#### General Plan Advisor Complete Plan Advisor Complete Plan Advisor Networks

November 16, 2023

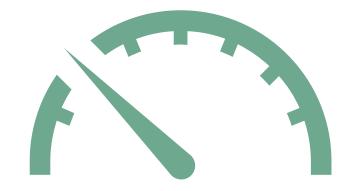
#### CITY OF PETALUMA GENERAL PLAN UPDATE



## **Supporting Access and Live Interpretation**

- Please remember to speak slowly

   our interpreters are working
   hard to translate accurately
- Reduce the use of acronyms and make sure to explain them when you do use them



### **Note about Public Comment**

- In view of disruptions that have recently occurred at other local government public meetings, this is to remind members of the public that meetings for the City of Petaluma are limited public forums.
- Members of the public are asked to stay on topic on agenda items.
- Speakers not on topic may be muted.
- Speakers are welcome to speak on agenda items towards the end of the discussion of each topic.
- General Public Comment will be at the end of this meeting.

# **GPAC Roll Call**

- 1. Dave Alden
- 2. Stephanie Blake
- 3. Phil Boyle
- 4. Erin Chmielewski
- 5. Mary Dooley
- 6. Ali Gaylord
- 7. Yensi Jacobo
- 8. Sharon Kirk
- 9. Roger Leventhal

10. Iliana Inzunza Madrigal 11. Roberto Rosila Mares 12.Brent Newell 13.Kris Rebillot 14.Bill Rinehart **15. Joshua Riley Simmons** 16. Lizzie Wallack **17.Bill Wolpert** 

# **Meeting Overview**

**Roll Call and Logistics** 

Project & Staff Updates

Land Use "Areas of Discussion"

- Presentation
- GPAC Clarifying Questions
- Public Comment
- GPAC discussion

**GPAC** Working Group Reorganization

Final GPAC Thoughts

General Public Comment

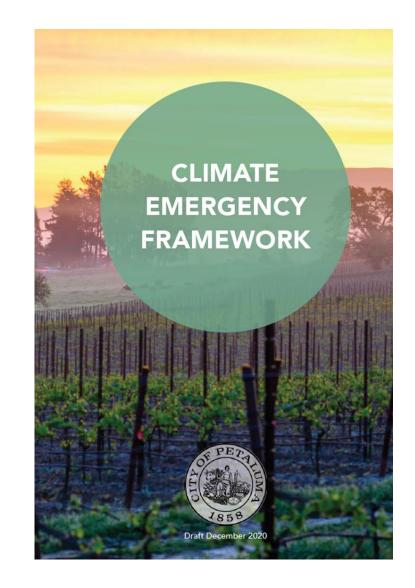


# **Project & Staff Updates**

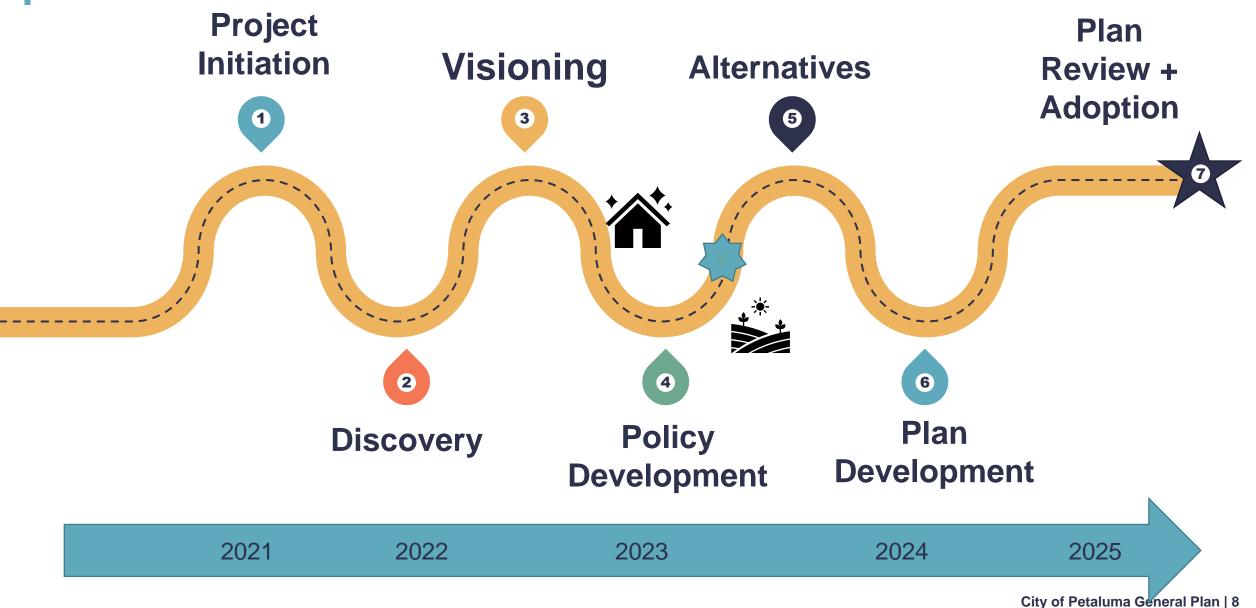


## **Blueprint for Carbon Neutrality (2023)**

- Public review extended to November 17
- Online feedback form: <u>https://www.planpetaluma.or</u> <u>g/blueprint-for-carbon-</u> <u>neutrality</u>
- 12/14: Climate Action Commission Meeting
- 1/11: Climate Action Commission Meeting



### **Project Roadmap**



# WORK COMPLETED TO DATE

- **JANUARY 2021-SEPTEMBER 2023**
- Existing Conditions Report & White Papers
- Vision and Guiding Principles
- Housing Element Adoption and Certification
- Draft Climate Action Plan (Blueprint)
- Sea Level Rise and Flood Modeling/Mapping
- Admin Draft Policy Frameworks for:
  - Administration/Governance
  - Arts, Culture, & Creativity
  - Economic Development
  - Health, Equity, and Environmental Justice
  - Historic Resources
  - Infrastructure and Utilities

- Land Use
- Natural Resources
- Noise
- Parks
- Public Facilities
- Transportation





#### VELCOME TO THE PETALUMA GENERAL PLAN WEBSITE

ABOUT THE PROJECT

The City of Petaluma is updating its General Plan, the road map that will shape the future of the city for the next 20-30 years. The current General Plan is a comprehensive long term plan for Petaluma that was adopted in 2008. Since 2021, we have been moving alread in the General Plan Update process through extensive community outreach and deep technical analysis. This is the provide spot ocket information about the General Tau, including ways to participant, reference documents and City contacts. We initie you to help hape the future of Petaluma! Simu to fir undersite by violatine their twohedm base.



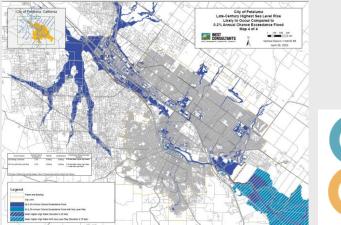
EXPLORE PETALUMA THROUGH MAPPING AND DATA VISUALIZATION



### WHERE WE ARE NOW

- Public Review of the Blueprint for Carbon Neutrality
- Working Group comments on Blueprint to inform final draft for consideration
- Flood Resilience Policy & Strategy Ideas







### **IMMEDIATE NEXT STEPS**

- Development and Initial Review of Land Use Discussion to inform Alternatives
- Complete and Release Public Draft Policy Frameworks
- Reengage Working Groups for review of Policy Frameworks





### THE ROAD AHEAD

Public Review of Alternatives Development and Analysis of Preferred Alternative Public and Council Review of Preferred Alternative

Admin Draft General Plan & Environmental Review

Public Draft General Plan & Admin Draft EIR

Final General Plan & Final EIR

Summer 2025



# **GPAC** Meeting Sequencing – Timing Subject to Change

- Introduction of Updated Flood & Sea Level Rise Modeling & Maps (September)
- 2. Discussion of Flood Resilience Strategies (October)
- 3. <u>Re-initiate Discussion of</u> <u>Land Use (today!)</u>
- 4. No GPAC meeting in December (aiming to mobilize Working Groups)
- 5. Input on Land Use Alternatives (January GPAC meeting)



# **Clarifying Questions from GPAC Members**

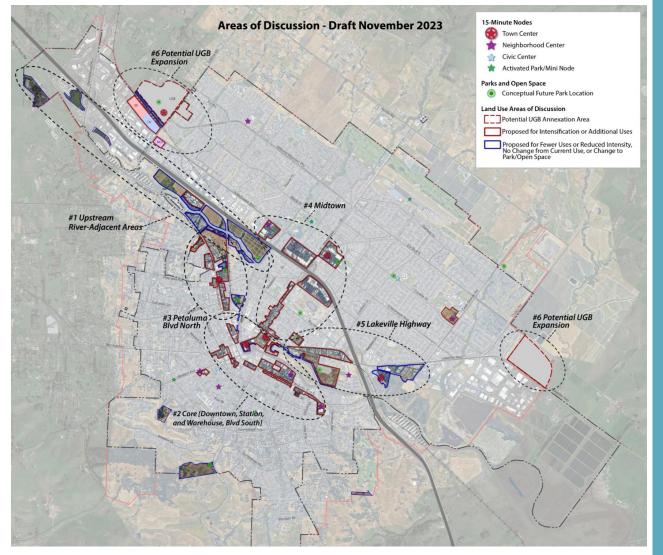


# Land Use Alternatives – Initial Discussion



### **Purpose of Today's Discussion**

- <u>Highest Priority</u>: Refine map of "areas of discussion"
  - Are these the right candidates for General Plan land use change?
- Also: What land uses and intensities should be considered in each area?
  - This will be explored further along in the process as we develop detailed alternative(s)



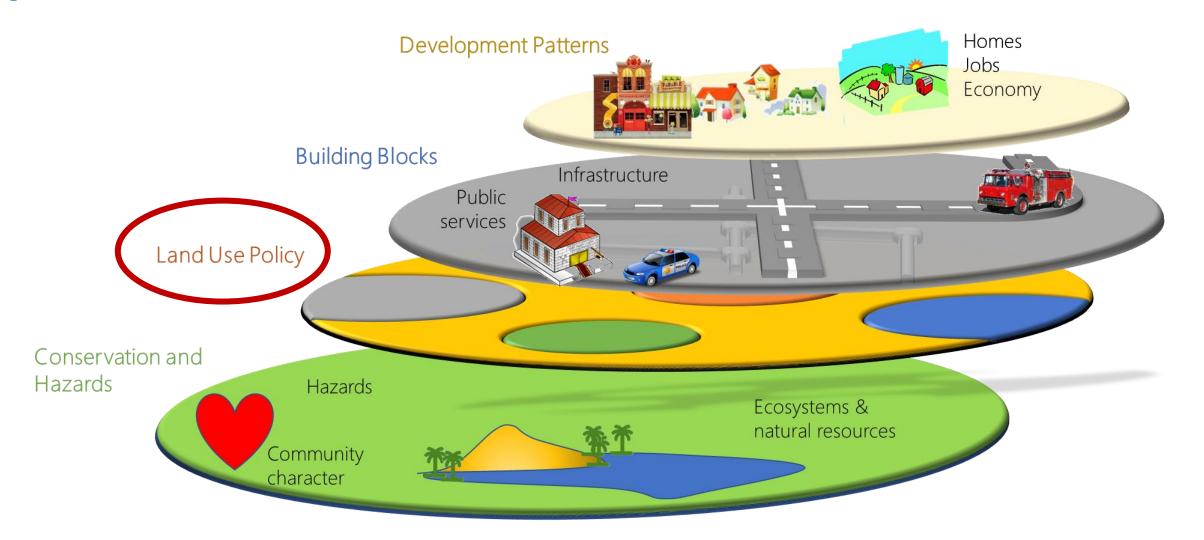
# **Purpose of Land Use Alternatives**



### What are land use alternatives?

	Task 5.5 Alternatives
Purpose	Compare three implementable settlement pattern alternatives
Scale	Areas of Discussion (subareas of the city)
Physical Planning Considerations	<ul> <li>Hazard mitigation and Climate adaptation</li> <li>Transportation and Infrastructure</li> <li>Design and public realm</li> <li>Parks and open space</li> <li>Economic development and fiscal impacts</li> <li>Land use mix, density, intensity</li> </ul>
Tool(s)	UrbanFootprint, ArcGIS, other
Evaluation & Trade-offs	UrbanFootprint metrics Market & Fiscal Analysis
Outcome	Council selects Preferred Alternative, which is foundation for General Plan land use policy map

### **Physical Planning as "Layers"**



### Workflow

#### **Foundations**

- Existing Conditions
- Area Profiles
- Pipeline Projects
- Vision & Guiding
   Principles
- Diagrams: Areas of Discussion, Key Strategies
- What-ifs: test ideas to inform Alternatives
- Housing
   Element
- Housing Economic Feasibility

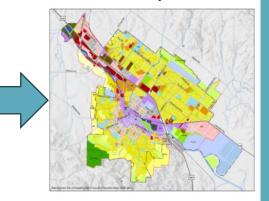
#### Recent Analysis

- Updated flood/SLR mapping
- Flood Resilience Policy Framework
- Active Transportation Plan
- Land Use Policy Framework (including 15-Minutes Nodes)
- Parks and Open Space Network

#### Land Use Alternatives

- Alternatives
   Development
- Alternatives
   Analysis
- Community input
- Draft Preferred Land Use Map
- Analysis of Preferred Land Use Map
- Community Input
- Select Preferred Land Use Alternative

#### Updated Land Use Designations map



# Land Use Alternatives Foundations

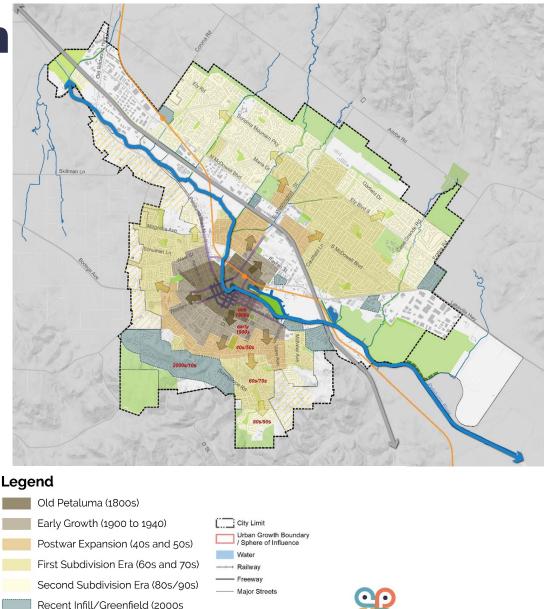
What do we know about land use and development in Petaluma?



# **Historical Growth Pattern**

Petaluma's history began in the downtown core, adjacent to the River, and expanded East and West over the years.

- Old Petaluma: Founded in the 1800s around the river
- Early Growth: Grew slowly to the north & south in a regular grid block pattern
- Postwar Expansion: Built new subdivisions, first in Midtown and then across the 101 freeway
- First Subdivision Era (60s & 70s): Grew
   South East neighborhood
- Second Subdivision Era (80s & 90s): Built out the North East neighborhood
- Recent Infill / Greenfield (Since 2000): Added new infill or around the city edges



0.25 0.5

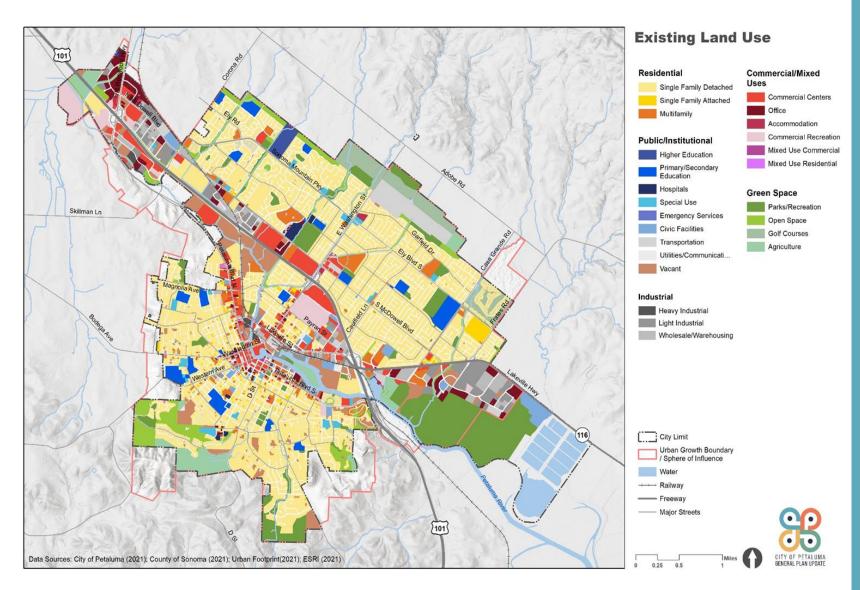
Existing Conditions Overview | 22

to present)

Mixed Era Rural (70s to today)

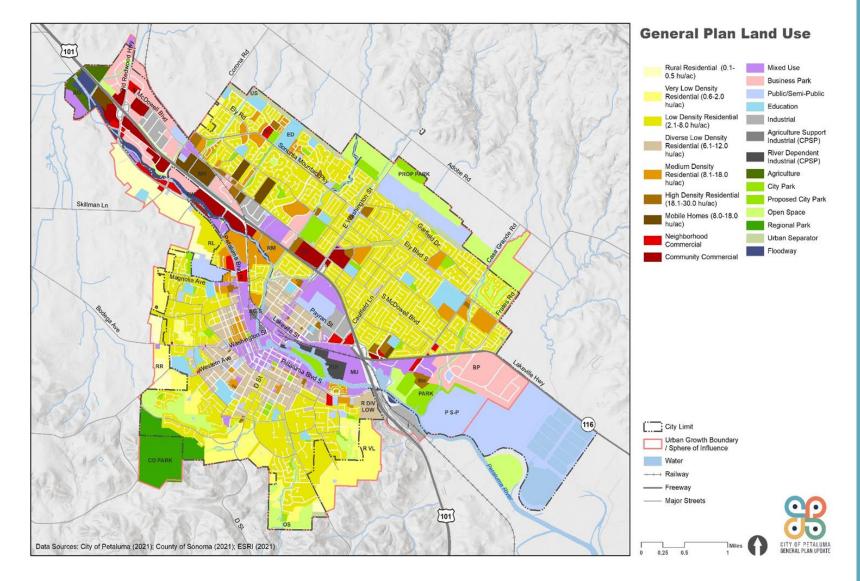
## **Existing Land Use Pattern**

- Petaluma is a built-out city with a diverse mix of uses.
- Petaluma has an urban growth boundary that limits outward expansion and protects open spaces.
- A mixed-use riverfront core forms the heart of the city.
- Lower-density, suburban neighborhoods extend from the core to the urban periphery.
- Parks cover 11% of land in the City Limits and 15% in the SOI.
- Two business parks on the southern and northern ends of the city contain many employment uses.



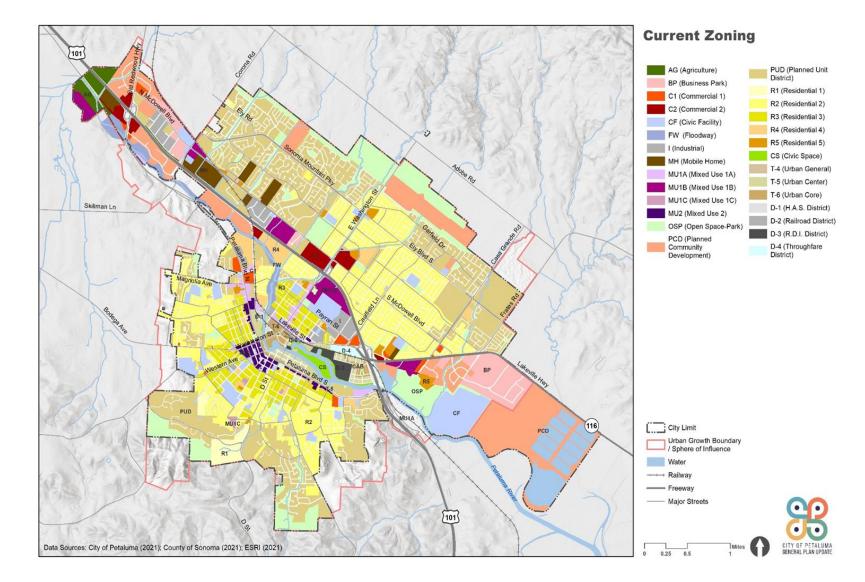
### **General Plan Land Use Designations**

- Land Use Designations establish the proposed distribution, location, and extent of land uses and density in the city.
- Land use designation maps identify the future, desired pattern of land uses, not necessarily what is currently built.
- The overarching land use goal from the 2008 General Plan is to: *Maintain a balanced land use program that meets the long-term residential, employment, retail, institutional, education, recreation, and open space needs of the community.*



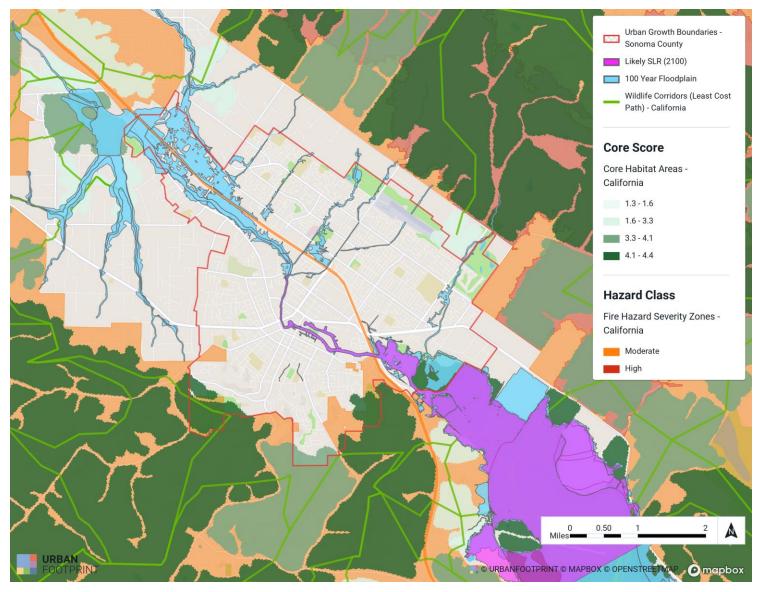
## **Zoning Considerations**

- Zoning implements General Plan policy direction through development standards and guidelines.
- Several documents contain zoning regulations: municipal zoning code; SmartCode; Central Petaluma Specific Plan; Downtown SMART TOD Master Plan.
- 25% of the City has PUD zoning with varying development standards.
- In the Downtown, there are several layers of regulation, including zoning, the SmartCode, and historic districts.



# **Key Constraints**

- Habitat/Wildlife Corridors
- Farmland
- Wildfire
- Flooding and Sea Level Rise + Storm Surge



# **Key Concepts from Vision and Pillars**

#### Vision

- Petaluma is a vibrant **river town** rooted in the relationship between our **people and the land**.
- We are **prosperous**. We invite new businesses and development to join in our vision.
- We relish our spirited, **distinctive neighborhoods** where we live, work, and play.
- We are **creative**. We build an environment that promotes beauty, resilient architecture, and inventive design citywide, where art, crafts, design, and economic innovation thrive.
- We are forward-thinking **leaders**. We have adapted to climate change with a communitydriven, whole systems, and **nature-based approach to development**.

#### Pillars

- Geographic Context and Sense of Place: The General Plan must preserve Petaluma's distinctive sense of place.
- Climate Action, Resilience, and Sustainability: The General Plan must build climate-ready communities...to advance change in our relationship with the natural environment and to plan for current and future impacts.
- Equity, Justice and Demographic Changes: The General Plan must prioritize supporting those who have been most affected by injustice and inequity and advances bold action in terms of housing, transportation, public spaces....

# **Key Guiding Principles**

#### Natural Environment

Preserve and enhance Petaluma's natural environment and surrounding open spaces.

Protect and restore the natural function of the Petaluma River and its tributaries while expanding complementary recreational, entertainment, and civic opportunities.

#### <u>Equity</u>

Equitably foster a sustainable and resilient community in which today's needs do not compromise the ability of the community to meet its future needs.

Promote social and economic justice to address structural social and economic inequities and racism.

Create a welcoming, affordable, accessible, and age- and family-friendly city.

#### Historic Character

Enhance Petaluma's historic downtown by preserving its historic character, expanding pedestrian and bicycle access and safety, providing public gathering spaces, and promoting a diverse mix of uses.

Honor, celebrate, and preserve Petaluma's heritage and historic character and its place in the modern city.

# **Key Guiding Principles**

#### Sustainable Growth

Physically and psychologically integrate and connect the East and West sides of town.

Promote more affordable housing and a diversity of housing options.

Prioritize infill development in appropriate locations throughout the City.

**Integrated Planning** 

Prioritize cycling, walking, transit, and other transportation alternatives over automobiles.

Ensure infrastructure supports infill development and addresses the impacts of climate change.

#### **Prosperity**

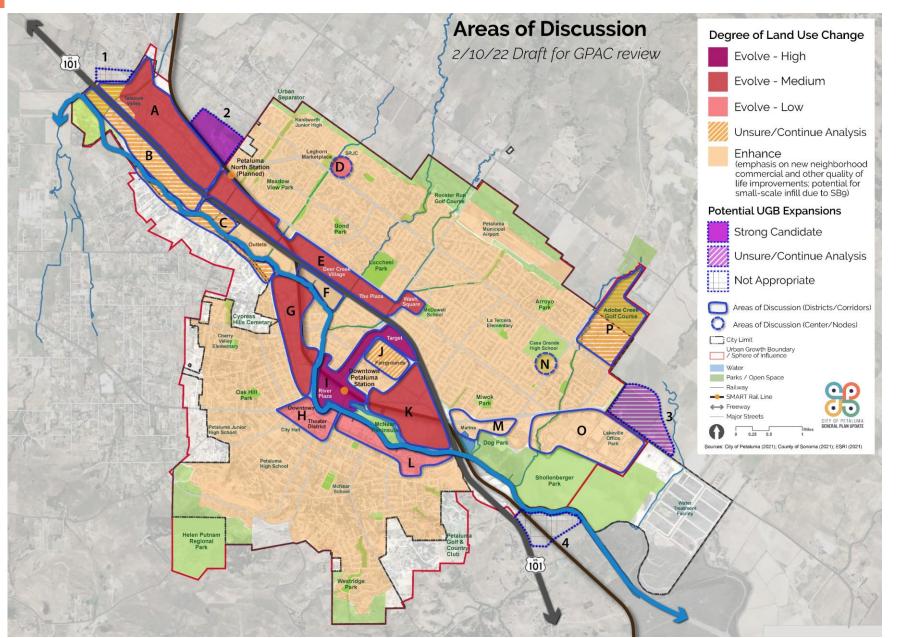
Advance Petaluma as a hub for the arts, creativity, and innovation.

Advance a forward-looking economic development strategy that focuses on diversity, opportunity, innovation, and resilience.

Innovation and Leadership

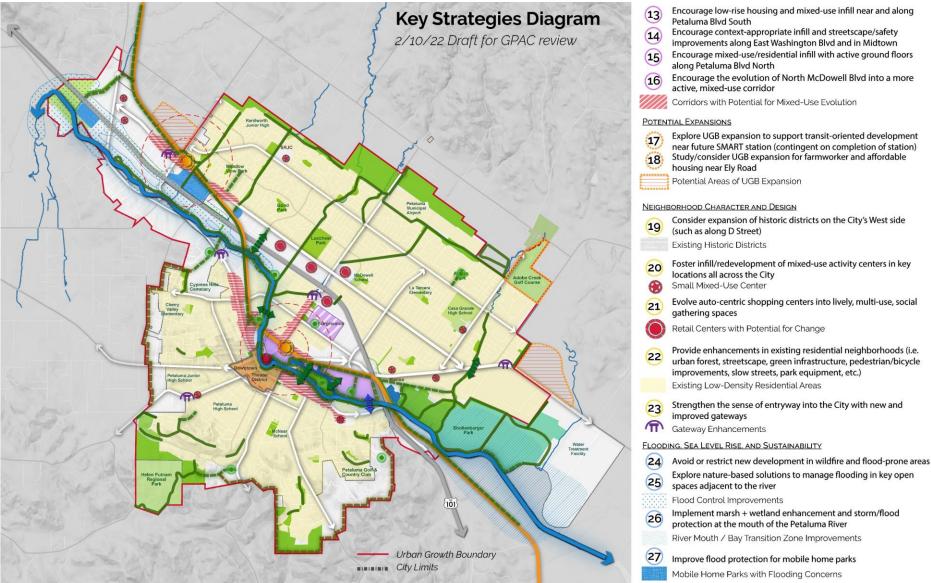
Be a leader in advancing these guiding principles within the region and beyond.

### **Areas of Discussion – Early 2022**

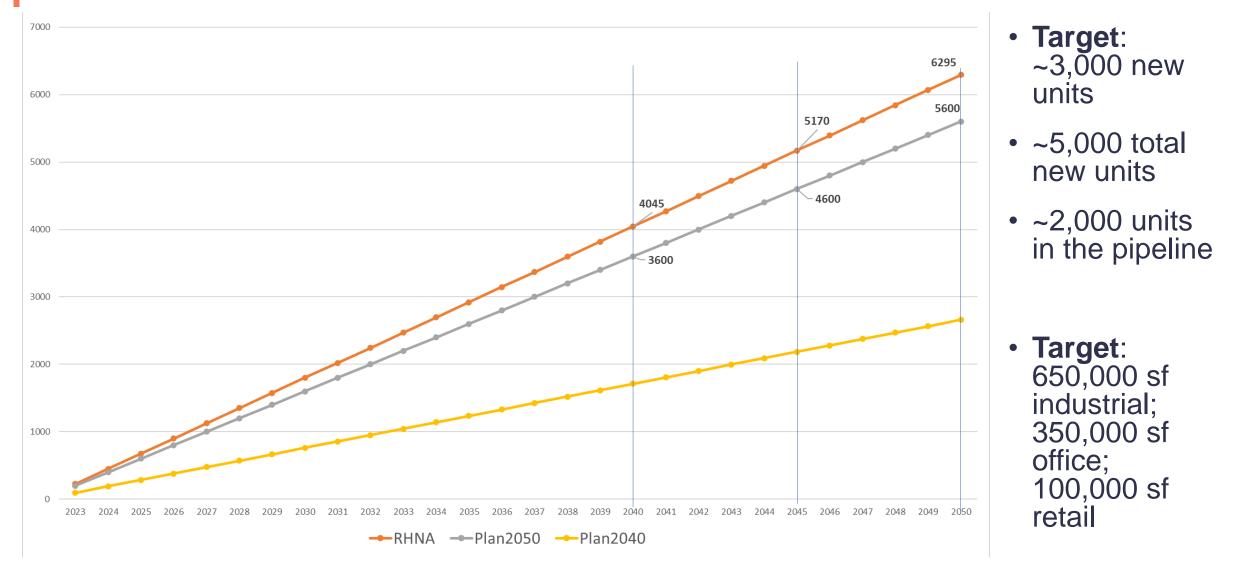


### Key Strategies Diagram – early 2022





### **Projections: Plan for ~3,000 Additional Units**



## We may not need to plan for infinite growth

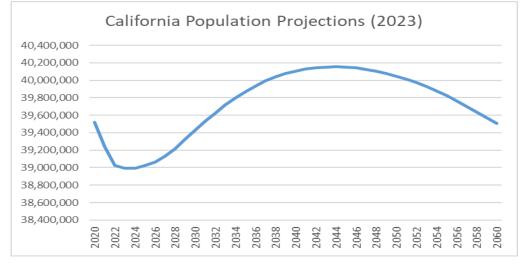
#### California Looks Into the Future and Sees Fewer Californians

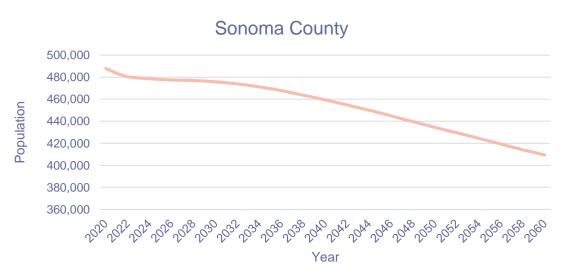
For first time, long-run forecasts show population same as now
 Most populous state already lost 1 House seat, may shed more



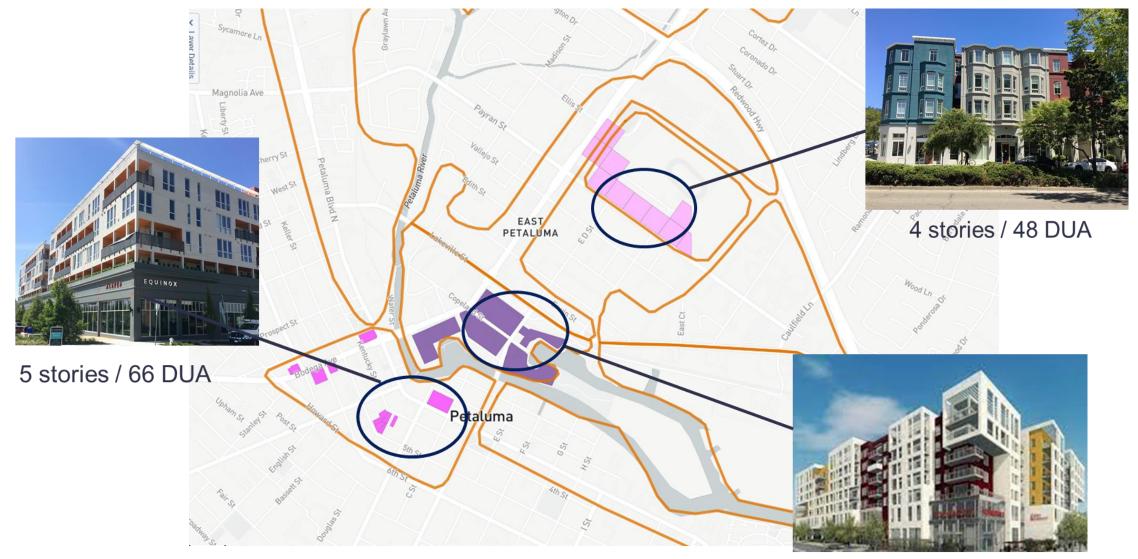
Venice Beach, Los Angeles. Photographer: Patrick T. Fallon/Bloomberg

By <u>Alexandre Tanzi</u> and <u>Eliyahu Kamisher</u> July 22, 2023 at 2:00 PM GMT+1



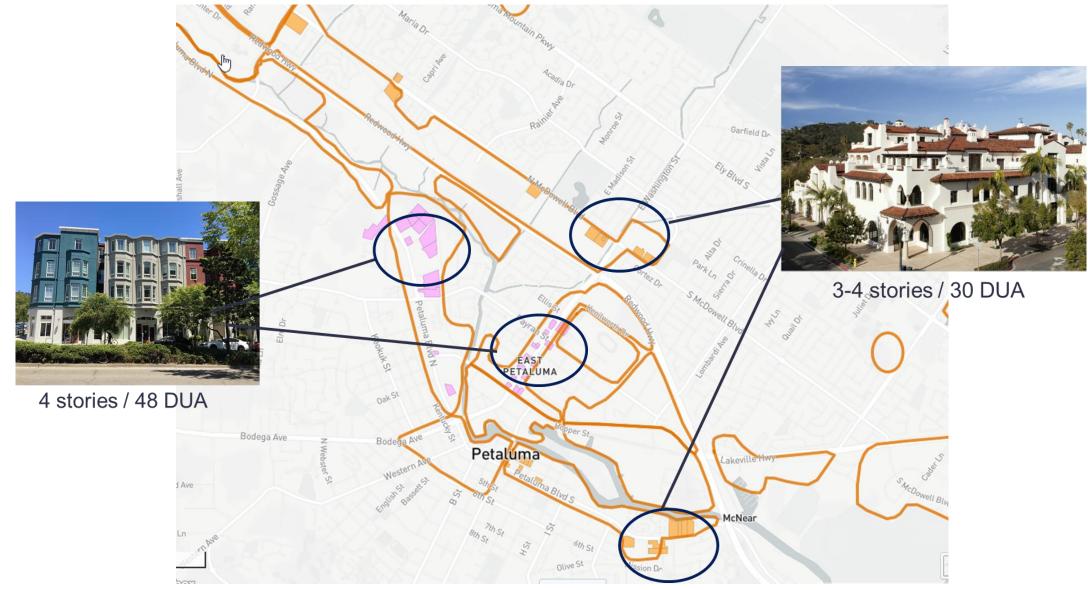


### What-If Scenario A: Focus on the Core

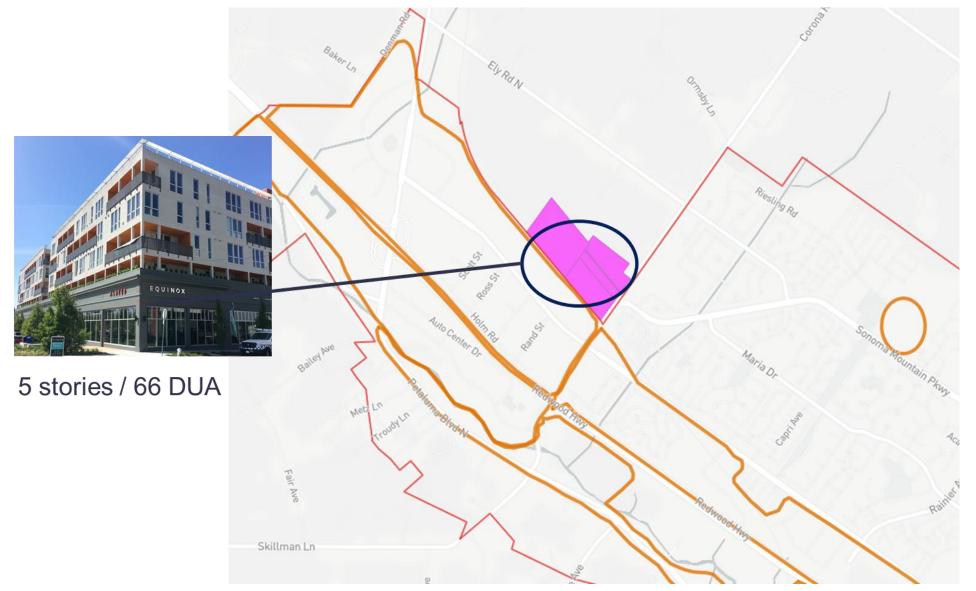


7 stories / 90 DUA

#### What-If Scenario B: Focus on Corridors

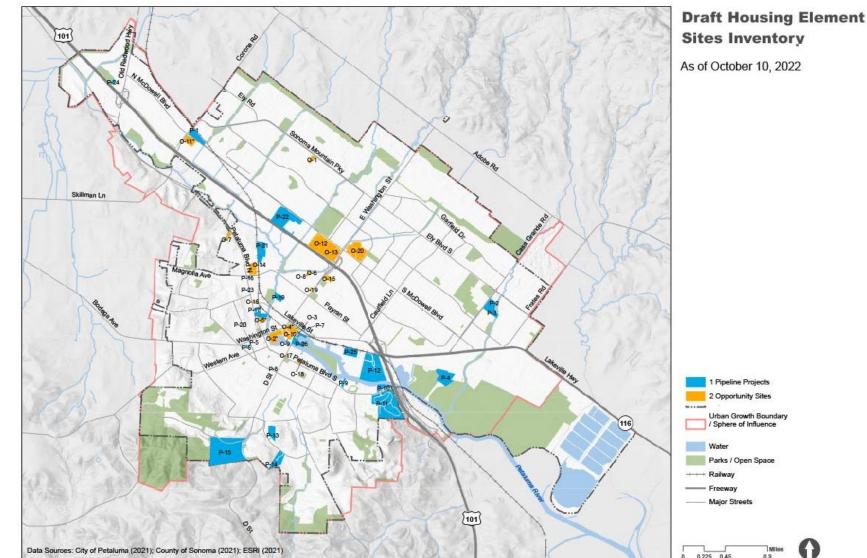


#### Scenario C: Focus on the Corona SMART TOD



### Housing Element – Adopted early 2023

- Pipeline projects currently or expected to be under construction soon (removed from areas of discussion)
- Opportunity sites where housing development is anticipated (added to areas of discussion)



### **Economic Feasibility by Strategic Economics**

- Higher-density rental housing products are *currently* generally financially infeasible in Petaluma due to a combination of:
  - High regional construction costs (and soft costs)
  - Limited local rents/sales prices
    - Rents/sales in Petaluma are generally lower than those in core Bay Area locations

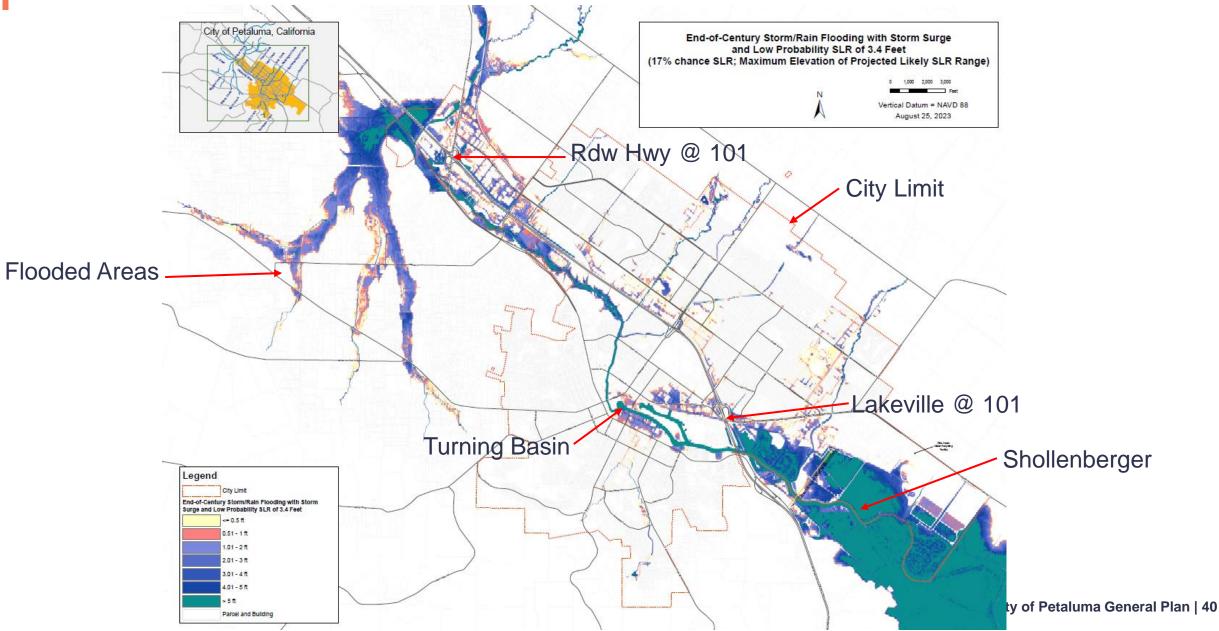
#### Suggestions to improve feasibility

- Reduce municipal impact fees
- Reduce inclusionary requirements
- Reduce parking requirements
- Remove retail requirements (SmartCode shopfronts and Zoning Code land use tables)
- Accommodate mass timber/prefab construction
- Reduce entitlement time
- Invest in amenities to raise rents/sales prices

# **Recent Analysis and Community Input**



### End-of-Century SLR (3.4 feet), Rain and Storm Surge



### **Draft Flood Resilience Land Use Concepts**

- AVOID: Retain Existing Hazard-prone Open Space and Undeveloped Areas:
  - Keep parcels as Parks/Open Space where already designated
  - Rezone entire or portions of undeveloped parcels along upstream River to Parks or Open Space
- PROTECT: Protect Neighborhoods/Mobile Homes: Leave existing residential uses in place; protect them

#### • PROTECT: Protect the Core:

- Consider upzoning infill sites in Downtown, require building adaptation, consider paying for district flood improvements (levees, road raising, pumps, etc.)
- Invest in Downtown/Warehouse infrastructure
- ACCOMMODATE: Adopt Resilient Building Standards: Major construction/renovations must follow new adaptation requirements for building-scale resilience (mostly raising BFE)

#### REALIGN?: Consider protections for Non-Residential uses

- Do not allow mixed-use residential or upzoning in severely flood-impacted areas with existing low-intensity commercial/industrial uses
- Leave low-intensity river-adjacent industrial as is; consider land use realignment

### **Petaluma River Greenway Concept**



### **SDAT Recommendations**

#### **Big Idea:**

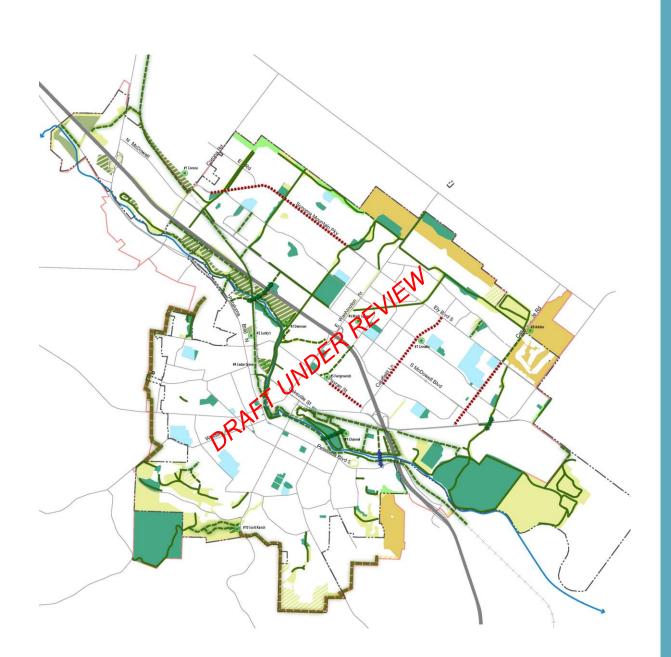
Create a **15-minute city,** in which tasks of daily life can be accomplished more safely, comfortably, and easily on foot, bicycle, or transit than by car.

### Implement with regulatory changes to:

- General Plan & Climate Action and Adaptation Plan
- Implementing Zoning Ordinance
- Smart Code
- Objective Design Standards
- Active Transportation Plan
- Street Design Standards

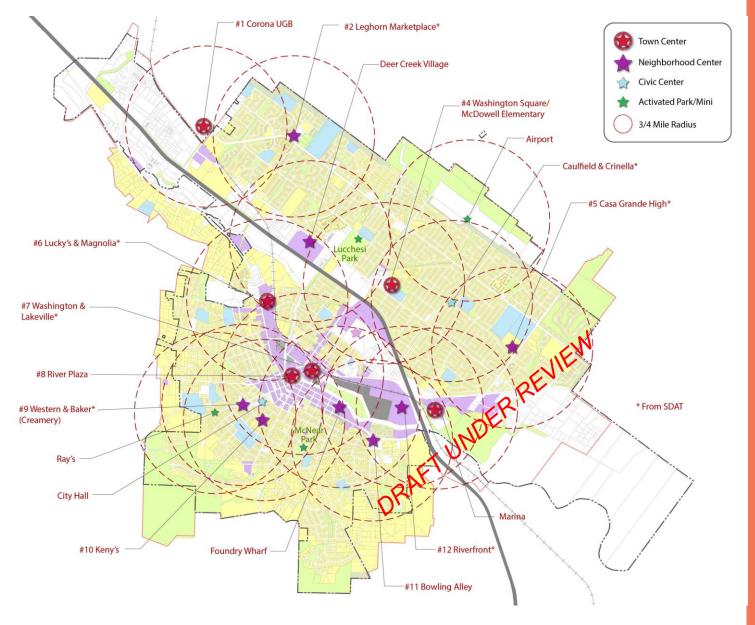
### **Inter-related Work**

- Land Use Policy Ideas (under City review), including:
  - Evolution of Single-Family Neighborhoods
  - 15-Minute Neighborhood Centers
- Flood Resilience Policy Ideas (focus of October GPAC meeting, under City review), including
  - Flood Adaptation Master Plan
    - Flood protection projects
    - Adaptation Pathways
  - Resilient Building Standards
- Open Space and Parks Network (under City review)



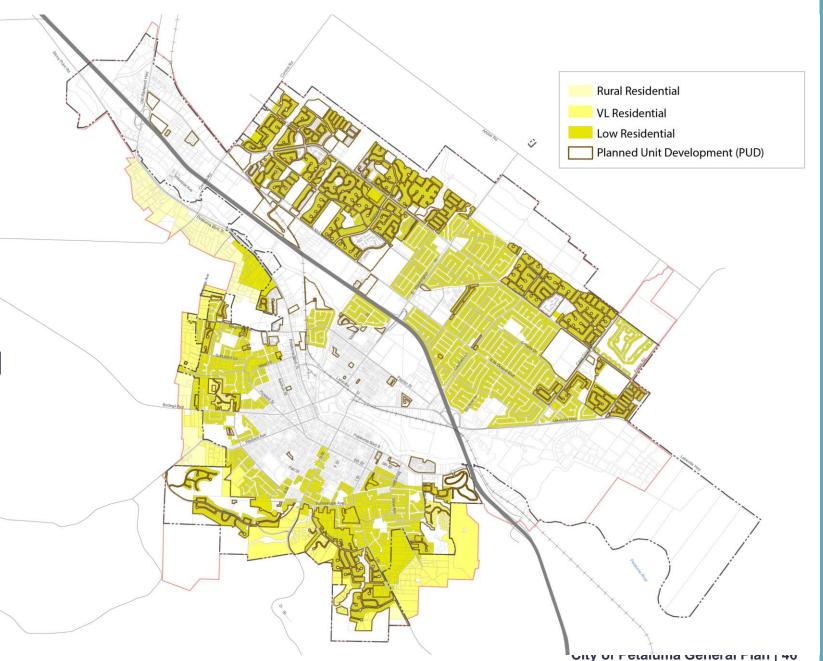
### **Draft 15-Minute Centers Concept**

- Four types/sizes of center:
  - Town Center (largest)
  - Neighborhood Center
  - Civic Center
  - Mini-Center/Activated Park
- Some centers could benefit from changes in allowed land use/intensity
- Some centers need policy changes and mobility & parks improvements to fulfill the desired vision, rather than regulatory changes

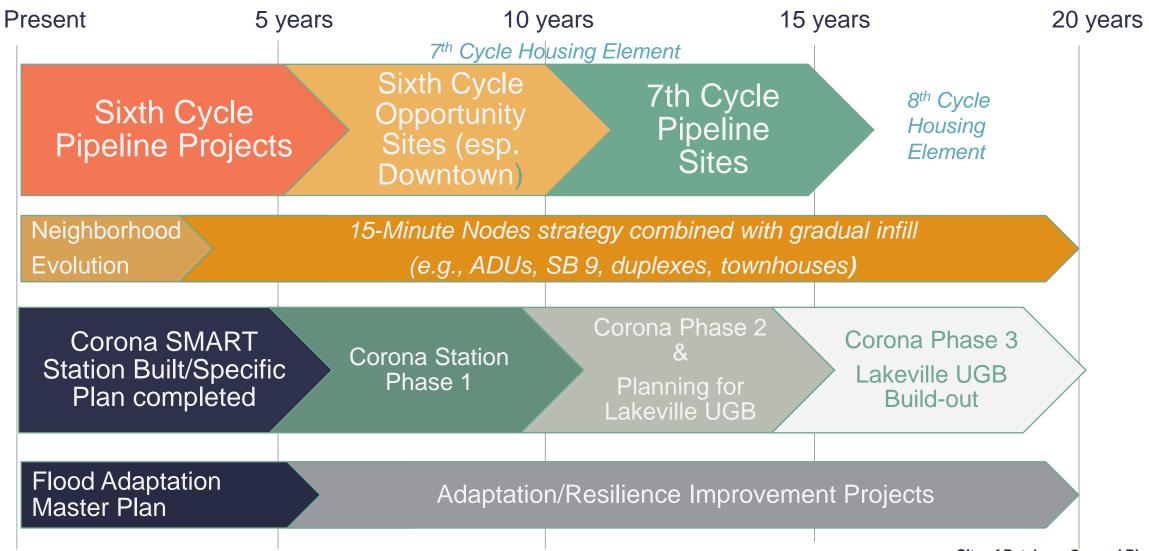


### Evolution of Single-Family Neighborhoods

- Primarily about implementing SB 9
  - Up to 4 units per lot
  - Options to go farther
- Nearly <u>half</u> of SFR-zoned land is under a PUD, which restricts SB 9
- Upzoning SFR parcels to Diverse Low Residential could reduce total units allowed on smaller lots



### **Conceptual Phasing for Future Growth**



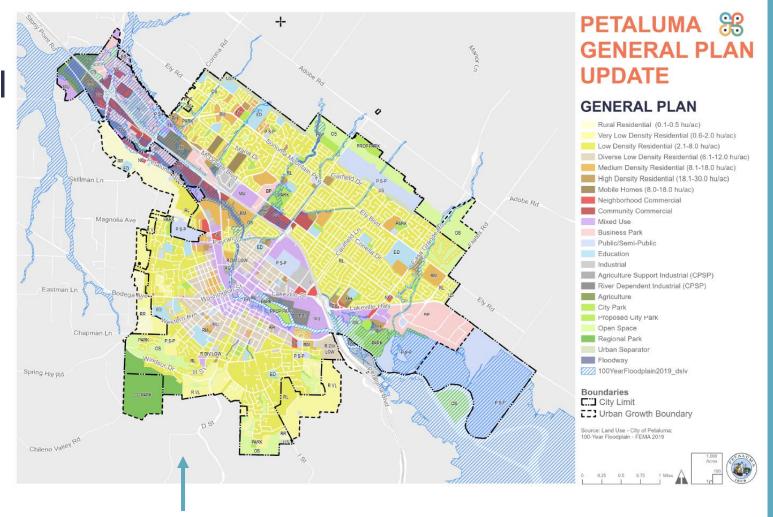
City of Petaluma General Plan | 47

# Land Use Designations



### What are General Plan land use designations?

- Establishes allowed uses
- Sets maximum residential density (Dwelling Units Per Acre) and/or commercial intensity (Floor Area Ratio)
  - In some cases, sets minimum densities
- Describes the general character envisioned



#### Current GPLU Map

### **Types of Designations**

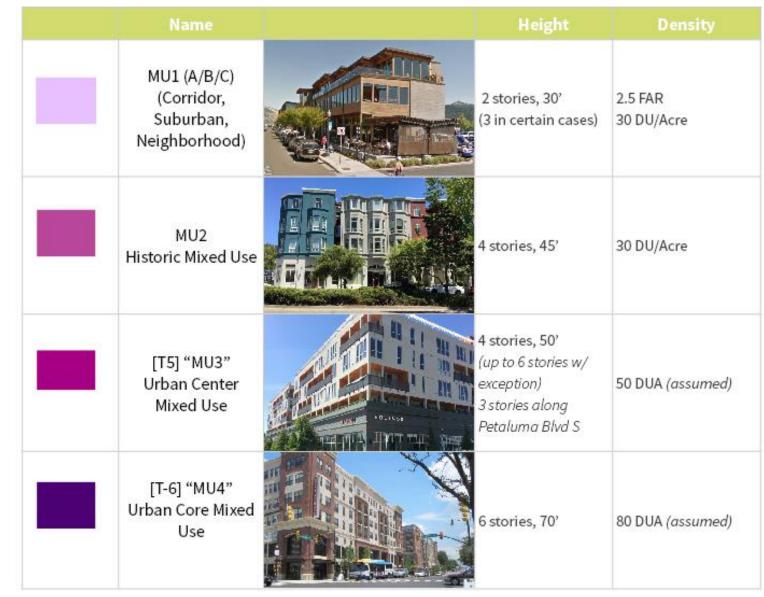
- Residential: Rural, Very Low, Low, Diverse Low, Medium, High, Mobile Home
- **Mixed Use**: 1 designation encompasses all mixed-use zones in Zoning Code and in CPSP
- Commercial: Neighborhood, Community, Business Park
- Industrial: Industrial, River-Dependent (CPSP), Historic Agriculture Support (CPSP)
- Public: Public/Semi-Public, Education
- **Open Space**: Agriculture, City Park, Proposed City Park, Open Space, Regional Park, Urban Separator, Floodway

### **Residential Designations**

1	Name		Height	Density	Na	me	Height	Density
	Rural Residential	A STATUS	2 stories, 25'	0.1 - 0.6 du/acre	Resid	dium Iential R4]	3 stories, 35'	8.1 - 18.0 du/ acre
	Very Low Residential (R1)		2 stories, 25'	0.6 - 2.5 du/acre	Resid	lential	4 stories (up to 5 stories w/ exception)	18.1 - 30.0 du/ acre
	Low Residential (R2)		2 stories, 25'	2.6 - 8.0 du/acre	Mobile	e Home	1 story	8.0 - 18.0 du/ acre
	Diverse Low Residential (R3)		2 stories, 25'	6.1 - 12.0 du/ acre				

### **Mixed Use Designations**

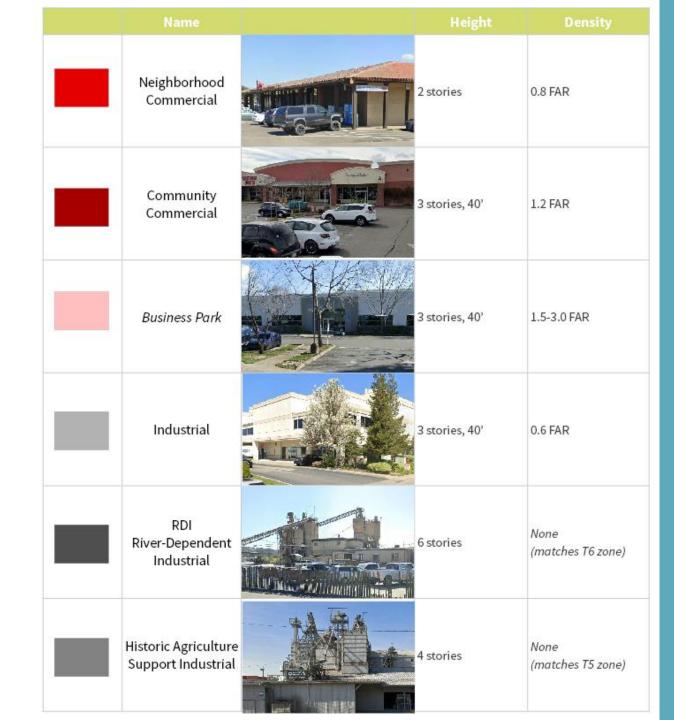
- Only <u>one</u> mixed use designation in the GP
- Four mixed-use zones in Zoning Code and SmartCode
  - Our alternative maps will show zoning rather than GPLU in mixed use areas to give a fuller picture



City of Petaluma General Plan | 52

# Non-Residential Designations

- Employment-supporting uses:
  - Retail/services/restaurants
  - Corner stores
  - Shopping centers
  - Office parks
  - PDR/manufacturing
  - River-related stuff
  - Agricultural-related processing



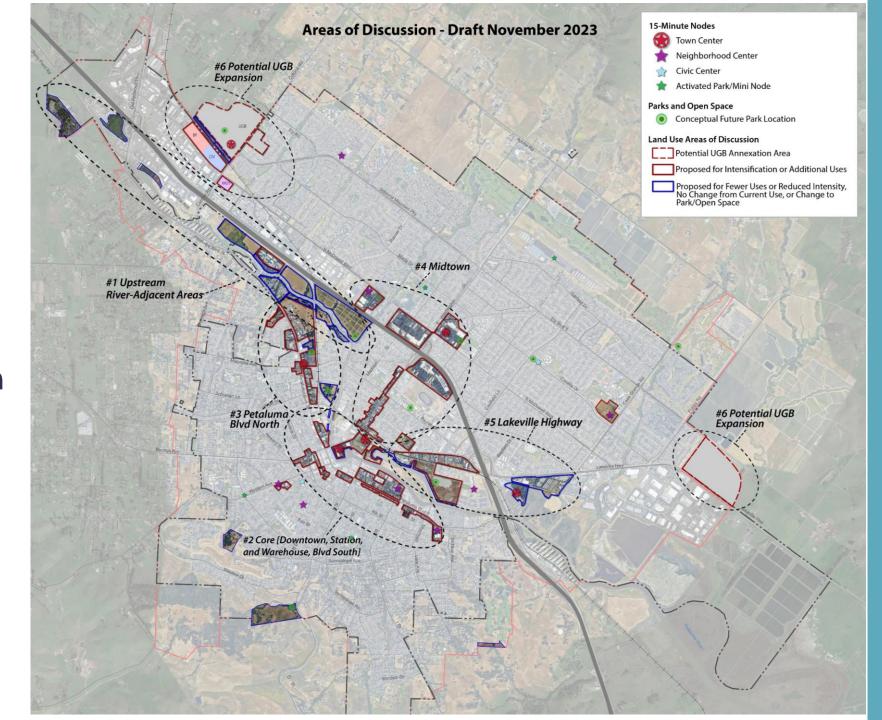
# **Areas of Discussion**

Are these the right areas? What should change?



# Draft Map for Discussion

- 1. Upstream Riveradjacent Areas
- 2. Core (Downtown, Station, Warehouse, Blvd South)
- 3. Petaluma Blvd North
- 4. Midtown
- 5. Lakeville Highway
- 6. Potential UGB Expansions



### **Key Questions (Direction Needed)**

- Are these the <u>right areas</u> where land use changes should be considered? Are any missing?
- In these areas, what land use options should we explore?
  - What should each area be oriented/focused around?
  - What is the right mix of land uses?
  - How high and dense should development be allowed?

### **Area-Specific Questions**

#### 1. UPSTREAM RIVER-ADJACENT AREAS

- What is the land use strategy an overlay or change GPLU to open space for all or part of parcels?
- How do we have a discussion without affected parcel owners immediately submitting SB330 applications?

#### 2. CORE – DOWNTOWN, STATION, WAREHOUSE DISTRICT, BLVD SOUTH

- Confirm strategy of district-scale protection + adaptation combined with Resilient Building Standards
- Confirm we should discuss potential intensification + higher heights in specific areas/parcels

#### 3. PETALUMA BLVD NORTH

- Confirm we should discuss potential intensification (+ higher heights) along N Petaluma Blvd and at Lucky's
- 4. MIDTOWN (East Washington corridor, Washington Square, Plaza North/South, Deer Creek)
  - What (if any) changes to land use and intensity should we explore in these areas?

#### 5. LAKEVILLE HIGHWAY AREAS

• Should any areas with significant SLR, storm surge, and flooding impacts be downzoned? Discuss changes

#### 6. POTENTIAL UGB EXPANSIONS

- What is the process/how do we approach the conversation around Corona Station expansion?
- Confirm we discuss the future Lakeville UGB area with the community

### **Related but Tangential Questions**

- How should City support the gradual evolution of single-family neighborhoods?
  - Proposed Approach: Implement SB 9 (consider going beyond SB9) / facilitate more Home Occupations / supplement with the 15-minute centers strategy
- How should we discuss the Fairgrounds with the public?
  - Proposed Approach: Receive feedback but do not include in the alternatives

### **Next Steps**

- 1. Alternatives Development (November-December)
- 2. GPAC input on Alternatives (January)
- 3. Alternatives Analysis & Briefing Book (Winter)
- 4. Community Input (Spring)
- 5. Draft Preferred Land Use Map
- 6. Analysis of Preferred Land Use Map
- 7. Community Input
- 8. Select Preferred Land Use Alternative

# **Clarifying Questions from GPAC Members**



## **Public Comments**



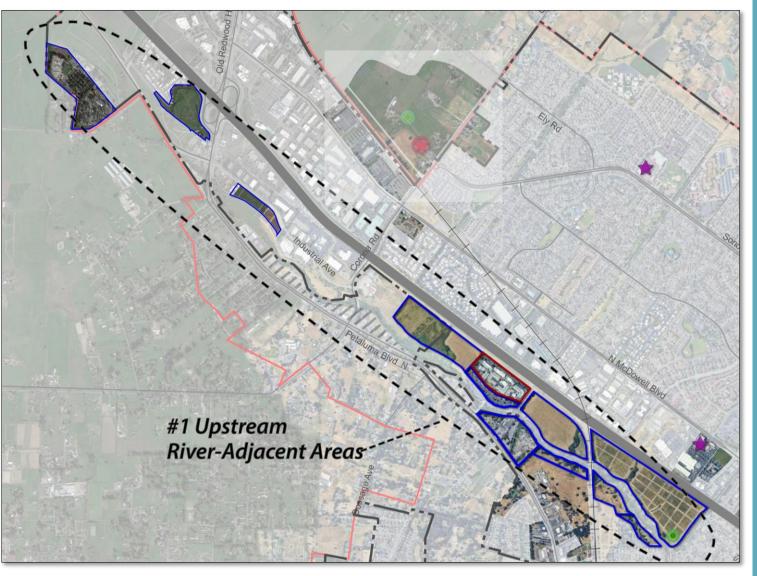
# Area #1 Map Discussion



### **Area #1: Upstream River Buffer Areas**

### **Drivers and Rationale**

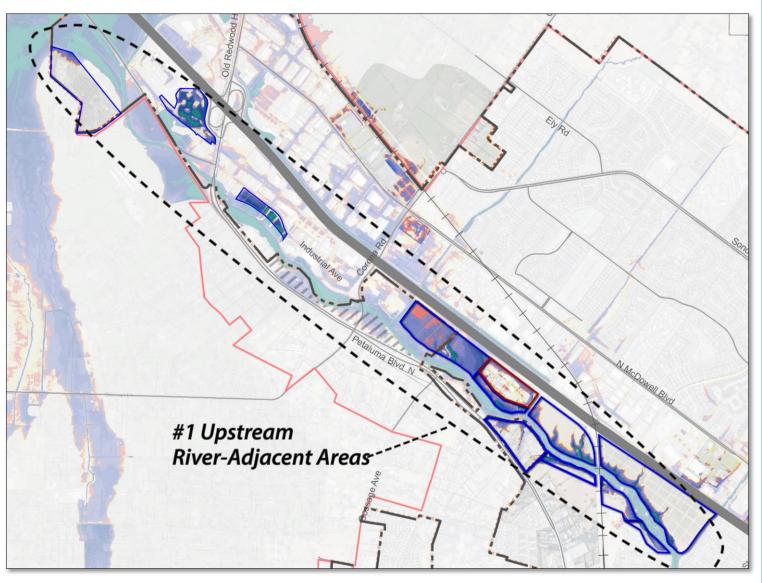
- Promoting ecological function & habitats
- Maintaining flood retention capacity
- Enhancing river corridor trail and access
- Leveraging existing infrastructure (outlets)



### **Area #1: Upstream River Buffer Areas**

### **SLR + STORM SURGE**

- Golf course and Industrial Ave properties are impacted by flooding but not SLR
- Outlets are out of the flood zone (except for parking)
- Denman Flats/Johnson parcels experience deep flooding (2-3') but only along a river-adjacent portion of the property [no SLR impacts]
- Buffer already negotiated with Sid Commons project

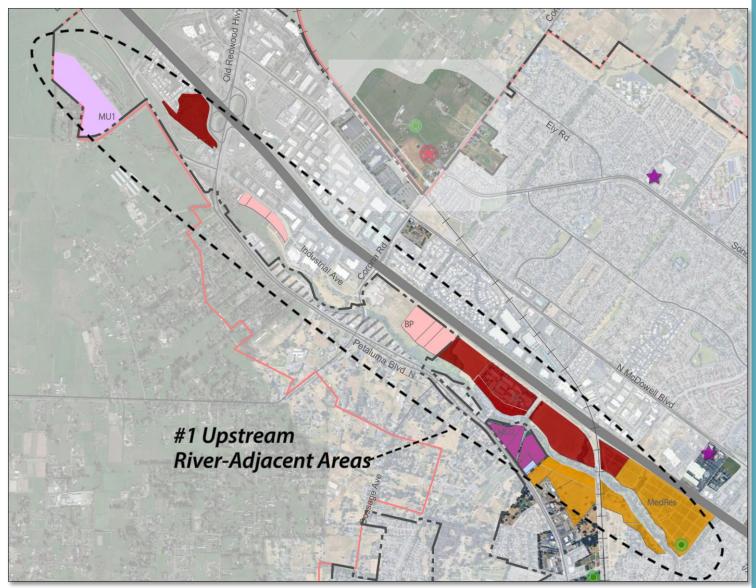


3.4' SEA LEVEL RISE + STORM SURGE City of Petaluma General Plan | 64

### **Area #1: Upstream River Buffer Areas**

#### **Key Questions**

- What is the land use strategy for river-adjacent areas?
  - An overlay requiring buffers/greenway/detention areas
  - Change GPLU to open space for entirety *or* part of a parcel
- Should we keep the current terracing policy?
- How do we navigate the SB330 downzoning requirements?
- What is the future vision for the outlets?



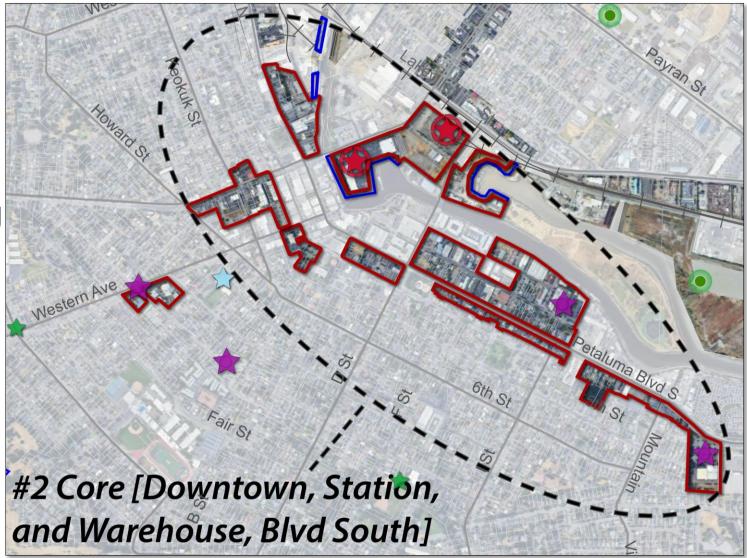
EXISTING GENERAL PLAN (w/MIXED USE ZONING) City of Petaluma General Plan | 66

# Area #2 Map Discussion



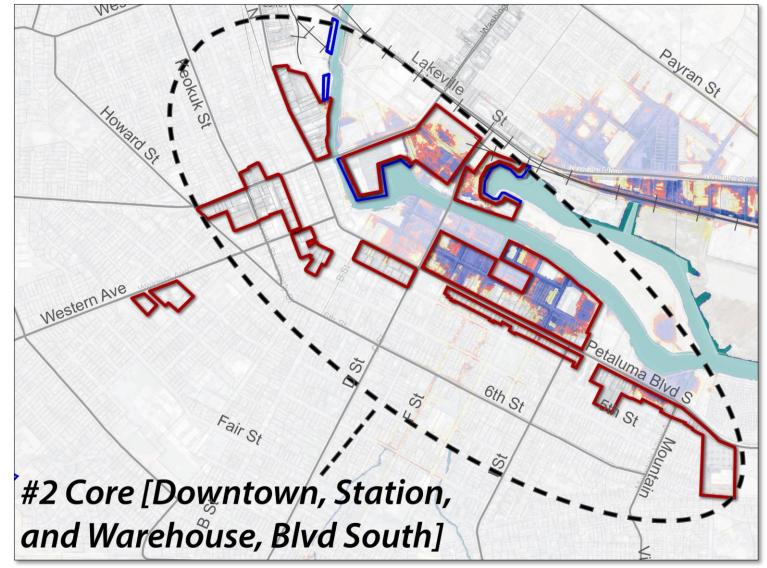
#### **Drivers/Rationale**

- Supporting SMART transit
- Infill the core; lower VMT
- Taking advantage of existing infrastructure
- Sustaining a vibrant downtown
- Balancing historic character
- Enhancing river corridor trail/access



#### **SLR + STORM SURGE**

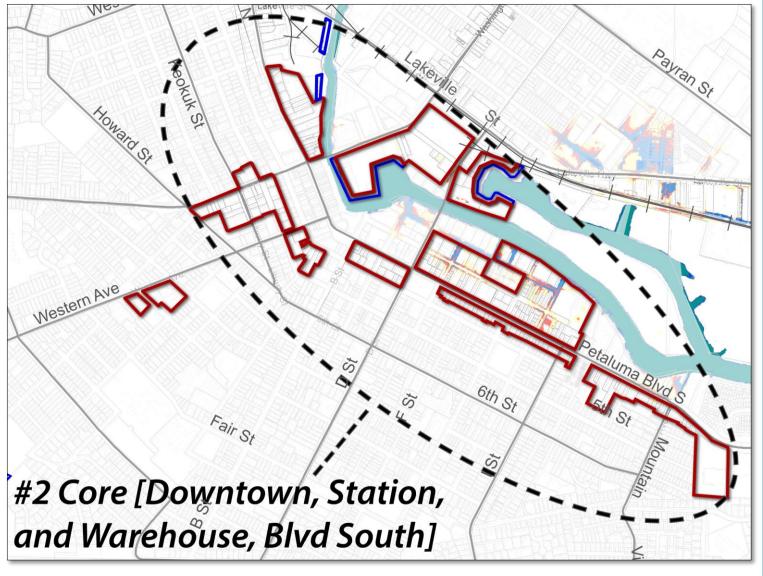
- Historic Downtown and River
   Plaza unaffected
- Warehouse District impacted by moderate flooding/surge (1-3')
- Downtown Station impacted by shallow flooding (0-1')
- Potential spillover across Blvd South



3.4' SEA LEVEL RISE + STORM SURGE City of Petaluma General Plan | 69

### SLR + KING TIDE

- King Tide impacts observed only in Warehouse District
- Minor impact along Oyster Cove on RDI parcel



3.4' SEA LEVEL RISE + KING TIDE

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#### **Key Questions**

- Confirm resilience strategy:
  - District-scale protection + adaptation (road raising, pumps, levees)
  - Resilient Building Standards for building-scale adaptation
- Confirm we should discuss potential intensification + higher heights in certain areas with GPAC & community
- What is the future of the Bowling Alley site?



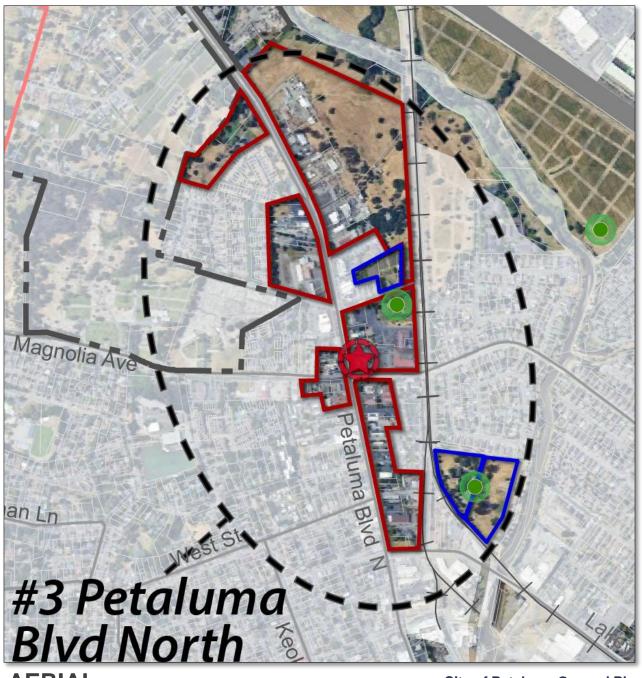
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# Area #3 Map Discussion



### **Area #3: Petaluma Blvd North** Drivers

- Infill underutilized
- areas in the core
- Promote VMT/GHG reduction through centrally-located housing
- Improve key corridors
- Create 15-minute centers

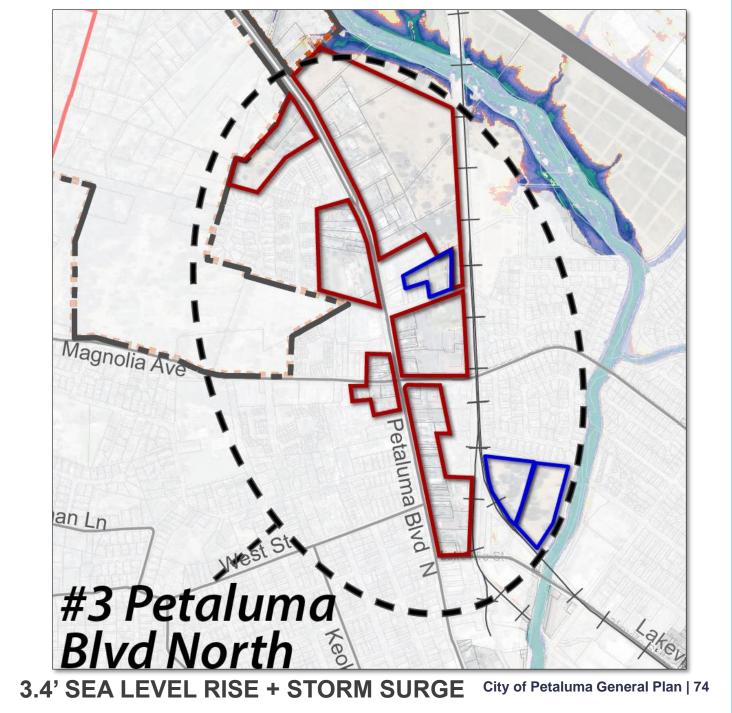


AERIAL

### Area #3: Petaluma Blvd North

### **SLR + STORM SURGE**

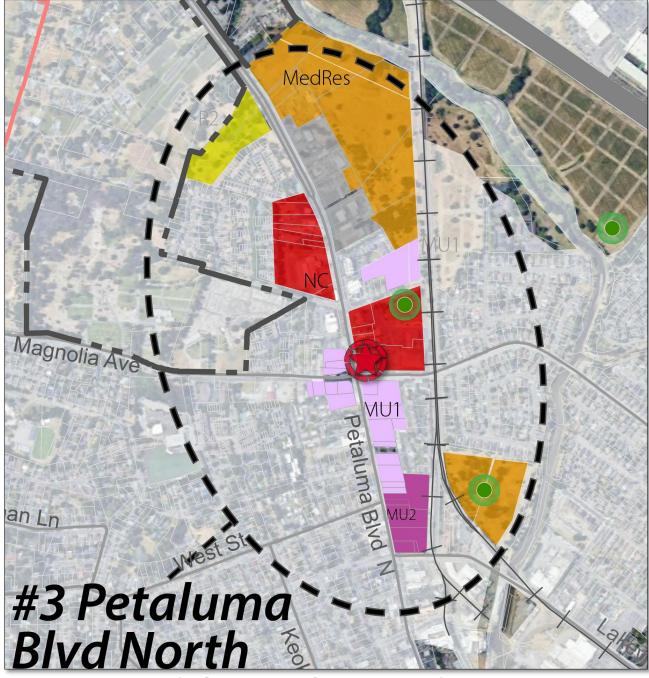
 Entire corridor is unaffected by flooding and SLR, except for river-adjacent buffer areas



### Area #3: Petaluma Blvd North

#### **Key Questions**

- Confirm we should discuss potential intensification (+ higher heights) along North Petaluma Blvd? at Lucky's?
- What (if any) changes to land use and intensity should we explore in these areas?



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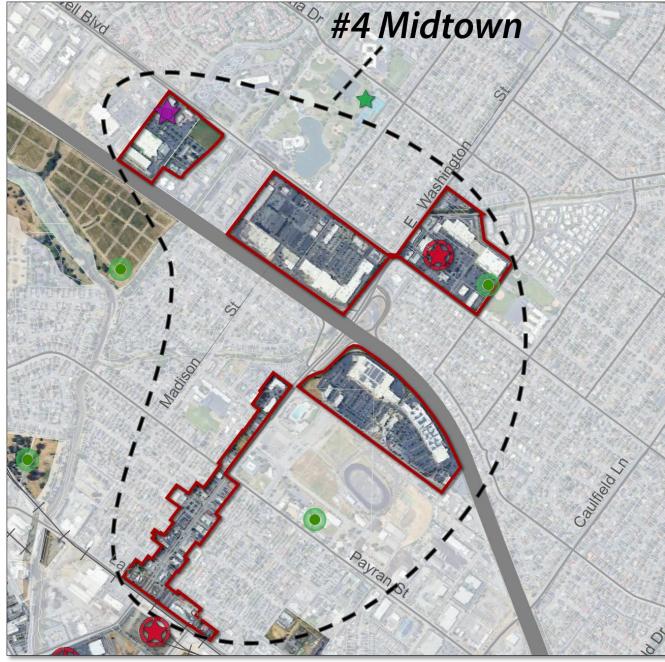
# Area #4 Map Discussion



## Area #4: Midtown

#### **Drivers**

- Infill underutilized areas in the core
- Promote VMT/GHG reduction through centrally-located housing
- Improve key corridors
- Create 15-minute centers

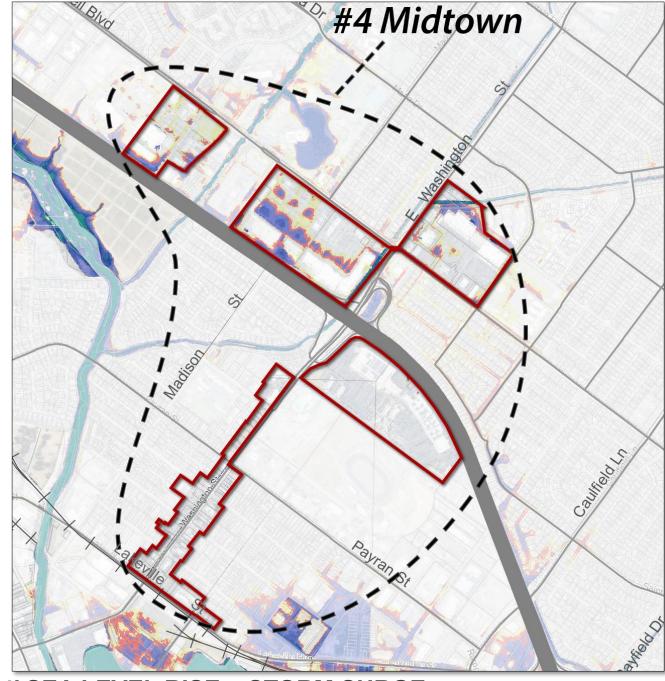


AERIAL

## Area #4: Midtown

### **SLR + STORM SURGE**

- E Washington & Target unaffected
- Plaza North/South experiences consistent flooding (0-2') in parking lots
- Deer Creek and Wash Square see some flooding due to adjacent creeks

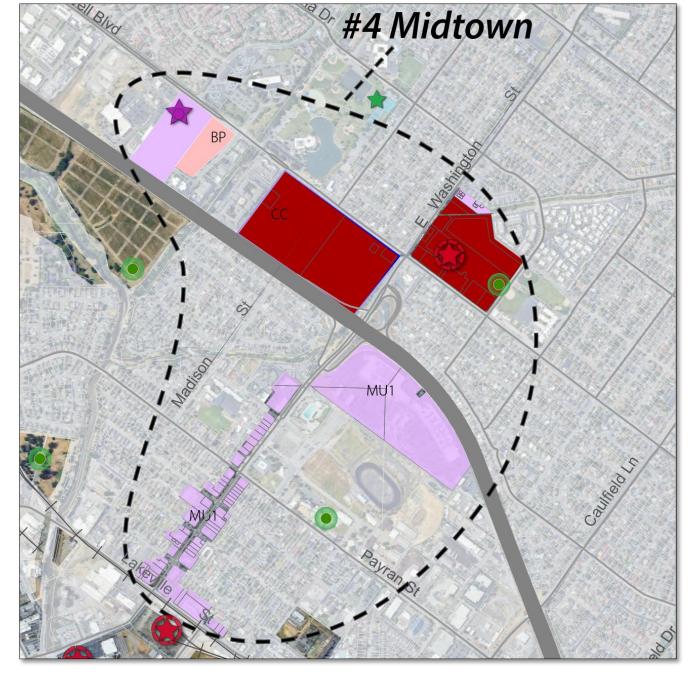


3.4' SEA LEVEL RISE + STORM SURGE City of Petaluma General Plan | 79

### Area #4: Midtown

#### **Key Questions**

- What (if any) changes to land use and intensity should we explore in these areas?
- How can we promote 15-minute gathering places in existing shopping centers?



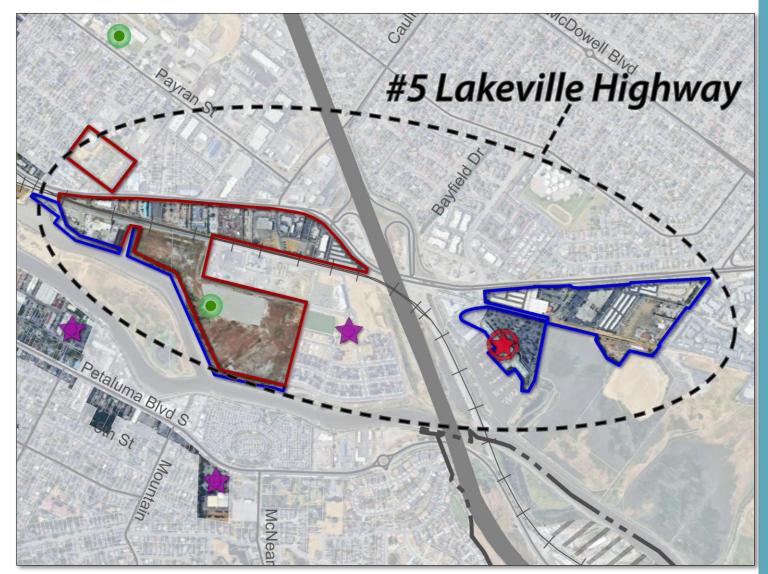
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# Area #5 Map Discussion



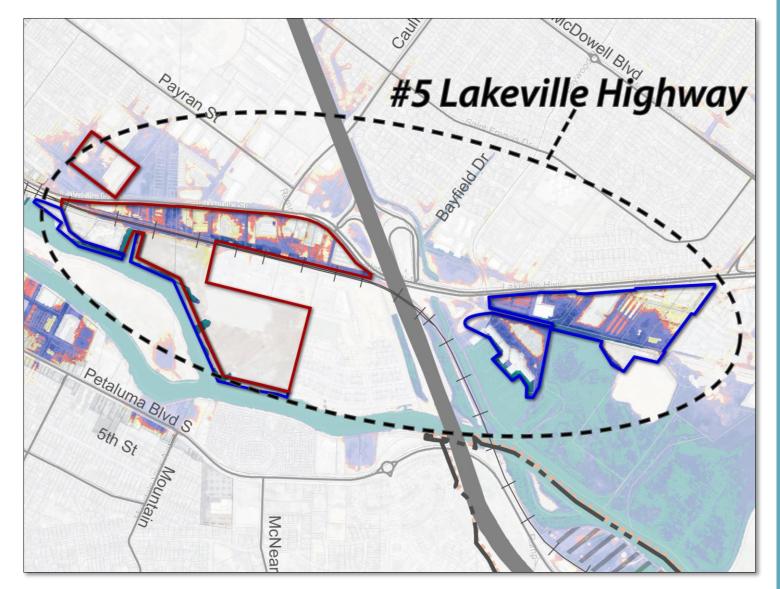
#### **Drivers**

- Infilling underutilized land in the core to support VMT/GHG reduction
- Potential new housing in mixed-use areas
- Supporting Downtown vibrancy and transit use
- Enhancing river access
- Additional employment areas to improve jobs/housing balance



### **SLR + STORM SURGE**

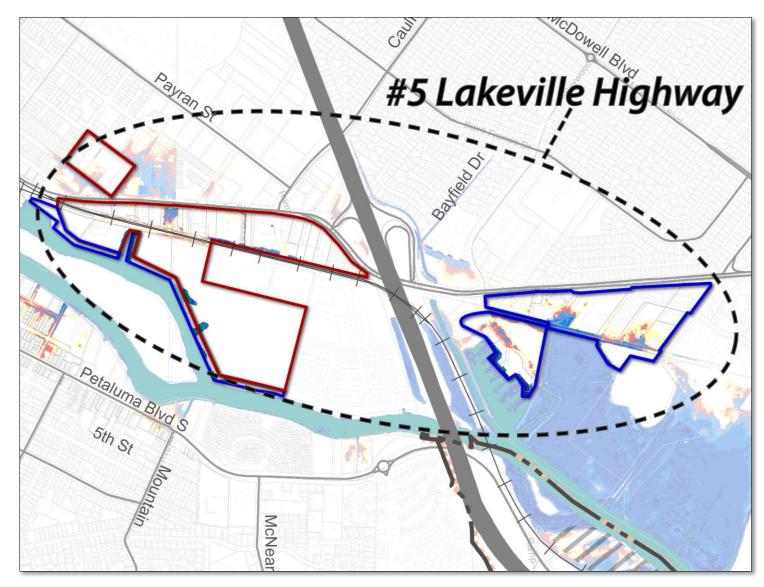
- No current or projected impacts in Scannell area
- Shallow flooding/surge (0-2') in the western Lakeville area
- Moderate flooding (1-3') in eastern Lakeville area
- Portion of Marina affected



3.4' SEA LEVEL RISE + STORM SURGE City of Petaluma General Plan | 84

### SLR + KING TIDE

• **Major** King Tide impacts seen throughout the area (except for Scannell site)

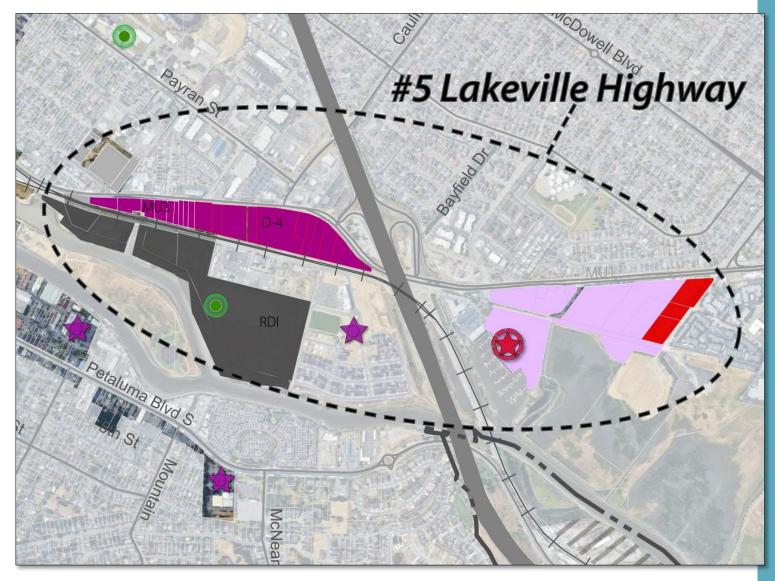


3.4' SEA LEVEL RISE + KING TIDE

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#### **Key Questions**

- Should any areas (designated for mixed use) that have significant SLR, storm surge, and flooding impacts be downzoned?
  - Note: D4 allows residential in mixed-use projects
- Should any RDI areas be reserved for future non-residential uses?



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# Area #6 Map Discussion



## **Area #6: Potential UGB Expansions**

#### **Drivers for Corona**

- Support transit use
- Create new 15-minute center for Eastside
- Leverage PDA on N McDowell; improve/infill along this corridor

#### **Drivers for Lakeville**

- Meet projected market demand for 25-30 acres of industrial/office
- Property owner interest
- Proximity to purple pipe



 Both areas identified as potential expansions in 2010 ballot measure

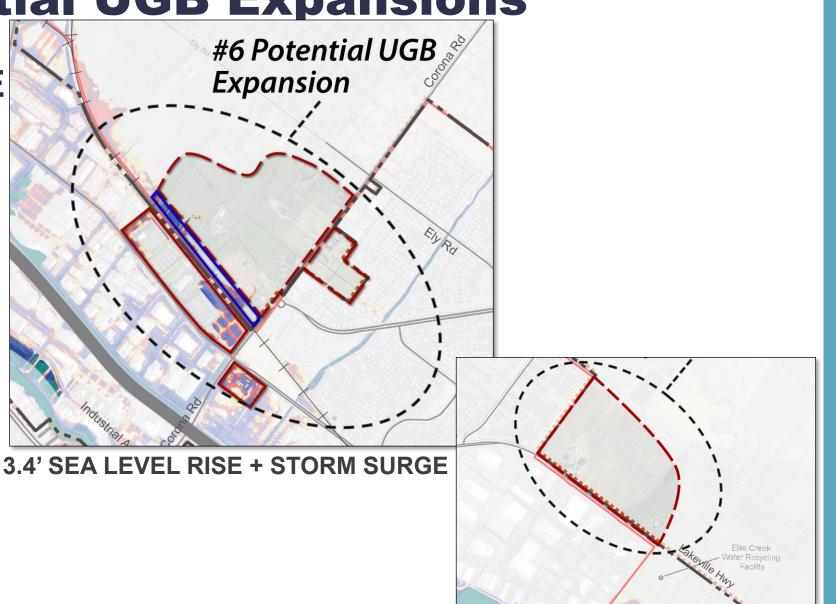
AERIAL



### **Area #6: Potential UGB Expansions**

#### SLR + STORM SURGE

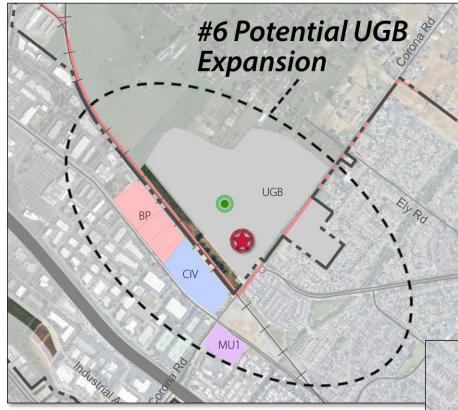
- Most N McDowell parcels experience shallow flooding already (0-2')
- Corona area experiences flooding along SMART line
- Lakeville area
   unaffected
- No King Tide Impacts



### **Area #6: Potential UGB Expansions**

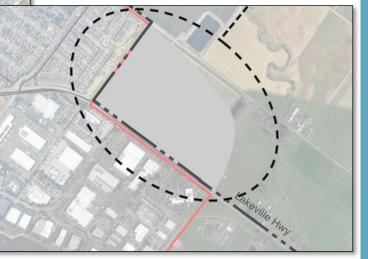
#### **Key Questions**

- How do we discuss (and implement) potential Corona UGB expansion? How many acres should it be?
- How should the City use the McDowell PDA and upcoming Specific Plan?
- Should we ask about the Lakeville UGB expansion? Require non-residential uses if expanded?
  - Exception III allows expansion for office or light industrial uses



#### **EXISTING GENERAL PLAN**

• "No more than 100 acres before December 2025" (each)



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# **GPAC Working Group Organization**



## **GPAC Working Groups**

- **Purpose**: Review policy recommendations in detail, provide feedback/input
- Voluntary participation
- At least two GPAC members each (coordinator and co-coordinator)
- Self-directed, -coordinated, and facilitated
- May collaborate with community members outside of GPAC meetings to make topic-specific recommendations

#### **Focus to Date**

- Launched first round of Working Groups in February 2022
- Spring-Summer 2022 meetings
- Mid-2022 recommendations that informed Policy Frameworks
- Active participation in Housing Element development and review of updated flood and SLR models and maps

### **Proposed Reorganization**

Proposed Working Groups	Policy Framework Topics	Proposed Members
Open Space & Natural Resources	Natural Environment Parks and Recreation	Bill R., Stephanie
Hazard Mitigation, Climate Change Adaptation, and Resilience	Safety Flood Resilience	Brent, Roger, Bill W.
Land Use	Land Use and Community Character Economic Development	Ali, Mary, Iliana, Sharon
Mobility	Mobility	Dave, Ali, Sharon
Engineering	Infrastructure & Utilities Public Facilities Noise	Roberto, Dave
Culture & Community	Historic Resources Arts, Culture, & Creativity	Kris, Lizzie, Yensi
Equity and Intersectional Justice	Health, Equity, & Environmental Justice	Josh, Erin, Kris

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## **Final GPAC Thoughts**



# **General Public Comment**



## **Reference Slides**

