

GARDNER MINOR SUBDIVISION

Appeal of Planning Commission Approval of Minor Subdivision MNS12-0004 and Mitigated Negative Declaration

October 7, 2019

Georgia McDaniel



TODAY'S HEARING

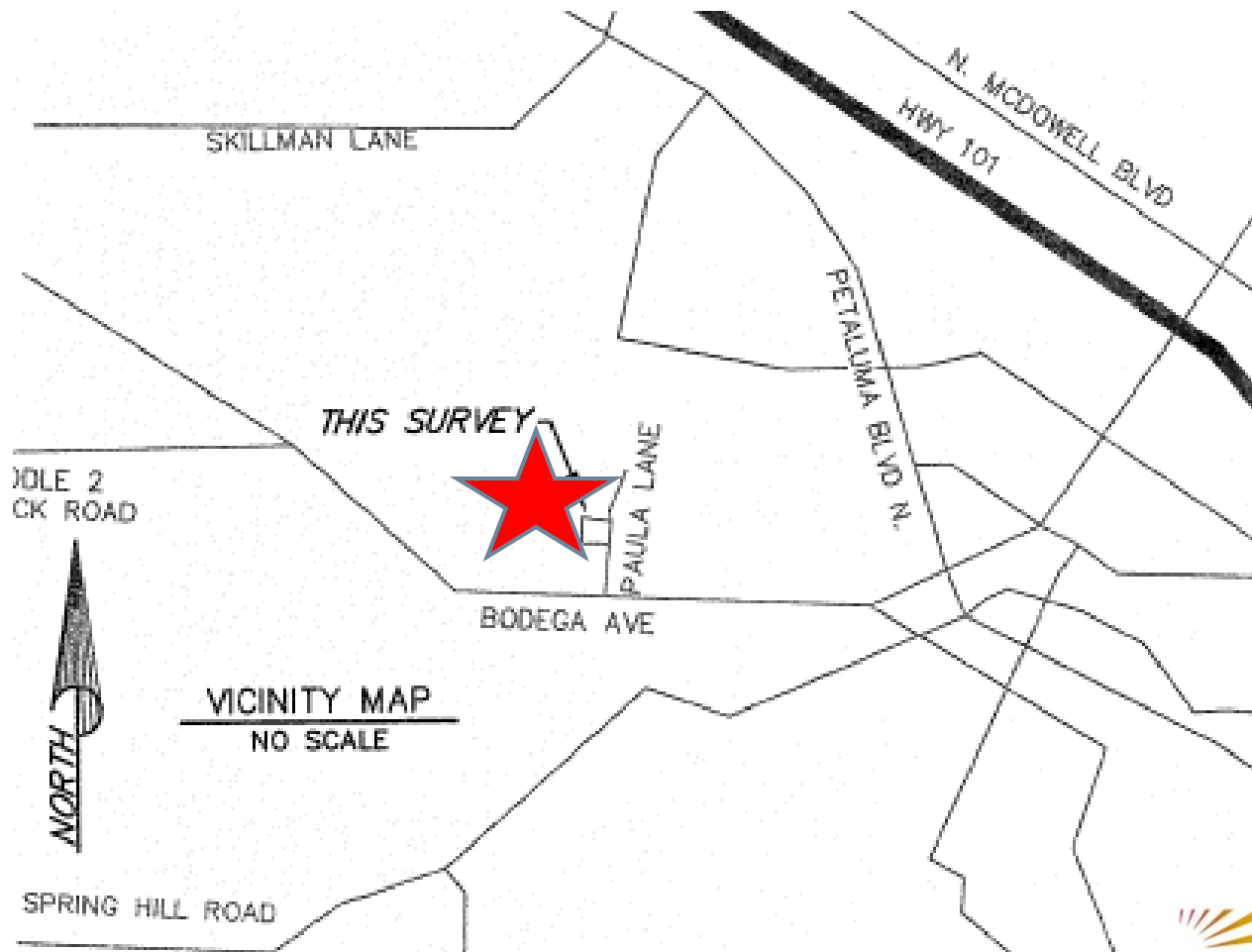
- ❑ **Project History**
- ❑ **Project Description**
- ❑ **Key Issues**
- ❑ **Environmental Findings**



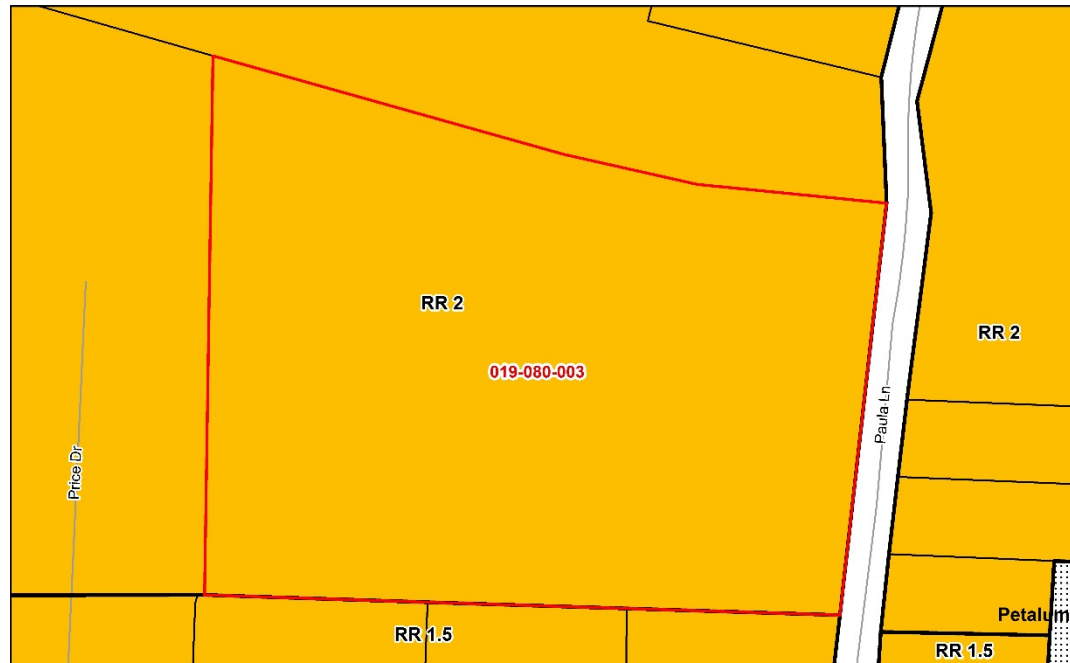
PROJECT HISTORY

- ❑ **2012 Application submitted**
- ❑ **2012 & 2013 Grading code violations, then legalized**
- ❑ **2016 Encroachment permit for well testing**
- ❑ **2017 Septic Permit + Well & Septic Field Review**
- ❑ **2017 & 2018 Revisions to Tentative Map**
show 2 new wells and septic areas
- ❑ **2018 Planning Commission approved minor subdivision per Sec. 25-43; appeal filed**

PROJECT SITE LOCATION



GENERAL PLAN LAND USE



**Land Use
Designation:**

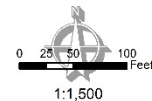
**RR Rural Residential
2 acres per DU**

General Plan Land Use

- Land Use by Area
- Rural Residential

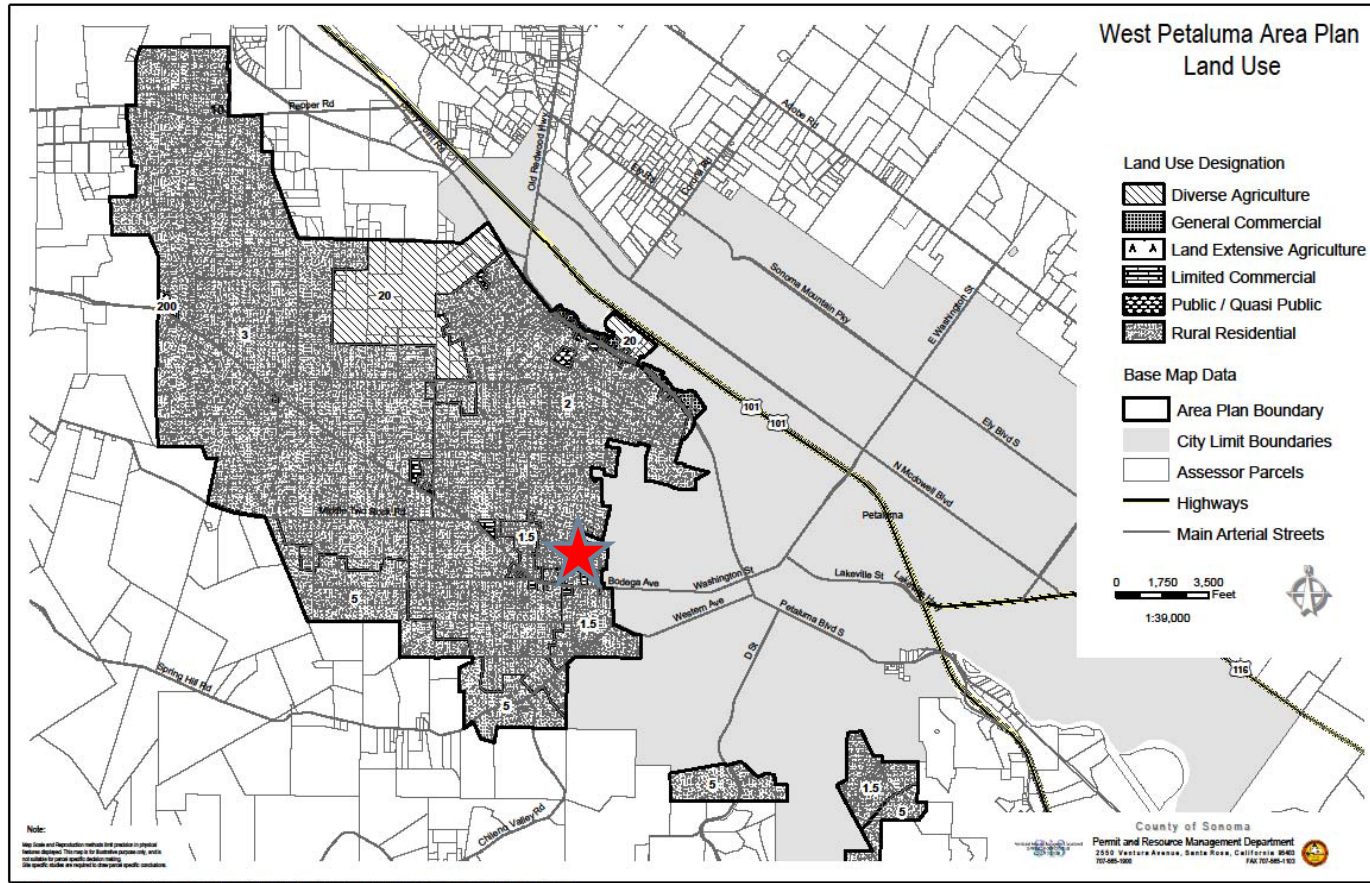
Base Map Data

- Parcel
- City Limit
- Street



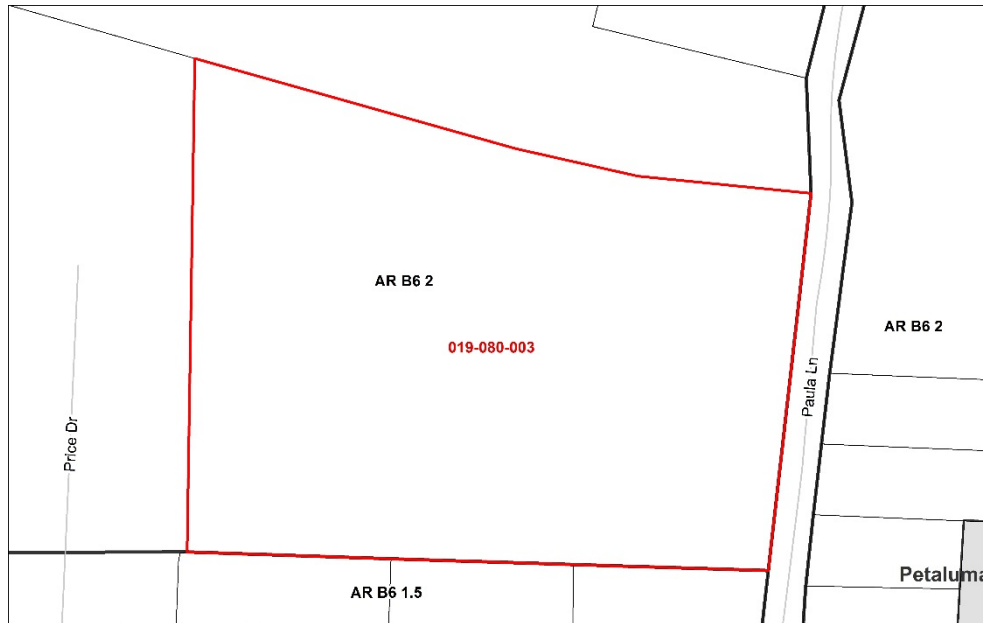
Numbers on map indicate maximum density
in Acres/Unit, except Urban Residential
where numbers indicate Units/Acres

WEST PETALUMA LAND USE



West Petaluma Area Plan – Rural Residential 1.5 acres per DU

ZONING

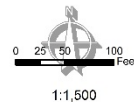
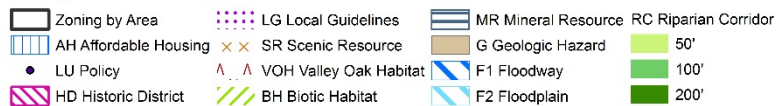


Zoning:

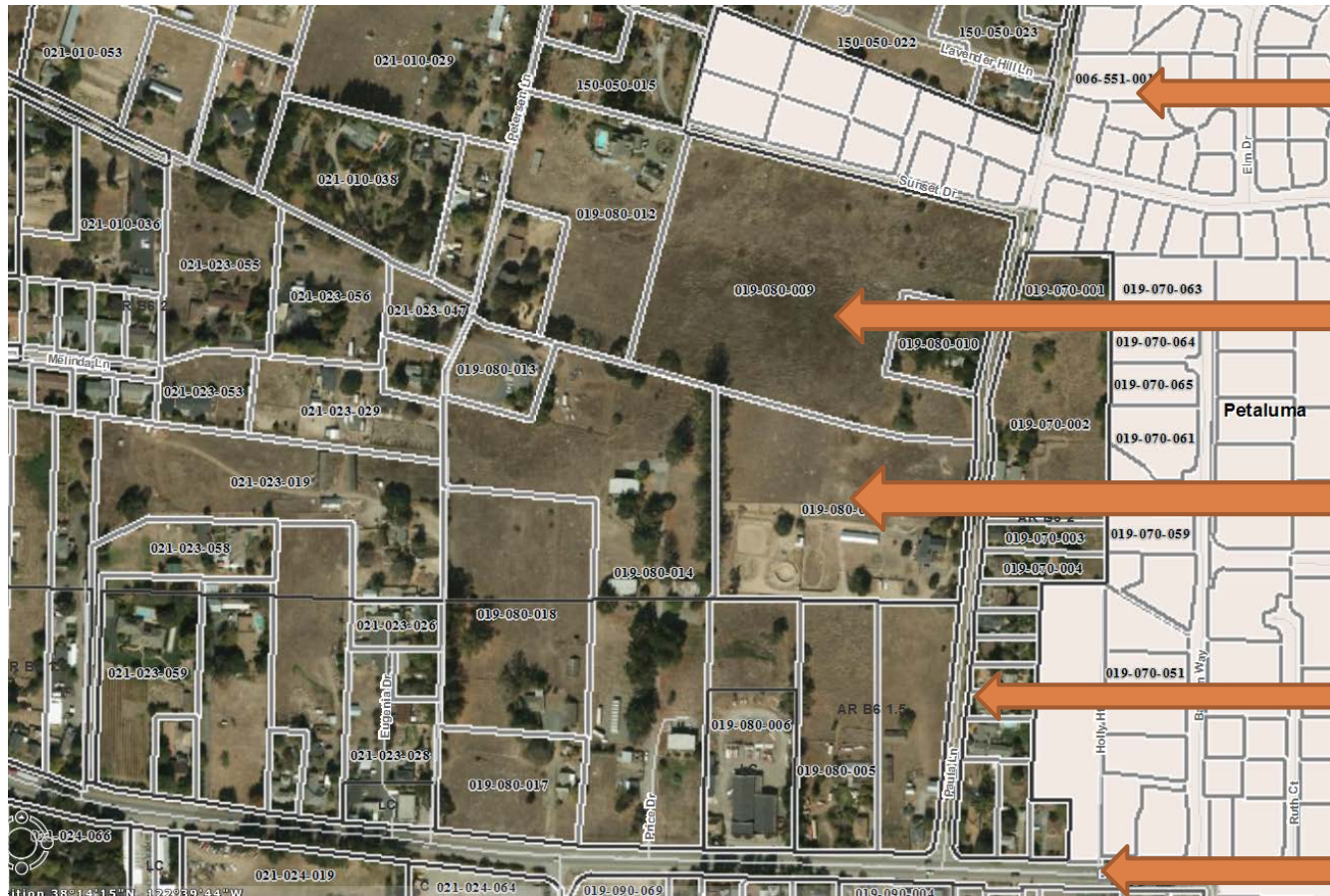
**AR Agricultural and
Residential
2-acre density**

No Combining Zones

Zoning and Combining Districts



PROJECT SETTING



**CITY OF
PETALUMA**

**OPEN SPACE
PRESERVE**

**PROJECT
SITE**

PAULA LANE

**BODEGA
AVENUE**

PROJECT PARCEL



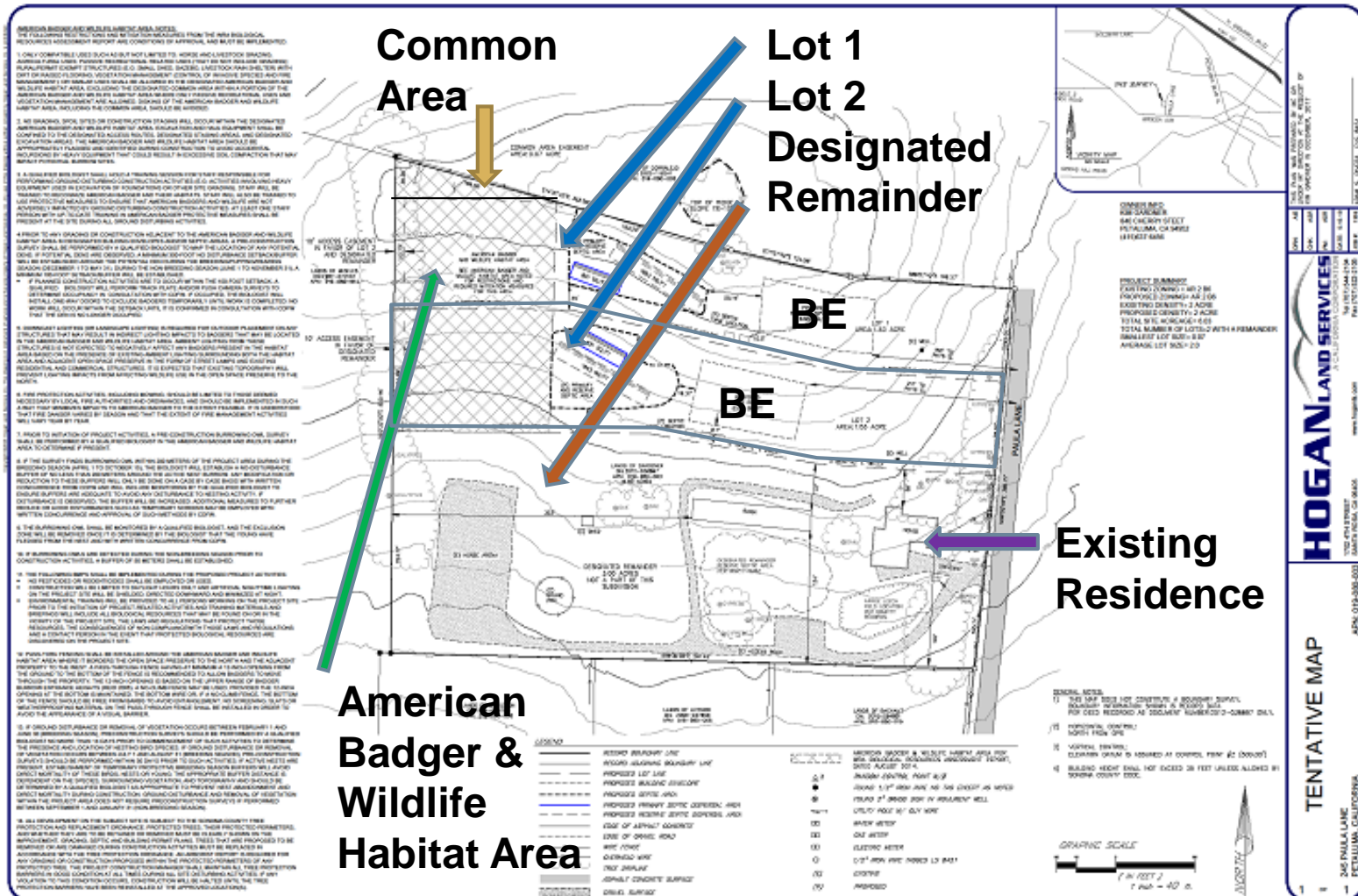
PAULA LANE

BARN

**EXISTING
RESIDENCE**

COMM'L NODE-PAULA LN/BODEGA AV





REDUCTION OF STANDARDS

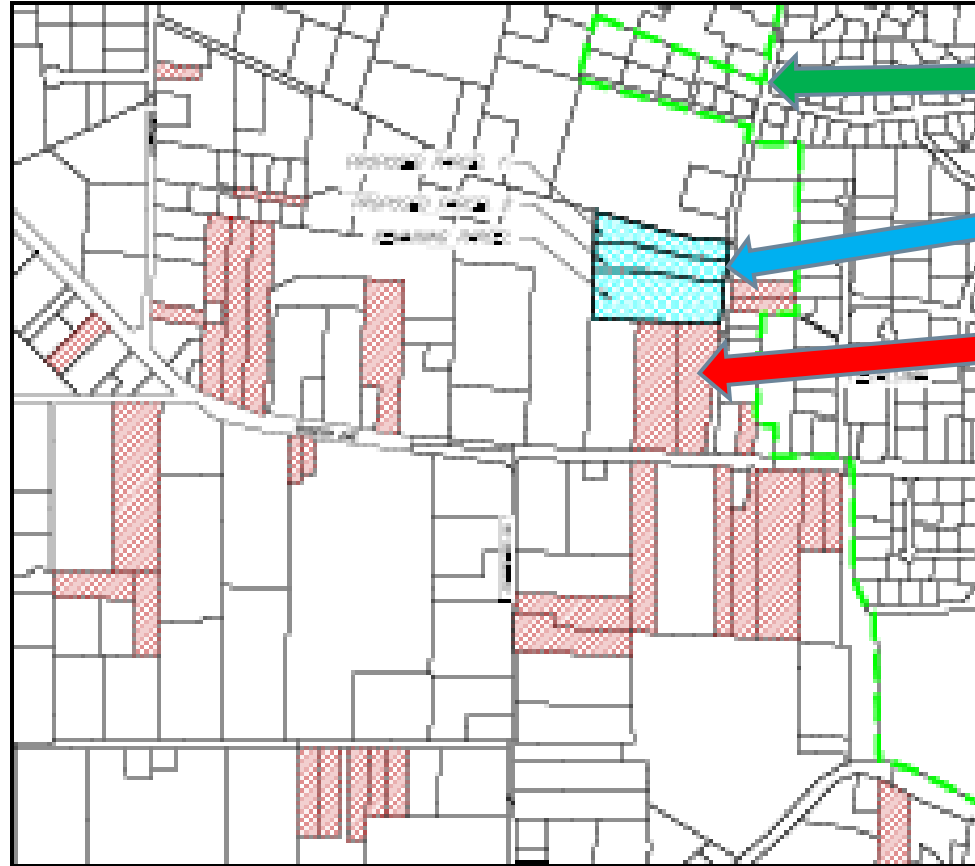
Sec. 25-42. – Lots (b)

- ☐ **Lot depth shall not be greater than 3 times width**
- ☐ **Planning Commission may approve lots exceeding minimums**

Sec. 25-43. Optional design and improvement standards

- ☐ **Map of development showing lot arrangements, shape plus size and street pattern required**

NEIGHBORHOOD CONTEXT MAP



Petaluma City Limit

Project Property

**Parcel in Excess of
Lot Ratio
Requirement**



SMALL LOTS ACROSS PAULA LANE



**MAIL
BOXES**

RESIDENCES



APTS. BEHIND PROJECT

EXPANDED PROTECTION



**UTILIZED
HABITAT BY
AMERICAN
BADGER -
ADJACENT CITY
OF PETALUMA
PAULA LANE
OPEN SPACE
PRESERVE**



**DESIGNATED
AMERICAN
BADGER AND
WILDLIFE
HABITAT ON
LOTS 1 AND 2**

KEY FINDINGS

- ❑ ***Is Minor Subdivision Consistent with General Plan Designation and Zoning?***
- ❑ ***Are Impacts Mitigated To Less-than-Significant?***
- ❑ ***Is Use Compatible with Neighborhood?***

KEY ISSUES

- ❑ **Former Grading in 2012 and 2013**
- ❑ **Potential Visual and Biological Impacts**
- ❑ **American Badger and Wildlife Habitat**
 - **Any effects on project parcel**
 - **Any effects on adjacent City of Petaluma
Paula Lane Open Space Preserve**
- ❑ **Lot Length to Width Ratio**

FORMER GRADING

- ❑ **Former Grading on Designated Remainder**
 - **Unpermitted grading in 2012 and 2013**
 - **Grading permits issued to legalize grading**
 - **Potential disturbance of American Badger on Project Parcel and**
 - **Paula Lane Open Space Preserve**

POTENTIAL VISUAL IMPACTS

TOP OF RESIDENCE



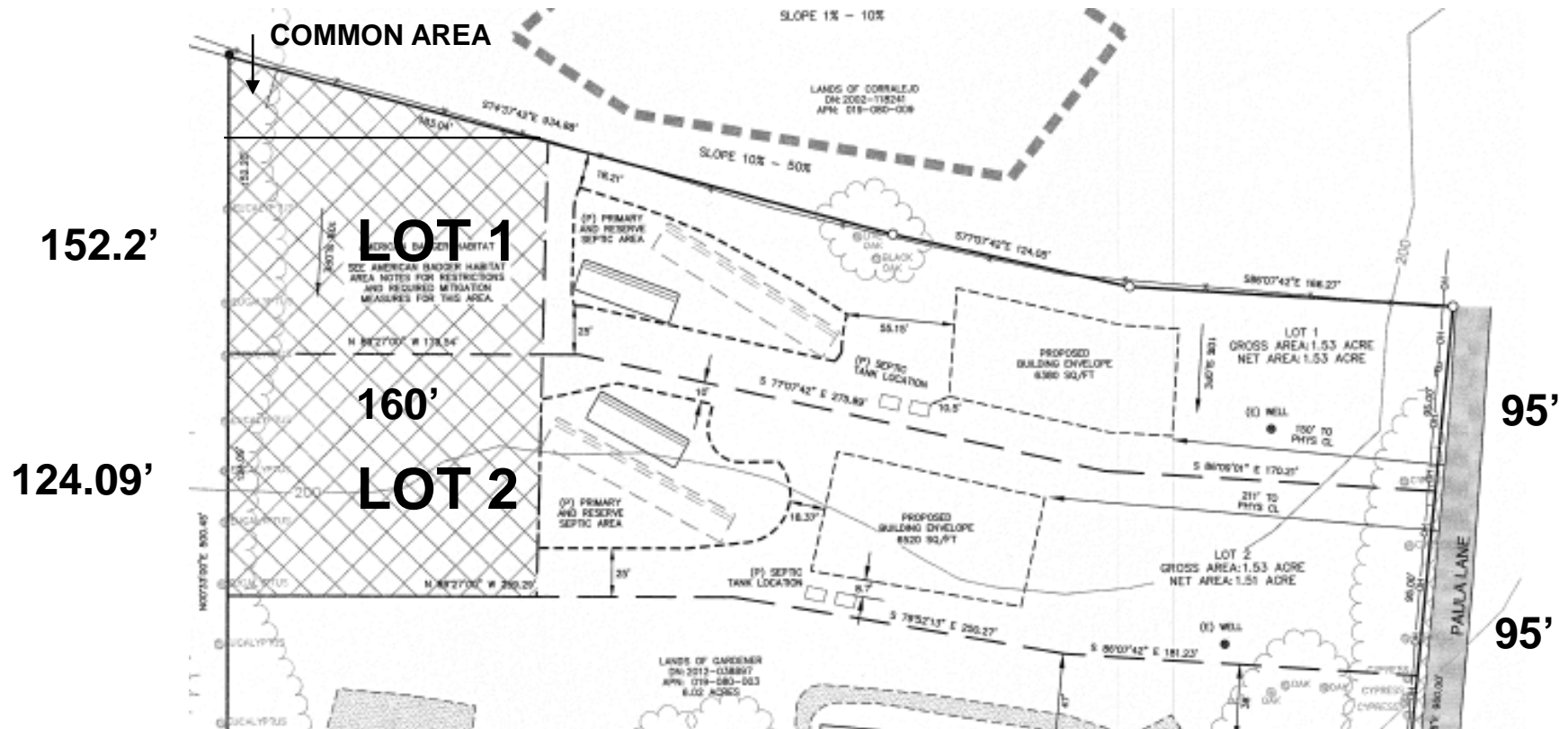
TOP OF RESIDENCE



AM. BADGER & WILDLIFE HABITAT

- ❑ **Designated American Badger and Wildlife Habitat Area**
 - **Signs of use by American Badger observed**
 - **American Badger and Wildlife Habitat Areas designated on Lots 1 and 2**
 - **Mitigation measures developed with CDFW**
 - **Mitigation measures are conditions of approval and required as notes on plans and map.**

LOT LENGTH TO WIDTH RATIO



- LENGTH OF LOT 1 (INCLUDING HABITAT AREA) IS 623' (90° TO BACK LOT LINE)
- LENGTH OF LOT 2 (INCLUDING HABITAT AREA) IS 615' (90° TO BACK LOT LINE)

CONCLUSION

- ❑ **Minor Subdivision Consistent with Sonoma County General Plan, West Petaluma Area Plan and Zoning**
- ❑ **All Impacts Mitigated To Less-than-significant**
- ❑ **Project Compatible With Neighborhood**



STAFF RECOMMENDATIONS

- ☐ **Adopt Mitigated Negative Declaration**
- ☐ **Deny the Appeal**
- ☐ **Approve the Minor Subdivision
pursuant to Sec. 25-43 as shown on the
Tentative Map**

QUESTIONS?



PARCEL MAP

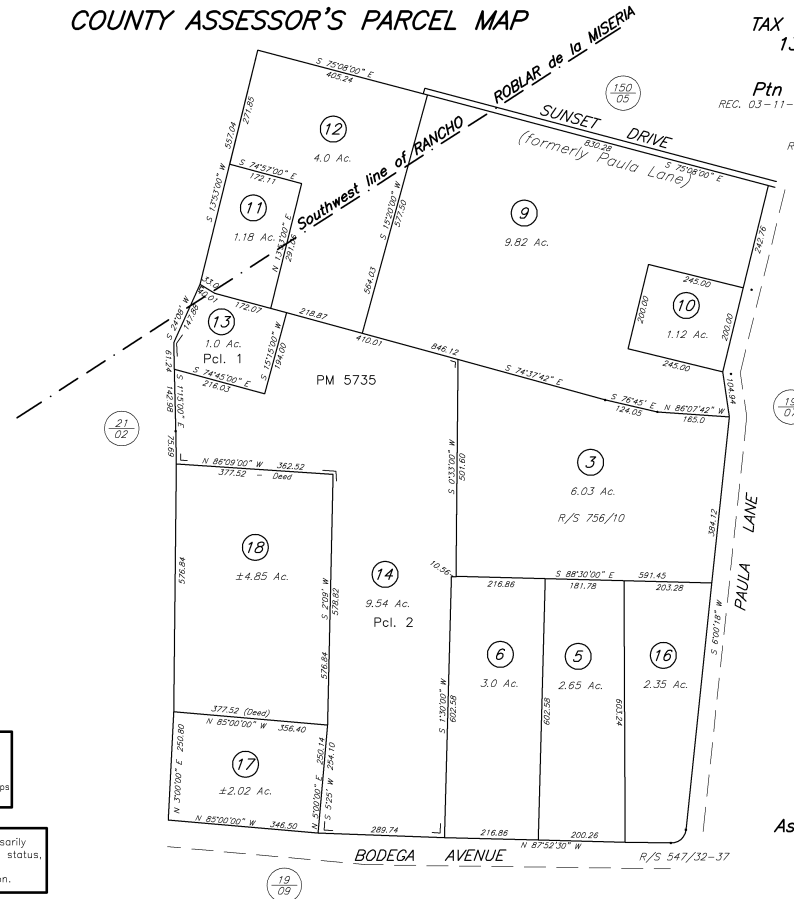
COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
138-025

019-08

Ptn of FULTON TRACT
REC. 03-11-1893 IN BK. 10, MAPS, PGS. 01

Parcel Map No. 5735
REC. 05-31-1978 IN BK. 270, MAPS, PGS. 32



NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.



SCALE: 1"=200'

REVISED

11-02-78=14
01-30-97=16-RL
11-28-13=R/S-KB
11-07-14=18-KR
08-10-16=R/S, AcCor-KB



Assessor's Map Bk. 019, Pg. 08
Sonoma County, Calif. (ACAD)

KEY 11-28-13 KB

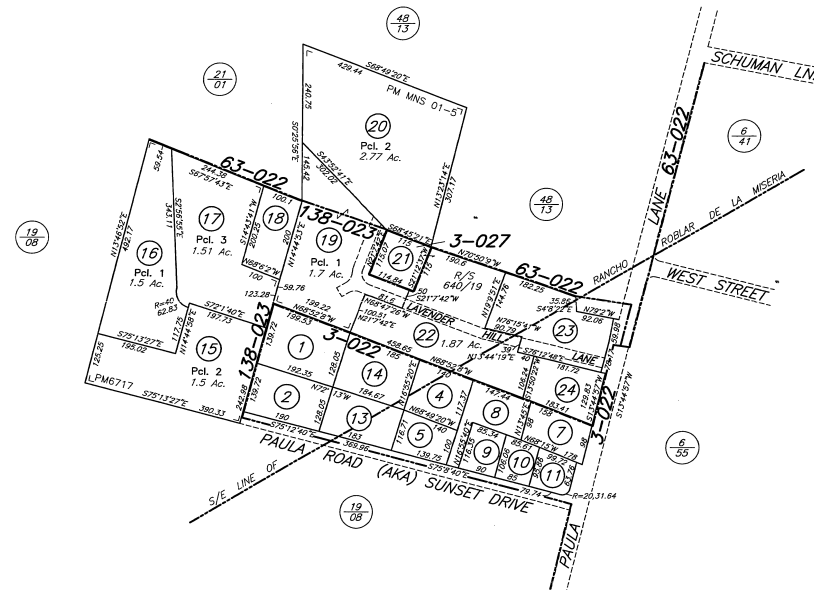
PARCEL MAP NORTH

COUNTY ASSESSOR'S PARCEL MAP

PARCEL MAP MNS 01-0005
REC. 9-9-02 IN BK. 639, MAPS, PGS. 43-46

PARCEL MAP 6717
REC. 6-14-79 IN BK. 289, MAPS, PGS. 23

TAX RATE AREA 150-05
3-022
3-027
63-002
138-023



REVISED

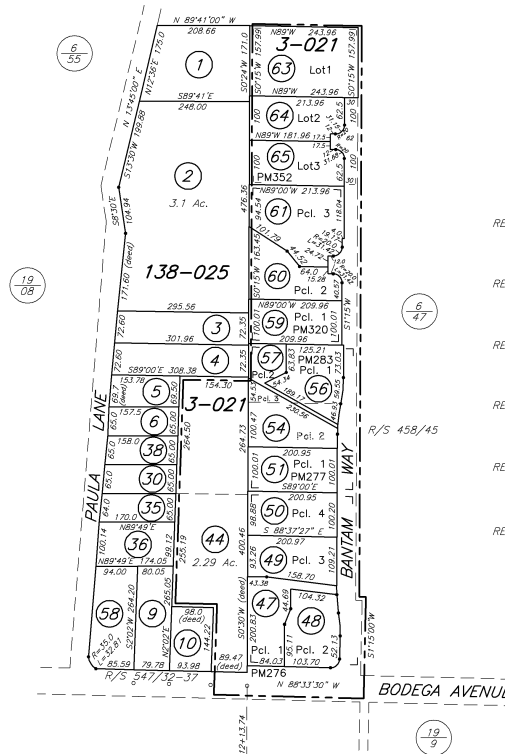
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Assessor's Map Bk. 150, Pg. 05
Sonoma County, Calif. (ACAD)
KEY 10-30-02=24 LSL

PARCEL MAP EAST

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 19-07
3-021
138-025



PARCEL MAP No. 352
REC. 7-10-06 IN BK. 696, MAPS, PGS. 41-43

PARCEL MAP No. 320
REC. 12-01-99 IN BK. 602, MAPS, PGS. 06-08

PARCEL MAP No. 283
REC. 03-30-95 IN BK. 538, MAPS, PGS. 01-03

PARCEL MAP No. 277
REC. 10-25-94 IN BK. 529, MAPS, PGS. 46-48

PARCEL MAP No. 4987-A
REC. 11-09-76 IN BK. 241, MAPS, PGS. 28-29

PARCEL MAP No. 276
REC. 04-01-94 IN BK. 521, MAPS, PGS. 30-32



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REVISED
1 -31-00=61-LSL
7 -10-06=62-LSL
7 -20-06=TRA-RL
8 -9 -06=67-LSL
10-09-07=82,86,87-KB

Assessor's Map Bk. 019, Pg. 07
Sonoma County, Calif. (ACAD)
KEY 6/14/07 RD

PROJECT SITE LOCATION

