL PROPOSED BUILDINGS WILL BE 14.0, WHICH IS AT OR ABOVE THE FUTURE WATER SURFACE ELEVATION ESTIMATED IN THE 2100 SLR SCENARIO WITH 100-YEAR STORM SURGE IN THE OUR COAST, OUR FUTURE (OCOF) HAZARD MAP VIEWER.
- POTENTIAL FUTURE ADAPTIVE MEASURES ALONG THE PERIMETER TRAILS INCLUDE FLOODWALLS OR EARTHEN BERMS.
- THE FINAL BUILDING DESIGN OF THE EXISTING BUILDING TO REMAIN WILL MEET THE CITY'S REQUIREMENTS FOR THE RENOVATION OF EXISTING BUILDINGS WITHIN FLOOD ZONES.

SEA LEVEL RISE ASSESSMENT
OYSTER COVE

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: JUNE 15, 2022



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VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. APPLICANT: URBANMIX DEVELOPMENT
149 NEW MONTGOMERY STREET, 4TH FLOOR
SAN FRANCISCO, CA 94105
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
ANGELO OBERTELLO, R.C.E. NO. 64345
PHONE: (925) 866-0322
3. LAND AREA: 6.13 ACRES
4. PROPOSED LOTS: 22 LOTS
5. TOTAL RESIDENTIAL UNITS: 132 UNITS
6. EXISTING ZONING: D-3, T-5
7. EXISTING GENERAL PLAN LAND USE: MIXED USE / RIVER DEPENDENT INDUSTRIAL (CPSP)
8. UTILITIES:
SEWER: CITY OF PETALUMA
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
TELEPHONE: AT&T
CABLE TV: COMCAST
GARBAGE: RECOLOGY
WATER: CITY OF PETALUMA
7. APN: 007-700-003, 007-700-005, 007-700-006
8. FEMA FLOOD ZONE: ZONE AE: SPECIAL FLOOD HAZARD AREA, BASE FLOOD ELEVATIONS DETERMINED (ELEV. 10')

ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD;
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD INSURANCE RATE MAP NO. 06097C0982G DATED DECEMBER 2, 2015.
9. RECIPROCAL UTILITY AND ACCESS EASEMENTS WILL BE EXECUTED CONCURRENTLY WITH RECORDING OF THE FINAL MAP.
10. BENCHMARK: THE BENCHMARK IS A BRASS DISK IN MONUMENT WELL, HAVING NGS DESIGNATION CAULFIELD, PID DR5649.

ELEV. 11.6 FT (NAVD 88)
11. BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON LAKEVILLE STREET, THE BEARING BEING S58°51'03"E PER RECORD OF SURVEY (683 M 13).
12. THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.
13. PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	OVERALL SITE PLAN
2	PROPOSED PARCELS & LOTS
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	PRELIMINARY SITE PLAN
5	PRELIMINARY GRADING PLAN
6	GRADING SECTIONS
7	PRELIMINARY UTILITY PLAN
8	PRELIMINARY STORMWATER CONTROL PLAN
9	FIRE ACCESS PLAN

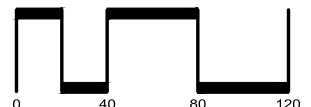
LEGEND

PROPOSED

- SUBDIVISION BOUNDARY
- PARCEL LOT LINE
- RIGHT OF WAY
- EASEMENT
- CURB

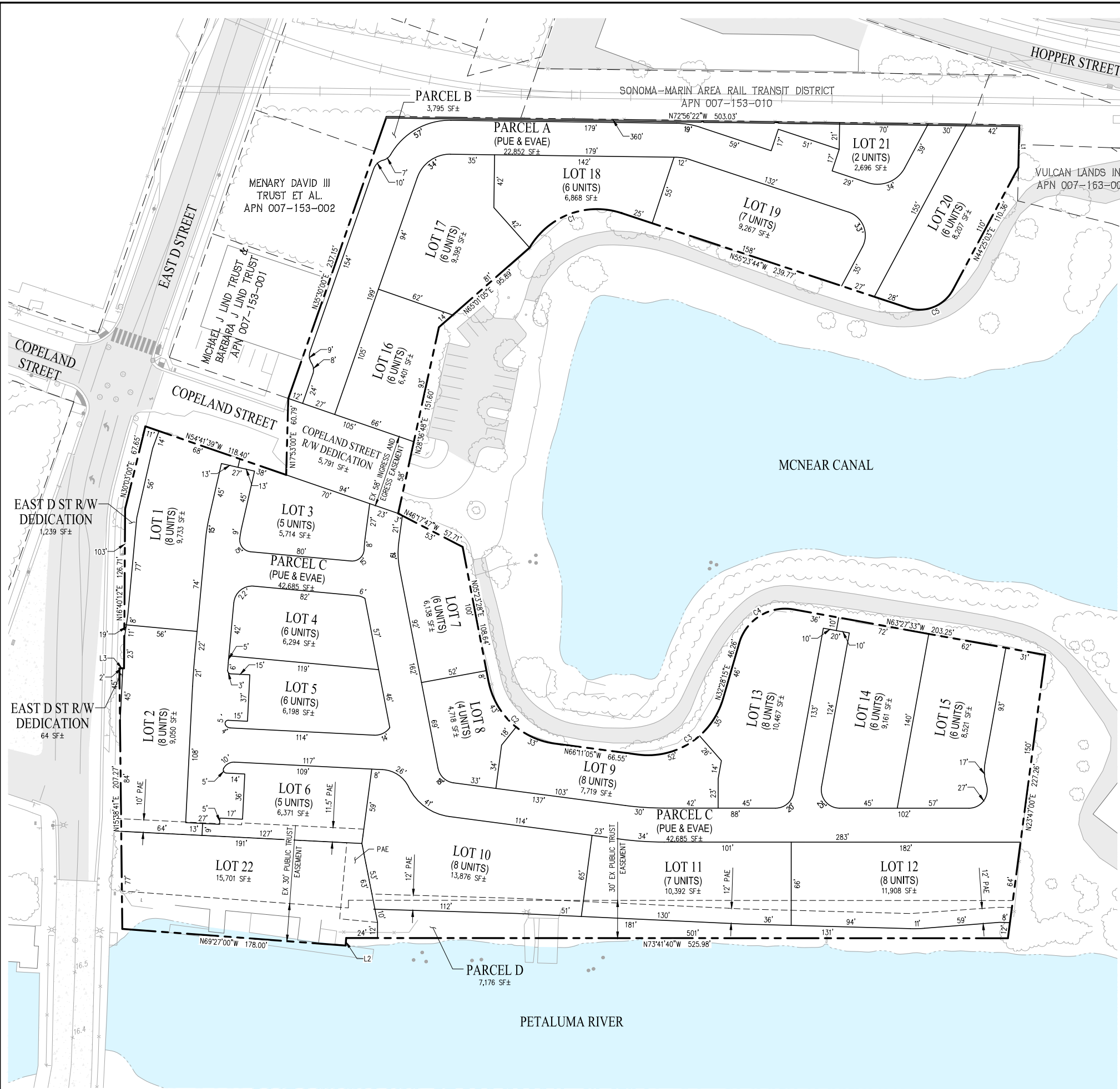
TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
OVERALL SITE PLAN
OYSTER COVE

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: MARCH 29, 2022



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
1
OF 9 SHEETS

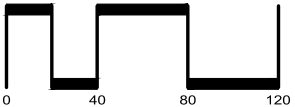


TENTATIVE MAP
PROPOSED PARCELS & LOTS
OYSTER COVE

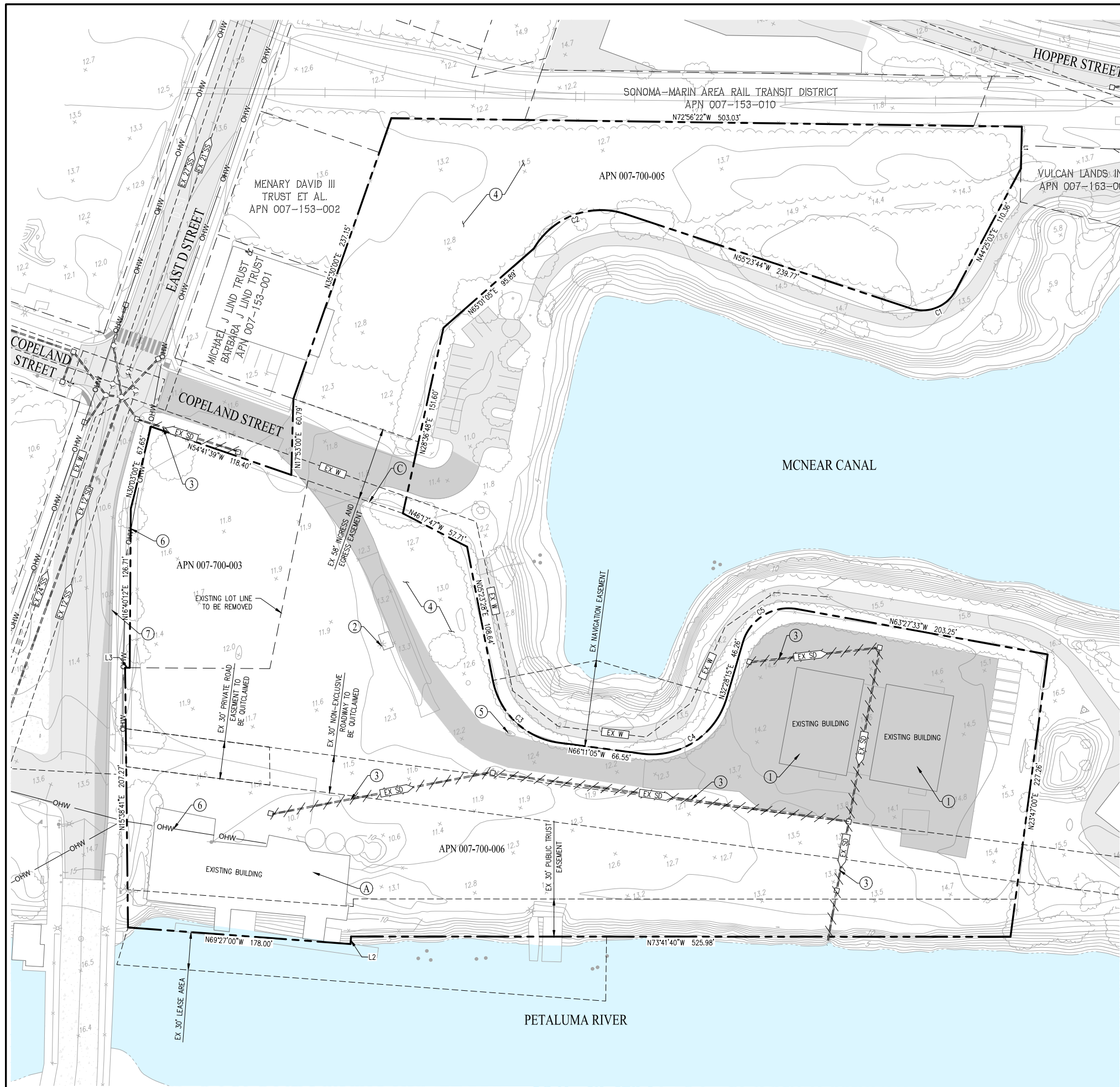
CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: MARCH 29, 2022

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	62.00'	77°59'17"	84.39'
C2	62.00'	71°34'33"	77.45'
C3	62.00'	81°20'40"	88.02'
C4	38.00'	84°04'12"	55.76'
C5	30.00'	80°11'13"	41.99'

LINE TABLE		
NO	BEARING	LENGTH
L1	N17°33'00"E	33.39'
L2	N20°33'00"E	6.00'
L3	N73°19'48"W	3.69'



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LEGEND

- SUBDIVISION BOUNDARY
- LOT PARCEL BOUNDARY
- LOT LINE
- RIGHT OF WAY
- EASEMENT
- CURB
- EXISTING PAVEMENT TO REMAIN
- EXISTING PAVEMENT TO BE REMOVED

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	30.00'	80°11'13"	41.99'
C2	62.00'	77°59'17"	84.39'
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DEMOLITION MEASURES

- DEMOLISH AND REMOVE EXISTING BUILDING
- DEMOLISH AND REMOVE EXISTING DRY UTILITY FACILITIES
- DEMOLISH AND REMOVE EXISTING STORM DRAIN FACILITIES
- CLEAR AND GRUB EXISTING LANDSCAPING
- DEMOLISH AND REMOVE EXISTING UTILITY BOX
- UNDERGROUND EXISTING OVERHEAD LINES AND POLE FACILITIES
- REMOVE EXISTING CURB, GUTTER, AND SIDEWALK

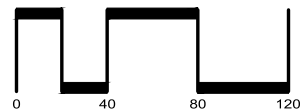
NOTE: ALL TREES ONSITE TO BE REMOVED

PRESERVATION MEASURES

- PRESERVE AND PROTECT EXISTING BUILDING
- PRESERVE AND PROTECT EXISTING STORM DRAIN FACILITIES
- PRESERVE AND PROTECT EXISTING WATER FACILITIES

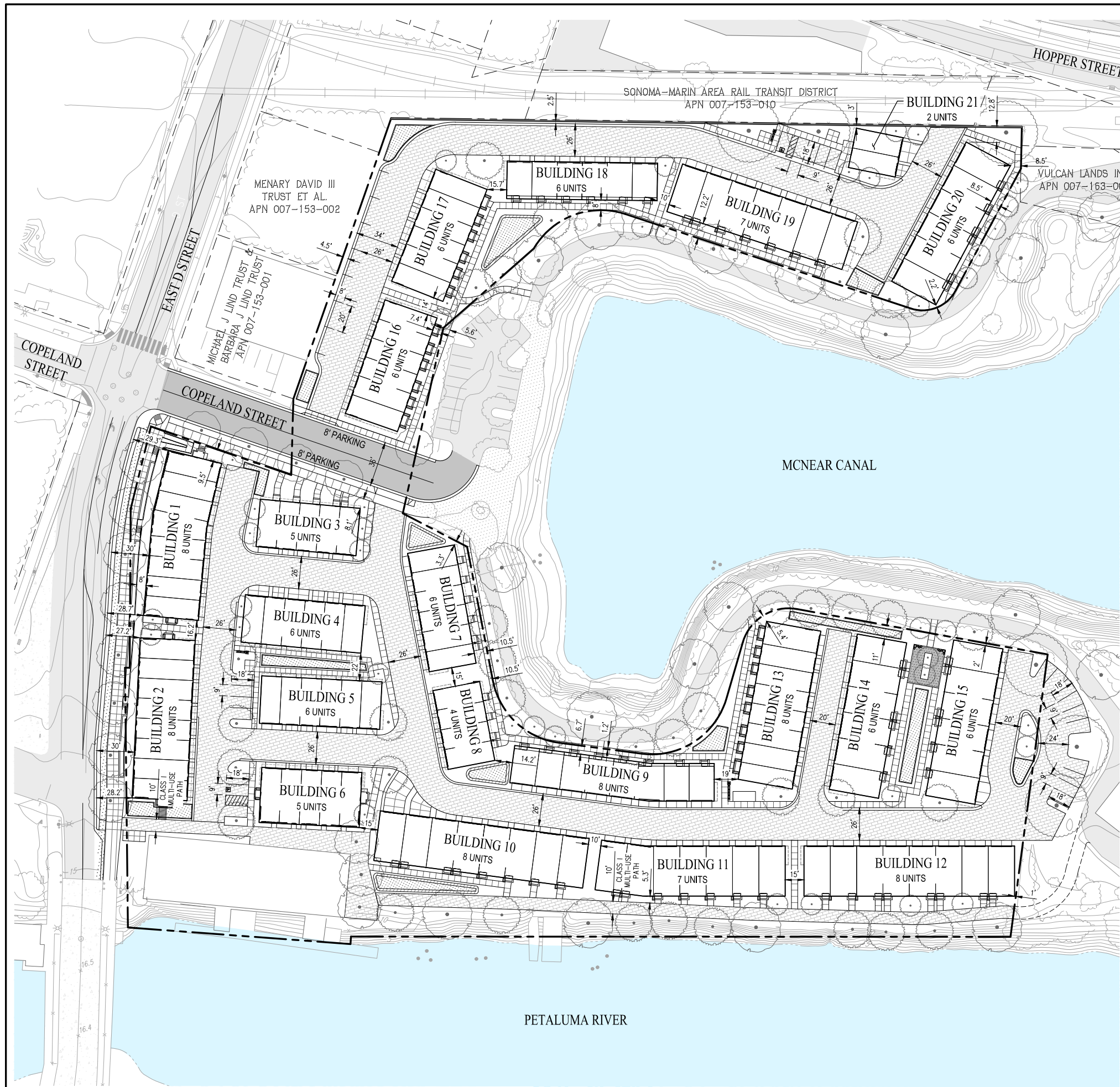
TENTATIVE MAP
EXISTING CONDITIONS &
DEMOLITION PLAN
OYSTER COVE

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
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SHEET NO.
3
OF 9 SHEETS



LEGEND

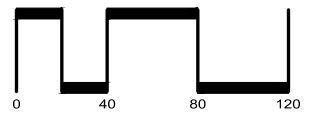
- PROJECT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED BIORETENTION PLANTER
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PARKING SUMMARY

TYPE	COUNT
STANDARD	20
COMPACT	7
ACCESSIBLE	2
TOTAL	29

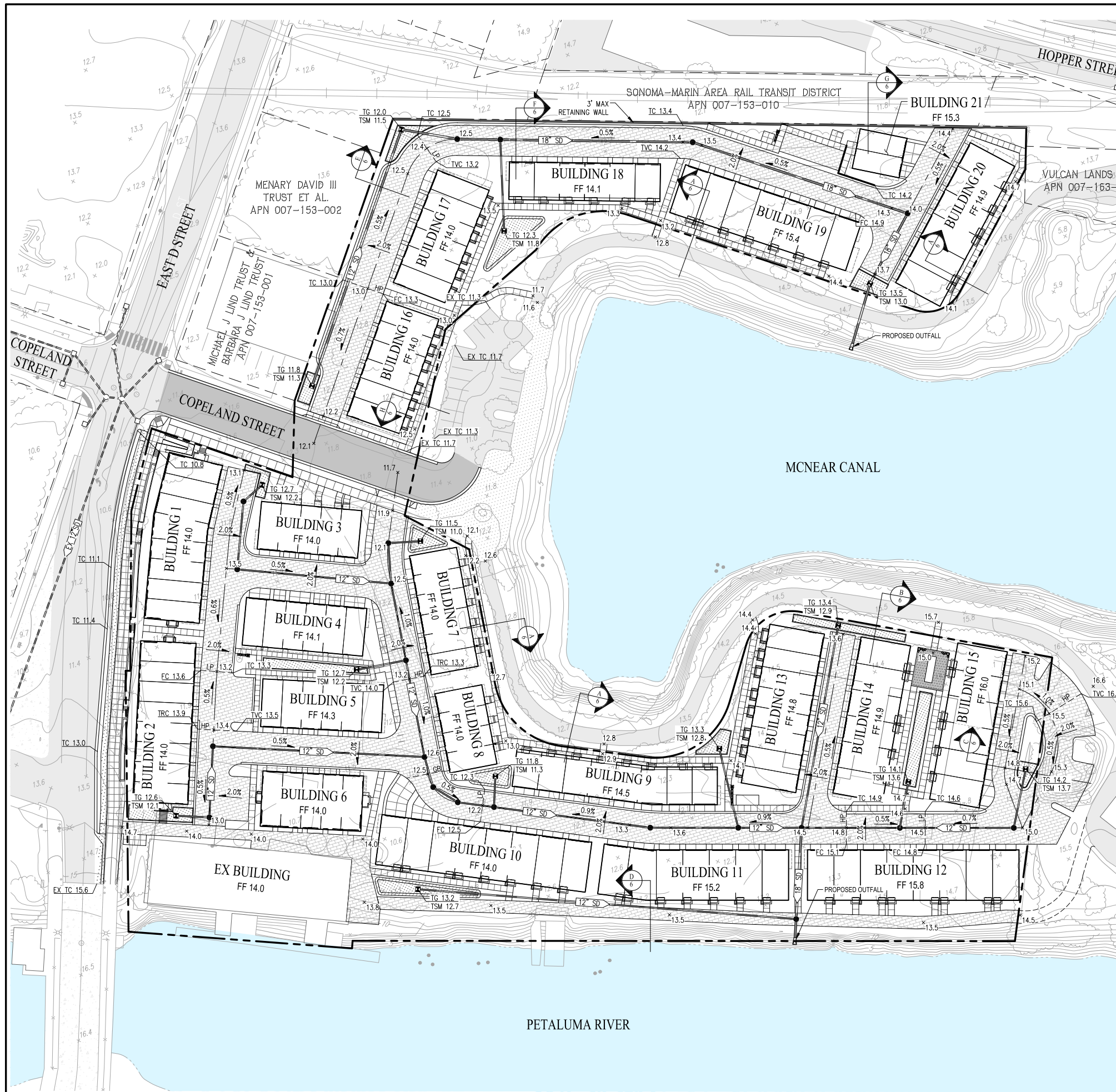
TENTATIVE MAP PRELIMINARY SITE PLAN OYSTER COVE

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
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SHEET NO.
4
OF 9 SHEETS



LEGEND

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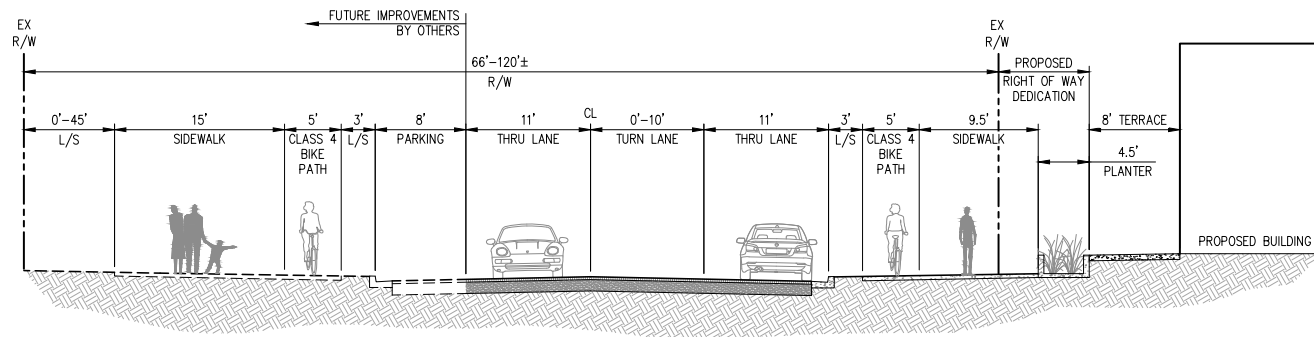
TENTATIVE MAP
PRELIMINARY GRADING PLAN
OYSTER COVE

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: MARCH 29, 2022

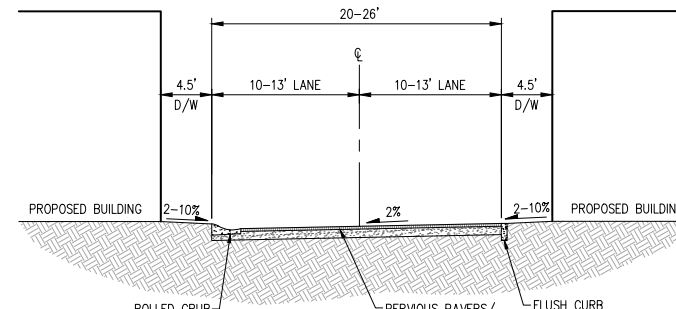
CIVIL ENGINEERS SURVEYORS PLANNERS

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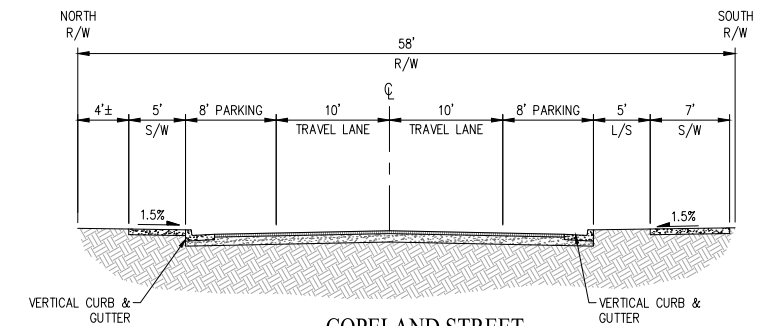
SHEET NO.
5
OF 9 SHEETS



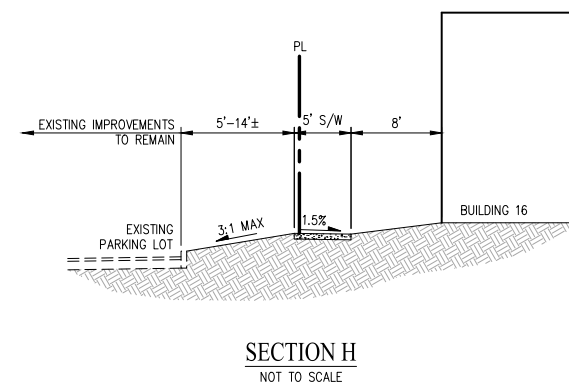
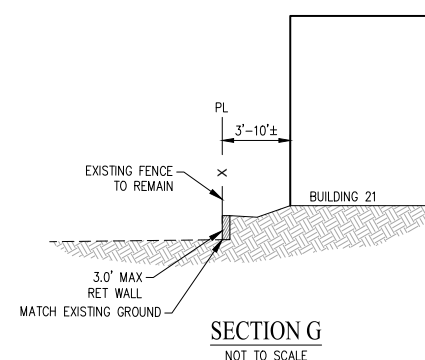
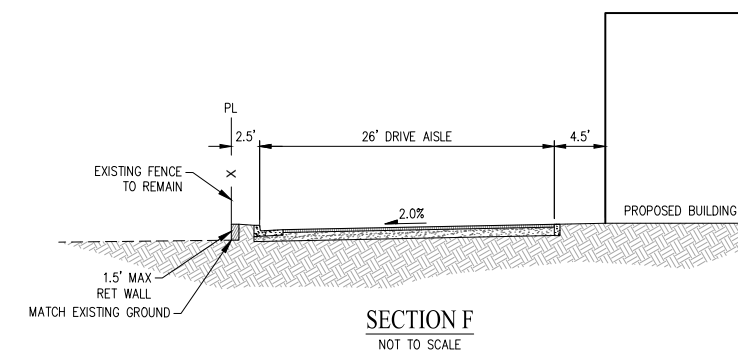
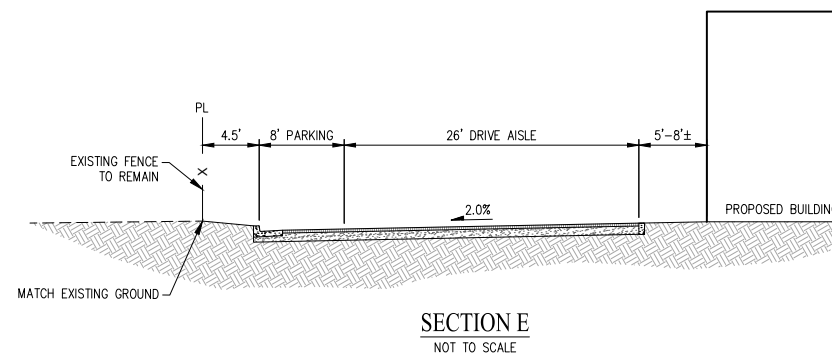
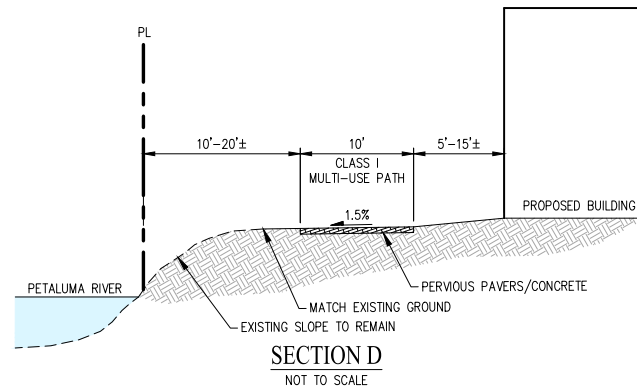
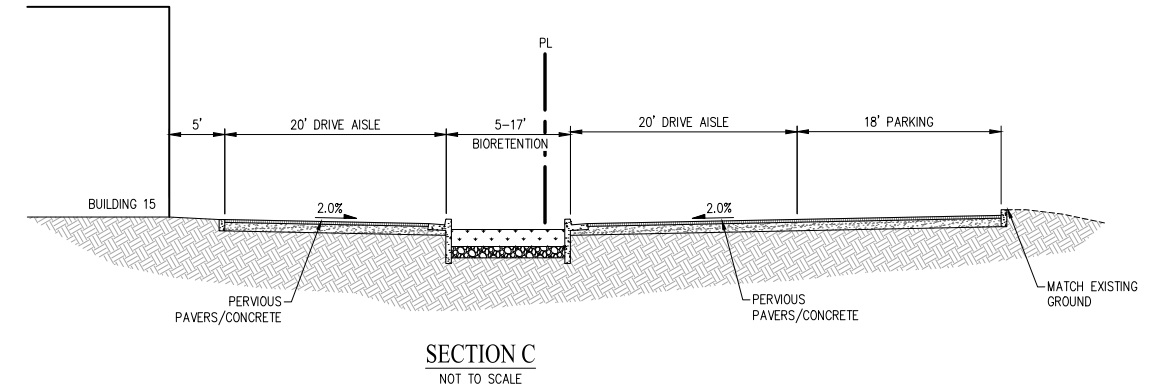
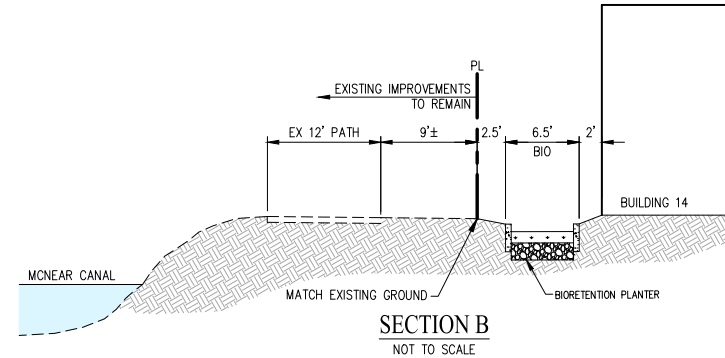
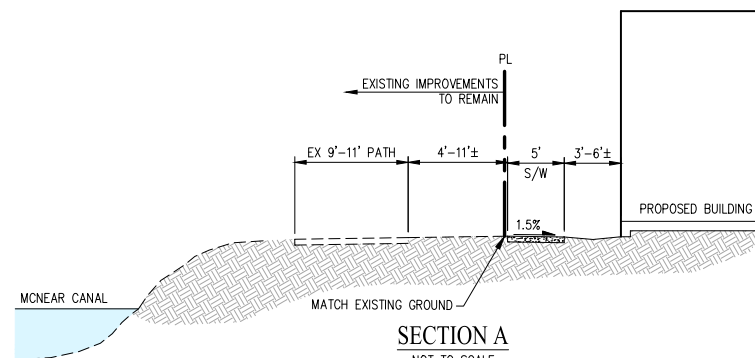
EAST D STREET
NOT TO SCALE



TYPICAL ALLEY
NOT TO SCALE

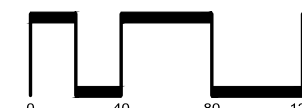


COPELAND STREET
NOT TO SCALE



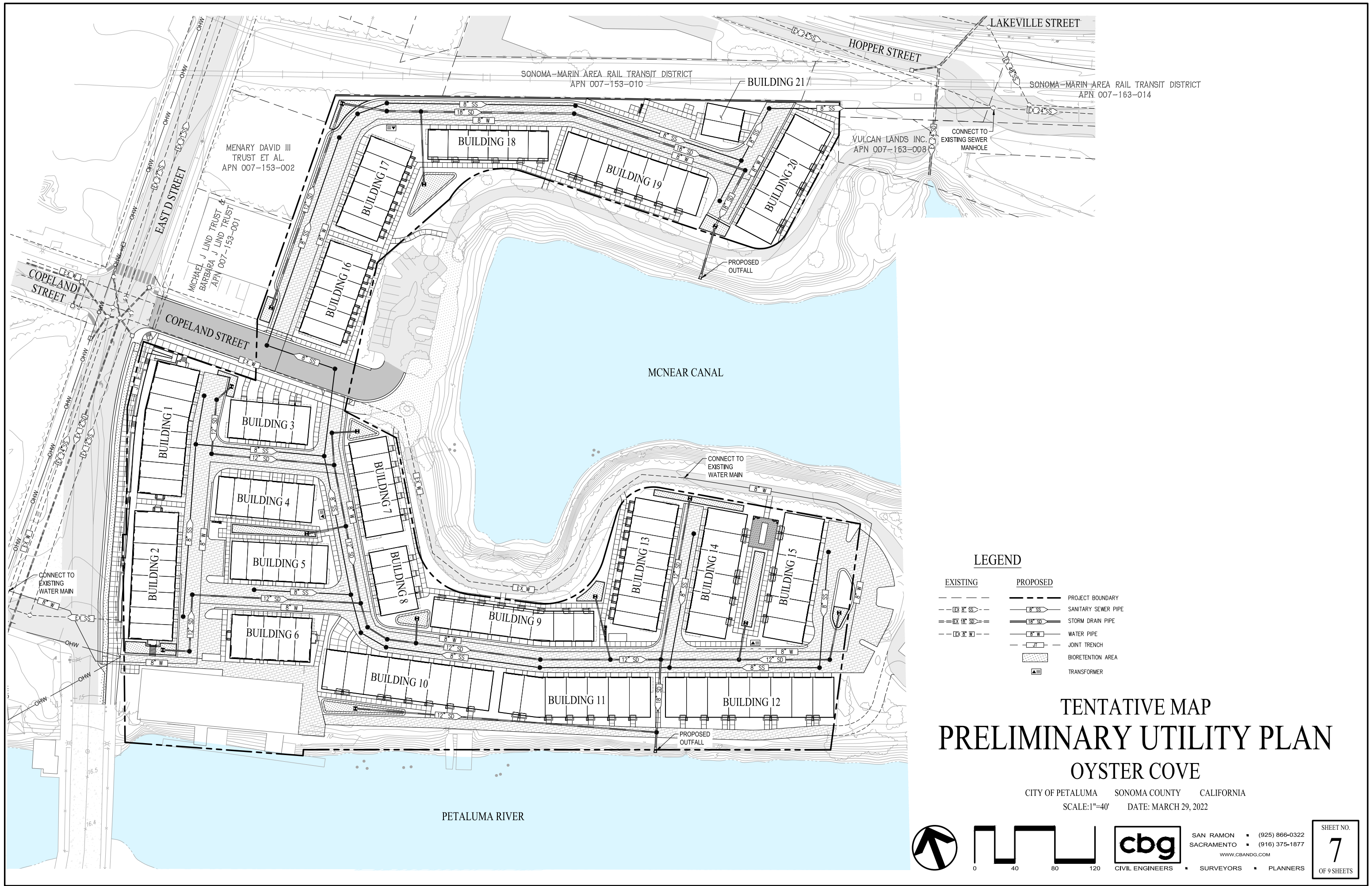
TENTATIVE MAP GRADING SECTIONS OYSTER COVE

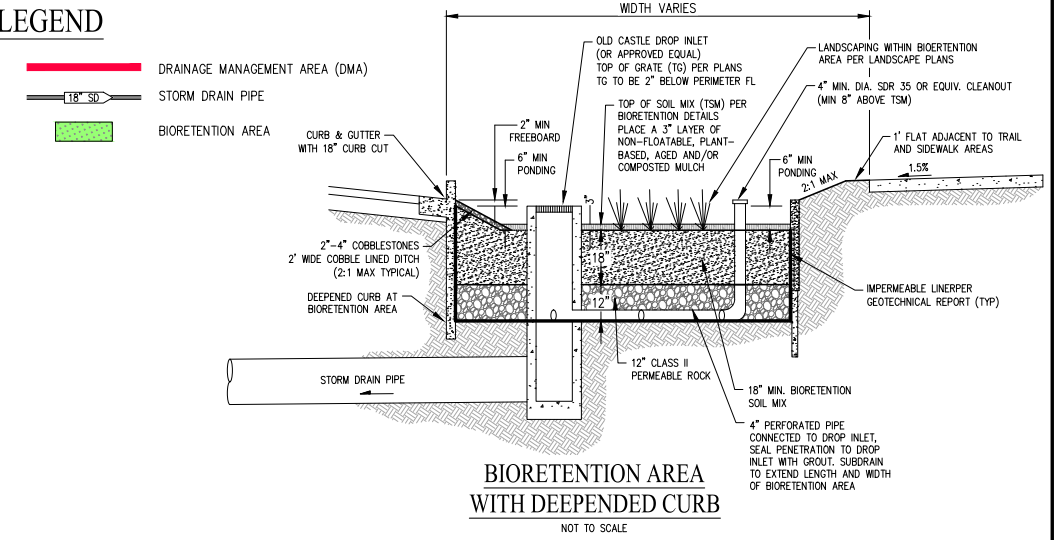
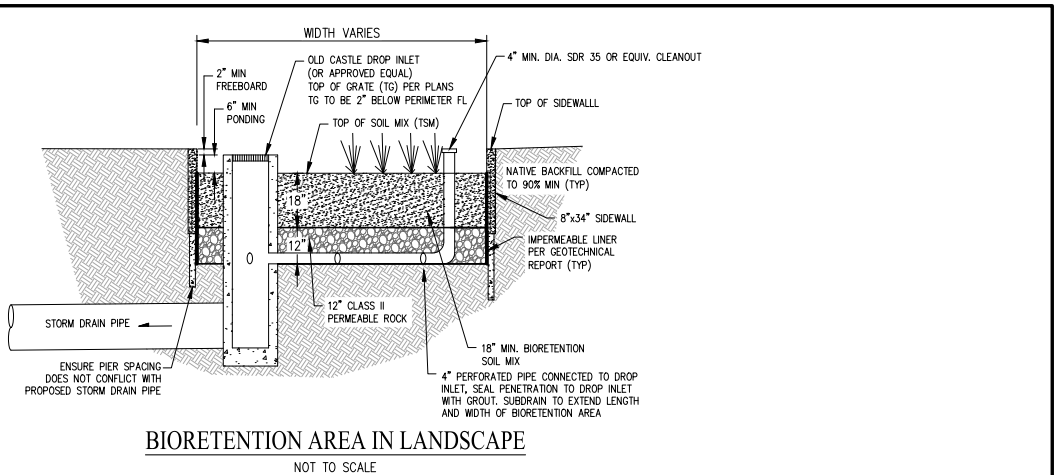
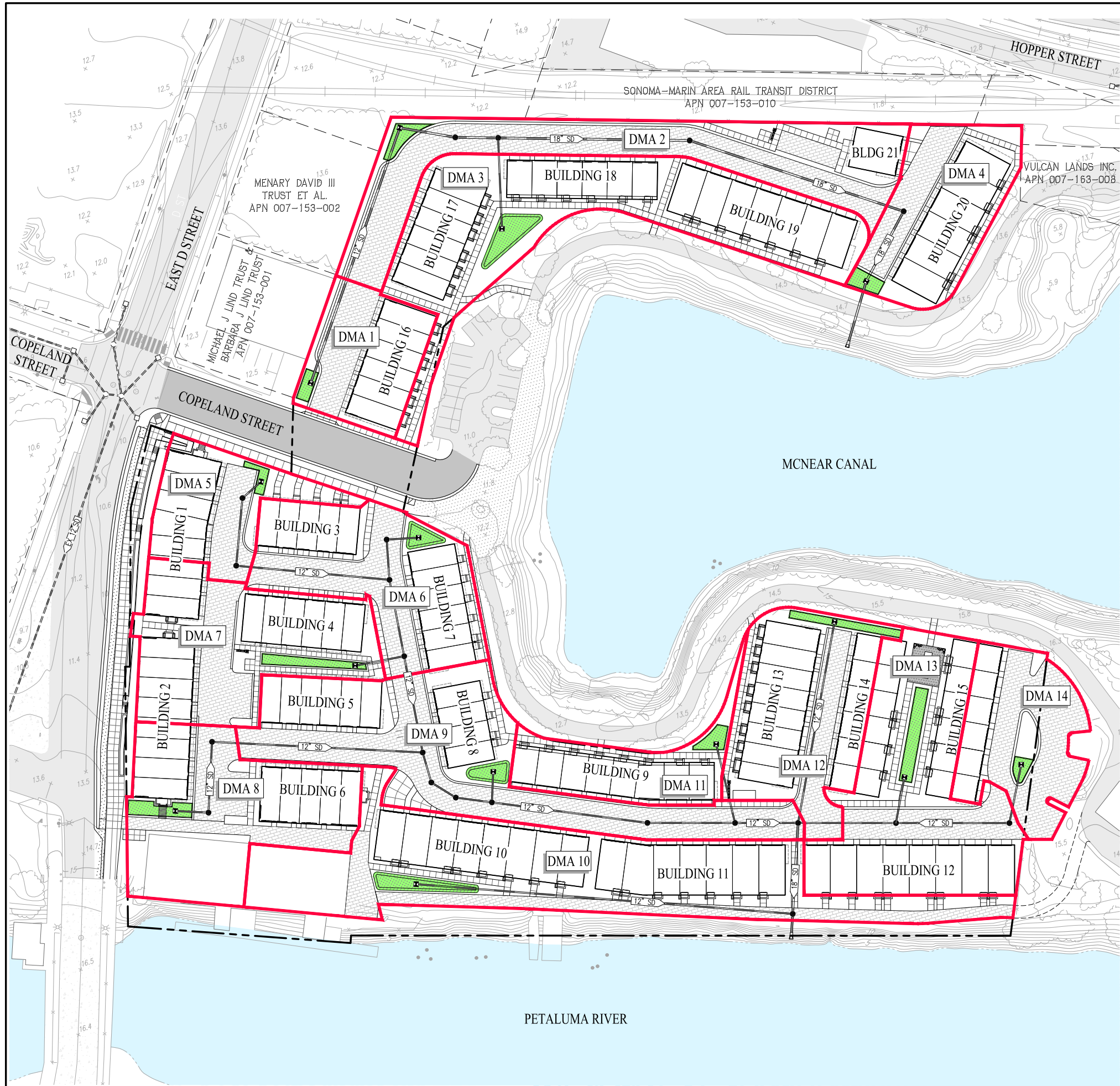
CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: MARCH 29, 2022



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SHEET NO.
6
OF 9 SHEETS





DMA SUMMARY TABLE					
DMA	TOTAL AREA	TOTAL IMPERVIOUS AREA	TOTAL PERVIOUS AREA	REQUIRED TREATMENT AREA	PROVIDED TREATMENT AREA
1	9,201	5,020	4,181	218	228
2	20,610	3,306	17,304	201	383
3	27,606	18,578	9,028	779	935
4	12,668	7,019	5,649	303	327
5	8,694	4,172	4,522	185	190
6	17,063	9,311	7,752	403	407
7	18,172	10,766	7,406	460	500
8	19,091	11,182	7,909	479	495
9	25,246	9,611	15,635	447	463
10	32,805	18,568	14,237	800	841
11	8,215	6,359	1,856	262	308
12	16,915	10,382	6,533	441	495
13	22,961	14,465	8,496	613	712
14	11,566	3,364	8,202	167	200
TOTAL	250,813	132,103	118,710	5,758	6,484

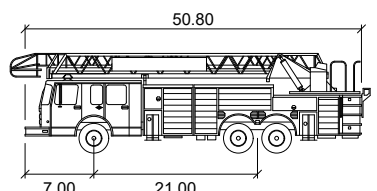
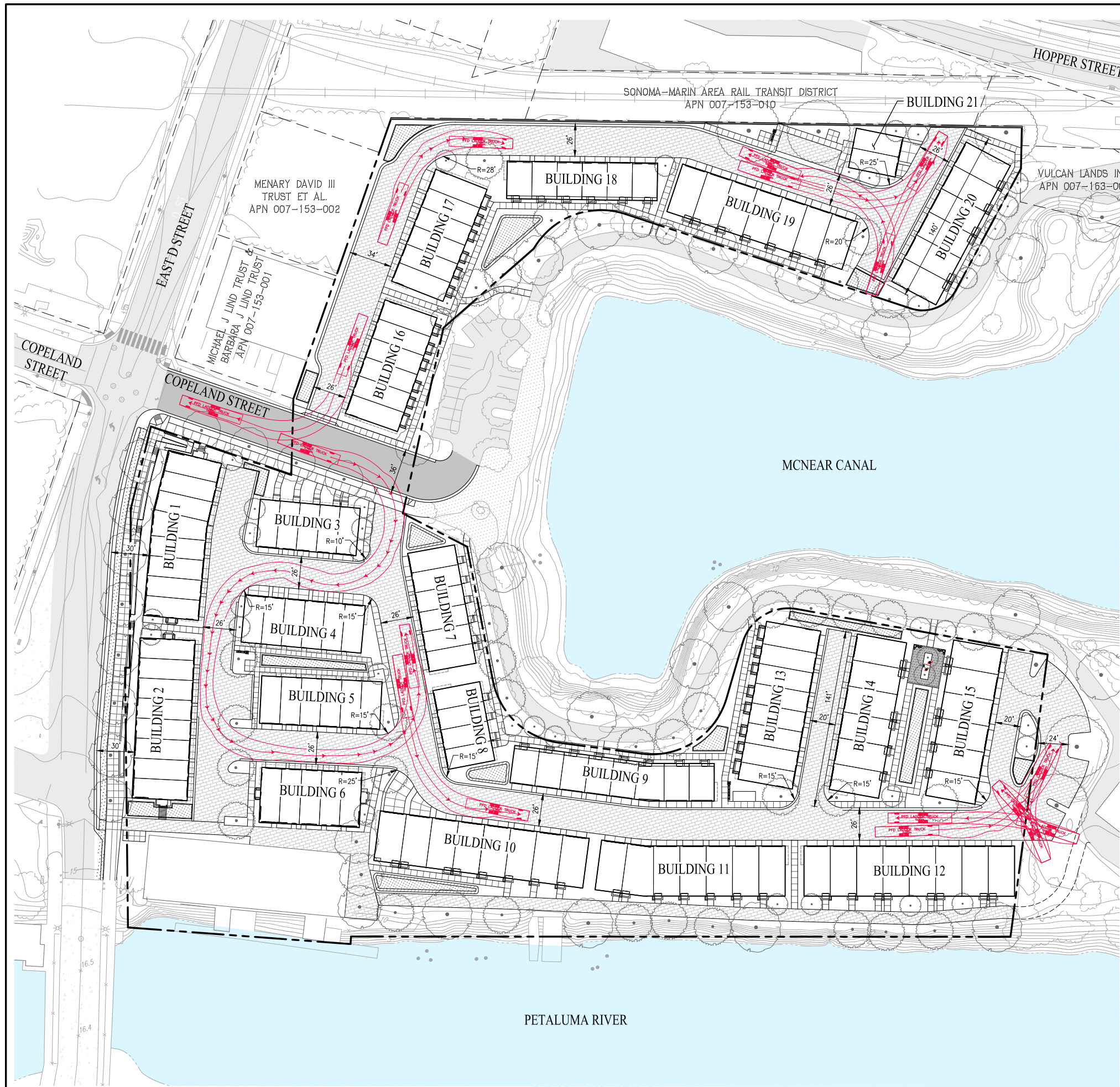
TENTATIVE MAP
PRELIMINARY STORMWATER
CONTROL PLAN
OYSTER COVE

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: MARCH 29, 2022

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SHEET NO.
8
OF 9 SHEETS



PFD LADDER TRUCK

	feet
Width	: 8.00
Track	: 7.67
Lock to Lock Time	: 5.0
Steering Angle	: 25.4

NOTE
BUILDING EAVE HEIGHT TO BE MAXIMUM
HEIGHT OF 30' EXCEPT AT BUILDINGS 1 & 2.

TENTATIVE MAP FIRE ACCESS PLAN OYSTER COVE

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: MARCH 29, 2022





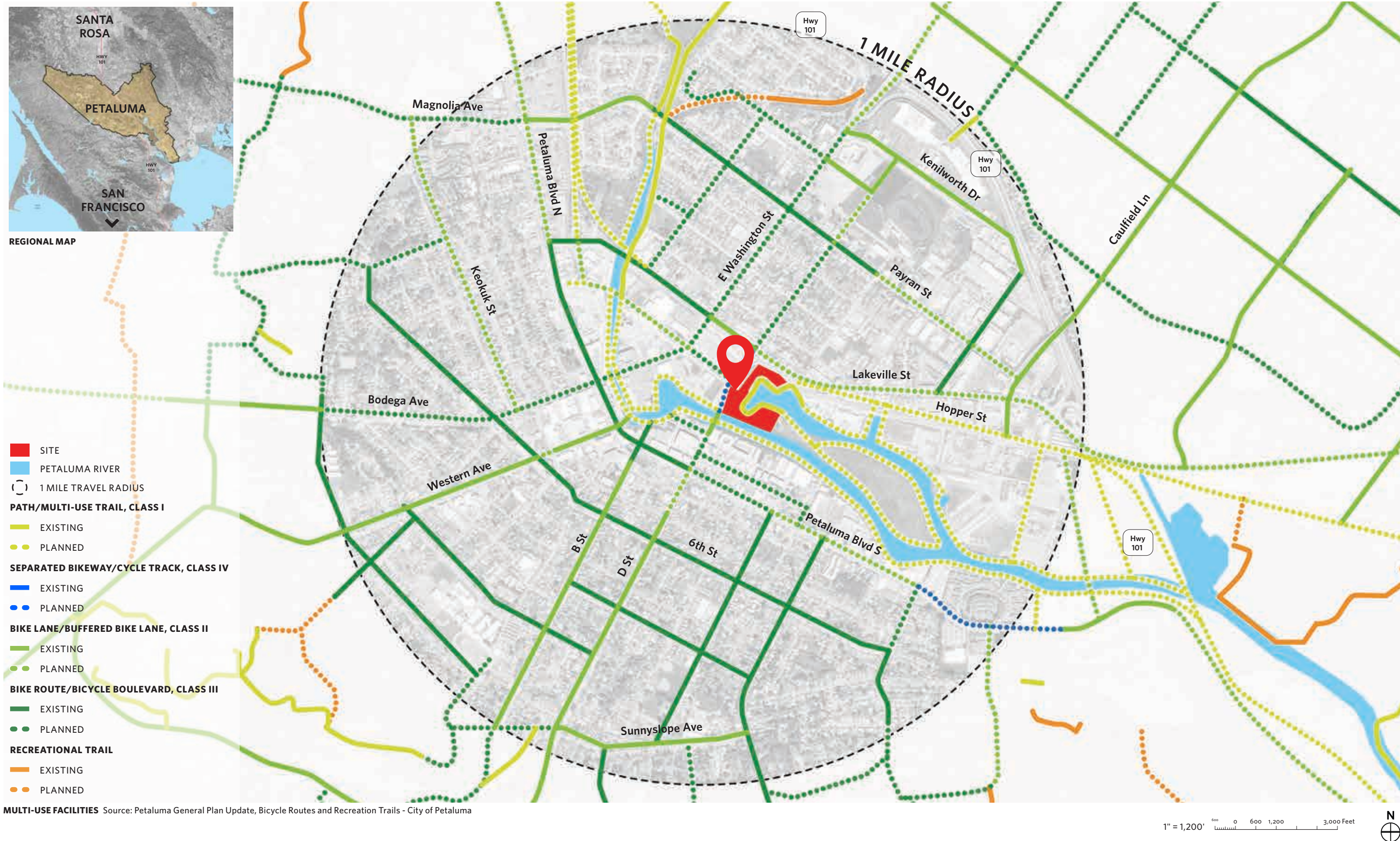
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SHEET NO.
9
OF 9 SHEETS



SITE PLAN



REGIONAL PED, BIKE, AND WATER CONNECTIONS