

Major Development Projects

Updated March 2011

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 (December 2009). Final design review not completed. Project has been **Inactive**.

Deer Creek Village

Project: Approximately 346,000 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: Heather Hines 778-4316

Status: Project in review. Public review of Draft Environmental Impact Report

Beyond the Glory

Project: New Restaurant building for Beyond the Glory Sports Bar & Grill at the Redwood Technology Center

Applicant: Shawn Montoya Associates

Location: 1395 North McDowell Boulevard

APN: 007-411-019

File Number: 10-SPC-0148-CR

Project Planner: Irene Borba 778-4315

Status: Approved by Planning Commission on June 22, 2010. Project has been **Inactive**.

Mixed Use Projects

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

Riverfront 2010

Project: Tentative Subdivision Map for Mixed Use Project on 40 acres

Applicant: Riverfront LLC, Vin Smith 707-477-5924

Location: 500 Hopper Street

APN: 136-010-022

File Numbers: 11-TSM-0130-CR

Project Planner: Geoff Bradley 778-4387

Status: In review

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: Geoff Bradley 778-4387
Status: Approved by City Council in Design Review. Extension approved October 2010

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
Status: Can be scheduled for Planning Commission upon receipt of deposit

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 (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 three 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 778-4318

Status: Approved 2009. Map Extension of time scheduled for City Council on April 18, 2011. Awaiting SPAR on individual homes.

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. Inactive

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: Resubmitted February 2011.

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: Project has been **Inactive**

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: Tiffany Robbe 778-4318
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: Irene Borba 778-4315
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 Approved. Under Construction

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: Tiffany Robbe 778-4318
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: Tiffany Robbe 778-4318
Status: Approved 2010, awaiting SPAR on individual homes