



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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2 Planning Commission Minutes

3 April 27, 2004 – 7:00 PM

4

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

7

8 * Chair

9

10 Staff: George White, Assistant Director, Community Development

11 Jane Thomson, Code Enforcement Officer

12 Kim Gordon, Assistant Planner

13 Anne Windsor, Administrative Secretary

14

15

16 **ROLL CALL:**

17 **PLEDGE OF ALLEGIANCE:**

18 **APPROVAL OF MINUTES:** Minutes of April 13, 2004 were approved as amended.
19 Barrett/vonRaesfeld, 6-0, Dargie abstained.

20 **PUBLIC COMMENT:** None.

21 **DIRECTOR'S REPORT:** Trying to plan 1 or more General Plan Workshops.

22 **COMMISSIONER'S REPORT:** Fundraiser at Girl & Fig for Petaluma High School
23 Library, Saturday. 5/15 3-6 p.m. Chair Dargie – want to discussion Commission's role in
24 General Plan at the end of the meeting

25 **CORRESPONDENCE:** None

26 **APPEAL STATEMENT:** Was noted on the agenda.

27 **LEGAL RECOURSE STATEMENT:** Was noted on the agenda.

28

29

30 Public hearing began: @ 7:00

31

32 **CONSENT CALENDAR:**

33

34 Consent Calendar items are typically routine in nature and are considered for approval
35 and/or recommendation by the Planning Commission with a single action. The Planning
36 Commission may remove items from the Consent Calendar for discussion. If members of

1 the public wish to comment on Consent Calendar items, they should do so during “Public
2 Comment.”

3
4 **I. MALIBU INTERACTIVE, INC., DBA IT’Z ALL ABOUT ME**
5 **226 Weller Street, APN 007-142-004**
6 **File: 04-CUP-0153-CR**
7 **Planner: Jane K. Thomson**
8

9 Consideration of a Conditional Use Permit to authorize the operation of an
10 Alcoholic Beverage Establishment (wine bar), and a determination be made and
11 the findings forwarded to the State of California Alcoholic Beverage Control
12 (ABC) that Public Convenience or Necessity would be served by the issuance of
13 an ABC Type 42 license (on-sale beer and wine) to allow the sale of alcohol at
14 226 Weller Street.

15
16 M/S von Raesfeld/Harris to approve the Consent Calendar. 7-0
17

18
19 Public hearing began @ 7:15
20

21 **PUBLIC HEARING:**
22 **NEW BUSINESS:**
23

24 **II. SWEED SCHOOL, 331 Keller Street**
25 **AP No.: 006-213-004**
26 **File: 03-REZ-0067**
27 **Planner: Kim Gordon**
28

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

36
37 Kim Gordon presented the staff report.

38
39 Maria Poncell, West Bay Builders: Gave history and background of the project.
40

41 **Public hearing opened:**
42

43 Katherine Rinehart: Expressed support for the adaptive reuse. Based on the staff report,
44 staff and the developer have worked to address the issues I had regarding materials.
45

46 Zack Matley, 324 Keller Street: Support the project. Prepared a report for the packet
47 regarding diagonal parking on the west side of Keller. And striping a white edge line on

1 Liberty Street. Will help to lower speeds, parking supply will be increased. Sweed
2 School parking is adequate for residents, however, not for visitors. Would also like
3 landscape triangles. Improvements would be a benefit to the neighborhood and add value
4 to the project. Nexus for the improvements is the small increase in raffic and need for
5 guest parking.

6
7 Paul Demil, 329 Liberty Street: Pleased with the architectural design and landscaping.
8 One entrance and egress from Liberty Street side, parking on Liberty and ingress into the
9 project can block sight for traffic on Liberty Street. Suggest a stop sign at Prospect for
10 mitigation, speed deterrent is welcome. Issues are emergency access and sufficient
11 clearance into the Liberty Street side.

12
13 Ron Storry, 312 Liberty Street: Support the project – want to see the plans move forward
14 because it has been an eyesore. Want to be proud of project and addition to community.

15
16 Elizabeth McBride, 419 Walnut Street: Traffic and parking are concerns – parking does
17 not seem adequate, street parking is already impacted.

18
19 Kate O’Hare Palmer, 334 Keller Street: Have had neighborhood meetings – am pleased
20 to see the project moving forward. Happy to see changes to front entry and carriage
21 units. Traffic hazard at Prospect and Liberty – want to see a 4-way stop. Also at Oak
22 and Keller – safety issues need to be addressed as a City. Need more parking for visitors.
23 Agree with diagonal parking suggested.

24
25 Tiffany Robbe, 324 Keller: Am in support of the project. Architectural issues – need to
26 use wood windows, reuse existing when possible. Sounds resolved. Front yards on
27 Keller Street - want them to remain at the existing grade. Railing that is proposed –
28 seems inappropriate for the building – too many colors and materials.. Carriage houses
29 still need revision roofline and window placement – does not seem consistent with
30 Oakhill Brewster guidelines for new buildings.

31
32 **Public hearing closed:**

33
34 John Wilson, Traffic engineer: Believe there is enough parking for visitors and residents.
35 Used ITE parking generation standards. Regarding emergency vehicle access – fire
36 marshal required maneuvering plan for ambulance. Diagonal parking is an issue for the
37 City and Planning Commission – people back into traffic. There is a “trade off” more
38 parking for backing into traffic.

39
40 Commissioner Asselmeier: Can there be improvement in the ingress/egress on Liberty so
41 one side could be reserved for pedestrians or bicycles. Interested in how the circulation
42 on the site works, asked the architect to show the circulation for pedestrians and bicyclist.
43 Is there an ADA requirement?

44
45 Chris Craiker, Architect: Explained the interior access from the courtyard. Could do
46 pavers, textured concrete to designate pedestrian path at driveway. No ADA requirement
47 since historc building and town homes.

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Commissioner Barrett: Asked if the hand rails on the main stairs will be saved.

Chris Craiker: May be replaced with something compliant with Building Code.

Commissioner Barrett: Asked what will be done with brick out front which may have been a sign in the past. Believe that it needs to be addressed.

Commissioner von Raesfeld: Wall on Keller Street – will it remain – what will be done.

Chris Craiker: Is our intent to save it.

Commissioner Asselmeier: Asked how the design on the carriage house fits in the design of Sweed School.

Chris Craiker: They do not blend – SPARC suggested that the carriage houses not mimic the school, however, would speak to the streetscape on Liberty Street. Attempted to create a continuation of streetscape.

Commissioner Asselmeier: Needs to be some relationship since they are on the same lot. How do they relate?

Chris Craiker: Think that they do complement one another. Perhaps the blue on the wood windows on front of the school could be a common link.

Commissioner Rose: Want to clarify that the adaptive reuse does not preclude the building from contributing to a historic district.

Kim Gordon/George White: Will still be a contributing factor to historic district.

Commissioner von Raesfeld: Trash receptacles do not seem to be adequate.

Commissioner Asselmeier: Storage area – do not know if it is adequate for a bike and other storage. How many bikes can be accommodated in covered bike parking area?

Chris Craiker: Will install rack, probably room for 8 or 9 bikes. If bikes were put in storage would likely take up all the space.

Commissioner Barrett: Referred to fiberglass doors on carriage house and duplex – not in compliance with Oakhill Brewster.

Kim Gordon: Materials for carriage units will be reviewed by Carey & Co.

Commissioner Asselmeier: Asked for clarification re: construction hours on Saturday.

Commission comments:

1 **Issues identified by Commission:**

- 2 • Traffic issues at Liberty and Prospect and Oak and Keller
3 • Diagonal parking on Keller
4 • Timing review of inventory of materials
5 • Construction on Saturday
6 • Liberty Street striping
7 • Site circulation or pedestrians and bicycles
8 • Placard on front of building
9

10 **Traffic/Keller Street Parking and Liberty Street striping**

11
12 Commissioner McAllister: Live on Keller Street and have concerns and recognize the
13 problems with speeding. Would like both Keller and Liberty be referred to the traffic
14 committee for stop signs. Oak and Keller Street is a hazardous intersection. Regarding
15 diagonal parking, I am hesitant – believe it may be a safety issue for people backing out
16 and not being able to see bicyclist. Support striping on Liberty as was done on Keokuk.
17

18 Commissioner Barrett: Agree with Commissioner McAllister regarding referral to the
19 traffic committee for additional stop signs at Oak and Keller and Liberty and Prospect.
20 Like striping on Liberty, support diagonal parking from corner to end of project - good
21 fix for slowing down traffic and more parking. Regarding Liberty Street traffic
22 approaching the project – suggest sign regarding driveway entry ahead.
23

24 Commissioner von Raesfeld: Split on parking – if diagonal parking is solving
25 neighborhood parking not required of applicant. Push required parking offsite, but
26 zoning ordinance does not allow.
27

28 Commissioner Asselmeier: Support diagonal parking on Keller for slowing cars down
29 and additional parking. Have concerns about parking in the project – too much
30 hardscape. Would like City engineer to weigh in on diagonal parking.
31

32 Commissioner Rose: Concur with most of what is said. Look at merits of diagonal
33 parking – would be the most beneficial if the City engineer reviewed proposal for
34 diagonal parking..
35

36 Commissioner McAllister: How beneficial is diagonal parking from Oak to the end of
37 Sweed School? It could be confusing to drivers and therefore a safety concern. Do not
38 want diagonal parking on the entire block of Keller.
39

40 Commissioner Barrett: Agree that it would work well only from Oak Street to the end of
41 Sweed School and not down toward Prospect. A section of Kentucky Street has diagonal
42 parking in a certain area and that works well.
43

44 George White: Can examine diagonal parking between Planning Commission meetings
45 and Council and examine more thoroughly.
46

1 Commissioner von Raesfeld: Can suggest traffic mitigation fees be used for additional
2 stop signs.

3
4 Chair Dargie: Commission asked that additional stop signs on Liberty & Prospect and
5 Oak and Keller be forwarded to traffic committee.

6
7 **Timing Review for Inventory of Materials:**

8
9 George White: Can require the applicant to return to SPARC with the assessment of
10 doors and windows that can be reused.

11
12 Commissioner Rose: In the context of window replacement – need to look at
13 serviceability and ventilation – balance between saving what merits it and looking to the
14 residents who will want operational windows. Need to be evaluated on overall use of
15 windows as well.

16
17 **Construction on Saturday:**

18
19 Commissioner Asselmeier: Is there a distinction between interior vs. exterior
20 construction on Saturday.

21
22 Commissioner von Raesfeld: Believe it is an unfair burden to not work on Saturday
23 particularly in the interior.

24
25 Commission agreed interior work can take place on Saturday.

26
27 **Site Circulation:**

28
29 Commissioner Asselmeier: Liberty Street driveway needs to include special treatment to
30 provide an area for pedestrian and bicyclists that is not raised.

31
32 Planning Commission consensus that SPARC should address placard in front.

33
34 **Architecture-Sweed School**

35
36 Commissioner McAllister: Possible direction to SPARC. Front patios on Keller Street –
37 enclosure needs to look like it is part of the original building – opposed to blue posts;
38 blue windows are not part of the original historic building – believe it is up to SPARC,
39 detracts from historic character. Support a more substantial enclosed area for each unit in
40 the front. And support the integrity of the original design. Concerned about the retaining
41 wall in front – St. Vincent’s new retaining wall is a good example. Do not want it to be a
42 liability on the town homes – should fall into the project. Individual water meters, do not
43 want it to be visual clutter – considered to maintain integrity of building. Landscape plan
44 needs a lot more work – needs to calm down. Landscape theme needs to fit the classic
45 school landscaping. Too many plant materials – needs to be quiet and classic and reflect
46 the era. Resist plants at top of wall.

47

1 Commissioner von Raesfeld: Emphasize for direction to SPARC – blue on windows was
2 not original color – find out what the original color if possible. Patios need to screen
3 private areas – do not know what solution is – SPARC can solve. If retaining wall stays,
4 how will it be kept free of graffiti. Determination of wall should be made before going to
5 SPARC.

6
7 Commissioner Rose: Agree with other suggestions that need to be resolved by SPARC –
8 a solid element would take away from the building with respect to railings. May be
9 possible to shield patios with landscaping. Need appropriate compromise – trust that
10 SPARC will recognize the challenge to maintain the integrity and still provide space.

11
12 Commissioner Asselmeier: Concur with what has been said.

13
14 Commissioner Barrett: Concur – agree with Commissioner Rose – don’t’ think a solid
15 wall is as good as formal hedges, do not want to see wood and copper top on the fencing
16 – would prefer wrought iron – is a SPARC issue.

17
18 Chair Dargie: Agree that these are issues for SPARC.

19
20 **Carriage House Architecture:**

21
22 Commissioner McAllister: Troubled by the houses and their relationship to the street –
23 they are built over a carport. There is nothing on street level except a blank wall. Would
24 prefer to have less parking on the site. Houses across the street are 1-story structures.
25 Point earlier about how yards are accessed was a good one. Solution is not there yet for
26 the design of the Liberty Street town homes. Would be better to design to Liberty Street
27 elevation – side elevations are very troubling. Picket fence on top of wall is odd. Doing
28 “too much” with carriage units.

29
30 Commissioner von Raesfeld: Have the same concerns as Commissioner McAllister
31 Agree with the applicant that the carriage houses need to identify with the Liberty Street
32 frontage, possibly basement windows to the street, proportionately would be better to
33 have one set of stairs. Is troubling that we will be approving vesting tentative map –
34 carriage houses, storage, trash enclosure and parking fronts Liberty Street-all hardscape
35 and competing for the same space – will not work like the rest of the street. Do not know
36 how to make it a SPARC issue if we approve the lots.

37
38 Commissioner McAllister: Is related to density.

39
40 Commissioner von Raesfeld: Is related to density, particularly square footage of units
41 and possibly the number of units..

42
43 Commissioner Asselmeier: Do not believe these structures on Liberty relate to Liberty
44 Street.

45
46 Commissioner McAllister: If SPARC could take the comments from this evening and
47 then it would be a simple formality to come back to the Planning Commission.

1
2 Commissioner Rose: Is the most difficult part of the project. Should carriage houses
3 relate to Sweed School or to Liberty Street. Agree with the applicant they need to relate
4 to Liberty Street, however, 3-stories on Liberty Street is out of place. Need more
5 articulation on the street level. Homes are a level above yards. Do not see a simple
6 solution – may be born in compromise.

7
8 Commissioner McAllister: Take comments and redesign and take to SPARC – if they
9 can sign off then Planning Commission could hopefully approve. Density needs to be
10 tweaked.

11
12 Commissioner Barrett: Only serious issue on the site. Problems with subdivision map

13
14 Commissioner von Raesfeld: Possibly approve lots 1-11. Do not see a way of approving
15 12-14 without SPARC looking at the issues.

16
17 Commissioner Asselmeier: If SPARC works over the carriage house side of this and then
18 come back to Planning Commission.

19
20 George White: Suggested a break to talk with the applicant to discuss what they are
21 willing and can do.

22
23 Break @ 9:50

24 Meeting resumed at 10:05

25
26 Maria Poncel: Cannot lose density, will try to do some reconfiguring and requesting a
27 continuance for 1 month.

28
29 M/S Barrett/Von Raesfeld to continue to May 25, 2004. 7-0
30

31
32 **III. LIAISON REPORTS:**

- 33
34 **a. City Council:** May 3rd, summary of RFP for waste management.
35 **b. SPARC:** Approved Gatti/Stratford, landscaping, lighting colors returning,
36 approved corporate hangars, approved gas station and market at 1000
37 Lakeville, approved In & Out Burger, preliminary review of G&B
38 Kawasaki.
39 **c. Petaluma Bicycle Advisory Committee:** Reviewed Riverfront on
40 Pomeroy property; Plaza South, Phase II; Kohl's, Phase II.
41 **d. Tree Advisory Committee:** Out of town
42

43 Commissioner's Report: Dargie: Last meeting General Plan discussion came about at
44 the end of the meeting. Met with Pamela Tuft yesterday to discuss special meetings.
45 Want to urge the Planning Commission to meet as soon as possible. If we as a body want
46 to be involved and be helpful to provide feedback we need to schedule meetings.
47

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1 George White: Asked for comments and ideas of agendas for special General Plan
2 meetings.

3

4 Chair Dargie: Believe it would be of more value to think about the 20% where we can
5 make a difference.

6

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10 **Adjournment: 10:25**

11

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13