



CITY OF PETALUMA, CALIFORNIA

REGULAR MEETING OF THE PLANNING COMMISSION

City Hall Council Chamber

11 English Street

Petaluma, CA 94952

MINUTES

Tuesday, June 25, 2024

CALL TO ORDER – (6:03 PM)

ROLL CALL

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

ABSENT: None

GENERAL PUBLIC COMMENT – (6:04 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.

Chair Hooper closed general public comment.

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

PRESENTATIONS – (6:05 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 – (6:05 PM)

1. Meeting Item 1 – Approval of Minutes for the meeting of June 11, 2024.

Chair Hooper opened Meeting Item 1.

Chair Hooper invited the Commissioners to provide amendments.

No amendments were provided.

Chair Hooper requested a roll call vote.

A roll call vote was taken:

Vote: Carried 5-0

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

No: None

Absent: None

Abstained: None

Chair Hooper announced that the minutes were approved by a vote of 4-0.

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

PUBLIC HEARINGS AND MATTERS FOR CONSIDERATION – (6:06 PM)

2. **Public Hearing** – Recommendation to the City of Petaluma Planning Commission to Conduct a Public Hearing and Consider a Recommendation to Approve Site Plan and Architectural Review (SPAR) for the Scott Ranch Residential Project, Consisting of the Development of 28 Single-Family Residential Homes and Associated Site Improvements, Located at 1860 D Street; APNs 019-120-040 & 019-120-041; City Record No. PLSR-2023-0015. The project was fully analyzed in the Scott Ranch Project Environmental Impact Report (SCH #2004072137), certified by the City Council on February 27, 2023, and is subject to the Mitigation Monitoring and Reporting Program therein. **THE STAFF REPORT AND ATTACHMENTS ASSOCIATED WITH THIS MEETING ITEM WERE PUBLISHED ON THURSDAY, JUNE 20, 2024.**

Chair Hooper introduced Meeting Item 2.

Chair Hooper announced this item was a public hearing and disclosure of *ex-parte* and communications is required.

No *ex-parte* communication disclosures were made.

Senior Planner Mike Janusek presented on Meeting Item 2.

The applicant, Scott Ranch, presented on Meeting Item 2.

Chair Hooper opened Meeting Item 2 to questions for staff.

Council Member Cader Thompson

Commissioner Racusen

Chair Hooper

Commissioner McErlane

Commissioner Mozes

Chair Hooper opened Meeting Item 2 to public comments:

Emailed:

- Peter Cohn
- Susan Kirks
- Nickola Frye
- Veronica Olsen

In Person:

- Nickola Frye
- Jared Emerson-Johnson
- Greg Colvin
- Karen Bergin
- Carol Eber
- Frank Griffo

Chair Hooper closed public comment.

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

Chair Hooper requested a motion to vote on Meeting Item 2.

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

Chair Hooper requested a roll call vote.

A roll call vote was taken:

Vote: Carried 5-0

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

No: None

Absent: None

Abstained: None

Chair Hooper announced that the motion carried by a vote of 5-0.

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

A short break was taken.

3. **Study Session** – Recommendation to the City of Petaluma Planning Commission to Receive Staff and Ad Hoc Committee Presentations and Conduct a Study Session to Solicit Input and Provide Nonbinding Comments to General Plan Update Staff and Consultants for Draft Transportation, Parks, and Arts, Culture, and Creativity Policy Frameworks as Part of the Foundational Work on the General Plan Update. No action is being taken; therefore, a California Environmental Quality Act (CEQA) determination is not required. Following review of the draft Policy Frameworks and development of the draft Land Use Framework, the General Plan Update project will begin preparation of the Environmental Impact Report (EIR) for the project. **THE STAFF REPORT AND ATTACHMENTS ASSOCIATED WITH THIS MEETING ITEM WERE PUBLISHED ON THURSDAY, JUNE 20, 2024.**

Chair Hooper opened Meeting Item 3.

Special Projects Manager Heather Hines presented on Meeting Item 3.

Raimi and Associates Ron Whitmore and David Plettner-Saunders presented on the Arts, Culture and Creativity Framework.

Chair Hooper opened the Arts, Culture and Creativity Framework to questions for staff.

Commissioner Racusen

Council Member Cader Thompson

Commissioner McErlane

Chair Hooper

Chair Hooper opened the Arts, Culture and Creativity Framework to public comment:

Emailed:

- None

In Person:

- Nickola Frye

Chair Hooper closed public comment.

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

Fehr & Peers Senior Planner, Kelly Bond, presented on Transportation Policy Framework

Raimi and Associates Senior Planner Megan McNulty presented on the Parks and Recreation Policy Framework

Commissioner Mozes and Chair Hooper presented ad hoc committee comments on Transportation and Parks and Recreation Policy Frameworks.

Chair Hooper opened Transportation and Parks and Recreation Policy Frameworks to questions for staff.

- Commissioner Racusen
- Council Member Cader Thompson
- Commission McErlane
- Chair Hooper

Chair Hooper opened Transportation and Parks and Recreation Policy Frameworks to public comments:

Emailed:

- None

In Person:

- Nickola Frye

Chair Hooper closed public comment.

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

Chair Hooper closed Meeting Item 3 and continued with the agenda.

COMMISSION COMMENT – (10:52 PM)

Council Member Cader Thompson

Commissioner Racusen

Chair Hooper

Commissioner McErlane

Commissioner Mozes

STAFF COMMENT – (10:54 PM)

Planning Manager, Andrew Trippel

ADJOURNMENT

Chair Hooper adjourned the meeting at 10:57 p.m.