

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 #: 2024040565

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

Lead Agency: City of Petaluma

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Project Location: Petaluma, Sonoma County

City

County

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

DOWNTOWN HOUSING & ECONOMIC OPPORTUNITY OVERLAY: Implementation of the Overlay would require a General Plan Amendment (GPA) to increase the maximum allowable floor area ratio (FAR) from 2.5 to 6.0, a Zoning Text Amendment (ZTA) 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% with a Conditional Use Permit (CUP), allow ground floor residential uses, and establish development and design controls for properties within the Overlay. A Zoning Map Amendment (ZMA) is also required to establish the Downtown Housing & Economic Opportunity Overlay on applicable parcels. **EKN APPELLATION HOTEL:** This component of the project proposes construction of a 6-story hotel over a below-grade parking garage, comprising 93 hotel rooms, an event space, and food service uses at 2 Petaluma Blvd. South. The Hotel would include a below-grade parking garage with valet parking for up to 58 vehicles, a restaurant with indoor and outdoor seating for up to 150 guests, a 1,444 square foot event space, a 5,514 square foot exterior bar/event space with seating for 60 guests, and modifications to the public right-of-way

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

No significant and unavoidable impacts were identified in the DEIR.

The DEIR identified the following potentially significant impacts, and mitigated them to a less than significant level:

- Aesthetics: For impacts to historic scenic resources, MM Overlay CUL-1e would be implemented.
- Cultural/Tribal Cultural Resources: For impacts to historic resources, archaeological resources, human remains, and tribal cultural resources, MMs Overlay CUL-1a to 1e, Overlay CUL-2, EKN VUL-2a, EKN CUL-2b, EKN CUL-2c, and EKN CUL-3 would be implemented.
- Land Use: For impacts related to a conflict with a land use policy, MM Overlay CUL-1e would be implemented.
- Air Quality: For impacts related to conflict with an air quality plan, MM EKN AQ-1 would be implemented.
- Biological Resources: For impacts to nesting and migrating birds, MMs EKN BIO-1 and EKN BIO-2 apply.
- Energy: For impacts related to a conflict with an energy plan, the Hotel would implement MM EKN GHG-2.
- Geology, Soils, and Seismicity: For impacts related to earthquakes, soil erosion, unstable soil, expansive soil, or paleontological resources, MMs EKN GEO-1, EKN GEO-2, EKN GEO-3, and EKN GEO-4 would be implemented.
- Greenhouse Gas Emissions: For impacts to greenhouse gas emissions, MMs EKN GHG-1 and EKN GHG-2 apply.
- Hazards and Hazardous Materials: For impacts related to release of hazardous materials, MM EKN HAZ-1 and EKN HAZ-2 would be implemented.
- Noise: For impacts related to construction noise and vibration, MM EKN NOI-1 and EKN NOI-2 would be implemented.
- Transportation: For impacts related to queuing, MM EKN TRA-1 would be implemented

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

The proposed areas of controversy include Aesthetics, Cultural Resources, and Land Use and Planning due to the proposed height of the Hotel as well as the potential for heights up to 75 feet for future projects within the Overlay Area. There are concerns regarding the Hotel and Overlay's adjacency to the Historic Commercial District.

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

City of Petaluma
Air Resources Board
Native American Heritage Commission
Office of Historic Preservation
Regional Water Quality Control Board
Department of Toxic Substances Control