

September 2026

Planning Department Monthly Report

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Monthly Stats:

12 new planning applications received; 2 withdrawn, 9 in process, 1 complete

- Pre-Application at 310 Murphy Ave (closed – completed pre-application)
- Tree Permit at 247 Murphy Ave (routed for review)
- Tree Permit at 562 Petaluma Ave (routed for review)
- Sign Permit at 7106 Bodega Ave (pending close of public comment period)
- Sign Permit at 6957 Sebastopol Ave (pending close of public comment period)
- Appeal of Design Review Board Decision on Tree Permit at 550 Gravenstein Hwy N (routed for review)
- Appeal of Planning Commission Action on 8100 Valentine Avenue Subdivision (withdrawn – Planning Commission only made a recommendation)
- Temporary Use Permit at 6828 Depot St (routed for review)
- Temporary Use Permit at 280 South Main St (routed for review)
- Alcohol Use Permit at 169 Pleasant Hill Ave (pending close of public comment period)
- Use Permit at 316 Petaluma Ave (withdrawn)
- Vacation Rental at 316 Petaluma Ave (pending close of public comment period)

During September, we also continued work on existing planning applications. Staff finalized review and hearing materials for Valentine Avenue Subdivision Application ahead of the September 22nd Planning Commission meeting. Environmental review is wrapping up for the Grocery Outlet Use Permit Application, as we near a Planning Commission meeting for this project. Staff also prepared meeting materials for the Rotary Ives Park project, which is scheduled for Parks Commission review (Planning Commission acting as Parks Commission) at the October 13th Planning Commission meeting.

New processing fees received: \$24,695.68

Meetings and Ongoing Planning Work:

Continued meetings with Rob Toste from Grupe Company re: 8100 Valentine project

Environmental Review Committee (ERC) met re: 7451/7493 Huntley St Lot Line
Adjustment: the Committee approved the time extension request

Public outreach is underway for the Priority Development Area (PDA) grant project with stakeholder interviews completed throughout September, and a Planning Commission workshop scheduled for October 27, 2026.