

Major Development Projects

Updated March 2010

Commercial Projects

The following are the Commercial development projects with more than 15,000 square feet that are currently being processed by the Planning Division:

Old Silk Mill (a.k.a. Sunset Line & Twine)

Project: General Plan Amendment, Rezone, Design Review for new hotel

Applicant: Petaluma Preservation Group

Location: 450 Jefferson Street

APN: APN 007-163-002

File Numbers: 07-SPC-0160-CR

Project Planner: Irene T. Borba 778-4315

Status: Approved by City Council for the Rezoning and General Plan Amendment. Final Design Review not complete.

Clover Stornetta Farms

Project: Annexation and prezoning application to utilize the property as a warehouse/distribution center for their operations. The existing office/warehouse structure (31,200 sq.ft.) will not be modified at this time. In addition, there are two 8,200 sq.ft. open-air storage structures and multiple minor shed buildings that exist around the site. The two open air storage buildings and miscellaneous sheds will be removed to clean up the site and make room for a new distribution warehouse (38,000 sq.ft.) and associated truck parking.

Applicant: Edwin Wilson, O'Malley, Wilson & Westphal, 404-B Mendocino Avenue, Santa Rosa, CA 95401, (707) 636-0828

Location: 5400 Old Redwood Highway

APNs: 047-213-017

File Numbers: 04-ANX-0454-CR

Project Planner: Tiffany Robbe 778-4318, Heather Hines 778-4316

Status: Incomplete

Deer Creek Village

Project: Approximately 323,000 square feet of retail on 36.5 acres

Applicant: Merlone Geier Management

Location: North McDowell Boulevard between Lynch Creek Way and Rainier Avenue

APNs: 007-380-005 & 027

File Numbers: 03-TSM-0370-CR

Project Planner: Derek Farmer 778-4556

Status: Project in review.

Mixed Use Projects

The following are the Mixed Use development projects that are currently being processed by the Planning Division:

East Washington Place

Project: Approximately 377,951 square feet of retail/office mixed use on 33.7 acres

Applicant: Regency Centers, Contact: Peter Knoedler, 925-279-1800

Location: East Washington and Ellis Streets

APNs: 007-241-002, 007-243-001, 007-251-001, 007-031-001

File Numbers: 04-GPA-0681-CR

Project Planner: Derek Farmer 778-4556

Status: Approved by City Council in Design Review

Haystack

Project: 101 unit units & 44,000 s.f. office/retail

Applicant: Gina Pittler 707-763-0726

Location: 215 Weller Street

APN's: 007-143-003/004/007/008/014/015

File Number: 08-SPC-0556-CR

Project Planner: Tiffany Robbe 778-4318, Heather Hines 778-4316

Status: Incomplete

The following are the Mixed Use development projects that have received project approvals but are not yet under construction:

Bank of America Mixed Use

Project: Major SPARC review for two three-story mixed-use buildings connected with a bridge at levels two and three. Both buildings are comprised of retail spaces on the first floor and office spaces on the second and third floors. Parking is provided on a subsurface level below both buildings. The existing two store building is to be demolished.

Applicant: David Trachtenberg, Trachtenberg Architects, 2421 Fourth St. Berkeley, CA 94710 510-649-1414 ext 12

Location: 200 Kentucky St.

APNs: 006-283-014

File Numbers: 07-SPC-0386-CR

Project Planner: Heather Hines 778-4316

Status: Approved by SPARC, awaiting building permit submittal.

River Lofts

Project: 32 residential and work/live condominium units in two rehabilitated "warehouse" buildings and one new river-facing building and 6,134 square feet of commercial space in the warehouses facing First Street.

Applicant: Walt Haake & Mark Levine at 415 546-1212

Location: 419 and 425 First Street

File Number: 05-SPC-0228-CR

APNs: 008-121-014 & 015

Project Planner: Tiffany Robbe 778-4318

Status: Approved by SPARC December 2005. Boardwalk approved by SPARC March 9, 2006. Project will return to SPARC for condition compliance.

Water Street North

Project: 107 units in two four story buildings (one on each side of Water Street North/Poultry Street). The first floor of each building is parking garage in the rear and live/work or commercial spaces at the street (these spaces comprise 13 of the total units). Floors two through four have 94 condominium units.

Applicant: 5Pth Resource Group of Cotati at 664-1797 and Fred Dillett and Fred Schram

Location: 300 North Water Street/Poultry Street along the Petaluma River

APNs: 006-163-005, 025, 052, & 053

File Number: 04-SPC-0686-CR

Project Planner: Tiffany Robbe 778-4318

Status: Approved by SPARC August 2005, final condition compliance approved by SPARC May 25, 2006.

The following are the Mixed Use development projects that are currently under construction:

Lindberg Circle

Project: General plan amendment from thoroughfare commercial to mixed use, tentative subdivision map and zoning amendment from commercial highway to PUD. The project consists of a 14,900 square foot, two-story

commercial building fronting Lakeville Street and thirty-seven (37) single family homes. The residential units including three floor plans ranging from 1400 square feet to 1900 square feet.

Applicant: Lindberg Circle LLC, 719 Southpoint Blvd., Suite C Petaluma, Contact Mark Eglin or Al DiIrio 769-0181

Location: 890 Lakeville St. corner of Lakeville and Lindberg

APNs: 005-020-003,039,040

File Numbers: 04-GPA-0512-CR

Project Planner: Heather Hines 778-4316

Status: Under construction.

Park Square (Proposed Amendment to Park Central Project)

Project: 154 multifamily units and approximately 26,000 sq. ft. of commercial Phase II of Park Central/Alexan

Applicant: Trammel Crow Residential (Developer), Steve Hester, 2862 Bishop Drive, Suite 101, San Ramon, CA, 94583, (650) 349-1224

Location: Casa Grande Road at Lakeville

APNs: 005-040-054

File Numbers: 05-SPC-0393-CR

Project Planner: Irene Borba T. Borba 778-7315

Status: Only one building of retail portion constructed; residential portion construction completed.

North River Landing

Project: Four high-density buildings on 3 lots, with apartments, retail/office space and an 80 unit assisted living facility.

Location: 368,402, 414 Petaluma Blvd. North

APN's: 006-163-040, -041, -044

File Number: 08-TPM-0395-CR

Project Planner: Irene T. Borba 778-4315

Status: Approved, awaiting building permit submittal.

Residential

The following are the residential projects of more than 5 units that are currently being processed by the Planning Division:

The Birches

Project: Rezoning and Tentative Subdivision Map for 21-lot residential subdivision

Applicant: Steven J. Lafranchi, 775 Baywood, Suite 312, Petaluma 94952, 707-762-3122

Location: 870 Wood Sorrell

APN: 137-061-022

File Number: 05-TSM-0396-CR

Project Planner: Tiffany Robbe

Status: Approved.

Cal Water Subdivision

Project: Subdivide 13.61 acre property for 18 lots with sixteen lots to be single-family residences and the remaining two lots for Open Space. Lot areas range from 0.21 acres to 2.02 acres and average 0.62 acres. Access proposed through the recently approved Rockridge Pointe Subdivision.

Applicant: Riechers Spences & Assoc., 818 Mendocino Ave. #100, Santa Rosa, CA 95401

Location: Between Rockridge Residential Development and La Cresta Ave.

APNs: 020-030-015, 008-321-001

File Numbers: 04-TSM-0178-CR

Project Planner: Heather Hines 778-4316

Status: Application resubmitted 3/23/2007. Application incomplete 4/24/2007.

Cedar Grove Subdivision

Project: 63-lot subdivision, rezoning and general plan amendment for 63 two and three story single-family homes with attached garages on lots ranging from 1,734 to 4,640 square feet. Access to the project is proposed via a new street and bridge that would connect to Madison Street. The existing access to the site, Cedar Grove, would be an emergency access.

Applicant: Andrew Silverman, Workforce Housing Associates, Petaluma, CA 94952, (707) 283-0700

Location: 1 & 16 Cedar Grove

APNs: APN 006-051-065 and 006-057-079

File Numbers: 06-TSM-0130-CR

Project Planner: Heather Hines 778-4316

Status: Application is incomplete. Next step - resubmittal of application from applicant.

Corona Road Subdivision

Project: 50-lot subdivision, general plan amendment, rezoning, and annexation for the construction of 49 single-family residences and the retention of the residence at 498 Corona Road existing residence with an average lot size of 6,460 square feet. Access to the site would be from an extension of Monica Way. An emergency vehicle access is proposed to connect to Corona Road. Residences would be 1 or 2 stories.

Applicant: Dan Hughes, Delco Builders (925) 671-7775

Location: 470 and 498 Corona Road (Property is located in the County and within the City’s Urban Growth Boundary)

APNs: 137-061-009 & 011

File Number: 06-TSM-0171-CR

Project Planner: Tiffany Robbe 778-4318

Status: Application is incomplete. Next step - resubmittal of application from applicant.

Davidon Homes /Scott Ranch

Project: Rezoning and tentative subdivision map for 93 single-family homes

Applicant: Davidon Homes, Katharine Oesterreich, 1600 South Main Street, #150 Walnut Creek, California 94596 (925) 945-8000

Location: Windsor and D Street

APNs: 019-120-040 & 041

File Number: 03-TSM-0396-CR

Project Planner: Irene T. Borba 778-4315

Status: Draft Environmental Impact Report being prepared.

Ferrin Subdivision

Project: 11- lot subdivision

Applicant: Diane Allen, 360 Arias drive, San Rafael, CA 94903, (415) 479-9628

Location: 2832 “I” Street

APN: APN 019-401-013

File Numbers: 06-TSM-0040-CR

Project Planner: Irene T. Borba 778-4315

Status: Incomplete.

325 North McDowell Blvd./Vintage Chateau II

Project: Site Plan and Architectural review for a 68 unit senior apartment complex.

Applicant: Royce Sanders, USA Properties. 916-724-3840

Location: 325 McDowell N Blvd.

APNs: 007-350-013

File Numbers: 08-SPC-0470-CR

Project Planner: Derek Farmer 778-4556

Status: Project approved, awaiting building permit submittal

Quarry Heights (Lomas)

Project: General Plan Map Amendment from Industrial: Mineral Resource to Residential: Urban diversified for all the subject properties. Additionally, the applicant is requesting that the parcels be rezoned as PCD in anticipation of annexation and approval of a Tentative Map.

Applicant: KB Homes, 6700 Koll Center Parkway, Pleasanton, CA 94566, 925-750-6233, James Lindsay

Location: Petaluma Boulevard South (Dutra Quarry)

APNs: 019-210-010, 019-210-011, 019-220-027, 019-220-012

File Numbers: 03-GPA-0560-CR, 06-SPC-0615-CR

Project Planner: Derek Famer 778-4556

Status: City Council adopted Mitigated Negative Declaration 2/05; applications for GPA, rezoning, PUD and VTM approved by City Council June 20, 2005 (excluding North parcel on river). Annexation Pending.

Reclamation is underway, Fall 2005. SPARC conducted public hearings on the project on April 12, May 10, June 14, June 28, July 26, August 23, September 13, September 27, October 11, October 25, November 8, and December 13. SPARC approved. Final Map in process.

Sid Commons

Project: 312 - one and two bedroom apartments

Applicant: Johnson, 125 Willow Road, Menlo Park CA 94025

Location: End of Graylawn Ave. at Petaluma River

APNs: 019-010-006, 007, 008, 009

File Numbers: 03-GPA-0379-CR

Project Planner: Heather Hines 778-4316

Status: Incomplete (Resubmitted October 2004). EIR consultant chosen February 2005. EIR funded Sept 2006. NOP distributed; scoping meeting held 7/25/07. Consultant working on Draft EIR.

Sunnyslope II

Project: Tentative subdivision map of 22 parcels.

Applicant: Sunnyslope II, LLC, (707) 782-9119

Location: Sunnyslope Road

APNs: 019-203-008

File Numbers: 03-TSM-0460-CR

Project Planner: Heather Hines 778-4316

Status: Application resubmitted 3/2/2007. Application incomplete 3/30/2007. SPARC Preliminary Review on August 23, 2007. Project resubmitted 2/27/2008.