



DATE: February 27, 2023

TO: Honorable Mayor and Members of the City Council through City Manager

FROM: Greg Powell, Principal Planner

SUBJECT: Adoption (Second Reading) of Ordinance No. 2838 N.C.S. to Amend the Zoning Map of the Implementing Zoning Ordinance to Change the Zoning Designation from Planned Community District to Business Park, and to Amend the Lakeville Business Park Planned Community Development, at 3200 Lakeville Highway & 1677 Fisher Drive on the Behalf of Labcon North America and Finding this Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15183

RECOMMENDATION

It is recommended that the City Council adopt the attached Ordinance (No. 2838 N.C.S.) to amend the Zoning Map and to amend the Lakeville Business Park Planned Community Development for the 6.51-acre portion of the 16.33-acre site at 3200 Lakeville Highway & 1677 Fisher Drive, as follows:

1. Zoning Map Amendment (ZMA) to change the zoning designation from Planned Unit Community District (PCD) to Business Park (BP); and
2. Amendment to the Lakeville Business Park Planned Community Development (Lakeville PCD) to remove all references to the portion of the site within the Lakeville PCD (the 6.51-acres that are subject to the zoning map amendment).

BACKGROUND

The first reading of this ordinance came before the City Council on February 6, 2023, and the Council unanimously approved it (7-0). This ordinance would change the zoning designation for 6.51-acres of the site from Planned Community District to Business Park and related amendments to the Lakeville Business Park Planned Community District would remove all references to the portion of the site within the Lakeville Business Park Planned Community District.

DISCUSSION

The ordinance introduced at the February 6, 2023, City Council meeting was consistent with the recommendation from the Planning Commission. The ordinance presented for adoption (second reading) is the same ordinance that was unanimously approved by the Council on February 6, 2023.

PUBLIC OUTREACH

On or before January 27, 2023, notice of the February 6, 2023, City Council public hearing was published in the Argus Courier and mailed to all property owners and occupants within 1,000 feet of the site.

This agenda item is the second reading of Zoning Amendments introduced on February 6, 2023. No public notice is required for second reading ordinances.

COUNCIL GOAL ALIGNMENT

The proposed Zoning Amendments support overarching City Council Goals including protecting Petaluma's built environment for future generations by encouraging sustainable development and reducing greenhouse emissions. Specifically, the project is consistent with the following adopted City Council Goals:

- Goal #101 Create and promote business-friendly city operations such as zoning, permitting, and licensing.
- Goal #102 Update Implementing Zoning Ordinance (IZO) and look for ways to consolidate, simplify, and streamline for more flexibility in reviewing.
- Goal #103 Prioritize and incentivize sustainable infill development.

CLIMATE ACTION/SUSTAINABILITY EFFORTS

This project is committed to several climate actions to ensure that this project meets citywide sustainability goals while also ensuring that it aligns with City Council goals to create and promote business-friendly city operations such as zoning, permitting, and licensing. The actions that this project is committed to include the following:

- The natural and scenic qualities of the site and surrounding area will be protected through the Site Plan and Architecture Review process.
- The site will have private open space along the site perimeter and within the site.
- Commitment to the prohibition of herbicides/pesticides use within 100' of the top-of-bank of Adobe Creek.

ENVIRONMENTAL REVIEW

Pursuant to Section 21083.3 of the California Public Resources Code and Section 15183 of the CEQA Guidelines, on January 24, 2023, the Planning Commission, in approving the application for Site Plan and Architectural Review and to recommend that the City Council adopt these

amendments, found that the project was consistent with the Petaluma General Plan 2025 for which an EIR was certified, and that there are no project-specific significant environmental effects.

FINANCIAL IMPACTS

This item is an applicant-initiated zoning amendment. All costs associated with the preparation and processing of this application are born by the associated cost recovery account. The City would not experience future financial impacts as a result of adoption of this zoning amendment.

ALTERNATIVES

The purpose of the requested Zoning Map Amendments is to align project site zoning within a single zoning district and thus provide a uniform set of land use and development regulations. Absent adoption of these Zoning Map Amendments, the alternative would be to review proposed new uses, new construction, or alterations to the existing building or site under two sets of regulations that correspond to the current zoning districts.

ATTACHMENT

1. Draft Ordinance No. 2838 N.C.S. with Exhibits
 - a. Amended Zoning Map
 - b. Amended Lakeville Business Park PCD