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Planning Commission Minutes
May 13, 2003 – 7:00 PM

Commissioners: *Present:* Asselmeier, Barrett*, Dargie, Healy, McAllister, von Raesfeld
Absent: Imm

* Chair

Staff: George White, Assistant Director, Community Development
Tiffany Robbe, Associate Planner
Anne Windsor, Administrative Secretary

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: Minutes of April 22, 2003 were approved as amended. M/S McAllister/Dargie, 5-1, von Raesfeld abstained.

PUBLIC COMMENT: None

DIRECTOR'S REPORT: None

COMMISSIONER'S REPORT: Commissioner McAllister stated she had met with Matt Hudson regarding the townhouse portion of the site plan. Council Member Healy asked Commissioner McAllister to identify specific concerns regarding the adequacy of the FSEIR prior to next meeting.

CORRESPONDENCE: Correspondence from Sheri Dito and Charlene Simonetti received after packet was sent – put at places.

APPEAL STATEMENT: Was read.

LEGAL RECOURSE STATEMENT: Was noted on the agenda.

Public hearing began: @ 7:00

OLD BUSINESS:

I. GATTI NURSERY SUBDIVISION, 710 Sonoma Mountain Parkway

1 **AP No: 137-070-079**
2 **File No(s): REZ02003, PUD02002, & TSM02002**
3 **Planner: Tiffany Robbe**

4
5 The applicant is requesting approval to subdivide a 17-acre parcel into 49 single-
6 family lots and 48 townhome lots and to rezone the property to a planned unit
7 district.

8
9 Continued from April 8, 2003.

10
11 Tiffany Robbe presented the staff report.

12
13 Matt Hudson: Presented the original plan from April 8, 2003 meeting, plan sketched by
14 Commissioner McAllister. Regarding SFD – Plan A – proposes 8 homes backing to
15 Buckingham Way with 5’ sidewalk, 5’ planter strip and 1’ curb – total of 46 SFD.
16 Plan B – proposes 9 one-story homes with 15’ to 18’ rear setback – total of 47 SFD.

17
18 Council Member Healy: Asked why Road F is private.

19
20 Matt Hudson: Is only 28 feet wide – will provide signage to mark as a private road.

21
22 Council Member Healy: Prefer 90 degree parking off Casella at the park.

23
24 Commissioner Dargie: Discussed parking on Casella way . Casella is dead end; traffic
25 would be compelled to use private alley.

26
27 Commissioner Asselmeier: Why won’t the Gatti driveway be the primary access to the
28 project.

29
30 Matt Hudson: Park & Recreation Director, Jim Carr wanted to include that land in the
31 park. As access to the proposed subdivision, is to close to the signalized entrance to the
32 Jr. college and is extremely awkward.

33
34 Doyle Heaton: Addressed the changes to the plan. Likes the changes proposed by
35 Commissioner McAllister at the townhouses. Want the neighbors to be happy and so
36 dropping original plan at Buckingham Way – alternative today is A or B as described by
37 Matt Hudson.

38
39 George White: Addressed concerns regarding proposed road behind Buckingham and
40 fencing along road – this primarily sets up a barrier in the neighborhood, raises concerns
41 about security issues, noise from traffic, and visual impact of homes to face fence.

42
43 Commissioner Dargie: Who maintains fence?

44
45 George White: Probably Buckingham neighbors.

46
47 Commissioner Asselmeier: Asked for clarification regarding the barrier effect.

1
2 George White: Stated patterns of most neighborhoods in the Corona Ely Specific area –
3 usual patterns are double loaded houses.

4
5 Craig Spaulding: Addressed his concerns presented in the staff report.

6
7 Council Member Healy: Is width of private alley flexible?

8
9 Craig Spaulding: A street minimum width of 28' is fine – for a public street there is
10 usually an additional 10' for landscaping, sidewalk, etc. on each side

11
12 Public hearing opened:

13
14 Sheri Dito, 1934 Buckingham Way: Addressed Mr. White's comments regarding the
15 proposed road. Presented photos with backyards backing up to a street – disagreed with
16 Mr. White's assessment of it being a neighborhood barrier. Referred to the plan with
17 one-story homes – understood that this was only a backup alternative. If 32' road width
18 possible, want a 28' width with extra 4 feet used to widen landscape area behind
19 Buckingham homes. Asked for comments by the City Engineer for the proposed street.

20
21 Larry Kane, 1923 Sestri Lane: Discussed traffic impacts of the Gatti subdivision.
22 Traffic count was done in one day – does not explain methodology. Referred to pg. 8 of
23 study – what was source of SRJC adjustment. Pg. 12 re: excess capacity Pg. 14 re:
24 future conditions with SRJC, Pg. 16 Future plus project conditions – do not
25 understanding meaning. Subdivision will add 100 more students, and 1000-1200 junior
26 high students – will definitely impact traffic. No discussion re: safety for pedestrians and
27 bicyclists. Did not account for the new park, Turnbridge subdivision and Baker Ranch
28 subdivision. Mellow Roose tax is included in this development. Would not approve the
29 subdivision now – wait until expansion of junior college and building of the junior high
30 included and study traffic for more than one day. Want to see more discussion regarding
31 access along the south border.

32
33 Jeri Schubert, 1926 Buckingham Re: Prefers Plan A. Also wants: 4 feet of street width
34 inside the fence of Buckingham backyards, no sidewalk behind Buckingham homes, 10'
35 of planting, mature trees planted behind Buckingham, 7' tall fence with 2' lattice, and
36 driveway graded out.

37
38 Hank Flum: Unfamiliar with the project. Lansdowne involved detention basin – why
39 does this project not have a detention basin? Will walkway to east be extended into this
40 development? Need to build streets properly – do specifications apply to private roads –
41 quality needs to maintained. Do private streets have fire hydrants? Would road F with
42 fence on one side become a no man's land that is not maintained. Want some assessment
43 for the schools if there is no mellow roose.

44
45 Kimber Sterling, 1922 Buckingham Lane, Thanked the developer for exploring options.
46 Either of new options are preferable to old. Have some concerns and safety issues. Want
47 safety issues addressed re: perpendicular road ending at my property. Barriers are

1 needed. Fence is falling down already. Concerns re: streetlight placements. Prefer
2 streetlights on side with new homes, lower lighting on the side of Buckingham Way.
3 Want mature trees.

4
5 Daniel and Lee Ann Smith, Buckingham Lane: Want an alternate access considered in
6 addition to Yorkshire, request signed by 17 neighbors. Want traffic study done at another
7 time than summer.

8
9 Public hearing closed

10
11 Steve Weinberger, W-Trans: Responded to data collection, time of day and time of year.
12 Was done in July on one specific day. Referenced to other traffic studies done in the
13 same area. Adjustment was done for the junior college as well as the junior high.
14 Standard procedure for evaluating intersections. Explained a decrease in traffic level of
15 service, means new trips are making turning movements that are below the average – did
16 not imply traffic would take another route. Regarding pedestrian and bike issues – there
17 existing bike and pedestrian routes – recommended that this subdivision not provide
18 these, however, provide sidewalks for pedestrians. Traffic study did not include the
19 proposed park. A neighborhood park would add an insignificant amount of additional
20 traffic. Regarding other new subdivisions – used the City’s traffic model, which includes
21 proposed projects. Not asked to evaluate the Gatti access road, but would have concerns
22 with it since is very close to the junior college intersection signal – would not be
23 appropriate to provide full access.

24
25 Chair Barrett: How do you adjust numbers from the summer when you did the
26 evaluation as opposed to when school is in session?

27
28 Steve Weinberger: Added standard trip generation figures from ITE manual for college.

29
30 Commissioner Asselmeier: Asked for clarification of projected number of students used.

31
32 Steve Weinberger: Did not project number of students, used the City’s new traffic
33 model, which showed significant growth and a doubling of traffic at SRJC.

34
35 Chair Barrett: Did you include Turnbridge and Baker Ranch subdivisions?

36
37 Steve Weinberger: Used the City’s new traffic model, which includes new subdivisions.

38
39 Chair Barrett: Asked for feasibility of a street behind Buckingham.

40
41 Dan Hughes: Is feasible.

42
43 Commission comments on Single Family Homes:

44
45 Plan A with street backing up to Buckingham Way or Plan B with 9 one-story homes.

46

Planning Commission Minutes - May 13, 2003

1 Commissioner von Raesfeld: Want condition added re: architecture on corner lots.
2 Prefer the one-story homes (Plan B) – makes more intuitive sense. If we approve Plan A
3 several issues: security, maintenance, noise, & streetlights. Hope neighbors understand
4 what it means to have a street behind them.

5
6 Commissioner Asselmeier: Asked how many Buckingham Way neighbors agree with the
7 proposed road.

8
9 Sherri Dito: All residents are supportive of the road.

10
11 Commissioner Asselmeier: What is value of sidewalk on each side?

12
13 Tiffany Robbe: City generally supports a standard of sidewalk construction on both sides
14 of street. Planning Commission can approve with a sidewalk on one side.

15
16 Commissioner Asselmeier: Who would maintain strip? What does the City recommend?

17
18 Tiffany Robbe: Unknown at this time. Probably the Gatti Homeowners Association.

19
20 Council Member Healy: In agreement with Commissioner von Raesfeld. Nine single
21 story homes seem to be a superior solution. Concerns re: streetlight, security, and traffic
22 noise, maintenance, and creation of speedway. Agree with staff recommendation to
23 reduce road to 32' feet and create more separation from Buckingham homes.

24
25 Commissioner Dargie: Developer has made concessions and positive improvements to
26 the subdivision. Concerns about building a wall in the neighborhood. Plan B is
27 consistent with the way the area is developed.

28
29 Commissioner McAllister: Concur with other commissioners – have same hesitations
30 about Plan A. Concerned about the impact that Buckingham Way neighbors will be
31 faced with by adding a road behind and about maintenance of fence. Interested in
32 creating positive community for new neighborhood with houses facing other homes, not a
33 fence. Not confident a road is best solution for the neighborhood.

34
35 Chair Barrett: Agree with the majority of commissioners. Main concerns of the
36 neighbors were privacy, the density of the new project and views. Plan B with nine
37 single-family homes may be a better option, especially if road is 32' and the buffer 4'
38 wider between the homes. Dead zone behind fence is a real problem. Can be an
39 attractive nuisance.

40
41 Commissioner Asselmeier: Share the concerns of other commissioners; appreciate the
42 neighbor's efforts. Have to consider the City as well as the neighbors. Reducing the
43 number of homes and the stories will address the homeowner's issues.

44
45 Commissioner von Raesfeld: Want a condition to address corner homes – can be added
46 to condition 5, should apply to townhomes as well.

1 Council Member Healy: Supports Condition 7, reduce road C to 32', add 4' to backyard
2 of the new homes.

3
4 Commissioner von Raesfeld: Reword condition 8 so that property line coterminous with
5 urban separator.

6
7 Comments on Townhomes:

8
9 Identified concerns:

- 10 • Removal of private alley
- 11 • Casella Way parking
- 12 • Design of middle units

13
14 Chair Barrett: Asked the developer to weigh in on removing the alley in the rear.

15
16 Matt Hudson: Do not agree with staff's recommendation.

17
18 Chair Barrett: How are roads designed, streetlights, fire hydrants, etc.

19
20 Dan Hughes: Alleyway in the rear. Fire hydrants and streetlights can be placed in the
21 landscape strip on the public streets and in landscaped front yards on private street. No
22 streetlights in alleyways, lighting mounted directly on the townhomes.

23
24 Chair Barrett: Asked about standards used for construction of private street.

25
26 Dan Hughes: Same standards as for public streets.

27
28 Commissioner von Raesfeld: If you can continue the townhouse pattern up to Capri
29 Creek apartments, seems everyone would benefit – could be option B. Corner lots would
30 need special treatment from SPARC. Private alleys need to feel and look different from
31 public streets, SPARC review.

32
33 Dan Hughes: Would be losing street front parking.

34
35 Commissioner von Raesfeld: Would gain parking on Yorkshire and Casella.

36
37 Doyle Heaton: If you come up with wording, we work with staff.

38
39 Commissioner von Raesfeld: If alternative B impossible, default to Plan A. Cannot
40 distinguish alleys from roads – need to be addressed in design review. Whatever corner
41 units are – do not want same elevations. Like staff's recommendation to replace private
42 alley, however, there is not enough information to comment on.

43
44 Matt Hudson: Addressed the space issue between units – is 5' separation for purpose of
45 providing light into units. No windows looking into another unit - will plant star jasmine
46 and Camilla on trellis between windows.

Planning Commission Minutes - May 13, 2003

1 Commissioner Asselmeier: In favor of an alternative that reduces hardscape and
2 increases green space and private outdoor space. In favor of Commissioner von
3 Raesfeld's configuration if it provides above. Would like description of walkways
4 between units 1-18.

5
6 Matt Hudson: Provides light between units and provide landscaping – is a not walkway.

7
8 Chair Barrett: Asked who the 5-ft. strip would belong to.

9
10 Matt Hudson: Would belong to one or the other unit.

11
12 Doyle Heaton: Agreed with above; owner who landscaping does not belong to would
13 have access to paint their home.

14
15 Commissioner Asselmeier: Homes without the 5' strip, would they have another
16 amenity.

17
18 Doyle Heaton: No.

19
20 Council Member Healy: In agreement with previous commissioners, if new layout is
21 feasible. What would timing be?

22
23 George White: Would need to see before City Council - is a tentative map application.

24
25 Council Member Healy: Looking for design excellence on road F – prefer a public street.
26 Turn parking to 90 degrees on park side of Casella to alleviate circulation issues. Is
27 green space appropriate for purple pipe? Do not support staff's recommendation as it
28 would reduce units – like the for-sale townhouse units.

29
30 Commissioner Dargie: Concerned there is no plan for a public road with either design.
31 Do not see benefits of a road that does not go through and concerned about passing on a
32 map that we have not seen.

33
34 Commissioner McAllister: Support exploring Commissioner von Raesfeld's Plan,
35 however, looks like you will lose a few units. Comments on existing proposal: support
36 staff's recommendation to make road F public. Public space is improved, however,
37 private space per unit is still problematic. There is a greater amount of space for
38 homeowners if the alley is eliminated. Create more landscape space on units 33 and 34.

39
40 Chair Barrett: Like Commissioner von Raesfeld's suggestion – do not feel confident that
41 the developer will make good attempt at modification with no incentive. Plan A still has
42 a lot of problems. Agree with Commissioner Dargie there needs to be a public road from
43 Casella to Yorkshire. If road F was public and the redesign went through with 4 parallel
44 designs to the Capri creek, too many unknowns. Street lighting is an important issue.
45 Agree with Healy re: parking on Casella and purple pipe. If approved as is, design of
46 corner units needs to be looked at by SPARC. Would like the City to look at opening up

1 Gatti Driveway even it would only be right turn only – would benefit these future
2 homeowners and residents on Riesling.

3
4 Council Member Healy: Will make a commitment to ensure Commissioner von
5 Raesfeld’s concept is well explored in plan submitted to council. Road F should become
6 a public road. Access along Gatti driveway will take away from the park and separate
7 park from creek.

8
9 Tiffany Robbe: Also, the existing Gatti driveway is entirely within the 70’ creek setback
10 required by the Corona Ely Specific Plan.

11
12 Craig Spaulding: Agree with the commission regarding need for public street. Access is
13 not a good idea on Gatti drive, too close to existing intersection, would be very unsafe.

14
15 Commissioner McAllister: Question on the bike rack issue – is it in public right-of-way.

16
17 Tiffany Robbe: The applicant agrees to provide a bike rack at the bus stop.

18
19 Chair Barrett: Will there be a detention pond and what will happen to the pond on the
20 urban separator.

21
22 George White: No detention pond. Land where pond is will be deeded to the City.

23
24 George White: Clairfication - no matter which plan goes forward, road F will be a public
25 road.

26
27 Commissioner Asselmeier: Thought all references to accessory dwellings would be
28 removed.

29
30 Matt Hudson: Do not want to allow accessory dwellings.

31
32 George White: Will strike that section.

33
34 M/S Healy/von Raesfeld to adopt a mitigated negative declaration, approve rezoning
35 from Agricultural to PUD and approve planned unit development guidelines per the
36 recommendations below and amended conditions of approval.

37
38 All in favor:

39
40 Council Member Healy: Yes
41 Commissioner Dargie: No
42 Commissioner McAllister: Yes
43 Chair Barrett: Yes
44 Commissioner von Raesfeld: Yes
45 Commissioner Asselmeier: Yes
46 Commissioner Imm: Absent

1 Commissioner Dargie voted no – thought the Planning Commission should compel the
2 applicant to return with revised tentative map and plan with evaluation from the City.

3
4 Amend conditions as follows:

- 5
- 6 • Adjacent to Buckingham shall be nine single-story single-family homes
- 7 • Narrow Road A and C to 32 feet in order to provide an extra four feet of rear
- 8 setback for Lots 1-9 and 4 feet to rear yards along Road C
- 9 • SPARC shall pay particular attention to street side elevations of all corner lots
- 10 both in the town homes and single-family dwellings.
- 11 • There shall be a public road in the townhouse area from Yorkshire to Casella
- 12 • SPARC shall ensure that public and private roads are clearly differentiated from
- 13 each other (both on ground plane and 3-dimensional)
- 14 • Townhouse ‘Plan B’ (Commissioner von Raesfeld’s alternative) recommended to
- 15 Council (if impossible, then recommend townhouse plan as presented that
- 16 evening).
- 17 • 90 degree parking on park side of Casella with review and approval of Parks and
- 18 Recreation
- 19 • Cul-de-sac at end of Casella shall meet emergency vehicle standards
- 20 • Purple pipe shall be provided for townhouse green space
- 21 • Remove condition 9 (elimination of alley behind apartments)
- 22 • Provide bike rack at transit stop on Sonoma Mountain Parkway
- 23 • SPARC shall consider floor plan and elevation modification to achieve more
- 24 private outdoor space for the townhouse units.
- 25

26
27
28 **II. FUTURE AGENDA ITEMS.** None

29
30
31 **III. LIAISON REPORTS:**

- 32
- 33 **a. City Council:** Hoping CPPS will be finalized on June 2, 2003, moving
- 34 other things forward. Possibly be hearing ore about Kenilworth.
- 35 **b. SPARC:** 2nd preliminary from Basin Street for theater as well as river
- 36 row apartments; SFD remodel in historic district; recommended sending
- 37 plans for new transit mall to city council
- 38 **c. Petaluma Bicycle Advisory Committee:** Police Chief Simms spoke on
- 39 the 23 re: the proposed trail on Washington Creek, issues of safety on
- 40 trails along creeks. Simms will be back on May 28th and meeting will be
- 41 held at Luchessi. Meeting regarding the Basin Street project.
- 42 **d. Tree Advisory Committee:** Meet this Wednesday
- 43

44 Adjournment: 10:25

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