



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

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1
2 **Draft Planning Commission Minutes**
3 **February 26, 2002 – 7:00 PM**

4
5 Commissioners: *Present:* Barrett, Dargie, Glass*, Monteschio, von Raesfeld, Vouri
6 *Absent:* O'Brien

7 * Chair

8
9 Staff: George White, Planning Manager
10 Phil Boyle, Assistant Planner
11 Jayni Allsep, Project Planner
12 Anne Windsor, Secretary
13

14
15 **ROLL CALL**

16 **PLEDGE OF ALLEGIANCE**

17 **APPROVAL OF MINUTES:** Minutes of February 12, 2002. M/S Barrett/Vouri.
18 O'Brien abstained on approval of minutes.

19 **PUBLIC COMMENT:** None.

20 **DIRECTOR'S REPORT:**

21 **COMMISSIONER'S REPORT:**

22 **CORRESPONDENCE:**

23 **APPEAL STATEMENT:** Was read.

24 **LEGAL RECOURSE STATEMENT:** Was noted on the agenda.
25

26
27 **OLD BUSINESS:**

28 **PUBLIC HEARING:**

- 29
30 **I. REDWOOD EMPIRE SPORTSPLEX, 2530 East Washington Street.**
31 **Applicant is requesting approval of a Conditional Use Permit for a sports**
32 **complex consisting of six lighted softball fields, batting cages, volleyball**
33 **courts, and concession stands. The complex will include a two-story**
34 **clubhouse with a restaurant, sports bar, video game room, and second level**
35 **deck. APN: 136-070-031; File CUP98035**
36 **Project Planner: Phil Boyle**

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Note: This project is continued from the July 24, 2001 Planning Commission Meeting at which time the commission requested additional information from staff and the applicant. This information is provided in the staff reported dated February 26, 2002.

Phil Boyle presented the staff report.

DRAFT
FINDINGS FOR APPROVAL

REDWOOD EMPIRE SPORTSPLEX
2430 E. Washington Street,
APN: 136-070-031 File: CUP98035

Findings for Approval of a Mitigated Negative Declaration:

1. That based upon the Initial Study, potential impacts resulting from the project have been identified. Mitigation measures have been proposed and agreed to by the applicant as a condition of project approval that will reduce potential impacts to less than significant. In addition, there is no substantial evidence that supports a fair argument that the project, as conditioned and mitigated, would have a significant effect on the environment.
2. That the project does not have the potential to affect wildlife resources as defined in the State Fish and Game Code, either individually or cumulatively, and is exempt from Fish and Game filing fees because it is proposed on an existing developed site surrounded by development with none of the resources as defined in the Code.
3. That the project is not located on a site listed on any Hazardous Waste Site List compiled by the State pursuant to Section 65962.5 of the California Government Code.
4. That the Planning Commission reviewed the Initial Study and considered public comments before making a recommendation on the project.
5. That a Mitigation Monitoring Program has been prepared to ensure compliance with the adopted mitigation measures for the proposed use at this location.
6. That the record of proceedings of the decision on the project is available for public review at the City of Petaluma Planning Division, City Hall, 11 English Street, Petaluma, California.

Findings of Approval for a Conditional Use Permit:

- 1 1. That the project, as conditioned, will conform to the requirements and the intent
2 of the Zoning Ordinance. The proposed use is allowed with the approval of a
3 conditional use permit under Section 5-403 of the Zoning Ordinance, which
4 includes “private recreation areas, uses and facilities of a low impact,
5 predominantly open space nature, including, but not limited to, country clubs,
6 swimming pools, and golf courses.”
7
- 8 2. That the proposed use, as conditioned, will not constitute a nuisance or be
9 detrimental to the public welfare of the community. Traffic, noise and lighting
10 studies assert that the project will not have a significant adverse effect on the
11 environment. The architectural and landscaping plans will be subject to the review
12 and approval by the Site Plan and Architectural Review Committee to ensure that
13 the project will be aesthetically pleasing.
14
- 15 3. That the proposed use, as conditioned, will conform to the requirements and intent
16 of the Section 26-500, Conditional Use Permits, and with Section 20-300,
17 Number of Parking Spaces Required, of the Zoning Ordinance.
18
- 19 4. That the proposed project has complied with the requirements of CEQA through
20 the preparation and adoption of a Mitigated Negative Declaration prepared for
21 this project, which addresses the potential environmental impacts associated with
22 its development, and no further environmental analysis is necessary
23

24
25 **II. SOUTHGATE BUSINESS AND RESIDENTIAL DEVELOPMENT,**
26 **LAKEVILLE HIGHWAY AND FRATES ROAD. APPLICANT IS**
27 **REQUESTING A GENERAL PLAN AMENDMENT AND REZONING .**

28 **APN: 017-030-017 & 017-150-019**

29 **Planner: Jayni Allsep**

30
31 **Note: This project is continued from the November 13, 2001 Planning**
32 **Commission meeting.**
33

34 Jayni Allsep presented the staff report.
35

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37
38 **DRAFT FINDINGS FOR ADOPTION OF A MITIGATED NEGATIVE**
39 **DECLARATION**

40
41 **Mitigated Negative Declaration:**

- 42
43 1. That based upon the Revised Initial Study, potential impacts resulting from the
44 project have been identified. Mitigation measures have been proposed and agreed
45 to by the applicant as a condition of project approval that will reduce potential
46 impacts to less than significant. In addition, there is no substantial evidence that

- 1 supports a fair argument that the project, as conditioned and mitigated, would
2 have a significant effect on the environment.
3
- 4 2. That the project does not have the potential to affect wildlife resources as defined
5 in the State Fish and Game Code, either individually or cumulatively, and is
6 exempt from Fish and Game filing fees because it is proposed on existing
7 undeveloped site surrounded by urban development.
8
- 9 3. That the project is not located on a site listed on any Hazardous Waste Site List
10 compiled by the State pursuant to Section 65962.5 of the California Government
11 Code.
12
- 13 4. That the Planning Commission and City Council reviewed the Revised Initial
14 Study and considered public comments before making a recommendation on the
15 project.
16
- 17 5. That a Mitigation Monitoring Program has been prepared to ensure compliance
18 with the adopted mitigation measures.
19
- 20 6. That the record of proceedings of the decision on the project is available for
21 public review at the City of Petaluma Planning Division, City Hall, 11 English
22 Street, Petaluma, California.
23

24 **Mitigation Measures**
25

26 All mitigation measures, as identified in the Initial Study for the Southgate Business and
27 Residential Development, revised February 6, 2002, are herein incorporated.
28

29
30 **DRAFT FINDINGS FOR APPROVAL OF A GENERAL PLAN AMENDMENT**
31

- 32 1. That the proposed amendment is deemed to be in the public interest to provide for
33 orderly development of appropriate commercial, office, and residential uses. The
34 Mixed-Use designation allows a broad range of uses to be developed at this site.
35 The Mixed-Use designation at this location will not create a nuisance to existing
36 surrounding uses.
37
- 38 2. That the proposed General Plan Amendment is consistent and compatible with the
39 rest of the General Plan and any implementation programs that may be affected.
40
- 41 The Mixed-Use designation at this site incorporates the policies to develop
42 underutilized properties of the General Plan. The Southgate proposal, subject to
43 modifications recommended by Staff, will help the City further the objectives,
44 policies and programs of the General Plan.
45
- 46 3. That the potential impacts of the proposed amendment have been assessed and
47 have been determined not to be detrimental to the public health, safety, or welfare.

1 An Initial Study was prepared which analyzed the potential environmental
2 impacts of the General Plan Amendment. Based upon the Initial Study, a
3 determination was made that no significant environmental effects would result.
4

- 5 4. That the proposed amendment has been processed in accordance with the
6 applicable provisions of the California Government Code and the California
7 Environmental Quality Act.
8

9 The requirements of the California Environmental Quality Act (CEQA) have been
10 satisfied through the preparation of an Initial Study/Mitigated Negative
11 Declaration, which identifies changes to the project and/or mitigation measures
12 that would avoid or reduce to a level of insignificance, potential impacts
13 generated by the proposed amendment to the General Plan land use designations.
14 A copy of notice of intent to adopt a Negative Declaration was published in the
15 Argus Courier and provided to residents and occupants within 300 feet of the site,
16 in compliance with City of Petaluma CEQA requirements.
17

18
19 **DRAFT FINDINGS FOR REZONING FROM S - STUDY DISTRICT TO**
20 **PCD-PLANNED COMMUNITY DISTRICT**
21

22 1. The proposed Amendment to Zoning Ordinance No. 1072 N.C.S., to
23 classify and rezone the subject parcel from S- Study District to PCD - Planned
24 Community District will result in a more desirable use of land and a better
25 physical environment than would be possible under any single zoning district or
26 combination of zoning districts.
27

28 The proposed uses comply with the Mixed Use General Plan designation, which
29 allows for a combination of residential, commercial or retail uses on one parcel.
30 Additionally, this proposal incorporates the policies and guidelines of the PCD-
31 Planned Community District of Article 19 of the Zoning Ordinance.
32

- 33 2. The public necessity, convenience and welfare clearly permit and will be
34 furthered by the proposed Amendment to the Zoning Ordinance, reclassifying and
35 rezoning the subject property to Planned Community District.
36

37 The Southgate Neighborhood Plan – Appendix A describes permitted and
38 conditional uses as well as those that would not otherwise be allowed to be
39 established at this location. This specific list of uses prevents the creation of any
40 nuisance to the existing surrounding uses.
41

- 42 3. The requirements of the California Environmental Quality Act (CEQA) have been
43 satisfied through the preparation of an Initial Study/Mitigated Negative
44 Declaration, which identifies changes to the project and/or mitigation measures
45 that would avoid or reduce to a level of insignificance, potential impacts
46 generated by the proposed amendment to the General Plan land use designations.
47 A copy of notice of intent to adopt a Negative Declaration was published in the

1 Argus Courier and provided to residents and occupants within 300 feet of the site,
2 in compliance with City of Petaluma CEQA requirements.
3

4
5 **DRAFT FINDINGS FOR APPROVAL OF THE**
6 **SOUTHGATE NEIGHBORHOOD PLAN - PLANNED COMMUNITY DISTRICT**
7 **DEVELOPMENT PLAN AND DESIGN GUIDELINES**
8

- 9
10 1. That the PCD Development Standards will result in appropriate and
11 compatible uses in the district.
12

13 The proposed PCD will allow for a mix of uses commercial, office and residential
14 that is compatible with the existing surroundings uses. Design
15 guidelines/development standards have been prepared to ensure that the proposed
16 uses and structures are compatible with the surrounding uses. The proposal
17 results in a more desirable use of the land than would be possible under any single
18 zoning district or combination of zoning districts. The PCD would provide a
19 group of commercial, office and residential uses to supply the day-to-day needs of
20 the surrounding area.
21

- 22 2. That the plan for the proposed development presents a unified and organized
23 arrangement of buildings and service facilities which are appropriate in relation to
24 adjacent or nearby properties, and that provisions for adequate landscaping and/or
25 screening are included to ensure compatibility. Conditions have been
26 incorporated requiring design and development standards that are compatible with
27 neighboring developments.
28

- 29 3. The requirements of the California Environmental Quality Act (CEQA) have been
30 satisfied through the preparation of an Initial Study/Mitigated Negative
31 Declaration, which identifies changes to the project and/or mitigation measures
32 that would avoid or reduce to a level of insignificance, potential impacts related to
33 the rezoning of the site from S- study to PCD - Planned Community District.
34 Based upon the Initial Study, a determination was made that no significant
35 environmental effects would result.
36

- 37 4. *Adequate available public and private spaces are designated on the Planned
38 Community District Development Plan. Through mitigation measures and
39 project conditions, adequate building setbacks and other project amenities are
40 provided.*
41

42 *The Planned Community District provides for specific design criteria and
43 development standards, which regulate the proposed development of the site.*
44

- 45 5. The development of the subject property project in the manner proposed by the
46 applicant, and as conditioned, will not be detrimental to the public welfare, will be
47 in the best interests of the City, and will be in keeping with the general intent and

1 spirit of the zoning regulations of the City of Petaluma, and with the Petaluma
2 General Plan.

3
4 The project, as conditioned, complies with the applicable provisions of the
5 Municipal Code and the General Plan. The recommendations and conditions of
6 City Departments have been incorporated into conditions of approval to the extent
7 that they apply to Development Plan.

- 8
9 6. The Southgate Development Plan will help the City further the objectives,
10 policies and programs of the Petaluma General Plan.

11
12 The project as proposed supports a number of Policies of the Petaluma General
13 Plan such as:

14 **Community Character Element Policy 27** - *The City shall require the provisions*
15 *of privately owned open space in residential developments of more than 15 units*
16 *were made necessary by project density or design, or lack or proximity to public*
17 *parks and open space.*

18
19 The Southgate Development Plan proposes two recreational centers that include
20 swimming pools and other facilities, as well as recreational fields that can be used
21 for organized sports, including Little League baseball.

22
23 **Land Use and Growth Management Element Policy 12** – *The Urban Separator*
24 *shall continue to serve its function as a continuous chain of open space on the East*
25 *Side, while being intermittent on the West side.*

26
27 **Land Use and Growth Management Element Policy 14** – *The City shall extend*
28 *the length of the Urban Separator where feasible, at a maximum width of 300 feet.*

29
30 **Land Use and Growth Management Element Policy 18** – *Details of public*
31 *access pathways along the entire length of the Urban Separator shall be*
32 *established during the development review process, in concert with project design.*

33
34 Along the east boundary [to be determined by Planning Commission/City Council]
35 Along the south boundary that borders existing agricultural lands with the County,
36 a 100-foot wide greenbelt is proposed. In addition to serving as a recreational area,
37 this greenbelt, or linear park, is intended to function as a collector of storm water
38 from the entire site, which slowly feeds into a retention basin (“Laguna Mateo”)
39 at the southwest corner of the site.

40
41 **Land Use and Growth Management Element Policy 23** - *Convenience shopping*
42 *in proximity to residential shall be encouraged.*

43
44 The project proposes up to 25,000 square feet of retail space, which will serve both
45 the Southgate residents and the adjacent residential area northwest of Frates Road.
46

- 1 and Architectural Review standards for lighting as well as the lighting standards
2 outlined in the Bike Plan (Objective O; Policy 39, 40 and 41).
3
- 4 2. The Southgate Design Guidelines shall be revised to indicate that bicycle facilities
5 and amenities shall be provided in accordance with the adopted City of Petaluma
6 Bicycle Plan.
7
- 8 3. The applicant shall be required to utilize Best Management Practices regarding
9 pesticide/herbicide use and fully commit to Integrated Pest Management
10 techniques for the protection of pedestrian/bicyclists. The applicant shall be
11 required when pesticide/herbicide use occurs that appropriate signs be installed
12 warning pedestrians.
13
- 14 4. The owner shall clearly sign all Class II lanes. Said signs shall be installed prior
15 to issuance of a Certificate of Occupancy for Planning Department review.
16
- 17 5. Any work or traffic control proposed within State right-of-way, including
18 proposed right-in, right-out only access on Lakeville Highway, will require
19 review and approval by the California Department of Transportation (CalTrans).
20 The applicant shall be required prior to issuance of building permits to obtain any
21 necessary permit from Caltrans.
22
- 23 6. All mitigation measures adopted in conjunction with the of the Mitigated
24 Negative Declaration revised February 6, 2002 (Resolution _____ N.C.S.) for
25 the Southgate Business and Residential Development are herein incorporated by
26 reference as conditions of project approval.
27
- 28 7. Upon approval by the City Council, the applicant shall pay the \$35.00 Notice of
29 Determination fee to the Planning Division. The check shall be made payable to
30 the County Clerks. Planning staff will file the Notice of Determination with the
31 County Clerks office within five (5) days after receiving Council approval.
32
- 33 8. Plans submitted for building permit shall include a plan sheet, which shall contain
34 all conditions of approval/mitigation measures for review by the Planning
35 Division.
- 36 9. In the event that archaeological remains are encountered during grading, work
37 shall be halted temporarily and a qualified archaeologist shall be consulted for
38 evaluation of the artifacts and to recommend future action. The local Indian
39 community shall also be notified and consulted in the event any archaeological
40 remains are uncovered.
- 41 10. All above-ground meters and transformers shall be shown on plans and screened
42 with landscaping materials subject to approval of the Community Development
43 Department. Any combination of earth berms, retaining walls and landscaping
44 may be used to accomplish said screening.

- 1 11. A reproducible copy of the finalize PCD Development Plan and written Standards
2 incorporating all project conditions of approval, shall be submitted to the Planning
3 Department prior to issuance of development permits/Final Map recordation.
- 4 12. The applicant shall defend, indemnify, and hold harmless the City or any of its
5 boards, commissions, agents, officers, and employees from any claim, action or
6 proceeding against the City, its boards, commission, agents, officers, or
7 employees to attack, set aside, void, or annul, the approval of the project when
8 such claim or action is brought within the time period provided for in applicable
9 State and/or local statutes. The City shall promptly notify the applicants of any
10 such claim, action, or proceeding. The City shall coordinate in the defense.
11 Nothing contained in this condition shall prohibit the City from participating in a
12 defense of any claim, action, or proceeding if the City bears its own attorney's
13 fees and costs, and the City defends the action in good faith.

14
15 **From the Fire Marshal:**

16
17 Listed below are fire protection requirements for the above-mentioned project:

- 18
19 13. The building/s shall be protected by an automatic fire sprinkler system as required
20 by the Uniform Fire Code and shall be provided with central station alarm
21 monitoring, which will notify the fire department in the event of water flow. In
22 addition, a local alarm shall be provided on the exterior and interior of the
23 building.
- 24
25 14. A permit is required for fire alarm system and sprinkler installations and
26 alterations. A minimum of two sets of plans with calculations shall be submitted
27 to Fire Marshal for approval prior to commencing work.
- 28
29 15. Fire sprinkler systems installed in buildings of undetermined occupancy/use shall
30 be designed and installed to provide .33 gallons per minute per square foot, over a
31 minimum area of 3,000 square feet.
- 32
33 16. No combustible construction above the foundation is allowed unless an approved
34 asphalt surfaced road is provided to with 150 feet of the furthest point of a
35 structure and the fire hydrants have been tested, flushed and serviced.
- 36
37 17. Roundabouts shall meet city standards for turn radius of fire apparatus
- 38
39 18. A minimum of 8 feet stub-out for water line shall be provided for each parcel.
- 40
41 19. Required access roads, which are dead-ended, shall terminate in an approved
42 emergency vehicle turnaround. A cul-de-sac designed to City standards is
43 required.
- 44
-

1 **NEW BUSINESS:**
2 **PUBLIC HEARING:**

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4
5 **III. TRADITIONS ROUNDABOUT (Traditions Subdivision) – Request for**
6 **General Plan Amendment to realign the intersection of Sonoma Mountain**
7 **Parkway and Corona Road per Resolution No. 2001-185 N.C.S. which**
8 **determined that the preferred means of redesigning the intersection of**
9 **Sonoma Mountain Parkway and Corona Road shall be a “roundabout”**
10 **APN 137-061-014 & portion of APN 137-061-018**
11 **Project File No. GPA00004**
12 **Project Planner: Phil Boyle**

13
14 Phil Boyle presented the staff report.

15
16 **GENERAL PLAN AMENDMENT**
17 ***DRAFT***
18 **FINDINGS**

- 19
20
21 1. *The traffic analysis for the proposed project concluded that the level of service*
22 *at the intersection of Sonoma Mountain Parkway and Corona Road with the*
23 *configuration of a modern roundabout would be LOS C, or better, during both*
24 *the morning and evening commute periods.*
25
26 2. That the potential impacts of the proposed amendment have been assessed and
27 have been determined not to be detrimental to the public health, safety, or welfare.
28
29 3. In compliance with the requirements of the California Environmental Quality Act,
30 an Initial Study was prepared, which included a roundabout configuration. Based
31 upon the Initial Study, a determination was made that no significant
32 environmental effects would result. A copy of this notice was published in the
33 Argus Courier and provided to residents and occupants within 300 feet of the site,
34 in compliance with CEQA requirements.
35
36 4. That the proposed General Plan Amendment is consistent, compatible and
37 supports a number of policies of the General Plan and the Corona/Ely Specific
38 Plan.
39
40 5. That the proposed amendment is deemed to be in the public interest to provide for
41 orderly development of infrastructure. The development of the proposed
42 roundabout will not create a nuisance to existing surrounding uses.

43
44 **GENERAL PLAN AMENDMENT**
45 ***DRAFT***
46 **CONDITIONS OF APPROVAL**
47

1 **Traditions Roundabout**
2 **Intersection of Sonoma Mountain Parkway and Corona Road**
3 **APN 137-061-018**
4 **Project File No. GPA00004**
5
6

7 From the Planning Division:
8

- 9 1. Plans submitted for building permit shall include a plan sheet, which shall contain
10 all conditions of approval/mitigation measures for review by the Planning
11 Division. Plans submitted for building permit shall also be in substantial
12 compliance with the approved plans date stamped:
13 a. Proposed Roundabout Plan- Date Stamped
14 December 28 2001;
15 b. Preliminary Landscape Plan- Date Stamped
16 December 28 2001;
17
18 2. Plans submitted for final SPARC approval shall include cross sections of Sonoma
19 Mountain Parkway, which are consistent with Chapter 4-Land Use and Design
20 page 49 of the *Corona/Ely Specific Plan* and the *Sonoma Mountain Parkway and*
21 *Ely Road Streetscape Design Guidelines*, November 27, 1990.
22
23 3. All mitigation measures adopted in conjunction with the Mitigated Negative
24 Declaration for the Traditions project are herein incorporated by reference as
25 conditions of project approval.
26

27 **From the Engineering Section:**
28

- 29 4. *Construction plans submitted to the City for building permit shall meet the*
30 *established industry design criteria.*
31
32 5. *The developer shall show dedication of the necessary right-of way for the*
33 *roundabout construction on plans submitted to the City for building permit.*
34

35 **From the Fire Marshal:**
36

- 37 6. *The traffic circle is conditionally approved and appears to meet drawing*
38 *specification for fire apparatus use. Final approval of the roundabout is*
39 *subject to an actual driving test on a prototype setup with traffic cones approved*
40 *by the Fire Marshal.*
41

42 **Pedestrian and Bicycle Advisory Committee (PBAC):**
43

44 Prior to the Site Plan and Architectural Review Committee review and approval the
45 following conditions shall be incorporated into the project plans.
46

- 47 7. Lighting: Plans submitted for building permit shall include lighting type and
48 location that do not cast direct glare into cyclist/pedestrian eyes.

- 1 8. Pedestrian Improvements: Plans submitted for building permit shall include safe
2 pedestrian passage across all three approaches of the roundabout.
- 3 9. Signs: Plans submitted for building permit shall include “Share the Road” signs
4 and “Pedestrian Crossing” signs alerting motorists to bicycle and pedestrian
5 traffic.
- 6 10. Through-Travel: This roundabout shall include safe pedestrian and bicycle access
7 around the entire circumference, plans submitted for building permit shall
8 including the following:
- 9 a) Greater separation of bikes/pedestrians and cars including widening Corona
10 toward Sonoma Mountain Parkway,
- 11 b) Create separate dedicated Class II bike lanes up to the periphery of this project for
12 any bicycle entering or exiting the circle.
- 13 c) Include raised colored crosswalks, which have a distinctive treatment to slow
14 traffic at point where cyclists/pedestrians enter from separate facility.
- 15 d) Use various pavement treatments (e.g. barriers, colors, raised surfaces) throughout
16 to provide visual and other effects that lend to traffic calming.
- 17 11. Landscaping: For safety reasons no trees should be allowed in the roundabout, as
18 they reduce 360-degree visibility. Other decorative effects for the roundabout can
19 be created including those that honor the history of the area, but do not so
20 effectively block vision (i.e. public art).

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22
23
24 **IV. LIAISON REPORTS:**

25
26 Adjournment:

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29 S:\PC-Planning Commission\Minutes\022602.doc