



**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 27, 2023**

REGULAR SESSION - 6:30 P.M.

CALL TO ORDER

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

• **ROLL CALL**

PRESENT: Mayor McDonnell, Councilmember Barnacle, Councilmember Cader Thompson,
Councilmember Healy, Councilmember Nau, Councilmember Pocekay,
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).

Chris Scerri
Francesca Smith
Leisure Lake Mobilehome Park
Lendri Purcell
Taryn Obaid
Wiseman Park
Etta Marie Peterson
Jeff Slavitz
Josine LaMonica
Miroslav Raytchev
Susan Ryan
Ben Bakhshi
Scott Shelley
Scott Shelley – Second comment
Sabrina Wei
Michael Ulyatt
Donald & Lesley Bodessa
Brian Hedstrom
Leslie Shiner

Barry Nemrow
Freda King
John Barella
Misha Kukui
Larry Pullin
Paritosh & Manishi Rajora
Legal Aid of Sonoma County (Margaret DeMatteo)
Cynthia Mason & Steven Lipson

Mayor McDonnell opened public comment.

Peter Tscherneff

Steven Curtis

Jeff Mayne

Darren Racusen

Taryn Obaid

Nate Luna

Mayor McDonnell closed public comment.

COUNCIL COMMENT

Councilmember Barnacle

Councilmember Healy

Vice Mayor Cader Thompson

Councilmember Nau

Councilmember Pocekay

Councilmember Shribbs

Mayor McDonnell

CITY MANAGER COMMENT

City Manager Peggy Flynn

CONSENT CALENDAR

1. Minutes of the City Council/PCDSA Regular Meeting of February 6, 2023
2. Tentative Agenda for the City Council/PCDSA Regular Meeting of March 6, 2023
3. Adoption (Second Reading) of Ordinance No. 2838 N.C.S. to Amend the Zoning Map of the Implementing Zoning Ordinance to Change the Zoning Designation from Planned Community District to Business Park, and to Amend the Lakeville Business Park Planned Community Development, at 3200 Lakeville Highway & 1677 Fisher Drive on the Behalf of Labcon North America and Finding this Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15183
4. Resolution to Receive and File the City Treasurer's Quarterly Report Dated September 30, 2022, and Finding This Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15378(b)(5)
5. Resolution Accepting Claims and Bills for October, November, and December 2022 and Finding This Action is Not a "Project" Pursuant to CEQA Guidelines Section 15378
6. Resolution Supporting Sonoma Clean Power and Cirq Energy's U.S. Department of Energy Grant Application for a Geothermal Energy Storage Project in the Geysers Geothermal Opportunity Zone and Finding This Action is Exempt Under the "common sense" Exception in CEQA Guidelines Section 15061(b)(3)

7. Resolution Appointing Susan Hootkins to the Marin/Sonoma Mosquito and Vector Control District Board of Trustees to Serve a Four-Year Term Expiring December 31, 2026 and Finding This Item is Not a "Project" Pursuant to CEQA Guidelines Section 15378(b)(5)

Mayor McDonnell opened public comment.

Taryn Obaid

Mayor McDonnell closed public comment.

Motion to adopt the Consent Calendar (Ordinance No. 2838 N.C.S. related to Labcon; Resolution Nos. 2023-019 N.C.S. to receive and file the City Treasurer's Quarterly Report; 2023-020 N.C.S. accepting claims and bills; 2023-021 N.C.S. supporting a grant application for a geothermal energy storage project; and 2023-022 N.C.S. appointing Susan Hootkins to the MSMVC district board) made by Vice Mayor Cader Thompson, seconded by Councilmember Pocekay.

Vote: Carried 7-0

Yes: Mayor McDonnell, Councilmember Barnacle, Councilmember Cader Thompson, Councilmember Healy, Councilmember Nau, Councilmember Pocekay, Councilmember Shribbs

No: None

Absent: None

Recused: None

Mayor McDonnell called for a five-minute recess at 8:40 p.m. and thereafter reconvened the meeting at 8:45 p.m.

WORKSHOP

8. Presentation, Discussion, and City Council Feedback to Respond to Comments Received from the California Department of Housing and Community Development on the City's Draft Housing Element for the 6th Cycle Planning Period (This Is Not An Action Item and is Therefore Not a "Project" Under CEQA)

Heather Hines, Special Projects Manager, presented the staff report.

Councilmembers asked questions of staff.

Mayor McDonnell opened public comment.

Darren Racusen

Veronica O.

Mayor McDonnell closed public comment.

Mayor McDonnell facilitated Council feedback on the following discussion topics:

- Defining and permitting Single Room Occupancies
- Reduction of Private Open Space Requirements
- Modification of parking requirements to reduce parking based on location and size of units
- Allow Housing for Persons with Disabilities with CUP in Mixed Use and Commercial zoning districts
- Strengthen program language as shown highlighted in Attachment 4

PUBLIC HEARINGS AND MATTERS FOR CONSIDERATION

9. Resolution to Certify a Final Environmental Impact Report, Resolution to approve a General Plan Amendment, Introduction (first reading) of an Ordinance to approve a Zoning Map Amendment, Introduction (first reading) of an Ordinance to Approve a Zoning Text Amendment, and Resolution to Approve a Vesting Tentative Subdivision Map for the Scott Ranch Project Located on D Street and Windsor Drive (APN 019-120-040 and 019-120-041) and Offer Additional Feedback for Subsequent Entitlements

Councilmember Pocekay announced he would recuse from the item due to a conflict of interest and left the Council Chamber.

Heather Hines, Special Projects Manager, presented the staff report.

Davidon Homes (applicant) presented.

Kelly Protection Program (applicant) presented.

Councilmembers asked questions of staff.

Mayor McDonnell opened public comment.

Don O'Brien

Erik Schau

Ryan Tamborski

Neal Fishman

Maxene Spellman

Warren Dranit

Matthew Callaway

Barry Bussewitz

Richard Steckley

Carol Eber

Andy Eber

Debbie Sticyr

Matt Stone

Alicia Hansel

Isaiah Chass

Jeff Mayne

Rick Brown

Hannah Bartee

Michael Murphy

Joyce Toohey

Cathleen Cannon

Tom Corbett

Dallas Cooper

Robert Barnes

Pam Granger

Bruce Hagen

Darren Racusen

Susan Kirks

Jason Davies

Dusty Resneck

Paul Eklof

Veronica O.

John Crowley

Mayor McDonnell closed public comment.

Councilmembers discussed the item.

Councilmember Healy made, and Councilmember Barnacle seconded, a motion to continue the meeting past 11:00 p.m.; motion passed unanimously.

Motion to adopt Resolution No. 2023-023 N.C.S. Certifying a Final Environmental Impact Report, Resolution No. 2023-024 N.C.S. Approving a General Plan Amendment, Introduction (First Reading) of Ordinance No. 2839 N.C.S. Approving a Zoning Map Amendment, Introduction (First Reading) of Ordinance No. 2840 N.C.S. Approving a Zoning Text Amendment, and Resolution No. 2023-025 N.C.S. Approving a Vesting Tentative Subdivision Map for the Scott Ranch Project Located on D Street and Windsor Drive (APN 019-120-040 and 019-120-041) made by Councilmember Healy, seconded by Vice Mayor Cader Thompson.

Special Projects Manager Hines asked and confirmed with the maker and seconder of the motion that the motion included the corrected typos in Resolution No. 2023-024 N.C.S., as provided by staff prior to the meeting.

Vote: Carried 6-0

Yes: Mayor McDonnell, Councilmember Barnacle, Councilmember Cader Thompson,
Councilmember Healy, Councilmember Nau, Councilmember Shribbs
No: None
Absent: None
Recused: Councilmember Pocekay

ADJOURNMENT

Mayor McDonnell adjourned the meeting at 11:32 p.m.