



City of Petaluma, California

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Planning Commission Minutes
May 11, 2004 - 7:00 PM

Commissioners: *Present:* Asselmeier, Barrett, Dargie*, McAllister, Rose, von Raesfeld
Absent: Harris

* Chair

Staff: George White, Assistant Director, Community Development
Jane Thomson, Code Enforcement Officer
Jayni Allsep, Project Planner
Anne Windsor, Administrative Secretary

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: Minutes of April 27, 2004 were approved as amended.
M/S Barrett/McAllister, 6-0, Harris absent.

PUBLIC COMMENT: None.

DIRECTOR'S REPORT: Workshop put on by the Fire Marshal's Office, flyer at places.

COMMISSIONER'S REPORT: Commissioner Asselmeier met with the Sweed School applicant and the architect. Will not be at the meeting on May 27, 2004, will provide comments in writing.

CORRESPONDENCE: None

APPEAL STATEMENT: Was noted on the agenda.

LEGAL RECOURSE STATEMENT: Was noted on the agenda.

Public hearing began: @ 7:00

CONSENT CALENDAR:

Consent Calendar items are typically routine in nature and are considered for approval and/or recommendation by the Planning Commission with a single action. The Planning Commission may remove items from the Consent Calendar for discussion. If members of

1 the public wish to comment on Consent Calendar items, they should do so during “Public
2 Comment.”

3
4 **I. ANNEXIE INC., DBA INFUSIONS**
5 **146 Kentucky Street, APN 006-281-007**
6 **File: 04-CUP-0181-CR**
7 **Planner: Jane K. Thomson**
8

9 Consideration of a Conditional Use Permit to authorize the operation of an
10 Alcoholic Beverage Establishment (bar/lounge) with Live Entertainment, and a
11 determination be made and the findings forwarded to the State of California
12 Alcoholic Beverage Control (ABC) that Public Convenience or Necessity would
13 be served by the issuance of an ABC Type 48 license (On-sale General – Public
14 Premise) to allow the sale of alcohol at 146 Kentucky Street.

15
16 Commissioner’s McAllister and von Raesfeld recused themselves. Both own property
17 within 500 feet of the proposed project.

18
19 M/S Barrett/Asselmeier to approve the consent calendar. 4-0; Harris absent, McAllister
20 and von Raesfeld recused.

21
22
23 Public hearing began at 7:15 p.m.

24
25 **PUBLIC HEARING:**
26 **NEW BUSINESS:**
27

28 **II. RIVERVIEW SUBDIVISION, McNear Avenue at Mission Drive**
29 **AP No.: 019-210-017, 019, 027, 030, 031, 037**
30 **File: 03-PRZ-0187**
31 **Planner: Jayni Allsep**
32

33 Applicant is requesting a recommendation to the City Council of a proposal to 1) prezone
34 the property at McNear Avenue near Mission Drive totaling 22.9 acres to Planned Unit
35 Development (PUD); 2) to annex the prezoned property to the City of Petaluma and 3) to
36 subdivide a 17.11-acre portion of the property into 63 residential lots.

37
38 Jayni Allsep presented the staff report.

39
40 Bruce Aspinal, Planning Consultant: Introduced the project team, showed the location of
41 the project and reviewed the zoning for the parcels.

42
43 Justin Hansen, Architect: Presented the site plan and gave a brief overview of the
44 architecture for the project.

45
46 Bonnie Diefendorf, Carlenzoli & Associates: Conditions 12 and 13 – want these
47 eliminated in favor of engineering condition 44. Condition 59 – want a natural pedestrian

1 trail and not a paved bike path as suggested by the Bike Committee. Re condition 35 –
2 would provide a bike path/water main easement between lots 35 and 36 instead of a path
3 through the open space (as suggested in Condition 59).

4
5 Bruce Aspinall: Mentioned that Cobblestone and the Church have worked very
6 cooperatively throughout the project. Asked the commission to recommend approval to
7 the City Council.

8
9 **Public hearing opened:**

10
11 Richard Parker, Member of the St. John's Lutheran Church: Spoke in favor of the
12 project.

13
14 Randy Haydon, 3 Rovina Lane: Not opposed to the project, have concerns regarding the
15 overflow of ponds, would be in favor of the pond being underground or a fence so it is
16 not dangerous for children. Do not want illegal access to Rovina Lane, Fire Department
17 may use as access. Do not want Rovina Lane to be used as access for construction – dust
18 and dirt will come directly to our property due to prevailing winds. Have concerns about
19 road conditions beyond my driveway on Rovina Lane.

20
21 David Amendsen, St. John's Lutheran Church: In favor of the project.

22
23 Dave Devoto: Believe it's a good project, welcome it to the neighborhood. Problems
24 with frequency from the radio station – can be overcome. Have concerns about the
25 ponds.

26
27 Randy Haydon: Due to the radio station there is interference with tvs, vcrs, dvd players,
28 etc.

29
30 Ira Bennett: Aware of the radio programming issues – look for technological issues to
31 resolving the problems and there will be full disclosure to future residents.

32
33 David Amendsen: Had interference during church sermons – have resolved the problem.

34
35 **Public hearing closed.**

36
37 Greg Herd, Carlenzoli: Responded to public comment regarding the ponds. For the most
38 part the ponds will be dry after the first "flush". This flush carries debris, etc. off the
39 streets and into the ponds to treat the water. Is not our intent to use Rovina Way as
40 access to the site. Addressed additional access issues and public improvements being put
41 in by Cobblestone. Discussed the trees needed to be removed for the project.

42
43 Bruce Aspinall: Rovina Way will not be used for construction traffic; during
44 construction there will be a water truck on the site at all times for dust control.

45
46 Commissioner McAllister: Asked if street standards can be narrower to preserve some of
47 the trees on the site.

1
2 Craig Spaulding: If adjustments can be made we will consider making changes.
3

4 **Issues Identified:**

- 5
6 ▪ Number of Trees removed
7 ▪ Rear yard setbacks
8 ▪ Open space is not child friendly
9 ▪ Streets at 15% slope from sloped driveways – will be a challenge for homeowners
10 ▪ Ponds – want to make sure water does not accumulate and become dangerous –
11 incorporate as a landscape feature.
12 ▪ Young parcel is a missing piece – how will those home relate to the subdivision
13 ▪ No play area for children
14 ▪ Default zoning for the Church in the PUD
15 ▪ Density
16

17 **Commission comments:**

18
19 **Trees:**

20
21 Commissioner McAllister: Believe it's difficult to mitigate the large oaks that are being
22 removed from the site. Want it to be a priority to save some of the large oaks. On the
23 lower area, tree #26 (lot 16), possibly curve Mission Street around this tree and tree #35,
24 a walnut. On the upper area – respect the large trees as a parameter; #66, #65 – would
25 require some reloting. #60, 62, 63, #118, #119. Could make a meaningful connection
26 with a pedestrian trail to the other development. Also #86 and #87. Trees 109 and 116 –
27 is it possible to work the roads around some of the tree clusters? Cluster on lots 48, 49
28 and 50 – a number of these are saved, however, many in good condition are to be
29 removed as well. Consider fewer lots or smaller lots to preserve some of the trees – they
30 will be a community asset
31

32 Commissioner Barrett: In general I concur with Commissioner McAllister. Other than
33 lining up Mission Drive, possibly line up the roadways to preserve trees to add character
34 and provide a traffic calming measure. Agree with Commissioner McAllister regarding
35 the cluster of trees.
36

37 **No play area for children/Open space is not child friendly**

38
39 Commissioner McAllister: If some of the trees can be preserved, there would be an
40 opportunity for some play structures for children under the trees.
41

42 Commissioner Barrett: Save the trees near Mission Drive and Rovina – could be an
43 opportunity for a round-about and a park.
44

45 Commissioner Asslemeier: Concur with what has been said – just a small play area
46 would be an amenity to the site.
47

1 Chair Dargie: I am in agreement that some small park area would be beneficial to the
2 site. The ponds seem to serve a purpose only once a year – is there a way this can be an
3 open space area for kids to play?

4
5 Consensus: If ponds are created they must be safe and a child friendly open space is
6 needed.

7
8 **Rear Set-back:**

9
10 Commissioner McAllister: Wanted to verify 15-ft rear setback – is it only backing up to
11 open space? Would not want 15-ft rear yard to back up to another house with 15-ft rear
12 set-back.

13
14 **Usable back yards with 2 to 1 slope:**

15
16 Commissioner McAllister: Back yard with such a slope is not really usable. Lots 37
17 through 42 – use the upper space as open space area with a landscape buffer instead of
18 fencing.

19
20 Commissioner Barrett: Agree with Commissioner McAllister. Want fencing included in
21 SPARC submittal. Also the fencing associated with the church as well.

22
23 Commissioner von Raesfeld: Lots 1, 3, 5 and 7 – probably have 15-ft. back yards – need
24 to look closer at those lots. There are inconsistencies between intent of conditions and
25 the PUD guidelines.

26
27 **Street slopes/driveway slopes:**

28
29 Commissioner Rose: If there were minor realignments to preserve some trees, it may
30 mitigate some of the slopes and driveways.

31
32 Discuss regarding the name change of Rovina Lane.

33
34 Commissioner Barrett: Suggest signage on Petaluma Boulevard South instead of a name
35 change..

36
37 Commissioner Asselmeier: Agree that signage would take care of the problem.

38
39 Committee consensus: Trail connecting to Country Club will be a rural trail.

40
41 Commissioner von Raesfeld: Find better language for Condition 10 possibly to be
42 accepted at the time of public improvement acceptance.

43
44 Commissioner Barrett: Made a comment regarding the zoning regulation language in the
45 PUD guidelines on the church property.

46

1 Ira Bennett: Most difficult part of designing the site is the circulation. We can work
2 without ponds, can save some trees on the upper portion and possibly put in more lots.
3 There is very little we can do about the Young parcel. Regarding the rear lots that have
4 slopes we would be open to creating some open space.

5
6 Bonnie Diefendorf: Put in 15-ft setback as a minimum standard. Many rear yards have
7 more than a 15-ft setback. Lots 40-47, are fill slopes rather than cut slopes to have a
8 usable rear yard. Referred to tree 26 on the lower area, can possibly save it.

9
10 Commissioner McAllister: Might still be an issue of sidewalk in the tree canopy. Want
11 staff to reconsider 28 ft. street and sidewalk on both sides of the street – could be a
12 reasonable tradeoff to preserve more trees and reduce the grading.

13
14 Craig Spaulding: Can adjust the street width, however, do not suggest that we take out
15 sidewalks.

16
17 M/S Barrett/McAllister to continue to June 8, 2004, 6-0, Harris absent.

18
19 Public hearing ended at 10:30
20

21
22 **III. LIAISON REPORTS:**

- 23
24 **a. City Council:** None
25 **b. SPARC:** None
26 **c. Petaluma Bicycle Advisory Committee:** Reviewed 1st Street Town
27 Homes.
28 **d. Tree Advisory Committee:** None.
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29
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31 **Adjournment:** 10:40
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