



**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, February 24, 2025
REGULAR SESSION 5:00 P.M.**

CALL TO ORDER - REGULAR SESSION - 5:00 P.M.

Mayor McDonnell called the meeting back to order at 5:05 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.

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.

Kim Scot
Martin De La Torre
Jodi Johnson
Chris Parker
Tom Bornheimer
Katherine Bobrowski
MB Leland
Angie Cruz
John Hanania

Mayor McDonnell closed the general public comment.

COUNCIL COMMENT

Vice Mayor Nau
Councilmember Cader Thompson

Councilmember Barnacle
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 February 3, 2025**
2. **Approved Minutes of the City Council/PCDSA Special Meeting of February 10, 2025**
3. **Approved Tentative Agenda for City Council/PCDSA Regular Meeting of March 3, 2025 and Significant Agenda Items for Feb - April 2025**
4. **Adopted Resolution No. 2025-017 N.C.S. Accepting Completion of the Oak Hill Well Construction Project (C67501611)**
5. **Adopted Resolution No. 2025-018 N.C.S. Adopting an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Primary Influent Pump Station Parallel Force Main Project (C66502032)**
6. **[Removed from Consent Calendar]**

Mayor McDonnell opened the public comment on the Consent Calendar.

Dennis Pocekay

Eric Leland

Mayor McDonnell closed the public comment on the Consent Calendar.

Motion to adopt Consent Calendar items #1 through 5 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

6. Resolution Reaffirming the City's Commitment to Immigrants, Inclusivity, and Compliance with California Law, Including Senate Bill 54

Motion to adopt Resolution No. 2025-019 N.C.S. made by Vice Mayor Nau, seconded by Councilmember Cader Thompson.

Councilmember DeCarli indicated that he would abstain from the vote, however Rule VI (D) of the Council Rules and Procedures dictates that Clerk is required to record any abstention that is not due to a conflict of interest as a "yes" vote.

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

- 7. Adoption of a Resolution Approving an Amendment to the License Agreement between the 4th District Agricultural Association and the City Winding Down and Terminating the License Effective July 15, 2025 and Update from the City Manager Regarding a Professional Services Agreement between the City and the 4th District Agricultural Association for Contract Services for Agricultural Events at the 2025 Petaluma Fair, Including Livestock Shows, Junior Horse Shows, Farmers' Day, Sheepdog Trials and Stills Exhibits**

Eric Danly, City Attorney presented the staff report.

Mayor McDonnell opened the public comment.

Shelina Moreda

Patricia Tuttle Brown

Mayor McDonnell closed the public comment.

Motion to adopt Resolution No. 2025-020 N.C.S. made by Councilmember Cader Thompson, seconded by Councilmember Quint.

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

- 8. Resolution to Certify the Final Environmental Impact Report (Final EIR) for the Downtown Housing and Economic Opportunity Overlay and EKN Appellation Hotel Project (SCH No. 2024040565).**

Resolution to adopt a General Plan Amendment to increase the allowable Floor Area Ratio for areas within the Downtown Housing & Economic Opportunity Overlay from 2.5 to 6.0, together with related Findings of Fact and the Mitigation Monitoring and Reporting Program (MMRP).

Introduction (First Reading) of an Ordinance 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.

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, Olivia Ervin, Principal Environmental Planner, Andrew Trippel, Planning Manager presented the staff report.

Mayor McDonnell opened the public comment.

Elece Hempel

Tom Bornheimer

Darren Racusen

Shakti Kennedy ceded time to Darren Racusen

Sonya Karabel

Marty Bennet
Erika
Teitzah Karys
Iliana Madrigal Hooper
Julia Burton
Nancy Rapalus
Kim Scot
Jim Vaugh
James R. Burton
Patty Norman
David Alan Boyd
Sandra Cover ceded time to David Alan Boyd
Lynn Van Houten ceded time to David Alan Boyd
Lynn Woolsey
Mike Healy
Constance Bay ceded time to Mike Healy
Anthony Piro
Jason Jenkins
Patricia Tuttle Brown
Chantal Rogers
Maureen Gotschall
Kim Wheeler
Eric Scher
Larry Jonas
Susan Biaggi
Christine White
Lydia Asselin
Laurie Treleveu ceded time to Lydia Asselin
Kristin Johnson ceded time to Lydia Asselin
Tom Gaffey
Tom Lewis
Shelina Moreda
Ronda Black ceded time to Shelina Moreda
Don Moreda Jr. ceded time to Shelina Moreda David Keller
John Hanania ceded time to David Keller
Deborah Moreda
Heather Gallagher
Esaia González
Joe Chapman ceded time to Esaia González
Ben Peters
Jane Hamilton

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

The following changes were requested during Council discussion:

- Modification to the EIR Certification Resolution to reference in the recitals the Errata to the FEIR which was published with the staff report on February 24, 2025.
- Global modification to all resolutions and findings to modify all references to the "City" making findings to the "City Council"
- The introduction of the ordinance was made with the following modifications to be brought back at the second reading:
 - Additional requirement that a jobs housing analysis be submitted as part of any non-residential project or non-residential portion of a mixed-use project requesting a Conditional Use Permit for approval to exceed 45 feet. The analysis will be based on all pertinent information and applicant shall submit preliminary employment data to the extent known, including the number of permanent jobs to be created in the operations of the non-residential land use and the type of jobs (part-time or full-time), wages, and benefits. This additional submittal requirement is to allow the City to the extent reasonably possible to disclose the foreseeable impact of the project on the jobs-housing balance in Petaluma.
 - Modify subsection 5.070.F.6 to require that at least three of the criteria for exceptional architecture be demonstrated to meet required criteria for approval of a Conditional Use Permit to exceed 45 feet.

Motion to adopt Resolution No. 2025-021 N.C.S. with noted changes made by Councilmember Quint, 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

Motion to adopt Resolution No. 2025-022 N.C.S. and introduce Ordinance No. 2900 N.C.S. with noted changes made by Councilmember Barnacle, 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

Councilmember DeCarli returned to the Council Chambers.

ADJOURNMENT

Mayor McDonnell adjourned the meeting at 11:44 p.m. in memory of former Petaluma Police Sergeant and Sonoma County Supervisor Mike Kearns and former Petaluma Housing Director Bonnie Gaebler.