



**AGENDA
MEETING OF THE PLANNING COMMISSION**

TUESDAY, JANUARY 5, 2016

PUBLIC SESSION: 6:30 p.m.

CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BLVD., CLOVERDALE, CA 95425

The Cloverdale Planning Commission welcomes you to its meetings that are typically scheduled for the 1st Wednesday of the month. Your interest and participation are encouraged and appreciated. ***Please silence all pagers, cellular telephones and other communications devices upon entering the meeting.***

ADDRESSING THE PLANNING COMMISSION:

When asked to do so by the Chair, those wishing to address the Commission are asked to step up to the podium. Speak directly into the microphone so everyone in the audience can hear your comments and so they'll be recorded into the official record. State your name and City of Residence for the record. Per City Council Policy, three (3) minutes are typically allotted to each speaker. However, the Planning Commission Chair may revise the amount of time allotted. Public comments will normally be received after staff presentations on an agenda item and before the Commission starts deliberations.

We may disagree, but we will be respectful of one another.

All comments will be directed to the issue at hand, and addressed to the Planning Commission.

Personal attacks are unacceptable.

DISABLED OR SPECIAL NEEDS ACCOMMODATION: In compliance with the Americans with Disabilities Act, if you need assistance to attend or participate in a meeting, please contact the City Clerk's office at 894-2521. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

WAIVER WARNING: If you challenge decisions/directions of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at public hearings(s) described in this Agenda, or in written correspondence delivered to the City of Cloverdale at, or prior to, the public hearing(s).

OPENING:

- Call To Order
- Pledge Of Allegiance
- Roll Call
- Agenda Review (changes/deletions)
- Declaration of Conflicts of Interest

PUBLIC COMMENT PERIOD:

Under this item, citizens may speak on matters within the Planning Commission's jurisdiction, which are not on the agenda. The Planning Commission is prohibited under the Public Meeting Law from taking action on matters that are not on the agenda, however, the Commission may take citizen's input under advisement, direct staff to place the matter on a future agenda for discussion and/or possible action or refer matters to staff for follow-up.

NON-PUBLIC HEARING ITEMS:

PUBLIC HEARING ITEMS:

**1. Proposed General Plan Amendment, Amendment to the Alexander Valley Resort Specific Plan, Rezoning, and Development agreement (GPA/SPA/ZA/DA-018-2015)
(continued from the December 2, 2015 Planning Commission meeting)**

Applicant:	Tyris Corporation/Spight Properties II LLC
Project Location:	Approximately a 267-acre site located on a former Louisiana Pacific mill site, generally located east of Asti Road between Asti Road and the Russian River, south of Santana Drive. See Attachment 1, Location Map. APNs 116-260-012, 116-310-013 & -014, 117-050-010, -011, 012, -017, -024, -026, -027, -028 & -029
Property Owner:	Same as above
Zoning Designations:	Specific Plan (SP-1)- approx. 255 acres Industrial Park (MP)-12.3 acres
Specific Plan:	Alexander Valley Resort (AVR) Specific Plan
General Plan	Destination Commercial (DSC)-approx. 255 acres
Designations:	Business Park (BP)-12.3 acres
Project Description:	Request to amend the General Plan and AVR Specific Plan to include a 12.3-acre site into the SP and make other land use changes in the General Plan and Alexander Valley Resort Specific Plan. Also to rezone the 12.3-acre site to SP-1, modify development standards within the SP-1 District and approval of a Development Agreement (GPA/SPA/ZA/DA 018-2015).
Environmental Assessment:	An Addendum to the Alexander Valley Resort Environmental Impact Report (EIR) certified in 2009 is recommended for City Council adoption. An updated Mitigation Monitoring and Reporting Program (MMRP) is also recommended for adoption. That the Planning Commission consider the applications and by Resolution recommend City Council approval of the requested General Plan Amendment, Alexander Valley Resort Specific Plan Amendment, Zoning Ordinance Amendment/Rezoning and Development Agreement, City File GPA/SPA/ZA/DA 018-2015.
Staff Recommendation	

OTHER BUSINESS:

PLANNER'S REPORT/COMMUNICATIONS: None

PLANNING COMMISSION DIRECTION TO STAFF:

ADJOURNMENT: Adjourn to the next meeting Tuesday, February 2, 2016, at 6:30 p.m., or alternate date as requested, at the Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425.

The City does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation. Questions about this agenda should be directed to City Hall at 707/894-1701.

State of California

County of Sonoma

City of Cloverdale

CERTIFICATION

I, Linda Moore, do hereby declare under penalty of perjury that the foregoing agenda was posted on the outdoor bulletin board at the City Hall, 124 N. Cloverdale Blvd., Cloverdale, California, and made available for public review, prior to or on this 30th day of December, 2015, at or before 5:00 p.m.

Linda Moore, Deputy City Clerk