



CITY OF PETALUMA, CALIFORNIA

REGULAR MEETING OF THE PLANNING COMMISSION

City Hall Council Chamber

11 English Street

Petaluma, CA 94952

MINUTES

Tuesday, April 23, 2024

CALL TO ORDER – (6:03 PM)

ROLL CALL

PC

PRESENT: Blake Hooper, Darren Racusen, Heidi Bauer, Janice Cader Thompson, Jessica Mozes, Rick Whisman, and Roger McErlane

ABSENT: NONE

GENERAL PUBLIC COMMENT – (6:03 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.

- None

Chair Hooper closed general public comment.

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

PRESENTATIONS – (6:04 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 – (6:04 PM)

1. Chair Hooper announced **Meeting Item 1 – Approval of Minutes for the meeting of April 09, 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: Cader Thompson, Hooper, McErlane, Mozes, Racusen

No: None

Absent: None

Abstained: Bauer and Whisman

Chair Hooper announced that the minutes were approved by a vote of 5-0.

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

PUBLIC HEARINGS AND MATTERS FOR CONSIDERATION – (6:05 PM)

- 2. Meeting Item 2 – Public Hearing** – Recommendation to the City of Petaluma Planning Commission to Conduct a Public Hearing and Consider a Recommendation to Approve a Site Plan and Architectural Review (SPAR) for a 32-unit Multifamily Development Located at 2 Rovina Lane and Grant State Density Bonus Concession and Waiver Requests; APN 019-210-009; City Record No. PLSR-2023-0017. **THIS ITEM WAS PUBLISHED ON 04/18/2024**

Chair Hooper introduced Meeting Item 2.

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

No *ex-parte* communication disclosures were made.

Senior Planner Mike Janusek presented on Meeting Item 2.

The applicants presented on Meeting Item 2.

Chair Hooper opened Meeting Item 2 to questions for staff and applicants.

Commissioner Mozes

Commissioner McErlane

Chair Hooper

Commissioner Bauer

Commissioner Racusen

Council Member Cader Thompson

Chair Hooper opened Meeting Item 2 to public comments:

Emailed:

- Win Aye
- Erin B. Carlstrom
- Gina Dentoni
- Kent Eagleson

- Denise Fedrick
- Richard Green
- Alison C. Johnson
- John McEvoy
- John Kelly
- Greg O'Brien
- Chris O'Brien
- Gary Oefinger
- Teresa Oefinger
- Paul Shedden
- Chantel Smith
- Tom Starke
- Robert Steger
- Ivette Steger
- Brian Breen
- Amanda Descagina
- Ann Gardner
- Blake George
- Daniel Guzman
- Susan Kirks
- Jason Osborne
- Dylan Casey

In Person:

- Greg O'Brien
- Teresa Oefinger
- Steve Harris
- Greg Thrasl
- Chantel Smith
- Tom Starke
- Gary Oefinger
- Blake George
- Daniel Guzman
- Calum Weels
- Mike Sulke

- Kate Byrne
- Gina Rossotti

Chair Hooper closed public comment and the public hearing.

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

Chair Hooper requested a motion to vote to consider Meeting Items 3 and 4 past 10:30 pm and to continue the meeting past 11 pm.

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

Chair Hooper requested a roll call vote.

A roll call vote was taken:

Vote: Carried 7-0

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

No: None

Absent: None

Abstained: None

Chair Hooper announced that the motion was carried by a vote of 7-0.

The Commission continued to discuss Meeting Item 2.

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

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

Chair Hooper requested a roll call vote.

A roll call vote was taken:

Vote: Carried 7-0

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

No: None

Absent: None

Abstained: None

Chair Hooper announced that the motion was carried by a vote of 7-0.

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

A short break was taken.

3. **Meeting Item 3 –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 Proposed Mallison-Way Residence Project Located at 118 Kimberly Way; APN 008-630-043; City Record No. PLSR-2023-0016

Chair Hooper Introduced Meeting Item 3.

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

No *ex-parte* communication disclosures were made.

Associate Planner Daniel Harrison presented on Meeting Item 3.

The applicants presented on Meeting Item 3.

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

Commissioner Racusen

Chair Hooper opened Meeting Item 3 to public comments:

No public comments were made.

Chair Hooper closed public comment and the public hearing.

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

Chair Hooper requested a motion to vote on Meeting Item 3.

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

Chair Hooper requested a roll call vote.

A roll call vote was taken:

Vote: Carried 7-0

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

No: None

Absent: None

Abstained: None

Chair Hooper announced that the motion was carried by a vote of 7-0.

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

4. **Meeting Item 4 – Administrative Action** – Recommendation to the Planning Commission to Introduce A Resolution Amending Section 3.303 of the Planning Commission Rules and Regulations to Allow Chair and Vice Chair Officers of the Commission to Serve a Maximum of Two (2) Consecutive Officer Terms. Amending the Rules and Regulations is not a “project” pursuant to California Environmental Quality Act (CEQA) Section 15378, as the action is considered administrative. **THIS ITEM WAS PUBLISHED ON 04/09/2024**

Chair Hooper Introduced Meeting Item 4.

Chair Hooper brought the Meeting Item to the Commission for discussion.

Chair Hooper opened Meeting Item 4 to public comments:

Emailed:

- Jane Hamilton

- Susan Kirks
- Veronica Olsen

In-Person:

- None

Chair Hooper closed public comment and the public hearing.

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

Commissioner Bauer

Commissioner Racusen

Commissioner Whisman

Chair Hooper requested a motion to vote on Meeting Item 4.

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

Chair Hooper requested a roll call vote.

A roll call vote was taken:

Vote: Carried 6-1

Yes: Bauer, Cader Thompson, Chair Hooper, McErlane, Mozes, and Whisman

No: Racusen

Absent: None

Abstained: None

Chair Hooper announced that the motion was carried by a vote of 6-1.

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

COMMISSION COMMENT – (11:21 PM)

Council Member Cader Thompson

Commissioner Racusen

Commissioner McErlane

Commissioner Mozes

STAFF COMMENT – (11:23 PM)

Andrew Trippel, Planning Manager

ADJOURNMENT

Chair Hooper adjourned the meeting at 11:25 p.m.