



**City of Petaluma, CA**  
City Council Chambers  
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**Planning Commission Minutes**  
**Tuesday, May 14, 2019 – 07:00 PM**

**Regular Meeting**

## **DRAFT MINUTES**

### **1. CALL TO ORDER**

Chair Marzo opened the meeting at 7:00 PM

### **2. ROLL CALL**

PRESENT: Diana Gomez, Bill Wolpert, Richard Marzo, Heidi Bauer, Scott Alonso,  
and Kevin McDonnell

ABSENT: Streeter

### **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.

The General Comment period was opened. Seeing no speakers, Chair Marzo closed the comment period.

### **4. COMMITTEE COMMENT**

A. Council Liaison – Kevin McDonnell

Council member McDonnell reported that the Council has been working on the community goals and are waiting for the results of the recent community meeting. They have been actively engaged in climate crisis concerns and formed an ad hoc committee to receive community input. The City Council received the first draft of the city budget which showed more revenue from sales

and an increased capital budget including the land components of Rainier projects. Also proposed are major paving projects on Sonoma Mountain Parkway and Maria Drive.

B. Pedestrian and Bicycle Committee – Bill Wolpert

Commissioner Wolpert reported that the Pedestrian and Bicycle Committee met on May 1st. The highlights included a review of the draft of Trails and Greenway program, Discussions included Bike to Work Day, Safe Routes to School final reports for Casa Grande and Petaluma High School, and the road diet on Petaluma Blvd. South.

C. Tree Advisory Committee – Scott Alonso

Commissioner Alonso reported that there was no Tree Advisory Committee meeting in May and their next meeting will be in June.

D. Other Committee Comment

Commissioner Alonso wanted to hear about the Council's position on the upcoming item regarding the Senate Bill 50.

Ms. Hines stated that there will be discussion on this topic at the next Council meeting which may include drafting a letter with council's opinion.

Council member McDonnell stated that SB 50 improves density near transit areas which is intended for adding housing. There have been recent revisions on the State Senate Bill. He expects that the upcoming City Council discussion will be contentious.

Ms. Hines noted that there is concern about the loss of local control in housing development in station areas.

Commissioner Alonso

Council member McDonnell

Ms. Hines

Chair Marzo

Ms. Hines

**5. STAFF COMMENT**

A. Planning Manager’s Report

Heather Hines, Planning Manager reported that the results of the draft council goals should be available this week and will be posted on the Petaluma Star website. Council approved a 45-Day moratorium on approval of any new gas stations that are not deemed complete as of effective date of the ordinance. Council also reviewed the DeCristo multi-family project and approved the density bonus housing agreement and environmental document. The project will come back to Planning Commission for Site Plan & Architectural Review in June. The Water Street Properties project is scheduled to go to the Council next week. Upcoming City Council Workshops of interest include topics on Reach Codes, Crosstown Connectors, and Housing. Future projects at the

Commission level include the Haystack Pacifica project at Copeland Street, Weller Street, D Street and Washington Street.

Commissioner Wolpert

Ms. Hines

Commissioner Alonso

Ms. Hines

Commissioner Wolpert

Council member McDonnell

Ms. Hines

Chair Marzo

**6. APPROVAL OF MINUTES**

A. Approval of Minutes for the meeting of Tuesday, April 23, 2019

PC Draft Minutes 04-23-19

Chair Marzo

The minutes were approved as submitted.

**7. PRESENTATION**

A. Orientation to and discussion of the SmartCode design and development standards.  
Staff: Brittany Bendix

SMART Station TOD Plan Orientation 5.14.19

Brittany Bendix, Deputy Planning Manager

Commissioner Alonso

Ms. Bendix

Commissioner Alonso

Ms. Bendix

Ms. Hines

Ms. Bendix

Ms. Hines

Ms. Bendix

Chair Marzo

Commissioner Wolpert

Ms. Bendix

Ms. Hines

Ms. Bendix

Ms. Hines

Ms. Bendix

Council member McDonnell

Ms. Hines

Ms. Bendix

Council member McDonnell

Ms. Hines

Ms. Bendix

Council member McDonnell

Ms. Bendix

Ms. Hines

Chair Marzo

Ms. Bendix

Ms. Hines

Ms. Bendix

Chair Marzo

Ms. Hines

Chair Marzo

Ms. Hines

Council member McDonnell

Ms. Hines

Ms. Bendix

Ms. Hines

Ms. Bendix

Council member McDonnell

Ms. Hines

Olivia Ervin, Principal Environmental Planner

Ms. Hines

Ms. Ervin

Ms. Bendix

Ms. Hines

Commissioner Alonso

Ms. Bendix

Council member McDonnell

Ms. Hines

Commissioner Wolpert

Commissioner Alonso

Ms. Hines

Chair Marzo

Ms. Hines

Chair Marzo

Ms. Hines

Chair Marzo

Commissioner Bauer

Chair Marzo

**8. NEW BUSINESS**

A. Deer Creek Village Multi-Family Residential Project – Conditional Use Permit and Site Plan and Architectural Review to construct a multi-family development consisting of five residential buildings containing 129 dwelling units within the Mixed use 1B (MU1B) Zoning District located in the previously approved Deer Creek Village development area.

Staff: Brittany Bendix, Deputy Planning Manager

Address: Southeast Corner of Rainier Avenue and N. McDowell Boulevard

Project #: PLMA-18-0005

Staff Report - Deer Creek Residential

Attachment A - Deer Creek Residential CUP Resolution

Attachment B - Deer Creek SPAR Resolution

Attachment C - Plans

Attachment D - Deer Creek 15332 In-Fill Exemption (5.7.19)

Public Comments after packet distribution

Chair Marzo

Commissioner Wolpert

Chair Marzo

Brittany Bendix, Deputy Planning Manager

Ms. Hines

Council member McDonnell

Ms. Hines

Council member McDonnell

Ms. Bendix

Chair Marzo

Ms. Bendix

Ms. Hines

Ms. Bendix

Chair Marzo

Glenn Goodman, Vice President of Design Construction, Merlone Geier

Commissioner Gomez

Mr. Goodman

Commissioner Gomez

Barron Coronite, Vice President of Land Development, Merlone Geier

Commissioner Gomez

Mr. Coronite

Chair Marzo

Commissioner Gomez

Mr. Coronite

Ms. Hines

Commissioner Gomez

Mr. Goodman

Commissioner Gomez

Ms. Hines

Commissioner Gomez

Ms. Hines

Commissioner Gomez

Mr. Goodman

Commissioner Gomez

Mr. Goodman

Commissioner Gomez

Ms. Hines

Commissioner Gomez

Ms. Bendix

Commissioner Gomez

Ms. Bendix

Commissioner Gomez

Ms. Bendix

Commissioner Wolpert

Ms. Ervin

Commissioner Wolpert

Ms. Ervin

Ms. Ervin

Commissioner Wolpert

Mr. Coronite

Commissioner Wolpert

Mr. Coronite

Commissioner Wolpert

Mr. Coronite

Commissioner Wolpert

Randall Harris, HD Architects

Commissioner Wolpert

Mr. Harris

Commissioner Wolpert

Mr. Harris

Commissioner Wolpert

Mr. Harris

Commissioner Wolpert

Rick Silver, Landscape Architect

Commissioner Wolpert

Mr. Harris

Commissioner Alonso

Ms. Bendix

Commissioner Alonso

Ms. Hines

Commissioner Alonso

Ms. Hines  
Mr. Goodman  
Ms. Hines  
Chair Marzo  
Ms. Hines  
Commissioner Alonso  
Mr. Goodman  
Commissioner Alonso  
Mr. Goodman  
Commissioner Bauer  
Mr. Harris  
Mr. Silver  
Commissioner Bauer  
Mr. Goodman  
Commissioner Bauer  
Mr. Harris  
Ms. Hines  
Commissioner Bauer  
Ms. Hines  
Mr. Harris  
Commissioner Bauer  
Mr. Harris  
Commissioner Bauer  
Mr. Harris  
Commissioner Bauer  
Ms. Bendix  
Council member McDonnell  
Mr. Silver  
Council member McDonnell  
Mr. Silver  
Ms. Hines

Council member McDonnell

Mr. Goodman

Mr. Coronite

Commissioner Bauer

Mr. Coronite

Commissioner Bauer

Mr. Coronite

Ms. Bendix

Council member McDonnell

Mr. Harris

Council member McDonnell

Mr. Harris

Council member McDonnell

Commissioner Gomez

Mr. Harris

Commissioner Gomez

Chair Marzo

Ms. Bendix

Matt Gray, applicant's attorney, was concerned that setting a time limit to the CUP is not appropriate for a housing project. Once it's occupied, the remedies should be consistent with other multi-family projects. He would like to see this clarified in the language of the resolution.

Ms. Hines

Lisa Tennenbaum, Assistant City Attorney

Chair Marzo

Commissioner Alonso

Ms. Hines

Council member McDonnell

Mr. Harris

Mr. Goodman

Mr. Harris

Ms. Hines

Chair Marzo

Marzo closed public comment

Council member McDonnell

Commissioner Bauer

Commissioner Alonso

Commissioner Wolpert

Commissioner Gomez

Chair Marzo

Commissioner Gomez

Ms. Hines

Council member McDonnell

Ms. Hines

Commissioner Wolpert

Ms. Hines

Council member McDonnell

Ms. Hines

Commissioner Alonso

**Motion:** Approve Conditional Use Permit for Deer Creek Village Multi-Family Residential Project to allow 129 dwelling units within the Mixed use 1B (MU1B) Zoning District located in the previously approved Deer Creek Village development area made by Scott Alonso, seconded by Bill Wolpert.

**Vote:** Motion carried 6 - 0.

Yes: Diana Gomez, Bill Wolpert, Richard Marzo, Heidi Bauer, Scott Alonso, and Kevin McDonnell.

Absent: Patrick Streeter

**Motion:** Continue to a date uncertain the Site Plan and Architectural Review for the Deer Creek Village Multi-Family Residential Project located in the previously approved Deer Creek Village development area made by Kevin McDonnell, seconded by Richard Marzo.

**Vote:** Motion carried 6 - 0.

Yes: Diana Gomez, Bill Wolpert, Richard Marzo, Heidi Bauer, Scott Alonso, and Kevin McDonnell.

Absent: Patrick Streeter.

**9. ADJOURN**

Next Meeting of the Planning Commission scheduled for Tuesday, May 28, 2019.

Chair Marzo closed the meeting at 10:18 PM.