

CITY OF PETALUMA
RECREATION, MUSIC AND PARKS COMMISSION
MINUTES

REGULAR MEETING

Wednesday, March 17, 2004

**Petaluma Community Center
320 North McDowell Blvd.
Conference Room No. 2**

7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Hagen, Nau, Moynihan, Tarr*
Commissioners Absent: Kinsella, Ramirez
Staff Present: Carr, Anchordoguy, Stewart

Chair*

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: February 18, 2004

Bryant Moynihan moved that the Commission approve the minutes as submitted, seconded by Karen Nau, unanimously approved.

PUBLIC COMMENT:

1) Bill Phillips – 824 Blossom Court - Asked about the status of the Mannion Park project.

Carr – Nothing is happening at this time. As soon as he develops the professional services agreement, Landscape Architect Steve Arago will proceed with the park design. The public will be invited to provide input about the proposed design.

PETITIONS AND COMMUNICATIONS: NONE

OLD BUSINESS

1) History of Maintenance Repairs along Adobe Creek – Verbal Report - Carr

Carr – A copy of Bruce Hagen’s memo was sent to the City Attorney, City Manager, and the City Council and he still has not heard back from the City Manager. Elaine Ramirez had also asked about the history of the procedure that schools used to maintain Adobe Creek. Carr spoke to Pamela Tuft and former City engineer, Tom Hargis and they both indicated that United Anglers from Casa Grande High School had done the cleaning up of Adobe Creek without formalized approval and they had also planted willow trees in the streambed of the creek, which created some problems.

1 **2) Update – Aquatics – Information Item only - Carr**

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3 **Carr** – Referred to a letter e-mailed to aquatic parents with erroneous information about the City
4 Council’s action in regards to the opening of the pool. In case the Commission members received
5 inquiries, Carr wanted them to be aware of the facts regarding City Council’s action. The City Council
6 had approved the opening of the pool on March 1. The schedule was Mon-Thurs. from 3 pm to 7 pm
7 and Sat. 11 am to 1 pm. The Council’s motion was very clear, and the e-mail stated otherwise.

8
9 Carr indicated that he had worked out an arrangement so that the Masters can swim early mornings as
10 long as their coach was certified, so he could serve as a lifeguard. The swim teams could swim in the
11 late afternoons and on Saturdays. Carr thought that everything was worked out, and then he was
12 notified that the Masters simply wanted to wait until the homeless were out of the Swim Center. Staff
13 was also notified by the Twin Valley Aquatics Club that they were having some financial problems
14 and they needed to hold off until April before they started using the pool. Carr commented that he
15 wanted to make the Commission aware of the basic facts.

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17 **NEW BUSINESS**

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19 **1) General Plan 2025 – Alternatives Report – Discussion and Possible Action – Pamela Tuft**

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21 General Plan Administrator Pamela Tuft introduced her assistant, Associate Planner Scott Duiven and
22 indicated that both are responsible for the preparation of the General Plan 2005-2025.

23
24 Ms. Tuft gave a background history and an overview of the General Plan. She indicated that in 2001,
25 there were eight Visioning Workshops meetings and tonight she will be discussing Visioning
26 Workshop # 6 which focused on the Land Use and the Built Environment. At that meeting, the citizens
27 were asked a number of questions related to the built environment, including recreational assets of the
28 community.

29
30 She distributed a packet to the Commission and reviewed the contents. The purpose of the workshop
31 this evening is for the Commission to hear public comments on Parks and Recreation priorities and
32 policies, which should be in the general plan, as well as input on the three alternatives as it relates to
33 Parks and Recreation amenities.

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35 She asked the Commissioners to start the conversation with the question as to whether the proposed
36 parks illustrated on the graphics A, B, and C of the alternatives report are sufficient to meet the needs
37 of the community to 2025 and beyond. Those include: McNear Peninsula, “D” Street Extension at
38 Windsor (Davidon property); Johnson property (adjacent to Lynch Creek and Petaluma River); Paula
39 Lane, which is currently proposed for development; Gossage Avenue, if future Urban Growth
40 Expansion occurs; and the Cedar Grove park site (off of Lakeville, right on the west side of the river).

41
42 Ms. Tuft also asked the Commission to identify additional park sites that should be considered, and
43 provide their ideas regarding the Policy Topics Worksheet.

44
45 Following discussion, Ms. Tuft reported that two public workshops on the full report have been
46 scheduled at the Petaluma Community Center on March 24 and April 10 and invited the
47 Commissioners to participate.

1 Marja Tarr opened the floor for public comment.

2

3 **1) Ira Bennett** – A local developer, commended Pamela Tuft for the work well done in the
4 development of the general plan.

5

6 **2) Bryant Moynihan** – Indicated that there is a great demand for parks, playing fields, and other
7 service areas which have high maintenance cost, and there are no maintenance funds available. So,
8 recently there are new neighborhood parks being proposed and staff is considering funding vehicles to
9 maintain them. The Southgate project was presented to the Commission and they recommended having
10 the developer establish an annuity to pay for the maintenance of the park. Traditions and Rockridge
11 Subdivision are being proposed and there needs to be a funding vehicle to maintain the parks. He urged
12 the Commission to recommend that this suggestion be included in the General Plan as a policy or
13 program.

14

15 **3) David Keller** – “I” Street - Former City Councilmember – Thanked Pamela Tuft for putting the
16 General Plan together. He presented concerns about the lack of playing fields on the west side of town
17 and the fact that General Plan does nothing to remedy the situation.

18

19 He questions the ability of the City to provide playing fields that are accessible to children and adults
20 without having to get in a car and driving through the Washington Street corridor to get there. He
21 indicated that there is an incredible opportunity, which is in this proposal for the general plan as an
22 expansion in Northwest Petaluma (about 400 acres) within the UGB, outside the City limits, West of
23 Petaluma Blvd., North. Staff has an opportunity to propose a policy to the City Council to obtain
24 capital money for substantial purchases of parkland, through an annexation. Being annexed to the City
25 is a privilege, not a right, and if somebody wants to come into the City of Petaluma, they have to pay
26 the price.

27

28 There are a number of development projects coming up, such as the Johnson property, Rockridge
29 extension, Paula Lane, Jessie Lane, and Magnolia and all those parcels are in Northwest Petaluma and
30 they have no services or parkland available. The land he is proposing is located in the flood plain
31 along the Petaluma River. This is a repetitive flooding land and is great for ball parks and for Parks and
32 Recreation. There is enough acreage there to develop ten ball fields and parking. He believes that this
33 is a golden opportunity and needs to be in the general plan.

34

35 **3) Steve Arago** – 1140 Daniel Drive – Former Parks and Recreation Commissioner - In regards to the
36 Kenilworth site, the Recreation Commission developed a recreation master plan for that property,
37 which identified a number of different elements such as the ball fields, the gym, the multi-purpose
38 room, the skate park, the swim center, etc. as recreational resources. The reason for developing the
39 plan, was that there was some discussion at that time about the school district surplus that property
40 and selling it off. The Commission felt that they were not doing their job, if they did not identify those
41 recreational resources that were very important to the community. He volunteered to provide copies of
42 the master plan to Pamela Tuft and the Commission.

43

44 **4) Kevin McDonald** (Petaluma Youth Soccer) – 311 Howard Street – Gave favorable comments
45 about the general plan. Regarding soccer, there are not enough fields for the increasing amount of
46 players. Currently, there are 2,800 children in the program and 500 of them are active year round. Out
47 of the 2,800 kids, 40 percent live on the west side of the freeway and at 5 o'clock, they all cross the
48 Washington Street corridor. There are not enough fields on the west side, yet large developments are
49 occurring and the proposed fields are modest in size. The youngest kids can play on the smaller parks

1 but the older kids need a full-size field. Another problem is that the soccer league is being successful
2 and kids are staying in the program longer. The soccer league would like the City to consider
3 partnership ideas in order to find solutions.
4

5 **5) Bryant Moynihan** – Suggested considering a share arrangement for field use at the fairgrounds,
6 before the City starts acquiring land at fair market value and building new projects that require
7 maintenance.
8

9 **6) Dean Aaland** – 2245 Petaluma Blvd. North – Agrees that there is a lack of parks on the Northwest
10 area of Petaluma. To develop in Petaluma is a privilege and developers should be paying for future
11 park projects.
12

13 **7) Karen Nau** – She is grateful that Gatti Park is being developed to play sports and the new Junior
14 High on the east side of town.
15

16 **Carr** – Informed the Commission that the Youth Commission is developing a youth master plan that is
17 being circulated among community non-profit organizations with the purpose of obtaining their input
18 and will be finalized next week. Pamela Tuft has been working on including the youth element of the
19 park master plan in the General Plan.
20

21 **Pamela Tuft** - Would like to hear comments about other locations where proposed parks are to be
22 identified.
23

24 **Bruce Hagen** – Suggestions:

- 25 • Acquisition of property along the river - Suggested pursuing the area West of Highway 101,
26 (alongside of the river on the flood plain) and designating it as an active recreational area.
- 27 • Davidon Property (Kelly Creek) between Helen Putnam Park and “D” Street – There is a great
28 opportunity to develop some athletic fields on about 6 acres of flat land. This is a great opportunity
29 for active recreation next to passive.
- 30 • Lafferty Park – Would like to have it designated as a State Park
- 31 • Identification of difference between public and private facilities.
- 32 • Pathways – Suggested exploiting waterways as passive areas.
- 33 • Tot Lots/Community Garden locations – Recommended that staff consider locations for having
34 small tot lots or a combination tot lot/community garden.
- 35 • Rim Trail around the City
36

37 **Bryant Moynihan** – Suggested:

- 38 • Focusing on developing neighborhood parks because of the funding sources being available for new
39 park areas
- 40 • Using a portion of the Johnson property for playing fields.
- 41 • Developing a linear bike/pedestrian path that links the south end of the Lynch Creek Trail to Corona
42 Road and Industrial Avenue.
- 43 • Involving the community as much as possible on park development–Would like to see this as a goal.
- 44 • Upgrading and Intensification of use of existing parks.
- 45 • Creating some potential zoning overlay - Believes that the Kenilworth site and the fairgrounds
46 should have a park component to it, no matter what the end project is. Would like to see Carter field
47 preserved and upgraded. Some type of vehicle needs to be provided which identifies Carter field as
48 a park and have shared use.

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Karen Nau – Agrees working with the general plan - Spoke in favor of an across town connector and having the developers incur the cost of building new parks for recreational use as part of their development.

Marja Tarr – In response to the question on the worksheet - Does the Commission agree that the current policy of providing a park within a half a mile from residents living within a residential area is still needed? She agrees; however, one of her concerns is that there is a need to have larger areas for youth athletics. She suggested using:

- Casa Grande corner lot, which is in need of repair - She believes that the City might be able to use the field again if staff works in conjunction with the school district and the soccer league.
- The new Kenilworth Site – Would like to see expansion of the athletic fields.
- The existing Kenilworth site and Fairgrounds – Spoke in favor of preserving the fields on the Kenilworth site and negotiating with the group that is buying the property to see if the City can keep some of that land, including the Carter field area. Regarding the fairgrounds, she would like to see in the future, that the City takes part of the fairground area and uses it for recreational purposes.
- The Flood Plain Area – Spoke in favor of pursuing the area for athletic field development.
- The Rim Trail – Spoke in favor of developing a bike/pedestrian trail around town.

Pamela Tuft - Asked the Commission to fill out the workbook included in their packets, titled Goals, Objectives and Policies Evaluation Responses and return it to her in the next two weeks. The purpose of the workbook is to provide all the input to the City Council with some suggestions so that the Council can identify a preferred plan. She suggested coming back at the April meeting and discussing specific policies ideas.

Marja Tarr - Asked staff to place this item on the April agenda.

Carr – In order to assist the Commission, he will provide them with the latest park master plan which contains input received from the community.

2) Boys and Girls Club Pool Renovation Status – Verbal Report - Carr

Carr – Had a meeting with the Boys and Girls Club Executive Director Jennifer Weiss and one of her board members. Carr asked that they present a formal proposal to the City about their expectations regarding pool renovation, so that staff can discuss different possibilities. Recreation Supervisor Don Phoenix will have a pool contractor Rob Burkett, who was in charge of re-plastering the Swim Center, to inspect the Boys and Girls Club pool and provide staff with a status report of what is needed.

Once Mr. Burkett gives the Boys and Girls Club staff some advice about what needs to be done, they will be in a position to present to the Commission something in writing, which will be passed on to the City Council.

3) Lomas Petaluma – Project Review – Discussion and Possible Action - Carr

Carr – The property encompasses approximately 44 acres situated on the east and west sides of South Petaluma Boulevard and has been used as a quarry since the early 1900’s. The project proposes the construction of 186 single-family homes, 80 condominiums (both proposed on the west side of the Boulevard) and 64 live/work units (proposed on the east side of the boulevard, adjacent to the

1 Petaluma River). A network of parks and recreational amenities are proposed, including a River
2 Overlook park and recreational pier (improvement of existing pier structure).

3
4 Carr indicated that four of the parks proposed will be maintained by a Masters Homeowners
5 Association, and be available to the public. A fifth park, containing a swimming pool is available to
6 subdivision residents only. The project also includes a segment of the river walk per the City's River
7 Access and Enhancement Plan. Carr indicated that Landscape Architect Steve Arago and Tom Gabriel
8 from Thomas Development are involved in the project. He asked the Commission for comments.

9
10 Steve Arago gave an overview of the project.

11
12 **Bryant Moynihan** – Spoke in favor of the plan and the neighborhood pool. He would like to make
13 sure that there is a funding vehicle available to properly maintain the parks. He presented concerns
14 regarding future availability of the facilities to the general public.

15
16 **Tom Gabriel (Thomas Development)** – At the time of map recordation, the developers recorded a
17 public access easement in perpetuity over the park. This is shown in the CC&R's of the development
18 and is disclosed to every home buyer.

19
20 **Marja Tarr** – Suggested more public access areas from different locations, and developing a variety
21 of activities to reflect different age groups.

22
23 **Bruce Hagen** – Suggested adding a bike/pedestrian trail and presenting it to the Bicycle Advisory
24 Committee for input.

25
26 **Karen Nau** – Suggested placing public art on the Cal Trans easement.

27
28 Following discussion, Commissioners thanked Steve Arago and Tom Gabriel for their presentation.

29
30 **COMMISSIONERS REPORTS** –

31
32 **1) Bruce Hagen -**

33 **a. Wickersham** – Asked about the path paving status.

34 **Carr** – The City Council has passed two State required resolutions. When Carr receives the signed
35 resolutions from the City Clerk's office, he will send funding requests to the State. When staff receives
36 the funds, work can start.

37
38 **2) Karen Nau -**

39 **a. Museum** – Staff has been having evening meetings opened to the public with the purpose of
40 educating residents about historic buildings and the downtown projects.

41 **b.** The park lawns need to be mowed.

42 **Ed Anchoroguy** – All the lawns have been mowed once. Staff will continue mowing the lawns once
43 the ground dries out.

44 **c. Shollenberger** – Received compliments from visitors about the maintenance of the restroom
45 facilities. There are damaged areas around the perimeter of the parking lot, due to large vehicles that
46 go there when is wet and muddy.

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48 **3) Bryant Moynihan -**

49 **a. Westridge Park** – Thanked staff for picking up the tree tubes from the creek.

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4) Marja Tarr -

a. Lucchesi Field – Thanked Ed Anchordoguy and his crew for all the work done at the field for the Soccer State Cup Tournament. Everything looked very attractive, and the soccer league received a number of compliments from participants.

b. Lucchesi Tennis Courts – Asked about the court resurfacing status.

Carr – Once staff receives State bond money, the project can start, probably in the fall.

DIRECTOR’S REPORTS – *Jim Carr, Director of Parks and Recreation*

1) Senior Center – The building permit will be issued soon. Carr will be sending the project to bid in the next couple of weeks. On March 16, somebody drove into the side of the building causing damage to the facility.

2) Gatti Park – Plans are being finalized - Staff received 95% of the submittals and will be going to bid in the near future.

3) Marina Dredging – Will be going to bid in the next few weeks.

4) Walnut Park – The Rotary Club of Petaluma will be replacing the playground and doing general painting by next fall.

ADJOURNMENT

Bruce Hagen moved that the meeting be adjourned at 10:15 p.m.