

AGENDA

PLANNING COMMISSION



Tuesday, March 23, 2010

Time 7:00 P.M.

City Hall Council Chambers

11 English Street, Petaluma, CA 94952

(707) 778-4301 / Fax (707) 778-4498

1. ROLL CALL
Planning Commission: Abercrombie, Arras*, Barrett, Elias***, Hurley, Johansen**, Pierre (*) Chair, (**) Vice Chair, (***) Second Vice Chair
2. APPROVAL OF MINUTES - COMMISSION: Approval of the minutes of February 23, 2010 Planning Commission meeting.
3. PUBLIC COMMENT: The Commission will hear public comments only on matters over which it has jurisdiction. There will be no 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.
4. CORRESPONDENCE: Receive information from staff on Commission correspondence since the prior Commission meeting.
5. COMMISSIONERS' REPORTS: Receive Commissioners' Reports.
6. PUBLIC HEARING: OLD BUSINESS: (THIS PUBLIC HEARING WILL BE CONTINUED TO APRIL 13, 2010). (~~Continued from February 23, 2010 Planning Commission Meeting~~) ~~Discussion and possible action concerning Site Plan and Architectural review of the East Washington Place Development.~~

~~— TITLE: East Washington Place Development~~

~~— APN: 007-031-000,004 007-241-002, 007-251-001, 007-473-001~~

~~— FILE: 04-GPA-0681~~

~~— STAFF: Derek Farmer~~

~~An application has been submitted by Regency Petaluma, LLC, as the applicant/property owner, for a proposed development consisting of approximately 362,000 square feet of retail uses, approximately 16,000 square feet of office uses, and related amenities on a 33.7-acre site. As proposed, the largest parcel would incorporate a proposed 139,000 square-foot Target store. The site is located between Highway 101 and Kenilworth Drive along East~~

~~Washington Street. The site is adjacent to the Sonoma Marin County Fairgrounds.~~

~~The applicant is requesting Site Plan and Architectural Review which would be the final city land use approval required unless appealed to the City Council. Planning Commission discussion and action regarding this proposed development at this meeting may include the following:~~

~~A. Site Plan and Architectural Review of the proposed project, including: architecture, landscaping, layout, site amenities, site plan and related conditions (pursuant to IZO 24.010).~~

~~B. Consideration of a Resolution approving Site Plan and Architectural Review (Design Review) of the proposed project, including architecture, landscaping, layout, and site amenities.~~

7. ADJOURN: Adjourn to the next regularly scheduled Commission meeting.

APPEAL STATEMENT: Within fourteen (14) days following the date of a decision of the Historical and Cultural Preservation Committee or the Planning Commission, the decision may be appealed to the City Council by the applicant or by any other interested party. If no appeal is made within that time, the decision shall be final. An appeal shall be addressed to the Council in writing and shall be filed with the City Clerk. Said appeal shall be accompanied by the appeal fee as specified by Resolution 2008-152-N.C.S. as adopted by the City Council. The appeal shall state specifically the grounds for the appeal and the relief sought by the appellant. (Zoning Ordinance §24.070)

LEGAL RECOURSE STATEMENT: Persons commenting orally or in writing are advised to raise all pertinent issues at this state of review so that possible solutions may be implemented or adopted at the earliest opportunity. If you challenge the action taken by the City of Petaluma in court, you may be limited to raising only those issues you or someone else raised during the public review process, or in written correspondence delivered to the City at or prior to the conclusion of the public review process. (Cal. Gov't. Code §65009(b))

For accessible meeting information,
please call (707) 778-4360 or
TDD (707) 778-4480



In accordance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's Office at (707) 778-4360 (voice) or (707) 778-4480 (TDD). Translators, American Sign Language interpreters, and/or assistive listening devices for individuals with hearing disabilities will be available upon request. A minimum of 48 hours is needed to ensure the availability of translation services. In consideration of those with multiple chemical sensitivities or other environmental illness, it is requested that you refrain from wearing scented products. The City Clerk hereby certifies that this agenda has been posted in accordance with the requirements of the Government Code.

Please Note: In accordance with Government Code §54957.5, any materials of public record relating to an agenda item for a regular meeting of the Planning Commission that are provided to a majority of the members less than 72 hours before the meeting will be made available at the City Clerk's Office, 11 English Street, during normal business hours. Materials of public record that are distributed during the meeting shall be made available for public inspection at the meeting if prepared by the City or a member of its legislative/advisory body, or the next business day after the meeting if prepared by some other person.