



**CITY OF PETALUMA, CALIFORNIA**

**REGULAR MEETING OF THE PLANNING COMMISSION**

City Hall Council Chamber

11 English Street

Petaluma, CA 94952

**MINUTES**

**Tuesday, December 12, 2023**

**CALL TO ORDER - (6:00 PM)**

**ROLL CALL**

PRESENT: Rick Whisman, Darren Racusen, Blake Hooper, Janice Cader Thompson

ABSENT: Heidi Bauer, Roger McErlane, Jessica Mozes

**GENERAL PUBLIC COMMENT - (6:00 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.

- Nickola Frye

Chair Hooper closed general public comment.

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

**PRESENTATIONS - (6:04 PM)**

Chair Hooper announced that there were no presentations during this meeting.

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

**APPROVAL OF MINUTES - (6:04 PM)**

1. Chair Hooper announced **Meeting Item 1 – Approval of Minutes for the meeting of November 14, 2023.**

Chair Hooper opened Meeting Item 1.

Chair Hooper invited the Commissioners to provide amendments.

No amendments were provided.

Chair Hooper requested a motion to vote to approve the meeting minutes.

Chair Hooper motioned for a vote, and Vice Mayor Cader Thompson seconded the motion.

A roll call vote was taken:

**Vote: Carried 4-0**

**Yes: Racusen, Chair Hooper, Whisman, Cader Thompson**

**No: None**

**Absent: Bauer, McErlane, Mozes**

**Abstained: None**

**Chair Hooper announced that the motion was approved by a vote of 4-0.**

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

2. Chair Hooper announced **Meeting Item 2 – Approval of Minutes for the meeting of November 28, 2023.**

Chair Hooper opened Meeting Item 2.

Chair Hooper invited the Commissioners to provide amendments.

No amendments were provided.

Chair Hooper requested to move Meeting Item 2 to the next regularly scheduled Planning Commission Meeting.

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

A roll call vote was taken:

**Vote: Carried 4-0**

**Yes: Racusen, Chair Hooper, Whisman, Cader Thompson**

**No: None**

**Absent: Bauer, McErlane, Mozes**

**Abstained: None**

**Chair Hooper announced that the motion was approved by a vote of 4-0.**

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

#### **PUBLIC HEARINGS AND MATTERS FOR CONSIDERATION - (6:08 PM)**

3. Chair Hooper announced **Meeting Item 3 - Recommendation to the City of Petaluma Planning Commission** to Conduct a Public Hearing and Consider Approval of a Resolution Recommending to the City Council Adoption of an Ordinance to Amend Chapter 5 of the Petaluma Implementing Zoning Ordinance to Add Section 5.080 Establishing a Fairgrounds Overlay Zone and Authorizing a Zoning Map Amendment to Zone a Portion of Two Existing Parcels Located at 866 E Washington St. and 0 E Washington St., APNs: 007-031-004 and 007-031-005. The proposed Fairgrounds Overlay Zone project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15305 (Minor Alterations in Land Use Limitations).

Chair Hooper announced that this was a public hearing and called on Commissioners to disclose *ex parte* communications, if any.

No Commissioner disclosed any Ex Parte.

Brian Oh, Director of Community Development, presented on Meeting Item 3.

Chair Hooper opened Meeting Item 3 to the Commission for questions of staff.

- Commissioner Whisman
- Commissioner Racusen
- Chair Hooper
- Vice Mayor Cader Thompson

Chair Hooper opened Meeting Item 3 to public comments.

- No public comments were provided.

Chair Hooper closed public comments.

Chair Hooper opened Meeting Item 3 to Commissioner discussion.

Chair Hooper motioned for a vote, and Vice Mayor Cader Thompson seconded the motion.

A roll call vote was taken:

**Vote: Carried 4-0**

**Yes: Racusen, Chair Hooper, Whisman, Cader Thompson**

**No: None**

**Absent: Bauer, McErlane, Mozes**

**Abstained: None**

**Chair Hooper announced that the motion was approved by a vote of 4-0.**

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

4. Chair Hooper announced **Meeting Item 4 - Recommendation to the City of Petaluma Planning Commission** to Conduct a Public Hearing and Consider Approval of a Resolution Recommending to the City Council Adoption of an Ordinance to Amend the Implementing Zoning Ordinance to add Section 7.120 - Objective Design Standards for Qualifying Residential Projects. The proposed project is applicable Citywide. The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15308 for Class 8 - Actions by Regulator Agencies.

Chair Hooper announced that this was a public hearing and called on Commissioners to disclose *ex parte* communications, if any.

No Commissioner disclosed any *ex parte* communications.

Andrew Trippel, Planning Manager, and Heather Gurewitz, Senior Planner, presented on Meeting Item 4.

Chair Hooper opened Meeting Item 4 to the Commission for questions of staff.

- Commissioner Whisman
- Commissioner Racusen
- Chair Hooper
- Vice Mayor Cader Thompson

Chair Hooper opened Meeting Item 4 to public comments.

In Person:

- Eric Leland

Emailed:

- Heidi Bauer
- Chris Lynch
- Bill Wolpert
- Ann Edminster

Chair Hooper closed public comments.

Chair Hooper opened Meeting Item 4 to Commissioner discussion.

Vice Mayor Cader Thompson motioned for a vote, and Commissioner Racusen seconded the motion.

A roll call vote was taken:

**Vote: Carried 4-0**

**Yes: Racusen, Chair Hooper, Whisman, Cader Thompson**

**No: None**

**Absent: Bauer, McErlane, Mozes**

**Abstained: None**

**Chair Hooper announced that the motion was approved by a vote of 4-0.**

Chair Hooper closed Meeting Item 4 and continued with the agenda.

#### **COMMISSION COMMENT - (9:43 PM)**

- Commissioner Racusen
- Commissioner Whisman
- Chair Hooper
- Vice Mayor Cader Thompson

#### **STAFF COMMENT - (9:50 PM)**

Andrew Trippel, Planning Manager

#### **ADJOURNMENT**

Chair Hooper adjourned the meeting at 9:52 p.m.