



**NOTICE OF AVAILABILITY/INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
AND PLANNING COMMISSION PUBLIC HEARING
FOR CONSIDERATION OF THE
HINES DOWNTOWN STATION PROJECT**

PLSR 20-0010
315 EAST D STREET
APN 007-131-003

NOTICE IS HEREBY GIVEN in compliance with Section 15072 of the California Environmental Quality Act Guidelines, to responsible agencies, trustee agencies, interested parties and the general public, that the City of Petaluma proposes to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Hines Downtown Station Project located at 315 East D Street. The IS/MND is available for review in electronic format due to the closure of City Hall consistent with Executive Order No. N-29-20 from the Executive Department of the State of California and the Sonoma County Health Official Orders No. C19-03 and C19-05. An electronic copy of the document may be viewed on-line at <https://cityofpetaluma.org/planning-major-developments/>. **The City will accept public comments on the IS/MND for at least 30 days beginning December 10, 2020 and extending to January 8, 2021. The City will continue to accept public comment up to the Planning Commission hearing to consider adoption of the IS/MND.**

NOTICE IS ALSO HEREBY GIVEN that Charles Tilleman of Hines submitted an application for Site Plan and Architectural Review (SPAR) to develop a mixed-use development consisting of 402 residential units, 5,129 square feet of ground-floor retail, and 622 vehicle parking spaces on the undeveloped parcel at 315 East D Street. The Planning Commission will consider adoption of the IS/MND and will render a decision on SPAR. Requested warrants for deviations from the development standards of the SmartCode will also be considered by the Planning Commission as part of SPAR.

PROJECT DESCRIPTION: The project proposes construction of a mixed-use project consisting of two new buildings on a vacant, approximately 4.58-acre site adjacent to the Downtown Petaluma SMART Station. The two proposed mixed-use buildings are five stories and approximately 73.5 feet in height and will include a combined total of 402 rental dwelling units and 5,129 square feet of ground-floor retail space. Each building also includes a six-story parking structure, an interior ground-level courtyard with swimming pool, community amenity spaces, leasing office area, vehicular ingress/egress areas, bicycle parking, and other utility areas such as refuse collection, utility rooms, and mailrooms. A non-vehicular thoroughfare will bisect the two buildings and will function as a linear park and pedestrian/bicycle thoroughway from Copeland Street to the SMART station property. Vehicular access to the private parking structures containing a combined 622 parking spaces will be provided via driveways on Copeland Street. Off-site improvements include improvements to the Copeland Street Transit Mall, improvements to the existing bus stop on East D Street, frontage improvements on East D Street, Washington Street, and Copeland Street, and upsizing of the existing storm drain outfall to the turning basin of the Petaluma River.

PROJECT LOCATION: 315 East D Street, Petaluma, Sonoma County, California. APN 007-131-003

ENVIRONMENTAL REVIEW: The IS/MND prepared for the project identifies potentially significant impacts related to the environmental topics of: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Land Use/Planning, Noise, Transportation, and Tribal Cultural Resources. Mitigation measures to avoid or reduce the potentially significant impacts to less than significant levels are identified in the IS/MND and agreed to by the applicant.

PLANNING COMMISSION MEETING DATE/TIME: Tuesday, January 12, 2021, at 7:00 p.m.

MEETING LOCATION: Consistent with Executive Order No. N-29-20 from the Executive Department of the State of California and the Sonoma County Health Official Orders No. C19-03 and C19-05, the Planning Commission meeting will not be physically open to the public and all Planning Commissioners will be teleconferencing into the meeting via Zoom.

WHAT WILL HAPPEN: The Planning Commission will consider all public testimony and decide whether to adopt, not adopt or modify the IS/MND and Mitigation Monitoring and Reporting Program, and whether to approve, disapprove or modify the SPAR application.

HOW TO OBSERVE AND PARTICIPATE: Members of the public may participate and provide public comments to teleconference meetings as follows:

- Written public comments may be submitted by email to ahollister@cityofpetaluma.org up to 2 hours prior to the meeting start (January 21, 2021 at 5:00 pm). These public comments will be provided to Planning Commissioners and uploaded onto the City’s website in advance of the meeting.
- Oral public comments will be accepted through the teleconference meeting only. To address the Planning Commission during the live meeting, please find the meeting-specific link to the Zoom meeting included on the agenda for the January 12, 2021 Planning Commission meeting that will be posted on the City’s website.
- All Planning Commission meetings are televised via Petaluma Community Access broadcasts on Comcast and Petaluma’s local channels 26, 27, and 28. With AT&T U-Verse, PCA’s channels are accessible through channel 099. Local channels are not currently available on Satellite/DISH Networks.

FOR MORE INFORMATION: You may contact Olivia Ervin, Principal Environmental Planner at (707) 778-4556 or oerwin@cityofpetaluma.org regarding the IS/MND and Aaron Hollister, Senior Planner at (707) 778-4422 or ahollister@cityofpetaluma.org for all other project information. Consistent with the State Executive Office’s and Sonoma County’s Shelter-In-Place Orders, Petaluma City Hall is closed to the public. Staff will make every effort to provide digital copies of information about this project in response to individual requests to the phone number or e-mail provided above. Proposed development plans may also be viewed at <https://cityofpetaluma.org/planning-major-developments/>.

Efforts will be made to accommodate persons with disabilities. The City Manager’s office must be notified at (707) 778-4345 within 5 days from date of publication of this notice if you need special accommodations.

For accessible meeting information:
Please call (707) 778-4360 or
TDD (707) 778-4480



In accordance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk’s Office at (707) 778-4360 (voice) or (707) 778-4480 (TDD). Translators, American Sign Language interpreters, and/or assistive listening devices for individuals with hearing disabilities will be available upon request. A minimum of 48 hours is needed to ensure the availability of translation services. In consideration of those with chemical sensitivities or other environmental illness, it is requested that you refrain from wearing scented products.