



CITY OF PETALUMA, CALIFORNIA

REGULAR MEETING OF THE PLANNING COMMISSION

City Hall Council Chamber

11 English Street

Petaluma, CA 94952

MINUTES

Tuesday, September 24, 2024

CALL TO ORDER – (6:00 PM)

ROLL CALL

PC PRESENT: Blake Hooper, Darren Racusen, Janice Cader Thompson, Jessica Mozes, Nickola Frye, and Roger McErlane

PC ABSENT: Brent Newell

HCPC PRESENT: Paul Pitingaro, Samantha Barclay-Saxon, and Thomas Whitley

HCPC ABSENT: Mario Lopez

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).

PC Chair Mozes opened general public comment.

Emailed:

- None

In-Person:

- Carol Crabill

PC Chair Mozes closed general public comment.

PC Chair Mozes closed the Meeting Item and continued with the agenda.

PRESENTATIONS – (6:04 PM)

PC Chair Mozes announced there were no presentations during this meeting.

PC Chair Mozes closed the Meeting Item and continued with the agenda.

APPROVAL OF MINUTES – (6:04 PM)

PC Chair Mozes announced there were no meeting minutes for approval during this meeting.
PC Chair Mozes closed the Meeting Item and continued with the agenda.

PUBLIC HEARINGS AND MATTERS FOR CONSIDERATION – (6:04 PM)

1. **Meeting Item 1 – Public Hearing** – Recommendation to the Planning Commission and Historic and Cultural Preservation Committee to Conduct a Public Hearing, Receive Public Comments, Provide Comments on the Draft Environmental Impact Report, and Recommend that the City Council Direct Staff to Prepare a Final Environmental Impact Report for the Downtown Housing and Economic Opportunity Overlay Project Comprised of Three Subareas located at Overlay Subarea A: B Street, between Petaluma Boulevard South and 4th Street, to D Street; Overlay Subarea B: Western Avenue, between Kentucky Street and Keller Street; and Overlay Subarea C: Washington Street, between Telephone Alley and Liberty Street/Court Street, to Western Avenue; and the EKN Appellation Hotel Project located at 2 Petaluma Boulevard South.

PC Chair Mozes introduced Meeting Item 1.

PC Chair Mozes requested that Planning Commissioners recuse if needed.

No recusals were made.

HCPC Chair Whitley requested that Committee Members recuse if needed.

No recusals were made.

Chair Mozes announced this item was a public hearing and did require disclosing any *ex-parte* communications.

Commissioner Frye disclosed *ex-parte* communications.

Director of Community Development Brian Oh introduced Meeting Item 1.

Principal Environmental Planner Olivia Ervin, Principal Planner Greg Powell, Historic Preservation Specialist Isabel Castellano, and Consultant First Carbon Solutions Mary Bean presented on Meeting Item 1.

PC Chair Mozes opened meeting item 1 to Commissioner and Committee Member questions for Staff.

The Commission and the Committee asked staff questions regarding aesthetics.

- Council Member Cader Thompson
- Commissioner Racusen
- Commissioner McErlane
- Commissioner Hooper
- PC Chair Mozes
- Commissioner Frye

The Commission and the Committee asked staff questions regarding cultural resources.

- HCPC Chair Whitley
- Committee Member Pitingaro

- Commissioner Hooper
- Commissioner McErlane

The Commission and the Committee asked staff questions regarding land use and Planning.

- Commissioner Racusen
- HCPC Whitley

The Commission and the Committee asked staff questions regarding additional effects evaluated in the initial study.

- Commissioner Frye
- Commissioner Racusen
- HCPC Whitley
- Commissioner Hooper

A 5-minute break was taken.

PC Chair Mozes opened Meeting Item 1 to public comment.

In Person:

- Eric Leland
- Genie Praetzel
- Wayne Eckstrom
- Tom Gaffey
- Dale O'Connor
- Christine White
- Kristina Mosley
- Robert Bailey
- Maureen Cootschall
- Beverly Alexander
- Jane Hamilton
- Tom Lewis
- Lydia Asselin
- Patricia Tuttle Brown

Emailed:

- Todd Gracyk
- Kirsten Gilstrap
- Lindsay Mickles
- Jeremy Hancock
- Marilyn Jaffe

- Matt Richman
- David Keller
- Kathy Brandal
- Barbara Lowe
- Janet Gracyk
- Lydia Asselin
- Ann Ledoux
- Michael Nistler
- Kathy Chambers
- Susan Pateros
- Jeanne Gaskin
- Adam Klein
- Susan Kirks
- Susan and Ted Herman
- Betsy Jaeger
- Barbara Stowe
- Anthony
- Morgan Bellinger
- Cindie Raab
- Tom Gaffey
- Heather Kratt
- Lance Kuehne
- Anisa Thomsen
- Laura Gavre
- Eva Rhea
- Dom and Carol Peters
- Sherry Sandberg
- Nathan Spindel
- Barbara Cieslewicz
- Suzanne Biaggi
- Lance Kuehne
- Maureen Gottschall
- Jane Hamilton
- Brian Lamoreaux

- Ahmed Obaid
- Taryn Obaid
- Veronica Olsen
- Lori Pratt
- Dana Thomsen

PC Chair Mozes closed public comment and the public hearing.

PC Chair Mozes brought Meeting Item 1 back to the Commission and Committee for discussion and facilitated comments from the Planning Commission and the Historic and Cultural Preservation Committee.

PC Chair Mozes requested a motion to continue the meeting past 11 pm.

Commissioner Hooper motioned for a vote, and Commissioner Frye seconded the motion.

PC Chair Mozes requested that the Clerk conduct the vote.

The Clerk conducted the vote.

Vote: Carried 6-0

YES: Hooper, Racusen, Thompson, Mozes, Frye, and McErlane

NO: None

ABSTAIN: None

ABSENT: Newell

PC Chair Mozes announced that the vote was carried with a vote of 6-0.

The Clerk conducted the vote for HCPC.

Vote: Carried 4-0

YES: Barclay-Saxon, Jenezon, Pitingaro, and Whitley

NO: None

ABSTAIN: None

ABSENT: Lopez

HCPC Chair Whitley announced that the vote was carried with a vote of 4-0.

The Historic and Cultural Preservation Committee provided staff with recommendations.

HCPC Chair Whitley requested a motion for a vote.

Committee Member Barclay-Saxon motioned for a vote, and Committee Member Pitingaro seconded the motion.

HCPC Chair Whitley requested that the Clerk conduct the vote.

The Clerk conducted the vote.

Vote: Carried 4-0

YES: Barclay-Saxon, Jenezon, Pitingaro, and Whitley

NO: None

ABSTAIN: None

ABSENT: Lopez

HCPC Chair Whitley announced that the vote was carried with a vote of 4-0.

HCPC Chair Whitley relieved the Committee of their duties.

HCPC Committee and staff left the dais.

PC Chair Mozes brought Meeting Item 1 back to the Commission for further discussion.

The Commission provided staff with amendments.

PC Chair Mozes requested a motion to vote on the resolution as amended.

Commissioner McErlane motioned for a vote, and Chair Mozes seconded the motion.

PC Chair Mozes requested that the Clerk conduct the vote.

The Clerk conducted the vote.

Vote: Carried 5-1

YES: Hooper, Thompson, Mozes, Frye, and McErlane

NO: Racusen

ABSTAIN: None

ABSENT: Newell

PC Chair Mozes announced that the vote was carried with a vote of 5-1.

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

COMMISSION COMMENT – (11:29 PM)

Commissioner Frye

Commissioner Racusen

STAFF COMMENT – (11:35 PM)

Andrew Trippel, Planning Manager

ADJOURNMENT

Chair Mozes adjourned the meeting at 11:38 p.m.