



CITY OF PETALUMA, CALIFORNIA

REGULAR MEETING OF THE PLANNING COMMISSION

City Hall Council Chamber

11 English Street

Petaluma, CA 94952

MINUTES

Tuesday, May 21, 2024

CALL TO ORDER – (6:00 PM)

ROLL CALL

PRESENT: Blake Hooper, Darren Racusen, Janice Cader Thompson, Jessica Mozes, Rick Whisman, and Roger McErlane

ABSENT: Heidi Bauer

GENERAL PUBLIC COMMENT – (6:01 PM)

During **General Public Comment**, the public is invited to make comments on items of public interest that are within the Commission's subject matter jurisdiction and that are not listed on the current agenda. Public comments are limited to up to three minutes per person. Depending on the number of persons wishing to address the Commission, time will be allocated in equal shares totaling no more than twenty minutes, subject to the Commission's discretion (Cal. Gov't. Code §54954.3(a), Petaluma City Council Rules, Policies and Procedures, III).

Chair Hooper opened general public comment.

- None

Chair Hooper closed general public comment.

Chair Hooper closed the Meeting Item and continued with the agenda.

PRESENTATIONS – (6:01 PM)

Chair Hooper announced there were no presentations during this meeting.

Chair Hooper closed the Meeting Item and continued with the agenda.

APPROVAL OF MINUTES – (6:01 PM)

Chair Hooper announced there were no minutes during this meeting.

Chair Hooper closed the Meeting Item and continued with the agenda.

PUBLIC HEARINGS AND MATTERS FOR CONSIDERATION – (6:02 PM)

1. **Meeting Item 1 – Public Hearing** – Resolution of the City of Petaluma Planning Commission Making Findings of Exemption Under the California Environmental Quality Act (CEQA) Guidelines 15307 and 15308 and Recommending that the City Council Order the Submission to the Qualified Electors of the City an Ordinance to Modify Existing References to Specific Potential Expansion Areas, Modify Criteria

Specific to Transit Oriented Development, and Extend the Expiration Date of the Petaluma Urban Growth Boundary through December 31, 2050, and Make Conforming Amendments to the General Plan. **THIS MEETING ITEM WAS PUBLISHED ON THURSDAY, MAY 16, 2024.**

Chair Hooper introduced Meeting Item 1.

Chair Hooper announced this item was a public hearing requiring disclosure of any *ex-parte* communications.

No *ex-parte* communication disclosures were made.

Special Projects Manager Heather Hines presented on Meeting Item 1.

Chair Hooper opened Meeting Item 1 to questions for staff.

Commissioner Whisman

Commissioner Racusen

Council Member Cader Thompson

Chair Hooper

Commissioner McErlane

Commissioner Mozes

A short break was taken due to technical issues due to our streaming services.

Chair Hooper opened Meeting Item 1 to public comment:

Emailed:

- Trish Durler
- Susan Kirks
- Cate Nelson
- Sierra Club
- William Ray Yeager

In Person:

- Ann Hamilton
- Teri Shore
- Calum Weeks

Chair Hooper closed public comment and the public hearing.

Chair Hooper brought the item back to the Commission for discussion.

Chair Hooper requested a motion to vote on Meeting Item 1.

Commissioner Racusen motioned for a vote, and Council Member Cader Thompson seconded the motion.

Chair Hooper requested a roll call vote.

A roll call vote was taken:

Vote: Carried 6-0

Yes: Cader Thompson, Chair Hooper, McErlane, Mozes, Racusen, Whisman

No: None

Absent: Bauer

Abstained: None

Chair Hooper announced that the motion was carried by a vote of 6-0.

Chair Hooper closed Meeting Item 1 and continued with the agenda.

A short break was taken.

2. **Meeting Item 2 –Study Session** – Recommendation to the City of Petaluma Planning Commission to Conduct a Study Session to Solicit Input and Provide Non-binding Comments on a Conceptual Proposal from Gallaher Senior Living to Develop a Residential Care Facility for the Elderly Located at 1221 Petaluma Blvd North; APN: 006-450-001; City Record No. PLPR-2024-0002. No discretionary action is requested during this study session; therefore, no CEQA determination is required at this time. **THIS MEETING ITEM WAS PUBLISHED ON THURSDAY, MAY 16, 2024.**

Chair Hooper Introduced Meeting Item 2.

Chair Hooper announced this item was not a public hearing and did not require disclosing any *ex-parte* communications.

Associate Planner Larissa Alchin and Planning Manager Andrew Trippel presented on Meeting Item 2.

The applicant Gallaher Companies (Efran Carillo, Site Acquisition and Development, Sam Faye, Executive Director, and Jennifer Limoli, Landscape Architect) presented on Meeting Item 2.

Chair Hooper opened Meeting Item 2 to the Commission to questions for staff and applicants.

Commissioner Mozes

Commissioner McErlane

Chair Hooper

Council Member Cader Thompson

Commissioner Racusen

Commissioner Whisman

Chair Hooper opened Meeting Item 2 to public comments:

Emailed:

- Diane Judd
- Susan Kirks
- Veronica Olsen
- Rich Mead
- Ira Koren
- Sasha Butler

In Person:

- Veronica Olsen

Chair Hooper closed public comment.

Chair Hooper closed Meeting Item 2 and continued with the agenda.

COMMISSION COMMENT – (10:45 PM)

Commissioner McErlane

Chair Hooper

Council Member Cader Thompson

Commissioner Racusen

STAFF COMMENT – (10:48 PM)

Andrew Trippel, Planning Manager

ADJOURNMENT

Chair Hooper adjourned the meeting at 10:50 p.m.