

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 HotelLead Agency: City of PetalumaContact Person: Krystle RizziMailing Address: 11 English StreetPhone: 707-778-4470City: PetalumaZip: 94952County: Sonoma**Project Location:** County: Sonoma City/Nearest Community: PetalumaCross Streets: Specified Downtown Area (Overlay see attached image) and Petaluma Blvd South/B Street (Hotel) Zip Code: 94952Longitude/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, 116Waterways: Petaluma RiverAirports: Petaluma Municipal Airport (3 miles)Railways: SMARTSchools: 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 ☐ Transportation: Type
☐ Office: Sq.ft. Acres Employees ☐ Mining: Mineral
☒ Commercial: Sq.ft. 77,445 GFA Acres Employees ☐ Power: Type MW
☐ Industrial: Sq.ft. Acres Employees ☐ Waste Treatment: Type MGD
☐ Educational: ☐ Hazardous Waste: Type
☐ Recreational: ☐ Other:
☐ Water Facilities: Type MGD

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

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 # 1 _____
<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 type="checkbox"/> Other: Sonoma County Department of Health Services
<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 October 13, 2023 Ending Date November 13, 2023

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Mike Jolly on behalf of EKN Development Group</u>
Address: _____	Address: <u>220 Newport Center Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: _____	Phone: <u>310-776-0621</u>
Phone: _____	

Signature of Lead Agency Representative: Krystle Rizzi

Digitally signed by Krystle Rizzi
Date: 2023.10.12 16:58:45 -0700

Date: October 13, 2023

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

 Downtown Housing & Economic Opportunity Overlay  EKN Appellation Hotel

(Data source: City of Petaluma / NAB Rezonemap)

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.