

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Downtown Housing & Economic Opportunity Overlay and EKN Appellation Hotel

Lead Agency: City of Petaluma

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Project Location: Petaluma, CA 94952

Sonoma County

City

County

Project Description (Proposed actions, location, and/or consequences).

Overlay: Zoning Text Amendment to allow increase in 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 multi-family uses by right within 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 to zone applicable parcels to the Downtown Housing & Economic Opportunity Overlay and a General Plan Amendment to increase the maximum allowable floor area ratio from 2.5 to 6.0. Hotel: Requests approval of Historic Site Plan and Architectural Review 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 including tree removal, reconfiguration of onstreet parking spaces, removal of curb cuts along the project frontage, and installation of a bus stop and shelter north of the site.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

AES: impacts on scenic resources or vistas. OVL AES-1: visual analyses, comply with design guidelines and Secretary of the Interior Standards; AQ: Temporary construction emissions. EKN AQ-1: implement BAAQMD BMPs; BIO: special-status species, conflicts with local ordinances. EKN BIO-1: pre-construction bird surveys; EKN BIO-2: design features to limit bird collisions; CUL/TRIB CUL: Change in significance of historic and archaeological resources, human remains, and tribal cultural resources. OVL C/TCUL-1: Historic resource evaluations future proposals ; EKN C/TCUL-1: auger testing; EKN C/TCUL-2: Archaeological Monitoring Plan and ongoing monitoring; EKN C/TCUL-3: post-review of any deposits encountered during ground disturbance; EKN C/TCUL-4: compliance with regulations if human remains are discovered. GEO: seismic-induced impact; location on unstable geologic unit or soil; paleontological resources. EKN GEO-1: implement site-specific geotechnical recommendations; EKN GEO-2 erosion control plan; EKN GEO-3: damage assessment; EKN GEO-4: halt work if paleontological resources are encountered. GHG: temporary construction emissions. EKN GHG-1: implement BAAQMD BMPs; HAZ: release of hazardous materials during construction; located on a hazardous materials site. EKN HAZ-1: health and safety plan; EKN HAZ-2: comply with Risk Management Plan; NOI: potential temporary and permanent noise increases; groundborne vibration and noise. OVL NOI-1: site-specific noise analyses; EKN NOI-1: implement BMPs during project construction; EKN NOI-2: additional construction measures where activities would result in 0.3 in/sec PPV at nearby buildings. TRA: design hazards. EKN TRA-1: submit a Valet Service Plan

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Proposed increase in height from 45 feet to 75 feet within portions of, and adjacent to the Downtown Commercial Historic District

Provide a list of the responsible or trustee agencies for the project.

Regional Water Quality Control Board