

# 801 Western Ave

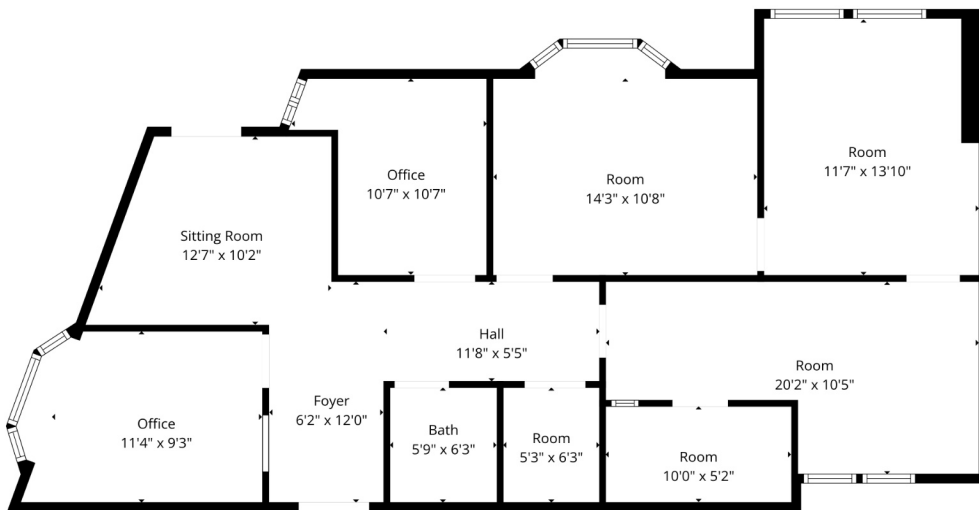
Petaluma, CA 94952



**Steve Gavrilloff**  
**Westgate Real Estate**  
221 Petaluma Blvd S, Petaluma  
CA 94952  
707-481-5917  
steveg@westgaterialestate.  
LICENSE# 01073772

**\$2,400/mo lease rate**

Freestanding Corner Building  
Zoned MU1C (Professional Office,  
Minor Medical)  
Private Parking Lot, 6 Spaces  
Additional Street Parking  
1,190 Square Feet, Ground Floor

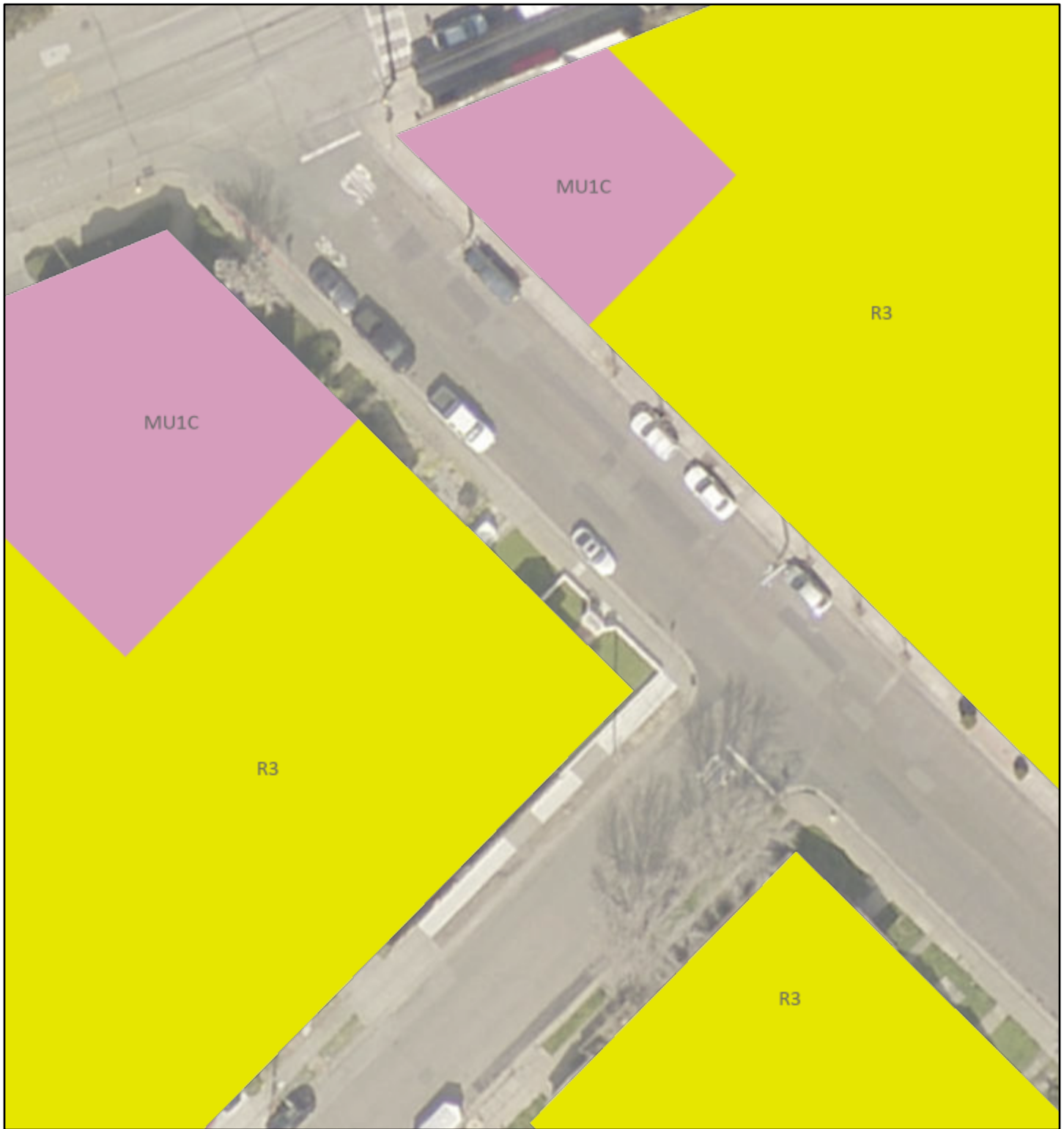


**TOTAL: 1095 sq. ft**  
1st floor: 1095 sq. ft  
EXCLUDED AREAS: BAY WINDOW: 22 sq. ft, WALLS: 76 sq. ft

Information not guaranteed.








# City of Petaluma Zoning 801 Western Av

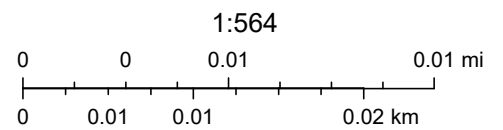


4/20/2026, 10:20:34 AM

Zoning (2019)

-  MU1C (Mixed Use 1C)
-  R3 (Residential 3)

-  County Line
-  Parcels
-  City Limit



Pictometry International, Microsoft, Vantor

- 4 Business license and compliance with Section [7.060](#) required.
- 5 Site plan and architectural review required and compliance with Section [7.040](#) required.
- 6 Use allowed only on an upper floor or behind a ground floor street fronting use; use in other locations allowed subject to a CUP.
- 7 Permitted use (P) if limited to a maximum of 5,000 square feet on the ground floor.
- 8 A CUP is required for overnight board and care.
- 9 Neighborhood serving and open at lunch.
- 10 Allowed only on floors above the ground floor.
- 11 Urgent care facilities may be located on the ground floor as a street fronting use.
- 12 Allowed only in a shopping center.
- 13 Use permitted only on Lakeville Highway between Baywood Drive and Casa Grande Road.
- 14 See Section [21.030](#) (Non-Residential Uses Abutting Residential Uses).
- 15 Short-term vacation rental permit, business license and transient occupancy tax certificate required (see Section [7.110](#)).
- 16 Use must be at least 600 feet from a school or a childcare center, at least 200 feet from parks, youth centers, or the library, and 100 feet from residential districts as measured from property line to property line.
- 17 All cannabis businesses must obtain an annual commercial cannabis permit.
- 18 Pursuant to Government Code Section [65850.7](#), this Zoning Ordinance requires no permit for stations.
- 19 Allowed with CUP when located on site of an existing fueling station/gas station land use.

Mixed Use Zones					
TABLE 4.3 Allowed Land Uses and Permit Requirements for Mixed Use Zones	P(16)	Permitted Use			
	CUP	Conditional Use Permit Required			
	S	Permit Requirement in Specific Use Regulations			
	A	Accessory Use			
	—	Use Not Allowed			
LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	MU1A	MU1B (21)	MU1C	MU2 (22)	
<b>INDUSTRY, MANUFACTURING AND PROCESSING</b>					
Artisan/Craft Product Manufacturing	P	P	—	CUP(6)	
Catering Service, as a Primary Use	P(6)	P	—	P(6)	

<b>Mixed Use Zones</b>					
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	<b>MU1A</b>	<b>MU1B (21)</b>	<b>MU1C</b>	<b>MU2 (22)</b>	
Furniture and Fixture Manufacturing, Cabinet Making	—	P	—	—	
Laboratory – Medical, Analytical	—	P	—	—	
Manufacturing, Light	—	P(14)	—	—	
Media Production	P(6)	P	—	P(6)	
Printing and Publishing	P(6)	P	—	P(6)	
Research and Development	—	P	—	—	
<b>LODGING</b>					
Lodging – Short-Term Vacation Rentals	P(15)	P(15)	P(15)	P(15)	Section <a href="#">7.110</a>
Lodging – Bed and Breakfast Inn (BB)	—	—	—	P	
Lodging – Hotel/Motel	P	P	—	P	
<b>RECREATION, EDUCATION AND PUBLIC ASSEMBLY</b>					
Cardroom	CUP	CUP	—	CUP	Chapter <a href="#">9</a>
Community Meeting Facility	CUP	CUP	CUP	CUP	
Commercial Recreation – Indoor	CUP	CUP	—	P(6)	
Fitness/Health Facility	P	P	—	P	
Library, Museum, Art Gallery	P	P	—	P	
Park	P	P	P	P	
School – Elementary, Secondary, or College, Private	CUP	CUP	CUP	CUP	
School – Specialized Education and Training	CUP	CUP	—	CUP	
Studio – Art, Dance, Martial Arts, Music, etc.	P	P	—	P	

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	<b>MU1A</b>	<b>MU1B (21)</b>	<b>MU1C</b>	<b>MU2 (22)</b>	
Theater, Cinema or Performing Arts	CUP	CUP	—	CUP	Theater District Ord. 2158
<b>RESIDENTIAL</b>					
Dwelling, Multiple	CUP	CUP	P	—	
Dwelling, Accessory	A,S	A,S	A,S	A,S	Section <a href="#">7.030</a>
Dwelling, Junior Accessory	A,S	A,S	A,S	A,S	Section <a href="#">7.035</a>
Dwelling, Single	—	—	P	—	
Home Occupation	A,S(2)	A,S(2)	A,S(2)	A,S(2)	Section <a href="#">7.050</a>
Residential Care, 7 or More Clients	P(10)	P(10)	P	CUP(10)	
Residential Care Facility, Adult	P(6)	P(6)	—	CUP(10)	
Residential Care Facility, for the Chronically Ill	P(6)	P(6)	—	CUP(10)	
Residential Care Facility, for the Elderly	P(6)	P(6)	—	CUP(10)	
Residential in Mixed Use Building	P(6)	P(6)	P(6)	P(6)	
Work/Live	P(6)	P(6)	P	P(6)	
<b>RETAIL</b>					
Adult Oriented Business	CUP	CUP	—	CUP	Chapter <a href="#">10</a>
Artisan Shop	P	P	—	P	
Auto Parts Sales	P	P	—	—	
Bar, Tavern, Night Club	CUP	CUP	—	CUP	Chapter <a href="#">8</a>
Building and Landscape Materials Sales Indoor – 25,000 sf or Less	P	P	—	P	

<b>Mixed Use Zones</b>					
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	<b>MU1A</b>	<b>MU1B (21)</b>	<b>MU1C</b>	<b>MU2 (22)</b>	
Building and Landscape Materials Sales Indoor – More Than 25,000 sf	CUP(20)	CUP(20)	—	CUP(20)	
Fueling Station/Gas Station	—	—	—	—	
General Retail – 25,000 sf or Less	P	P	—	P	
General Retail –More Than 25,000 sf	CUP(20)	CUP(20)	—	CUP(20)	
Groceries/Specialty Foods – 25,000 sf or Less	P	P	—	P	
Groceries/Specialty Foods – More Than 25,000 sf	CUP(20)	CUP(20)	—	CUP(20)	
Plant Nursery	P	P	—	—	
Restaurant, Café, Coffee Shop	P	P	CUP	P	
<b>SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL</b>					
ATM	P	P	P	P	
Bank, Financial Services	P	P	—	P	
Business Support Service	P	P	—	P	
Medical Services – Health Care Facility	P(6)	P(6)	—	P(6)	
Medical Services – Major	P	P	—	P	
Medical Services – Minor	P(6,11)	P(6,11)	P	P(6, 11)	
Office – Government	P	P	P	P(6)	
Office – Headquarters, or Processing	P(6)	P	—	P(6)	
Office – Professional, Administrative	P	P	P	P(6)	
<b>SERVICES – GENERAL</b>					
Adult Day Program	CUP	CUP	CUP	P	

<b>Mixed Use Zones</b>					
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	<b>MU1A</b>	<b>MU1B (21)</b>	<b>MU1C</b>	<b>MU2 (22)</b>	
Child Care Center	P(6)	P(6)	—	P(6)	
Child Day Care – Large Family	—	—	A(4)	—	Section <a href="#">7.060</a>
Child Day Care – Small Family	A(3)	A(3)	A(3)	A(3)	
Kennel, Animal Boarding	—	CUP	—	—	
Meals Assembly Business	P(12)	—	—	—	
Mortuary, Funeral Home	CUP	—	—	—	
Personal Services	P	P	—	P	
Personal Services – Restricted	P	P	—	P	
Public Safety Facility	P	P	P	P	
Vehicle Services – Minor Maintenance/Repair	—	P	—	CUP	
Veterinary Clinic, Animal Hospital	P(8)	P(8)	—	P(8)	
<b>TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE</b>					
City Water and Sewer Facility	P	P	P	P	
Parking Facility, Public or Commercial	CUP	—	—	CUP	
Telecommunications Facility	S	S	S	S	Section <a href="#">7.090</a> and Muni Code <a href="#">14.44</a>
Utility Facility	CUP	CUP	—	CUP	
Zero Emission Vehicles (Battery Charging Station)	A(18)	A(18)	A(18)	A(18)	
Zero Emission Vehicles (Hydrogen Fuel Cell Station)	CUP(19)	—	—	CUP(19)	

Mixed Use Zones					
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LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	MU1A	MU1B (21)	MU1C	MU2 (22)	
<b>Key to zone symbols</b>					
<b>MU1A - Mixed Use 1A</b>		<b>MU1C - Mixed Use 1C</b>			
<b>MU1B - Mixed Use 1B</b>		<b>MU2 - Mixed Use 2</b>			

**Notes:**

- 1 See glossary for land use definitions.
- 2 Home occupation permit and business license required.
- 3 Business license required.
- 4 Business license and compliance with Section [7.060](#) required.
- 5 Site plan and architectural review required and compliance with Section [7.040](#) required.
- 6 Use allowed only on an upper floor or behind a ground floor street fronting use; use in other locations allowed subject to a CUP.
- 7 Permitted use (P) if limited to a maximum of 5,000 square feet on the ground floor.
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- 14 See Section [21.030](#) (Non-Residential Uses Abutting Residential Uses).
- 15 Short-term vacation rental permit, business license and transient occupancy tax certificate required (Section [7.110](#)).

**16** Use must be at least 600 feet from a school or a childcare center, at least 200 feet from parks, youth centers, or the library, and 100 feet from residential districts as measured from property line to property line.

**17** All cannabis businesses must obtain an annual commercial cannabis permit.

**18** Pursuant to Government Code Section [65850.7](#), this Zoning Ordinance requires no permit for stations.

**19** Allowed with CUP when located on site of an existing fueling station/gas station land use.

**20** To be processed as a major conditional use permit at the discretion of the Planning Commission.

**21** Refer to Section [5.080](#) for parcels in the Fairgrounds Overlay Zone.

**22** Refer to Section [5.070](#) for parcels in the Downtown Housing and Economic Opportunity Overlay Zone.

<b>Commercial, Business Park, and Industrial Zones</b>					
<b>TABLE 4.4</b>  <b>Allowed Land Uses and Permit Requirements for Commercial, Business Park, and Industrial Zones</b>	P(16)	Permitted Use			
	CUP	Conditional Use Permit Required			
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<b>LAND USE TYPE (1)</b>	<b>Permit Required by Zone</b>				<b>Specific Use Regulations</b>
	<b>C1</b>	<b>C2</b>	<b>BP</b>	<b>I</b>	
<b>INDUSTRY, MANUFACTURING AND PROCESSING</b>					
Artisan/Craft Product Manufacturing	—	—	P	P	
Catering Service, as a Primary Use	P(6)	P(6)	P	P	
Furniture and Fixtures Manufacturing, Cabinet Shop	—	—	—	P	
Laboratory – Medical, Analytical	—	—	P	P	
Laboratory – Cannabis	—	—	P(16,17)	P(16,17)	Muni Code <a href="#">6.10</a>
Laundry, Dry Cleaning Plants	—	—	—	P	
Manufacturing/Processing – Light	—	—	P	P	
Manufacturing/Processing – Medium Intensity	—	—	—	P	
Manufacturing/processing – Cannabis	—	—	P(16,17)	P(16,17)	Muni Code 6.105
Media Production	—	—	P	P	