



CITY OF PETALUMA, CALIFORNIA
REGULAR MEETING OF THE PLANNING COMISSION
City Hall Council Chamber
11 English Street
Petaluma, CA 94952

MINUTES

Tuesday, July 25, 2023

CALL TO ORDER - (6:00 PM)

ROLL CALL

PRESENT: Heidi Bauer, Blake Hooper, Roger McErlane, Darren Racusen, Kevin Kelly, Janice Cader Thompson, Rick Whisman

ABSENT: None

Chair Hooper announced a reordering of the agenda to consider Meeting Item 2 prior to general Public Comment.

2. **Chair Hooper announced Meeting Item 2** - Recommendation to the City of Petaluma Planning Commission and the Historic and Cultural Preservation Committee to conduct a study session to receive project information regarding revisions to a proposal to create a Zoning Overlay in Downtown Petaluma ("Overlay"); City Record No. PLPJ-2022-0015 (PLGP-2023-0001 and PLZA-2023-0002). Planning staff recommend continuing this meeting item to August 8, 2023.

Commissioner Racusen motioned to continue Meeting Item 2 to a date certain of August 8, 2023, and Commissioner Kelly seconded the motion.

A roll call vote was taken:

Vote: Carried 7-0

Yes: Chair Hooper, Bauer, McErlane, Racusen, Kelly, Cader Thompson, Whisman,

No: None

Absent: None

Recused: None

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

GENERAL PUBLIC COMMENT- (6:02 PM)

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 to 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).

Chair Hooper opened public comment.

- Nancy Rapalus
- Nora Pearl
- Art Cooper
- Judy Heikel
- Nina Zhito
- Noel Manerud
- Juanita Radford

Chair Hooper closed public comment.

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

APPROVAL OF MINUTES – (6:20 PM)

1. Chair Hooper announced Meeting Item 1 – Approval of Minutes for the meeting of July 11, 2023.

Chair Hooper invited Commissioners to provide amendments.

No amendments were provided.

Chair Hooper announced that the minutes were approved as provided with the agenda.

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

PUBLIC HEARINGS AND MATTERS FOR CONSIDERATION - (6:20PM)

3. **Chair Hooper announces Meeting Item 3** – Recommendation to the City of Petaluma Planning Commission to conduct a public hearing for Site Plan and Architectural Review and SmartCode Warrant requests and make the required CEQA finding for an Addendum to a Certified Final Environmental Impact Report (State Clearing House No. 2013062004) for the proposed development of the Spirit Living Mixed Use Project, a four-story, mixed-use project consisting of ground floor commercial space and a 106-unit Residential Care Facility for the Elderly, located at 500 Hopper Street; APN: 136-690-005; City Record No. PLSR 2023-006.

Commissioners Disclosed any ex parte communications.

Chair Hooper opens the public hearing.

Principal Planner, Emmanuel Ursu presented on Meeting Item 3.

Spirit Living Group LLC, applicant, Ali Shabahangi presented on Meeting Item 3.

Chair Hooper opened the item up for Commissioner questions.

- Vice Mayor Cader Thompson
- Commissioner Whisman
- Commissioner Racusen
- Commissioner Bauer
- Chair Hooper
- Commissioner McErlane
- Commissioner Kelly

Chair Hooper opened the item for Public Comment.

Emailed Comments

- Veronica Olsen

Public Comments

- Ashmi Choksh
- Dave Alden
- Danielle Devein
- Cynthia Del Bruno

Chair Hooper closed Public Comment.

The Commission discussed the item.

Commissioner Racusen motioned to continue the item to a date uncertain, and Commissioner Kelly seconded the motion.

A roll call vote was taken:

Vote: Carried 7-0

Yes: Chair Hooper, Bauer, McErlane, Racusen, Kelly, Cader Thompson, Whisman,

No: None

Absent: None

Recused: None

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

COMMISSION COMMENT - (9:25PM)

- Cader Thompson
- Commisioner Racussen
- Commisioner McErlane

- Chair Hooper

STAFF COMMENT - (9:27PM)

- Andrew Trippel

ADJOURNMENT

Chair Hooper adjourned the meeting at 9:30 p.m.