

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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

Lead Agency: City of Petaluma Contact Person: Olivia Ervin
 Mailing Address: 11 English Street Phone: 707-778-4556
 City: Petaluma Zip: 94952 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Petaluma

Cross Streets: Specified Downtown Area (Overlay see attached image) and Petaluma Blvd South/B Street (Hotel) Zip Code: 94952

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 10 ac Overlay) 0.3 ac (Hotel)

Assessor's Parcel No.: various (Overlay); 008-063-008; -009; -011 (Hotel) Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 101, 116 Waterways: Petaluma River

Airports: Petaluma Municipal Airport (3 miles) Railways: SMART Schools: St. Vincent; Petaluma High; Live Oak; McNear

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 77,445 gfa Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Overlay (various land uses; Mixed Use 2 (MU2), Civic Facilities (CF) Zoning; Mixed Use (MU), Public/Semi-Public (PSP) General Plan); Hotel (vacant, MU2, MU)

Project Description: *(please use a separate page if necessary)*

See attached Project Description

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>1</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>Sonoma County Department of Health Services</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 12, 2024 Ending Date May 13, 2024

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Tom Jacobson</u>
Address: _____	Address: <u>220 Newport Center Drive, Suite 11-262</u>
City/State/Zip: _____	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: _____	Phone: <u>(480) 828-8959</u>
Phone: _____	

Signature of Lead Agency Representative: *Olivia Ervin* Date: 4.11.24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

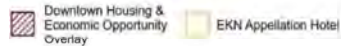
PROJECT DESCRIPTION:

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 multi-family uses by right within portions 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 image below). 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.



Figure 3 : Project Vicinity



Data source: City of Petaluma, ESRI Basemap

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.