



Oyster Cove Mixed Use Neighborhood Project

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

GENERAL PLAN AMENDMENT

ZONING MAP AMENDMENT

TENTATIVE MAP FOR CONDOMINIUM PURPOSES

CITY COUNCIL PUBLIC HEARING

SEPTEMBER 18, 2023

ANDREW TRIPPEL, AICP, PLANNING MANAGER

AGENDA

Context

Project Information

CEQA Review

General Plan Amendment

Zoning Map Amendment

Tentative Subdivision Map

Staff Recommendation

Context

Principles and Concepts

Smart Growth Principles

Transit- Oriented Development

15-minute Neighborhoods

Mixed Use

General Plan Update

6th Cycle Housing Element (2023)

Plans and Regulatory Documents

General Plan (2025)

Bicycle and Pedestrian Plan (2008)

River Access and Enhancement Plan (1996)

Central Petaluma Specific Plan (2003)

SMART TOD Master Plan (2013)

SmartCode (2013)

PMC Title 20

Implementing Zoning Ordinance

Phase 1 Entitlements

CEQA IS/MND and MMRP

General Plan Amendment to Mixed Use (1.86 acres)

Zoning Map Amendment to Urban Center (T5) (1.86 acres)

Tentative Map for Subdivision and Condominium Purposes (6.13 acres)

Associated SmartCode Warrants

- Remove required "Hopper Loop Road"
- Modify minimum Ground Floor Ceiling height requirement
- Modify to allow commercial activity in 30-foot Ground Floor Space Depth
- Reduce minimum Lot Size width and depth
- Reduce minimum required Main Body Width
- Eliminate required Private Open Space
- Modify Parking Location requirement

Phase 2 Entitlement

Site Plan and Architectural Review (SPAR)

- Site Plan Approval
- Architectural Design
- Materials
- Preliminary Landscape Plan Approval
- Signage
- Wayfinding
- Other aspects as necessary and appropriate

Project Milestones

Application submitted March 31, 2022

PBAC Review June 1, 2022

Neighborhood Meeting June 8, 2022

PC Study Session June 28, 2022

Deemed Complete November 11, 2022

CEQA IS/MND published April 7, 2023

Planning Commission Public Hearing May 9, 2023 – Phase I entitlements

Planning Commission Public Hearing May 23, 2023 – General Plan Conformance Determination

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Project Site

Three Parcels @ 6.13 ac

- 100 E D St. @ 3.86 ac
- 0 E D St. @ 0.64 ac
- 0 Copeland St. @ 1.60 acres

General Plan

- Mixed Use @ 4.27 ac
- River Dependent Industrial @ 1.86 ac

Zoning

- Urban Center (T5) @ 4.27 ac
- River Dependent Industrial @ 1.86 ac



Project Context

Downtown Petaluma

Downtown SMART Station

Petaluma-Copeland St. Transit Mall

Employment-rich

Commercial Retail and Services

Restaurants, Cinemas, Museum

Public Gathering Spaces

River Trail

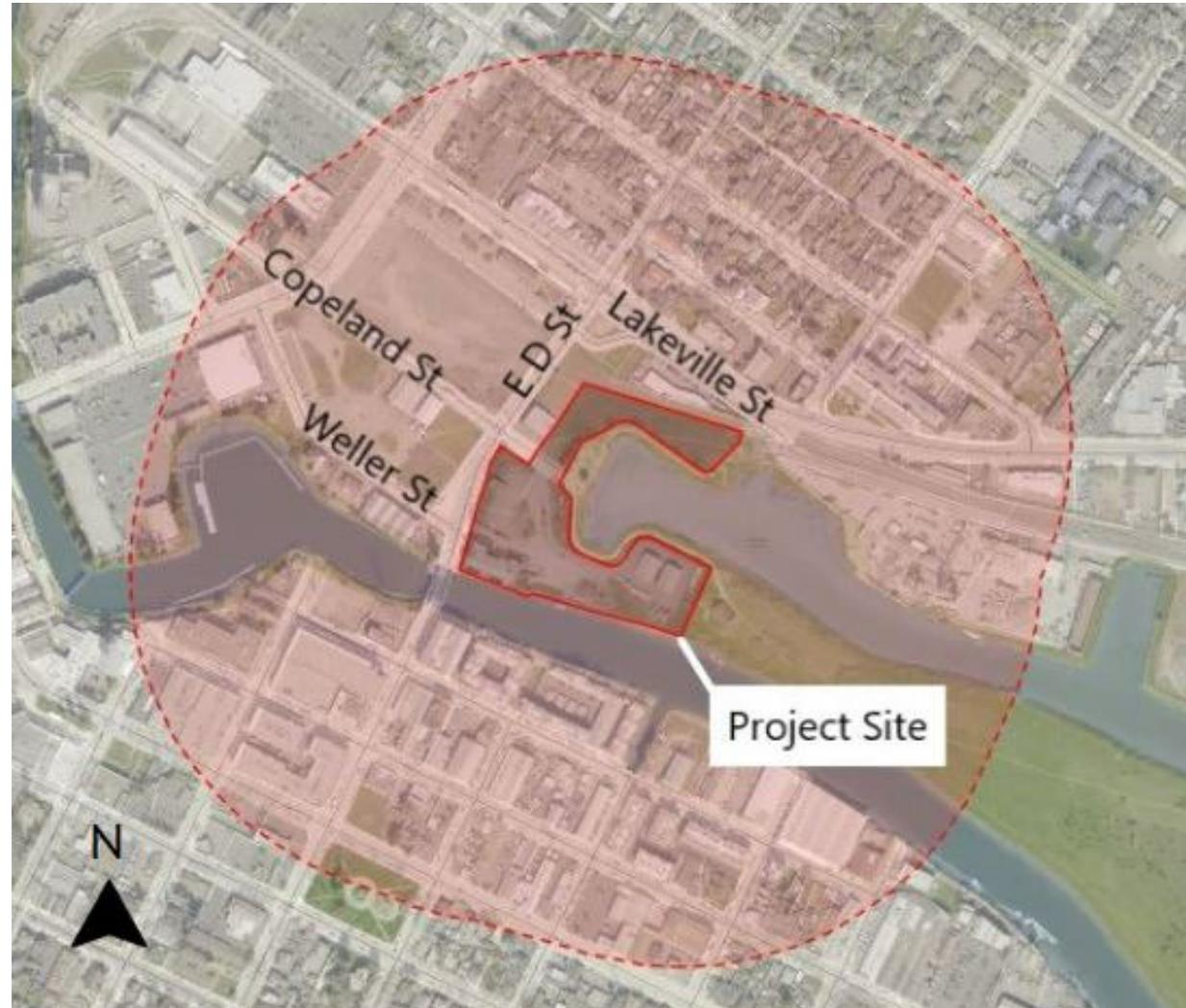
Steamer Landing Park

Future Petaluma River Park

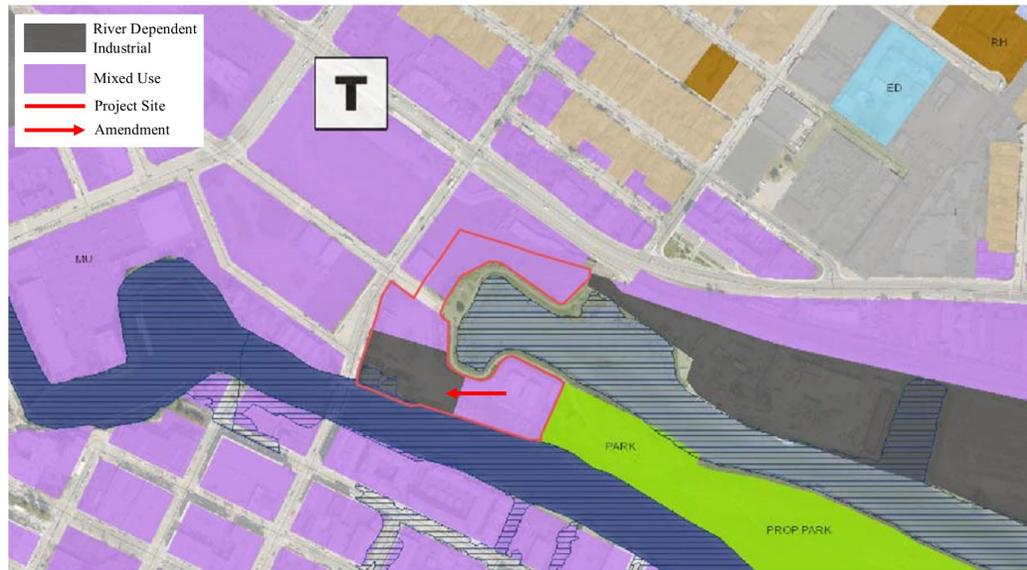
McKinley School

Petaluma Junior High School

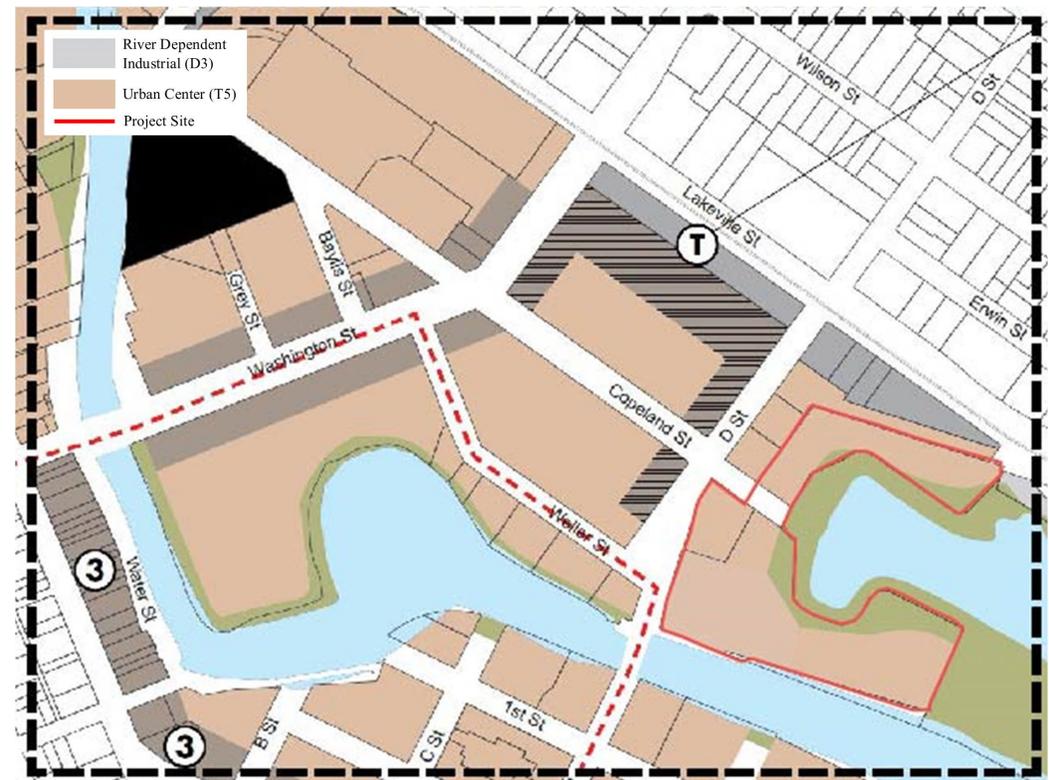
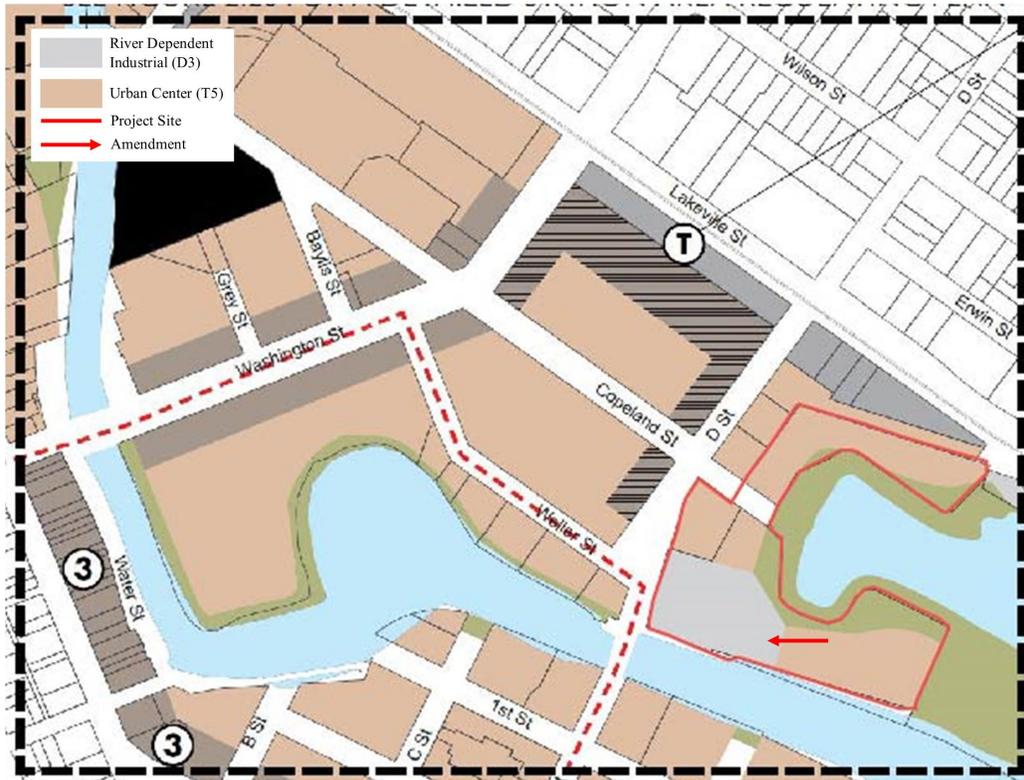
Petaluma High School



General Plan Land Use



Zoning



Project Data

132-unit Residential Development

121 attached townhomes

- 20 reserved for affordable housing
- ± 1,345 – 1,995 SF
- 2-3 bedroom
- 1-2 car garage

11 Live-Work

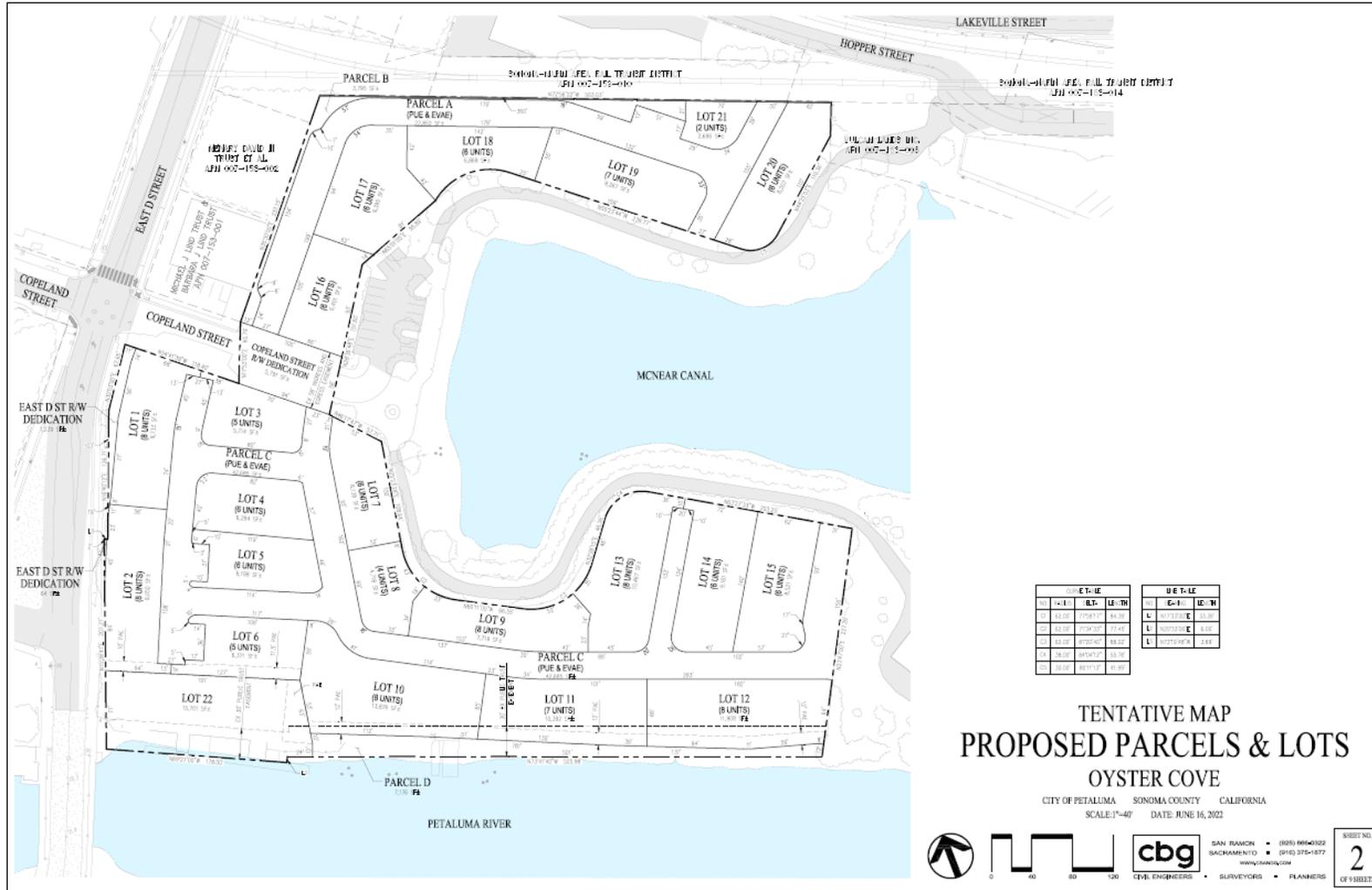
- (± 2,100 SF)
- ± 9,000 SF “work space”

Oyster Shed Adaptive Re-use

- 6,000 SF Boathouse
- 1,500 SF Public Space
- 1,500 SF Commercial space



Tentative Subdivision Map (22 Lots)



Illustrative Site Plan



PEDESTRIAN AND BIKE NETWORK



VEHICULAR ACCESS

Public Benefits

Multi-use promenade along Petaluma River

Multi-use path with dedicated bike lane along East D Street

20 new affordable housing units in Downtown

New signalized intersection at East D St. and Copeland St.

New onsite parking at Steamer Landing and Heritage Center

Adaptive Reuse of Oyster Shed as public amenity

Improved River Trail

Improved access to Steamer Landing and Petaluma River Park

Development Impact Fees in addition to public infrastructure

- \$30k Commercial Development Housing Linkage Fee
- \$907k Open space and parkland acquisition and development fees
- \$1.7K Traffic development impact fees

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CEQA Review – IS/MND and MMRP

- Draft Initial Study/Mitigated Negative Declaration (**Attachment G**) was prepared for the project
- On April 7, 2023, a Notice of Availability (NOA) was distributed, initiating a 30-day public comment period beginning on April 7, 2023, and ending May 8, 2023.
- The project could result in potentially significant impacts related to Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards/Hazardous Materials, Hydrology/Water Quality, Noise, and Tribal Cultural Resources.
- The Initial Study/Mitigated Negative Declaration concluded that all project impacts would be mitigated to less than significant levels by implementing recommended mitigation measures or through compliance with existing Municipal Code requirements and City standards.
- The applicant has agreed to implement the mitigation measures identified and contained in the project's Mitigation Monitoring and Reporting Program.

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CEQA Review

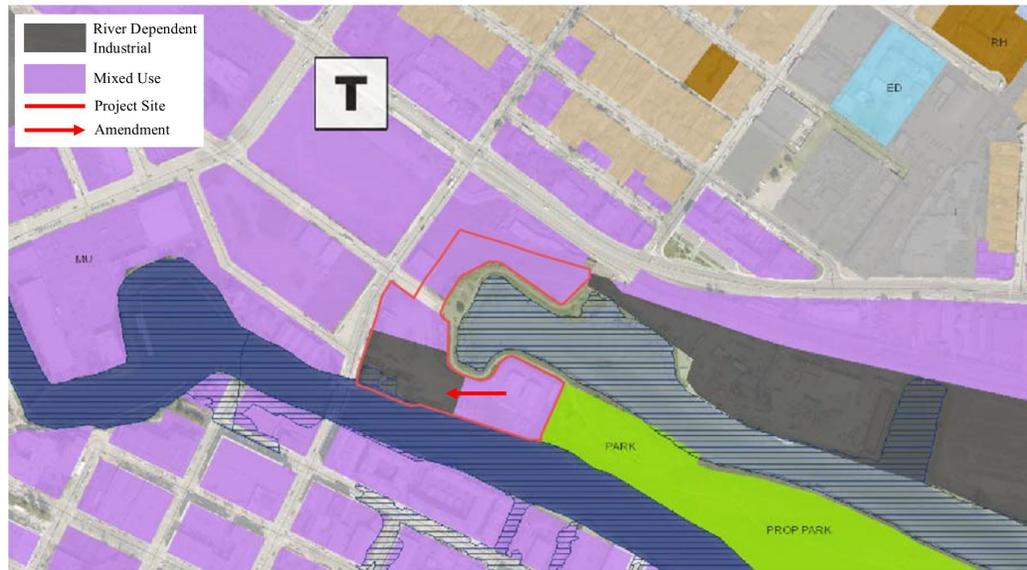
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General Plan Land Use Amendment



Administration and Findings

- The General Plan will be subject to site-specific amendments needed from time to time to modify policies that may be obsolete or unrealistic due to changed conditions, such as development on a site
- General Plan Goal 1-G-1 Land Use seeks to maintain a balanced land use program that meets the long-term residential, employment, retail, institutional, education, recreation, and open space needs
- Land Use Policy 1-P-1 promotes a range of land uses at densities and intensities to serve the community needs, while Policy 1-P-2 promotes infill development at equal or higher density and intensity than surrounding uses in order to use land efficiently
- Policy 1-P-6 encourages mixed-use development, which includes opportunities for increased transit access
- The project site is identified in the 2023-2031 Housing Element, adopted by the City Council on March 20, 2023, as capable of providing up to 132 housing units and identifies potential constraints, including access easement
- Government Code Section 65358 allows General Plan amendments when it is deemed in the public interest to do so

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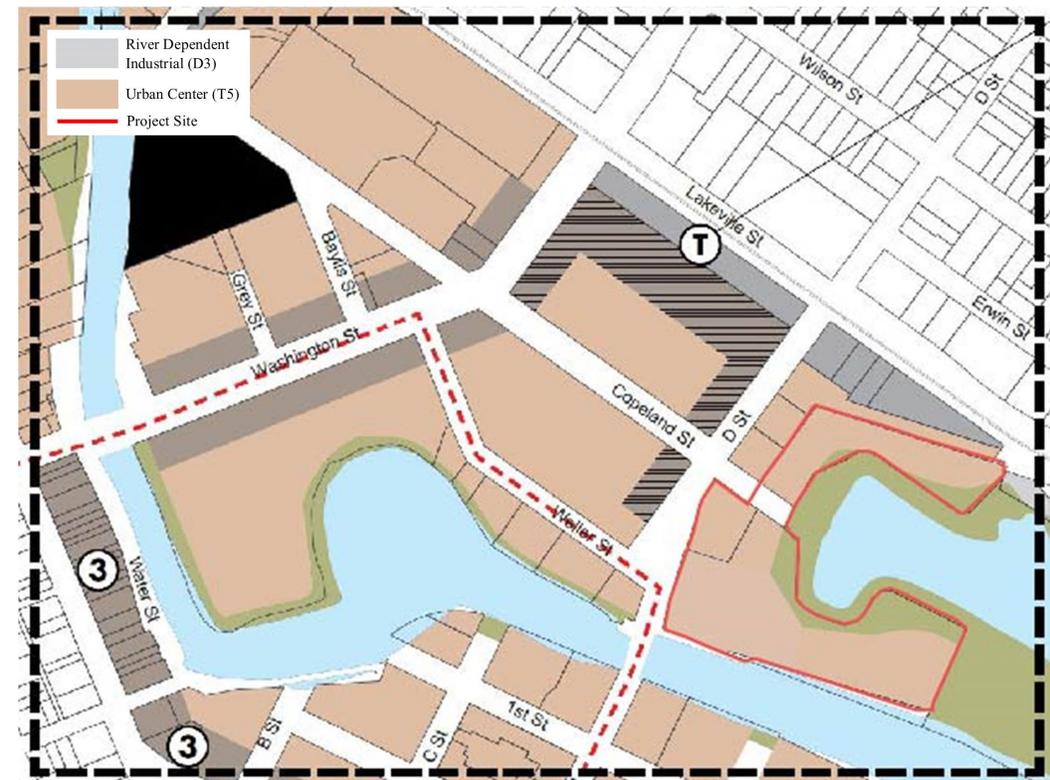
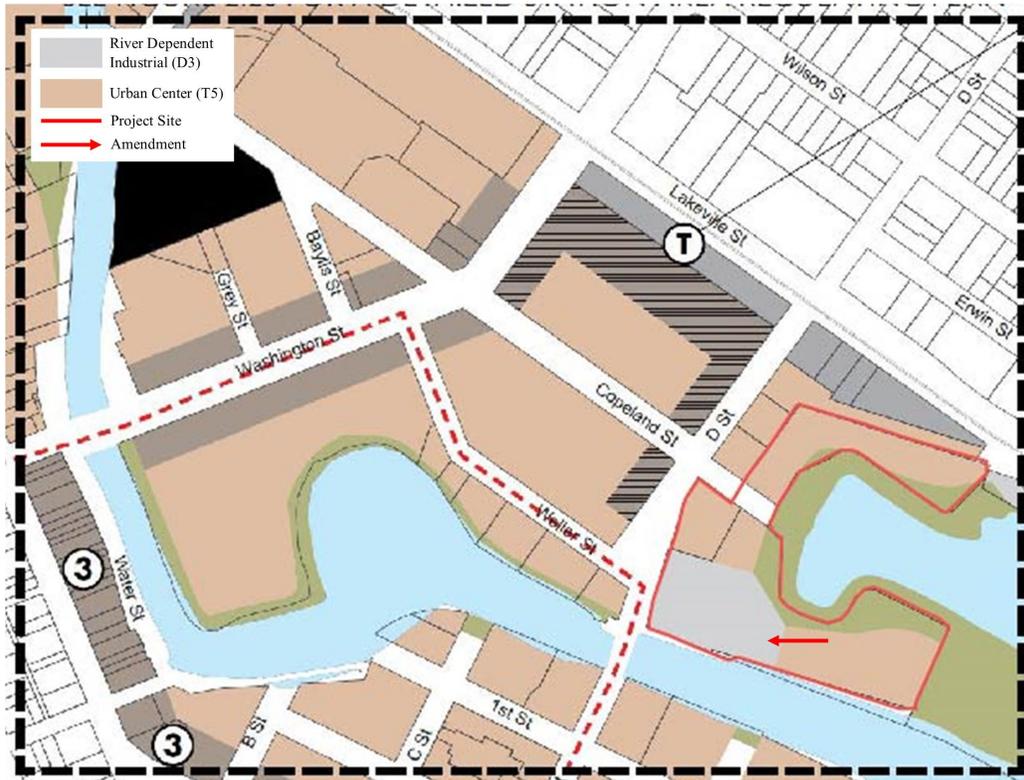
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Zoning



Administration and Findings

- Pursuant to IZO Section 25.010 – Amendment, the IZO may be amended by changing the boundaries of any district, whenever the public necessity and convenience and general welfare require such amendment.
- The proposed amendment is in general conformity with the Petaluma General Plan and any applicable plans. The T5 zone implements the underlying Mixed Use General Plan land use classification and is therefore consistent with the General Plan.
- The public necessity, convenience, and general welfare clearly permit the adoption of the proposed amendment in that it would support the development of new housing, including affordable housing, and provide a variety of public benefits, including new multi-modal transportation infrastructure and public spaces.
- The amendments will create a single zone for a single parcel of land and will allow for one set of rules to apply to the site.

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CEQA Review

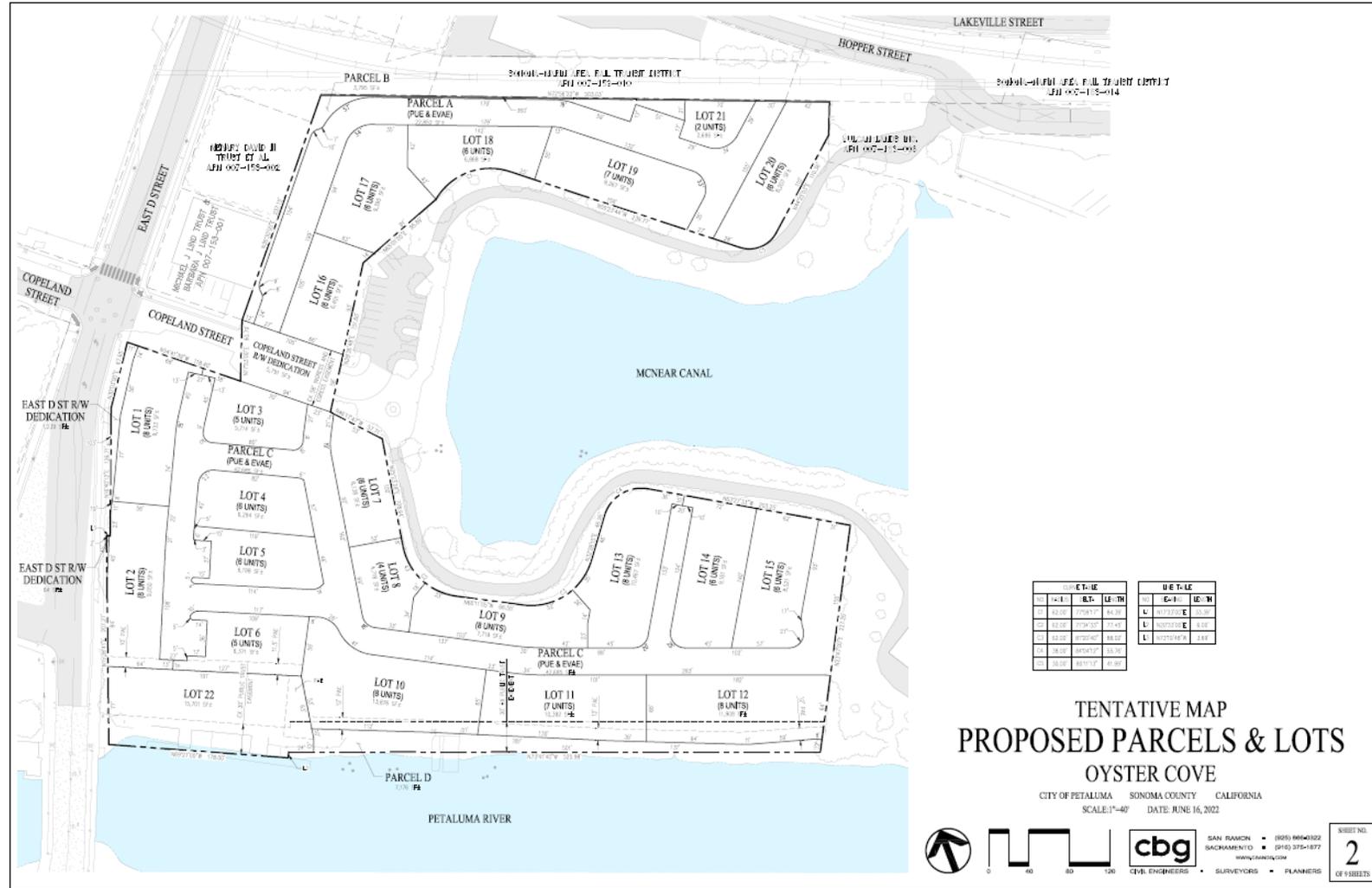
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Tentative Subdivision Map (22 Lots)



Policy Alignment and Findings

- **City of Petaluma General Plan 2025** and the **City of Petaluma Bicycle and Pedestrian Plan 2008**
- **Petaluma River Access and Enhancement Plan**, adopted May 1996
- **Central Petaluma Specific Plan (CPSP)** adopted June 2, 2003
 - Land Use
 - Community Design
 - Public Space and River Access
 - Circulation
- **SMART Rail Station Areas TOD Master Plan (2013)**
- **2013 SmartCode Amendments**
- **Petaluma Municipal Code, Title 20 Subdivisions**
- **Implementing Zoning Ordinance, as applicable**

Warrants

- Removal of the required “**Hopper Loop Road**” described in SmartCode Section 5.10.100 – Thoroughfare Regulating Plan Central Petaluma Specific Plan Area.
 - Maximize the utility and usability of the waterfront for pedestrians and cyclists
 - Reduce the overall impervious surface adjacent to the Petaluma River
- Modification of minimum **Ground Floor Ceiling** height requirement for Residential Uses and All other uses from 10 feet and 14 feet, respectively, to a minimum of nine feet for all uses, if required.
 - Requested to ensure the economic viability of the project.
- Modification to allow commercial use activity within the minimum 30-foot **Ground Floor Space Depth**, if required.
 - Maintain an appropriate project density and mix of uses despite the irregular shape of the site.

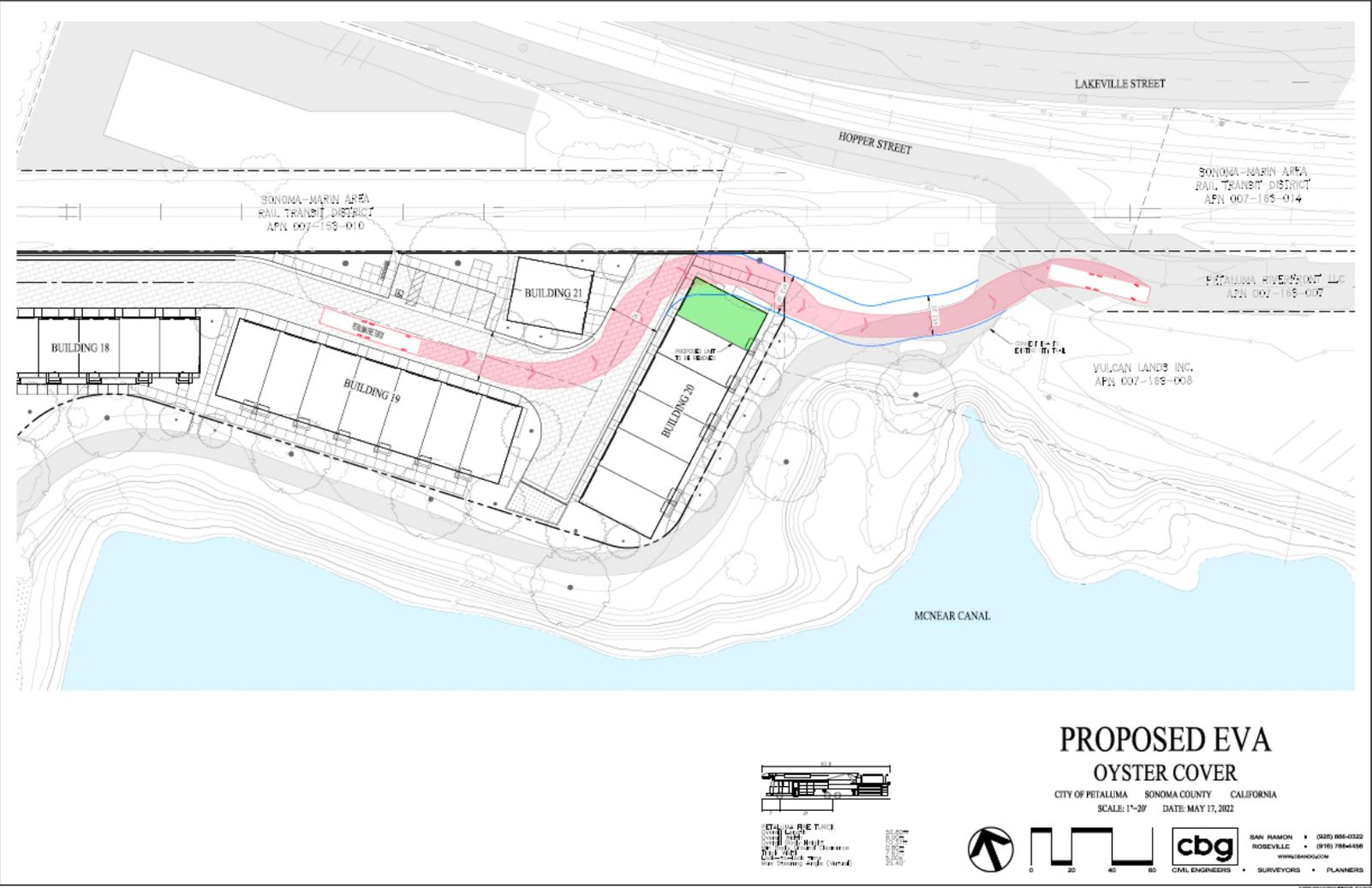
Warrants

- Reduction in minimum **Lot Size** width from 18 feet to 16 feet, and depth from 80 feet to 36 feet, if required.
 - Maintain an appropriate project density and mix of uses despite the irregular shape of the site.
- Modification of minimum **Main Body Width** requirement of 18 – 36 feet (maximum) to 16 – 34 feet (maximum), if required.
 - Maintain an appropriate project density and mix of uses despite the irregular shape of the site.
- Elimination of the **Private Open Space** requirement for Townhouse building types (Section 4.80.100.H). The Warrant is requested to maintain an appropriate project density and mix of uses and account for the large public parks adjacent to the site.
 - Maintain an appropriate project density and mix of uses and account for the large public parks adjacent to the site.

Warrants

- Modification to Parking Location requirements to allow enclosed parking to encroach into required 2nd Layer (within first 20 feet of unit ground floors) as described in SmartCode Section 6.10.020 – Location of Parking (Urban Standards Table, Table 4.10.p).
 - Required to maintain a walkable and inviting streetscape envisioned in the CPSP.

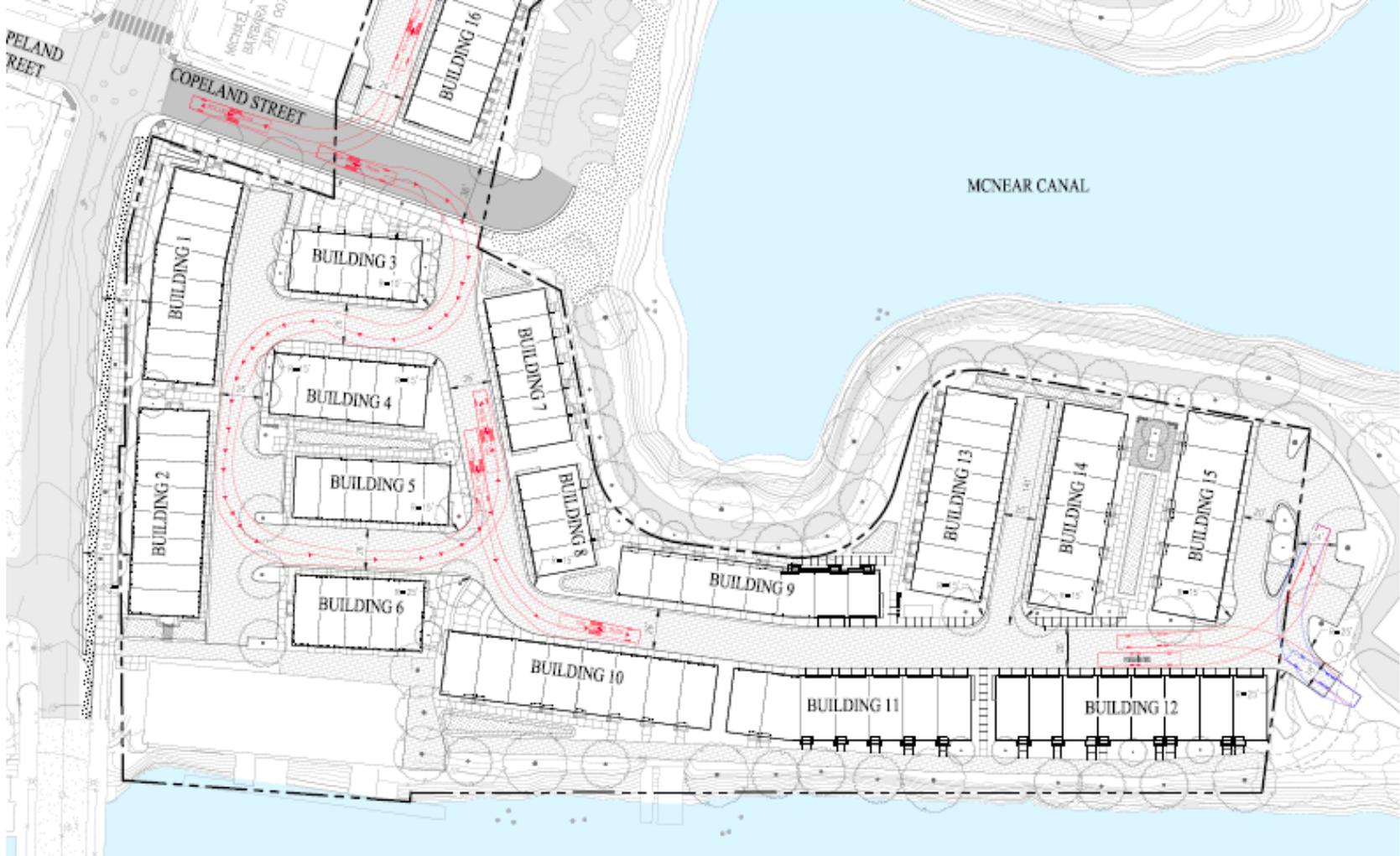
Emergency Vehicle Access Easement



Public Access Easement



Public Access Easement



Public Comments

- Adequacy of CEQA document
- Request for grant of easement to Vulcan Lands Inc.
- Nature of development (density, multi-family, market-rate)
- Location of the proposed development (impacts to river, sea level rise);
- Increased traffic congestion on D Street;
- Development during drought; and
- Increasing urbanization of Petaluma community (loss of open space)
- Support for additional housing in the Downtown area

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Staff Recommendation

Recommend the City Council adopt MND and MMRP

Recommend the City Council approve General Plan Amendment

Recommend the City Council approve First Reading introducing an Ordinance to adopt a Zoning Map Amendment

Recommend the City Council approve Tentative Map for Subdivision and Condominium Purposes and Associated SmartCode Warrant Requests

Questions?

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