



**CITY OF PETALUMA, CALIFORNIA
REGULAR MEETING OF THE CITY COUNCIL & PETALUMA COMMUNITY
DEVELOPMENT SUCCESSOR AGENCY (PCDSA)**

City Hall Council Chamber
11 English Street
Petaluma, CA 94952

MINUTES

**Monday, March 17, 2025
REGULAR SESSION 6:30 P.M.**

CALL TO ORDER - REGULAR SESSION - 6:30 P.M.

Mayor McDonnell called the meeting to order at 6:30 p.m.

- **ROLL CALL**

PRESENT: Mayor McDonnell, Councilmember Barnacle, Councilmember Cader Thompson,
Councilmember DeCarli, Vice Mayor Nau, Councilmember Quint, Councilmember
Shribbs

ABSENT: None

- **PLEDGE OF ALLEGIANCE**

- **MOMENT OF SILENCE**

AGENDA CHANGES AND DELETIONS (TO CURRENT AGENDA ONLY)

None.

PROCLAMATION

- **Colorectal Cancer Awareness Month**

Petaluma Residents Elaine & Robert Ramirez accepted the proclamation and made comment.

- **American Red Cross Month**

Leland Montell, Community Disaster Program Manager for Sonoma/Napa Counties, accepted the proclamation and made comment.

PRESENTATION

- **Sonoma Water FY 25/26 Budget**

Chelsea Thompson, Director of Water Resources and Utilities introduced Jake Spaulding and Lynne Rosselli of Sonoma Water to present.

GENERAL PUBLIC COMMENT

During General Public Comment, the public is invited to make comments on items of public interest that are within the City Council's subject matter jurisdiction and that are not listed on the current agenda. Public comments are limited, up to three minutes per person. Depending on the number of persons wishing to address the Council, time will be allocated in equal shares totaling no more than

twenty minutes, subject to the Council's discretion (Cal. Gov't. Code §54954.3(a), Petaluma City Council Rules, Policies and Procedures, III).

Mayor McDonnell opened the general public comment.

Ron Chestnut
Angie Cruz
Jodi Johnson
Janis Barker
Chris Parker
Tim Porteous
Nickola Frye
Robert Hansen
Maureen Gottschall
Darren Racusen
Deb Vitelli
Phoebe Ellis
Chantal Rogers

Mayor McDonnell closed the general public comment.

COUNCIL COMMENT

Councilmember Barnacle
Councilmember Cader Thompson
Vice Mayor Nau
Councilmember DeCarli
Councilmember Quint
Councilmember Shribbs
Mayor McDonnell

CITY MANAGER COMMENT

City Manager Peggy Flynn

CONSENT CALENDAR

1. Approved Minutes of the City Council/PCDSA Regular Meeting of March 3, 2025
2. Approved Tentative Agenda for City Council/PCDSA Regular Meeting of April 7, 2025 and Significant Agenda Items for March - May 2025
3. Adopted Resolution No. 2025-025 N.C.S. Accepting Completion of the Parks Access Improvements Project (C14502318) at McDowell Park, La Tercera Park, and McNear Park by Schaefer Engineering, Inc and Release of Retention
4. Adopted Resolution No. 2025-026 N.C.S. Authorizing the Purchase of Truck-Mounted Asphalt Patcher through the Sourcewell Cooperative Purchasing Program in the amount of \$169,549.33 and Authorizing the City Manager to Execute all Documents Necessary to Complete the Purchase
5. Adopted Resolution No. 2025-027 N.C.S. Authorizing the Purchase of a Portable Jetter Machine for the Water Resources & Utilities Department through Sourcewell Cooperative Purchasing Program and Authorizing the City Manager to Execute all Documents Necessary to Complete the Purchase
6. Adopted Resolution No. 2025-028 N.C.S. Ratifying Award of Contract, Accepting Completion of, and Authorizing Release of the 10% Retention for the Emergency Repair for the Fairgrounds Sewer Pump Station for Bartley Pump

7. Adopted Ordinance No. 2901 N.C.S. Amending Ordinance 2898 N.C.S. to Change Certain Appropriations for the Operations of the City of Petaluma from July 1, 2024 to June 30, 2025 and Finding that this Action is Not a Project Pursuant to CEQA Guidelines Section 15378(B)(5).

Mayor McDonnell opened the public comment on the Consent Calendar and seeing no one come forward to speak, he closed the public comment.

Motion to adopt Consent Calendar items #1 through 7 made by Councilmember Cader Thompson, seconded by Vice Mayor Nau.

Vote: Carried 7-0
Yes: Councilmember Barnacle, Councilmember Cader Thompson, Councilmember DeCarli, Vice Mayor Nau, Councilmember Quint, Councilmember Shribbs, Mayor McDonnell
No: None
Absent: None
Recused: None

PUBLIC HEARINGS AND MATTERS FOR CONSIDERATION

8. **Public Hearing to Receive Comments on the City's 2025-2030 Proposed Community Development Block Grant (CDBG) Program Consolidated Plan for the U.S Department of Housing and Urban Development**

Karen Shimizu, Assistant Director of Community Development and Sarah Wolf, Management Analyst presented the staff report.

Mayor McDonnell opened the public comment.

Nickola Frye
Ben Peters

Mayor McDonnell closed the public comment.

9. **Adoption (second reading) of Ordinance No. 2900 N.C.S. Amending Chapter 2 of the Petaluma Implementing Zoning Ordinance (IZO) to add the Downtown Housing and Economic Opportunity Overlay to the list of Overlay Zones provided in Table 2-1 (Zones); Amending Chapter 4 of the IZO to add a Footnote to Tables 4.3 (Allowed Land Uses and Permit Requirements for Mixed Use Zones) and 4.10 (MU1 and MU2 Zone Development Standards) Referencing Section 5.070 of the IZO; and Amending Chapter 5 of the IZO to add Section 5.070 and establish the Downtown Housing and Economic Opportunity Overlay Zone and authorize a Zoning Map Amendment to zone applicable parcels; or**

If City Council elects to amend the Overlay, it is Recommended that the City Council Consider Repealing Resolution 2025-022 N.C.S. Concerning a General Plan Amendment to Increase the Allowable Floor Area Ratio (FAR) for Areas Designated Mixed Use (MU) and Located Within the Proposed Downtown Housing & Economic Opportunity Overlay from 2.5 to 6.0, Together with Making CEQA Findings of Fact, and Adopting a Mitigation Monitoring and Reporting Program for the Project, File No: PLPJ-2022-0015 & PLGP-2023-0001; and

Consider Reintroduction of an Amended Zoning Overlay Ordinance No. 2900 N.C.S., File No: PLPJ-2022 and PLZA -2023-0002

Councilmember DeCarli announced that he would recuse due to his residence being within 500 feet of the project, and left the Council Chamber.

Brian Oh, Director of Community Development, Greg Powell, Principal Planner, Andrew Trippel, Planning Manager presented the staff report.

Mayor McDonnell opened the public comment.

Rick Brown
Kris Rebillot
Maureen Gottschall
Pepper Fernandez ceded time to Maureen Gottschall
Pamela Dayton ceded time to Maureen Gottschall
Shelina Moreda
Deborah Moreda ceded time to Shelina Moreda
Tom Lewis
Cinda Gilliland
Teddy Herzog
Nathan Spindel
Lydia Asselin
Isabelle Beardsworth ceded time to Lydia Asselin
David Boyd
Christie Achor ceded time to David Boyd
Tom Gaffey
Dave Alden
Daniel Lyke
Connor Kearney
Christina White
Chantal Rogers
Ben Peters
Patricia Tuttle Brown
Esaia González
Wayne Eckstrom
Bryant Moynihan
John Hanania
Morgan Bellinger

Mayor McDonnell closed the public comment.

Motion to continue meeting past 11:00 p.m. made by Councilmember Cader Thompson, seconded by Vice Mayor Nau.

Vote: Carried 6-0
Yes: Councilmember Barnacle, Councilmember Cader Thompson, , Vice Mayor Nau,
Councilmember Quint, Councilmember Shribbs, Mayor McDonnell
No: None
Absent: None
Recused: Councilmember DeCarli

Council discussion continued.

Motion to adopt Resolution No. 2025-029 N.C.S. and Amend and Reintroduce **Ordinance No. 2900 N.C.S.** made by Councilmember Shribbs, seconded by Councilmember Cader Thompson.

Vote: Carried 5-1
Yes: Councilmember Barnacle, Councilmember Cader Thompson, Councilmember Quint, Councilmember Shribbs, Mayor McDonnell
No: Vice Mayor Nau
Absent: None
Recused: Councilmember DeCarli

ADJOURNMENT

Mayor McDonnell adjourned the meeting at 11:16 p.m.