



**City of Petaluma, California**  
City Council Chambers  
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2 **Planning Commission Minutes**  
3 **February 10, 2004 – 7:00 PM**

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

7 \* Chair

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9 Staff: George White, Assistant Director, Community Development  
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12 **ROLL CALL:**

13 **APPROVAL OF MINUTES:** Minutes of January 27, 2004 were approved as amended  
14 M/S Barrett/Asselmeier, 5-0 (Note: staff handed out at places written comments on the  
15 minutes from Commissioner McAllister).  
16

17 **PUBLIC COMMENT:**

18 **Patricia Tuttle Brown** spoke about the Southgate Project that was recently reviewed by  
19 the Planning Commission. She raised four points 1) that the plan sent on to the Council  
20 was revised by the applicant and not reviewed in advance of the public hearing by staff or  
21 the Bicycle Committee, 2) that an urban separator of 38 feet is unacceptable, the full 300  
22 feet is needed, 3) that a quid pro quo exists with Basin Street and the offer of the fire  
23 station site to be at the Casa Grande Motel property without any public discussion and 4)  
24 that the property next to Southgate recently sold for a very high price which indicates that  
25 the new owners are expecting the Urban Growth Boundary to be expanded.  
26

27 **Diane Riley Torres** spoke about teenage homelessness and the need for housing, the  
28 inadequacy of the environmental review process, PCA board matters  
29

30 **DIRECTOR'S REPORT:** None

31 **COMMISSIONER'S REPORT:** None

32 **CORRESPONDENCE:** None

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

34 **LEGAL RECOURSE STATEMENT:** Was noted on the agenda.  
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1 Public hearing began: @ 7:00 P.M.  
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3 **PUBLIC HEARING:**

4 **OLD BUSINESS:**  
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- 6 **I. PAULA LANE SUBDIVISION, 431 Paula Lane (corner of Paula Lane and**  
7 **Sunset Drive)**  
8 **AP No.: 019-080-009 and 019-080-010**  
9 **File: ANX01002, GPA01002, PRZ01003, SPC01048 and TSM01003**  
10 **Planner: Irene T. Borba**  
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12 Applicant is requesting for a recommendation to the City Council of a proposal for  
13 21 residential units on two contiguous parcels outside City limits but within the  
14 Urban Growth Boundaries (UGB) totaling 11.22-acres. The proposal requires a  
15 General Plan Amendment, Pre-zoning, Tentative Subdivision Map, Annexation,  
16 and Adoption of a Mitigated Negative Declaration.  
17

18 Continued from November 12, 2003, and January 13, 2004. The staff is requesting  
19 a continuance to February 24, 2004.  
20

21 George White requested that the item be continued to the February 24, 2004 meeting,  
22

23 A general discussion ensued regarding what constitutes the public record in regard to the  
24 neighborhood group PLAN 's materials supplied to the Commission, not to staff.  
25

26 George White indicated that the City Attorney had provided an opinion to staff and  
27 PLAN that said that any materials submitted to a public agency member, including  
28 individual Planning Commissioners was, by definition, part of the public record. Staff  
29 still had the problem of Commissioners having materials that were not provided to staff.  
30

31 The consensus of the Commission was that all materials from any source provided  
32 directly to the Commission would be made available to staff.  
33

34 Susan Kirks indicated that staff had all of the materials submitted so far except for the  
35 documents pertaining to the conversation with the Open Space District.  
36

37 Item was continued to February 24, 2004. M/S Barrett/Rose 5-0  
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39 **COMMITTEE BUSINESS:**  
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42 **II. APPOINTMENT OF LIAISON REPRESENTATIVES**  
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44 Commissioner Barrett was reappointed to be the SPARC liaison.

45 Commissioner Asselmeier agreed to continue as the Bike Committee liaison.

46 The Tree Committee appointment was deferred to find out if a representative of the  
47 Planning Commission was really needed.

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Public Comment:

Dianne Riley Torres thought that a City Council member was needed as a liaison to SPARC.

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**III. LIAISON REPORTS:**

- a. **City Council** - None
  - b. **SPARC** – Kinsella accessory building, Kohl’s Department Store, Gatti Park reviewed
  - c. **Petaluma Bicycle Advisory Committee** – MMM Business condos, Davidon Homes Project, Bike Signage at Washington Creek Village discussed
  - d. **Tree Advisory Committee** - None
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**Adjournment: 7:56 P.M.**