



City of Petaluma, California
City Council Chambers
City Hall, 11 English Street
Petaluma, CA 94952

Telephone 707/778-4301 / Fax 707/778-4498
E-Mail planning@ci.petaluma.ca.us
Web Page <http://www.ci.petaluma.ca.us>

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Planning Commission Minutes
May 25, 2004 - 7:00 PM

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

* Chair

Staff: George White, Assistant Director, Community Development
Kim Gordon, Assistant Planner

ROLL CALL:

APPROVAL OF MINUTES: Minutes of May 11, 2004 were approved as amended.
M/S Barrett/McAllister, 4-0-2-1, Asselmeier, von Raesfeld absent, Harris abstained.

PUBLIC COMMENT: None.

DIRECTOR'S REPORT: None.

COMMISSIONER'S REPORT: None.

CORRESPONDENCE: None

APPEAL STATEMENT: Was noted on the agenda.

LEGAL RECOURSE STATEMENT: Was noted on the agenda.

Meeting began @ 7:00

PUBLIC HEARING:

NEW BUSINESS:

- I. SWEED SCHOOL, 331 Keller Street**
AP No.: 006-213-004
File: 03-REZ-0067
Planner: Kim Gordon

1 Applicant is requesting a recommendation to the City Council of a proposal for 1)
2 rezoning of the 31,906 square foot parcel from Garden Apartment Residential
3 (RMG) to Planned Unit District (PUD) 2) a tentative subdivision map for a 14-lot
4 residential subdivision with a common area parcel. The site is located at 331
5 Keller Street in the Oakhill-Brewster Historic District. The proposal requires
6 adoption of a mitigated negative declaration, rezoning to a planned unit district,
7 adoption of the unit development plan and development standards, and approval
8 of a tentative subdivision map.

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10 Continued from April 27, 2004.

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13 Chair Dargie noted that the public hearing on this item had been closed.

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15 Discussion began at 7:05 p.m.

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17 Kim Gordon introduced the item and discussed the revisions that had occurred since the
18 last Planning Commission meeting. Ms. Gordon noted that both Commissioner
19 Asselmeier and von Raesfeld who were not present were in favor of the revisions to the
20 Carriage House Units.

21

22 Maria Ponsel of West Bay builders spoke briefly and indicated that the project architect
23 and traffic engineer were available for questions.

24

25 **Commission discussion:**

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27 **Carriage House units:**

28 The Commission consensus was that the revised design was a significant improvement
29 and that their concerns regarding the tentative map and constraints on future SPARC
30 review of these units were addressed. The Commission accepted the reduced dimensions
31 of the new garages and driveway parking as being adequate. The applicant was reminded
32 that the units would be subject to the guidelines of the Oakhill-Brewster Historic district
33 which may not allow certain types of modern materials such as cement board siding.

34

35 **Diagonal Parking on Keller St.:**

36 The Commission generally supported this concept but agreed with the staff
37 recommendation that the plan be formally reviewed by the applicant's traffic engineer
38 and by the City Engineer to determine if this diagonal configuration was safe and if the
39 street was adequate to support this improvement. This review would take place prior to
40 the item being heard by the City Council. The residential neighbor located at the corner
41 of Oak Street and Keller Street should also be contacted as part of this review.

42

43 M/S McAllister/Barrett to recommend to the City Council to adopt the Mitigated
44 Negative Declaration and approve the Rezoning, Unit Development Plan, PUD
45 Guidelines and tentative map subject to the draft findings and conditions of approval. 5-0.

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47 Item was concluded at 7:30 P.M.

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II. LIAISON REPORTS:

- a. **City Council:** Upcoming budget hearings in June. Budget expected to be adopted on June 21, 2004.
- b. **SPARC:** Request for hardship to demolish the Hansen House was denied and is now pending appeal to the City Council, Marina Office building was approved, Final details of the Kohl's department store were approved, Phase II of the Redwood Gateway Shopping Center was approved.
- c. **Petaluma Bicycle Advisory Committee:** None.
- d. **Tree Advisory Committee:** Debbie Riddle submitted a letter indicating that there was a large Mulberry tree on the Kenilworth site that was planted by the McNear family. Committee is looking into it.

Adjournment: 7:40 P.M.
