



City of Petaluma, California

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Planning Commission Minutes
September 24, 2002 – 7:00 PM

Commissioners: *Present:* Asselmeier, Barrett, Dargie, Glass, McAllister
Absent: O'Brien, von Raesfeld

* Chair

Staff: George White, Planning Manager
Laura Lafler, Project Planner
Anne Windsor, Administrative Secretary

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: None

PUBLIC COMMENT: None

DIRECTOR'S REPORT: None

COMMISSIONER'S REPORT: Commissioner McAllister spoke about the CPSP. Discussion re: urban code- invited other commissioners and the public. Commissioner Glass discussed the benefit for music programs in the city – September 28, 2002 from 11:00 to 5:00 at the Foundary Wharf. Commissioner Barrett spoke about the Southgate charette on September 25, 2002, contact Laura Hall at 544-1910.

CORRESPONDENCE: None

APPEAL STATEMENT: Was read.

LEGAL RECOURSE STATEMENT: Was noted on the agenda.

Time public hearing began: 7:05

NEW BUSINESS:

PUBLIC HEARING:

- I. ROCKRIDGE POINTE, Windsor Drive & Western Avenue**
AP No: 020-030-037, 039, 013, & 015
File: ANX00004; PUD00004; PRZ00001; TSM00003

1 **Planner: Laura Lafler**

2

3 The applicant is requesting that the Planning Commission forward a recommendation to
 4 the City Council to approve a proposal to prezone the property to Planned Unit
 5 Development (PUD), to annex to the City of Petaluma, and to subdivide a 123-acre parcel
 6 into 62 residential lots.

7

8 Chair Glass: Introduced the project.

9

10 Laura Lafler: Presented the staff report. Presented a letter from Tom and Chris
 11 Hergenrother of 234 Edinburgh Lane who are opposed to the project.

12

13 Vin Smith: Presented the revised project.

14

15 Doyle Heaton, Applicant: Thanked staff and presented the changes to the project.

16

17 Chair Glass: Asked to have a peer review of the geotechnical report.

18

19 Dan Hale, Hale & Hunt Architects: Presented the site plan and the architecture of the
 20 project.

21

22 Mike Milani, Milani and Associates: Addressed Commissioner Barrett's question
 23 regarding keying and benching of the fill as presented in the Giblin letter of July 24,
 24 2002.

25

26 Public hearing opened:

27

28 Marne Coggan, Victoria Homeowners Association.: As a private citizen and resident of
 29 Victoria, thanked the applicant for the changes and the project as proposed. As a member
 30 of Victoria Homeowners Association, extended a congratulations to the developer.
 31 Recommended that they work out an agreement for Rockridge and Victoria residents to
 32 share maintenance costs for parks. Asked that agreement be completed before project is
 33 completed.

34

35 Susan McGavin, 297 Cambridge Lane: Thanked the applicant for addressing traffic
 36 concerns of Victoria residents. Want both traffic circle at Windsor, Cambridge and
 37 Edinburgh complete with landscaping and the oval median at Cambridge and Windsor to
 38 be part of the first phase of construction. Want to make sure construction is in
 39 accordance with noise and construction requirements. Want detention basin to be
 40 aesthetically pleasing or it will attract vandalism – how will applicant deal with this issue.
 41 Need to provide an alternative for truck traffic between D and Western.

42

43 Tom Hergenrother, 234 Edinburgh: Commented on the exchange of use of parks – asked
 44 that the Victoria Residents association be included.

45

46 Patricia Tuttle Brown, PBAC: Wanted to clarify the status of public open space of the
 47 project. PBAC and Parks and Recreation opposed to private open space. Referred to

1 Condition of Approval 101. Project has improved in many ways, however, regarding
 2 public access the project has deteriorated. Asked the Planning Commission to keep the
 3 paths as proposed in the original project. Asked to add to Condition 9 comments that the
 4 PBAC committee wants: no fences; signage on the trailhead; car parking on Windsor
 5 Drive and striping on Western Avenue. Detention basin amenity for entire public – want
 6 paths next to it and suggested that homeowners maintain paths near detention basin.

7
 8 Elaine Lucia, 1177 Western Avenue: Have strong objection to the project due to traffic
 9 concerns on Western Avenue, particularly related to traffic going to the Junior High as
 10 well as traffic on Western and Webster. Also there are many animals on the project site –
 11 concerned as to what will happen to them as well.

12
 13 Scott Loveless, 290 Cambridge Lane: In favor the project. Concerned about the speed
 14 limit on Windsor Drive changing to 35 mph from Victoria to Western Avenue. Would
 15 like to see it remain at 25 mph. Would like traffic circles incorporated into the plans.

16
 17 Public hearing closed:

18
 19 Reconvened at 9:00 p.m.

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 21 Vin Smith: Responded to public comments regarding the project. Looking for direction
 22 from the Planning Commission regarding private vs public open space. Committed to
 23 doing both traffic calming measures.

24
 25 Commission Comments:

26
 27 Commissioner Dargie: Feel the project has improved. Would like Parcels B and D to be
 28 open space. Suggested developer reimplement access paths. Agree that a second soils
 29 report should be conducted.

30
 31 Commissioner McAllister: Concerns are visual quality to the neighborhood and the City.
 32 Development seems to be in the right place, yet it feels a bit crowded and lots 14-17
 33 hanging above Victoria. Want to see sections through the graded areas. Lots 31 and 32
 34 are of concern to me. Have no way of judging what you can see from Western or
 35 Windsor from the materials presented. Possibly story poles. Would like open space
 36 woven through the development – make lots 4 and 5 smaller. Do not see how the trees
 37 can be maintained on Parcel C with the amount of grading being done. Think there is an
 38 opportunity to make the detention basin a more aesthetic piece of the development.
 39 Wanted to know why a landscape plan was not submitted – would like to see how the
 40 whole landscape concept would work. Would prefer the width of the road to be reduced
 41 where possible. Can you narrow entry road adjacent to Parcel B? Would like to see
 42 sidewalk separate from the curb. Thought SPARC was looking for a rural vernacular.
 43 Want to give strong direction to SPARC – do not want a themed housing façade.

44
 45 Commissioner Barrett: Commissioners Dargie and McAllister did not weigh in on
 46 Condition No.26. Want to see what the view is from Howard, Western, and Chileano
 47 Valley Road. Want the development to have a low profile. Share concerns of lots 14-17

1 – would like story poles or a better visual for how it fits in to the location. Need to have
 2 discrepancies worked out on the plans or written on paper re: traffic calming measures.
 3 Want the issue of traffic at the Junior High looked into – is it possible to have a
 4 crosswalk? May be an issue that needs to be referred to traffic committee. Agree with a
 5 second geotechnical report. Would like dedicated open space to be public.

6
 7 Commissioner Asselmeier: In favor of the direction of the project. In favor of public
 8 access on Parcels B and D and to the extent in the area of the detention pond – would like
 9 that to be an amenity. Want to access other ways of holding the open space. Would like
 10 to know where the trail would be on the 40 acres – want to know where the paths
 11 connect. Think it is also appropriate to take out the fences and have public parking
 12 below. Consider all measures to enhance the wetlands. Encourage benches along the
 13 trails. Would like City Council to coordinate with Sonoma County re: trails and linkage.
 14 Have concerns about traffic – want the agreements regarding the traffic calming and
 15 reducing the speed limit included. Recommend that the City Council talk with the
 16 County regarding improvements to Western Avenue.

17
 18 Commissioner Glass: Would like all suggestions of the PBAC to go forward to the City
 19 Council. Want a connection from the project to the Junior High School. Speed limit
 20 should be 25 mph on Windsor from D to Western. Would like parking on Windsor Drive
 21 to access Helen Putnam Park. Second opinion on soils report. Prefer narrower streets if
 22 possible. Like the architecture – think rural architecture ok also. Ok with condition 26 –
 23 sidewalk on one side. Would like to see if we can work out the open space to be public
 24 access. Would like a drinking fountain in Helen Putnam Park and benches.

25
 26 Commissioner McAllister: Would like sections to represent what the project will look
 27 like from adjacent properties when this is returned to the Planning Commission. Would
 28 like the open space clustered throughout the project. Would like to see some smaller
 29 house plans.

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 31 Commissioner Dargie: Would like the Planning Commission to come up with an
 32 agreement regarding the open space before making a recommendation to council.

33
 34 Commissioner Barrett: Would like the traffic calming measures to be in written form
 35 before coming back to Planning Commission and would like to have Western Avenue
 36 traffic issues discussed with the County.

37
 38 Issues to be addressed by applicant before the next meeting.

- 39
 40 • Visual quality of project from Howard, Western and Chileano Valley Road
 41 • Second Soils report
 42 • Sections showing cut and fill, houses, neighboring properties, story poles
 43 • Clarify specific trees to be retained
 44 • Trail network plans/landscape plan, including detention basin (conceptual)
 45 • Safe route to Junior High
 46 • Resolve public/private open space issue

- 1 • Detail traffic calming measures
- 2 • Clarify improvements to Western Avenue in the county
- 3 • Incorporate all of PBAC’s recommendations
- 4 • Reduce speed limit on Windsor Drive
- 5 • Allow parking on Windsor Drive
- 6 • Enhance wetlands
- 7 • Narrower streets

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9 M/S Barrett/McAllister to continue to October 22, 2002.

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11 All in favor:

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Commissioner O’Brien: Absent

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Commissioner Dargie: No

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Commissioner McAllister: Yes

15

Chair Glass: Yes

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Commissioner Barrett: Yes

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Commissioner von Raesfeld: Absent

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Commissioner Asselmeier: Yes

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20 Public hearing completed at 10:00 p.m.

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22 **COMMISSION BUSINESS:**

23

24 **II. ELECTION OF OFFICERS.**

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26 Commission decided to postpone election of officers until the next meeting when all the
27 Commissioners are present.

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30 **III. LIAISON REPORTS:**

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- **City Council:** None

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- **SPARC:** Approved the Downtown Master Plan; Reviewed Outlet Mall Expansion, Kentucky Fried Chicken remodel, and Poultry Street. Continued G&C Auto body and Baker Ranch.

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- **Petaluma Bicycle Advisory Committee –**

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- **Tree Advisory Committee:** September 24, 2002 at 4:00 p.m. there will be a replanting of trees in Helen Putnam plaza.

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41 **VI. FUTURE AGENDA ITEMS.** Discussion of using story poles for projects
42 during the review period.

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44 Adjournment: 10:15

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