



# CITY OF PETALUMA

## NOTICE OF AVAILABILITY OF A DRAFT INITIAL STUDY / MITIGATED NEGATIVE DECLARATION (IS/MND), PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

**PROJECT NAMES:** Downtown Housing & Economic Opportunity Overlay Zoning District  
EKN Appellation Hotel

**PROJECT LOCATIONS:** Specified Downtown Area  
2 Petaluma Boulevard South

**APPLICANT:** Mike Jolly, on behalf of EKN Development

**CITY RECORD NUMBERS:** PLGP-2023-0001, PLZA-2023-0002 & PLSR 2022-0017

**CEQA PROJECT DESCRIPTION:** Pursuant to Section 15378 of the CEQA Guidelines, a project means the whole of an action that has the potential to result in direct or indirect physical changes to the environment and under CEQA is not defined by separate governmental approvals. In determining whether a project will result in a significant environmental impact, the Lead Agency (City of Petaluma) must consider the whole of the action and not simply its constituent parts. In this case, the whole of the action consists of two components: 1) the Downtown Housing & Economic Opportunity Overlay; and 2) the EKN Appellation Hotel, each of which is described below.

**Downtown Housing & Economic Opportunity Overlay (Overlay):** The Overlay component of the project proposes a Zoning Text Amendment (ZTA) to allow areas within the proposed Overlay to increase the allowable building height from 45 feet to 75 feet with a Conditional Use Permit (CUP), increase lot coverage from 80% to 100%, allow development of 100% multi-family uses by right within portions of Subarea C (see image below) whereas currently residential uses only in a mixed-use building are allowed, and establish development and design controls for properties that would be subject to the proposed Overlay. The Overlay component also includes a Zoning Map Amendment (ZMA) to zone applicable parcels to the Downtown Housing & Economic Opportunity Overlay and a General Plan Amendment (GPA) to increase the maximum allowable floor area ratio (FAR) from 2.5 to 6.0.

Properties proposed for inclusion in the Overlay are located in areas defined as Subarea A, Subarea B, and Subarea C (see Project Location Map in this notice). Portions of two of the subareas, Subarea A (three parcels) and Subarea B (one parcel), are located within the Downtown Commercial Historic District boundary, while Subarea C is abutting the Commercial Historic District boundary but does not intrude into the Commercial Historic District.

**EKN Appellation Hotel (Hotel):** The Hotel component of the project requests approval of Historic Site Plan and Architectural Review (SPAR) and a CUP to construct a 93-room, 6-story hotel inclusive of a below-grade parking garage with parking for up to 58 vehicles, rooftop event space and bar, food service uses on the ground floor, and valet system within the Downtown Commercial Historic District. The proposed Hotel also includes offsite improvements to remove and replace street trees along the project frontage, remove two existing driveways along Petaluma Blvd. South, reconfigure two curb-parking spaces along Petaluma Blvd. South, remove one curb-parking space along B Street, and install a new bus stop and shelter along Petaluma Blvd. North adjacent to Central Park, resulting in the loss of three on-street parking spaces. The EKN Appellation Hotel site is listed on a hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Note that while the Draft IS/MND includes review of the Hotel component of the project, public hearings for review of the EKN Appellation Hotel have not yet been scheduled. When hearing date(s) are determined, appropriate public meeting notice(s) will be issued. The Draft IS/MND will be reviewed for adequacy concurrently with entitlements for the Overlay at the October 24, 2023, joint hearing of the Planning Commission and Historic and Cultural Preservation Committee as well as at future public hearings for the Overlay and Hotel, to be noticed separately once date(s) are determined.

**NOTICE OF AVAILABILITY – Draft IS/MND:** In compliance with the CEQA Guidelines, notice is given that a Draft IS/MND for the Downtown Housing & Economic Opportunity Overlay and EKN Appellation Hotel (Project) is available for review. The Draft IS/MND prepared for the project identifies potentially significant impacts related to the environmental topics of: Aesthetics, Air Quality, Biological Resources, Cultural/Tribal Cultural Resources, Greenhouse Gas Emissions, Geology & Soils, Hazards, Noise, and Transportation. Mitigation measures to avoid or reduce potentially significant impacts to less than significant levels are identified in the Draft IS/MND and agreed to by the applicant.

A hard copy of the Draft IS/MND is available on request at the City Hall Planning Counter, or online at:

- <https://cityofpetaluma.org/downtown-housing-and-economic-opportunity-overlay/> -OR-
- <https://cityofpetaluma.org/ekn-appellation>.

Interested parties, regulatory agencies, stakeholders, and members of the public may submit written comments on the Draft IS/MND during the public review period starting on **October 13, 2023, and extending through November 13, 2023**. Written comments regarding the Draft IS/MND must be sent to the City of Petaluma/Attn: Krystle Rizzi per the following:

- **Via Email:** [krizzi@cityofpetaluma.org](mailto:krizzi@cityofpetaluma.org)
- **Send by U.S. Mail:** City of Petaluma, Planning Division, 11 English Street, Petaluma, CA 94952
- **In-person:** City Hall Planning Counter located at 11 English Street, Monday through Thursday between 10 AM and 3 PM.

Public comments on the Draft IS/MND may also be provided on October 24, 2023, at the Joint Meeting of the PC and the HCPC.

#### **PROJECT LOCATION MAP:**

