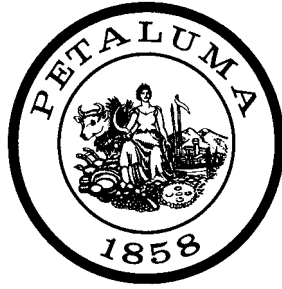


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3 **Planning Commission Minutes**  
4 **February 24, 2004 – 7:00 PM**

5

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

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Absent: Harris

8

\* Chair

9

10 Staff: George White, Assistant Director, Community Development

11

Irene Borba, Senior Planner

12

Anne Windsor, Administrative Secretary

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15 **ROLL CALL:**

16

16 **PLEDGE OF ALLEGIANCE:**

17

17 **APPROVAL OF MINUTES:** Minutes of February 10 were approved as presented. M/S  
18 Barrett/Asselmeier, 5-0. McAllister abstained. Notation from February 20, 2004 not  
19 relevant.

20

20 **PUBLIC COMMENT:** None.

21

21 **DIRECTOR'S REPORT:** None

22

22 **COMMISSIONER'S REPORT:** None

23

23 **CORRESPONDENCE:** None

24

24 **APPEAL STATEMENT:** Was read.

25

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

26

27

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28 Public hearing began: @ 7:00

29

30 **PUBLIC HEARING:**

31

31 **OLD BUSINESS:**

32

33 **PUBLIC HEARING:**

34

34 **OLD BUSINESS:**

35

1 **I. PAULA LANE SUBDIVISION, 431 Paula Lane (corner of Paula Lane and**  
2 **Sunset Drive)**  
3 **AP No.: 019-080-009 and 019-080-010**  
4 **File: ANX01002, GPA01002, PRZ01003, SPC01048 and TSM01003**  
5 **Planner: Irene T. Borba**  
6

7 Applicant is requesting for a recommendation to the City Council of a proposal for  
8 21 residential units on two contiguous parcels outside City limits but within the  
9 Urban Growth Boundaries (UGB) totaling 11.22-acres. The proposal requires a  
10 General Plan Amendment, Pre-zoning, Tentative Subdivision Map, Annexation,  
11 and Adoption of a Mitigated Negative Declaration.

12  
13 Continued from February 10, 2004.

14  
15 Irene Borba presented the staff report.

16  
17 Steve Ryder, Mission Valley Properties: Requested that the Commission take action this  
18 evening.

19  
20 Chair Dargie: Accept staff's point of view, believe the Commission needs to consider the  
21 General Plan Amendment first.

22  
23 Commissioner Rose: References to Sunset Drive are not relevant here. Believe this  
24 project is too dense – the rural designation is better suited for this project. Information  
25 that has been submitted is not the proper direction – nothing to resemble an Urban  
26 Separator. Aside from the other issues this is a policy issue and not appropriate with this  
27 part of Petaluma.

28  
29 Commissioner Asselmeier: I share similar concerns that are directly related to the  
30 density of this project and directly related to a policy issue. I am not inclined to approve  
31 this project. Do not believe there is a public benefit – want to see the feathering concept  
32 applied at this particular location. This much density should be downtown and infill  
33 projects.

34  
35 Commissioner von Raesfeld: The project is parcel specific rewriting the General Plan  
36 and the Zoning Ordinance so I cannot support the density and the Annexation.

37  
38 Commissioner Barrett: Concur with the other Commissioners and share the concerns of  
39 piecemeal development. Project is too dense. Many new projects on the West side  
40 impact and defeat the purpose of the General Plan.  
41 If this parcel is going to be looked at for annexation, it needs to keep the current density.

42  
43 Commissioner McAllister: Sunset Drive should not be considered a precedent for this  
44 project. If the project is developed in this way it is a piecemeal approach which is not  
45 appropriate – needs to be looked at more globally regarding infrastructure, traffic and  
46 drainage issues.

1 Chair Dargie: On the General Plan map property to east is a suburban designation and  
2 the property in question is a rural designation. Read from the General Plan regarding the  
3 urban limit line. Based on this quote I believe a rural designation is appropriate.

4  
5 Commissioner McAllister: Wildlife could be a global issue to this area of Petaluma. The  
6 badger issue may not be limited to just this site.

7  
8 Commissioner Barrett: Do not believe it is out of line to give a laundry list of issues.

9  
10 Commissioner Asselmeier: Want to see if we can discuss some of the issues – believe it  
11 would be helpful to the Council.

12  
13 Commissioner Barrett: Issues such as traffic, wildlife corridor, and drainage are impacts  
14 as a result of the piecemealing of some of the new the west side developments.

15  
16 M/S Barrett/ Mc/Allister to recommend to the City Council denial of the General Plan  
17 Amendment and, by extension, the Pre-zoning, Tentative Subdivision Map and  
18 Annexation requests due to the proposed increase in density, inconsistency with the  
19 feathering/urban separator polices in the existing General Plan, coordination with the  
20 General Plan update and impacts and issues related to increased traffic, insufficient  
21 infrastructure, drainage, and potential impacts to an existing wildlife corridor. 6-0, Harris  
22 absent.

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23  
24  
25 **II. LIAISON REPORTS:**

- 26  
27 **a. City Council:** None  
28 **b. SPARC:** Conditions for the Theater District; Victory Chevrolet skylights  
29 and trash enclosure; McNear Peninsula Park; Sonoma Joes Casino (101  
30 Casino); Clover Stornetta truck parking.  
31 **c. Petaluma Bicycle Advisory Committee:** Southgate III was reviewed;  
32 Dutra Quarry Project and Riverview projects and discussion regarding  
33 connectivity of these projects.  
34 **d. Tree Advisory Committee:** Tree Committee would like a representative  
35 and Teresa will continue.

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36  
37  
38 **Adjournment: 7:50**  
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41  
42

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