



City of Petaluma, CA

City Council Chambers

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Planning Commission Minutes

Tuesday, November 17, 2020 – 07:00 PM

Regular Meeting

DRAFT MINUTES

1. CALL TO ORDER

Chair Bauer opened the meeting at 7:00 P.M.

2. ROLL CALL

PRESENT: Richard Marzo, Heidi Bauer, Scott Alonso, Kevin McDonnell, Sandi Potter,
and Blake Hooper

ABSENT: None

A. Appointment for Vehicle Miles Traveled (VMT) Technical Advisory Committee Member

Chair Bauer requested if any Commissioners would like to be part of the VMT Technical Advisory Committee. They will be having their third meeting in mid-January.

Commissioner Potter stated her interest and was appointed to the VMT TAC Committee.

3. PUBLIC COMMENT

The Commission will hear public comments only on matters over which it has jurisdiction. There will be no Committee/Commission discussion or action. The Chair will allot no more than three minutes to any individual. If more than three persons wish to speak, their time will be allotted so that the total amount of time allocated to this agenda item will be 15 minutes.

Chair Bauer opened the General Public Comment period.

Scott Springhorn provided comments regarding the Verizon proposal at the Petaluma Creamery site on Western Avenue. He stated that staff notified the public that there will be a drive test and that information will be part of the public record and noted the importance of getting the drive test into the public record as soon as possible to show that there is no gap in service. He also stated that the Tolling Agreement has been extended to March 2nd in order for the applicant to provide relevant information to complete the application. He suggested that staff now has the time to add the information, such as raw drive test data, call log information, and an honest alternative site analysis. into the public record.

Samantha Buller provided comments regarding the Verizon proposal at the Petaluma Creamery site on Western Avenue. She believes that the proposal has not met the requirement of the Municipal Code showing findings of an alternative sites analysis stating that no other location is technically feasible. She feels that the Petaluma Creamery is not the appropriate site because of its historic nature and being located in a residential neighborhood. The City has good ordinances and if the applicant does not comply, the City has the right to hold them accountable or not do business with them.

Taryn Obaid, provided comments about the Verizon major wireless facility project proposed on Western Avenue noting that Verizon is only interested in getting a profit and the highest revenue. She believes that this proposal is focused on getting the facility installed, and once installed, can be outfitted because local governments are obligated to allow more equipment and don't review the accumulative impact in their administrative process. For example, the FCC does not keep track of the number of towers or additional antennas.

Julie Allen provided comments regarding the Verizon proposal at the Petaluma Creamery site on Western Avenue. She stated that the record does not include proof of a gap in service. In addition, City staff has requested more information from the applicant, such as a call log from the radius of the Creamery. She was concerned that the applicant was not complying and requested that this information be added to the public record as soon as possible.

Wendy Denny, stated her concerns about the proposed cell tower at the Petaluma Creamery site. She believes that if the project is approved for 4G, the applicant will upgrade to 5G as soon as they can. She was concerned that they would not need additional permits if or when they go to 5G and that the tower could be modified without City approval as long as they follow the FCC rules. She encouraged staff to study and review the FCC rules.

Eberle Ewing stated that the Petaluma Creamery is not a safe place to install the proposed Verizon Cell Tower. She noted that there was a fire under the proposed project site in June 2020 and no fire alarm was triggered. In 2016 there was a similar fire. She noted that a past inspection uncovered that the ammonia sensors were not functioning. She feels that the equipment is in a state of gross non-compliance and is concerned that the Creamery is not

being monitored adequately. She requested that the City not issue permits on a building with these problems.

Chair Bauer closed the General Public Comment period

4. COMMITTEE COMMENT

A. Council Liaison – Kevin McDonnell

Council Member McDonnell provided an update on the following:

- Measure U had passed which is an epic accomplishment to the City.
- The Petaluma River dredging project has been completed.
- The Riverbend project was reviewed, revisions were made, and the appeal was denied.
- The rescission of Corona Station was approved by the City Council.
- Additionally, the consideration of the request for alternative inclusionary housing compliance for the Hines Downtown Station Project was continued to January 2021.
- Other items on the future council calendar include review of the local hazard mitigation plan, discussions on racism, review of the Climate Emergency Framework.

B. Pedestrian and Bicycle Committee – Blake Hooper

Commissioner Hooper reported about the recent PBAC meeting where they had a SMART presentation regarding the North McDowell Crossing and a presentation by Committee Member Bjorn Gripenburg regarding trail guidelines.

C. Tree Advisory Committee – Richard Marzo

Commissioner Marzo reported that the Tree Advisory Committee met last month and continued their updates to the tree manual with assessments provided by the committee members. He also requested the status of the Riverbend project to report back to the Tree Advisory Committee.

D. Other Committee Comment

No other comments were raised.

5. STAFF COMMENT

A. Planning Manager's Report

Heather Hines, Planning Manager, provided an update on the Riverbend project, noting that the City Council denied the appeal of the Site Plan & Architectural Review and approved the Zoning Map Amendment, Zoning Text Amendment, and Tentative Subdivision Map. The proposal was revised to save four of the five oaks trees which was brought up during the appeal hearing. Changes were also made to the lot reconfiguration that reduced the inclusionary

housing by one unit and Council requested a modification to the intersection at Madison & Edith Streets to provide traffic calming. The second reading will be at their next meeting. Council will be reviewing the Casa Grande project on December 7th. In addition, the General Plan update RFP has been released and circulated and applications for the General Plan Advisory Committee are being accepted and the City Council will appoint GPAC members in January. The VMT Technical Advisory Committee will have one additional meeting before the guidelines come to the Planning Commission and the City Council.

6. APPROVAL OF MINUTES

A. Approval of Minutes for the meetings of Tuesday, July 28, 2020, Tuesday August 11, 2020 and Tuesday September 22, 2020.

July 28 2020 Draft PC Minutes

August 11 28 2020 Draft PC Minutes

Sept 22 2020 PC Draft Meeting Minutes

Chair Bauer requested any changes to the minutes.

The meeting minutes were approved as submitted.

7. OLD BUSINESS

A. Corona Station Residential Project– Rescission of previously approved Planning Commission Resolution No. 2020-05 for Site Plan and Architectural Review for the Corona Station Residential Project, a 110-unit residential project.

Staff: Heather Hines, Planning Manager

Address: 890 North McDowell Blvd.

Project #: PLMA-18-0006

Staff Report

ATTACHMENT A - DRAFT Rescission Resolution 11-17-2020

ATTACHMENT B - PC Resolution 2020-05

ATTACHMENT C - City Council Staff Report 11-02-2020

Chair Bauer requested any ex parte communications. None were offered.

Ms. Hines

Chair Bauer

Chair Bauer opened the public comment period.

Duane Bellinger thanked Brian Barnacle who had the courage to file a lawsuit to prevent this defective proposed plan. He believes this proposal as an opportunity to provide the best image of the Northeast section of Petaluma.

Taryn Obaid noted that this is a formality for a project that is being changed due to citizen input. She stated that she would love to see more community engagement in projects and felt that there is currently a gap or disconnect. She has seen multiple appeals and it would be good to see more milestones that include the community. In addition, she applauded the leadership of Brian Barnacle who was elected to City Council and would like to see more of that leadership to encourage community involvement to be efficient and to get better ideas.

Chair Bauer closed the public comment period.

There were no additional questions from the Commission.

Motion: Approve rescission of previously approved Planning Commission Resolution No. 2020-05 for Site Plan and Architectural Review for the Corona Station Residential Project located at 890 North McDowell Blvd. made by Sandi Potter, seconded by Blake Hooper.

Vote: Motion carried 6 - 0.

Yes: Richard Marzo, Heidi Bauer, Scott Alonso, Kevin McDonnell, Sandi Potter, and Blake Hooper.

8. PRESENTATION

A. Meridian at Corona Station Affordable Housing Project – Informational presentation to seek feedback for an affordable housing project proposed by Danco Group and located at 890 North McDowell Blvd. The project proposes a 131-unit multifamily development affordable to low and very low-income households as well as one manager’s unit and including 33 supportive housing units. The project also includes a 900 square foot retail pad for a coffee shop, onsite supportive housing services, and other tenant amenities. This project is being reviewed under the provisions of Assembly Bill 2162 (AB 2162), including a streamlined ministerial review exempt from the California Environmental Quality Act.

Staff: Heather Hines, Planning Manager

Address: 890 North McDowell Blvd.

Project #: PLSR-20-0018

Staff Report

Attachment A - Applicant Project Narrative

Attachment B - Project Plan Set_Architectural_Part1

Attachment B - Project Plan Set_Architectural_Part2

Attachment B - Project Plan Set_Civil

Attachment B - Project Plan Set_Landscape

Public Comment

Chair Bauer

Chair Bauer requested any ex parte communications. None were offered.

Ms. Hines

Chair Bauer

Chris Dart, President Danco Communities

McKenzie Dibble, Danco Communities

Frank Visconti, Applicant Team

Chair Bauer

Commissioner Hopper

Ms. Dibble

Mr. Dart

Ms. Dibble

Mr. Dart

Commissioner Hooper

Chair Bauer

Council Member McDonnell

Ms. Hines

Ms. Hines

Ms. Hines

Council Member McDonnell

Mr. Visconti

Mr. Dart

Council Member McDonnell

Ms. Hines

Council Member McDonnell

Ms. Hines

Council Member McDonnell

Ms. Hines

Council Member McDonnell

Mr. Dart

Council Member McDonnell

Mr. Dart

Council Member McDonnell

Mr. Dart

Council Member McDonnell

Chair Bauer

Vice Chair Alonso

Mr. Visconti

Vice Chair Alonso

Ms. Hines

Vice Chair Alonso

Ms. Hines

Mr. Dart

Commissioner Potter

Commissioner Marzo

Ms. Hines

Commissioner Marzo

Mr. Dart

Council Member McDonnell

Commissioner Marzo

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Mr. Dart

Commissioner Marzo

Ms. Dibble

Commissioner Marzo

Ms. Hines

Commissioner Marzo

Ms. Hines

Commissioner Marzo

Chair Bauer

Mr. Dart

Chair Bauer

Ms. Hines

Chair Bauer

Mr. Visconti

Commissioner Marzo

Ms. Hines

Jeff Stutsman, City Engineer

Council Member McDonnell

Mr. Dart

Council Member McDonnell

Chair Bauer

Chair Bauer opened the public comment period.

Ben Peters suggested that a small grocery would be a great amenity that could also be used by the nearby neighbors at Youngstown Mobile Home Park and that that pedestrian access to the Petaluma Health Center should be considered. He encouraged the Commissioners to look at the Petaluma bus map and noted that in order to get from East to West Petaluma, one must go to the transit center and take three different bus routes. He suggested that the proposed SMART

station should be a transit center, where buses could turn and go into community. He also suggested that the City-owned corner lot would be a great place for a park.

Taryn Obaid stated that she likes the design and noted that children like many smaller green areas to explore and that are conducive to movement. She noted that she has seen similar-sized cities with one Downtown or a City Center concept, and because of this, the current traffic in Petaluma's Downtown is horrendous. She asked if it would be possible for this project to have more retail in order to have a more central feel and be more of a focal point or a draw to other areas of town. She would also like to see bigger trees and more ways of controlling the dogs.

Duane Bellinger noted that it would be nice to have an area that looks like a City when you get off the train and noted other nearby projects that were not transit oriented. He stated that this proposal is a major improvement from the original proposal with amenities such as a basketball court and dog run. He felt that the coffee shop will be welcome by the residents of the nearby mobile home parks and suggested that it be built closer to the train. He was concerned about the safety of students with their route to school being so close to the rail tracks and about access to the parking facility for potentially 250 cars.

Veronica O stated that the current proposal has 100% affordable housing with wonderful amenities, however the project is inconsistent with the General Plan and Station Area Master Plan and does not create a mixed use transit oriented development. She was concerned that the proposal does not engage and connect the neighbors with amenities and pedestrian connections and asked why they are not being discussed. She stated that Petaluma deserves a robust transit-oriented development which is a destination, with a sense of place that is walkable and economically vibrant.

Beverly Alexander stated that this proposal is a major improvement to the previous one but there is a lot of room for improvement. She suggested to add another story to make room for more amenities such as a small satellite office for the Petaluma Medical Center, a deli, a gift shop for local artisans, or a plaza for gathering. She suggested that due to auto traffic, a pedestrian bridge may need to be built or North McDowell Boulevard could be built underground at that location. She suggested that the applicant think creatively and look at the future to encourage people to drive less in addition to adhering to the General Plan.

Brian Barnacle stated that this project has much improved from the previous proposal. He feels that this area needs a specific plan. He would like to see more retail and more semi-permeable spaces to activate more activity and to give the space flexibility. He believes that the major issues are safety and traffic and stated his concerns about children walking across the train tracks, no sidewalks on McDowell, and no bike lanes on Corona Road. He likes the project and

the open space but would like it to go up another level. He suggested that the City work with the developer to apply for grants for sidewalks and protected crossings.

Chair Bauer closed public comment period

Council Member McDonnell

Commissioner Hooper

Commissioner Marzo

Vice Chair Alonso

Commissioner Potter

Chair Bauer

Ms. Hines

9. ADJOURN

The meeting was adjourned at 10:00 pm.

Next Regular Meeting of the Planning Commission is scheduled for Tuesday, December 8, 2020.