



CITY OF PETALUMA, CALIFORNIA

REGULAR MEETING OF THE PLANNING COMMISSION

City Hall Council Chamber

11 English Street

Petaluma, CA 94952

MINUTES

Tuesday, May 28, 2024

CALL TO ORDER – (6:00 PM)

ROLL CALL

PRESENT: Blake Hooper (Joined the meeting late during the presentation of Meeting Item 2), Darren Racusen, Heidi Bauer, Janice Cader Thompson, Jessica Mozes, and Roger McErlane

ABSENT: Rick Whisman

GENERAL PUBLIC COMMENT – (6:01 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).

Vice Chair Racusen opened general public comment.

- Duane Bellinger

Vice Chair Racusen closed general public comment.

Vice Chair Racusen closed the Meeting Item and continued with the agenda.

PRESENTATIONS – (6:05 PM)

Vice Chair Racusen announced there were no presentations during this meeting.

Vice Chair Racusen closed the Meeting Item and continued with the agenda.

APPROVAL OF MINUTES – (6:06 PM)

1. Meeting Item 1 – Approval of Minutes for the meeting of May 14, 2024.

Vice Chair Racusen opened Meeting Item 1.

Vice Chair Racusen invited the Commissioners to provide amendments.

No amendments were provided.

Vice Chair Racusen requested a roll call vote.

A roll call vote was taken:

Vote: Carried 4-0

Yes: Bauer, Cader Thompson, McErlane, and Racusen

No: None

Absent: Chair Hooper and Whisman

Abstained: Moze

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

Vice Chair Racusen closed Meeting Item 1 and continued with the agenda.

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

2. **Meeting Item 2 – Study Session** – Recommendation to the City of Petaluma Planning Commission to Receive Staff and Planning Commission 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 Safety, Governance and Implementation, Economic Development, Infrastructure and Utilities, and Noise General Plan Policy Frameworks. 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. **THIS MEETING ITEM WAS PUBLISHED ON WEDNESDAY, MAY 22, 2024. THIS MEETING ITEM WAS UPDATED ON FRIDAY, MAY 24, 2024, TO INCLUDE ATTACHMENTS 7, 8, AND 9.**

Vice Chair Racusen introduced Meeting Item 2.

Vice Chair Racusen announced this item was not a public hearing and did not require disclosing any *ex-parte* communications.

Director of Community Development Brian Oh, Raimi and Associates Ron Whitmore, and Rincon Consultants Della Costa presented on Meeting Item 2.

Chair Hooper Joined the meeting late.

Director of Community Development Brian Oh, Raimi and Associates Ron Whitmore, and Rincon Consultants Della Costa continued to present on Meeting Item 2.

Chair Hooper opened Meeting Item 2 to questions for staff.

Council Member Cader Thompson

Commissioner Racusen

Commissioner Mozes

Chair Hooper

Chair Hooper opened Meeting Item 2 to public comments:

Emailed:

- Katherine Rinehart
- Susan Kirks

In Person:

- None

Chair Hooper closed public comment.

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

Raimi and Associates Ron Whitmore and Sebastian Bertsch, and Rincon Consultants Josh Carmen continued to present on Meeting Item 2.

Chair Hooper opened Meeting Item 2 to questions for staff.

Commissioner McErlane

Commissioner Bauer

Commissioner Racusen

Council Member Cader Thompson

Chair Hooper

Chair Hooper opened Meeting Item 2 to public comments:

Emailed:

- Katherine Rinehart
- Susan Kirks

In Person:

- None

Chair Hooper closed public comment.

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

Commissioner Racusen presented on Meeting Item 2.

A 5-minute break was taken.

The Commission discussed Meeting Item 2.

Chair Hooper opened Meeting Item 2 to public comments:

Emailed:

- Katherine Rinehart
- Susan Kirks

In Person:

- Duane Bellinger

Chair Hooper closed public comment

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

3. **Meeting Item 3 – Administrative Action** – Recommendation to the City of Petaluma Planning Commission to Approve 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, Introduced for Consideration on April 9, 2024. 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 MEETING ITEM WAS PUBLISHED ON WEDNESDAY, MAY 22, 2024.**

Chair Hooper Introduced Meeting Item 3.

Chair Hooper announced this item was a public hearing requiring disclosure of any *ex-parte* communications.

Commissioner Racusen and Chair Hooper disclosed *ex-parte* communications.

Special Projects Manager Heather Hines presented on Meeting Item 3.

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

Commissioner Mozes

Commissioner McErlane

Chair Hooper

Commissioner Bauer

Commissioner Racusen

Council Member Cader Thompson

Chair Hooper opened Meeting Item 3 to public comments:

Emailed:

- None

In Person:

- Nickola Frye
- Alex Decarli

Chair Hooper closed public comment.

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

Council Member Cader Thompson 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 6-0

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

No: None

Absent: Whisman

Abstained: None

Chair Hooper announced that the motion was carried by a vote of 6-0.

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

COMMISSION COMMENT – (10:36 PM)

Council Member Cader Thompson

Commissioner Mozes

STAFF COMMENT – (10:41 PM)

Heather Hines, Special Projects Manager

ADJOURNMENT

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